

FIRST AMENDMENT TO CASCADE ESTATES CONDOMINIUM SURVEY MAP AND PLANS  
SECTION 5, TOWNSHIP 34 N., RANGE 4 E, W.M.  
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON STATE

200711150014  
Skagit County Auditor  
11/15/2007 Page 1 of 2 9:44AM

LEGAL DESCRIPTION

PARCEL "A"  
LOT 5 OF BINDING SITE PLAN NO. 2-95, OF CASCADE PLACE / CASCADE MEADOWS, APPROVED JANUARY 18, 1996, RECORDED JANUARY 18, 1996, IN VOLUME 12 OF SHORT PLATS, PAGES 66, 67 AND 68, UNDER A.F. # 9601180033, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THAT PORTION OF PARCEL 4, LOCATED IN THE BINDING SITE PLAN OF CASCADE / CASCADE MEADOWS, AS APPROVED OCTOBER 26, 1995, AND RECORDED JANUARY 18, 1996, IN VOLUME 12 OF PLATS, ON PAGE 66 TO 68, UNDER A.F. # 9601180033, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID PARCEL 4; THENCE SOUTH 89°28'22" EAST ALONG THE SOUTH LINE OF PARCEL 9 OF SAID BINDING SITE PLAN, A DISTANCE OF 24.80 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 89°28'22" EAST A DISTANCE OF 26.64 FEET TO THE WEST LINE OF PARCEL 5, OF SAID BINDING SITE PLAN;  
THENCE SOUTH 03°19' EAST, A DISTANCE OF 9.02 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID PARCEL 4;  
THENCE NORTH 70°53'23" WEST, A DISTANCE OF 26.29 FEET TO THE TRUE POINT OF BEGINNING

ALSO TOGETHER WITH THAT PORTION OF PARCEL 9, LOCATED IN THE BINDING SITE PLAN OF CASCADE PLACE / CASCADE MEADOWS, AS APPROVED OCTOBER 26, 1995, AND RECORDED JANUARY 18, 1996, IN VOLUME 12 OF PLATS, ON PAGES 66 TO 68, UNDER A.F. # 9601180033, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID PARCEL 4 OF SAID BINDING SITE PLAN, THENCE SOUTH 89°28'22" EAST ALONG THE SOUTH LINE OF PARCEL 9 IN SAID BINDING SITE PLAN, A DISTANCE OF 24.80 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTHERLY AND NORTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 62°25'53" WEST, A DISTANCE OF 58.00 FEET THROUGH A CENTRAL ANGLE OF 27°02'29", AN ARC DISTANCE OF 25.96 FEET TO THE NORTH LINE OF SAID PARCEL 9; THENCE SOUTH 89°28'22" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 20.12 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 9;  
THENCE SOUTH 03°19' EAST, A DISTANCE OF 25.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 9  
THENCE NORTH 89°28'22" WEST, A DISTANCE OF 26.64 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION CONVEYED TO THE CITY OF BURLINGTON BY INSTRUMENT RECORDED APRIL 2, 1998 UNDER A.F. # 9604020069 OR 9604020070, RECORDS OF SKAGIT COUNTY.

PARCEL "B"  
LOT 6 OF BINDING SITE PLAN NO. 2-95, OF CASCADE MEADOWS, APPROVED JANUARY 18, 1996, RECORDED JANUARY 18, 1996, IN VOLUME 12 OF SHORT PLATS, PAGES 66, 67 AND 68, UNDER A.F. # 9601180033, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE EAST 30 FEET AS CONVEYED TO THE CITY OF BURLINGTON BY DEED RECORDED JUNE 13, 2001, UNDER AUDITOR'S FILE NO. 200706150048.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENTS

SHEET 4 OF 10 SHOWS ALL EASEMENTS LISTED IN THE SUBDIVISION GUARANTEE PREPARED BY LAND TITLE COMPANY OF SKAGIT COUNTY AND LISTED IN SCHEDULES A-1 & B-1 OF ORDER NO. 125993-S

PURPOSE OF AMENDMENT

THE PURPOSE OF THIS AMENDMENT TO THE SURVEY MAP AND PLANS IS TO CORRECT AN ERROR WITH THE NUMBERING OF THE GARAGE PARKING SPACES. SHEET 2 OF THIS AMENDMENT REPLACES SHEET 3 OF THE CASCADE ESTATES CONDOMINIUM SURVEY MAP AND PLANS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 200706110218.

DECLARATION

THE UNDERSIGNED OWNER, IN FEE SIMPLE, ("DECLARANT"), HEREBY DECLARES THAT THIS SURVEY MAP AND PLANS IS DEDICATED FOR CONDOMINIUM PURPOSES. THIS SURVEY MAP AND PLANS AND ALL PORTIONS THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FILED CONTEMPORANEOUSLY HERewith. THIS DECLARATION IS NOT FOR ANY OTHER PURPOSE THAN TO SUBMIT THE REAL PROPERTY DESCRIBED HEREIN TO THE CONDOMINIUM ACT AS PROVIDED IN THE CONDOMINIUM DECLARATION.

QUEENS PLAT DEVELOPMENT, INC.

JOHN ARSON, PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF WHATCOM )  
ON THIS 14th DAY OF November, 2007, BEFORE ME PERSONALLY APPEARED

John Rusin

TO ME KNOWN TO BE THE PRESIDENT OF QUEEN'S PLAT DEVELOPMENT, INC. THAT EXECUTED THE WITHIN AND FOREGOING 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 HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

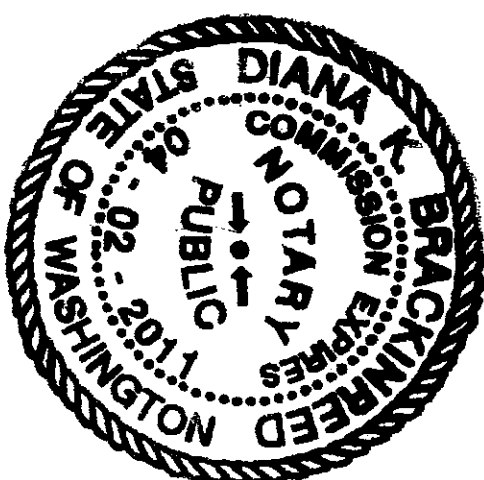
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

Alanna K. Blackwood

NOTARY PUBLIC AND FOR THE STATE OF WASHINGTON

RESIDING AT Bellingham

DATE 11/14/07



DECLARATION REFERENCE

THE DECLARATION FOR THIS CONDOMINIUM WAS RECORDED 2007, UNDER AUDITOR'S FILE NUMBER RECORDS OF SKAGIT COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS OF CASCADE ESTATES CONDOMINIUM WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, AT THE REQUEST OF THIS DAY OF 2007, AT AND THAT IT IS RECORDED UNDER AUDITOR'S FILE NO. RECORDS OF SAID COUNTY AND STATE.

AUDITOR, SKAGIT COUNTY, WASHINGTON

BY

SURVEYOR'S CERTIFICATE

I, DARCY JONES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR WITHIN THE STATE OF WASHINGTON. I FURTHER CERTIFY THAT THIS SURVEY MAP AND PLANS FOR CASCADE ESTATES CONDOMINIUM IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY, THAT ALL INFORMATION REQUIRED BY RCW 84.34.232 (1) IS SUPPLIED THEREIN, AND THAT THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS. THIS IS TO CERTIFY FURTHER THAT THIS MAP REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

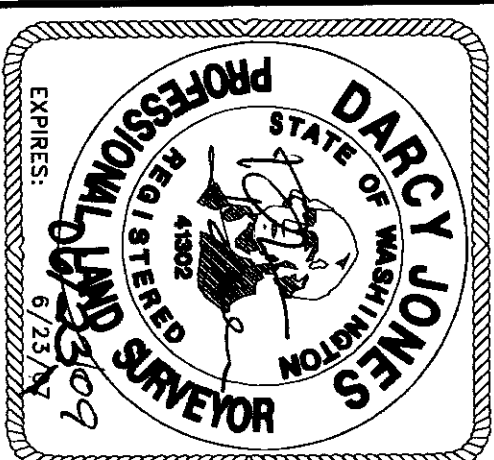
DARCY JONES, BEING SWORN UPON OATH, DEPOSES AND SAYS: I AM THE ABOVE NAMED LAND SURVEYOR, I HAVE READ THE FOREGOING LAND SURVEYOR'S CERTIFICATE, KNOW THE CONTENTS THEREOF AND BELIEVE THE SAME TO BE TRUE.

Darcy Jones  
DARCY JONES, REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF WASHINGTON, LICENSE NO. 41302

DATE 11-12-07



DRAWN BY DATE  
CHECKED BY DATE  
JOB # 06040



4184 Meridian Street • Suite 200 • Bellingham, Washington 98226

CASCADE ESTATES CONDOMINIUM  
COVER SHEET

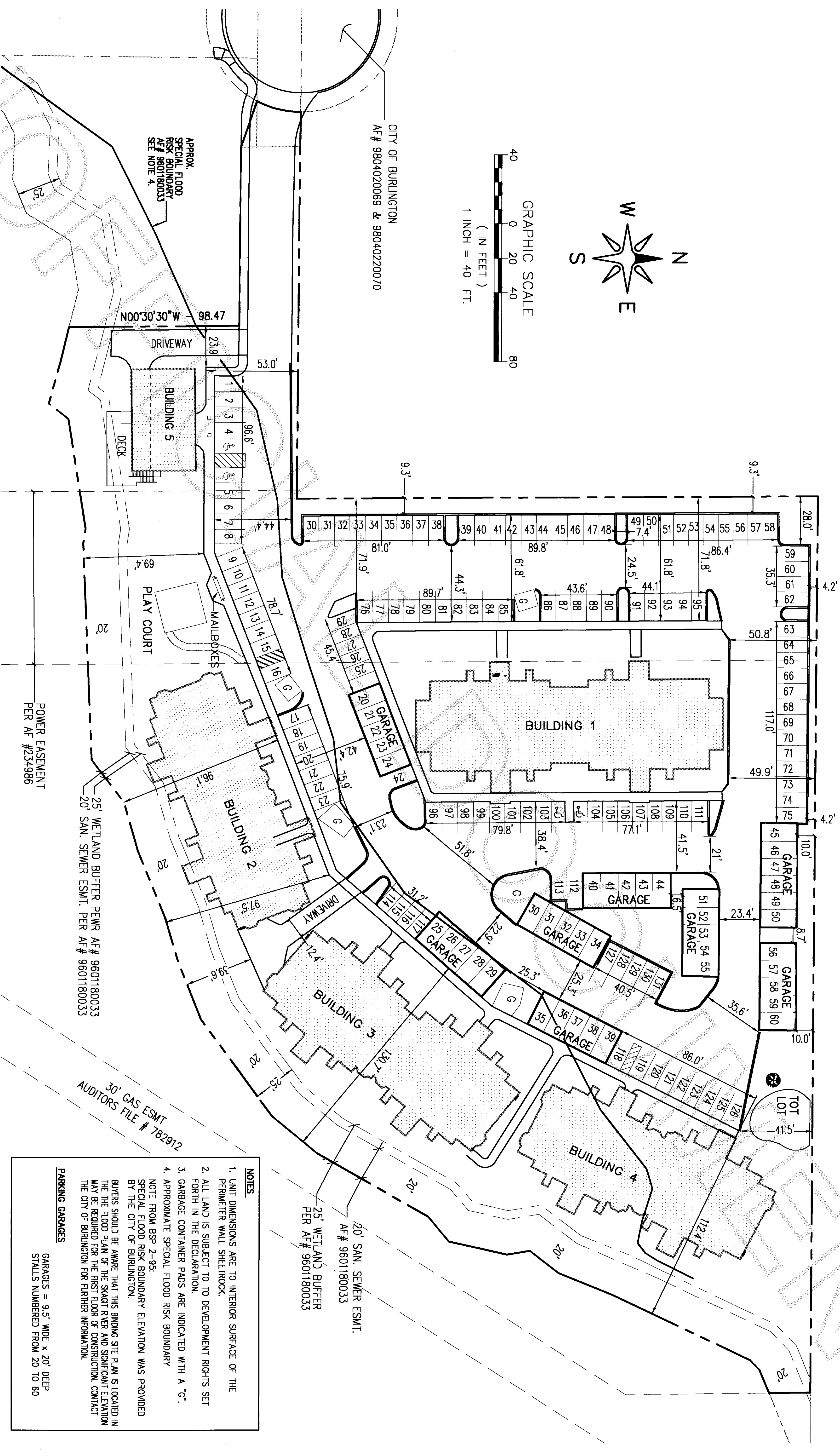
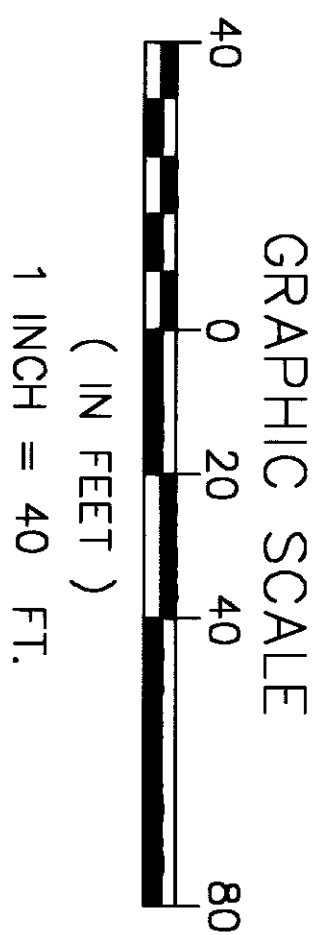
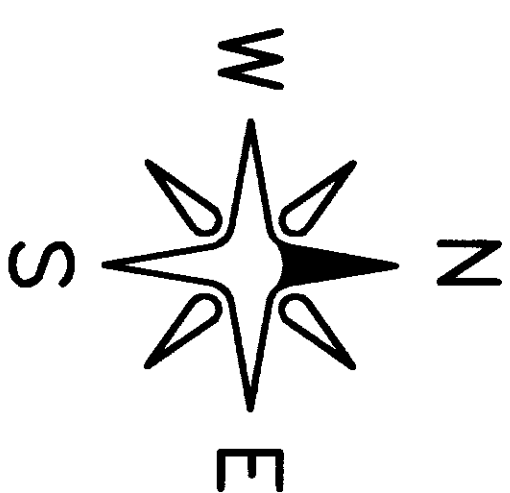
SHEET 1  
OF 2



# FIRST AMENDMENT TO CASCADE ESTATES CONDOMINIUM SURVEY MAP AND PLANS

SECTION 5, TOWNSHIP 34 N., RANGE 4 E, W.M.  
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON STATE

200711150014  
Skagit County Auditor  
11/15/2007 Page 2 of 2 9:44AM



## NOTES

1. UNIT DIMENSIONS ARE TO INTERIOR SURFACE OF THE PERIMETER WALL SHEETROCK.
  2. ALL LAND IS SUBJECT TO TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
  3. GARBAGE CONTAINER PADS ARE INDICATED WITH A "G".
  4. APPROXIMATE SPECIAL FLOOD RISK BOUNDARY NOTE FROM BSP 2-95.
- SPECIAL FLOOD RISK BOUNDARY ELEVATION WAS PROVIDED BY THE CITY OF BURLINGTON.
- BUYERS SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN THE FLOOD PLAN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF CONSTRUCTION. CONTACT THE CITY OF BURLINGTON FOR FURTHER INFORMATION.

## PARKING GARAGES

GARAGES = 9.5' WIDE x 20' DEEP  
STALLS NUMBERED FROM 20 TO 60

DRAWN BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

JOB # 06040



**JONES**  
ENGINEERS

4164 Meridian Street • Suite 200 • Bellingham, Washington 98226

CASCADE ESTATES CONDOMINIUM  
SITE PLAN

SHEET  
**2**  
OF 2