

23

S89°56'07"E  
839.71'

S89°56'07"E  
545.94'

COOK ROAD

CENTER SEC. 23  
FND CONC. MON. IN CASE  
IN CASE ( OCT. 2006 )

1/16 COR.  
FND CONC. MON. IN CASE  
IN CASE ( OCT. 2006 )

SURVEY MAP AND PLANS FOR  
KENDALL PLACE CONDOMINIUM  
SECTION 23, TOWNSHIP 35 N., RANGE 4 E., W.M.  
SEDRO-WOLLEY, WASHINGTON

AUDITOR'S CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

200701240012  
Skagit County Auditor

1/24/2007 Page 1 of 2 10:10AM

*Wendy J. Rasmussen*  
COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

PARCEL NUMBER

P76931 XREFID: 4170-000-004-0614

DECLARATION REFERENCE:

THE CONDOMINIUM DECLARATION PREPARED UNDER THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY AS SET OF PLANS REFER WAS RECORDED IN THE PUBLIC RECORDS OF SKAGIT COUNTY, WASHINGTON, AT AUDITOR'S FILE NO. 200701240012, RECORDS OF SKAGIT COUNTY, WASHINGTON.

DEDICATION:

THE UNDERSIGNED OWNER(S) IN FREE SIMPLE ("DECLARANT") HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATED 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 MAP AND PLANS AND TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION.

DECLARANT:

BY: *Rick A. Hanson*  
RICK HANSON, PRESIDENT

LIENHOLDER:

BY: *Wendy J. Rasmussen*  
COUNTY AUDITOR

ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
THIS IS TO CERTIFY THAT ON THE 22<sup>ND</sup> DAY OF JANUARY, 2007  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED  
RICK A. HANSON  
AS OWNER

TO ME KNOWN TO BE THE MANAGER OF SAID COMPANY WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT (S)HE WAS THE INDIVIDUAL AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Summit Vernon

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED  
\_\_\_\_\_ OF  
CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVE OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT (S)HE WAS THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
RESIDING AT \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS ARE BASED ON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE COURSES AND DISTANCES SHOWN ARE CORRECT; AND THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 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.

*Wendy J. Rasmussen*  
YOUNG & SOO KIRK  
PROFESSIONAL LAND SURVEYOR,  
CERTIFICATE NO. 32189

06282

SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273  
PHONE: (360) 416-4999 FAX: (360) 416-4949  
E-MAIL: YSK@SUMMITES.COM



LEGAL DESCRIPTION OF LAND WITHIN THE CONDOMINIUM

THE WEST 132 FEET OF TRACT 4 OF "SEDRO ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35 OF THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON, EXCEPT THE WEST 1 FOOT THEREOF, ALSO EXCEPT THE NORTH 5 FEET AS CONVERTED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 775532. SITUATE IN SKAGIT COUNTY, WASHINGTON.

BASIS OF BEARING:

NORTH LINE OF SOUTHEAST QUARTER OF THE SAID SECTION: S 89°56'07" E.

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSES USING A NIKON DTM-520 TOTAL STATION IN NOVEMBER, 2006.

NOTE

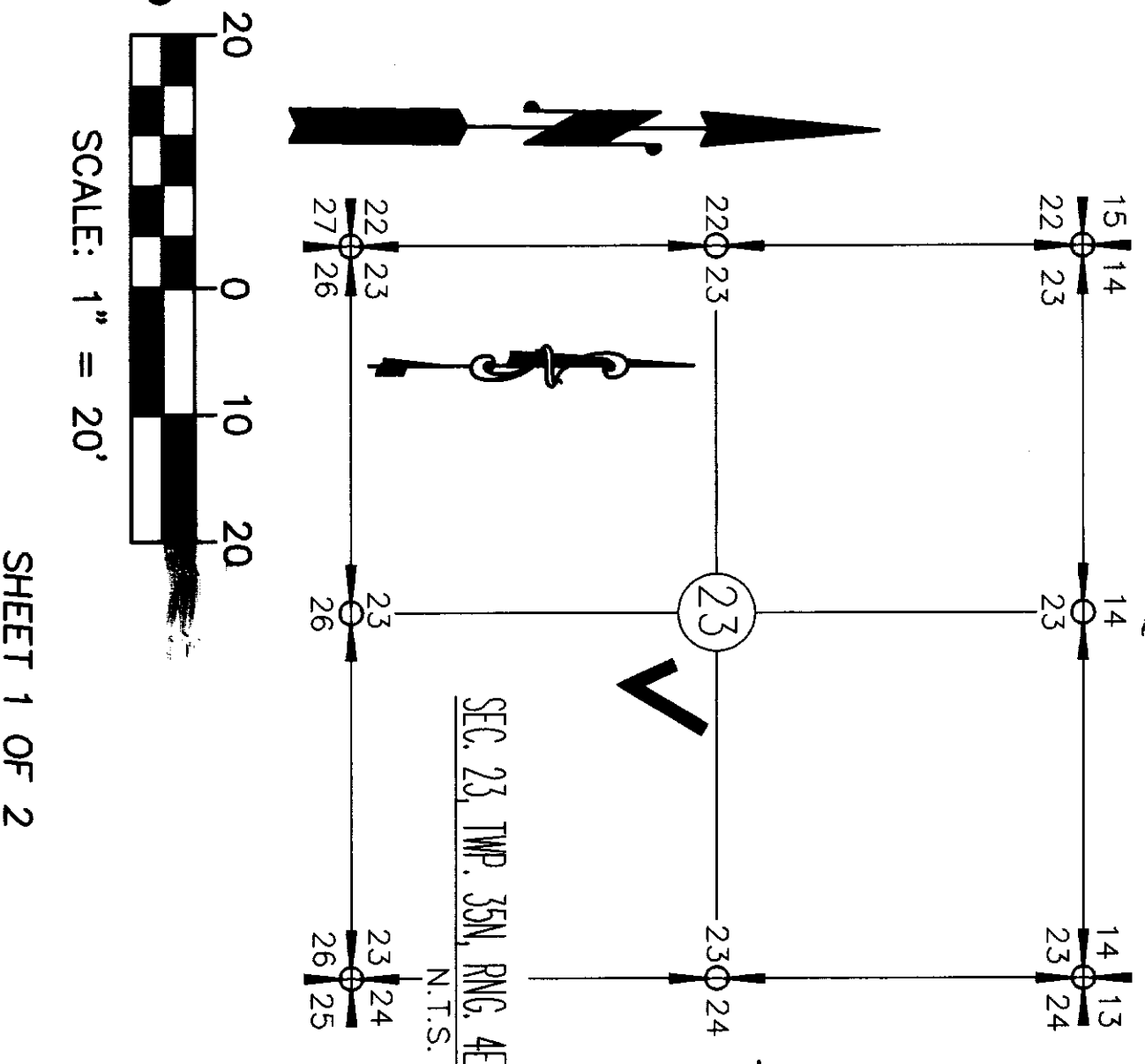
1. ZONING: R-7, MULTIPLE FAMILY RESIDENTIAL DISTRICT
2. ACCESS TO STORMWATER FACILITIES AND SEWER MAIN MAHOLES TO REMAIN UNOBSTRUCTED FOR INSPECTION AND MAINTENANCE OF THE SYSTEM. ACCESS ROADS ARE TO BE MAINTAINED FOR VEHICLE ACCESS.
3. NO ALTERATION IS ALLOWED WITHOUT CITY OF SEDRO-WOLLEY APPROVAL.
4. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGEMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESS OR IMPLIED, NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS, AND ORDINANCES.
5. ALL LOT/UNIT CORNERS AND THE POINTS OF CURVATURE ARE MARKED ON GROUND WITH A REBAR AND PLASTIC PLUG MARKED "SUMMIT 32169" UNLESS NOTED OTHERWISE.
6. ALL UNITS SHALL HAVE AN UNDIVIDED INTEREST IN ALL COMMON ELEMENTS. MAINTENANCE, UPKEEP AND REPAIR OF COMMON ELEMENTS AND ANY FACILITIES THEREON SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION.
7. ALL DRIVEWAY(S)/PARKING LOT(S), PLAY AREA AND STORMWATER FACILITIES ON THIS DEVELOPMENT ARE PRIVATE. THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE SAID DRIVEWAY(S)/PARKING LOT(S) AND UTILITIES. THE CITY OF SEDRO-WOLLEY AND PUD #1 HAVE EASEMENT OVER AND UNDER THE DRIVEWAY(S)/PARKING LOT(S) FOR MAINTENANCE, REPAIR AND CONSTRUCTION OF THE CITY OWNED SANITARY SEWER FACILITY AND PUD #1 OWNED WATERMAIN.

EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO-WOLLEY, PUGET SOUND ENERGY, VERIZON TELEPHONE CO. OF THE NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, AT&T TELECOMMUNICATIONS INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE ROADWAYS AND UTILITIES EASEMENTS (10. 7) SHOWN HEREON, AND ALONG THE ROUTE 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 UNITS WITHIN THIS DEVELOPMENT, TOGETHER WITH THE RIGHT TO ENTER ANY GRANTOR UPON THE UNITS 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 THIS DEVELOPMENT OR TO THE CONDOMINIUM ASSOCIATION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

DEVELOPERS/OWNERS

RICK A. HANSON  
103 E. UTSALADY STREET  
CAMANO ISLAND, WA 98292  
(360) 387-6613

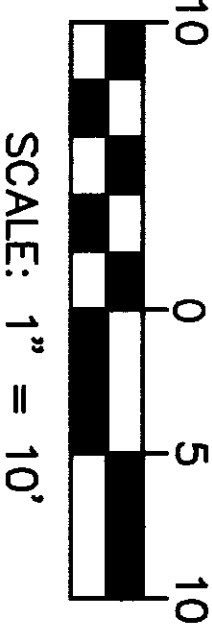


SURVEY MAP AND PLANS FOR

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.



**KENDALL PLACE CONDOMINIUM**  
SECTION 23, TOWNSHIP 35 N., RANGE 4 E., W.M.  
SEDRO-WOLLEY, WASHINGTON



1/24/2007 Page 2 of 2 2:10:10AM

COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON  
BY DEPUTY

**AREAS**

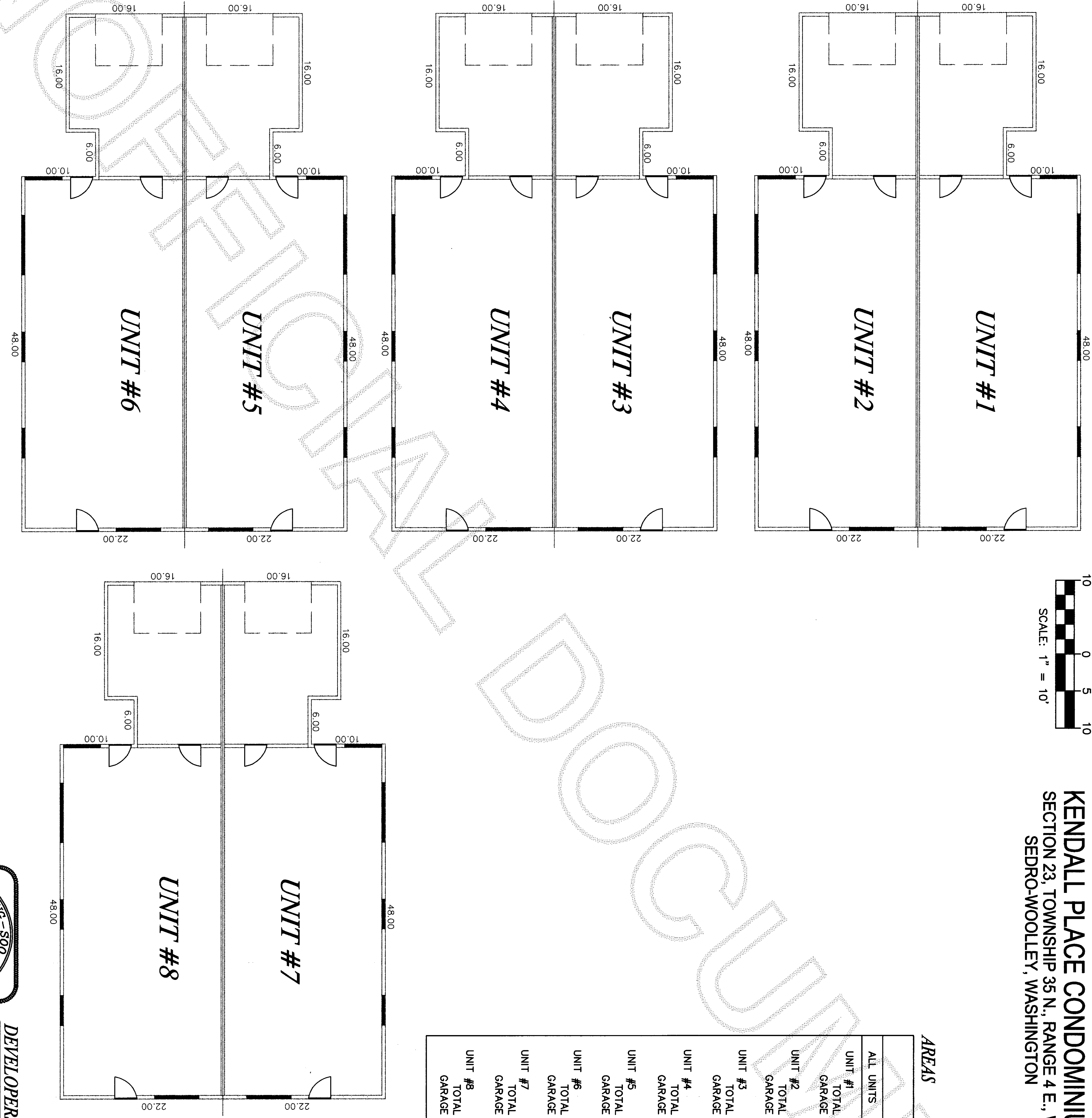
ALL UNITS	AREA
UNIT #1 TOTAL GARAGE	1056.0 SF 328.0 SF
UNIT #2 TOTAL GARAGE	1056.0 SF 328.0 SF
UNIT #3 TOTAL GARAGE	1056.0 SF 328.0 SF
UNIT #4 TOTAL GARAGE	1056.0 SF 328.0 SF
UNIT #5 TOTAL GARAGE	1056.0 SF 328.0 SF
UNIT #6 TOTAL GARAGE	1056.0 SF 328.0 SF
UNIT #7 TOTAL GARAGE	1056.0 SF 328.0 SF
UNIT #8 TOTAL GARAGE	1056.0 SF 328.0 SF

**ADDRESS**

UNIT #1 - 891 COOK ROAD  
UNIT #2 - 893 COOK ROAD  
UNIT #3 - 887 COOK ROAD  
UNIT #4 - 889 COOK ROAD  
UNIT #5 - 883 COOK ROAD  
UNIT #6 - 885 COOK ROAD  
UNIT #7 - 879 COOK ROAD  
UNIT #8 - 881 COOK ROAD

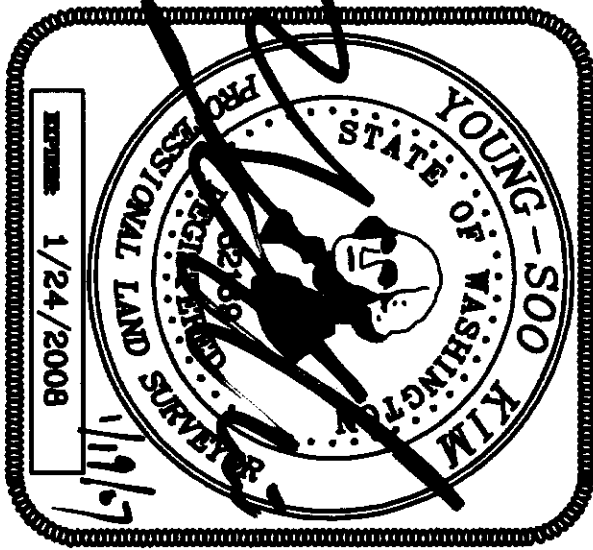
**NOTE:**

1. EACH GARAGE APRON DEPICTED HEREON IS A LIMITED COMMON ELEMENT ALLOCATED TO THE UNIT TO WHICH IT IS IMMEDIATELY ADJACENT.
2. PLAY AREA, PLANTING AREA AND DRIVEWAY ARE COMMON ELEMENT (CE).
3. ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL STUDS, MEASURED AS SHOWN TO THE NEAREST 0.1 FOOT.
4. ALL DIMENSIONS ARE BASED ON AS-BUILT MEASUREMENTS AS OF THE DATE OF THE DECLARANT'S RECORDING OF THESE PLANS. THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE PRIOR TO SALE AND DO NOT CONSTITUTE COVENANTS, CONDITIONS, RESTRICTIONS, WARRANTIES OR GUARANTEES CONCERNING THE USE, DESIGN, VALUE OR MARKETABILITY THEREOF.
5. COMPLETE, APPROVED BUILDING PLANS ARE AVAILABLE FROM THE DECLARANT, AND FROM THE CITY OF SEDRO-WOLLEY BUILDING DEPARTMENT.



**DEVELOPERS/OWNERS**

RICK A. HANSON  
103 E. UTSALADY STREET  
CAMANO ISLAND, WA 98292  
(360) 387-6613



**SUMMIT ENGINEERS & SURVEYORS, INC.**  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273  
PHONE: (360) 416-4999 FAX: (360) 416-4949  
E-MAIL: YSK@SUMMITES.COM

