

GARDEN OF EDEN TOWNHOUSE CONDOMINIUMS

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

EXHIBIT "B"

200506100033
 Skagit County Auditor
 6/10/2005 Page 1 of 3 9:28AM

DESCRIPTION FOR GARDEN OF EDEN TOWNHOMES, A CONDOMINIUM

LOT 2 OF SEDRO WOOLLEY SHORT PLAT NO. SW-04-00, APPROVED NOVEMBER 20, 2000 AND RECORDED NOVEMBER 20, 2000 UNDER AUDITOR'S FILE NO. 200011200119, BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35, NORTH, RANGE 4 EAST, W.M., SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT.

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING: CITY OF SEDRO WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, CASCADE NATURAL GAS, G.T.E. OF THE NORTHWEST, TOI CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET OF LOTS 1, 2, AND 3 LYING PARALLEL WITH AND ADJOINING GARDEN OF EDEN ROAD AND ROWLAND ROAD, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES AND ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SEWER, WATER, ELECTRICITY, GAS, TELEPHONE SERVICE, TELEVISION CABLE SERVICE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LOTS, AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

DECLARATION REFERENCE

THE CONDOMINIUM DECLARATION PREPARED PURSUANT TO 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 10/10/2002 UNDER AUDITOR'S FILE NO. 200011200119 IS INCORPORATED BY REFERENCE INTO THESE RECORDS OF SKAGIT COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE

I, KATE JUNGQUIST, TREASURER OF SKAGIT COUNTY, HEREBY CERTIFY THAT ALL TAXES DUE AND/OR DEPOSITS REQUIRED TO COVER ANTICIPATED TAXES ON THE PROPERTY EMBRACED IN THIS PLAT HAVE BEEN PAID, UP TO AND INCLUDING THE YEAR 20 2004.
 SKAGIT COUNTY TREASURER

NOTES

1. O-INDICATES 1/2" REBAR FOUND AT CORNER AND CAPPED WITH YELLOW CAP INSCRIBED SKA SURV 17651.
2. INSTRUMENTATION LEICA TCA 1105 THEODOLITE DISTANCE METER
3. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
4. MERIDIAN: ASSUMED FROM SHORT PLAT SW 04-00.
5. BASIS OF BEARING: EXISTING SURVEY MONUMENTS FOUND ALONG THE CENTERLINE OF GARDEN OF EDEN ROAD PER PREVIOUS SURVEY MENTIONED IN NOTE NO. 6.
 BEARING = SOUTH 02°31'31" EAST.
6. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SHORT PLAT SW 04-00 RECORDED UNDER AUDITOR'S FILE NO. 200011200119, SKAGIT COUNTY, WASHINGTON.
7. UTILITY LOCATIONS ARE SHOWN FROM INFORMATION SUPPLIED BY THE DECLARANT.
8. THE DESCRIPTION FOR THIS SURVEY IS FROM A FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY SUBDIVISION GUARANTEE, ORDER NO. 81510, DATED MAY 25, 2004, UPDATED TO NOVEMBER 10, 2004.
9. THIS SURVEY MAY SHOW 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.

EXCEPTIONS

THE PROPERTY HEREIN IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 200011200119, 200010250038, 200205030019, 200205210116, 771931 AND 200011200120.

PRIVATE ROADWAY NOTE

ROWLAND ROAD RIGHT OF WAY SHOWN IS A PRIVATE ROAD AND IS TO BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION, (COMMON ELEMENTS), SUBJECT TO PROVISIONS CONTAINED IN DEED DATED DECEMBER 23, 1971, RECORDED AUGUST 1, 1972, UNDER AUDITOR'S FILE NO. 771931.

AUDITOR'S CERTIFICATE

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

N. BAWMERT
 SKAGIT COUNTY AUDITOR

ANNE FRANK
 DEPUTY

DEDICATION
 THE UNDERSIGNED OWNER IN FEE SIMPLE, "DECLARANT", HEREBY DECLARES THIS SURVEY MAP 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 TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION.

DECLARANT Graeme Reid REID REVOCABLE LIVING TRUST

BY: Graeme Reid

BY: Bertha E. Reid

BY: Graeme I. Reid

BY: Bertha E. Reid

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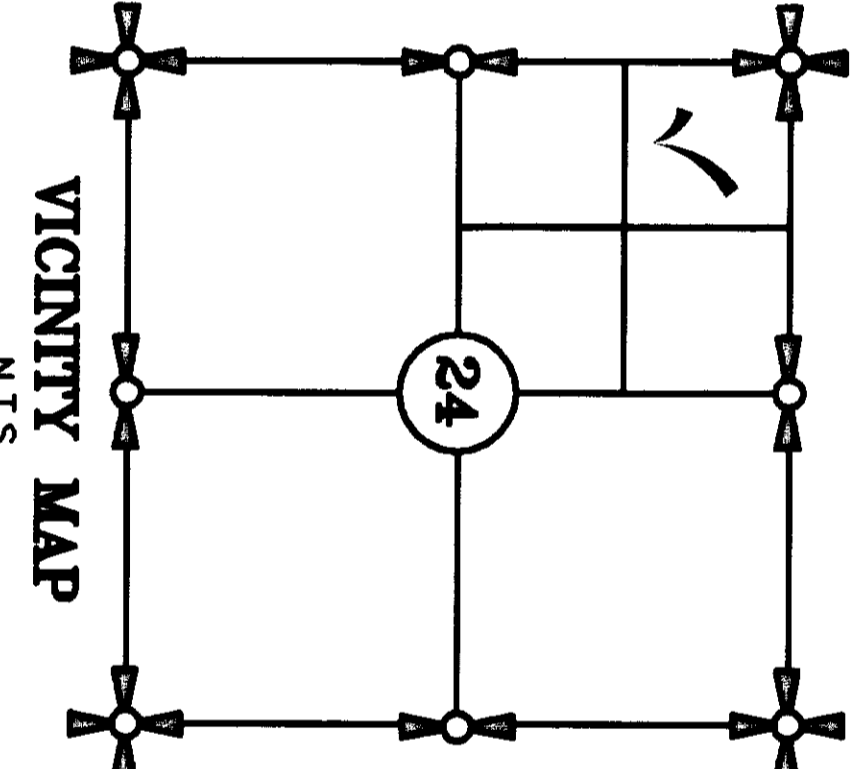
BY: Bertha E. Reid

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SURVEYOR'S CERTIFICATE

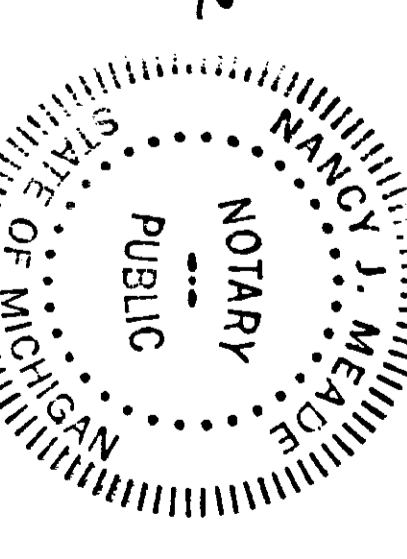
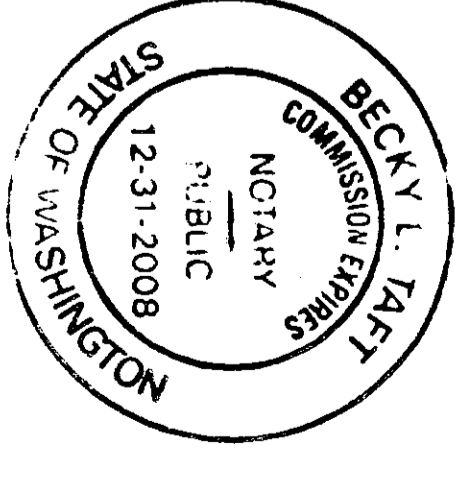
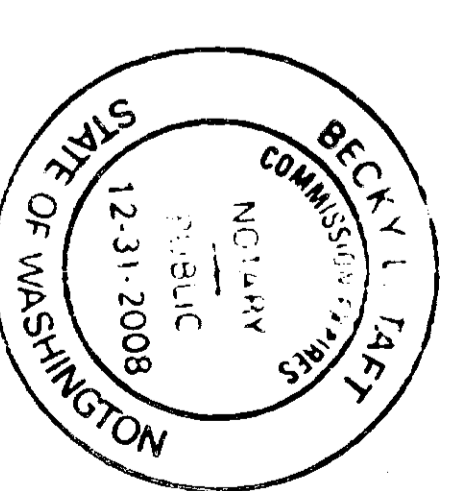
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT AT THE REQUEST OF GRAEME REID, BUTTERMILK CREEK HOMES, LLC.

I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS FOR GARDEN OF EDEN TOWNHOMES ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED. THAT THE BEARINGS AND DISTANCES OF PROPERTY LINES AND HORIZONTAL AND VERTICAL BOUNDARIES ARE CORRECTLY SHOWN; AND THAT INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN.

DATE: 6.3.05

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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 MOUNT VERNON, WA 98273
 360-424-9566



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Graeme Reid and Bertha E. Reid ARE THE PERSONS WHO HAVE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

STATE OF WASHINGTON
 COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Graeme I. Reid SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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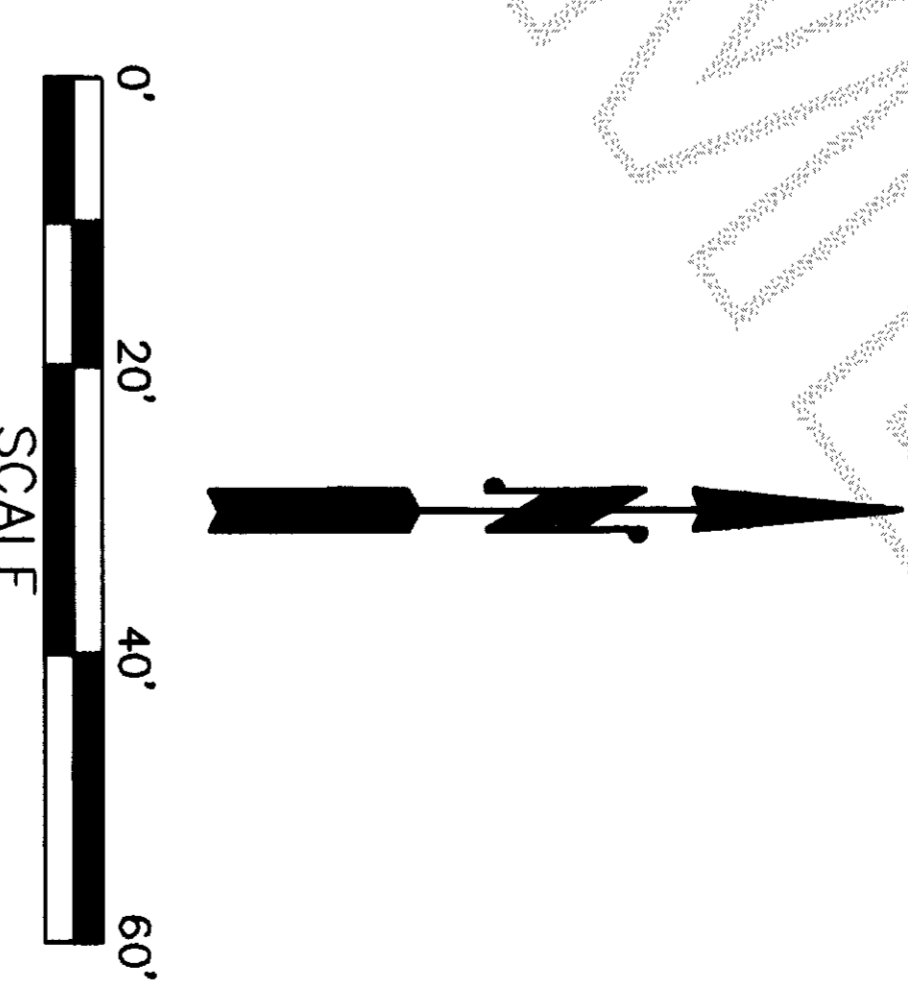
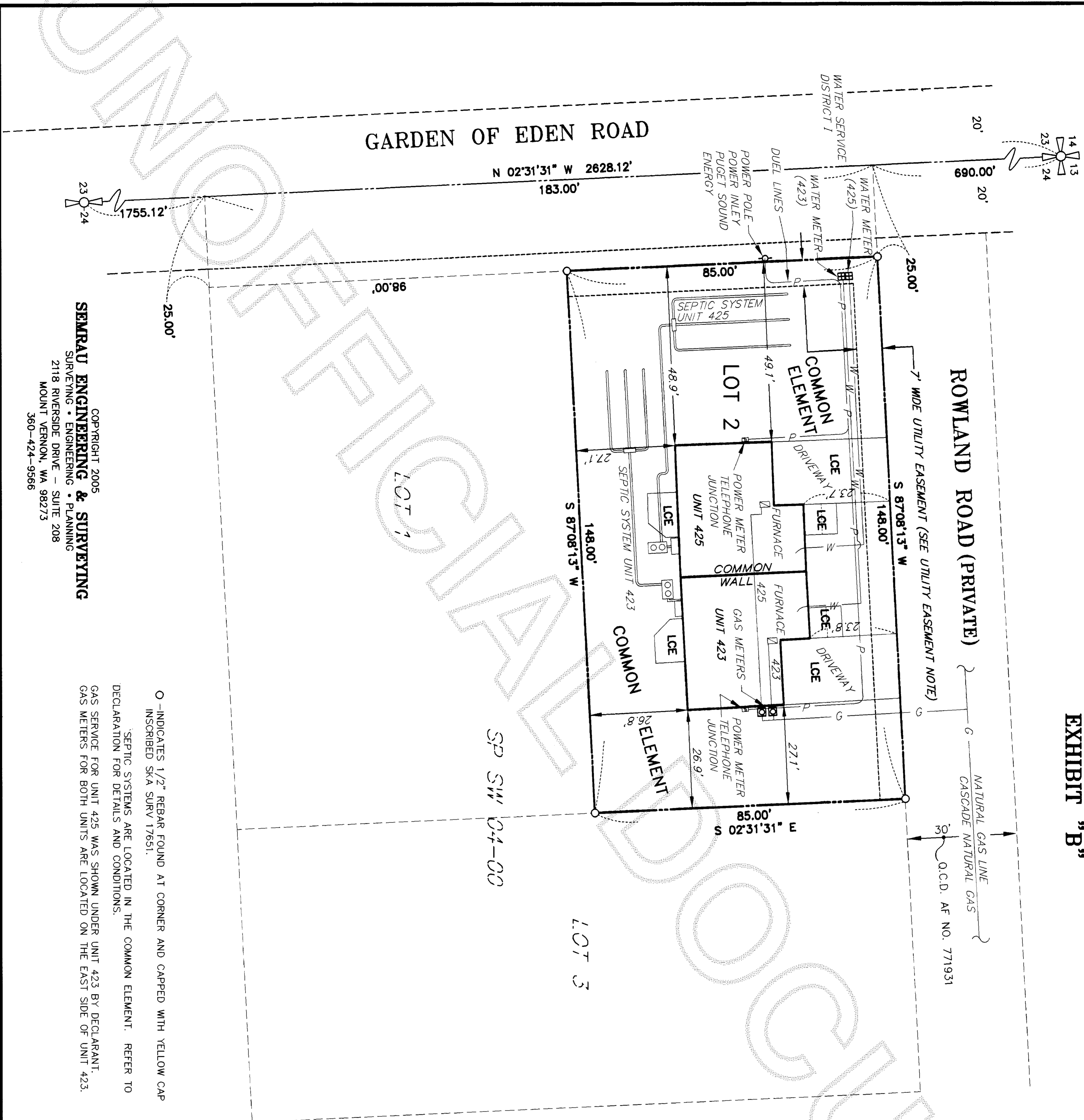
STATE OF WASHINGTON
 COUNTY OF SKAG

GARDEN OF EDEN TOWNHOUSE CONDOMINIUMS

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

EXHIBIT "B"

200506100033
 Skagit County Auditor
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ADDRESSES OF LOT 2

423 & 425 ROWLAND ROAD

COVENANT

A "WAIVER OF PROTEST" OF FUTURE L.I.D. OR U.L.I.D. FORMATION IS FILED UNDER AUDITOR'S FILE NO. 200011200120. RECORDS OF SKAGIT COUNTY, WASHINGTON.

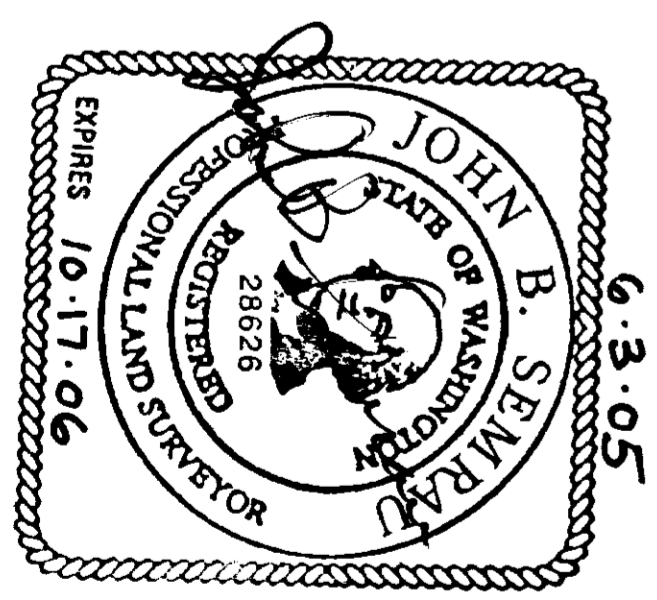
AREAS

| | |
|---|----------------|
| LOT AREA: | 12,579 SQ. FT. |
| COMMON ELEMENT: | 7,384 SQ. FT. |
| LIMITED COMMON ELEMENT (LCE) | |
| UNIT 425 DRIVEWAY/ENTRY | 642 SQ. FT. |
| UNIT 425 PATIO | 72 SQ. FT. |
| UNIT 423 DRIVEWAY/ENTRY | 638 SQ. FT. |
| UNIT 423 PATIO | 72 SQ. FT. |
| UNIT OWNERSHIP: | |
| UNIT 425 | 1,407 SQ. FT. |
| UNIT 425 GARAGE | 478 SQ. FT. |
| UNIT 423 | 1,411 SQ. FT. |
| UNIT 423 GARAGE | 475 SQ. FT. |
| UNDIVIDED INTEREST IN COMMON ELEMENT = 50% | |

O - INDICATES 1/2" REBAR FOUND AT CORNER AND CAPPED WITH YELLOW CAP INSCRIBED SKA SURV 17651.

SEPTIC SYSTEMS ARE LOCATED IN THE COMMON ELEMENT. REFER TO DECLARATION FOR DETAILS AND CONDITIONS.

GAS SERVICE FOR UNIT 425 WAS SHOWN UNDER UNIT 423 BY DECLARANT. GAS METERS FOR BOTH UNITS ARE LOCATED ON THE EAST SIDE OF UNIT 423.



BUILDING LOCATIONS AND UTILITIES
 GARDEN OF EDEN TOWNHOUSES
 JOB NO. 4470 4470CS.DWG

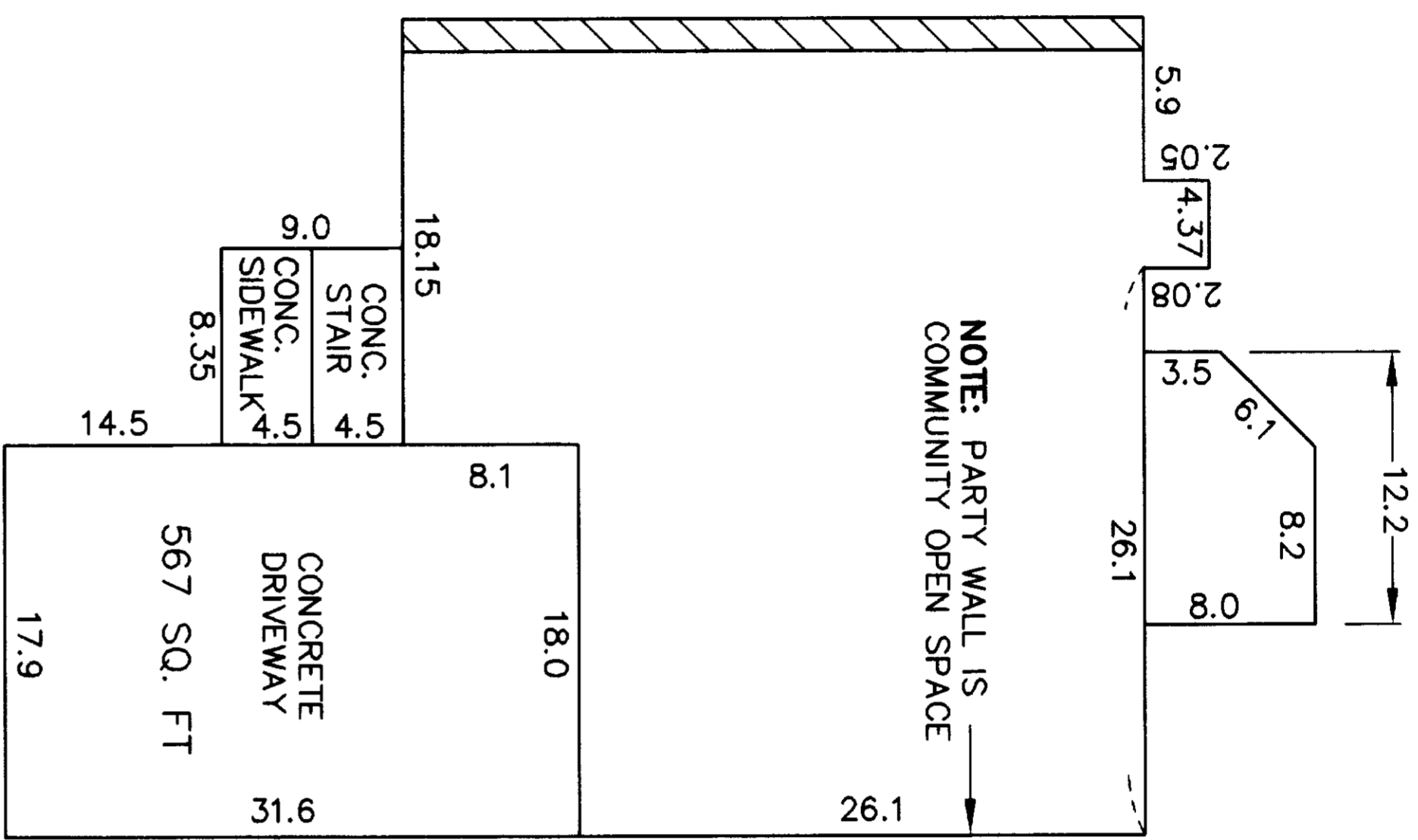
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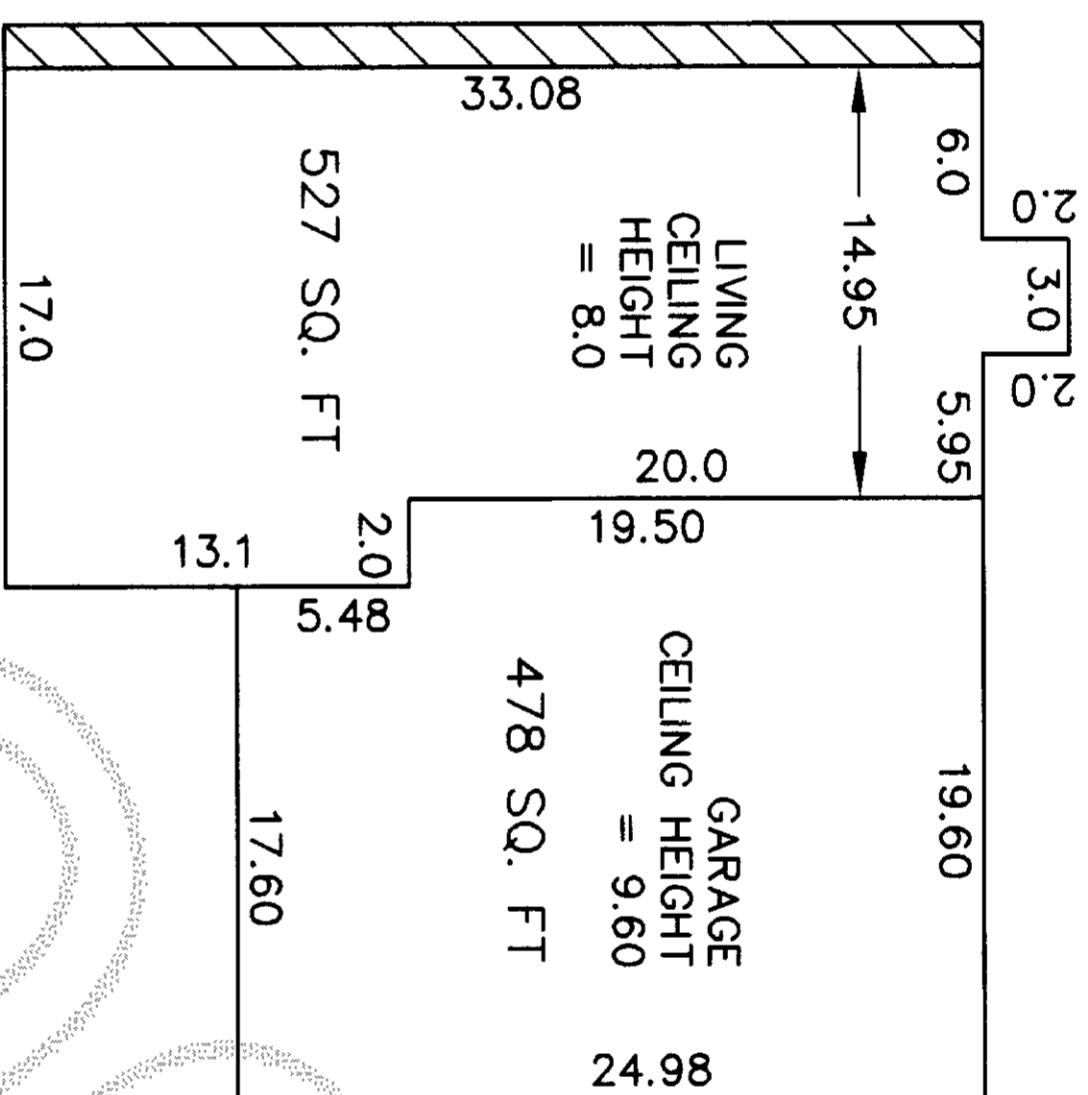
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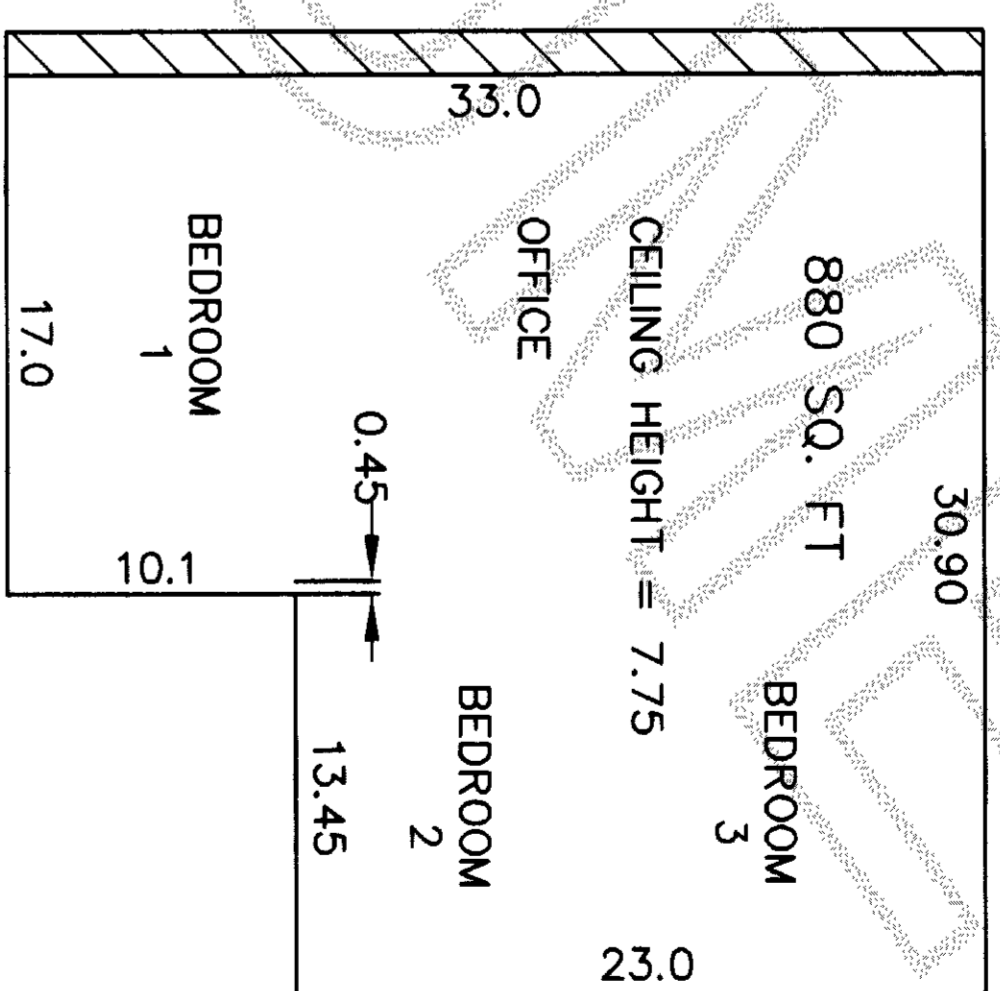
EXHIBIT "A"



EXTERIOR UNIT 425 (WEST)

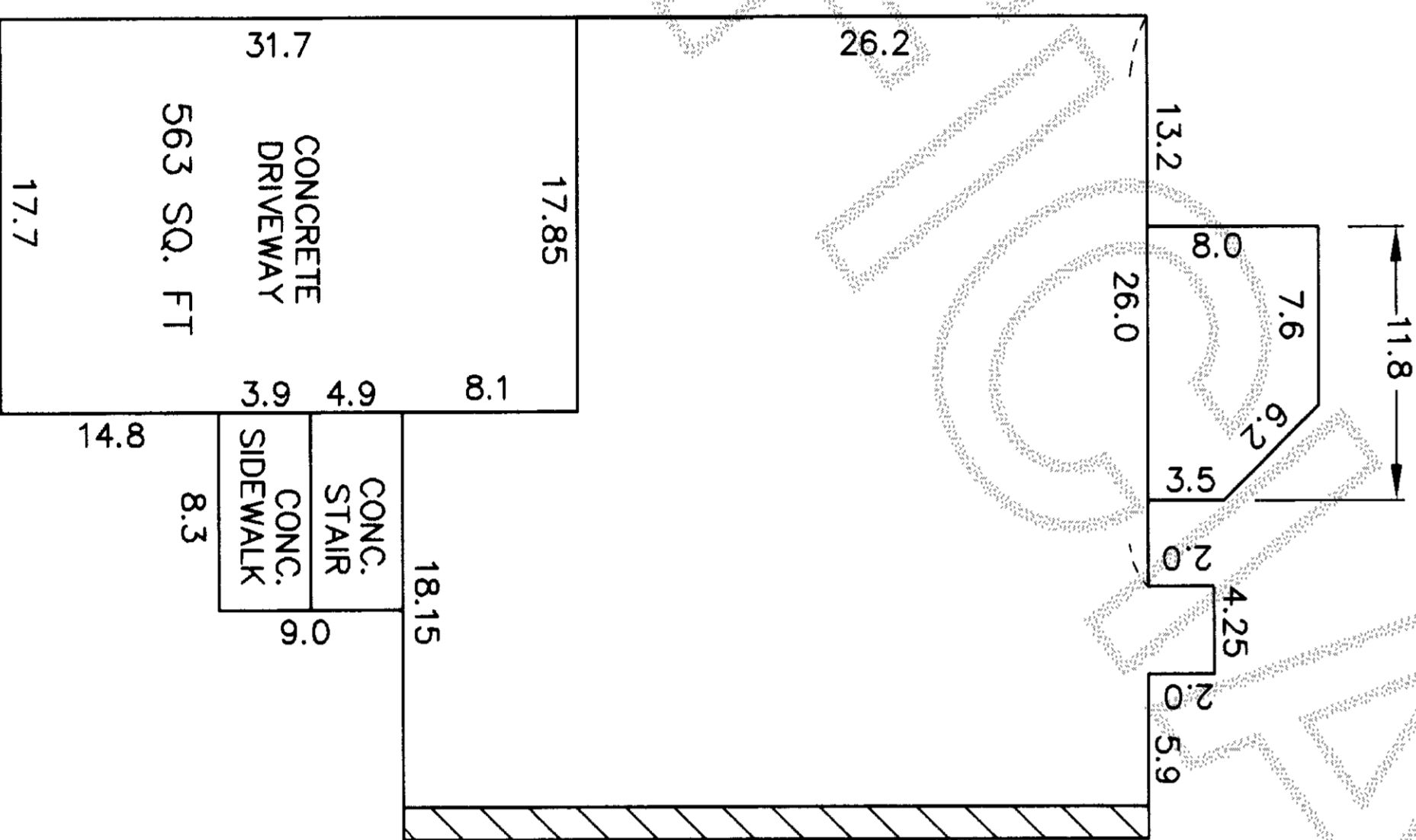


INTERIOR FIRST FLOOR UNIT 425 (WEST)

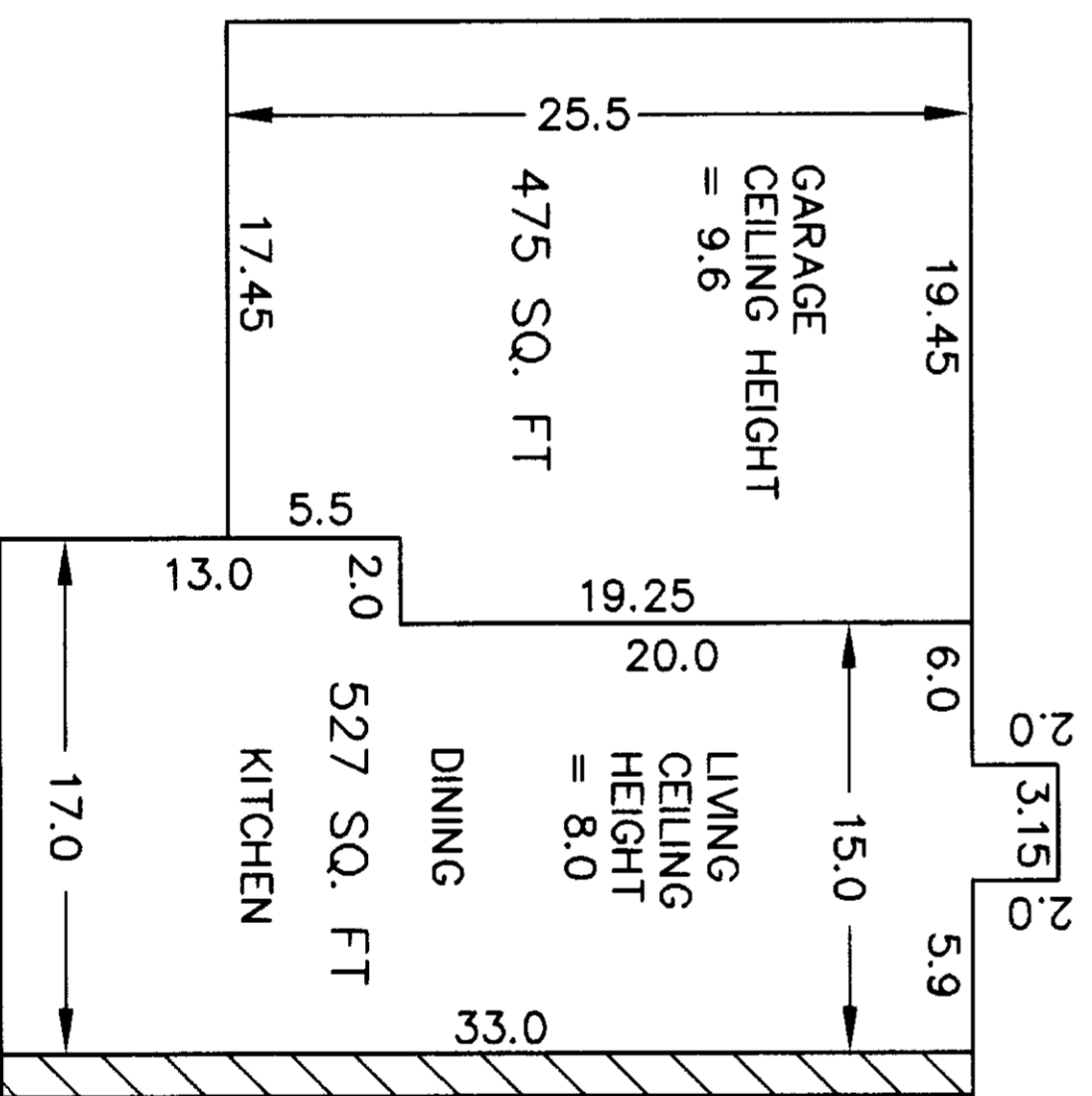


SECOND FLOOR UNIT 425 (WEST)

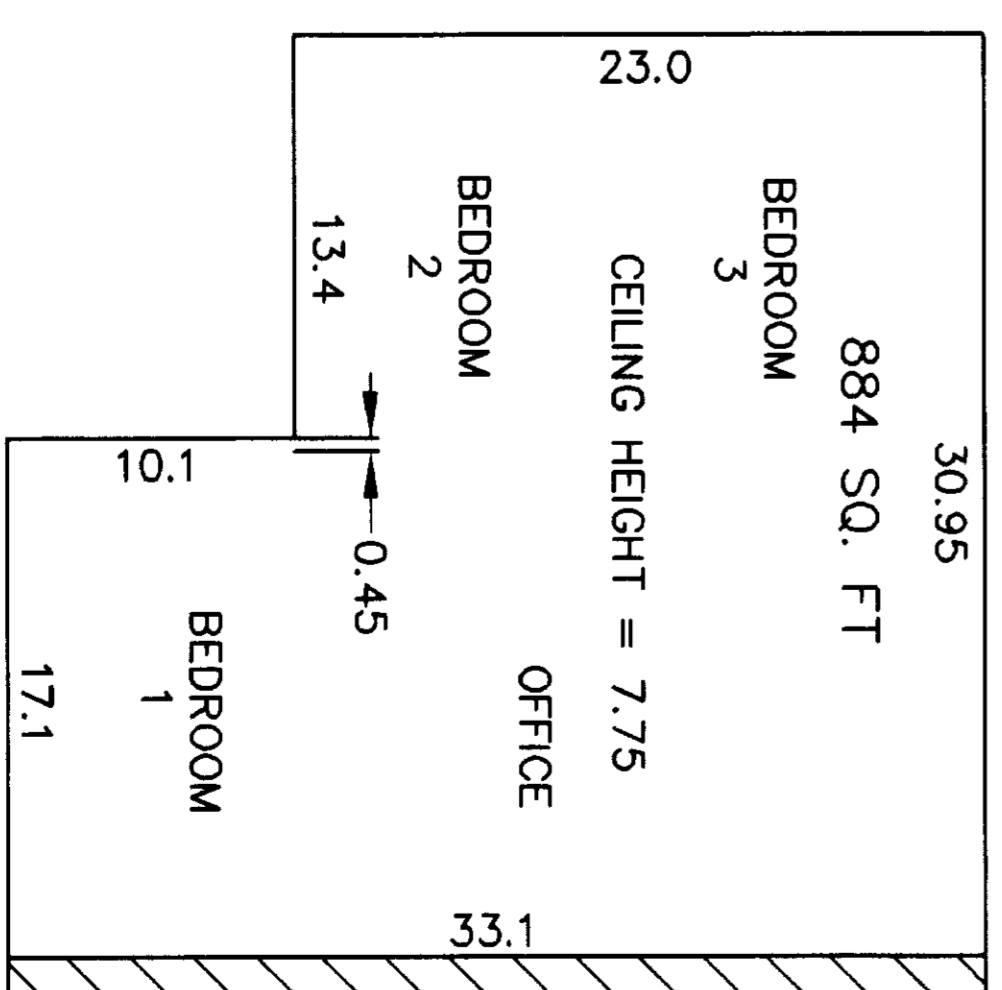
CEILING HEIGHT = 7.75
 FINISH FLOOR 2ND FLOOR
 = 9.2 ABOVE 1ST FLOOR
 FINISH



EXTERIOR UNIT 423 (EAST)



INTERIOR FIRST FLOOR UNIT 423 (EAST)



SECOND FLOOR UNIT 423 (EAST)

CEILING HEIGHT = 7.75
 FINISH FLOOR 2ND FLOOR
 = 9.2 ABOVE 1ST FLOOR
 FINISH

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