

# THE CREST AT SUNSET COVE CONDOMINIUM

IN THE NW 1/4 OF THE SE 1/4 OF  
SECTION 21, T. 35 N., R. 1 E., W.M.  
ANACORTES, WASHINGTON  
SHEET 1 OF 11

## AUDITOR'S CERTIFICATE

200605040032  
Skagit County Auditor

5/4/2008 Page 1 of 11 9:28AM  
AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

N. P. R. Auditor  
SKAGIT COUNTY AUDITOR

Deputy  
Auditor

## DESCRIPTION FOR THE CREST AT SUNSET COVE, A CONDOMINIUM

TRACT E, PLAT OF SUNSET COVE ESTATES, ACCORDING TO THE PLAT  
THEREOF, RECORDED NOVEMBER 29, 2000, UNDER AUDITOR'S FILE NO.  
20011290070, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE 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 COMMON ELEMENT 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, FITTINGS, 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 GRANTOR 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.

## 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 \_\_\_\_\_ UNDER  
AUDITOR'S FILE NO. 200605040032.

## DEVELOPER

GT DEVELOPMENT, INC.  
1120 COMMERCIAL AVE  
ANACORTES, WA 98221

## 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 TED FILLER, GT DEVELOPMENT, INC.

I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS FOR THE CREST AT SUNSET  
COVE CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN  
DESCRIBED, THAT THE BEARINGS AND DISTANCES OF PROPERTY LINES AND  
HORIZONTAL AND VERTICAL UNIT BOUNDARIES ARE CORRECTLY SHOWN; AND THAT  
INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN.

DATE: 5.2.06  
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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## NOTES

1. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE ON 1/27/06, 1/30/06, 3/27/06,  
3/28/06, 4/1/06, 4/14/06, AND 4/17/06. FIELD BOOK 244, PAGES 38-56.
2. INSTRUMENTATION LEICA TCA 1105 THEODOLITE DISTANCE METER, NIKON AE-5 AUTOMATIC  
LEVEL.
3. MERIDIAN AND BASIS OF BEARING: ASSUMED NORTH 05°42'09" EAST ALONG THE  
MONUMENT CENTERLINE OF SUNDOWN COURT BEGINNING AT THE INTERSECTION OF OBSERVATION  
AVENUE AND SUNDOWN COURT AS SHOWN UPON THE MAP OF THE PLAT OF SUNSET COVE  
ESTATES.
4. BENCH MARK: WSDOT MONUMENT TRACE A2, ID 3539  
ELEVATION = 131.85 FT NAVD 88.
5. UTILITY LOCATIONS ARE SHOWN FROM INFORMATION SUPPLIED BY THE DECLARANT.
6. THE DESCRIPTION FOR THIS SURVEY IS FROM CHICAGO TITLE COMPANY SUBDIVISION  
GUARANTEE ORDER NO. ICG 38563, DATED MARCH 22, 2006.

## 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 200011290070, 159912300185,  
200411090073, 20011290089, 200510040074, 200101170034, 200409140129, 200501210087,  
200505250051, 200510170199 AND 200601250126.

## ADDRESS TABLE

PARCEL NO.	BUILDING	ADDRESS
P117895	A	2428 SUNDOWN COURT, #101
P117896	A	2428 SUNDOWN COURT, #102
P117897	A	2428 SUNDOWN COURT, #201
P117898	A	2428 SUNDOWN COURT, #202
P117899	A	2428 SUNDOWN COURT, #301
P117900	A	2428 SUNDOWN COURT, #302
P117889	B	2320 SUNDOWN COURT, #101
P117890	B	2320 SUNDOWN COURT, #102
P117891	B	2320 SUNDOWN COURT, #201
P117892	B	2320 SUNDOWN COURT, #202
P117893	B	2320 SUNDOWN COURT, #301
P117894	B	2320 SUNDOWN COURT, #302
P117883	C	2306 SUNDOWN COURT, #101
P117884	C	2306 SUNDOWN COURT, #102
P117885	C	2306 SUNDOWN COURT, #201
P117886	C	2306 SUNDOWN COURT, #202
P117887	C	2306 SUNDOWN COURT, #301
P117888	C	2306 SUNDOWN COURT, #302

## 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:

BY: Ted Filler  
TED FILLER, VICE PRESIDENT, GT DEVELOPMENT, INC.

BY: Alice Takehara  
ALICE TAKEHARA, VICE PRESIDENT, PEOPLES BANK

## ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

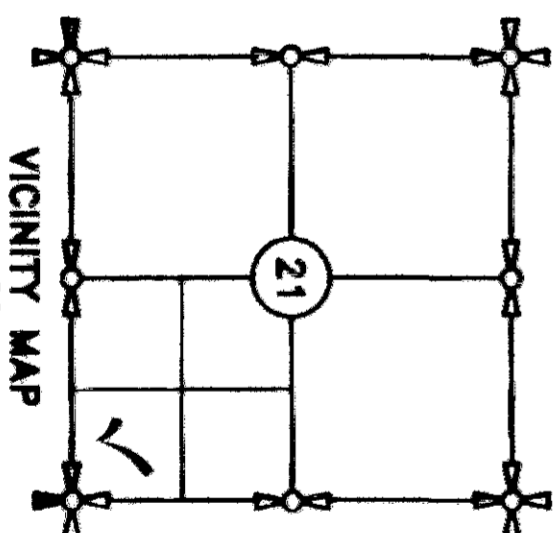
DATED May 2, 2006  
SIGNATURE: [Signature]  
TITLE: Notary Public  
MY APPOINTMENT EXPIRES 12/31/06

## ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALICE TAKEHARA SIGNED THIS  
INSTRUMENT, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND  
ACKNOWLEDGED IT AS THE VICE PRESIDENT OF PEOPLES BANK TO BE THE FREE AND VOLUNTARY  
ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

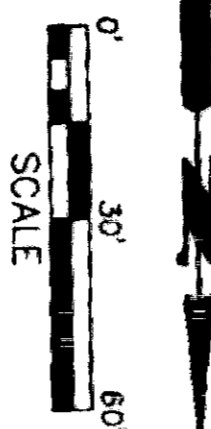
DATED May 2, 2006  
SIGNATURE: [Signature]  
TITLE: Notary Public  
MY APPOINTMENT EXPIRES March 10, 2010



# THE CREST AT SUNSET COVE CONDOMINIUM

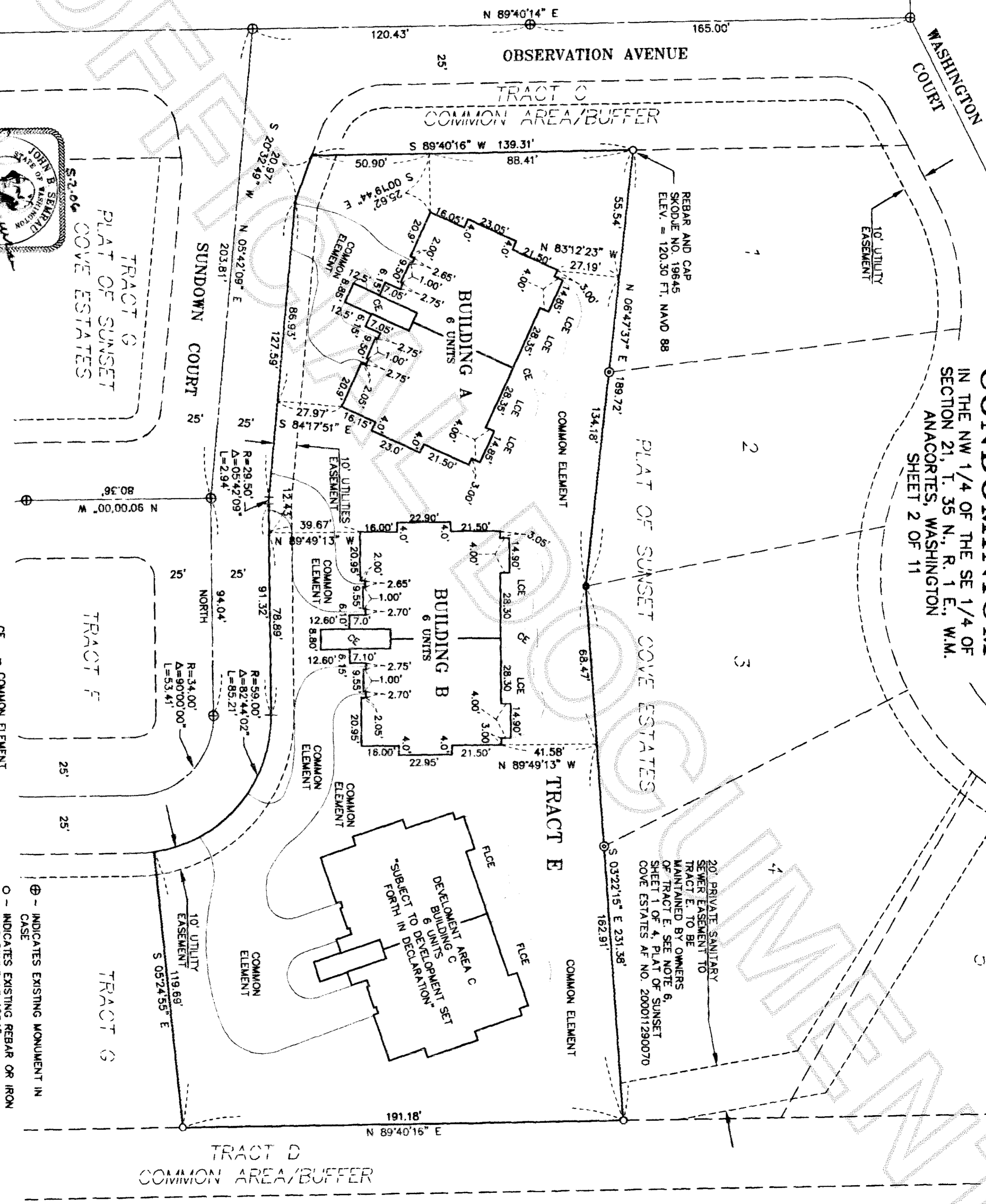
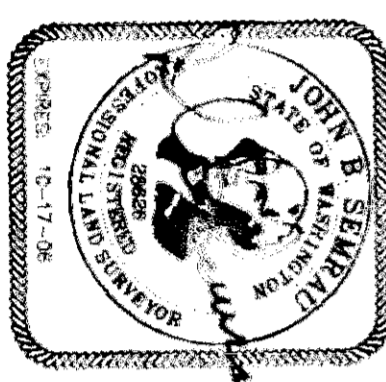
IN THE NW 1/4 OF THE SE 1/4 OF  
SECTION 21, T. 35 N., R. 1 E., W.M.  
ANACORTES, WASHINGTON  
SHEET 2 OF 11

WASHINGTON PARK  
ESTATES



PLAT OF WOODS ADDITION  
TO ANACORTES  
VOL 4 PG 35

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- CE -- COMMON ELEMENT
  - LCE -- LIMITED COMMON ELEMENT
  - FLCE -- FUTURE LIMITED COMMON ELEMENT  
SUBJECT TO DEVELOPMENT RIGHTS  
SET FORTH IN THE DECLARATION
  - ⊕ -- INDICATES EXISTING MONUMENT IN CASE
  - -- INDICATES EXISTING REBAR OR IRON PIPE FOUND LS 19645
  - -- INDICATES REBAR SET
  - ⊙ -- INDICATES REBAR OR IRON PIPE FOUND LS 17651
- THE CREST AT SUNSET COVE CONDOMINIUM  
JOB NO 4634 4634-CON-2.DWG

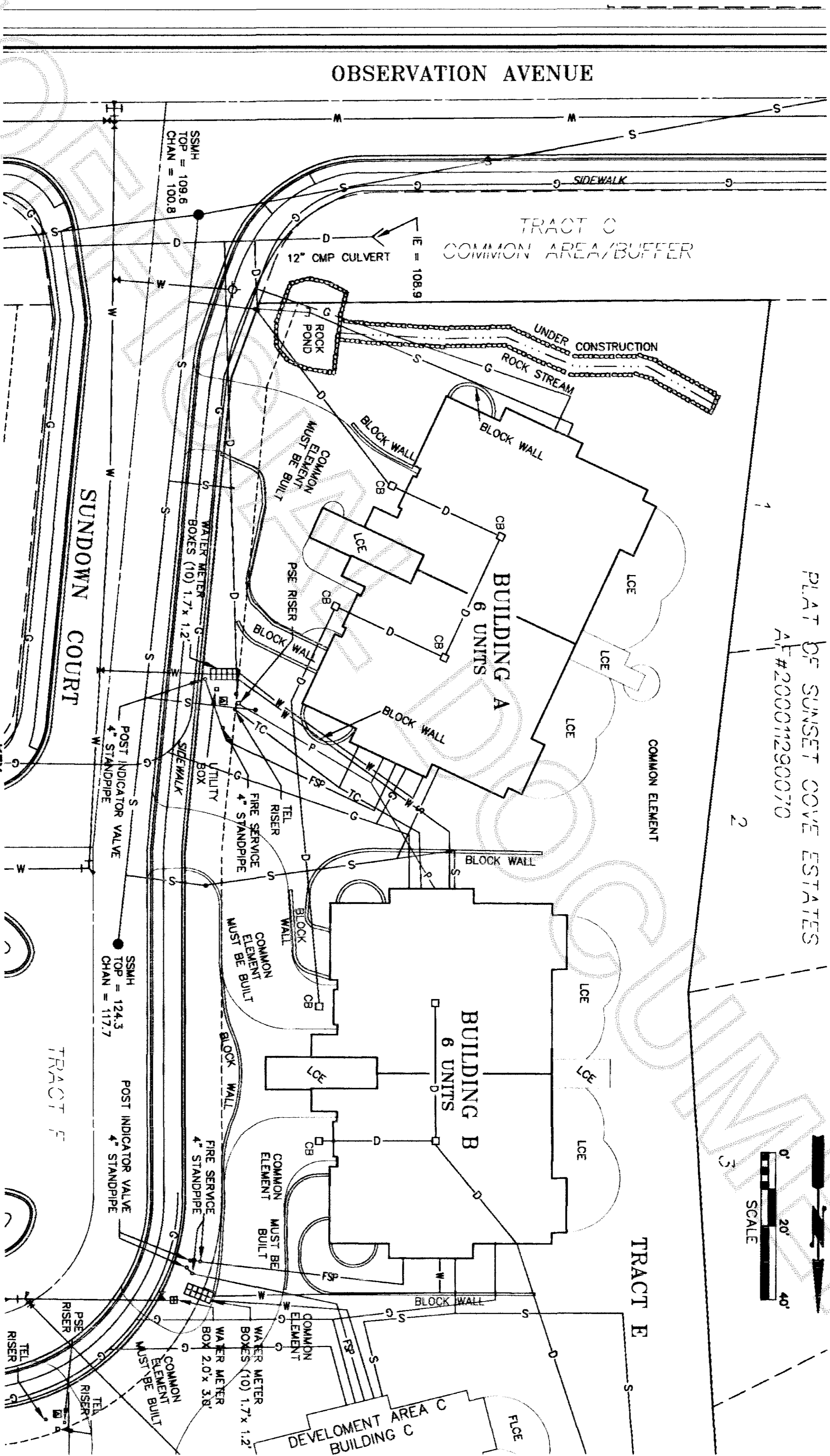
# THE CREST AT SUNSET COVE CONDOMINIUM

IN THE NW 1/4 OF THE SE 1/4 OF  
SECTION 21, T. 35 N., R. 1 E., W.M.  
ANACORTES, WASHINGTON  
SHEET 3 OF 11

PLAT OF SUNSET COVE ESTATES  
AT #200011290070

2

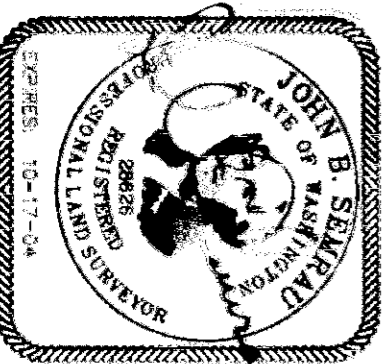
3



## KEY

- PAD MOUNTED TRANSFORMER
- WATER METER
- WATER FIRE HYDRANT
- ⋈ WATER GATE VALVE
- SANITARY SEWER MANHOLE
- CHAN.
- PUGET SOUND ENERGY
- CORRUGATED METAL PIPE
- INVERT ELEVATION
- TELEPHONE
- CATCH BASIN
- STORM DRAINAGE
- SANITARY SEWER
- GAS
- WATER
- FIRE SPRINKLER
- TELEPHONE/CABLE
- POWER

S-2.06



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LCE - LIMITED COMMON ELEMENT  
FLOE - FUTURE LIMITED COMMON ELEMENT  
SUBJECT TO DEVELOPMENT RIGHTS  
SET FORTH IN THE DECLARATION  
NOTE: LANDSCAPING WAS UNDER  
CONSTRUCTION AT THE TIME  
OF SURVEY

THE CREST AT SUNSET COVE CONDOMINIUM  
JOB NO. 4634 4634-CON-20-2.DWG

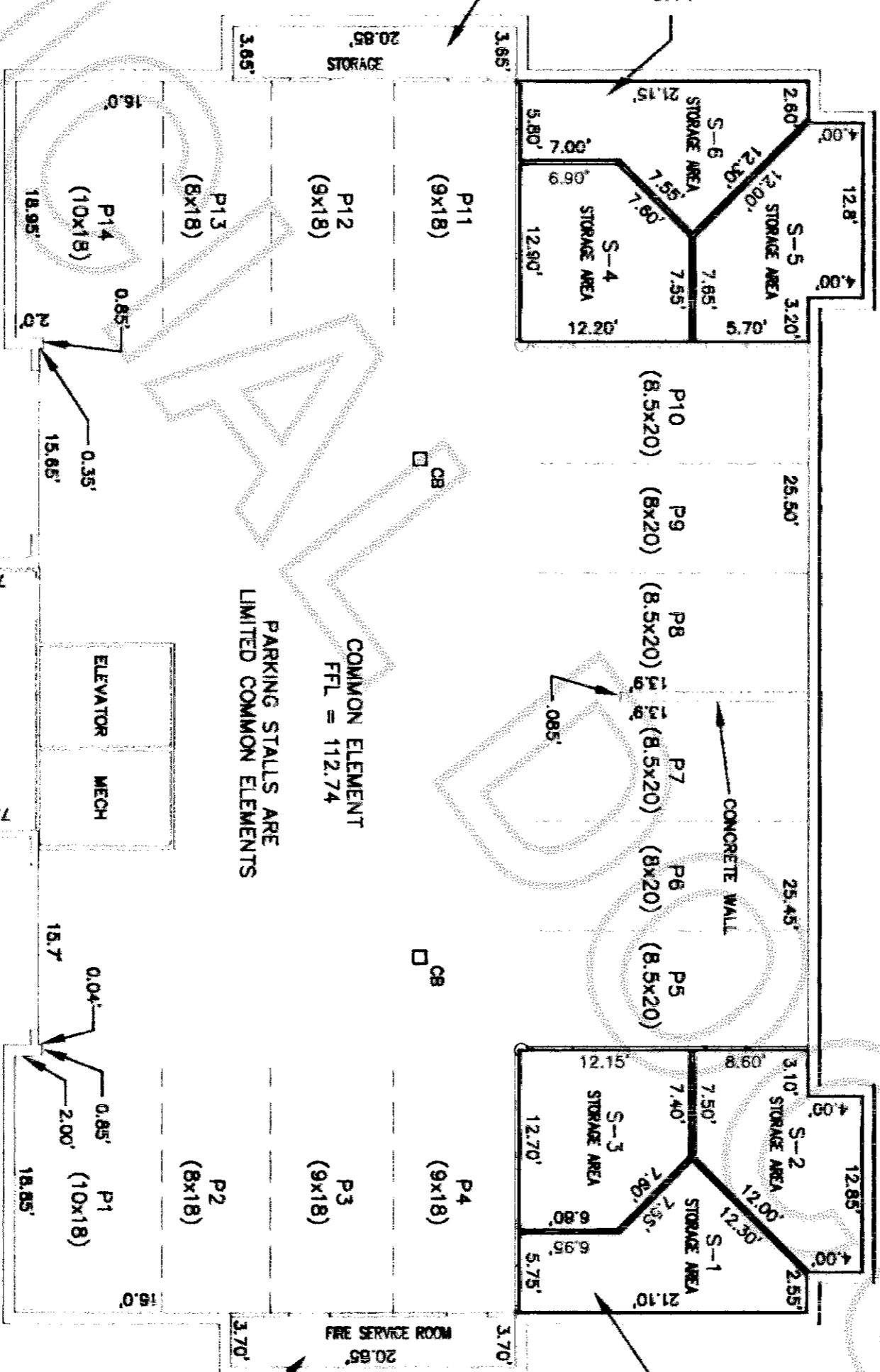
THE CREST AT SUNSET COVE  
CONDOMINIUM  
IN THE NW 1/4 OF THE SE 1/4 OF  
SECTION 21, T. 35 N., R. 1 E., W.M.  
ANACORTES, WASHINGTON  
SHEET 4 OF 11

200605020034  
Skagit County Auditor  
5/4/2006 Page 4 of 11 9:25AM

NOTE: ALL MEASUREMENTS  
IN SOUTH STORAGE AREAS ARE  
TO WOOD FRAMING, STUD TO STUD

STORAGE AREAS ARE  
LIMITED COMMON ELEMENTS

COMMON ELEMENT

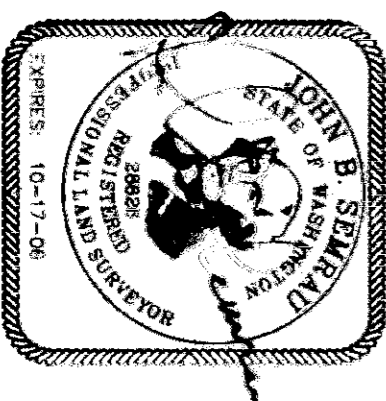
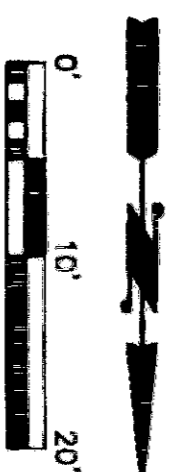


NOTE: ALL MEASUREMENTS  
IN NORTH STORAGE ARE FROM  
DRYWALL TO DRYWALL

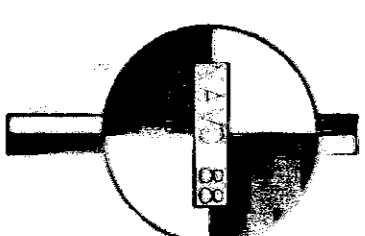
STORAGE AREAS ARE  
LIMITED COMMON ELEMENTS

FIRE SERVICE ROOM IS  
COMMON ELEMENT

LOBBY, ELEVATOR AND MECHANICAL  
ROOMS ARE COMMON ELEMENTS

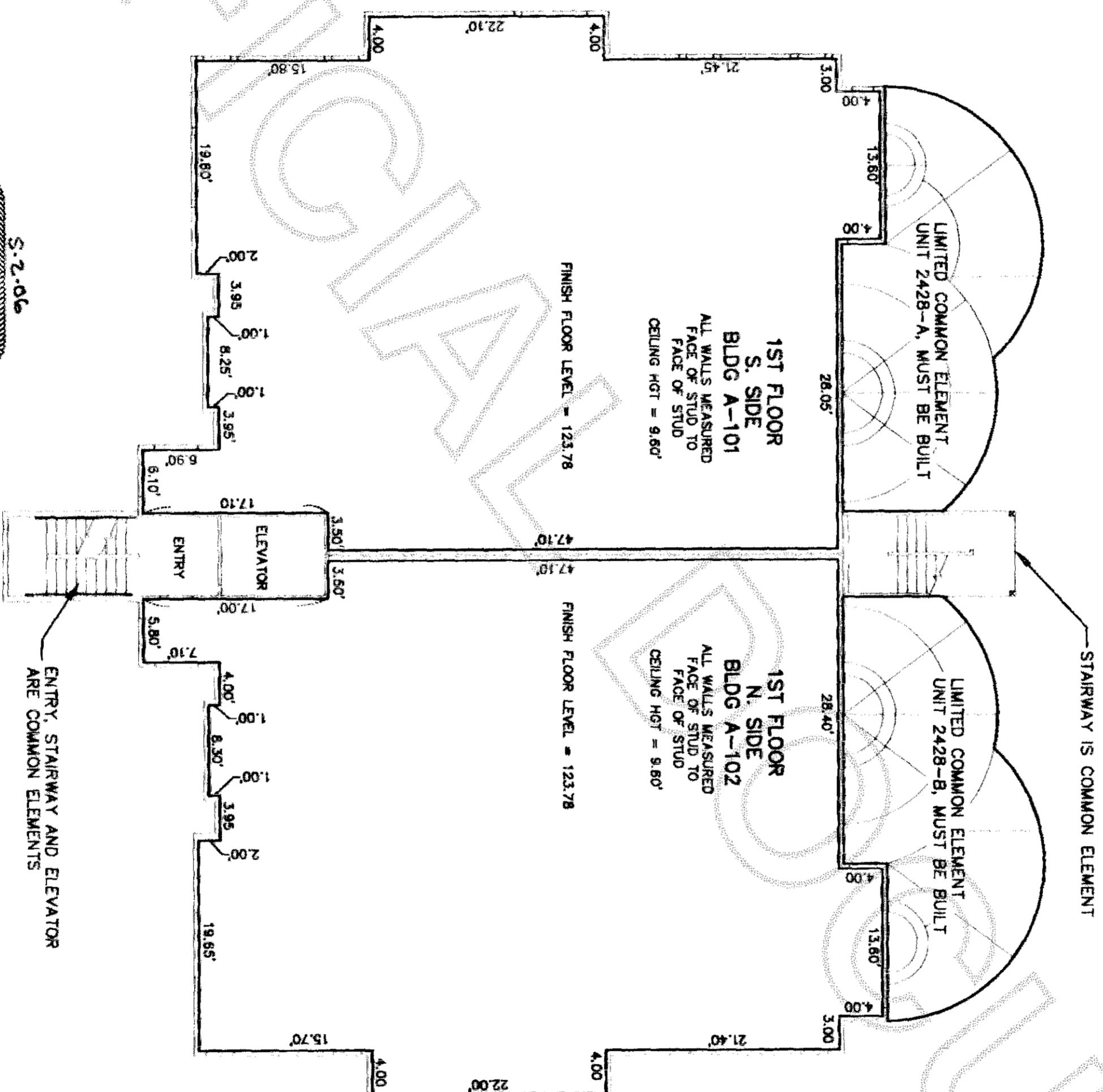


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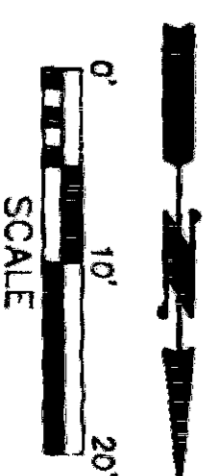
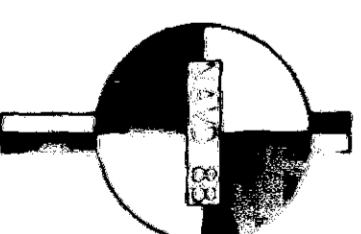
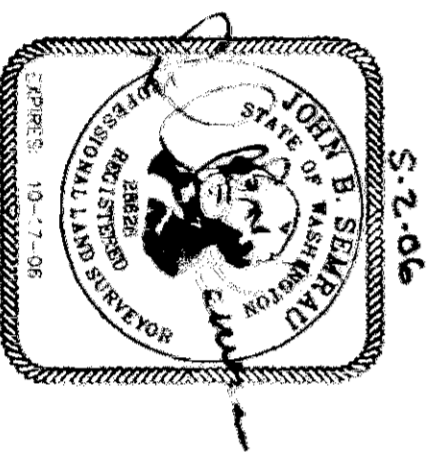


BLDG 2438 - BASEMENT  
THE CREST AT SUNSET COVE CONDOMINIUM  
JOB NO. 4634 C-FI-SES.dwg

THE CREST AT SUNSET COVE  
CONDOMINIUM  
IN THE NW 1/4 OF THE SE 1/4 OF  
SECTION 21, T. 35 N., R. 1 E., W.M.  
ANACORTES, WASHINGTON  
SHEET 5 OF 11



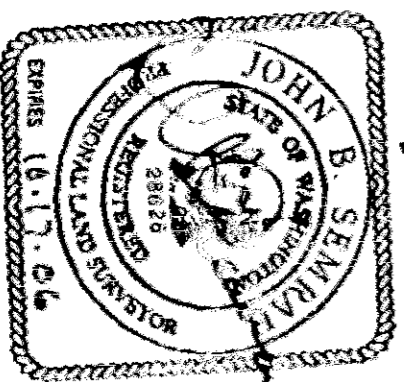
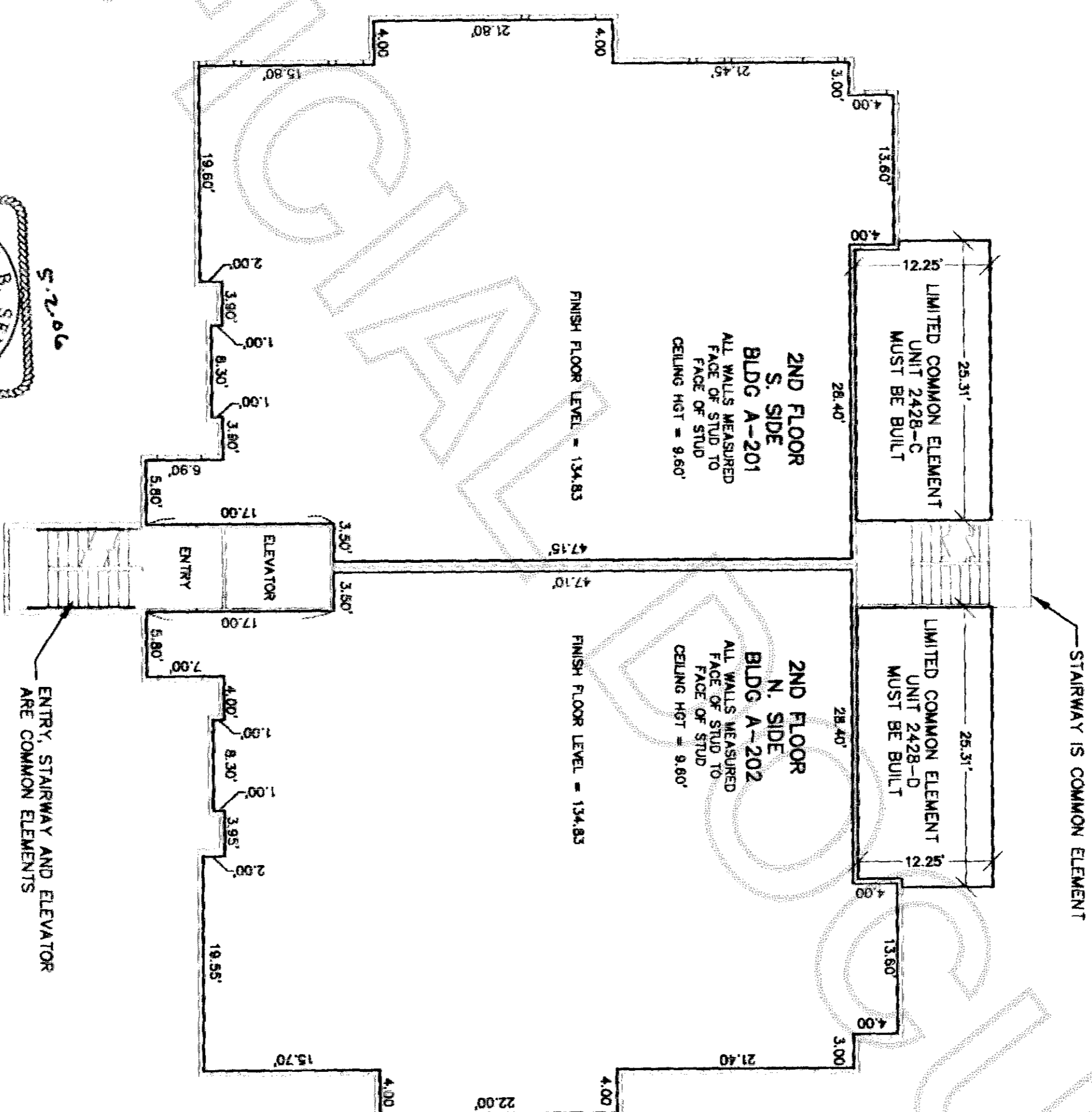
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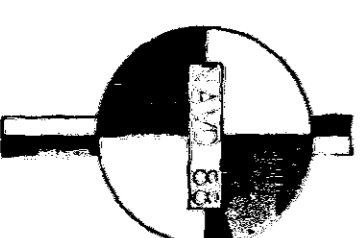
BLDG 2428 -1ST FLOOR  
THE CREST AT SUNSET COVE CONDOMINIUM  
JOB NO. 4634 C-FL-SES.dwg

IN THE NW 1/4 OF THE SE 1/4 OF  
SECTION 21, T. 35 N., R. 1 E., W.M.  
ANACORTES, WASHINGTON  
SHEET 6 OF 11

**SHEET 6 OF 11**



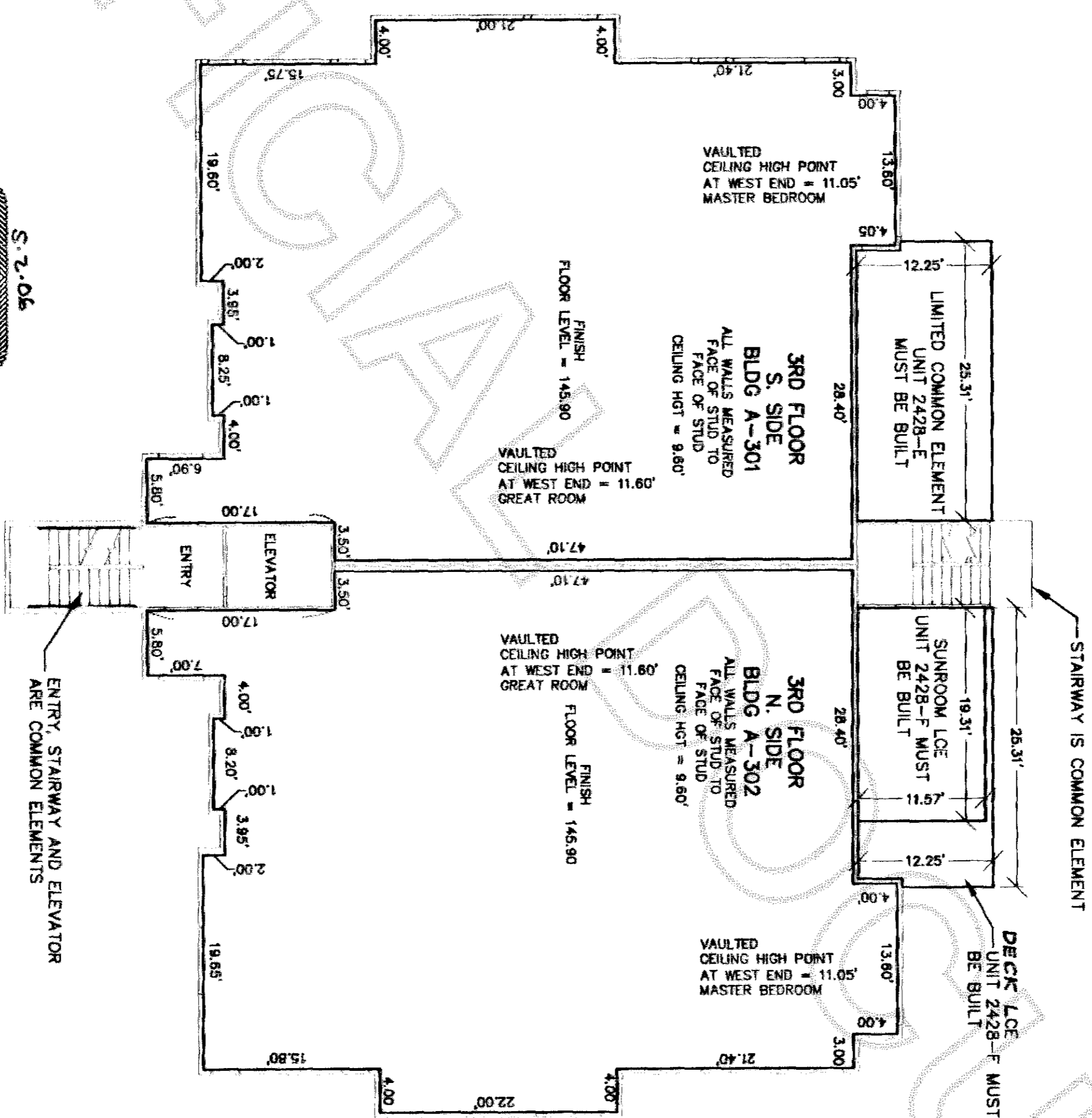
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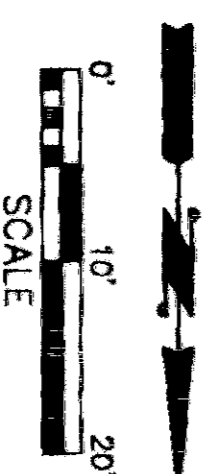
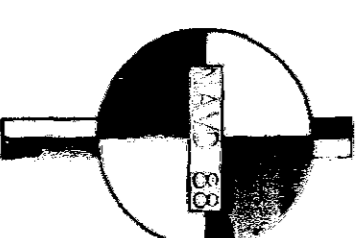
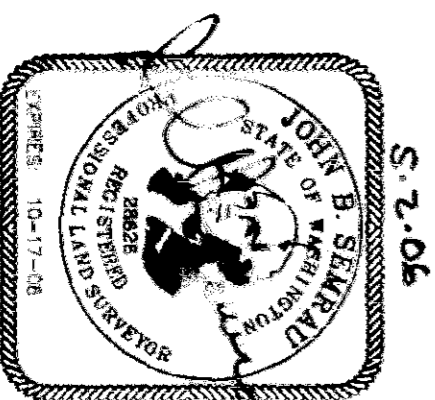
BLDG 3428 - 2ND FLOOR  
THE CREST AT SUNSET COVE CONDOMINIUM  
JOB NO. 4634    C-FL-SES.dwg

# THE CREST AT SUNSET COVE

IN THE NW 1/4 OF THE SE 1/4 OF  
SECTION 21, T. 35 N., R. 1 E., W.M.  
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SHEET 7 OF 11



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BLDG 2428 - 3RD FLOOR  
THE CREST AT SUNSET COVE CONDOMINIUM  
JOB NO. 4634 C-FL-SES.dwg

# THE CREST AT SUNSET COVE CONDOMINIUM

IN THE NW 1/4 OF THE SE 1/4 OF  
SECTION 21, T. 35 N., R. 1 E., W.M.  
ANACORTES, WASHINGTON  
SHEET 8 OF 11

NOTE: ALL MEASUREMENTS  
IN SOUTH STORAGE AREAS ARE  
TO WOOD FRAMING, STUD TO STUD

STORAGE AREAS ARE  
LIMITED COMMON ELEMENTS

COMMON ELEMENT

NOTE: ALL MEASUREMENTS  
IN NORTH STORAGE AREAS ARE  
TO WOOD FRAMING, STUD TO STUD

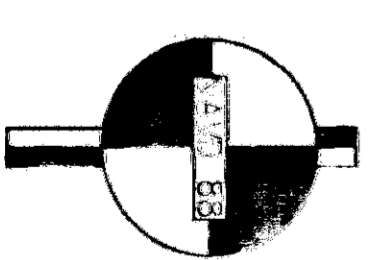
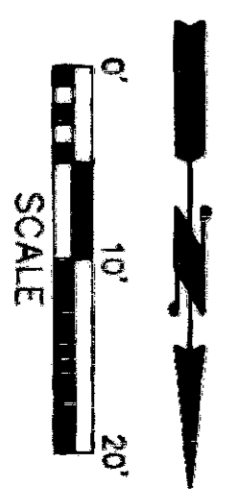
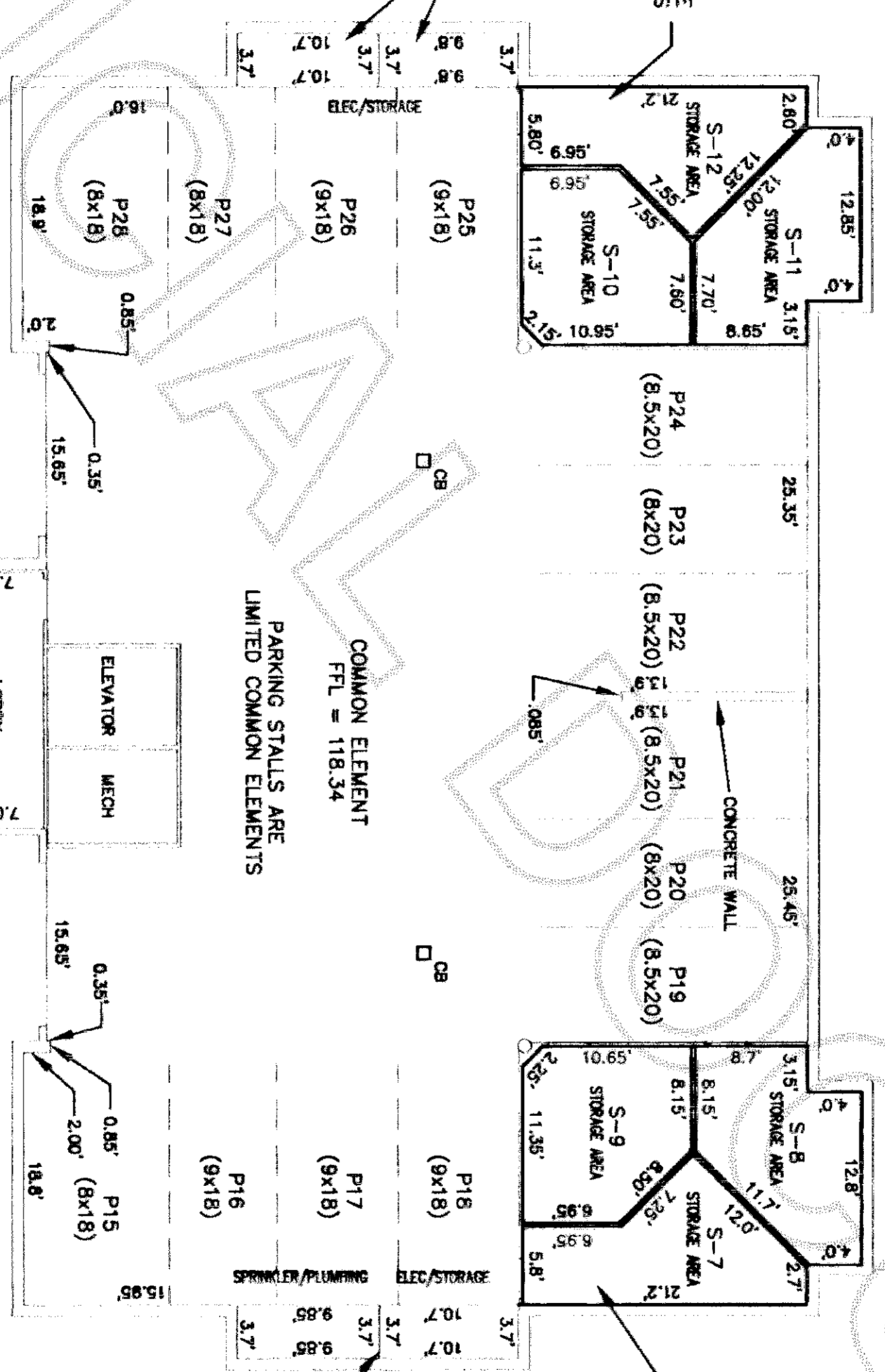
STORAGE AREAS ARE  
LIMITED COMMON ELEMENTS

FIRE SERVICE ROOM AND  
ELEC/STORAGE AREAS ARE  
COMMON ELEMENT

PARKING STALLS ARE  
LIMITED COMMON ELEMENTS

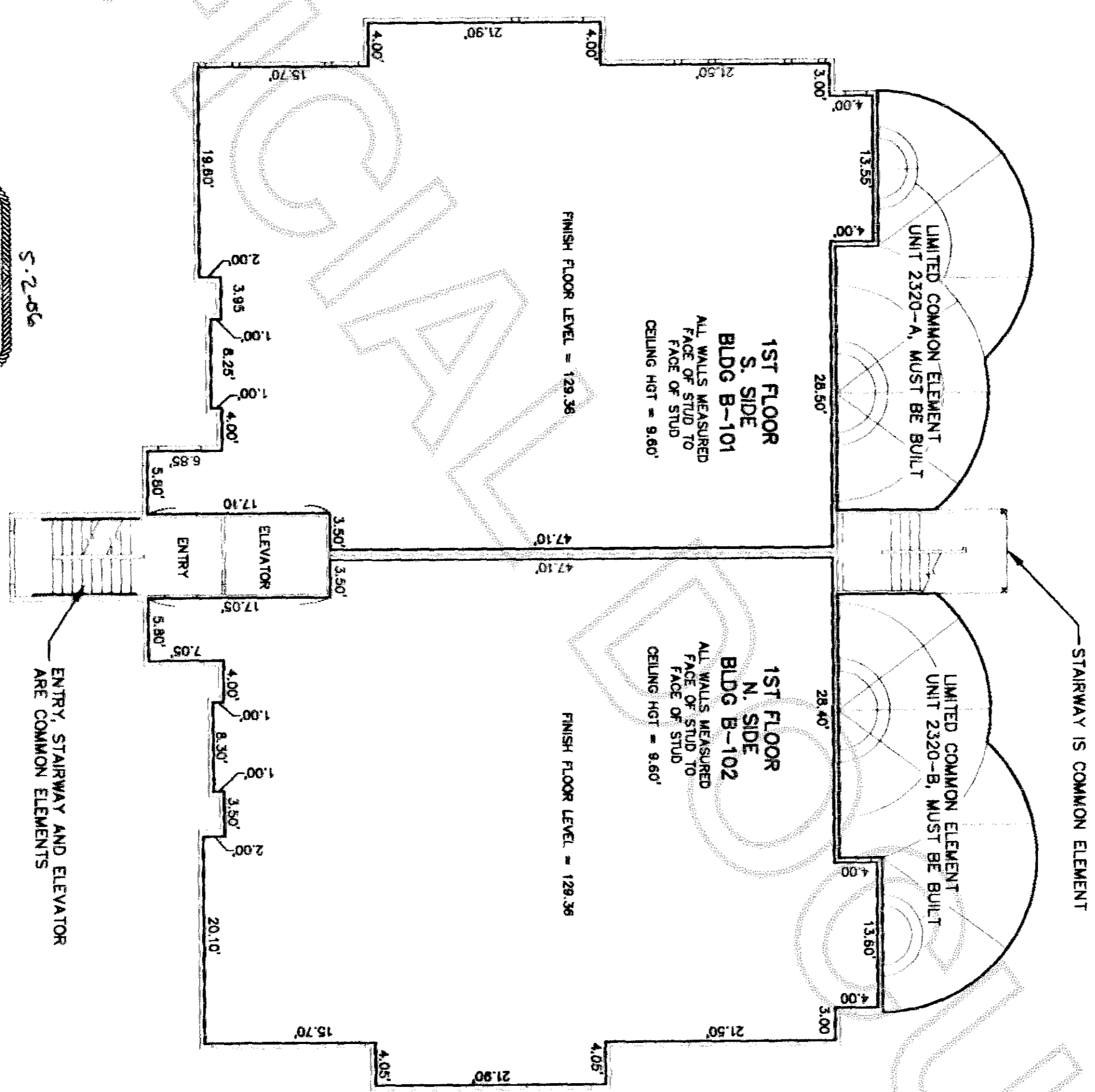
COMMON ELEMENT  
FTL = 118.34

LOBBY, ELEVATOR AND MECHANICAL  
ROOMS ARE COMMON ELEMENTS

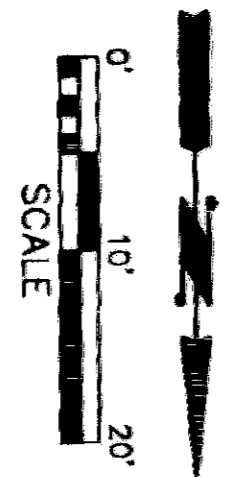
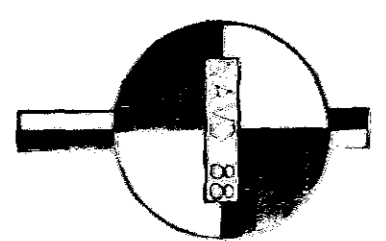
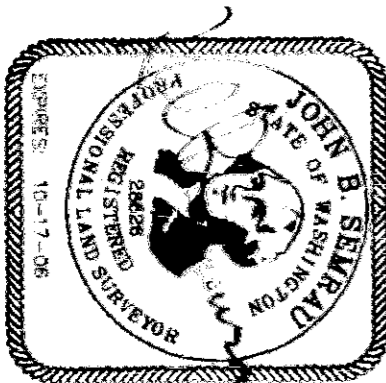


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THE CREST AT SUNSET COVE  
CONDOMINIUM  
IN THE NW 1/4 OF THE SE 1/4 OF  
SECTION 21, T. 35 N., R. 1 E., W.M.  
ANACORTES, WASHINGTON  
SHEET 9 OF 11

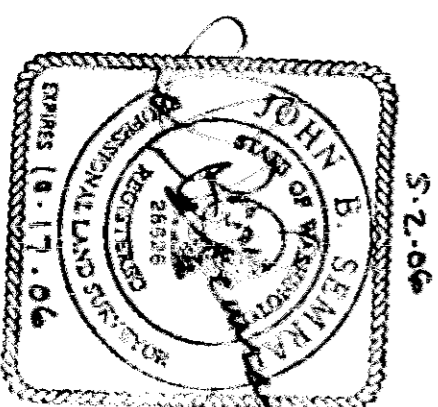
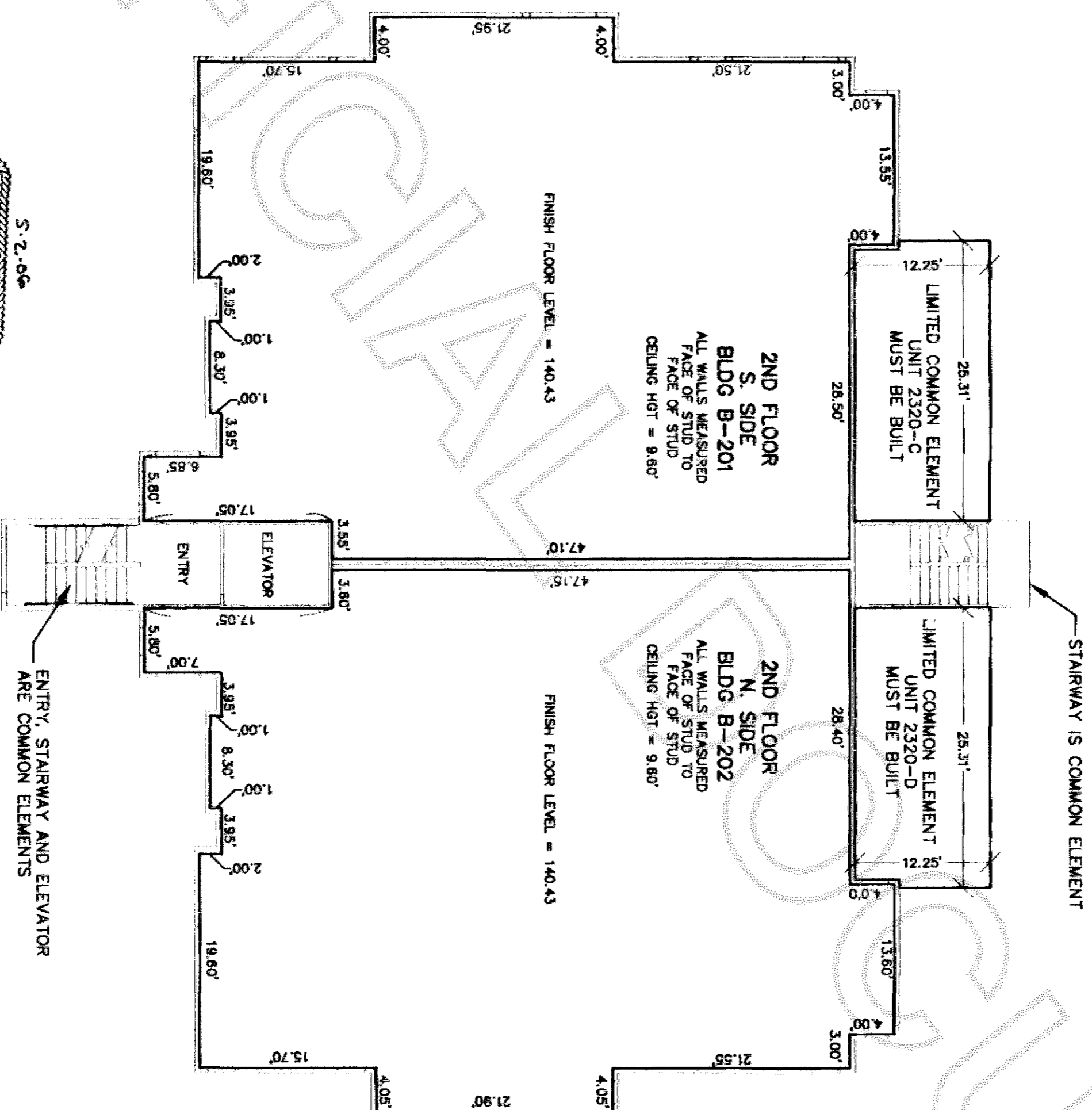


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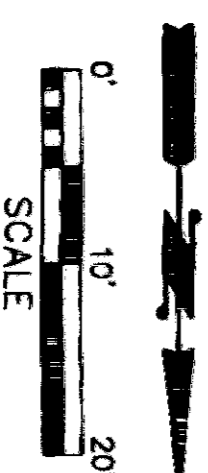
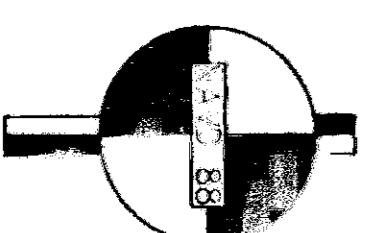


BLDG 2320 -1ST FLOOR  
THE CREST AT SUNSET COVE CONDOMINIUM  
JOB NO. 4634 C-FL-SES.dwg

THE CREST AT SUNSET COVE  
CONDOMINIUM  
IN THE NW 1/4 OF THE SE 1/4 OF  
SECTION 21, T. 35 N., R. 1 E., W.M.  
ANACORTES, WASHINGTON  
SHEET 10 OF 11



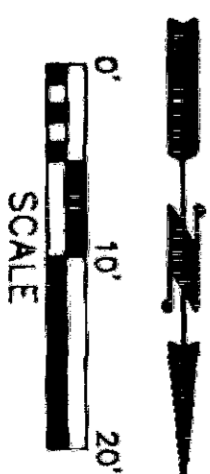
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BLDG 2320 - 2ND FLOOR  
THE CREST AT SUNSET COVE CONDOMINIUM  
JOB NO. 4634 C-FI-SES.dwg

IN THE NW 1/4 OF THE SE 1/4 OF  
SECTION 21, T. 35 N., R. 1 E., W.M.  
ANACORTES, WASHINGTON  
SHEET 11 OF 11

200605040034  
Skagit County Auditor  
5/4/2006 Page 11 of 11 9:25AM



5-2-50



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BLDG 2320 - 3RD FLOOR  
THE CREST AT SUNSET COVE CONDOMINIUM  
JOB NO. 4634 C-F1-SES.dwg