



201903290003

03/29/2019 08:47 AM Pages: 1 of 5 Fees: \$204.00
Sagit County Auditor

STATE OF WASHINGTON } SS
COUNTY OF SAGIT
I, Auditor of Sagitt County, State of Washington, do hereby
certify that the foregoing statement is a true and correct copy
of the original now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and seal
of my office the 29th day of March 2019
Sandra Terkema Auditor

MALLARD VIEW CONDOMINIUM

PHASE II IN LOT 86, MADDOX CREEK P.U.D. PHASE I MOUNT VERNON, WASHINGTON

SHEET 1 OF 5
Re-record to correct Unit Identification

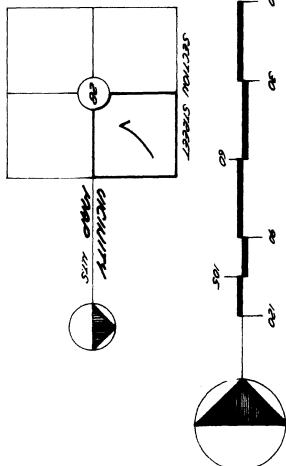
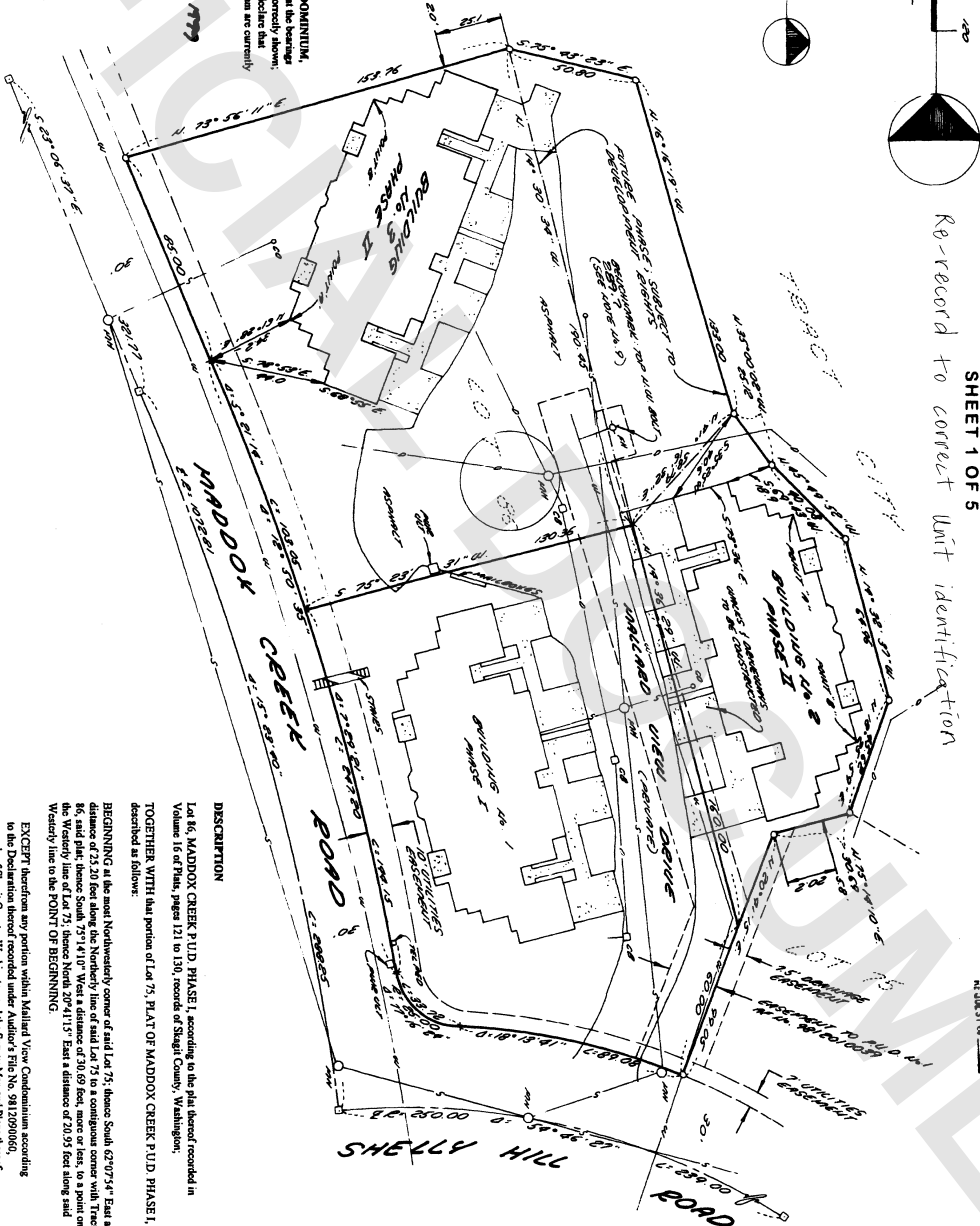


SURVEYOR'S CERTIFICATE
I hereby declare that this survey, map and plan for MALLARD VIEW CONDOMINIUM, PHASE II are based upon an actual survey of the property herein described, that measurements were taken and reduced to Mean Sea Level, that the bearings and distances are true, and that information required by RCW 64.34.222 is supplied herein. I further declare that portions of the horizontal and vertical boundaries of the units in this condominium are currently under construction in accordance with the plans contained herein.

G. L. LISTER, R.S. Certificate No. 23960
SURVEYOR
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
Phone: (360) 424-9366 FAX: (360) 424-6222

Date: March 12, 2019

AUDITOR'S CERTIFICATE
I find for record that the above described plat is correct in accordance with the Auditor's File No. 201903290003
Sagit County Auditor
Sandra Terkema
Date: March 12, 2019



DESCRIPTION
Lot 86, MADDOX CREEK P.U.D. PHASE I, according to the plat thereof recorded in Volume 16 of Plats, pages 121 to 150, records of Sagitt County, Washington,
TOGETHER WITH that portion of Lot 75, PLAT OF MADDOX CREEK P.U.D. PHASE I, described as follows:
BEGINNING at the most Northwesterly corner of said Lot 75, thence South 02°07'24" East a distance of 23.20 feet along the Northern line of said Lot 75 to a contiguous corner with Tract 86, said plat; thence South 57°41'10" West a distance of 30.69 feet, more or less, to a point on the Northern line of said Lot 75; thence South 02°07'24" East a distance of 23.20 feet along said Westerly line to the POINT OF BEGINNING.

EXCEPT therefrom any portion within Mallard View Condominium according to the Declaration thereof recorded under Auditor's File No. 9812009050, records of Sagitt County, Washington and the Survey Map and Plans thereof in Volume 17 of Plats, pages 34 through 37, records of Sagitt County, Washington.
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases and other instruments of record.

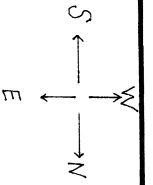
State in the County of Sagitt, State of Washington.



201903290003
03/29/2019 08:47 AM Pages: 1 of 5 Fees: \$204.00
Sagit County Auditor

1985170098

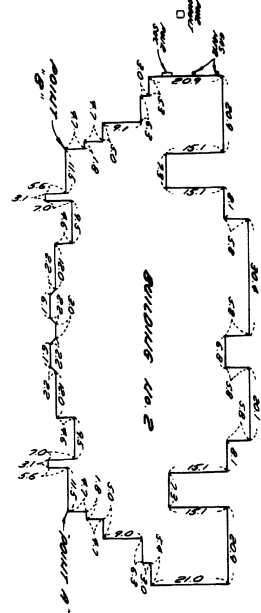
Call 17 Plate Q 51 85-060



MALLARD VIEW CONDOMINIUM
PHASE II
IN LOT 86, MADDOX CREEK P.U.D. PHASE I
MOUNT VERNON, WASHINGTON

SHEET 2 OF 5

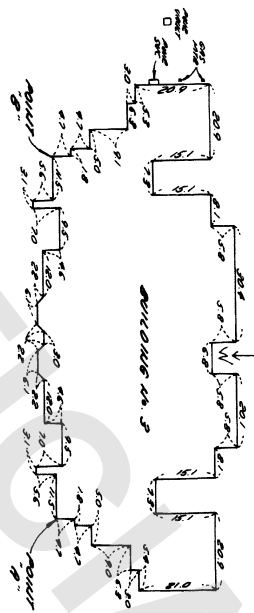
1410 Mallard View Drive



17. Unit floor and ceiling elevations
- Building 2
 - 1410 Mallard View Drive
 - Unit 1
 - Floor = 289.0
 - Ceiling = 298.3
 - Unit 2
 - Floor = 289.5
 - Ceiling = 298.5
 - Unit 3
 - Floor = 289.0
 - Ceiling = 298.3
 - Unit 4
 - Floor = 289.4
 - Ceiling = 298.6
 - Unit 5
 - Floor = 289.0
 - Ceiling = 298.3



18. Approximate Unit and Garage Areas
- Building 2
 - Unit 1 = 1330 ± sq. ft.
 - Unit 2 = 1430 ± sq. ft.
 - Unit 3 = 1280 ± sq. ft.
 - Unit 4 = 1430 ± sq. ft.
 - Unit 5 = 1340 ± sq. ft.
 - Garage = 410 ± sq. ft.



19. Unit floor and ceiling elevations
- Building 3
 - 1405 Mallard View Drive
 - Unit 1
 - Floor = 289.3
 - Ceiling = 298.6
 - Unit 2
 - Floor = 289.9
 - Ceiling = 299.2
 - Unit 3
 - Floor = 289.4
 - Ceiling = 298.7
 - Unit 4
 - Floor = 289.8
 - Ceiling = 299.1
 - Unit 5
 - Floor = 289.3
 - Ceiling = 298.6

20. Approximate Unit and Garage Areas
- Building 3
 - Unit 1 = 1330 ± sq. ft.
 - Unit 2 = 1420 ± sq. ft.
 - Unit 3 = 1230 ± sq. ft.
 - Unit 4 = 1420 ± sq. ft.
 - Unit 5 = 1330 ± sq. ft.
 - Garage = 398 ± sq. ft.



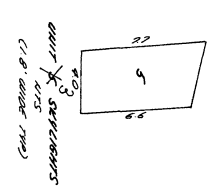
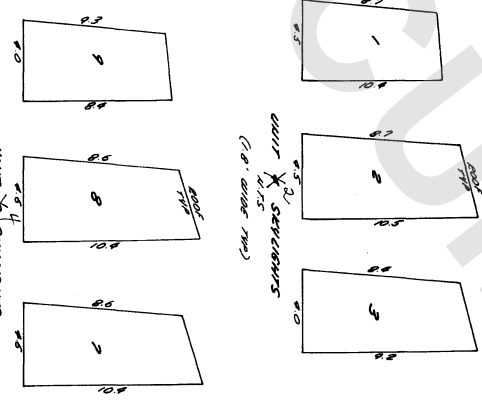
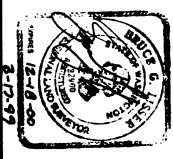
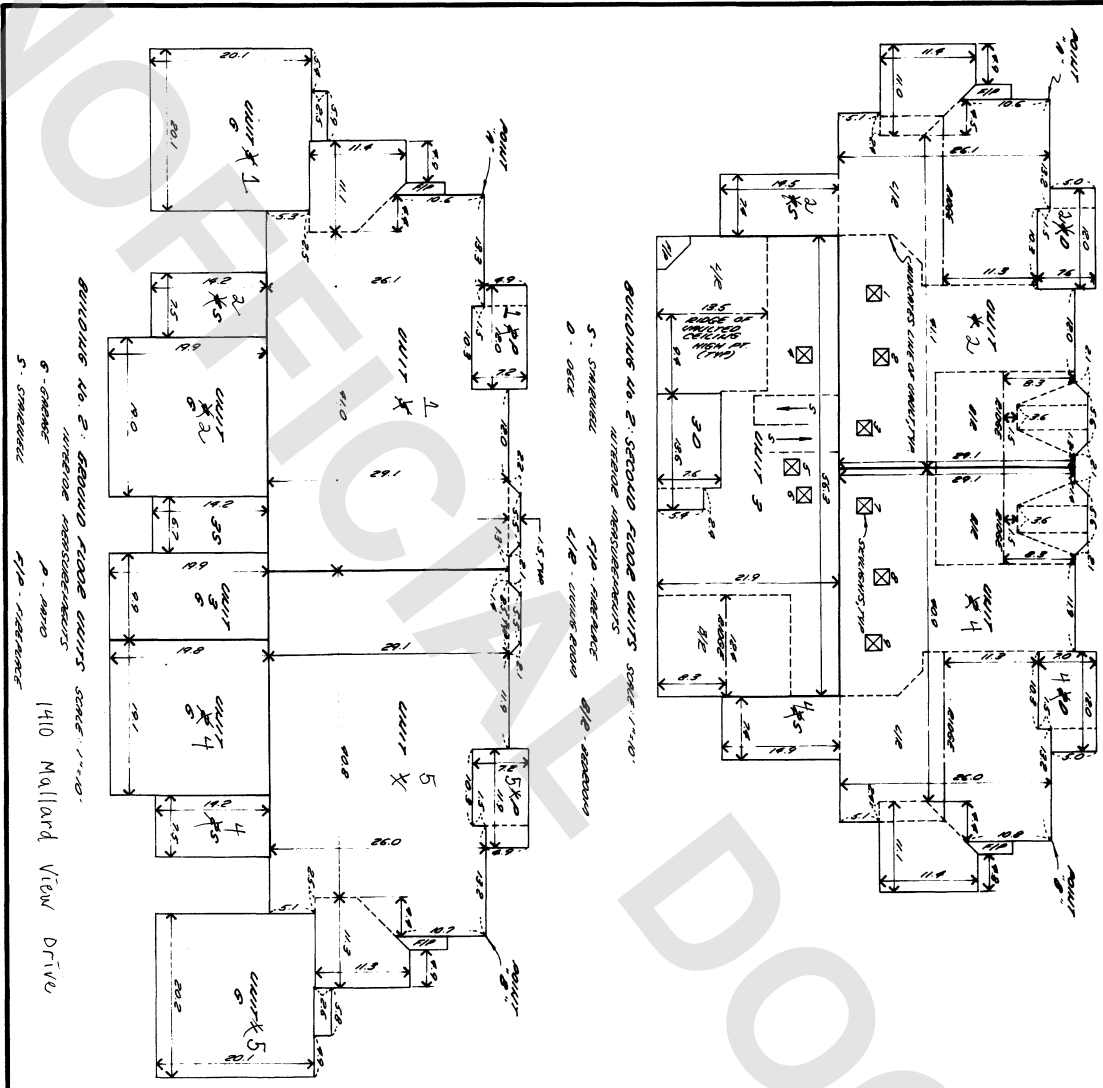
Unit 17 Glass Pt 52
85-060

MALLARD VIEW CONDOMINIUM

PHASE II
IN LOT 86, MADDOX CREEK P.U.D. PHASE I
MOUNT VERNON, WASHINGTON

1410 Mallard View Drive

SHEET 3 OF 5



see 17 Plate Pg 53

85-002

770210070

MALLARD VIEW CONDOMINIUM

PHASE II
IN LOT 86, MADDOX CREEK P.U.D. PHASE I
MOUNT VERNON, WASHINGTON

1405 Mallard View Drive

SHEET 4 OF 5

