

MARINER'S RIDGE VILLAS A CONDOMINIUM

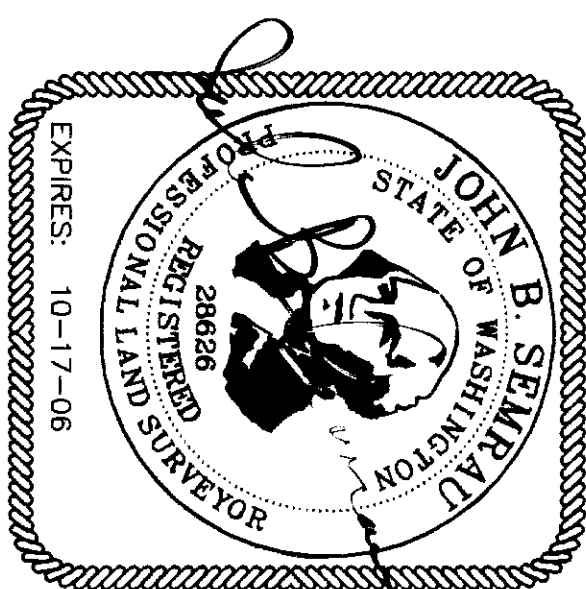
IN A PORTION OF SW 1/4 OF THE NW 1/4
AND A PORTION OF THE SE 1/4 OF THE NW 1/4 OF
SECTION 25, T. 35 N., R. 1 E., W.M.
ANACORTES, WASHINGTON
SHEET 1 OF 5

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 December 4, 2005, AT AUDITOR'S FILE NO. 200512070088, 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.
HOMESTAR NORTHWEST, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY: James A. Wharton, President
BY: Jeffrey Jensen, Vice President
Ron Woolworth
RON WOOLWORTH, AS HIS SEPARATE ESTATE

TREASURER'S CERTIFICATE
I, KATE JINGQUIST, TREASURER OF SKAGIT COUNTY, HEREBY CERTIFY THAT ALL TAXES DUE AND DEPOSITS REQUIRED TO COVER ANTICIPATED TAXES ON THE PROPERTY EMBRACED IN THIS DECLARATION HAVE BEEN PAID, UP TO AND INCLUDING THE YEAR 20 05.
1/2 per RCW 43.30.050 + \$1,010.00
SKAGIT COUNTY TREASURER

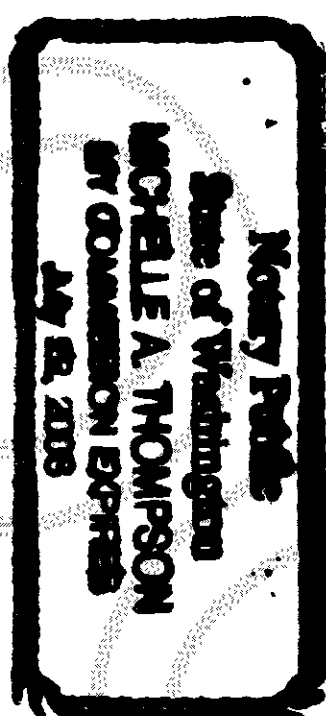
LAND SURVEYOR'S CERTIFICATE
I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS ARE BASED UPON AN ACTUAL SURVEY OF THE DESCRIBED PROPERTY, THAT THE COURSES AND DISTANCES SHOWN ARE CORRECT, AND THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING 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.
John B. Semrau DATE: 12.7.05
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



ACKNOWLEDGMENT FOR DECLARANT

STATE OF WASHINGTON
COUNTY OF WHATCOM
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James A. Wharton, President

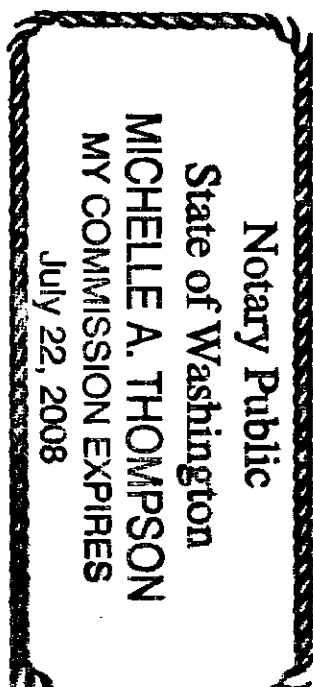
SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/HEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President
OF, **HOMESTAR NORTHWEST, LLC, A WASHINGTON LIMITED LIABILITY COMPANY**, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED November 29, 2005
SIGNATURE Michelle A. Thompson
TITLE Notary Public
MY APPOINTMENT EXPIRES July 22, 2008



ACKNOWLEDGMENT FOR DECLARANT

STATE OF WASHINGTON
COUNTY OF WHATCOM
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jeffrey Jensen
SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/HEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President
OF, **HOMESTAR NORTHWEST, LLC, A WASHINGTON LIMITED LIABILITY COMPANY**, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED November 30, 2005
SIGNATURE Michelle A. Thompson
TITLE Notary Public
MY APPOINTMENT EXPIRES July 22, 2008



AUDITOR'S CERTIFICATE

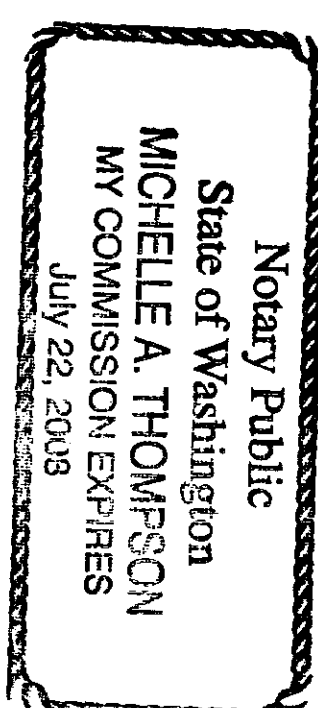
200512070088
Skagit County Auditor
12/7/2005 Page 1 of 5 1:57PM
AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,

Mama Rumbert
SKAGIT COUNTY AUDITOR

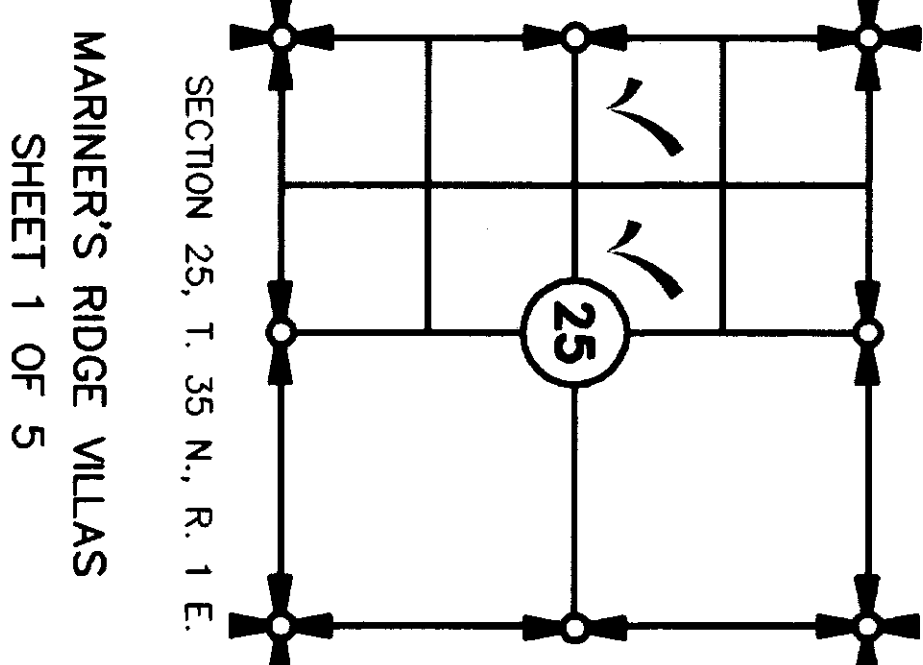
ACKNOWLEDGMENT FOR DECLARANT

STATE OF WASHINGTON
COUNTY OF WHATCOM
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE **RON WOOLWORTH**, AS HIS SEPARATE PROPERTY, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED December 2, 2005
SIGNATURE Michelle A. Thompson
TITLE Notary Public
MY APPOINTMENT EXPIRES July 22, 2008



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MARINER'S RIDGE VILLAS
A CONDOMINIUM

IN A PORTION OF SW 1/4 OF THE NW 1/4
AND A PORTION OF THE SE 1/4 OF THE NW 1/4 OF
SECTION 25, T. 35 N., R. 1 E., W.M.
ANACORTES, WASHINGTON
SHEET 2 OF 5

LEGAL DESCRIPTION FOR MARINER'S RIDGE VILLAS

THAT PORTION OF PARCEL "B" AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 15 OF SURVEYS, AT PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 0°16'24" EAST ALONG THE WEST LINE OF SAID PARCEL "B" A DISTANCE OF 280.82 FEET; THENCE SOUTH 26°39'06" WEST A DISTANCE OF 138.18 FEET; THENCE SOUTH 89°52'32" EAST A DISTANCE OF 62.57 FEET TO THE WEST LINE OF SAID PARCEL "B"; THENCE SOUTH 0°16'24" EAST ALONG SAID WEST LINE A DISTANCE OF 163.88 FEET; THENCE EAST A DISTANCE OF 158.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 40.77 FEET; THENCE EAST A DISTANCE OF 124.84 FEET; THENCE SOUTH A DISTANCE OF 55.32 FEET TO THE SOUTH LINE OF SAID PARCEL "B"; THENCE FOLLOWING THE EXTERIOR BOUNDARY OF SAID PARCEL "B" FOR THE FOLLOWING FOUR COURSES: NORTH 89°44'10" EAST A DISTANCE OF 51.78 FEET; THENCE NORTH 0°16'36" WEST A DISTANCE OF 264.00 FEET; THENCE NORTH 0°16'58" WEST A DISTANCE OF 401.45 FEET; THENCE SOUTH 89°46'58" WEST A DISTANCE OF 171.03 FEET; THENCE SOUTH 00°42'50" EAST A DISTANCE OF 72.86 FEET; THENCE SOUTH 12°40'11" EAST A DISTANCE OF 21.15 FEET; THENCE SOUTH 02°15'18" EAST A DISTANCE OF 151.23 FEET; THENCE SOUTH 02°28'15" EAST A DISTANCE OF 54.27 FEET; THENCE SOUTH 02°34'02" EAST A DISTANCE OF 69.29 FEET; THENCE SOUTH 02°41'40" EAST A DISTANCE OF 70.73 FEET; THENCE SOUTH 02°27'57" EAST A DISTANCE OF 64.88 FEET; THENCE SOUTH 22°58'50" WEST A DISTANCE OF 5.04 FEET; THENCE SOUTH 4°728'56" WEST A DISTANCE OF 19.97 FEET; THENCE SOUTH 63°50'06" WEST A DISTANCE OF 5.71 FEET; THENCE SOUTH 10°52'44" WEST A DISTANCE OF 1.89 FEET; THENCE SOUTH 82°19'30" WEST A DISTANCE OF 1.23 FEET; THENCE SOUTH 00°33'40" WEST A DISTANCE OF 25.24 FEET; THENCE SOUTH 05°14'37" WEST A DISTANCE OF 17.80 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A PORTION OF THE FOLLOWING DESCRIBED PARCELS A AND B, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 0°16'24" EAST ALONG THE WEST LINE OF SAID PARCEL "B" A DISTANCE OF 280.82 FEET; THENCE SOUTH 26°39'06" WEST A DISTANCE OF 138.18 FEET; THENCE SOUTH 89°52'32" EAST A DISTANCE OF 62.57 FEET TO THE WEST LINE OF SAID PARCEL "B"; THENCE NORTH 89°52'32" WEST A DISTANCE OF 22.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 1°15'08" EAST 25.82 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 61°10'01", AN ARC DISTANCE OF 37.37 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 57°55'12", AN ARC DISTANCE OF 59.64 FEET; THENCE NORTH 00°16'24" WEST A DISTANCE OF 56.36 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°43'36" EAST A DISTANCE OF 60.14 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 36°05'29", AN ARC DISTANCE OF 34.26 FEET; THENCE NORTH 02°15'18" WEST A DISTANCE OF 63.63 FEET TO A POINT ON A CURVE; THE CENTER OF WHICH IS NORTH 72°09'49" WEST FROM SAID POINT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 71°53'25", AN ARC DISTANCE OF 43.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°43'36" WEST A DISTANCE OF 51.21 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 92.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°16'24" EAST A DISTANCE OF 39.34 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 74°41'34", AN ARC DISTANCE OF 45.83 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 61°10'01", AN ARC DISTANCE OF 62.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 1°15'08" WEST A DISTANCE OF 9.14 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 44°45'43", AN ARC DISTANCE OF 27.34 FEET TO A POINT THAT IS NORTH 89°52'32" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°52'32" EAST A DISTANCE OF 35.06 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON

DESCRIPTION OF PARCEL A AND PARCEL B

PARCEL A:

LOTS 15 THROUGH 20 AND LOTS 1 THROUGH 6, BLOCK 36, "KELLOGG AND FORD'S ADDITION TO ANACORTES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH VACATED ALLEY IN BLOCK 36, VACATED IN ORDINANCE NO. 2362 AND ATTACHES BY OPERATION OF LAW;

EXCEPT THE NORTH 12.12 FEET OF LOTS 1 THROUGH 6 OF SAID BLOCK 36;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 36, 12.12 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°52'32" EAST FOR 182.58 FEET TO AN INTERSECTION WITH THE EAST LINE OF BLOCK 36; THENCE SOUTH ALONG THE EAST LINE THEREOF FOR 50 FEET TO A POINT 153.88 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°52'32" WEST FOR 182.35 FEET TO THE WEST LINE OF SAID BLOCK 36; THENCE NORTH 00°32'27" WEST ALONG THE WEST LINE THEREOF FOR 50 FEET TO THE POINT OF BEGINNING;

AND ALSO EXCEPT EXISTING ROADWAY WHICH PROVIDES ACCESS TO THE RIDGE DEVELOPMENT, SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

ALL THOSE PORTIONS OF PARCEL "B" AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 15 OF SURVEYS, AT PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF BLOCKS 29 AND 36 AND OF VACATED ALLEY AND VACATED 37TH STREET INCLUDED, "KELLOGG AND FORD'S ADDITION TO ANACORTES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 0°16'24" EAST ALONG THE WEST LINE OF SAID PARCEL "B" A DISTANCE OF 280.82 FEET; THENCE SOUTH 26°39'06" WEST A DISTANCE OF 138.18 FEET; THENCE SOUTH 89°52'32" EAST A DISTANCE OF 62.57 FEET TO THE WEST LINE OF SAID PARCEL "B"; THENCE SOUTH 0°16'24" EAST ALONG SAID WEST LINE A DISTANCE OF 163.88 FEET; THENCE EAST A DISTANCE OF 158.94 FEET; THENCE SOUTH A DISTANCE OF 40.77 FEET; THENCE SOUTH 12°40'11" EAST A DISTANCE OF 21.15 FEET; THENCE SOUTH 02°15'18" EAST A DISTANCE OF 151.23 FEET; THENCE SOUTH 02°28'15" EAST A DISTANCE OF 54.27 FEET; THENCE SOUTH 02°34'02" EAST A DISTANCE OF 69.29 FEET; THENCE SOUTH 02°41'40" EAST A DISTANCE OF 70.73 FEET; THENCE SOUTH 02°27'57" EAST A DISTANCE OF 64.88 FEET; THENCE SOUTH 22°58'50" WEST A DISTANCE OF 5.04 FEET; THENCE SOUTH 4°728'56" WEST A DISTANCE OF 19.97 FEET; THENCE SOUTH 63°50'06" WEST A DISTANCE OF 5.71 FEET; THENCE NORTH 0°16'36" WEST A DISTANCE OF 264.00 FEET; THENCE NORTH 0°16'58" WEST A DISTANCE OF 401.45 FEET; THENCE SOUTH 89°46'58" WEST A DISTANCE OF 171.03 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

EASEMENTS

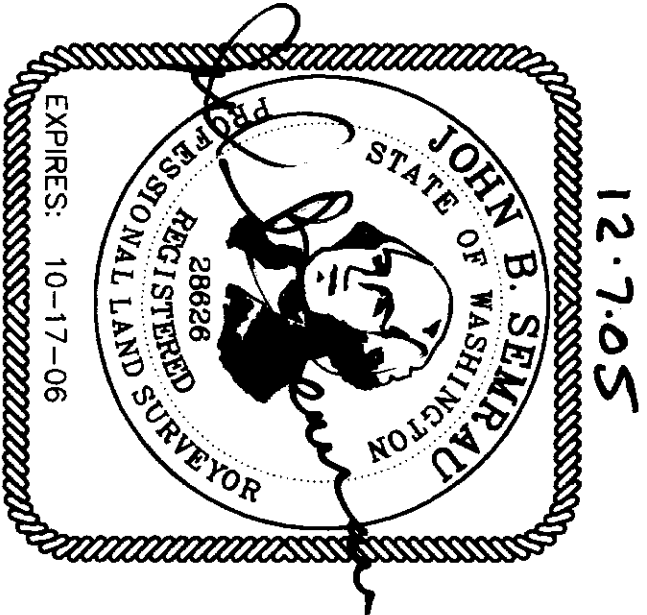
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF ANACORTES, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CORP., COMCAST AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE COMMUNITY OPEN SPACE AND UTILITIES EASEMENTS SHOWN HEREON, AND ALONG THE ROUTES OF THE AS BUILT OR YET TO 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.

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM CHICAGO TITLE COMPANY-ISLAND DIVISION ORDER NO. 1031239, DATED MAY 4, 2005.
2. BASIS OF BEARING: THE WESTERLY 158.94' OF THE SOUTH LINE OF LOT 3 AS SHOWN ON B.L.A. AF NO. 9511280032, BEARING = "EAST".
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER, NIKON AE-5 OPTICAL LEVEL.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. THIS SURVEY WAS REQUESTED BY HOMESTEAD NW DEV CO.
7. 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 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.
8. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.
9. DATUM: NGVD '29.
10. BENCH MARK = N.E. CAP BOLT FIRE HYDRANT #2344, ELEVATION = 265.66 AND N.E. CAP BOLT FIRE HYDRANT #2343, ELEVATION = 297.31
11. 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 240 FEET, NGVD '29 (MEAN SEA LEVEL), UP TO AN ELEVATION OF 320 FEET, NGVD '29.
12. THE PROPERTY HEREIN IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS RECORDED UNDER AUDITOR'S NUMBERS 737329, 847220, 9607170027, 200705020111, 200404290123, 200404290124, 200404290125, 200404290126, 200402190096, 200404290128, 200405110022, 200405110022, 200406020017, 9401190111, 9511280032 AND 9804240154.
13. OWNERSHIP OF AND EASEMENT FOR THE 6-INCH FIRE SERVICE LINES TO BUILDINGS A, B AND C ARE PRIVATE (NOT CITY) FROM THE ISOLATION VALVE AT THE 12-INCH MAIN UP TO THE BUILDINGS.
14. OWNERS OF ALL UNITS SERVED BY THE EASEMENT FOR INGRESS AND EGRESS TO MARINER'S RIDGE VILLAS, ON A PORTION OF THE REMAINDER OF PARCEL B, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 15 OF SURVEYS, AT PAGE 91 AND A PORTION OF KELLOGG AND FORD'S ADDITION TO ANACORTES, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, INCLUDING THE FEE SIMPLE OWNERS OF SAID EASEMENT, ARE JOINTLY AND EQUALLY RESPONSIBLE FOR MAINTENANCE AND OPERATION ON A PRO RATA PER UNIT BASIS TO MAINTAIN IMPROVEMENTS ON SAID EASEMENT AND OPERATION OF ANY FUTURE STREET LIGHTING, LANDSCAPING AND IRRIGATION ON ALL OF PARCEL B.
15. AN EASEMENT FOR EMERGENCY ACCESS IS GRANTED OVER PORTAGE LANE FOR FUTURE CONDOMINIUMS, WHICH MAY BE BUILT ON A PORTION OF PARCEL B.

200512070088
Skagit County Auditor

12/7/2005 Page 2 of 5 1:57PM



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MARINER'S RIDGE VILLAS
A CONDOMINIUM

IN A PORTION OF SW 1/4 OF THE NW 1/4
AND A PORTION OF THE SE 1/4 OF THE NW 1/4 OF
SECTION 25, T. 35 N., R. 1 E., W.M.
ANACORTES, WASHINGTON
SHEET 3 OF 5

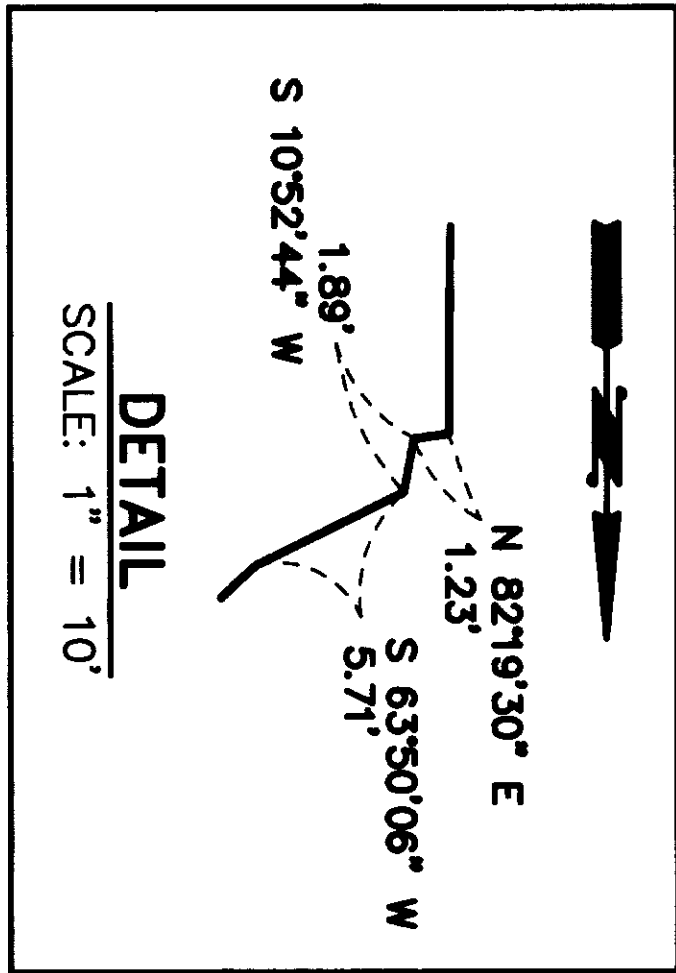
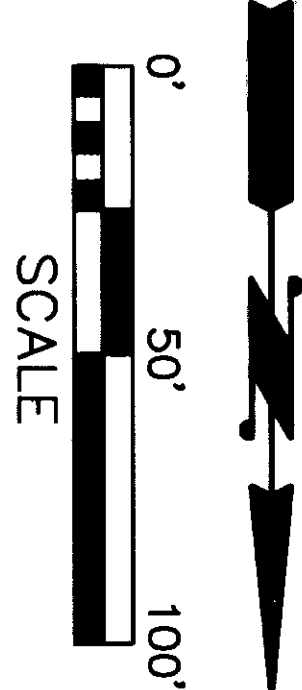
LOT ADDRESS AND AREA INFORMATION		
LOT	ADDRESS	AREA
D-1	3601 PORTAGE LANE	2,228 SQ. FT.
D-2	3603 PORTAGE LANE	2,227 SQ. FT.
E-1	3605 PORTAGE LANE	2,228 SQ. FT.
E-2	3607 PORTAGE LANE	2,227 SQ. FT.
F-1	3609 PORTAGE LANE	2,228 SQ. FT.
F-2	3611 PORTAGE LANE	2,227 SQ. FT.
G-1	3613 PORTAGE LANE	2,228 SQ. FT.
G-2	3615 PORTAGE LANE	2,325 SQ. FT.
H-1	3617 PORTAGE LANE	2,323 SQ. FT.
H-2	3619 PORTAGE LANE	2,227 SQ. FT.
I-1	3701 PORTAGE LANE	2,228 SQ. FT.
I-2	3703 PORTAGE LANE	2,227 SQ. FT.
J-1	3705 PORTAGE LANE	2,160 SQ. FT.
J-2	3707 PORTAGE LANE	2,158 SQ. FT.
K-1	3709 PORTAGE LANE	2,227 SQ. FT.
K-2	3711 PORTAGE LANE	2,228 SQ. FT.
L-1	3713 PORTAGE LANE	2,228 SQ. FT.
L-2	3715 PORTAGE LANE	2,227 SQ. FT.

NOTE: ENTRANCE AREA IS
SUBJECT TO A "MEMORANDUM
OF AGREEMENT" RECORDED
UNDER AUDITOR'S FILE NO.
200404290123, RECORDS OF
SKAGIT COUNTY, WASHINGTON,
FOR PROPORTIONAL SHARE
OF COST IN MAINTAINING THE
ENTRANCE AREA LANDSCAPING.

D AVENUE

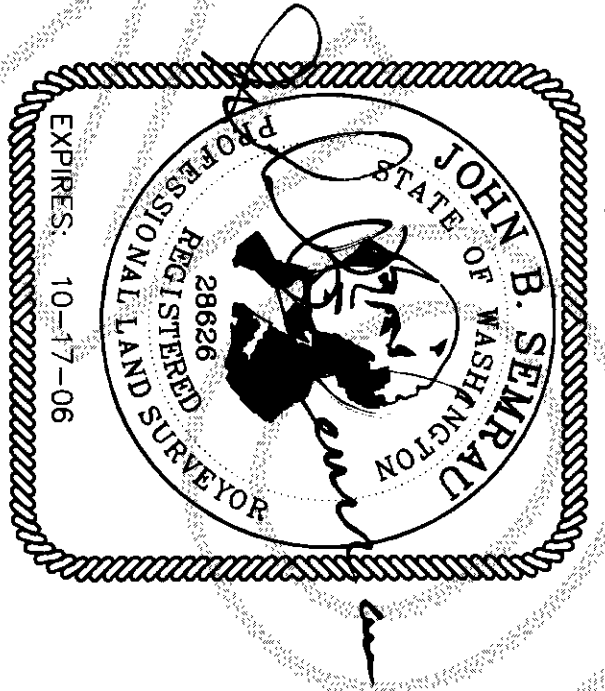
RECORDS OF SKAGIT COUNTY
FILE NO. 9910100106,
AS SHOWN IN ORDINANCE NO. 2362,
50' WIDE RIGHT OF WAY TO BE DEDICATED
UNDER AUDITOR'S FILE NO. 9910100106,
RECORDS OF SKAGIT COUNTY.

NORTHWEST CORNER PARCEL "B" PER
R.O.S. BOOK 15, PAGE 91, AUDITOR'S
FILE NO. 9401190111.

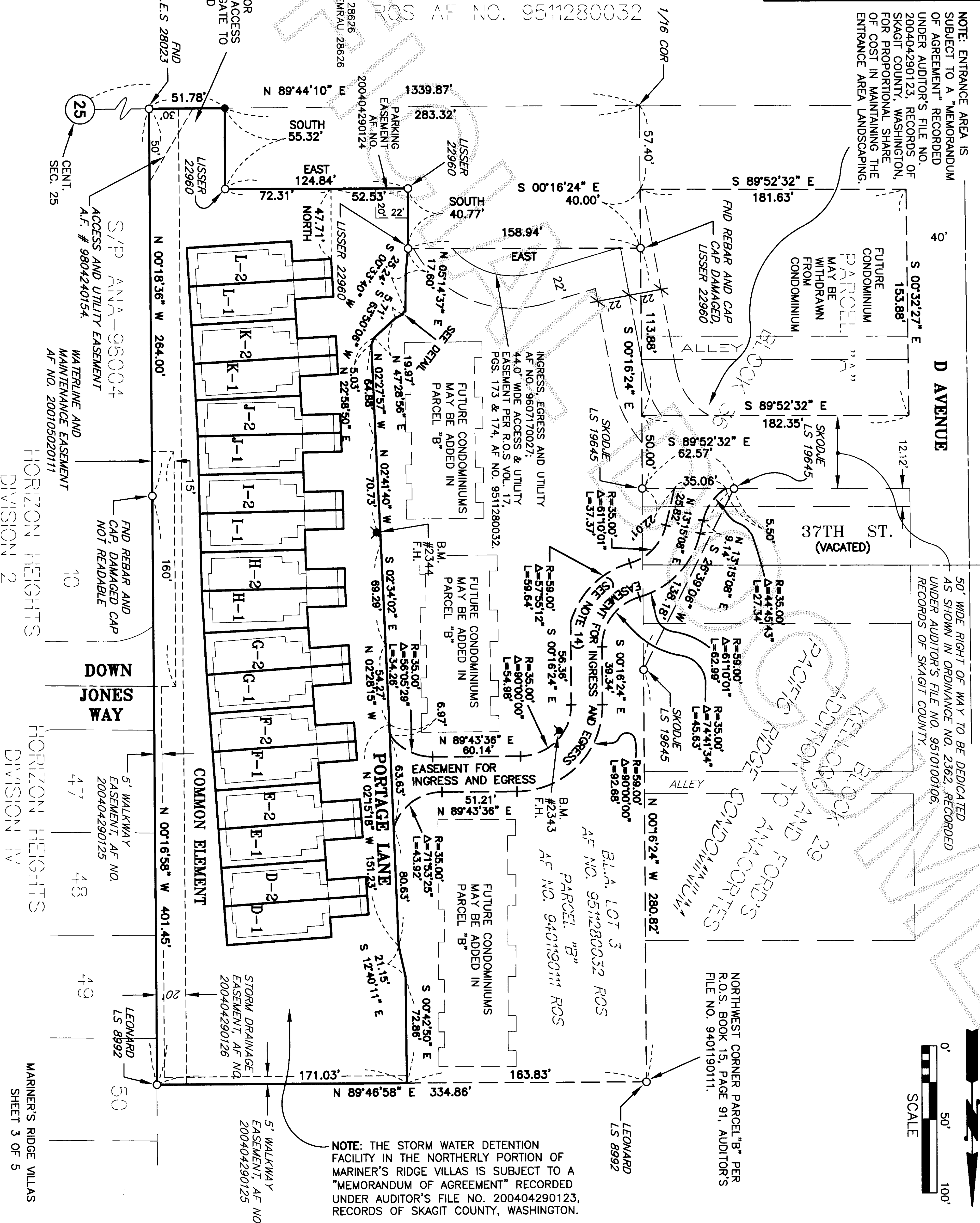


THE RIDGE CONDOMINIUM
BLA LOT 4
R.O.S. AF NO. 9511280032

- KEY:
- IRON REBAR SET WITH YELLOW CAP - SURVEY NO. SEMRAU 28626
 - NAIL AND SHINER SET IN CONCRETE WALK - SURVEY NO. SEMRAU 28626
 - EXISTING REBAR OR IRON PIPE FOUND.
 - INDICATES MONUMENT SET.
 - INDICATES MONUMENT FOUND.

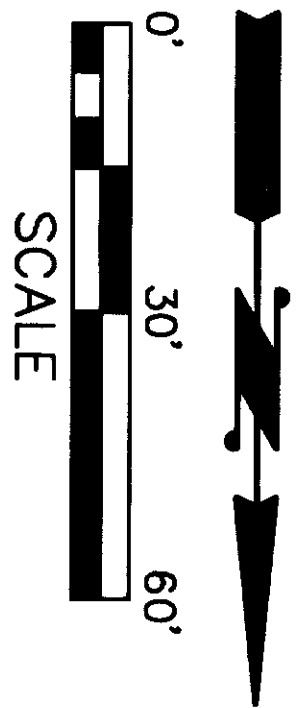
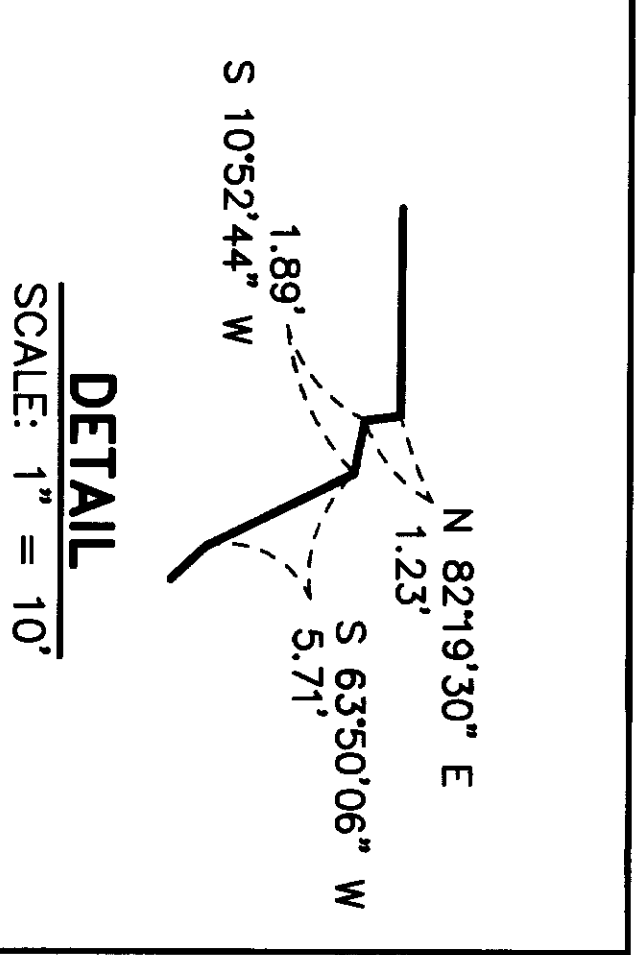


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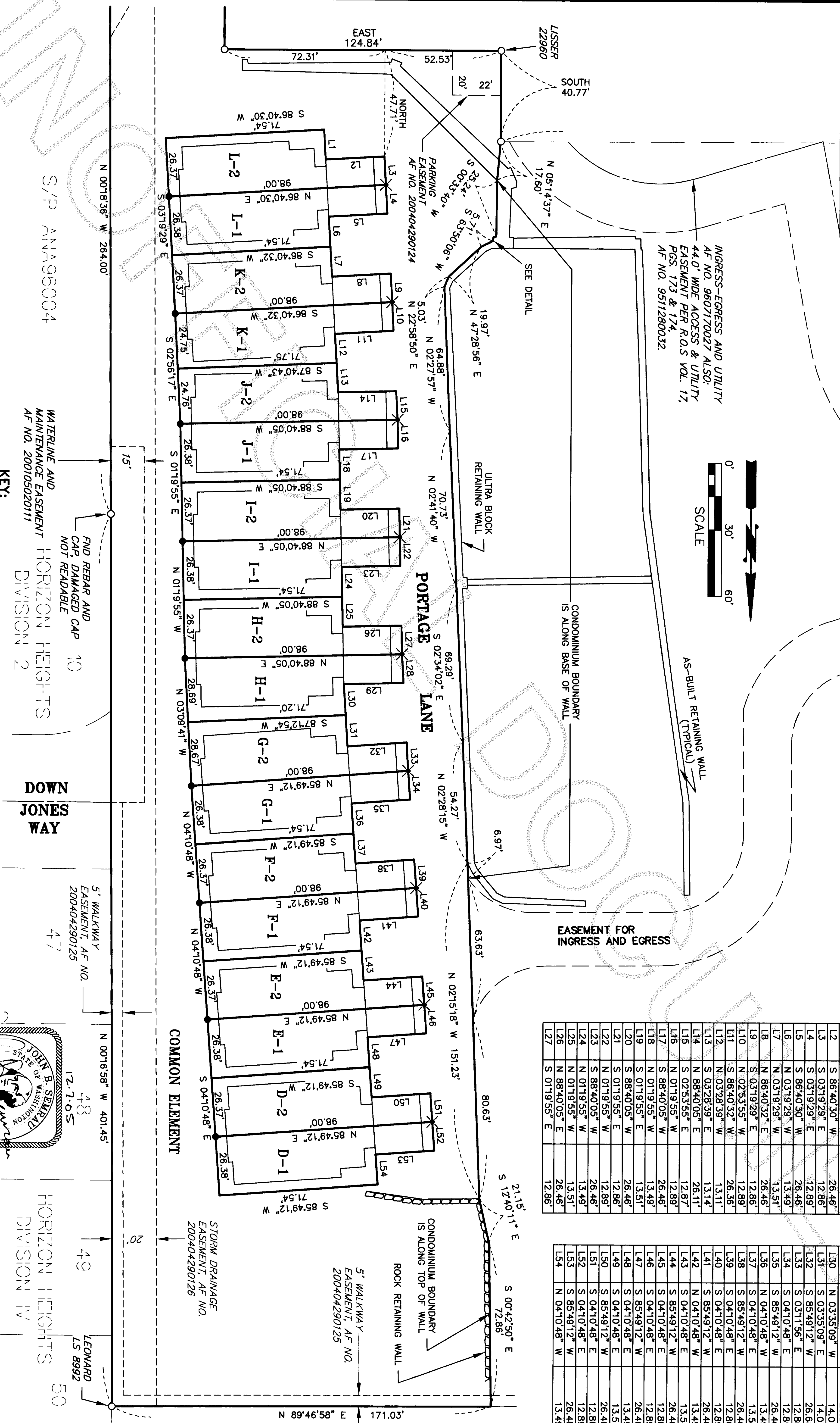
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A CONDOMINIUM

IN A PORTION OF SW 1/4 OF THE NW 1/4
AND A PORTION OF THE SE 1/4 OF THE NW 1/4 OF
SECTION 25, T. 35 N., R. 1 E., W.M.
ANACORTES, WASHINGTON
SHEET 4 OF 5



LINE	BEARING	DISTANCE
L1	S 03°19'30" E	13.51'
L2	S 86°40'30" W	26.46'
L3	S 03°19'29" E	12.86'
L4	S 03°19'29" E	12.89'
L5	S 86°40'30" W	26.46'
L6	N 03°19'29" W	13.49'
L7	N 03°19'29" W	13.51'
L8	N 86°40'32" E	26.46'
L9	S 03°19'29" E	12.86'
L10	N 02°53'55" W	12.89'
L11	S 86°40'32" W	26.36'
L12	N 03°28'39" W	13.11'
L13	N 83°28'39" E	13.14'
L14	N 88°40'05" E	26.11'
L15	S 02°53'55" E	12.87'
L16	N 01°19'55" W	12.89'
L17	N 88°40'05" W	26.46'
L18	N 01°19'55" W	13.49'
L19	S 01°19'55" E	13.51'
L20	S 88°40'05" W	26.46'
L21	S 01°19'55" E	12.86'
L22	N 01°19'55" W	12.89'
L23	S 88°40'05" W	26.46'
L24	N 01°19'55" W	13.49'
L25	N 01°19'55" W	13.51'
L26	N 88°40'05" E	26.46'
L27	S 01°19'55" E	12.86'

L28	S 03°11'56" E	12.89'
L29	S 88°40'05" W	26.88'
L30	N 03°35'09" W	14.00'
L31	S 03°35'09" E	14.07'
L32	S 85°49'12" W	26.68'
L33	S 03°11'56" E	12.86'
L34	S 04°10'48" E	12.86'
L35	S 85°49'12" W	26.46'
L36	N 04°10'48" W	13.49'
L37	S 04°10'48" E	13.51'
L38	S 85°49'12" W	26.46'
L39	S 04°10'48" E	12.86'
L40	S 04°10'48" E	12.89'
L41	S 85°49'12" W	26.46'
L42	N 04°10'48" W	13.49'
L43	S 04°10'48" E	13.51'
L44	S 85°49'12" W	26.46'
L45	S 04°10'48" E	12.86'
L46	S 04°10'48" E	12.89'
L47	S 85°49'12" W	26.46'
L48	S 04°10'48" E	13.49'
L49	S 04°10'48" E	13.51'
L50	S 85°49'12" W	26.46'
L51	S 04°10'48" E	12.86'
L52	S 04°10'48" E	12.89'
L53	S 85°49'12" W	26.46'
L54	N 04°10'48" W	13.49'

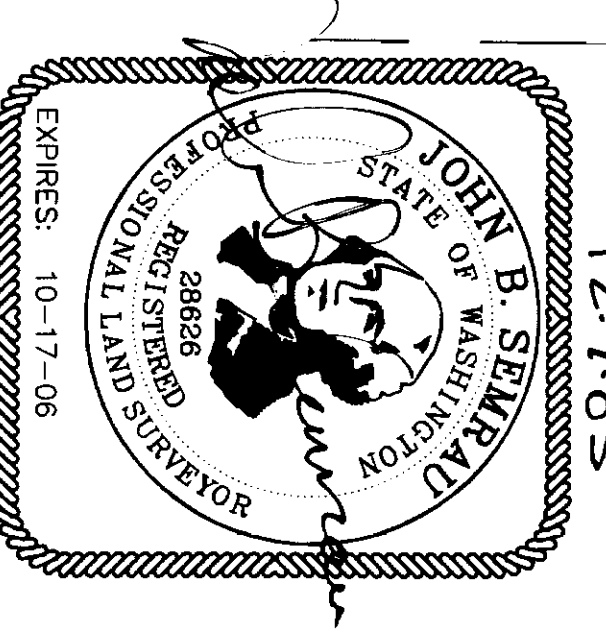


WATERLINE AND
MAINTENANCE EASEMENT
AF NO. 200105020111
DIVISION 2

DOWN
JONES
WAY

HORIZON HEIGHTS
DIVISION IV

- KEY:
- IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
 - NAIL AND SHINER SET IN ASPHALT - SURVEY NUMBER SEMRAU 28626
 - EXISTING REBAR OR IRON PIPE FOUND.
 - INDICATES MONUMENT FOUND.

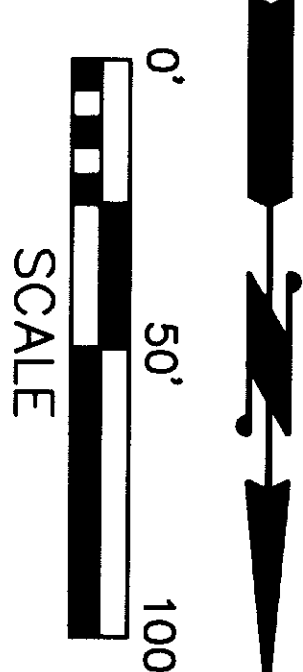


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2118 RIVERSIDE DRIVE - SUITE 208
MOUNT VERNON, WA 98273
360-424-9566

MARINER'S RIDGE VILLAS A CONDOMINIUM

IN A PORTION OF SW 1/4 OF THE NW 1/4
AND A PORTION OF THE SE 1/4 OF THE NW 1/4 OF
SECTION 25, T. 35 N., R. 1 E., W.M.
ANACORTES, WASHINGTON
SHEET 5 OF 5

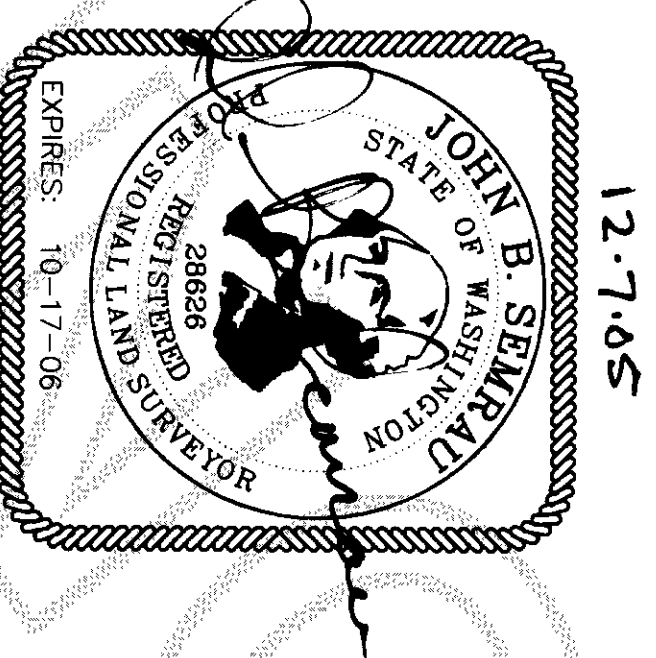
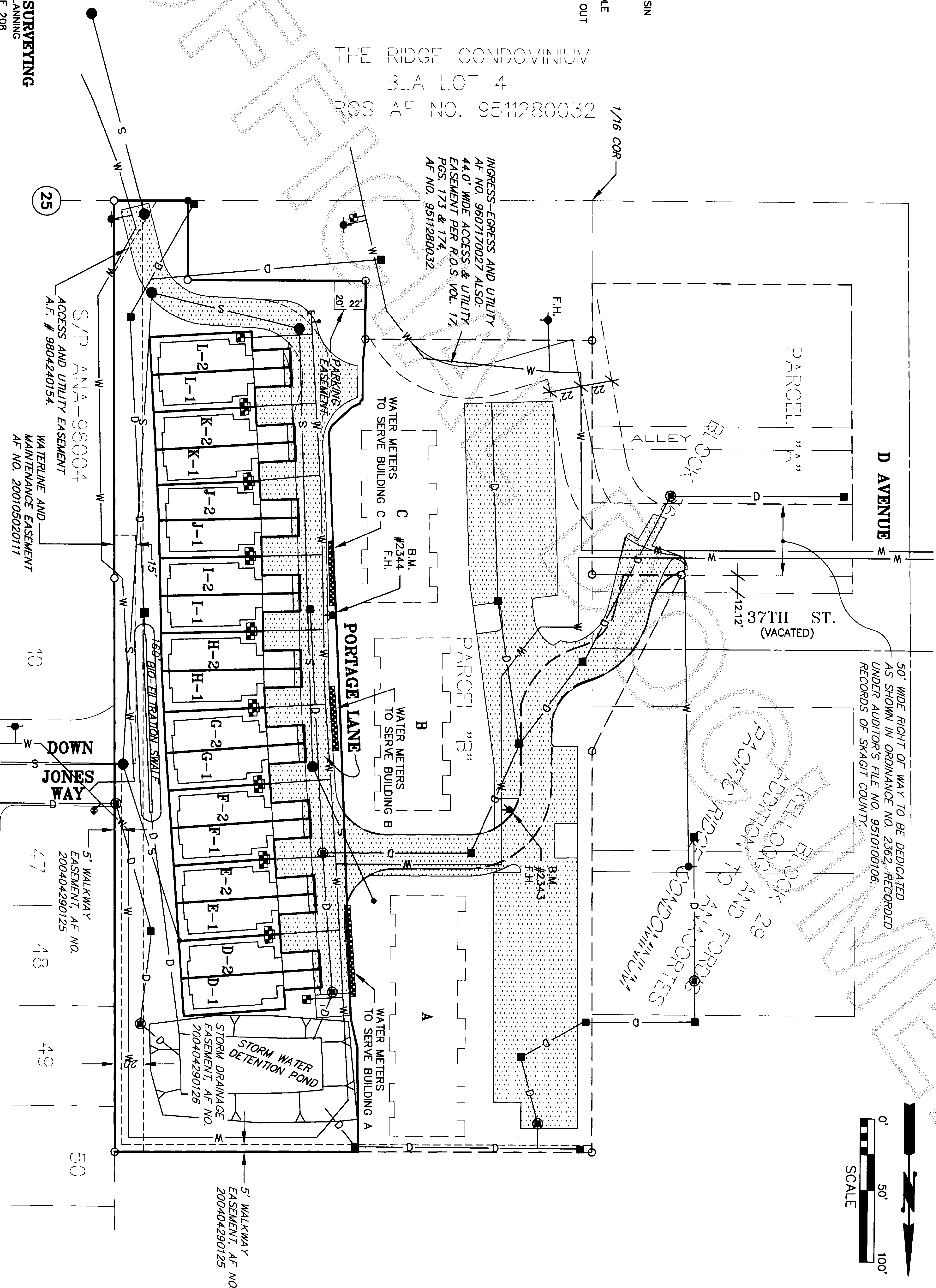
200512070088
Skagit County Auditor
12/7/2005 Page 5 of 5 1:57PM



KEY:

- D — STORM DRAIN LINE
- S — SANITARY SEWER LINE
- W — WATER LINE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- FIRE HYDRANT
- WATER METER
- ↓ WATER BLOWOFF VALVE
- ▨ ASPHALT PAVING

THE RIDGE CONDOMINIUM
BLA LOT 4
ROS AF NO. 9511280032



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