

SURVEY MAP AND PLANS FOR
BRICKYARD TOWNHOMES, A CONDOMINIUM
A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST OF W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

DECLARANT DEDICATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN, HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED BRICKYARD TOWNHOMES, A CONDOMINIUM, AS THAT TERM IS DEFINED IN RCW 64.04.010. THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE INTERESTS OF THE UNDERSIGNED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR BRICKYARD TOWNHOMES, RECORDED UNDER SKAGIT COUNTY RECORDING NO. 202005220090.

DATED: May 21, 2020

HAKAM SINGH, MANAGING MEMBER, SINGH ENTERPRISES, LLC

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HAKAM SINGH 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 ACKNOWLEDGED IT AS THE MANAGING MEMBER OF SINGH ENTERPRISES, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 21 DAY OF May, 2020.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Skagit County



DECLARATION REFERENCE

THE CONDOMINIUM DECLARATION PREPARED UNDER THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY REFERS, WAS RECORDED IN THE OFFICE OF SKAGIT COUNTY, WASHINGTON, ON May 21, 2020, UNDER AUDITOR'S FILE NO. 202005220090, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTION OF LAND IN CONDOMINIUM

LOTS 1, 3 AND 4, AS DELINEATED ON SHORT PLAT NO. (SW) SP-04-99, AS APPROVED ON MAY 7, 2007 AND RECORDED ON MAY 24, 2007 UNDER AUDITOR'S FILE NO. 200705240095 FORMERLY KNOWN AS LOT 7, BLOCK 2, "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY", AS PER PLAN IN VOLUME 3 OF PLANS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.
ACCESS PROVIDED ACROSS "TRACT A - SHARED DRIVEWAY" ACCORDING TO SAID SHORT PLAT.
SUBJECT TO AND TOGETHER WITH EASEMENTS OF RECORD.

SHEET INDEX

SHEET 1 OF 5 DECLARANT DECLARATION, ACKNOWLEDGEMENT, DECLARATION REFERENCE, LEGAL DESCRIPTION OF LAND IN CONDOMINIUM, SURVEYOR'S CERTIFICATE, SURVEYOR'S ACKNOWLEDGEMENT & AUDITOR'S CERTIFICATE
SHEET 2 OF 5 SITE MAP & SURVEYOR'S NOTES
SHEET 3 OF 5 BUILDING #219 - UNITS 219-A & 219-B: FLOOR PLANS, AREAS & ELEVATIONS
SHEET 4 OF 5 BUILDING #221 - UNITS 221-A & 221-B: FLOOR PLANS, AREAS & ELEVATIONS
SHEET 5 OF 5 BUILDING #225 - UNITS 225-A & 225-B: FLOOR PLANS, AREAS & ELEVATIONS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORRING ACT AT THE REQUEST OF ERIC PEDERSEN, IN MARCH 2020. I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BRICKYARD TOWNHOMES, A CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREON, AND THAT ALL DIMENSIONS AND PHYSICAL BOUNDARIES OF THE SUBJECT PROPERTY TO THE EXTENT OF MY KNOWLEDGE AND BELIEF CONFORM WITH THE RECORDS OF SKAGIT COUNTY, WASHINGTON. THE SUBJECT PROPERTY IS IDENTIFIED IN ACCORDANCE WITH SAID MAP OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

DATED: MAY 21, 2020.

CHRISTOPHER M. JERSON, P.E.S. CERTIFICATION NUMBER 59832



SURVEYOR'S ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS

ON THIS 21 DAY OF MAY, 2020, BEFORE ME PERSONALLY APPEARED CHRISTOPHER M. JERSON, TO ME KNOWN TO BE THE SAME AS INDIVIDUALLY DESCRIBED IN A PREVIOUS INSTRUMENT, WHO HAS PERSONALLY ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
RESIDING AT Bellevue, WA
MY COMMISSION EXPIRES 3/20/2023



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 21st DAY OF MAY, 2020, AT 11:51 A.M. UNDER AUDITOR'S FILE NUMBER 202005220090, BEING 5 SHEETS, AT THE REQUEST OF RONALD T. JERSON AND ASSOCIATES.

Ronald T. Jerson
SKAGIT COUNTY AUDITOR

PNL NW1/4 NE1/4, SECTION 24, TOWNSHIP 35 N., RANGE 4 E., W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON



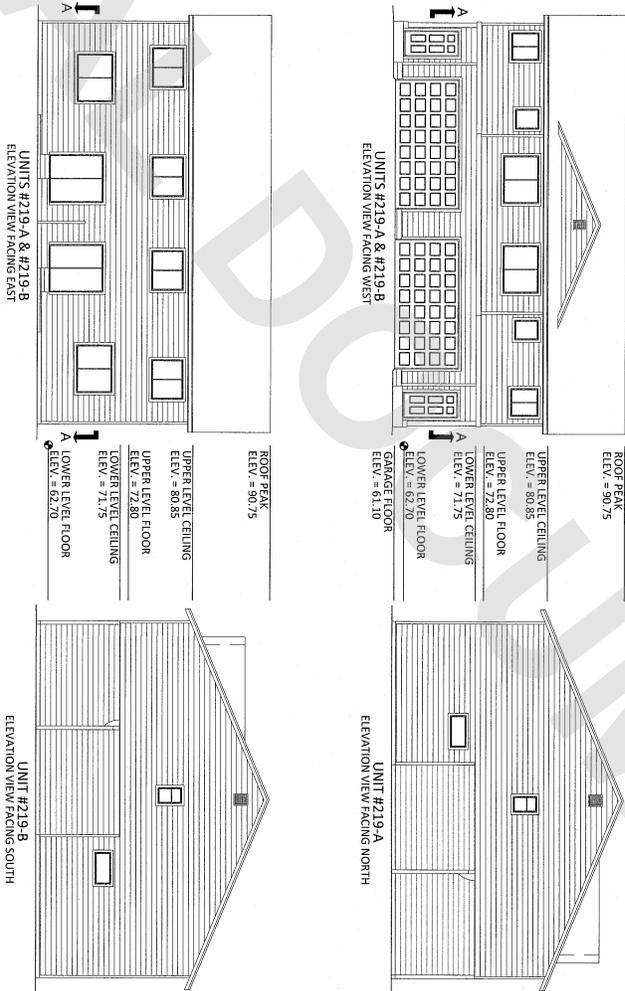
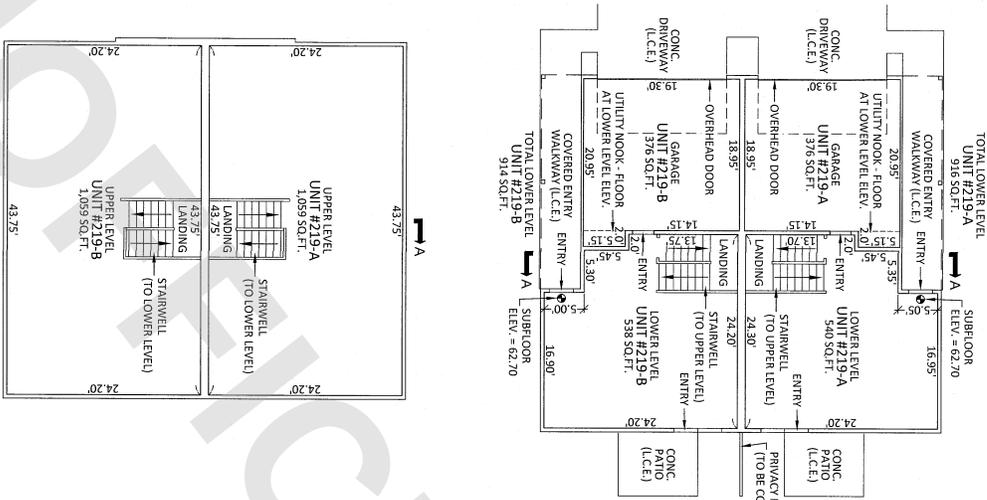
JEPSON & ASSOCIATES

REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
PHONE: (360) 733-5740 | FAX: (360) 847-9839 | EMAIL: CMJEPSON@JEPSONENGINEERING.COM

CLIENT:	ERIK PEDERSEN
DATE:	05/21/2020
DWG. NO.:	20017-Combo.dwg
JOB NO.:	20017
DATE:	F.B. NO. 20-03
DRAWN BY:	SMF/DJM
CHECKED BY:	CMJ
1 of 5	

BRICKYARD TOWNHOMES, A CONDOMINIUM

SURVEY MAP AND PLANS FOR
 BUILDING #219 - UNITS 219-A & 219-B; FLOOR PLANS, AREAS & ELEVATIONS



- NOTES:**
1. ALL INTERIOR DIMENSIONS ARE MEASURED TO THE BACK OF SHEETROCK AND TOP OF SUBFLOOR AND ARE SHOWN TO THE NEAREST FIVE-HUNDRETHS OF A FOOT.
 2. THE ROOF, FOUNDATIONS, COLUMNS, GIRGERS, STUDDING, JOISTS, BEAMS, SUPPORTS, MAIN WALLS, AND ALL OTHER STRUCTURAL PARTS OF THE BUILDING, TO THE BOUNDARIES OF THE UNITS AS DESCRIBED IN SECTION 4.2 OF THE DECLARATION ARE DESIGNATED AS LIMITED COMMON ELEMENTS.
 3. ENTRY WALKWAYS & PATIOS SHOWN ARE CONSIDERED LIMITED COMMON ELEMENTS (LCE), ALLOCATED TO THE UNIT TO WHICH THEY ARE IMMEDIATELY ADJACENT.
 4. THE ELEVATION DIAGRAMS ON THIS SHEET ARE DEMONSTRATIVE ONLY AND ARE ONLY INTENDED TO SHOW FLOOR AND CEILING ELEVATIONS OF THE UNITS. THEY MAY NOT ACCURATELY REPRESENT THE FACADE OF THE BUILDINGS AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.



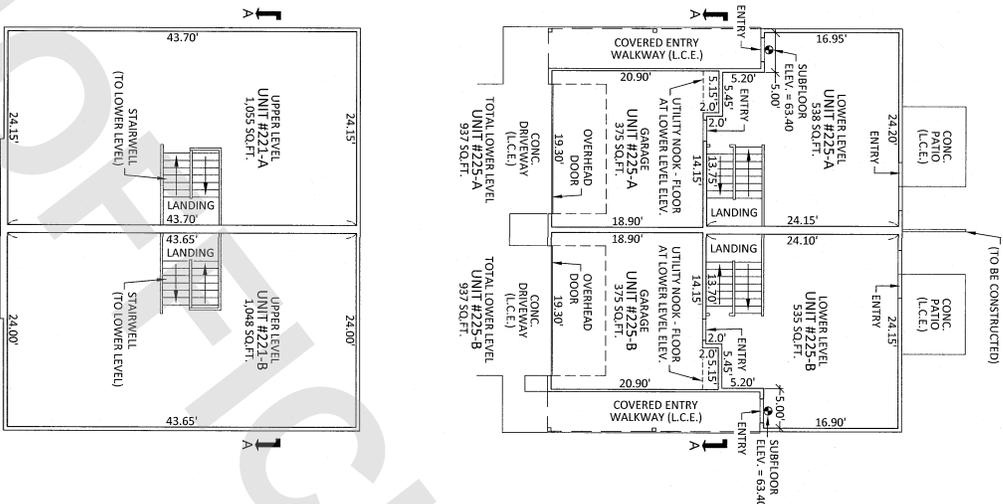
JEPSON & ASSOCIATES
 REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 1400 14TH AVENUE, SUITE 200, BELLEVUE, WA 98005
 PHONE: (206) 551-5700 | FAX: (206) 541-9989 | EMAIL: DJEPSON@JEPSONENGINEERING.COM

PTN, NW1/4 NE1/4, SECTION 24, TOWNSHIP 35 N., RANGE 4 E., W.M.
 CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

CLIENT:	ERIK PEDERSEN
DATE:	05/21/2020
DWG. NO.:	20017-Cond0.dwg
JOB NO.:	20017
DRWING BY:	SPR/DMA
CHECKED BY:	CWJ
F.B. NO.:	20-03
SHEET:	3 of 5

SURVEY MAP AND PLANS FOR BRICKYARD TOWNHOMES, A CONDOMINIUM

BUILDING #225 - UNITS 225-A & 225-B: FLOOR PLANS, AREAS & ELEVATIONS



NOTES:

1. ALL INTERIOR DIMENSIONS ARE UNLESS OTHERWISE NOTED. FOOTROCK AND TOP OF SUPERLOOR AND ARE SHOWN TO THE NEAREST FIVE-HUNDRETHS OF A FOOT.
2. THE ROOF, FOUNDATIONS, COLUMNS, GIRDERS, STUDDING, JOISTS, BEAMS, SUPPORTS, PARTITIONS, WALLS, AND CEILING SHALL BE SHOWN ON THE BUILDING, TO BE PROVIDED AS LIMITED COMMON ELEMENTS.
3. ENTRY, WALKWAYS & PATIOS SHOWN ARE CONSIDERED LIMITED COMMON ELEMENTS (LCE), ALLOCATED TO THE UNIT TO WHICH THEY ARE IMMEDIATELY ADJACENT.
4. THE ELEVATION DIAGRAMS ON THIS SHEET ARE DEMONSTRATIVE ONLY AND ARE ONLY INTENDED TO SHOW WINDOW AND CEILING ELEVATIONS OF THE UNITS. THEY MAY NOT ACCURATELY REPRESENT THE FACADE OF THE BUILDING AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.



JEPSON & ASSOCIATES
 REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 222 GRAND AVE., SUITE C, BELLEVILLE, VA 22823
 PHONE: (360) 733-5700 | FAX: (360) 647-9939 | EMAIL: CJEPSON@JEPSONENGINEERING.COM

CLIENT:	ERIK PEDERSEN
DATE:	05/21/2020
DWG. NO.:	20017-Condo.dwg
JOB NO.:	20017
DATE:	F.A. NO. 20-03
DRAWN BY:	SMF/DMA
CHECKED BY:	CJM
5 of 5	

PTN. NW1/4 NE1/4, SECTION 24, TOWNSHIP 35 N., RANGE 4 E., W.M.
 CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON