

SHARON CONDOMINIUMS

IN THE NORTHWEST 1/4 OF SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 1 OF 2
EXHIBIT "B"

AUDITOR'S CERTIFICATE



200809100035
Skagit County Auditor
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DESCRIPTION FOR SHARON CONDOMINIUMS

PARCEL "A"
THE NORTH 130 FEET OF THE EAST 90 FEET EXCEPT SHARON STREET OF THE FOLLOWING DESCRIBED TRACT:
THE NORTH 1/2 OF THE EAST 378 FEET OF THE WEST 1/2 OF TRACT 63, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT.
PARCEL "B":
THE WEST 720 FEET OF THE NORTH 130 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF TRACT 63, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LESS THE CITY STREET KNOWN AS SHARON STREET.
SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT.

NOTES

1. O-INDICATES REBAR OR IRON PIPE FOUND.
2. INSTRUMENTATION LEICA TCA 1105 THEODOLITE DISTANCE METER.
3. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
4. MERIDIAN: ASSUMED.
5. BASIS OF BEARING: EXISTING SURVEY MONUMENTS FOUND ALONG THE CENTERLINE OF SOUTH ANACORTES STREET AT GILKEY ROAD AND RIO VISTA AVE
BEARING = NORTH 00°48'33" EAST
6. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SHORT PLAT, BURLINGTON, WASHINGTON.
7. UTILITY LOCATIONS ARE SHOWN FROM INFORMATION PROVIDED BY THE DECLARANT AND FROM FIELD OBSERVATION OF SOME PHYSICAL FEATURES.
8. THE DESCRIPTION FOR THIS SURVEY IS FROM STEWART TITLE GUARANTY COMPANY, ORDER NO. 116024-S, DATED APRIL 6, 2005 AND APRIL 25, 2008.
9. 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 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.
10. THE PROPERTY HEREIN PLATTED 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 FILE NUMBERS 9809300056 AND 9901260085.

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.
 SKAGIT COUNTY AUDITOR
 DEPUTY

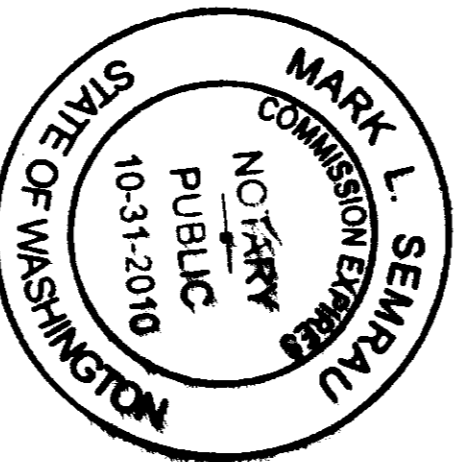
DEDICATION

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 FOR RECORD 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:  MICHAEL J. BART
 BY:  ELISABETH M. CHOMKA-BART

ACKNOWLEDGMENT FOR DECLARANT

STATE OF WASHINGTON
 COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE MICHAEL J. BART AND ELISABETH M. CHOMKA-BART, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED July 18, 2008
 SIGNATURE Mark L. Semrau
 TITLE _____
 MY APPOINTMENT EXPIRES 10/31/10



VICINITY MAP
N.T.S.

SHARON CONDOMINIUMS
 JOB NO. 4543 4543CS.DWG

~~**PRASAD'S CERTIFICATE**~~

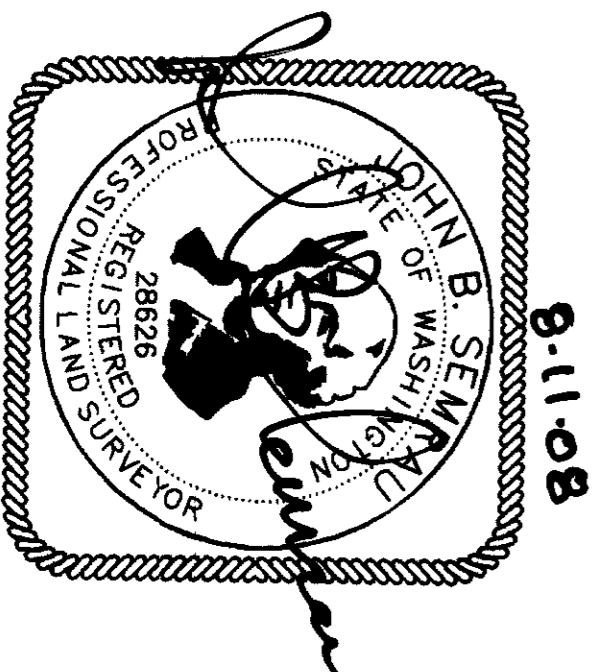
~~I, KATE JUNG, TREASURER OF SKAGIT COUNTY, HEREBY CERTIFY THAT ALL TAXES DUE AND/OR DEDUCTIONS REQUIRED TO COVER ANTICIPATED TAXES ON THE PROPERTY EMBRACED BY THIS PLAT HAVE BEEN PAID, UP TO AND INCLUDING THE YEAR 2008.~~

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 MICHAEL J. BART AND ELISABETH M. CHOMKA-BART.
 I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS FOR SHARON CONDOMINIUMS 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 ROW 64.34.232 IS SUPPLIED HEREIN.

DATE: 8-11-08
 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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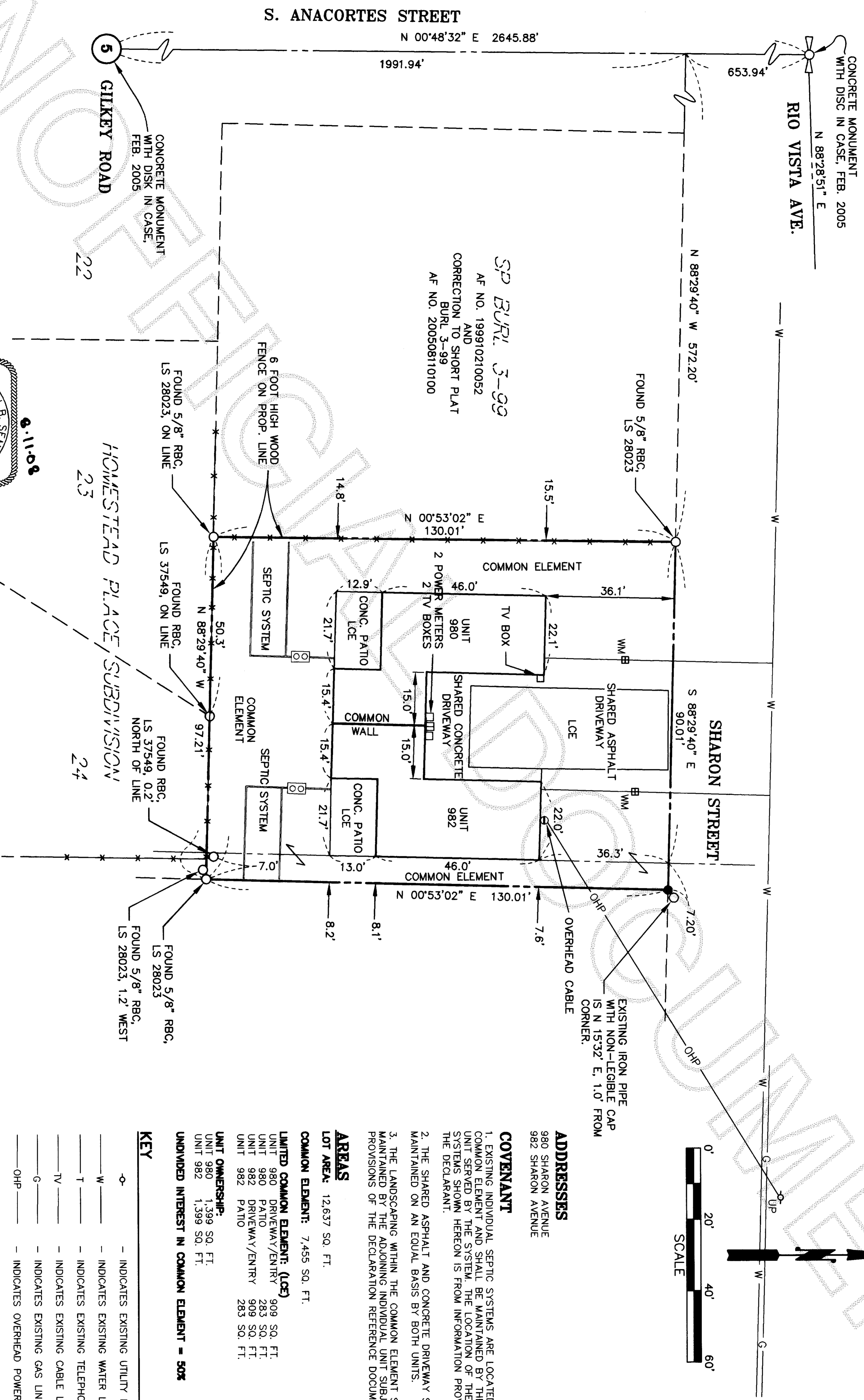


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 JOB NO. 4543 4543CS.DWG

SHARON CONDOMINIUMS

IN THE NORTHWEST 1/4 OF SECTION 5, T. 34 N., R. 4 E., W.M.
 BURLINGTON, WASHINGTON
 SHEET 2 OF 2
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ADDRESSES
 980 SHARON AVENUE
 982 SHARON AVENUE

COVENANT

1. EXISTING INDIVIDUAL SEPTIC SYSTEMS ARE LOCATED IN THE COMMON ELEMENT AND SHALL BE MAINTAINED BY THE INDIVIDUAL UNIT SERVED BY THE SYSTEM. THE LOCATION OF THE SEPTIC SYSTEMS SHOWN HEREON IS FROM INFORMATION PROVIDED BY THE DECLARANT.
2. THE SHARED ASPHALT AND CONCRETE DRIVEWAY SHALL BE MAINTAINED ON AN EQUAL BASIS BY BOTH UNITS.
3. THE LANDSCAPING WITHIN THE COMMON ELEMENT SHALL BE MAINTAINED BY THE ADJOINING INDIVIDUAL UNIT SUBJECT TO PROVISIONS OF THE DECLARATION REFERENCE DOCUMENT.

AREAS
 LOT AREA: 12,637 SQ. FT.
 COMMON ELEMENT: 7,455 SQ. FT.

UNITED COMMON ELEMENT (UCE)
 UNIT 980 DRIVEWAY/ENTRY 909 SQ. FT.
 UNIT 980 PATIO 283 SQ. FT.
 UNIT 982 DRIVEWAY/ENTRY 909 SQ. FT.
 UNIT 982 PATIO 283 SQ. FT.

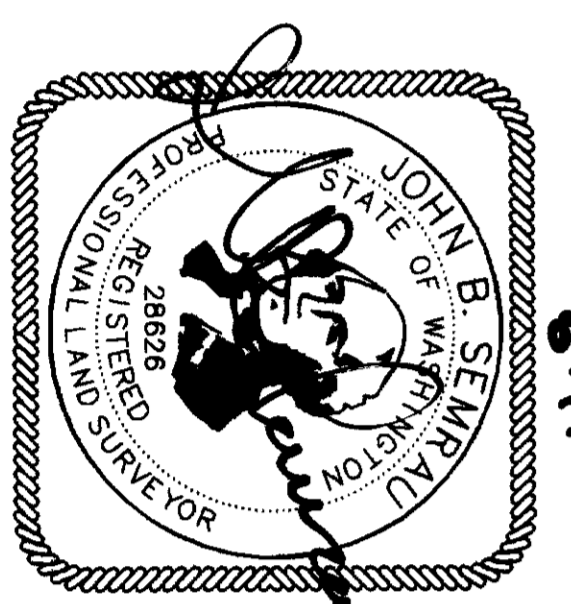
UNIT OWNERSHIP:
 UNIT 980 1,399 SQ. FT.
 UNIT 982 1,399 SQ. FT.

UNDIVIDED INTEREST IN COMMON ELEMENT = 50%

KEY

—○—	INDICATES EXISTING UTILITY POLE
—W—	INDICATES EXISTING WATER LINE
—T—	INDICATES EXISTING TELEPHONE LINE
—TV—	INDICATES EXISTING CABLE LINE
—G—	INDICATES EXISTING GAS LINE
—OHP—	INDICATES OVERHEAD POWER

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**BUILDING LOCATIONS
 AND UTILITIES**
 SHARON CONDOMINIUMS
 JOB NO. 4543 4543CS.DWG