

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

201502200082
\$153.00
Skagit County Auditor
1 of 4
2/20/2015 Page 4 2:45PM

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.

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 COMPRISING 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. 20091000142.

FIDALGO STORAGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

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

BY: Robert Howe
ROBERT HOWE HILLARD
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 TO BE THE FREE AND VOLUNTARY ACT 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: 2-11, 2015.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

PRINTED NAME MICHELLE STRAUB

RESIDING AT SEATTLE

MY APPOINTMENT EXPIRES 11-9-16



DECLARATION REFERENCE:

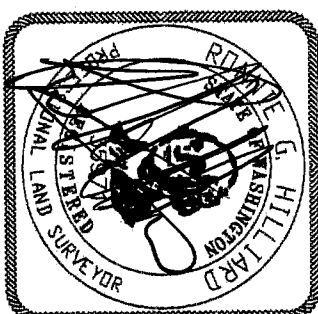
THE CONDOMINIUM DECLARATION PREPARED UNDER THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND SET OF PLANS REFER, WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, ON 10-19, 2009 AT AUDITOR'S FILE NO. 20091000142.

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 64.34.232 IS SUPPLIED HEREIN, AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

DATE: 2-18-15

BY: 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: 2-18, 2015.

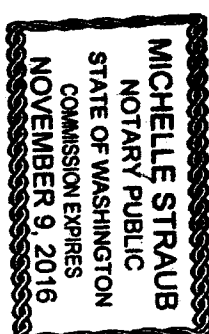
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NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

PRINTED NAME MICHELLE STRAUB

RESIDING AT SEATTLE

MY APPOINTMENT EXPIRES 11-9-16



AUDITOR'S CERTIFICATE

FILED AT THE REQUEST OF PACIFIC GEOMATIC SERVICES, INC. ON
2-20, 2015, AT SEATTLE, WA, AND RECORDED AT AUDITOR'S FILE
NO. 201502200082 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

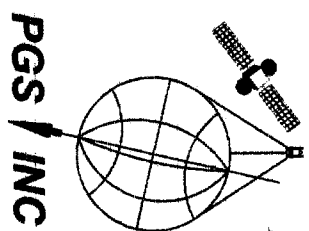
BY: Michelle Straub

PACIFIC GEOMATIC SERVICES, INC.

LAND SURVEYING & MAPPING SERVICES
QUALITY SERVICE - CREATIVE SOLUTIONS

6608 246TH STREET SW, STE. 304
MOUNTLAKE TERRACE, WA 98043

PHONE: (425) 778-9620 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:
02/18/2015	CMH	J. MACLEOD	
DRAWING FILE NAME:	CHK BY:	F.B. NO.	SHT. NO.
0902901.CONDO-2.R1	RGH	09-029-02	1 OF 4

LEGAL DESCRIPTION:

(PER CHICAGO TITLE COMPANY SECOND COMMITMENT FOR TITLE INSURANCE, ORDER NO. 041990, DATED JUNE 19, 2007 AT 8:30 AM.)

PARCEL

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 AND JANUARY OF 2014.

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 199

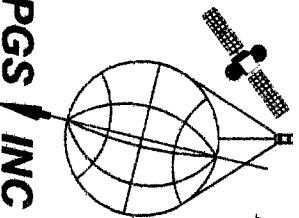
NOTES:

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

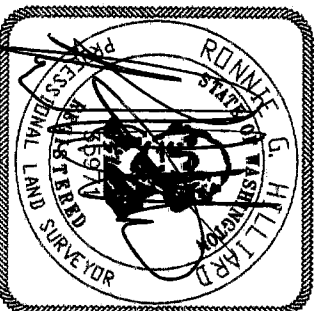
AMENDED FIDALGO BUSINESS
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SKAGIT COUNTY, WASHINGTON

DATE:	02/18/2015	DRAWN BY:	CMH	F.B. NO.:	J. MACLEOD	SCALE:	1" = 60'
DRAWING FILE NAME:	0902901.CONDO-2-RI	CHK BY:	RGH	FB #55	09-029-02	SHT. NO.:	2 OF 4

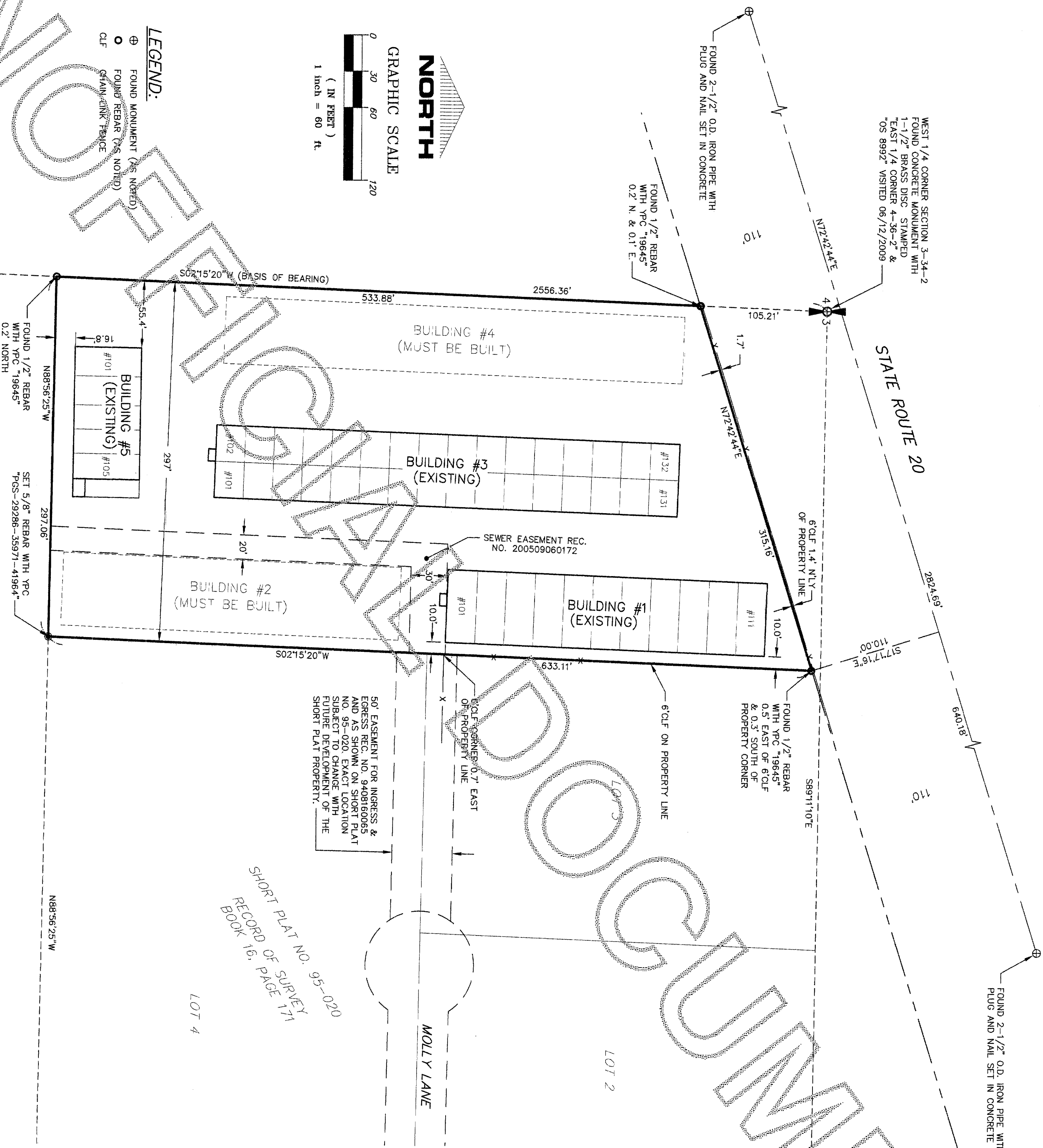
PACIFIC GEOMATIC SERVICES, INC.



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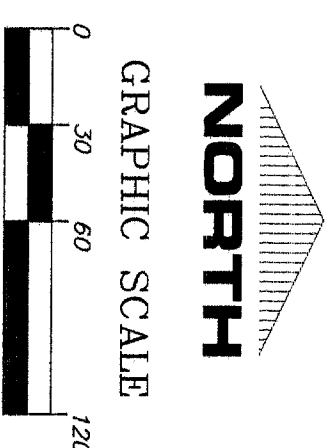


2-18-15



LEGEND:

- ⊕ FOUND MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- CLF STAIN-INK FENCE



[illegible]

BUILDING 3 PLAN

HIGH CEILING ELEV.=72.55'

LOW CEILING ELEV.=67.65'

FINISH FLOOR ELEV.=49.30'

29.74'

29.74'

29.33'

29.33'

18.35'

23.25'

23.25'

18.35'

BUILDING 3 UNIT ELEVATION (TYPICAL)

23.33'	UNIT 101	58.67'	58.67'	24.00'	UNIT 102	58.67'	58.67'	24.00'	UNIT 103	58.67'	58.67'	24.00'	UNIT 104	58.67'	58.67'	24.00'	UNIT 105	58.67'	58.67'	24.00'	UNIT 106	58.67'	58.67'	24.00'	UNIT 107	58.67'	58.67'	24.00'	UNIT 108	58.67'	58.67'	24.00'	UNIT 109	58.67'	58.67'	24.00'	UNIT 110	58.67'	58.67'	24.00'	UNIT 111	58.67'	58.67'	23.33'
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BUILDING 1 PLAN

21.25'

58.67'

16.35'

58.67'

LOW CEILING ELEV. = 65.66'

HIGH CEILING ELEV. = 79.56'

FINISH FLOOR ELEV. = 49.31'

BUILDING 1 UNIT ELEVATION (SOUTH - TYPICAL)

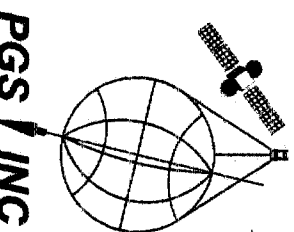
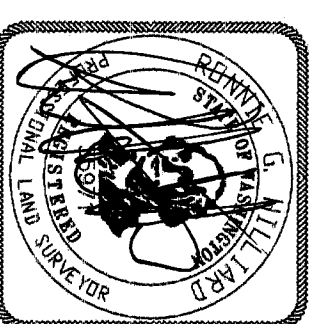
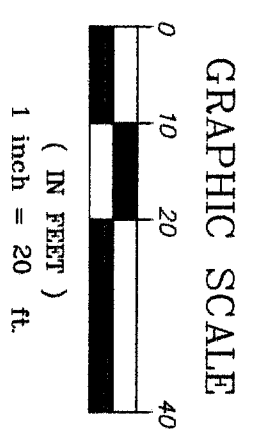

<u>BUILDING 1 AREA TABLE</u>	
<u>UNITS 101 & 111:</u>	1,369 SQ.FT. (+)
<u>UNITS 102-110:</u>	1,408 SQ.FT. (+)

BUILDING 1 AREA TABLE

BUILDING 3 AREA TABLE

UNITS 101, 102, 131 & 132:	664 SQ.FT. (+)
UNITS 103-130:	704 SQ.FT. (+)

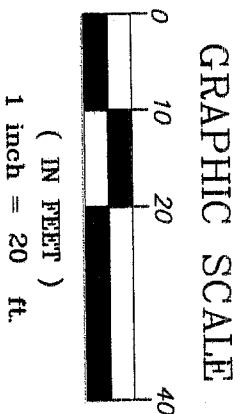
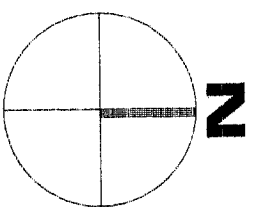
BUILDING 3 AREA TABLE



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		3 OF 4	

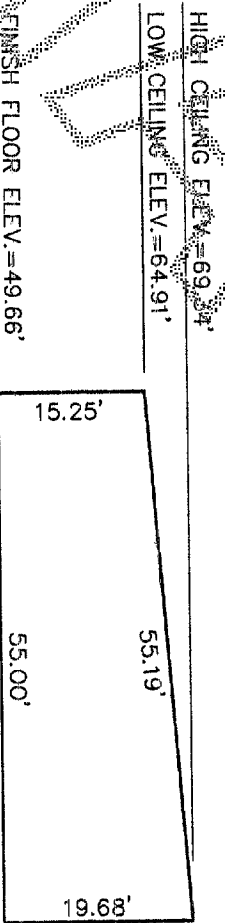


23.33'	24.00'	20.00'	20.00'	20.38'
53.66'	53.66'	53.66'	53.66'	53.66'
UNIT 101	UNIT 102	UNIT 103	UNIT 104	UNIT 105
23.33'	24.00'	20.00'	20.00'	20.38'
RV WASH DOWN/ DUMP RECEPTACLE (CE)				
MECHANICAL (CE)				
RESTROOM (CE)				

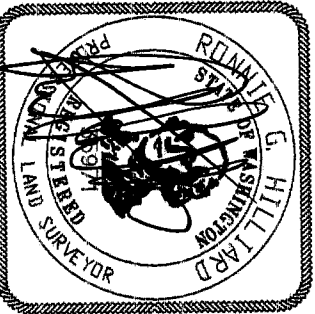
BUILDING 5 PLAN

BUILDING 5 AREA TABLE

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



BUILDING 5 UNIT ELEVATION (WEST - TYPICAL)



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