

ALDER HILLS  
A CONDOMINIUM  
IN THE NORTHWEST 1/4 OF SECTION 24, T. 35 N., R. 1 E., W.M.  
ANACORTES, WASHINGTON  
SHEET 1 OF 3

LEGAL DESCRIPTION

PARCEL A:

FRACTIONAL LOT 1, LOTS 2 THROUGH 6, INCLUSIVE, BLOCK 187, CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 188, CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

NOTES

1. INSTRUMENTATION LEICA TCA 1105 THEODOLITE DISTANCE METER
2. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
3. MERIDIAN: ASSUMED
4. BASIS OF BEARING: MONUMENTS FOUND ALONG THE CENTERLINE OF "D" AVENUE AT 21ST STREET AND AT 17TH STREET. BEARING = NORTH 00°34'45" EAST.
5. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200411230172, RECORDS OF SKAGIT COUNTY, WASHINGTON.
6. DATUM: NGVD '29.
7. ALL UNITS INCLUDE THE EXISTING BUILDING, OR BUILDING TO BE BUILT, AS REFERENCED IN THE DECLARATION, TOGETHER WITH THE SURROUNDINGS LAND SHOWN HEREON. THE VERTICAL LIMITS OF EACH UNIT EXTEND FROM AN ELEVATION OF 60 FEET, NGVD '29 (MEAN SEA LEVEL), UP TO AN ELEVATION OF 160 FEET, NGVD '29.
8. UTILITY LOCATIONS ARE SHOWN ON SHEET 3 OF 3.
9. THE DESCRIPTION FOR THIS SURVEY IS FROM CHICAGO TITLE COMPANY POLICY NO. C28484, DATED SEPTEMBER 3, 2003.
10. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
11. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, EXCEPTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF ANACORTES, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CORP., COMCAST AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE UTILITIES EASEMENTS SHOWN HEREON, AND ALONG THE ROUTES OF THE AS BUILT OR YET TO BE BUILT UTILITY ALIGNMENTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES FIXTURES, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE CONDOMINIUM AND OTHER PROPERTY AS MAY BE DEVELOPED IN ASSOCIATION WITH EXPANSIONS TO THIS CONDOMINIUM, TOGETHER WITH THE RIGHT TO ENTER UPON THE UNITS (LOTS) AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE CONDOMINIUM BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

TREASURER'S CERTIFICATE

I, KATIE JUNGQUIST, TREASURER OF SKAGIT COUNTY, HEREBY CERTIFY THAT ALL TAXES DUE AND/OR DEPOSITS REQUIRED TO COVER ANTICIPATED TAXES ON THE PROPERTY EMBRAED IN THIS PLAT HAVE BEEN PAID, UP TO AND INCLUDING THE YEAR 20 \_\_\_\_.

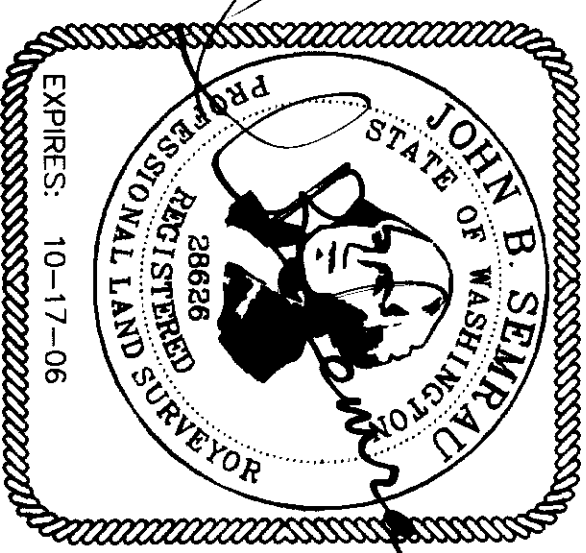
SKAGIT COUNTY TREASURER

LAND SURVEYOR'S CERTIFICATE

I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS ARE BASED UPON AN ACTUAL SURVEY OF THE DESCRIBED PROPERTY THAT THE COURSES AND DISTANCES SHOWN ARE CORRECT, AND THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT IS SHOWN, STATED OR IS SUPPLIED HEREIN. I FURTHER CERTIFY THAT THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS IN THIS CONDOMINIUM ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE PLANS CONTAINED HEREIN.

DATE: 5-6-05

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
2118 RIVERSIDE DRIVE SUITE 208  
MOUNT VERNON, WA 98273  
PHONE 360-424-9566



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2118 RIVERSIDE DRIVE - SUITE 208  
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360-424-9566

AUDITOR'S CERTIFICATE

200505130120  
Skagit County Auditor  
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AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

Debra Durrell  
SKAGIT COUNTY AUDITOR

Debra Durrell  
DEPUTY

DECLARATION REFERENCE

THE CONDOMINIUM DECLARATION PREPARED UNDER THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND SET OF PLANS REFER, WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, ON May 13, 2005, AT AUDITOR'S FILE NO. 2005.05.13.0121, RECORDS OF SKAGIT COUNTY, WASHINGTON.

DEDICATION

WE THE UNDERSIGNED OWNER (S) IN FEE SIMPLE, ("DECLARANT"), HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FILED CONTEMPORANEOUSLY HERewith. THIS DEDICATION IS NOT FOR ANY OTHER USE THAN TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT FOR A SURVEY AND PLANS AND TO SUBMIT THE PROPERTY HEREIN DESCRIBED TO THE PROVISIONS OF THE ACT AS PROVIDED IN THE DECLARATION. WE FURTHER CERTIFY ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

DECLARANT: HOMESTEAD NW DEV. CO., A WASHINGTON CORPORATION

James A. Wnstru  
JAMES A. WNSTRU AS PRESIDENT

ACKNOWLEDGMENT FOR DECLARANT

COUNTY OF WAITOM  
STATE OF WASHINGTON

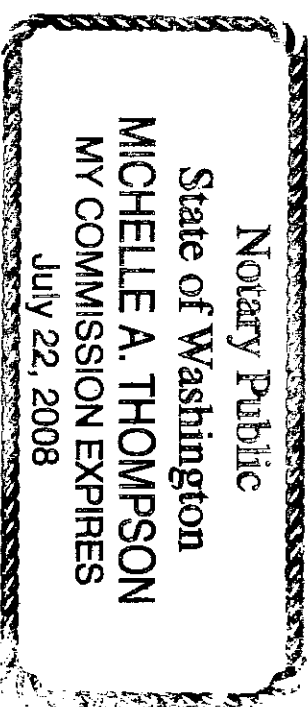
I CERTIFY THAT JAMES A. WNSTRU APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS PRESIDENT OF HOMESTEAD NW DEV. CO. A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

12<sup>th</sup> DAY OF May, 2005.

Notary Public in and for the State of Washington

WASHINGTON RESIDING AT Lynden

MY APPOINTMENT EXPIRES July 22, 2008



ALDER HILLS

A CONDOMINIUM

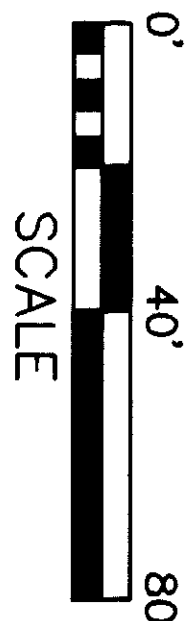
IN THE NORTHWEST 1/4 OF SECTION 24, T. 35 N., R. 1 E., W.M.  
ANACORTES, WASHINGTON  
SHEET 2 OF 3

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S 00°09'00" E 2675.15'

1/4 CORNER  
FOUND 5" SQUARE  
SANDSTONE ROCK WITH  
DEPRESSION IN CENTER  
ROS AF NO. 200411230172

SECTION CORNER  
LOCATION AS SHOWN  
ON RECORD OF SURVEY  
RECORDED UNDER AUDITOR'S  
FILE NO. 819031  
ROS AF NO. 200411230172



20th STREET

19th STREET

18th STREET

D AVENUE

S 89°33'53" E 1345.12'

N 89°26'14" W 203.60'

N 89°26'16" W 162.03'

10' UTILITY  
EASEMENT

A-1

99.83'

49.00'

35.00'

35.00'

49.00'

35.00'

49.00'

35.00'

49.00'

35.00'

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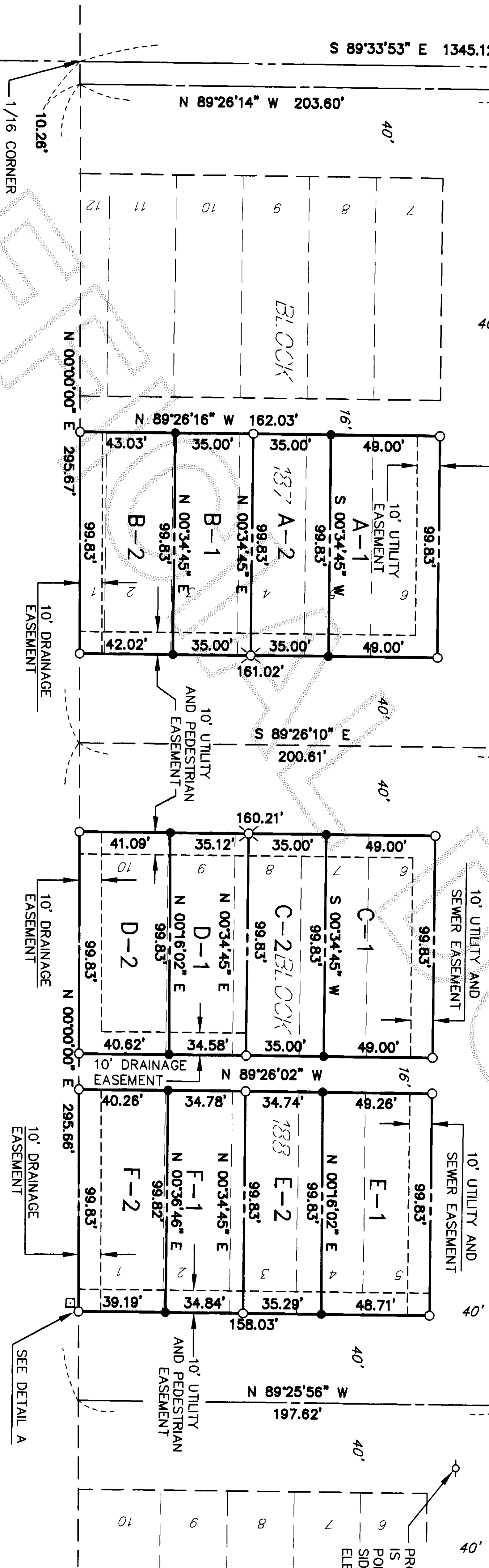
35.00'

49.00'

35.00'

49.00'

PROJECT BENCH MARK  
IS TOP OF RAILROAD SPIKE IN UTILITY  
POLE (#MP-A-2) (7/1) ON EAST  
SIDE UP 1 FOOT FROM GROUND.  
ELEVATION = 83.61, NAVD '29



DETAIL A  
(NOT TO SCALE)

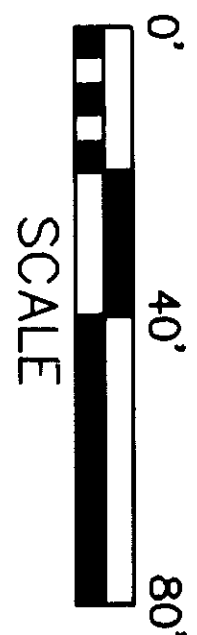
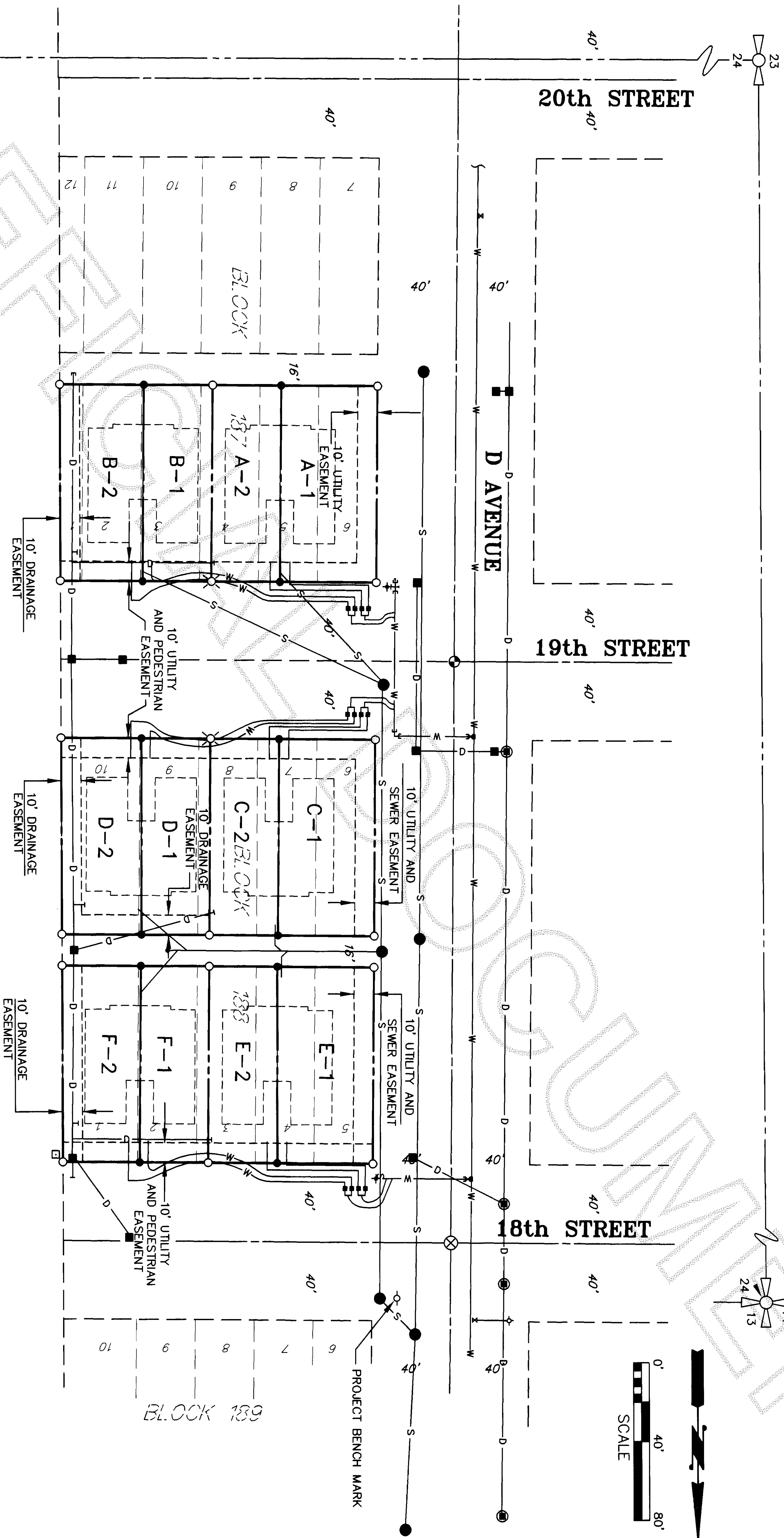
| LOT | ADDRESS       | AREA         |
|-----|---------------|--------------|
| A-1 | 2119 19TH ST. | 4891 SQ. FT. |
| A-2 | 2117 19TH ST. | 3494 SQ. FT. |
| B-1 | 2113 19TH ST. | 3493 SQ. FT. |
| B-2 | 2111 19TH ST. | 4244 SQ. FT. |
| C-1 | 2120 19TH ST. | 4891 SQ. FT. |
| C-2 | 2118 19TH ST. | 3493 SQ. FT. |
| D-1 | 2114 19TH ST. | 3479 SQ. FT. |
| D-2 | 2112 19TH ST. | 4078 SQ. FT. |
| E-1 | 2119 18TH ST. | 4890 SQ. FT. |
| E-2 | 2117 18TH ST. | 3495 SQ. FT. |
| F-1 | 2113 18TH ST. | 3474 SQ. FT. |
| F-2 | 2111 18TH ST. | 3965 SQ. FT. |

- INDICATES EXISTING NAIL AND SHINER SET IN CONCRETE WALK.
- INDICATES REBAR AND CAP - SEMRAU 28626.
- INDICATES EXISTING REBAR AND CAP - SEMRAU 28626.
- INDICATES FOUND MONUMENT IN CASE.
- INDICATES SET MONUMENT IN CASE - DS 9622
- INDICATES CONCRETE MONUMENT FOUND.

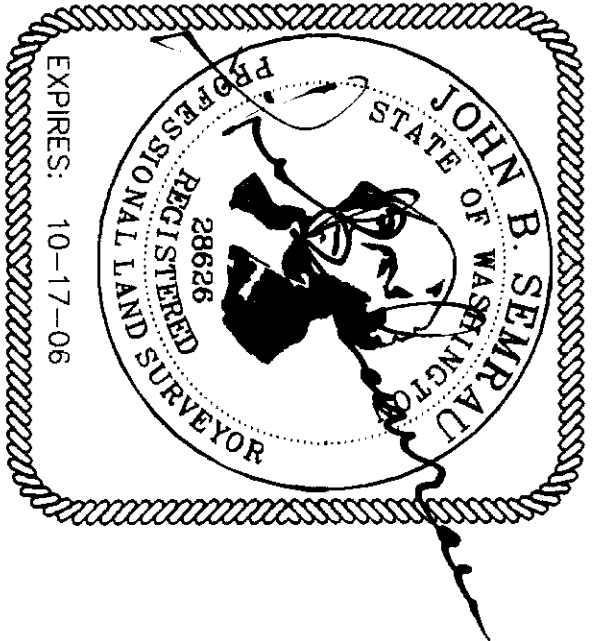


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SCALE



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