

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 5

TRACT 6, **PLAT OF SUNSET COVE ESTATES**, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 2000, UNDER AUDITOR'S FILE NO. 200011290070, RECORDS OF SKAGIT COUNTY, WASHINGTON.

THAT PORTION OF TRACT G, **PLAT OF SUNSET COVE ESTATES**, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 2000, UNDER AUDITOR'S FILE NO. 200011290070, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT G;
THENCE NORTH 89°40'16" EAST 152.66 FEET ALONG THE NORTH LINE OF SAID TRACT G TO A POINT THAT IS 191.49 FEET FROM THE NORTHEASTERLY CORNER OF SAID TRACT G, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING** OF SAID LINE;
THENCE SOUTH 00°09'00" EAST 136.73 FEET TO THE NORTHERLY MARGIN OF SUNDOWN COURT AND THE TERMINUS OF SAID LINE.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

TRACT 9, PLAT OF SUNSET COVE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 2000, UNDER AUDITOR'S FILE NO. 200011290070, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

THE SOUTHWESTERLY CORNER OF SAID TRACT G;
 BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID TRACT G;
 THENCE NORTH 89°40'16" EAST 163.66 FEET ALONG THE SOUTH LINE OF SAID
 TRACT G TO A POINT THAT IS 178.88 FEET FROM THE SOUTHWESTERLY CORNER
 OF SAID TRACT G, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING** OF
 SAID LINE;
 THENCE NORTH 00°47'04" WEST 140.88 FEET TO THE SOUTHERLY MARGIN OF
 SOUNDOWN COURT AND THE TERMINUS OF SAID LINE;
ALSO EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE FOLLOWING
 DESCRIBED LINE:
 BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT G;
 THENCE NORTH 89°40'16" EAST 152.66 FEET ALONG THE NORTH LINE OF SAID
 TRACT G TO A POINT THAT IS 191.49 FEET FROM THE NORTHWESTERLY CORNER
 OF SAID TRACT G, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING** OF
 SAID LINE;
 THENCE SOUTH 00°09'00" EAST 136.73 FEET TO THE NORTHERLY MARGIN OF
 SOUNDOWN COURT AND THE TERMINUS OF SAID LINE;
 BEGUN IN SKAGIT COUNTY, WASHINGTON.

ST SUNSET GARDENS, LLC
1120 COMMERCIAL AVE
ANACORTES, WA 98221

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 SNAKE COUNTY, WASHINGTON, ON 06-01-07. AUDITORS FILE NO. 200706010007, 200706010050 UNDER THE RECORDS OF SNAKE COUNTY, WASHINGTON.

1. SURVEY PROCEDURE: STANDARD FIELD TRAVELSE ON 7/17/07, FIELD BOOK 244, PAGE 72, AND ON 11/24/08, FIELD BOOK 274 PAGE 17.
2. INSTRUMENTATION LEICA TCA 1105 THEODOLITE DISTANCE METER, NIKON AE-5S, 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, AF NO. 200011290070.
4. BENCH MARK: WSDOT MONUMENT TRACE AZ, ID 3539
ELEVATION = 131.85 FT NAVD 88.
5. UTILITY LOCATIONS SHOWN ARE FROM UTILITY COMPANY RECORDS AND INFORMATION SUPPLIED BY THE DECLARANT. THE LOCATIONS OF SOME OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, SURVEYOR OR THEIR REPRESENTATIVE. (SEE UTILITY NOTE)
6. THE DESCRIPTION FOR THIS SURVEY IS FROM CHICAGO TITLE COMPANY SECOND SUBDIVISION GUARANTEE ORDER NO. 620002003, DATED JULY 28, 2009.
7. TRACT C IS SUBJECT TO THE FOLLOWING EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:
- "AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF ANACORTES, PUCKET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., TCI CABLEVISION OF WASHINGTON, INC., OTHER PUBLIC FRANCHISE UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF THE PLAT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THE PLAT TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR RESTORING THE PROPERTY TO THE CONDITIONS FOUND PRIOR TO WORK WITHIN THE EASEMENT."

ALL OF THE UNDERGROUND UTILITY COMPANIES HAVE PROVIDED UTILITY INFORMATION IF AVAILABLE. NONE OF THESE COMPANIES GUARANTEE THEIR RECORDS FREE OF ERRORS AND / OR OMISSIONS. THEREFORE WE MUST RESERVE THE SAME LIMITATIONS. IT IS THEREFORE NECESSARY FOR ANY CONTRACTORS OR DESIGNER TO ASCERTAIN THE LOCATION, SIZE AND DEPTH OF INTERESTED UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION, OR DESIGN. ANY NOTED DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION TO ALL INTERESTED PARTIES.

THESE DOCUMENTS ARE SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING, BUT NOT LIMITED TO, THE DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 200011290070, 199912500185, 200011230069, 200011090073, 200510040074, 200101170034, 200006100185, 200006300174, 200006200173, 20000701053 AND 2000080170073.

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 DAN FILLER, GT DEVELOPMENT, INC.

HERREY DECADE THAT THIS SURVEY MP AND PLANS FOR THE GARDENS AT THE SUNSET COVE CONDOMINIUM PHASE 2, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREN DESCRIBED, THAT THE BEARINGS AND DISTANCES OF PROPERTY LINES AND HORIZONTAL AND VERTICAL UNIT BOUNDARIES ARE CORRECTLY Y SHOWN; AND THAT INFORMATION REQUIRED BY ROW 64.34.232 IS SUPPLIED HEREIN.

DATE: 8-4-09

200908040049
Skagit County Auditor
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AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

SKAGIT COUNTY AUDITOR

DEPUTY

THE UNDERSIGNED OWNER IN FEE SIMPLE, "DECLARANT," HEREBY DECLARES THIS SURVEY MAP AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES. THIS SURVEY MAP 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:

GT SUNSET GARDENS, LLC, BY

TED FILLER, MANAGER

PEOPLES BANK,

ALICE TAKEHARA, VICE PRESIDENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **TED FILER** SIGNED THIS INSTRUMENT, ON DATA STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND I ACKNOWLEDGED IT AS THE MANAGER OF **GT SUNSET GARDEN, LLC, A WASHINGTON LIMITED LIABILITY COMPANY** TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 08-04-09

SIGNATURE JKP

MY APPOINTMENT EXPIRES

Bara Kopynka
Notary Public
March 16, 2016

STATE OF WASHINGTON
COUNTY OF SKAGIT

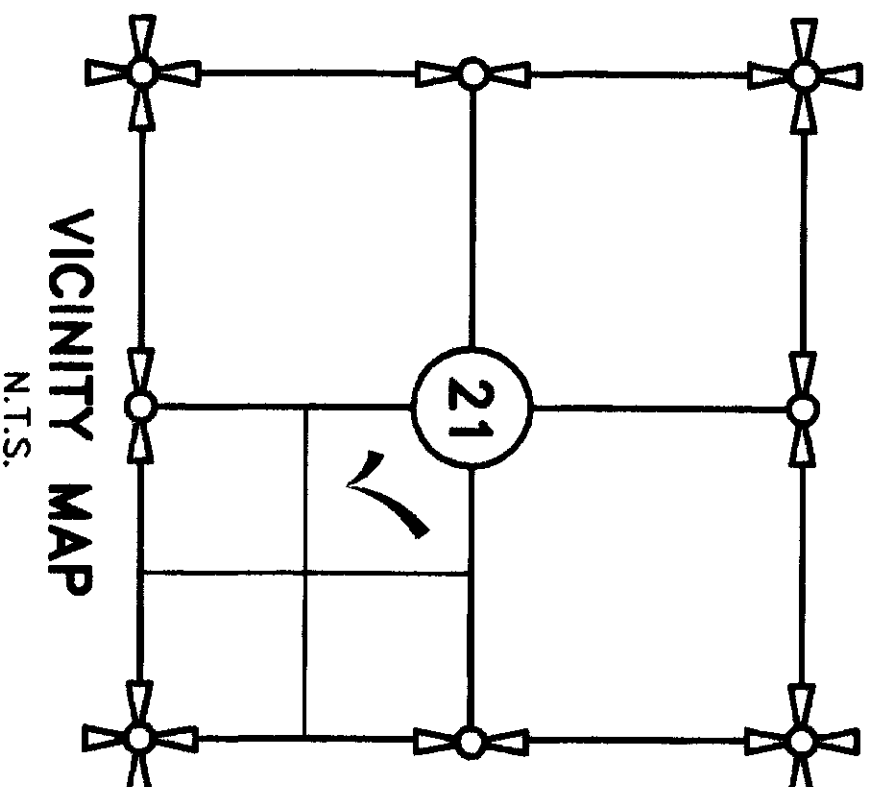
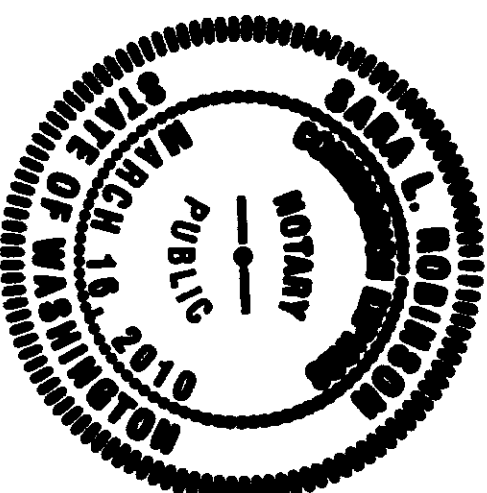
CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **ALICE TAKEHARA** SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF **PEOPLES BANK** TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED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

DATED August 7, 2007

SIGNATURE Diana T. Robinson

TITLE Pharm Pub/1

MY APPOINTMENT EXPIRES March 16, 2010



THE GARDENS AT SUNSET COVE CONDOMINIUM PHASE 2
JOB NO. 4710 4710-GARD-2.dwg

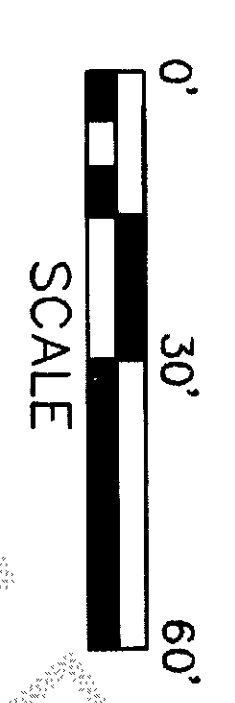
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 360-424-9566

WASHINGTON COURT
TRACT C

TRACT E
AFN 200612200020

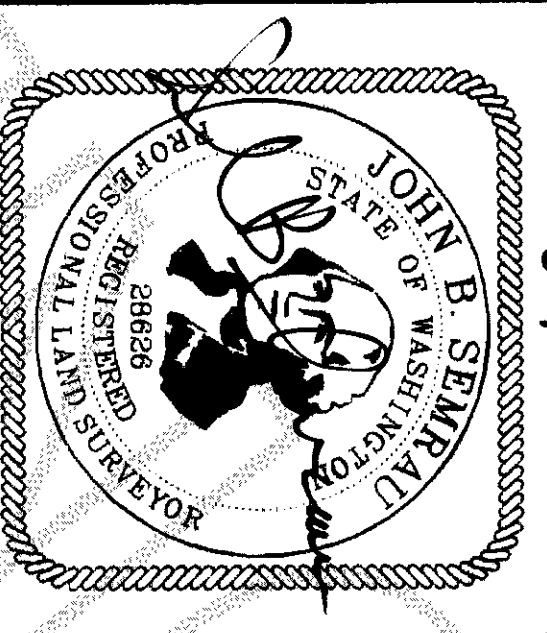
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ANACORTES, WASHINGTON
SHEET 2 OF 5

TRACT E



PLAT OF WOODS ADDITION
TO ANACORTES

OBSERVATION AVENUE

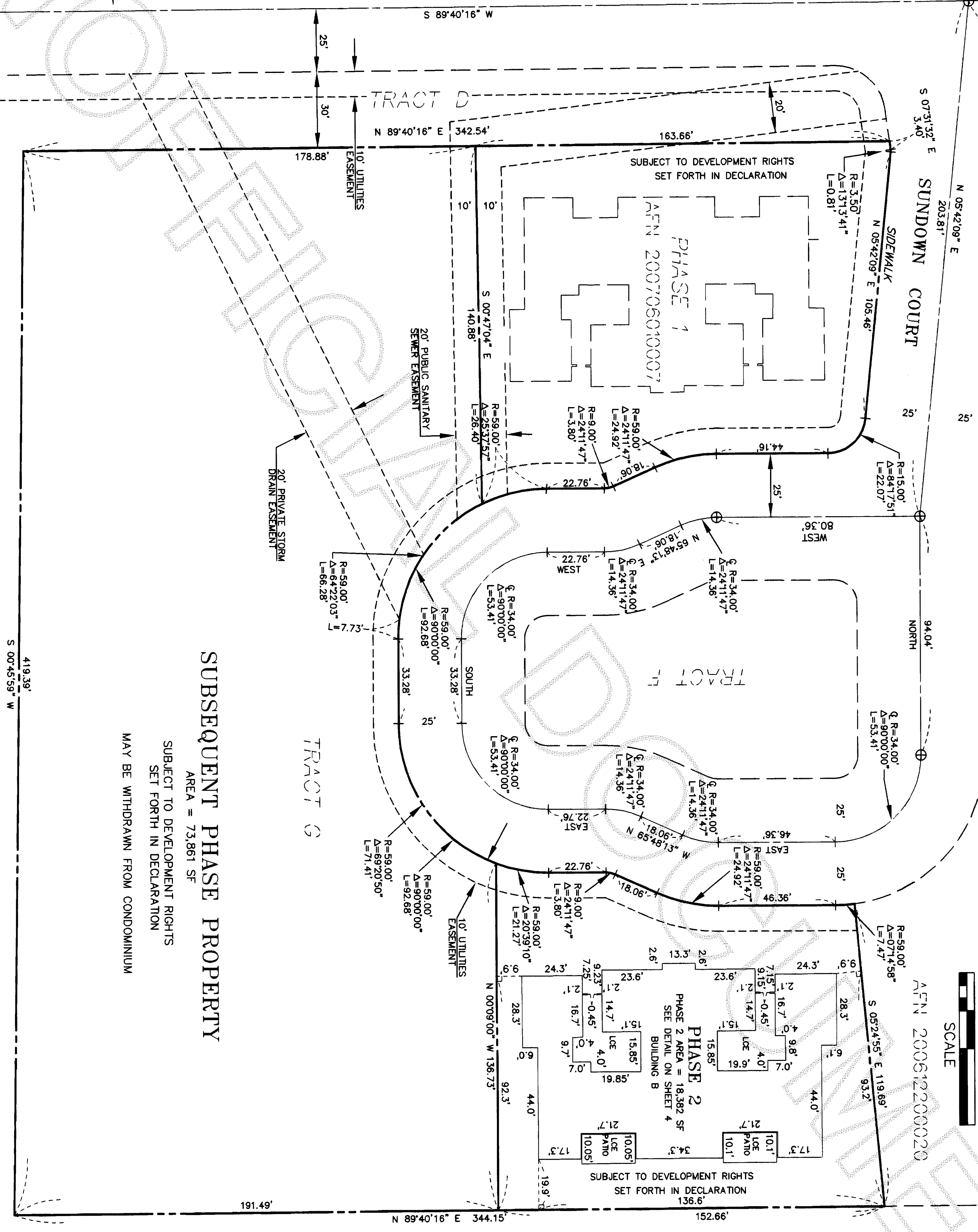


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TRACT D



SUBSEQUENT PHASE PROPERTY
AREA = 73,861 SF

SUBJECT TO DEVELOPMENT RIGHTS
SET FORTH IN DECLARATION
MAY BE WITHDRAWN FROM CONDOMINIUM

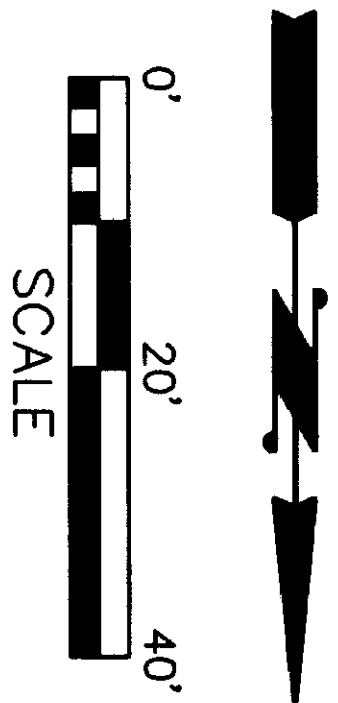
TRACT C

PHASE 2
BUILDING B
PHASE 2 AREA = 18,382 SF
SEE DETAIL ON SHEET 4

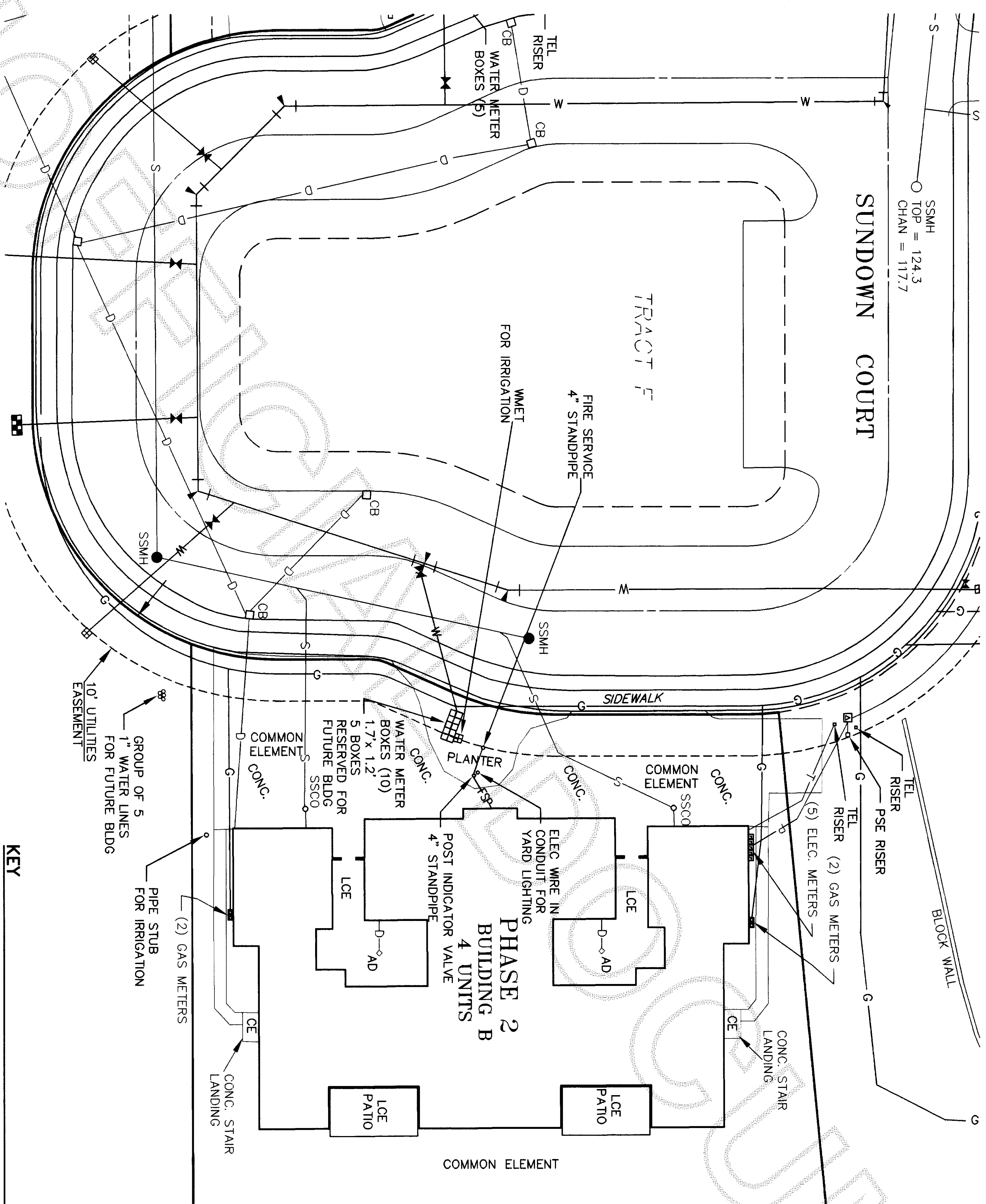
KEY

- ⊕ - INDICATES EXISTING MONUMENT IN CASE
- - INDICATES EXISTING REBAR OR IRON PIPE FOUND LS 19645
- - INDICATES REBAR SET SEMRAU 28626
- ⊙ - INDICATES REBAR OR IRON PIPE FOUND LS 17651
- CE - COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT

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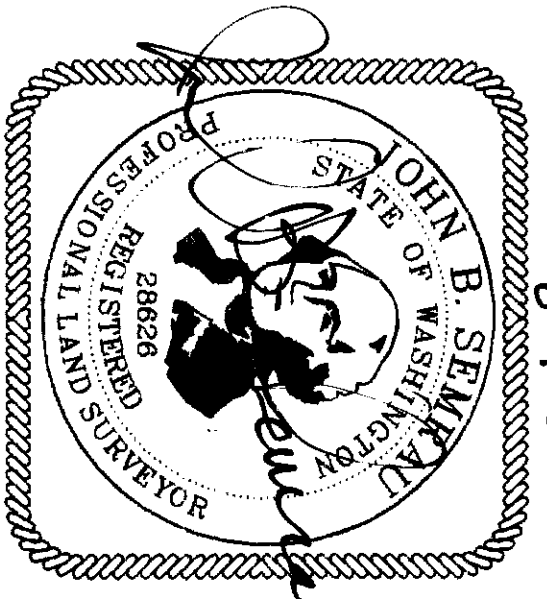


THE GARDENS AT SUNSET COVE
IN THE NW 1/4 OF THE SE 1/4 OF
SECTION 21, T. 35 N., R. 1 E., W.M.
ANACORTES, WASHINGTON
SHEET 3 OF 5



| KEY | | | |
|-----|-------------------------|------|-------------------------|
| ▣ | PAD MOUNTED TRANSFORMER | SSMH | SANITARY SEWER MANHOLE |
| ▣ | WATER METER | SSCO | SANITARY SEWER CLEANOUT |
| ○ | WATER FIRE HYDRANT | CHAN | CHANNEL |
| ⋈ | WATER GATE VALVE | PSE | PUGET SOUND ENERGY |
| | | CMP | CORRUGATED METAL PIPE |
| | | IE | INVERT ELEVATION |
| | | TEL | TELEPHONE |
| | | CB | CATCH BASIN |
| | | PV | POWER VAULT |
| | | AD | AREA DRAIN |
| | | CE | COMMON ELEMENT |
| | | LCE | LIMITED COMMON ELEMENT |
| | | CONC | CONCRETE |
| | | D | STORM DRAINAGE |
| | | S | SANITARY SEWER |
| | | G | GAS |
| | | W | WATER |
| | | FSP | FIRE SPRINKLER |
| | | TC | TELEPHONE/CABLE |
| | | P | POWER |

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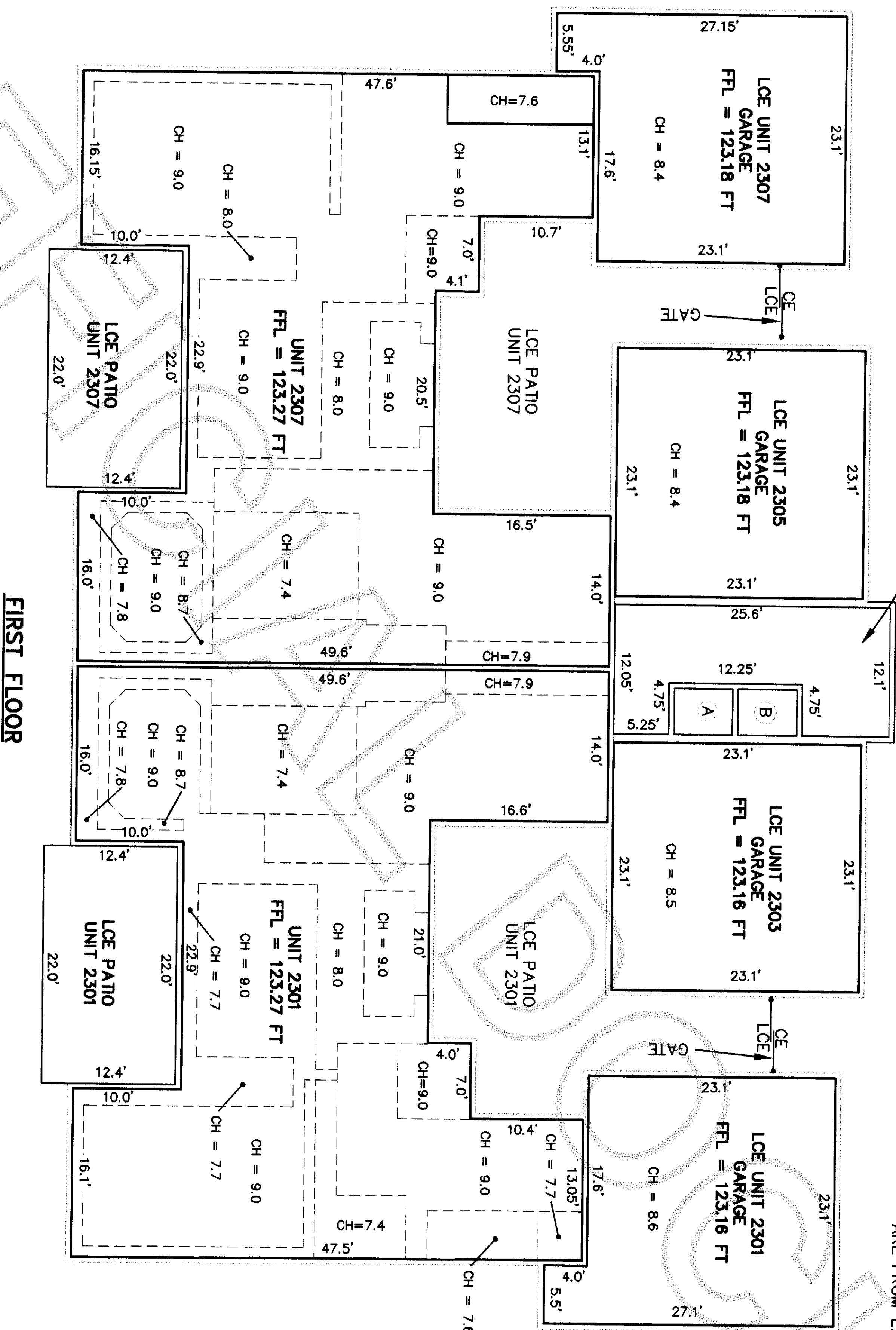
THE GARDENS AT SUNSET COVE
CONDOMINIUM PHASE 2
IN THE NW 1/4 OF THE SE 1/4 OF
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ANACORTES, WASHINGTON
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LCE, ENTRY FOR SECOND FLOOR UNIT
2303 AND UNIT 2305

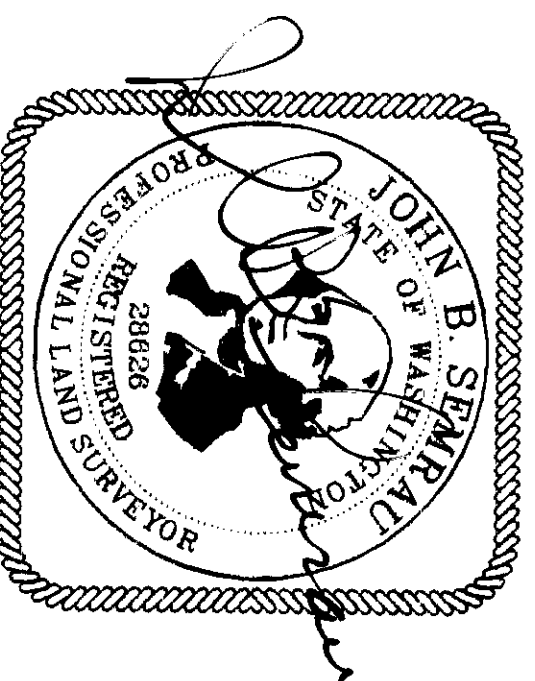
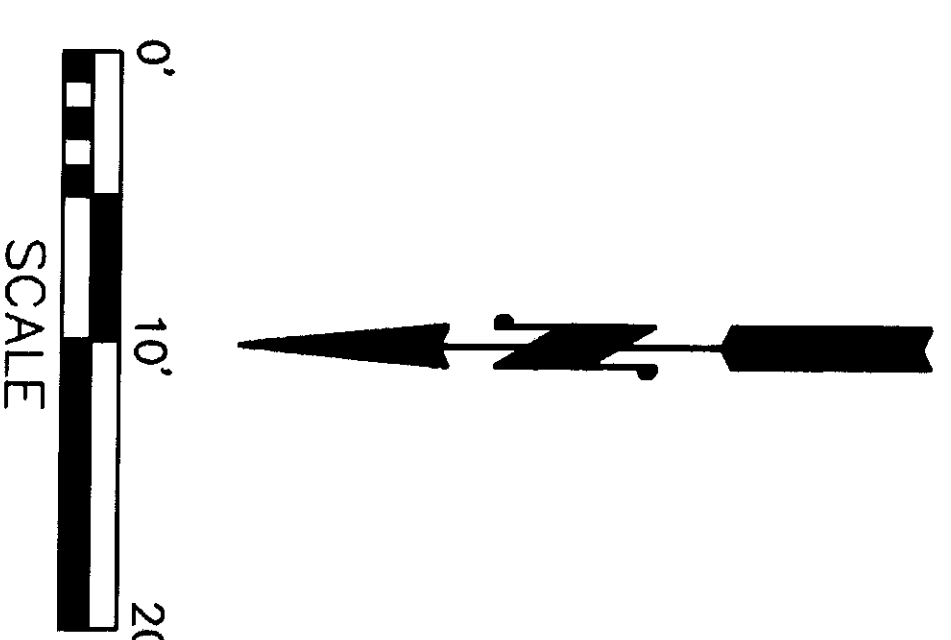
- A LCE, PRIVATE ELEVATOR,
UNIT 2303 (NEED NOT BE BUILT)
B LCE, PRIVATE ELEVATOR,
UNIT 2305 (NEED NOT BE BUILT)

NOTE: ALL INTERIOR MEASUREMENTS AND AREAS
ARE FROM EXPOSED STUD WALL TO EXPOSED STUD WALL



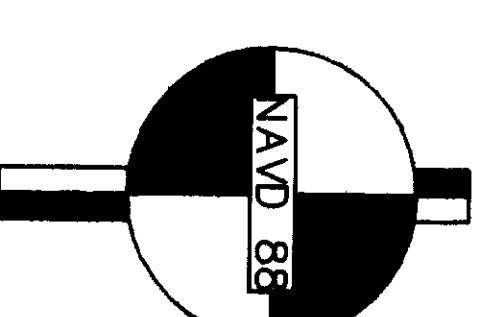
FIRST FLOOR

LCE - LIMITED COMMON ELEMENT
CE - COMMON ELEMENT
FFL - FINISH FLOOR LEVEL, FEET NAVD88
CH - CEILING HEIGHT



8.4.09

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FIRST FLOOR
THE GARDENS AT SUNSET COVE CONDOMINIUM PHASE 2
JOB NO. 4710 4710-BLDG-B.dwg

THE GARDENS AT SUNSET COVE CONDOMINIUM PHASE 2

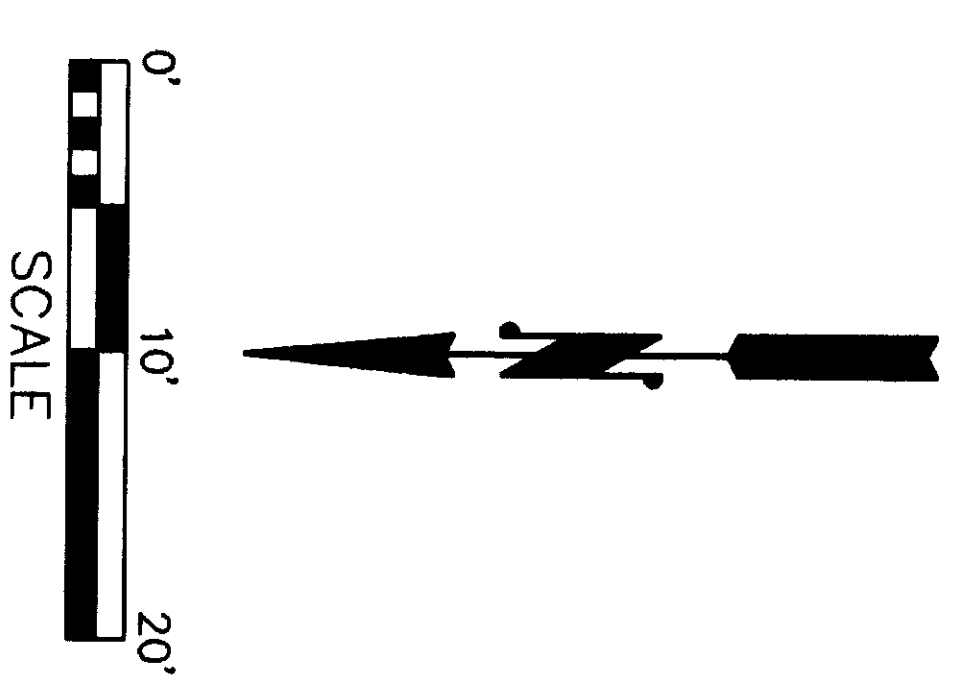
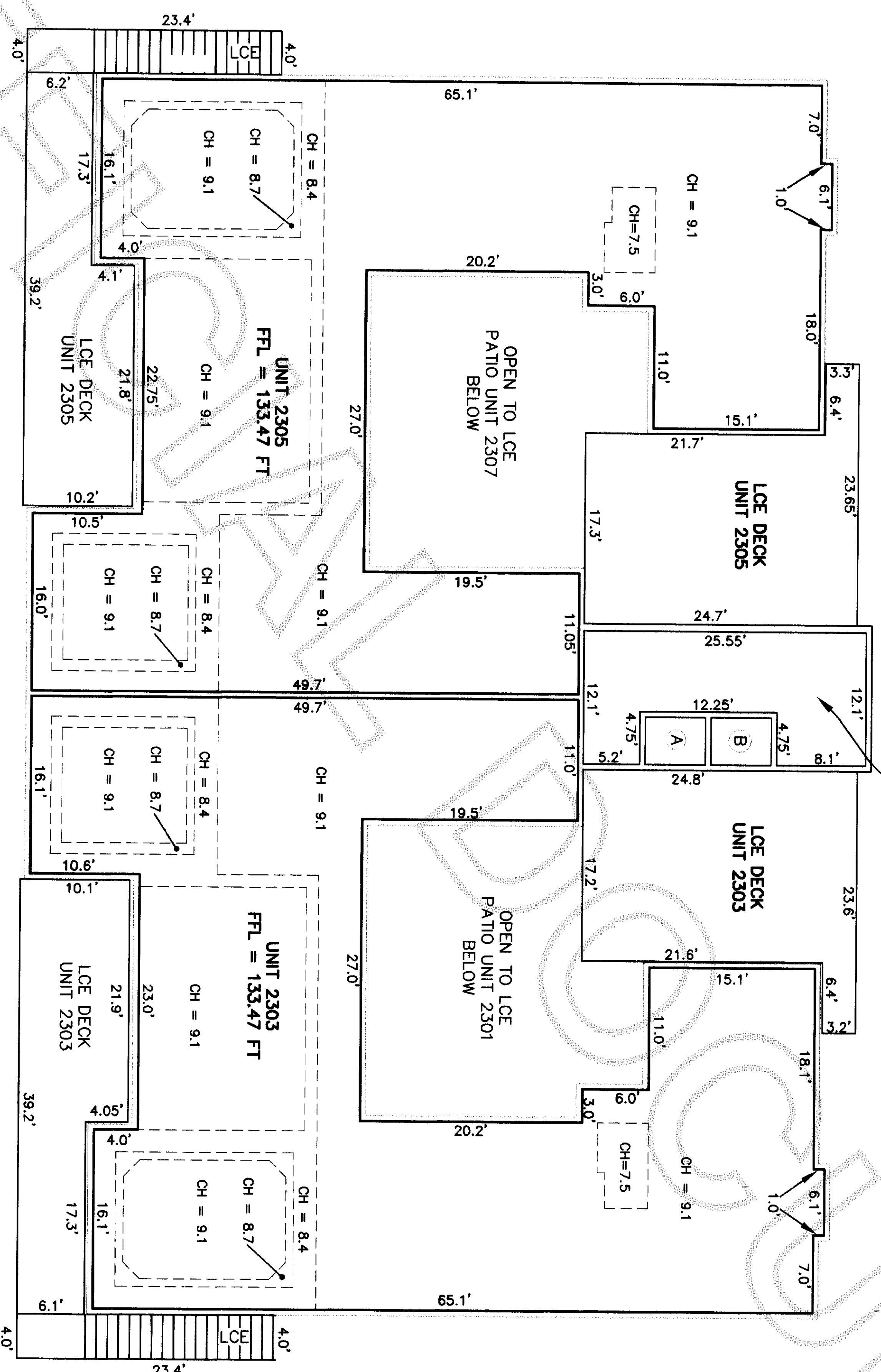
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ANACORTES, WASHINGTON
SHEET 5 OF 5

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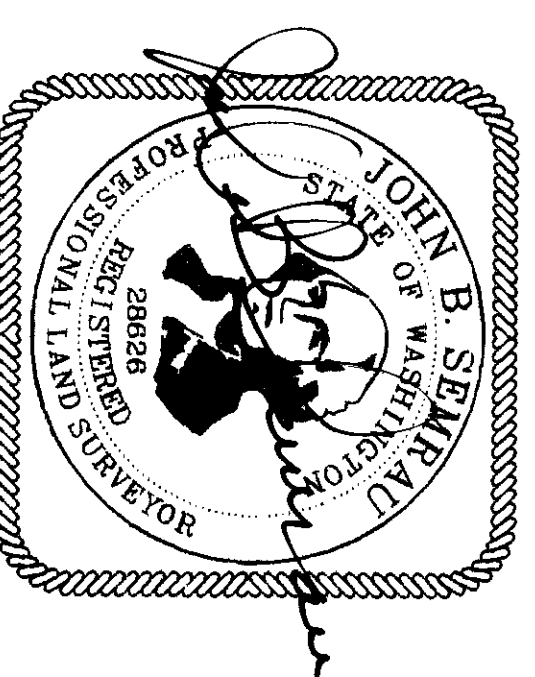
LCE, ENTRY FOR SECOND FLOOR UNIT
2303 AND UNIT 2305

A LCE, PRIVATE
ELEVATOR, UNIT 2303
(NEED NOT BE BUILT)
B LCE, PRIVATE
ELEVATOR, UNIT 2305
(NEED NOT BE BUILT)

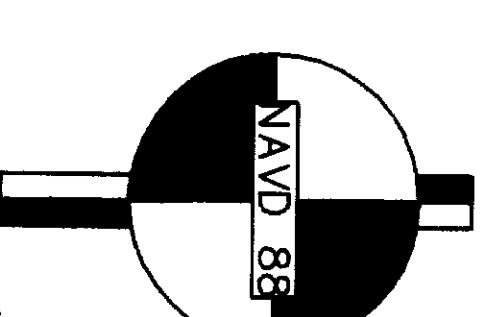
NOTE: ALL INTERIOR MEASUREMENTS AND AREAS
ARE FROM EXPOSED STUD WALL TO EXPOSED STUD WALL



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SECOND FLOOR
THE GARDENS AT SUNSET COVE CONDOMINIUM PHASE 2
JOB NO. 4710 4710-BLDG-B.dwg