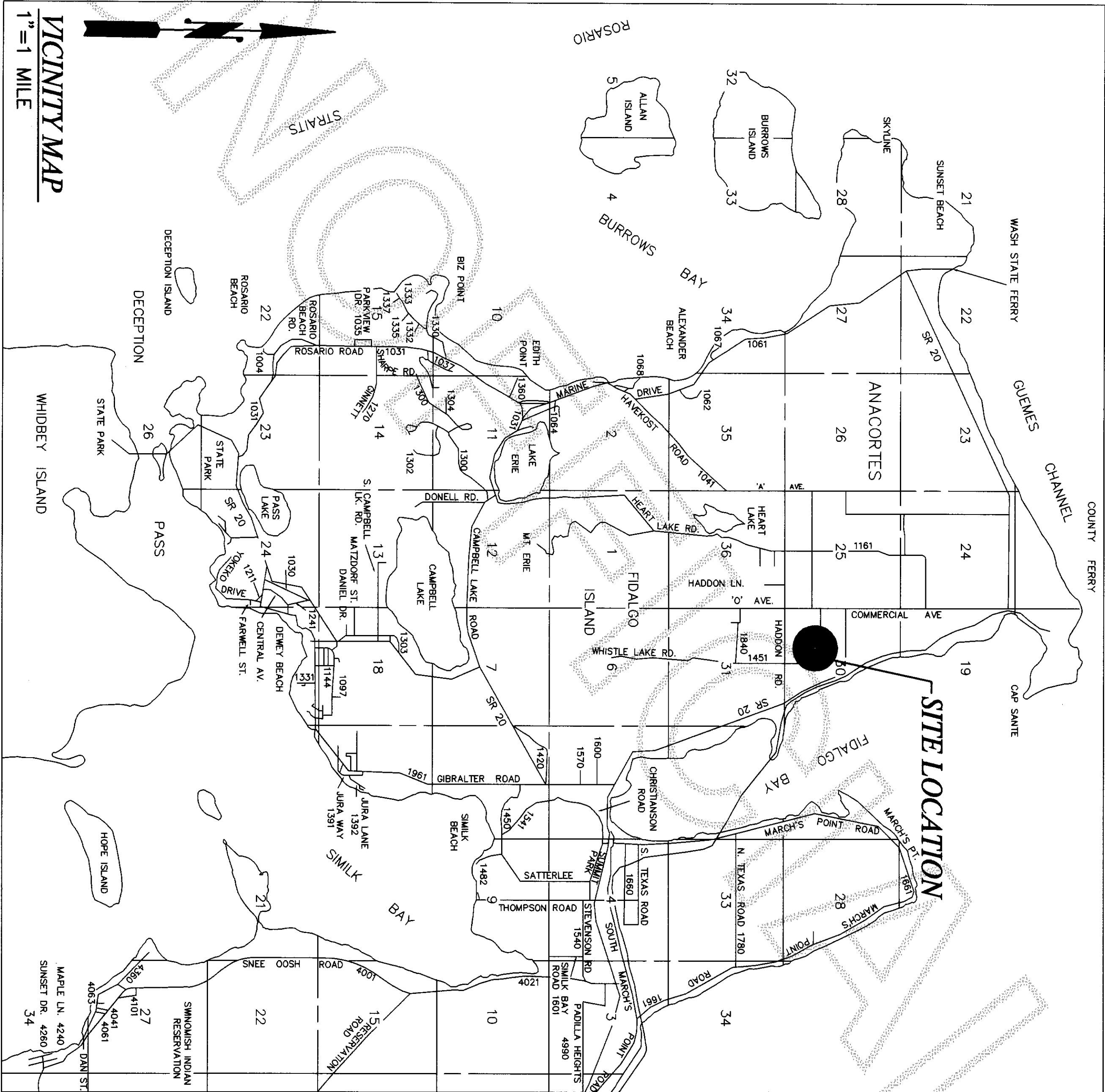


SURVEY MAP AND PLANS FOR  
VIEW RIDGE VILLAS, A CONDOMINIUM  
SECTION 30, TOWNSHIP 35 N., RANGE 2 E., W.M.  
ANACORTES, WASHINGTON

**LEGAL DESCRIPTION OF LAND WITHIN THE CONDOMINIUM**  
PARCEL A:  
THAT PORTION OF GOVERNMENT LOT 6, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, BEING ALSO THE SOUTH QUARTER CORNER OF SAID SECTION 30;  
THENCE NORTH 0°54'22" EAST, ALONG THE WEST LN OF SAID GOVERNMENT LOT 6, A DISTANCE OF 231.02 FEET TO THE NORTH LINE OF THE SOUTH 14 RODS OF SAID GOVERNMENT LOT 6;  
THENCE SOUTH 89°50'14" EAST ALONG THE NORTH LINE OF THE SOUTH 14 RODS OF SAID GOVERNMENT LOT 6, A DISTANCE OF 330.30 FEET TO A POINT ON THE EAST LINE OF THE WEST 330 FEET OF SAID GOVERNMENT LOT 6, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 89°50'14" EAST A DISTANCE OF 510.79 FEET;  
THENCE NORTH 31°35'42" WEST A DISTANCE OF 717.45 FEET TO THE SOUTHWEST CORNER OF LOT 18 OF THE PLAT OF SITTMWOOD DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE NORTH 25°40' WEST ALONG THE WESTERLY LINE OF SAID PLAT OF SITTMWOOD DIVISION NO. 1, A DISTANCE OF 280.00 FEET TO THE EAST LINE OF THE WEST 330 FEET OF SAID GOVERNMENT LOT 6;  
THENCE SOUTH 0°54'22" WEST ALONG THE EAST LINE OF THE WEST 330 FEET OF SAID GOVERNMENT LOT 6, A DISTANCE OF 433.09 FEET;  
THENCE NORTH 89°50'14" WEST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 6, A DISTANCE OF 165.01 FEET;  
THENCE SOUTH 0°54'22" WEST A DISTANCE OF 50.00 FEET;  
THENCE SOUTH 89°50'14" EAST A DISTANCE OF 165.01 FEET TO THE EAST LINE OF THE WEST 330 FEET OF SAID GOVERNMENT LOT 6;  
THENCE SOUTH 0°54'22" WEST A DISTANCE OF 379.03 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF PLATTED AS RE-PLAT OF SITTMWOOD DIVISION III, PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 74 AND 75, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:  
A NON-EXCLUSIVE EASEMENT GRANTED UNDER AUDITOR'S FILE NO.8904130063, RECORDS OF SKAGIT COUNTY, WASHINGTON, FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, ALONG AND ACROSS ALL THAT PORTION OF THE PRIVATE ROAD KNOWN AS BLUE HERON CIRCLE AS DELINEATED ON THE FACE OF RE-PLAT OF SITTMWOOD DIVISION NO. III, PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 74 AND 75, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN SKAGIT COUNTY, WASHINGTON.



**BASIS OF BEARING:**  
SOUTH LINE OF SOUTHEAST QUARTER OF THE SAID SECTION: S 89°50'14" 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, R2, RESIDENTIAL DISTRICT
2. ACCESS TO STORMWATER FACILITIES AND SEWER MAIN MAHHOLES TO REMAIN UNOBSTRUCTED FOR INSPECTION AND MAINTENANCE OF THE SYSTEM. ACCESS ROADS ARE TO BE MAINTAINED FOR VEHICLE ACCESS. NO ALTERATION IS ALLOWED WITHOUT CITY OF ANACORTES APPROVAL.
3. 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.
4. 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.
5. 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.
6. ALL DRIVEWAY(S)/PARKING LOT(S), LANDSCAPE 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 ANACORTES SHALL HAVE EASEMENT OVER AND UNDER THE DRIVEWAY(S)/PARKING LOT(S) FOR MAINTENANCE, REPAIR AND CONSTRUCTION OF THE CITY OWNED SANITARY SEWER FACILITY AND WATERMAIN.

**EASEMENT PROVISION**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, PUEBET 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 AND OTHER PROPERTY AS MAY BE DEVELOPED IN ASSOCIATION WITH EXPANSIONS TO 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**  
VIEW RIDGE APARTMENT, L.L.C.  
C/O HILL REAL ESTATE  
2030 DEXTER AVENUE N. #225  
SEATTLE, WA 98109



200711130142  
Skagit County Auditor  
11/13/2007 Page 1 of 4 4:11:18AM  
COUNTY AUDITOR: *James Stewart*  
SKAGIT COUNTY, WASHINGTON  
BY DEPUTY: *James Stewart*

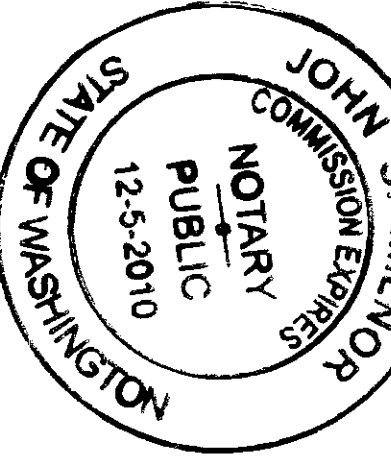
**PARCEL NUMBER**  
P33051 XREFID: 350230-0-017-0200

**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 WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, AT AUDITOR'S FILE NO. 8904130043, RECORDS OF SKAGIT COUNTY, WASHINGTON.

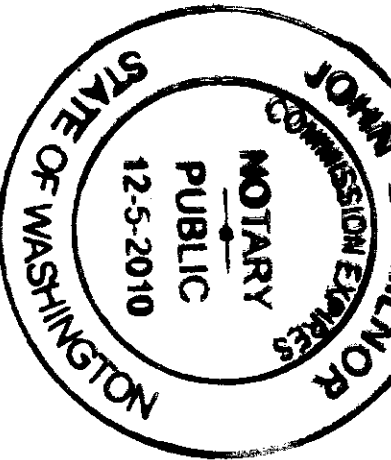
**DEDICATION:**  
THE UNDERSIGNED OWNER(S) IN FEE SIMPLE ("DECLARANT") HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATED THE SAME FOR CONDOMINIUM PURPOSES. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FILED CONTEMPORANEOUSLY HERewith. THIS DEDICATION IS NOT FOR ANY OTHER USE THAN TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT FOR A SURVEY AND PLANS AND TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION.

DECLARANT:  
BY: *James Stewart*  
LIEHOLDERS:  
BY: *Matt Hill, Vice President KeyBank N.A.*

**ACKNOWLEDGEMENT**  
STATE OF Washington )  
COUNTY OF Skagit )  
THIS IS TO CERTIFY THAT ON THE 8<sup>th</sup> DAY OF November, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED James Stewart, A Licensed Professional Land Surveyor OF View Ridge Apartment, A Limited Liability Company TO ME KNOWN TO BE THE MANAGER OF SAID COMPANY WHO EXECUTED THE TRIN AND ORECONIC DEDICATION AND COMMANDED THE SAID INSTRUMENT TO BE THE TREE 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 Vernon



**ACKNOWLEDGEMENT**  
STATE OF Washington )  
COUNTY OF Skagit )  
THIS IS TO CERTIFY THAT ON THE 8<sup>th</sup> DAY OF November, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED Matt Hill, Vice-President OF View Ridge Apartment, A corporation OF Key Bank N.A. TO ME KNOWN TO BE THE REPRESENTATIVE OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT 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 Washington, RESIDING AT Vernon.



**SURVEYORS 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.

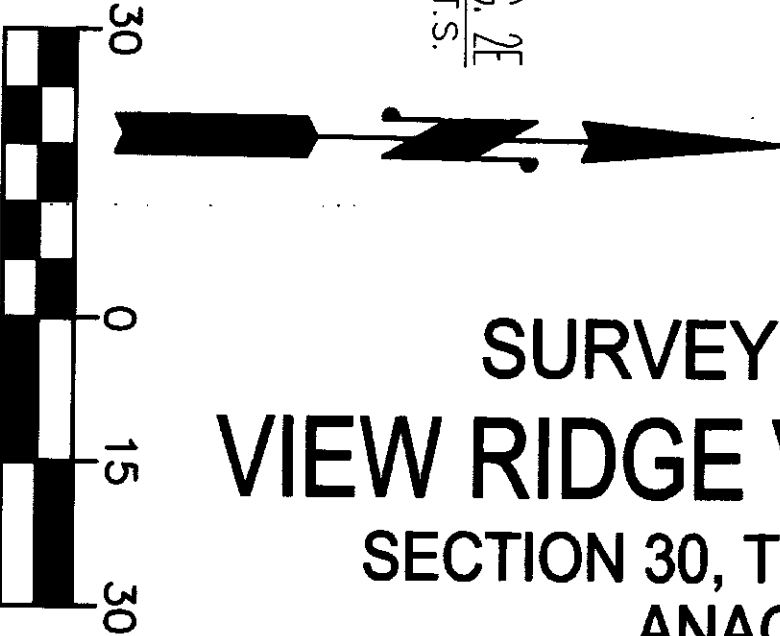
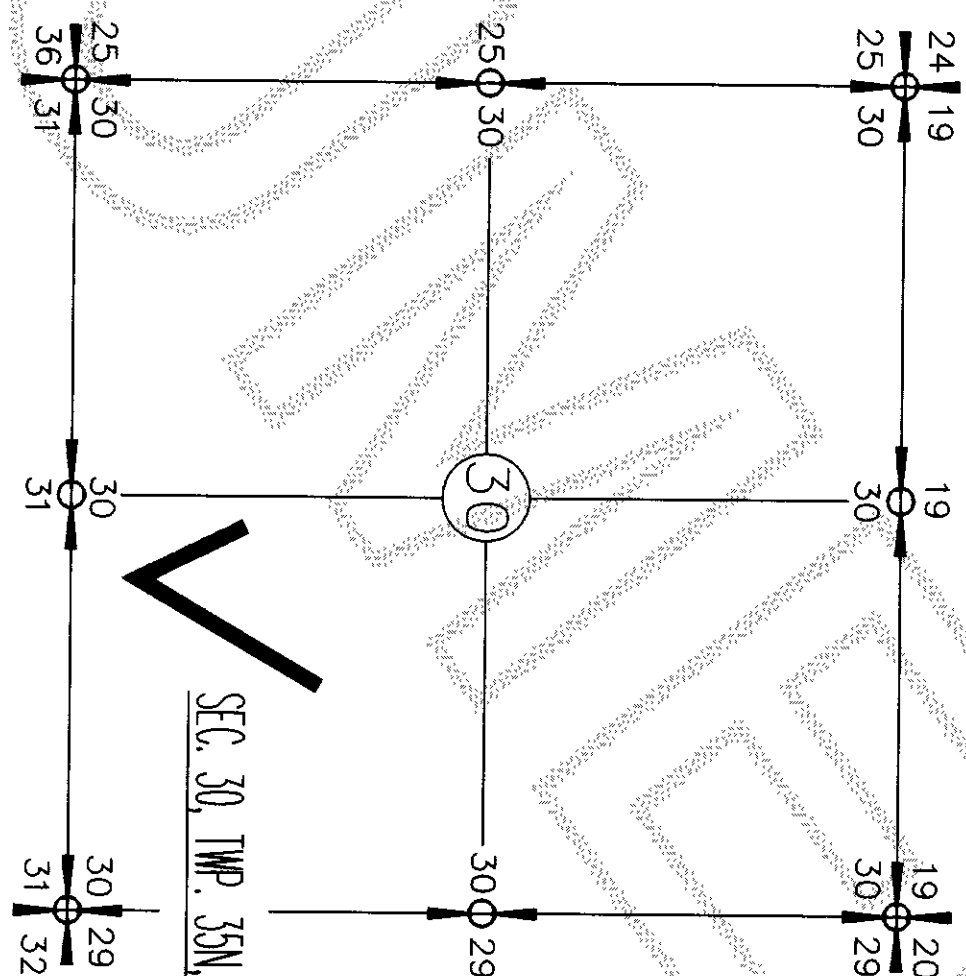
*James Stewart*  
JAMES A. STEWART, L.L.C.  
SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273  
PHONE: (360) 416-4999 FAX: (360) 416-4949  
E-MAIL: YSK@SUMMITES.COM





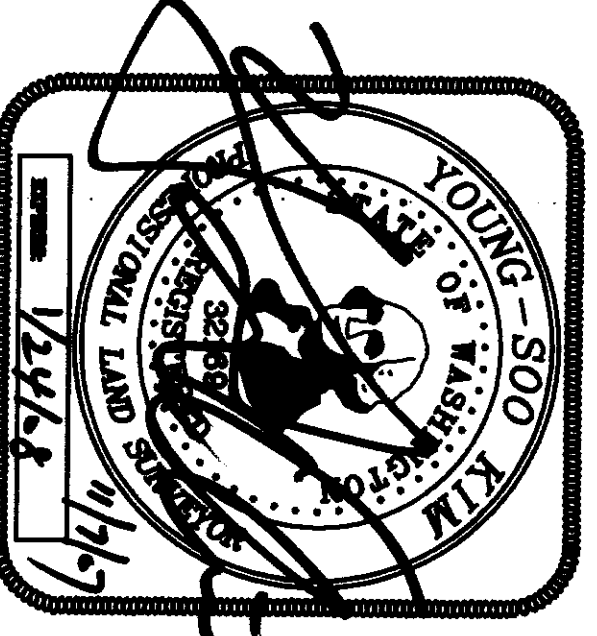
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	105.97	118.00	56.86	51°27'16"
C2	89.80	50.00	62.75	102°54'12"
C3	118.70	427.50	58.73	155°4'32"
C4	28.32	171.00	14.19	09°29'20"

- LEGEND**
- COMPUTED POINT
  - SET REBAR & CAP #32169
  - ◆ FND CONC. MON.
  - FND IP/REBAR



**SURVEY MAP AND PLANS FOR  
VIEW RIDGE VILLAS, A CONDOMINIUM**  
SECTION 30, TOWNSHIP 35 N., RANGE 2 E., W.M.  
ANACORTES, WASHINGTON

**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



**NOTE:**

1. EACH DECK/RATIO DEPICTED HEREON IS A LIMITED COMMON ELEMENT ALLOCATED TO THE UNIT TO WHICH IT IS IMMEDIATELY ADJACENT.
2. DRIVING LANE IN PARKING LOT IS COMMON ELEMENT (CE).
3. STORAGE SHEDS ADJACENT TO THE PARKING STALLS ARE LIMITED COMMON ELEMENTS (LCE) FOR THE USE OF THE UNITS TO WHICH THEY ARE ASSIGNED.
4. SOME PARKING STALLS AND STORAGE AREAS ARE LIMITED COMMON ELEMENTS (LCE) FOR THE USE OF THE UNITS TO WHICH THEY ARE ASSIGNED, AS DESCRIBED ON EXHIBIT C TO THE DECLARATION.

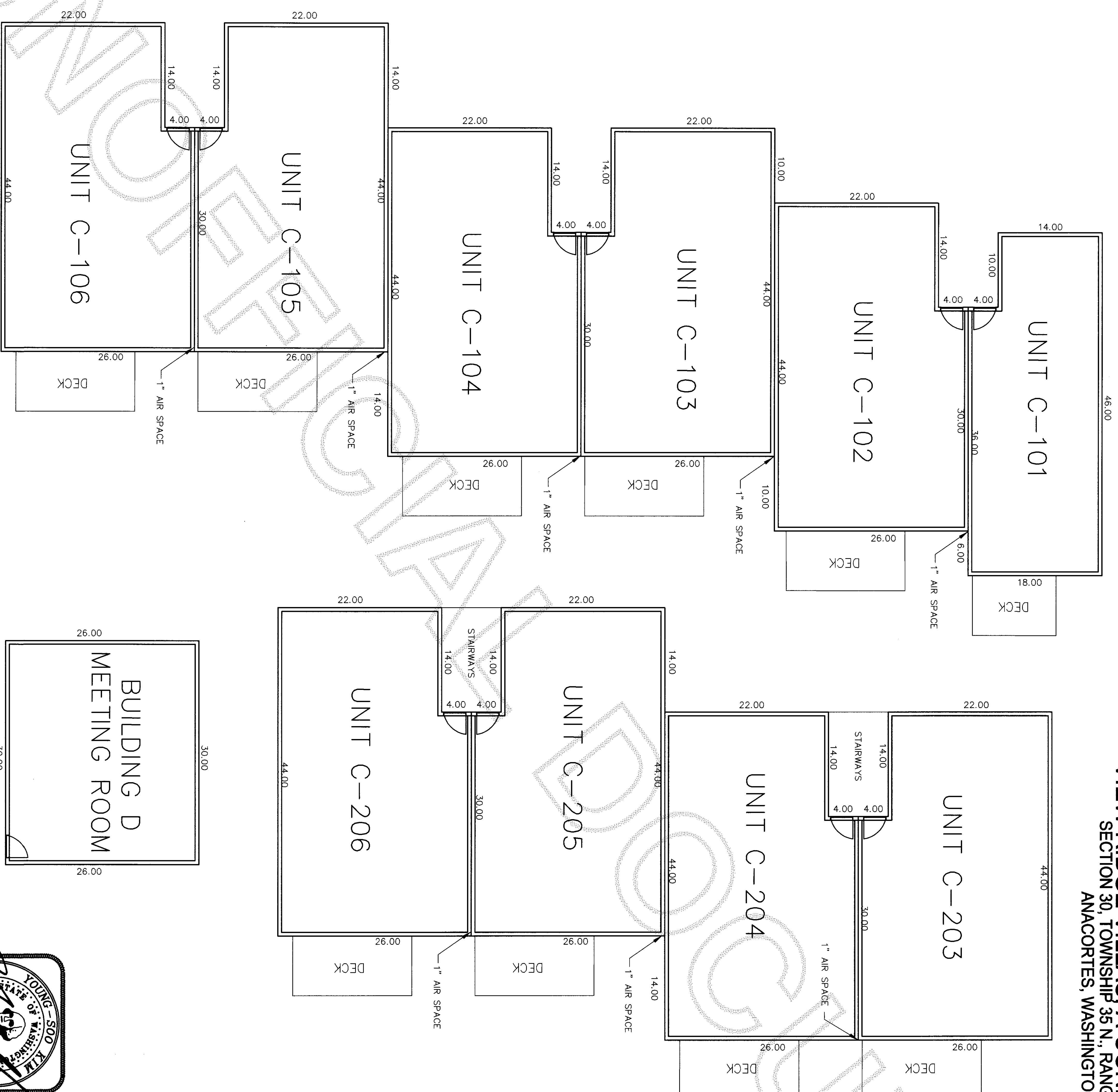
**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

200711130142  
Skagit County Auditor

11/13/2007 Page 3 of 4 11:18AM  
COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON  
BY DEPUTY

AREAS	
ALL UNITS	AREA
UNIT #A-101 -	763.68 SQ. FT.
UNIT #A-102 -	763.68 SQ. FT.
UNIT #B-101 -	771.68 SQ. FT.
UNIT #B-102 -	771.68 SQ. FT.
UNIT #C-101 -	788 SQ. FT.
UNIT #C-102 -	1088 SQ. FT.
UNIT #C-103 -	1088 SQ. FT.
UNIT #C-203 -	1088 SQ. FT.
UNIT #C-104 -	1088 SQ. FT.
UNIT #C-204 -	1088 SQ. FT.
UNIT #C-105 -	1088 SQ. FT.
UNIT #C-205 -	1088 SQ. FT.
UNIT #C-106 -	1088 SQ. FT.
UNIT #C-206 -	1088 SQ. FT.
UNIT #D-101 -	1080.94 SQ. FT.
UNIT #D-102 -	1080.94 SQ. FT.
UNIT #D-202 -	1080.94 SQ. FT.
UNIT #D-103 -	1080.94 SQ. FT.
UNIT #D-203 -	1080.94 SQ. FT.
UNIT #D-104 -	1080.94 SQ. FT.
UNIT #D-204 -	1080.94 SQ. FT.
UNIT #D-105 -	1080.94 SQ. FT.
UNIT #D-205 -	1080.94 SQ. FT.
UNIT #D-106 -	1080.94 SQ. FT.
UNIT #D-206 -	1080.94 SQ. FT.
UNIT #D-107 -	1080.94 SQ. FT.
UNIT #D-207 -	1080.94 SQ. FT.
BUILDING D -	780.00 SQ. FT.
UNIT #D-108 -	1080.94 SQ. FT.
UNIT #D-208 -	1080.94 SQ. FT.



26.00

30.00

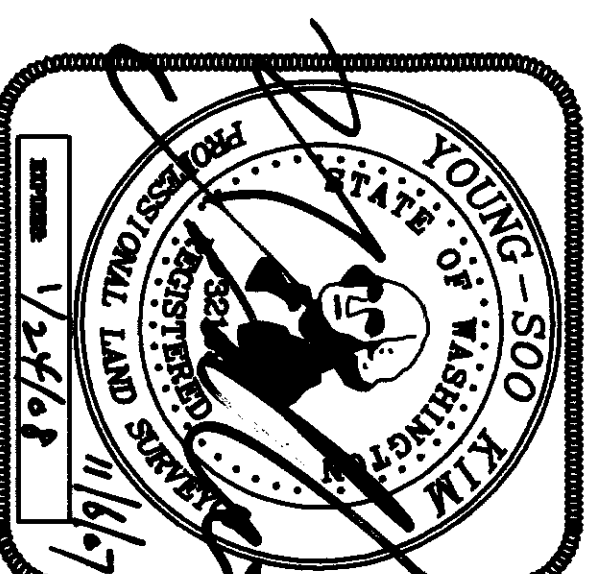
BUILDING D  
MEETING ROOM

COMMON ELEMENT

26.00

**NOTE:**

1. ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL STUDS, MEASURED AS SHOWN TO THE NEAREST 0.1 FOOT.
2. 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.
3. COMPLETE, APPROVED BUILDING PLANS ARE AVAILABLE FROM THE DECLARANT, AND FROM THE CITY OF ANACORTES BUILDING DEPARTMENT.



**SUMMIT ENGINEERS & SURVEYORS, INC.**  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273  
PHONE: (360) 416-4899 FAX: (360) 416-4949  
E-MAIL: [YSK@SUMMITES.COM](mailto:YSK@SUMMITES.COM)



SCALE: 1" = 10'

SHEET 3 OF 4



ADDRESS

UNIT #A-101 - 4302 BLUE HERON CIRCLE  
UNIT #A-102 - 4304 BLUE HERON CIRCLE  
UNIT #B-101 - 4306 BLUE HERON CIRCLE  
UNIT #B-102 - 4308 BLUE HERON CIRCLE  
UNIT #C-101 - 4310, UNIT 101 BLUE HERON CIRCLE  
UNIT #C-102 - 4310, UNIT 102 BLUE HERON CIRCLE  
UNIT #C-103 - 4310, UNIT 103 BLUE HERON CIRCLE  
UNIT #C-104 - 4310, UNIT 104 BLUE HERON CIRCLE  
UNIT #C-204 - 4310, UNIT 204 BLUE HERON CIRCLE  
UNIT #C-108 - 4310, UNIT 108 BLUE HERON CIRCLE  
UNIT #C-206 - 4310, UNIT 206 BLUE HERON CIRCLE

UNIT #D-101 - 4309, UNIT 101 BLUE HERON CIRCLE  
UNIT #D-201 - 4309, UNIT 201 BLUE HERON CIRCLE  
UNIT #D-102 - 4309, UNIT 102 BLUE HERON CIRCLE  
UNIT #D-202 - 4309, UNIT 202 BLUE HERON CIRCLE  
UNIT #D-103 - 4309, UNIT 103 BLUE HERON CIRCLE  
UNIT #D-203 - 4309, UNIT 203 BLUE HERON CIRCLE  
UNIT #D-104 - 4309, UNIT 104 BLUE HERON CIRCLE  
UNIT #D-204 - 4309, UNIT 204 BLUE HERON CIRCLE  
UNIT #D-105 - 4309, UNIT 105 BLUE HERON CIRCLE  
UNIT #D-205 - 4309, UNIT 205 BLUE HERON CIRCLE  
UNIT #D-106 - 4309, UNIT 106 BLUE HERON CIRCLE  
UNIT #D-206 - 4309, UNIT 206 BLUE HERON CIRCLE  
UNIT #D-107 - 4309, UNIT 107 BLUE HERON CIRCLE  
UNIT #D-207 - 4309, UNIT 207 BLUE HERON CIRCLE  
UNIT #D-108 - 4309, UNIT 108 BLUE HERON CIRCLE  
UNIT #D-208 - 4309, UNIT 208 BLUE HERON CIRCLE  
BUILDING D - 4312 BLUE HERON CIRCLE

SURVEY MAP AND PLANS FOR

VIEW RIDGE VILLAS, A CONDOMINIUM

SECTION 30, TOWNSHIP 35 N., RANGE 2 E., W.M.  
ANACORTES, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

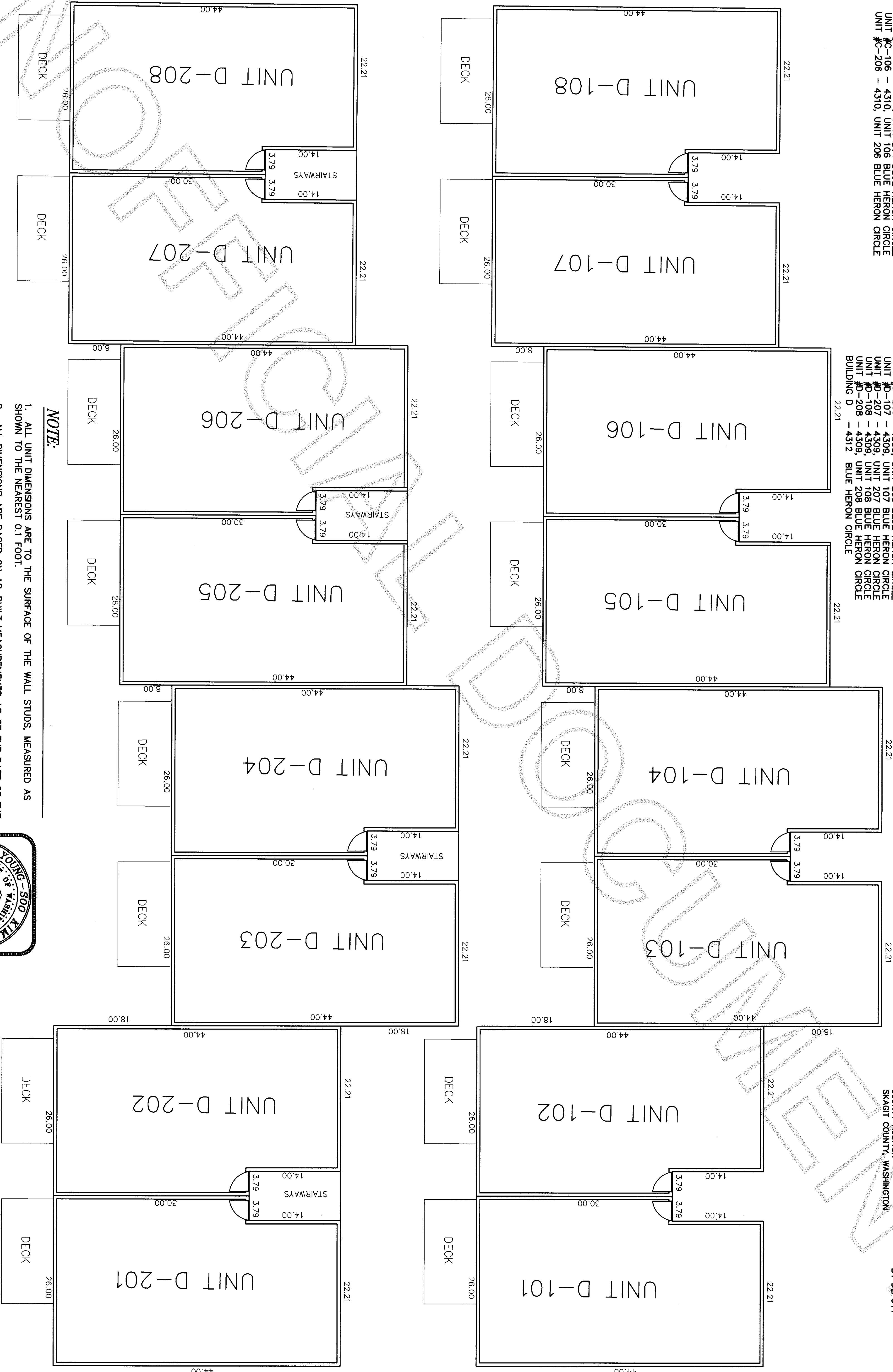


20071130142  
Skagit County Auditor

11/13/2007 Page 4 of 4

4:11:18AM  
BY DEPUTY

COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON



NOTE:

1. ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL STUDS, MEASURED AS SHOWN TO THE NEAREST 0.1 FOOT.
2. 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.
3. COMPLETE, APPROVED BUILDING PLANS ARE AVAILABLE FROM THE DECLARANT, AND FROM THE CITY OF ANACORTES BUILDING DEPARTMENT.



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



06251

