

SURVEY MAP AND PLANS FOR  
AMENDED FIDALGO BUSINESS PARK CONDOMINIUM  
PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 3, T. 34 N., R. 2 E., W.M.  
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

201403270114  
\$153.00  
Skagit County Auditor  
3/27/2014 Page 1 of 4 3:23PM

LEGAL DESCRIPTION:

(PER CHICAGO TITLE COMPANY SECOND COMMITMENT FOR TITLE INSURANCE, ORDER NO. IC41990,  
DATED JUNE 19, 2007 AT 8:30 A.M.)

PARCEL A:

THE WEST 297 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE  
MERIDIAN, LYING SOUTH OF STATE HIGHWAY NO. 1, AS CONVEYED TO THE STATE OF  
WASHINGTON BY DEED RECORDED JANUARY 12, 1961, UNDER AUDITOR'S FILE NO. 603031,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RESERVED IN DEED TO JERRY SMITH,  
ET AL, RECORDED AUGUST 16, 1994, UNDER AUDITOR'S FILE NO. 9408160065, RECORDS OF  
SKAGIT COUNTY, WASHINGTON  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

DEDICATION:

WE THE UNDERSIGNED, OWNER OR OWNERS OF THE INTEREST IN THE REAL PROPERTY  
DESCRIBED HEREIN, HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE  
SAME FOR A CONDOMINIUM SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON  
CONDOMINIUM ACT RCW 64.34 ET. SEQ., AND NOT FOR ANY PUBLIC PURPOSE.

WE FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL  
BUILDINGS CONTAINING OR COMPROMISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY  
COMPLETED.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW  
AND THE DECLARATION FOR FIDALGO BUSINESS PARK CONDOMINIUM, RECORDED UNDER SKAGIT  
COUNTY RECORDING NO. 200910000142.

FIDALGO STORAGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: HOWE ANACORTES LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
ITS MANAGER

BY: Robert Howe  
ROBERT HOWE MANSON

ITS MANAGER

ACKNOWLEDGMENT:

STATE OF WASHINGTON )  
COUNTY OF Skagit ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT HOWE IS THE  
PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED  
THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE  
INSTRUMENT AND THAT HE ACKNOWLEDGED IT AS THE MANAGER OF THE DECLARANT,  
FIDALGO STORAGE LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE  
USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.  
DATED MARCH 25, 2014.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

Michelle Straub  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
PRINTED NAME Michelle Straub  
RESIDING AT Seattle WA  
MY APPOINTMENT EXPIRES 11-9-16



DECLARATION REFERENCE:

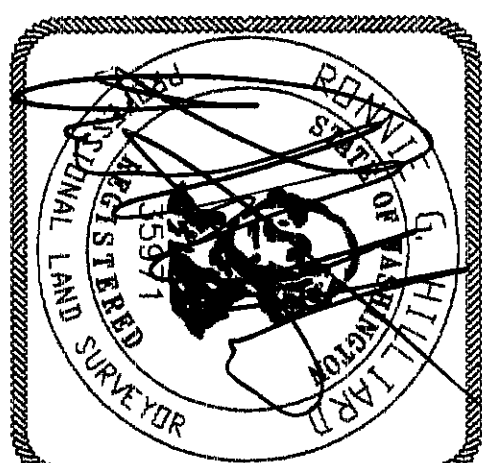
THE CONDOMINIUM DECLARATION PREPARED UNDER THE WASHINGTON CONDOMINIUM ACT  
FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND SET OF PLANS REFER WAS  
RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, ON 10/10/07, 2004  
AT AUDITOR'S FILE NO. 20010000142

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS ARE BASED UPON AN ACTUAL  
SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE COURSES AND DISTANCES ARE  
CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY RCW 64.34.230 IS SUPPLIED  
HEREIN, AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE  
SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

DATE 1-31-2014

Ronnie G. Hillard  
RONNIE G. HILLARD, P.L.S.  
REGISTRATION NO. 35971



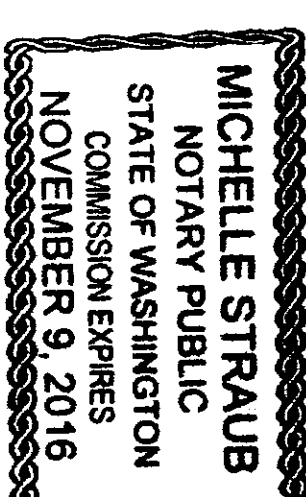
ACKNOWLEDGMENT:

STATE OF WASHINGTON )  
COUNTY OF Skagit ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RONNIE G. HILLARD IS THE  
PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED  
THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT  
AND HAS ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR  
THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT AND IN THE WASHINGTON  
CONDOMINIUM ACT.  
DATED January 31, 2014.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

Michelle Straub  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
PRINTED NAME Michelle Straub  
RESIDING AT Seattle WA  
MY APPOINTMENT EXPIRES 11-9-16



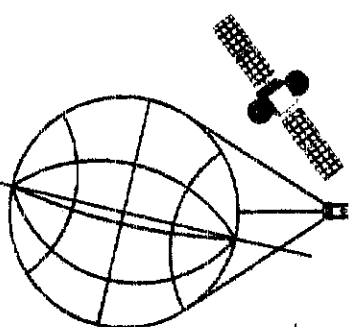
AUDITOR'S CERTIFICATE

FILED AT THE REQUEST OF PACIFIC GEOMATICS SERVICES, INC. ON  
3-27-14 2014, AT 3:23 p.m., AND RECORDED AT AUDITOR'S FILE  
NO. 201403270114 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

BY

PS



PACIFIC GEOMATICS SERVICES, INC.

LAND SURVEYING & MAPPING SERVICES  
QUALITY SERVICE - CREATIVE SOLUTIONS

6608 216TH STREET SW, STE. 304  
MOUNTLAKE TERRACE, WA 98043  
PHONE: (425) 778-5620 FAX: (425) 775-2849  
WEB: www.PacGeoInc.com

PGS / INC

AMENDED FIDALGO BUSINESS  
PARK CONDOMINIUM  
NW 1/4, SW 1/4, SEC. 3, T. 34 N., R. 2 E., W.M.  
SKAGIT COUNTY, WASHINGTON

DATE:	DRAWN BY:	PROJECT MANAGER:	SCALE:
01/28/2014	CHH	J. MACLEOD	
DRAWING FILE NAME:	CHK BY:	F.B. NO.	SHT. NO.
0902901 CONDO-2	RGH	FB #55	1 OF 4

LEGAL DESCRIPTION:

(PER CHICAGO TITLE COMPANY SECOND COMMITMENT FOR TITLE INSURANCE, ORDER NO. 1041990, DATED JUNE 19, 2007 AT 8:30 A.M.)

PARCEL A:

THE WEST 297 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF STATE HIGHWAY NO. 1, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JANUARY 12, 1961, UNDER AUDITOR'S FILE NO. 603031, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RESERVED IN DEED TO JERRY SMITH, ET AL, RECORDED AUGUST 16, 1994, UNDER AUDITOR'S FILE NO. 9408160065, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATED IN SKAGIT COUNTY, WASHINGTON.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 02°15'20" WEST BETWEEN FOUND MONUMENTS AT THE WEST 1/4 CORNER AND SOUTHWEST SECTION CORNER, AS SHOWN HEREON. PER SURVEY RECORDED IN BOOK 16 OF SURVEYS, PAGE 171, RECORDS OF SKAGIT COUNTY. FOR ADDITIONAL SECTION SUBDIVISION INFORMATION, REFER TO SAID RECORD OF SURVEY.

VERTICAL DATUM:

THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON A PUBLISHED ELEVATION FOR WSDOT MONUMENT DESIGNATED GP29020-89. MONUMENT IS 3" WSDOT BRASS DISK IN CONCRETE LOCATED NORTH OF PAVED WESTBOUND LANES OF SR 20 APPROX. 2300' WEST OF THE SUBJECT PARCEL.

ELEVATION: 76.29'

STATISTICS:

EQUIPMENT: TRIMBLE 5603 ROBOTIC TOTAL STATION  
TOPCON HYPERLITE XT (NETWORK RTK)  
METHODOLOGY: FIELD TRAVERSE.  
MEETS OR EXCEEDS SURVEY STANDARD AS PER:  
WAC 332-130-050  
WAC 332-130-090  
WAC 332-130-100  
ALL SURVEY WORK OCCURRED IN JUNE OF 2009.

REFERENCES:

RECORD OF SURVEY, BOOK 21 PAGE 135  
RECORD OF SURVEY, BOOK 16 PAGE 171  
SHORT PLAT NO. 95-020, BOOK 12 PAGES 96-97  
RECORD OF SURVEY, BOOK 17 PAGE 7  
RECORD OF SURVEY, BOOK 13 PAGE 189

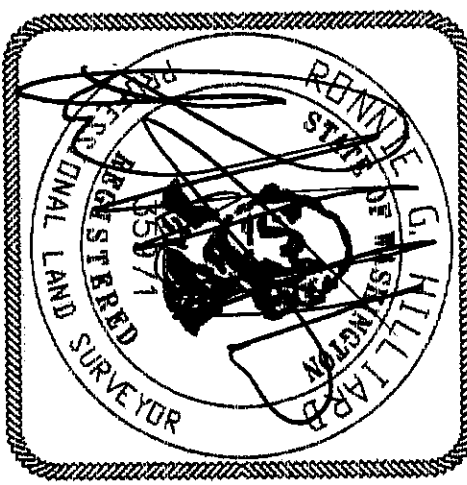
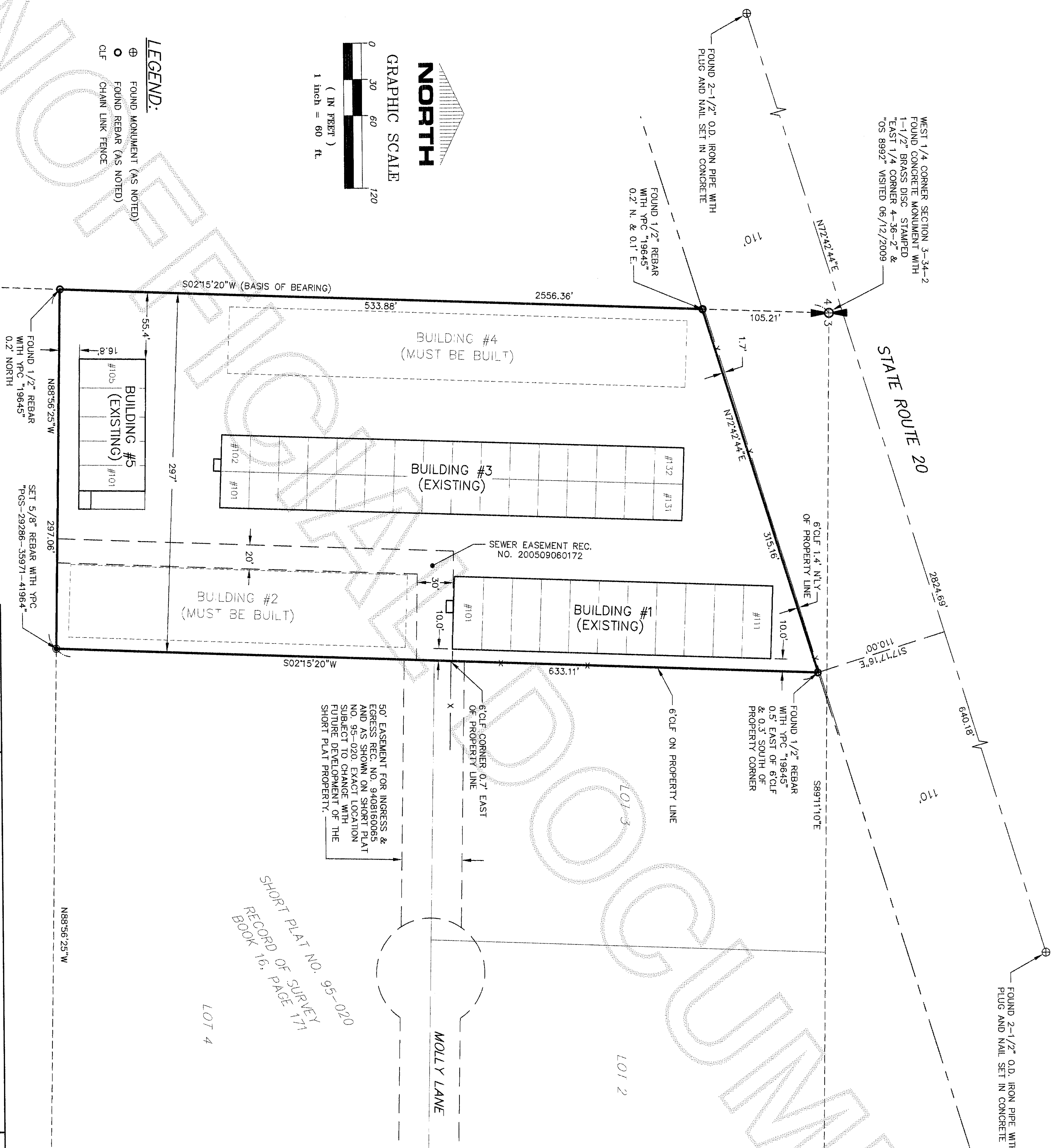
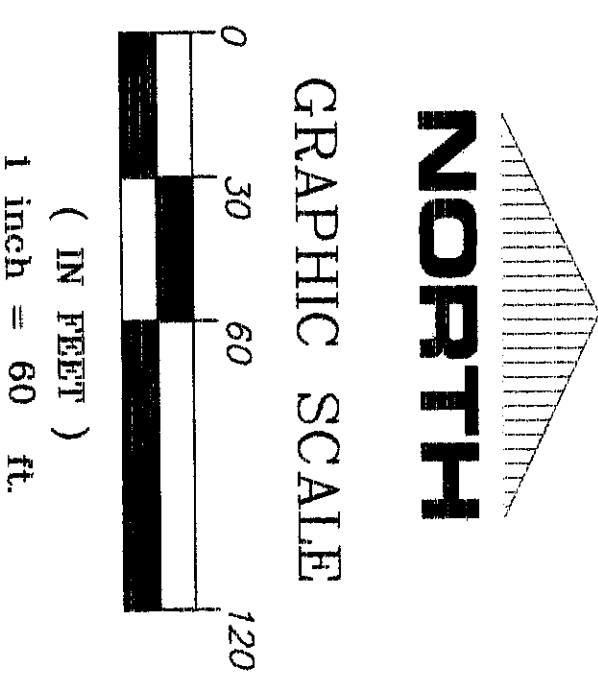
NOTES:

SKAGIT COUNTY PARCEL NO. P19739  
TOTAL PARCEL AREA: 173,300 SQ.FT. (3.98 ACRES)

AMENDED FIDALGO BUSINESS  
PARK CONDOMINIUM  
NW 1/4, SW 1/4, SEC. 3, T. 34 N., R. 2 E., W.M.  
SKAGIT COUNTY, WASHINGTON

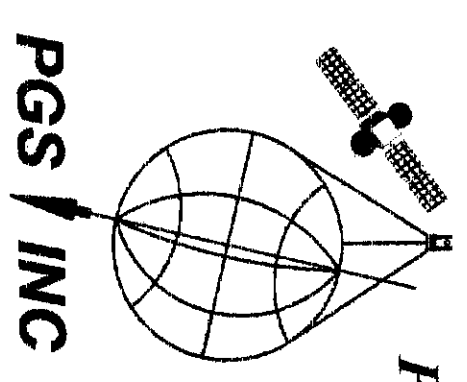
DATE:	DRAWN BY:	PROJECT MANAGER:	SCALE:
01/28/2014	CJH	J. MACLEOD	1" = 60'
DRAWING FILE NAME:	CHK BY:	F.B. NO.	SHT. NO.
0902901.CONDO-2	RGH	FB #55	2 OF 4

- LEGEND:
- ⊕ FOUND MONUMENT (AS NOTED)
  - FOUND REBAR (AS NOTED)
  - CLF CHAIN LINK FENCE



1-31-14

**PACIFIC GEOMATIC SERVICES, INC.**  
LAND SURVEYING & MAPPING SERVICES  
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MOUNTLAKE TERRACE, WA 98043  
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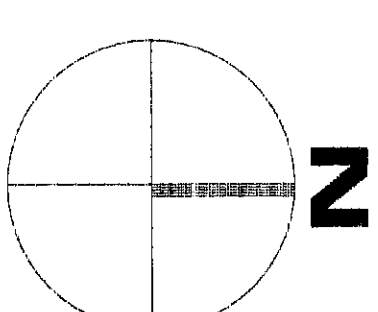
\$153.00

23.33'	24.00'	20.00'	20.00'	20.38'
53.66'	53.66'	53.66'	53.66'	53.66'
UNIT 105	UNIT 104	UNIT 103	UNIT 102	UNIT 101
23.33'	24.00'	20.00'	20.00'	20.38'
RV WASH DOWN/ DUMP RECEPTACLE (CE)				
MECHANICAL (CE)				
RESTROOM (CE)				

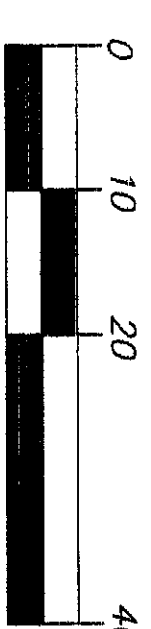
BUILDING 5 PLAN

BUILDING 5 AREA TABLE

UNIT 101:	1,094 SQ.FT. (±)
UNITS 102-103:	1,073 SQ.FT. (±)
UNIT 104:	1,288 SQ.FT. (±)
UNIT 105:	1,252 SQ.FT. (±)



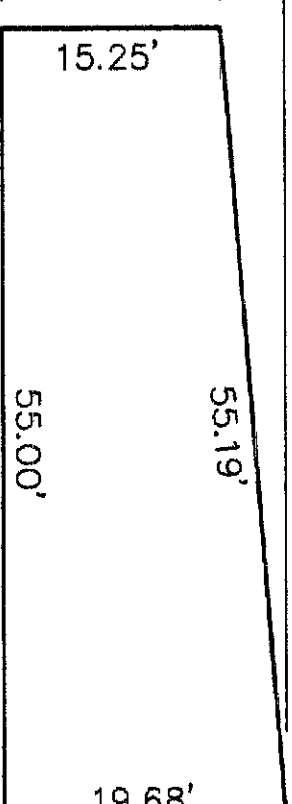
GRAPHIC SCALE



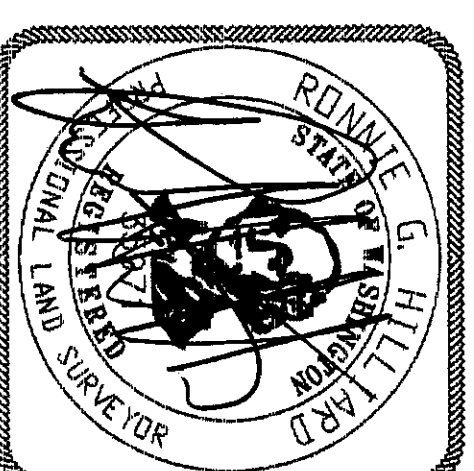
( IN FEET )  
1 inch = 20 ft.

HIGH CEILING ELEV.=69.34'  
LOW CEILING ELEV.=64.91'

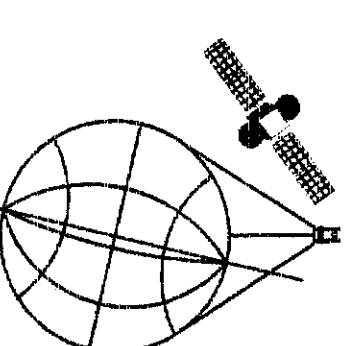
FINISH FLOOR ELEV.=49.66'



BUILDING 5 UNIT ELEVATION (WEST - TYPICAL)



1-31-14



PGS / INC

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SKAGIT COUNTY, WASHINGTON

DATE:	DRAWN BY:	PROJECT MANAGER:	SCALE:
01/28/2012	CMH	J. MACLEOD	1" = 20'
DRAWING FILE NAME:	CHK BY:	F.B. NO.	SHT. NO.
0902901.CONDO-2	RGH	FB #55	4 OF 4