

MALLARD VIEW CONDOMINIUM

PHASE II

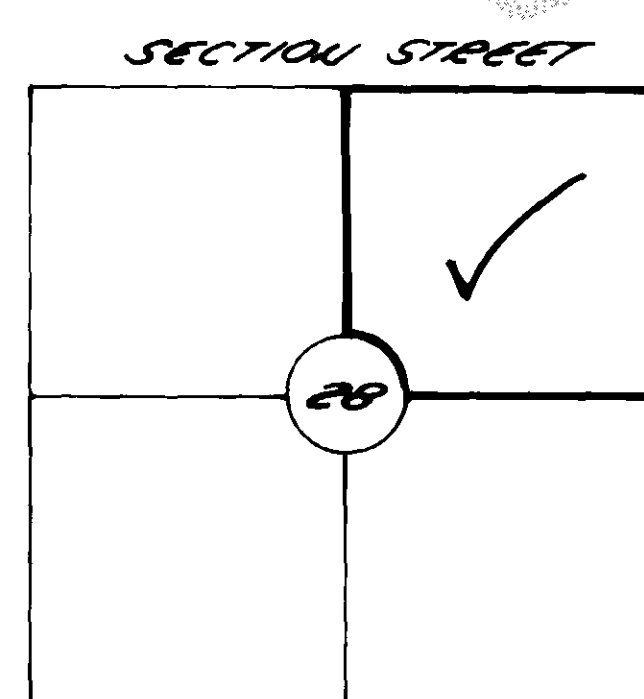
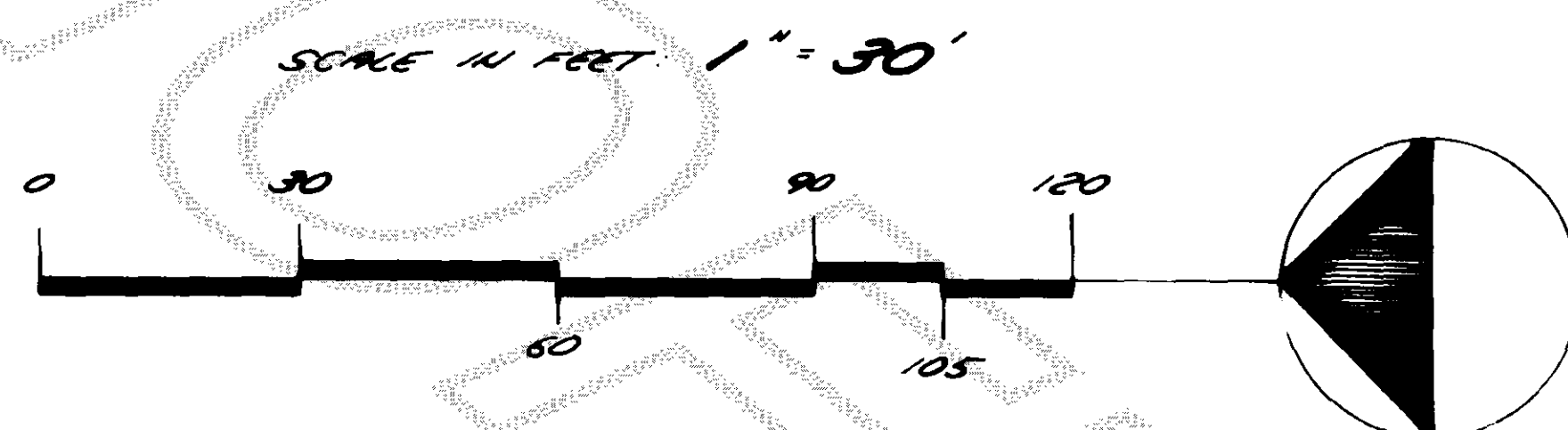
IN LOT 86, MADDOX CREEK P.U.D. PHASE 1
MOUNT VERNON, WASHINGTON

SK

MAR 17 P3:10

FILED
REQUEST OF

SHEET 1 OF 5



UTILITY
MOUNT VERNON



SURVEYOR'S CERTIFICATE

I hereby declare that this survey map and plans for MALLARD VIEW CONDOMINIUM, PHASE II are based upon an actual survey of the property herein described; that the bearings and distances of property lines and horizontal and vertical unit boundaries are correctly shown; and that information required by RCW 64.34.232 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.

Bruce G. Lisser
Bruce G. Lisser, PLS., Certificate No. 22960
SEMRAU & LISSER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
Phone (360) 424-9566 FAX: (360) 424-6222

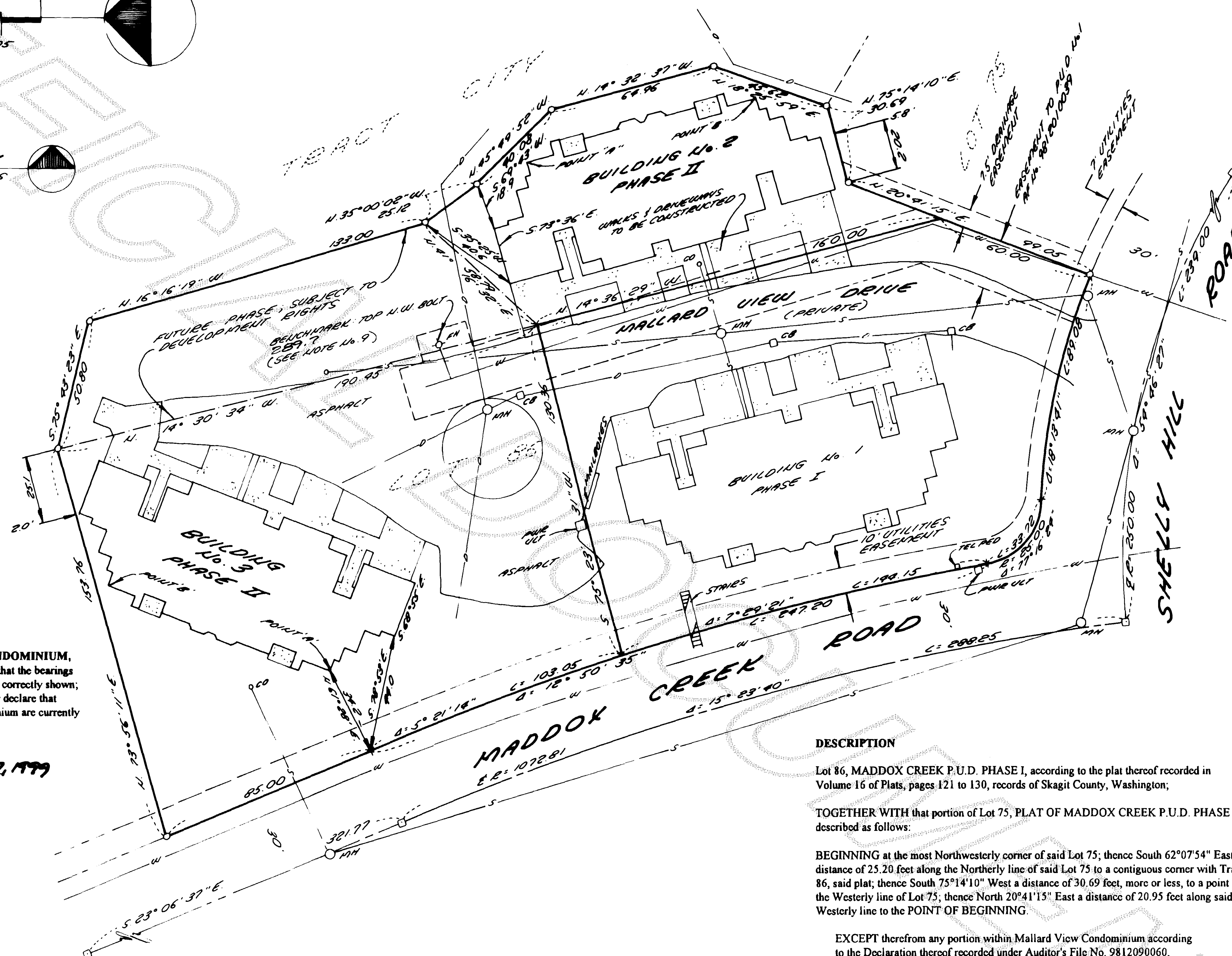
Date: MARCH 17, 1999

AUDITOR'S CERTIFICATE

Filed for record this 17 day of Mar 1999 at 3:10 PM in Volume 17
of Plats on pages 51-53 at the request of SEMRAU & LISSER.
Auditor's File No. 9903170098

Kathy Hill
County Auditor

Samuel J. Granger
Deputy



DESCRIPTION

Lot 86, MADDOX CREEK P.U.D. PHASE I, according to the plat thereof recorded in Volume 16 of Plats, pages 121 to 130, records of Skagit 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 62°07'54" East a distance of 25.20 feet along the Northerly line of said Lot 75 to a contiguous corner with Tract 86, said plat; thence South 75°14'10" West a distance of 30.69 feet, more or less, to a point on the Westerly line of Lot 75; thence North 20°41'15" East a distance of 20.95 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. 9812090060, records of Skagit County, Washington and the Survey Map and Plans thereof in Volume 17 of Plats, pages 34 through 37, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases and other instruments of record.

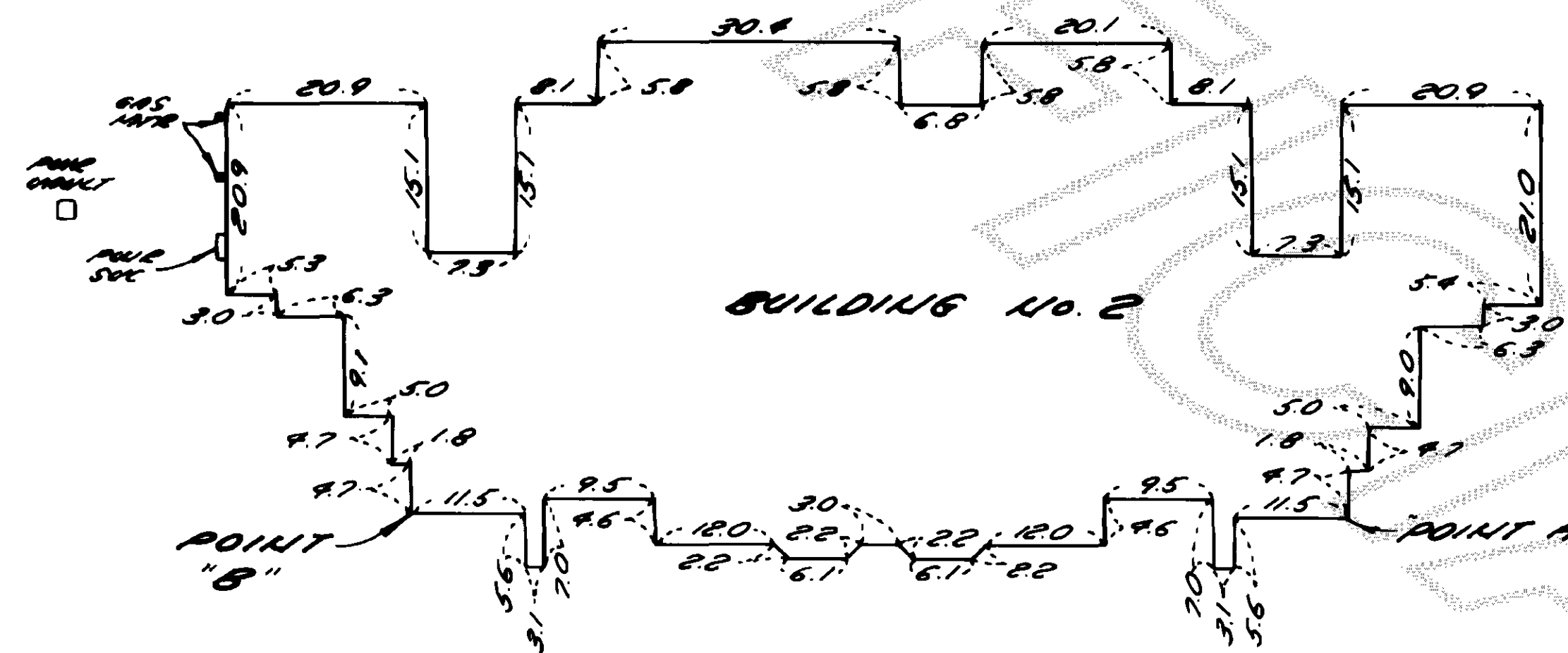
Situate in the County of Skagit, State of Washington.

MALLARD VIEW CONDOMINIUM

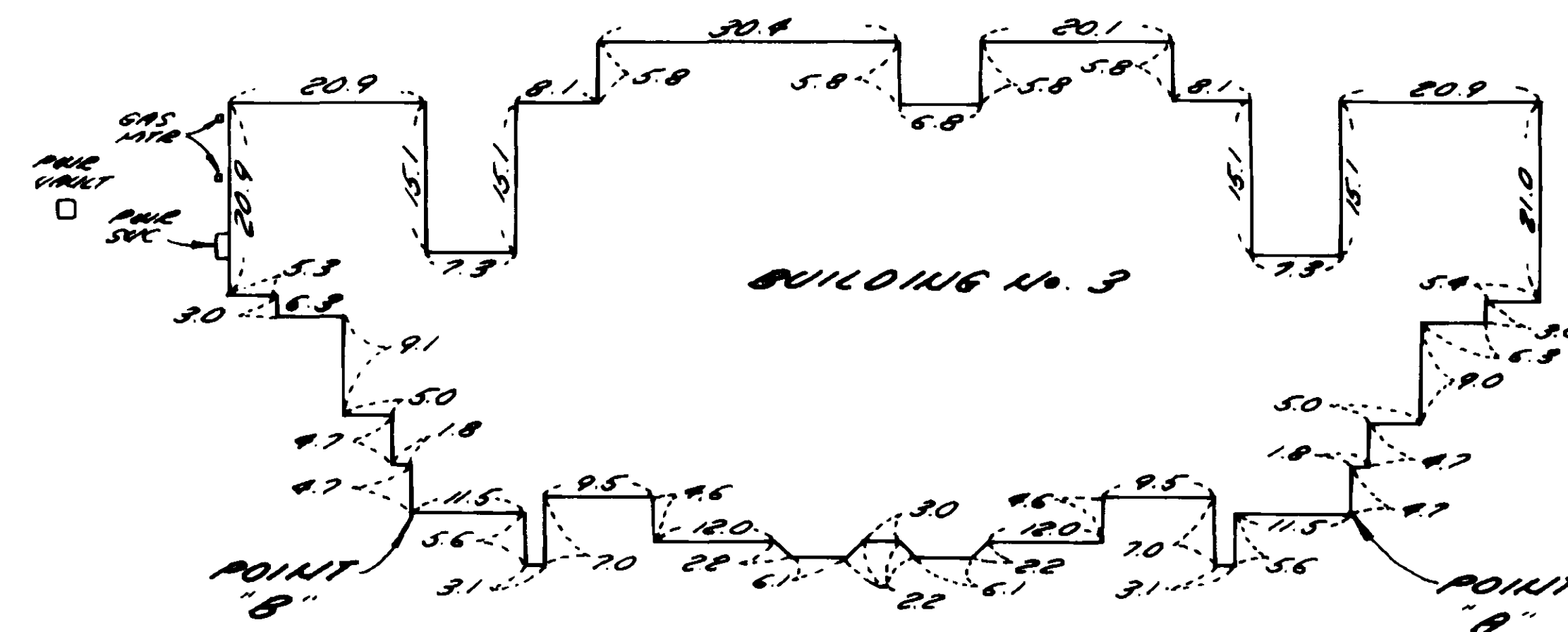
PHASE II

IN LOT 86, MADDOX CREEK P.U.D. PHASE 1
MOUNT VERNON, WASHINGTON

SHEET 2 OF 5



0 20 60
10 40
BUILDING No. 2
EXTERIOR DIMENSIONS
BUILDING No. 3
EXTERIOR DIMENSIONS
SCALE IN FEET: 1" = 20'



3-17-99

17. Unit floor and ceiling elevations

Building 2

1410 Mallard View Drive

Unit 1	Garage	Floor = 289.0	Ceiling = 298.3
	Living area	Floor = 289.5	Ceiling = 298.5

1410 Mallard View Drive

Unit 2	Garage	Floor = 289.0	Ceiling = 298.3
	Living area	Floor = 299.4	Ceiling = 298.3
	Living Room		Vaulted Ceiling = 309.5
	Bedroom		Vaulted Ceiling = 310.8

1410 Mallard View Drive

Unit 3	Garage	Floor = 289.0	Ceiling = 298.3
	Living area	Floor = 299.4	Ceiling = 307.5
	Living Room		Vaulted Ceiling = 311.0
	Bedroom		Vaulted Ceiling = 308.8

1410 Mallard View Drive

Unit 4	Garage	Floor = 289.0	Ceiling = 298.3
	Living area	Floor = 299.4	Ceiling = 307.5
	Living Room		Vaulted Ceiling = 310.8
	Bedroom		Vaulted Ceiling = 309.5

1410 Mallard View Drive

Unit 5	Garage	Floor = 289.0	Ceiling = 298.3
	Living area	Floor = 289.6	Ceiling = 298.6

18. Approximate Unit and Garage Areas

Building 2	Unit 1 =	1330 ± sq. ft.
	Unit 1 Garage =	410 ± sq. ft.
	Unit 2 =	1430 ± sq. ft.
	Unit 2 Garage =	378 ± sq. ft.
	Unit 3 =	1240 ± sq. ft.
	Unit 3 Garage =	200 ± sq. ft.
	Unit 4 =	1430 ± sq. ft.
	Unit 4 Garage =	378 ± sq. ft.
	Unit 5 =	1340 ± sq. ft.
	Unit 5 Garage =	410 ± sq. ft.

19. Unit floor and ceiling elevations

Building 3

1405 Mallard View Drive

Unit 1	Garage	Floor = 289.3	Ceiling = 298.6
	Living area	Floor = 289.9	Ceiling = 298.9

1405 Mallard View Drive

Unit 2	Garage	Floor = 289.4	Ceiling = 298.7
	Living area	Floor = 299.8	Ceiling = 307.9
	Living Room		Vaulted Ceiling = 311.2
	Bedroom		Vaulted Ceiling = 310.0

1405 Mallard View Drive

Unit 3	Garage	Floor = 299.8	Ceiling = 298.6
	Living area	Floor = 289.3	Ceiling = 298.9
	Living Room		Vaulted Ceiling = 311.2
	Bedroom		Vaulted Ceiling = 298.6

1405 Mallard View Drive

Unit 4	Garage	Floor = 289.3	Ceiling = 298.6
	Living area	Floor = 299.8	Ceiling = 307.9
	Living Room		Vaulted Ceiling = 311.2
	Bedroom		Vaulted Ceiling = 310.0

1405 Mallard View Drive

Unit 5	Garage	Floor = 289.4	Ceiling = 289.7
	Living area	Floor = 289.9	Ceiling = 289.9

20. Approximate Unit and Garage Areas

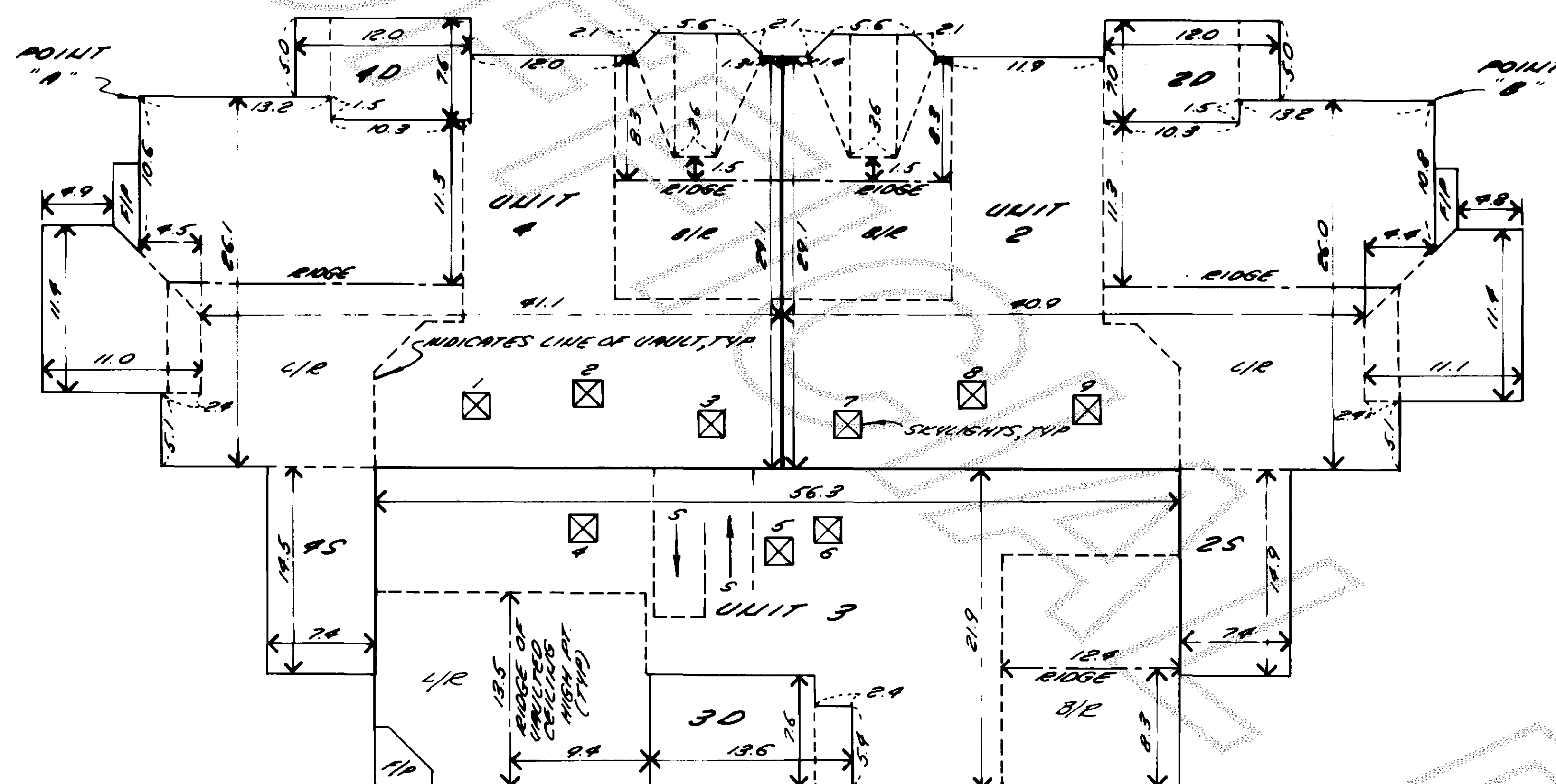
Building 3	Unit 1 =	1330 ± sq. ft.
	Unit 1 Garage =	398 ± sq. ft.
	Unit 2 =	1420 ± sq. ft.
	Unit 2 Garage =	376 ± sq. ft.
	Unit 3 =	1230 ± sq. ft.
	Unit 3 Garage =	200 ± sq. ft.
	Unit 4 =	1420 ± sq. ft.
	Unit 4 Garage =	372 ± sq. ft.
	Unit 5 =	1330 ± sq. ft.
	Unit 5 Garage =	398 ± sq. ft.

MALLARD VIEW CONDOMINIUM

PHASE II

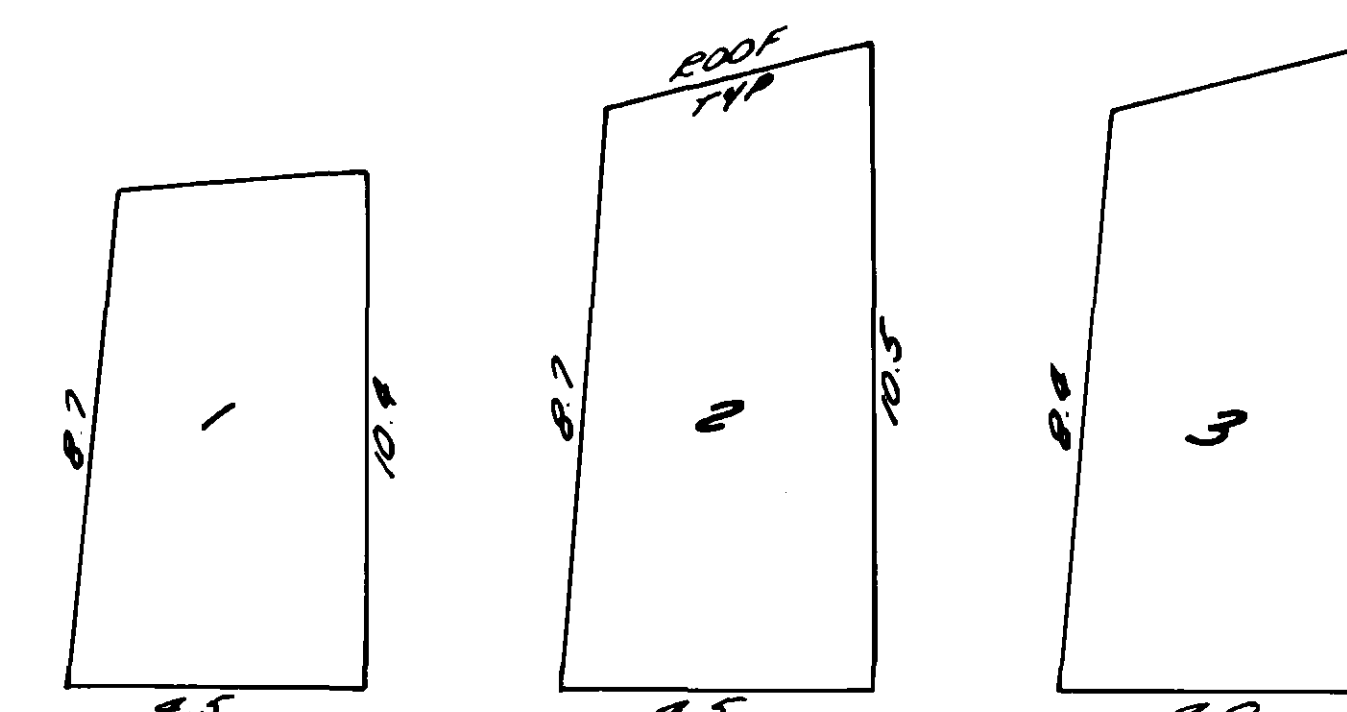
IN LOT 86, MADDOX CREEK P.U.D. PHASE 1
MOUNT VERNON, WASHINGTON

SHEET 3 OF 5

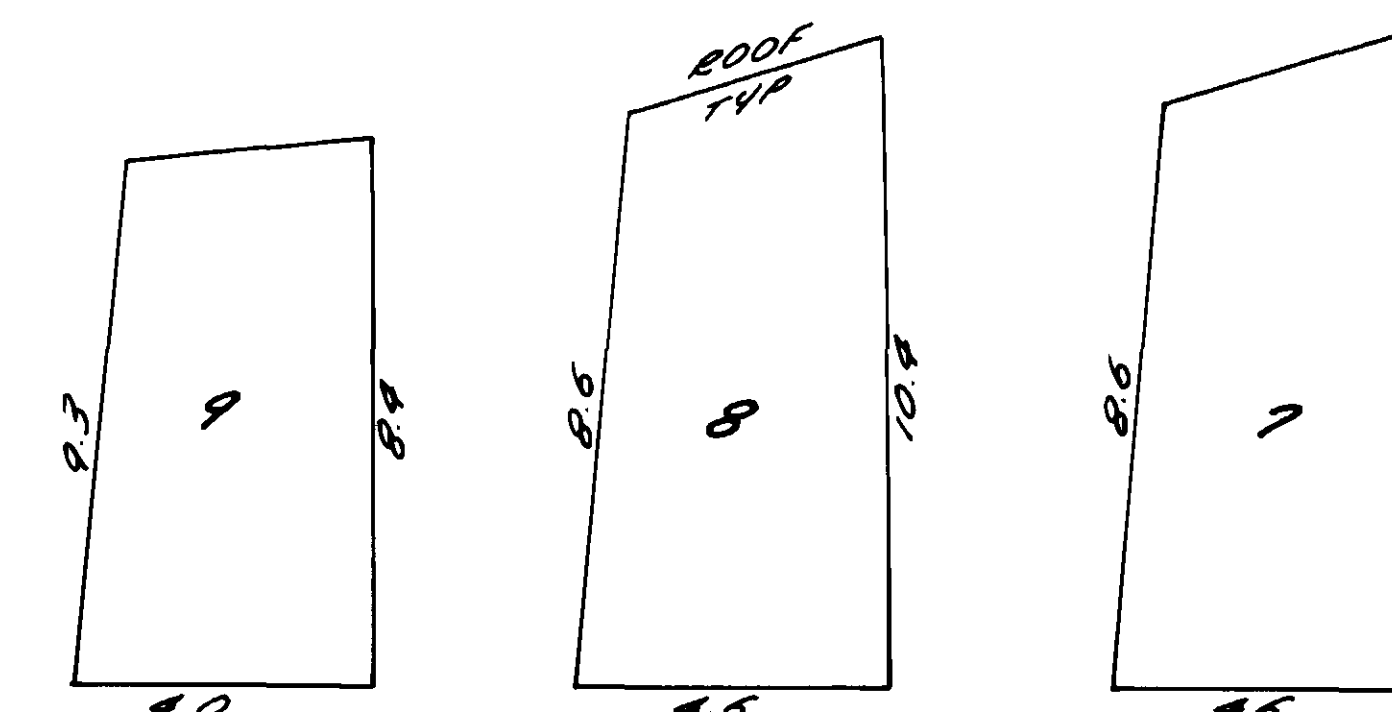


BUILDING No. 2: SECOND FLOOR UNITS SCALE: 1"=10'
INTERIOR MEASUREMENTS

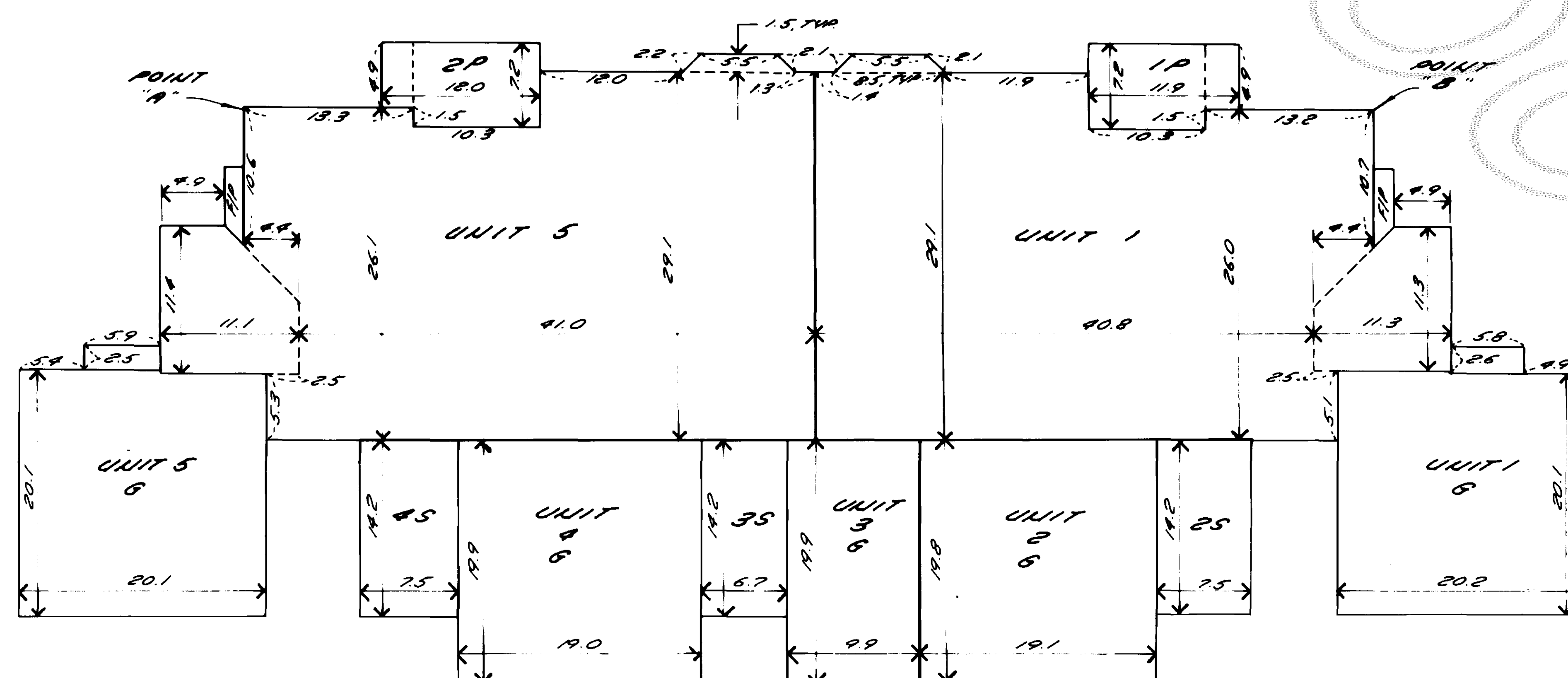
S - STAIRWELL FIP - FIREPLACE B/R - BEDROOM
D - DECK L/R - LIVING ROOM



UNIT 1 SKYLIGHTS
N.T.S.
(1.8' WIDE TYP.)

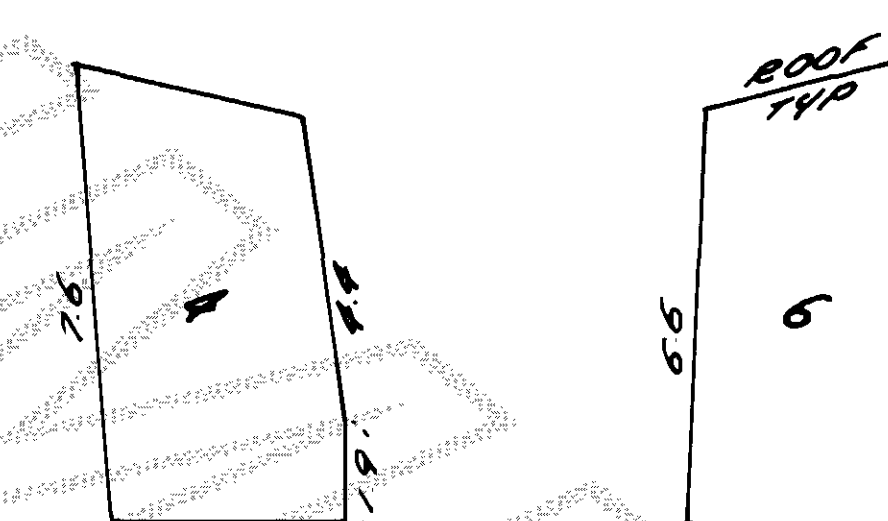


UNIT 3 SKYLIGHTS
N.T.S.
(1.8' WIDE TYP.)



BUILDING No. 2: GROUND FLOOR UNITS SCALE: 1"=10'
INTERIOR MEASUREMENTS

G - GARAGE P - PATIO
S - STAIRWELL FIP - FIREPLACE



UNIT 5 SKYLIGHTS
N.T.S.
(1.8' WIDE TYP.)

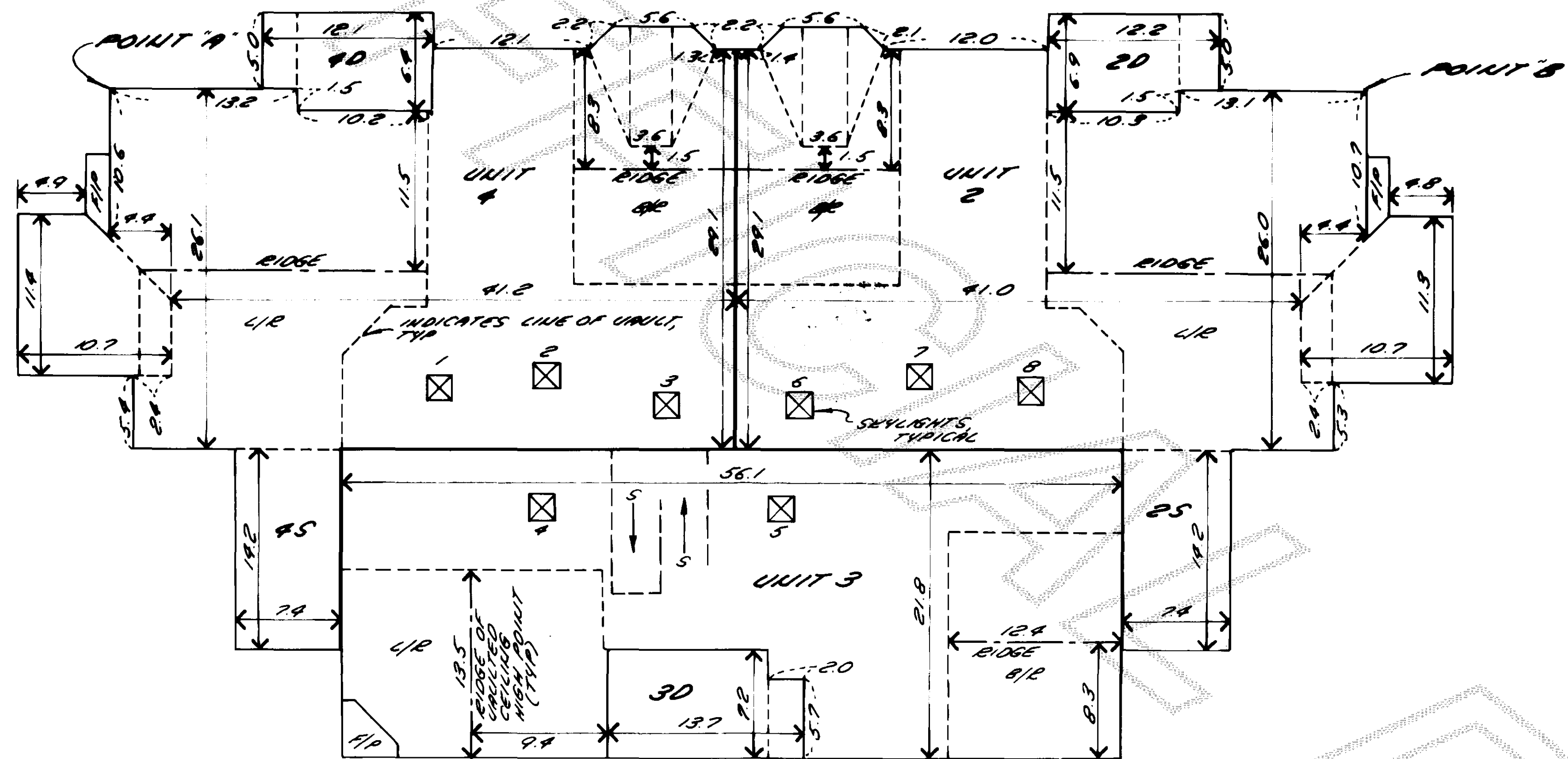


MALLARD VIEW CONDOMINIUM

PHASE II

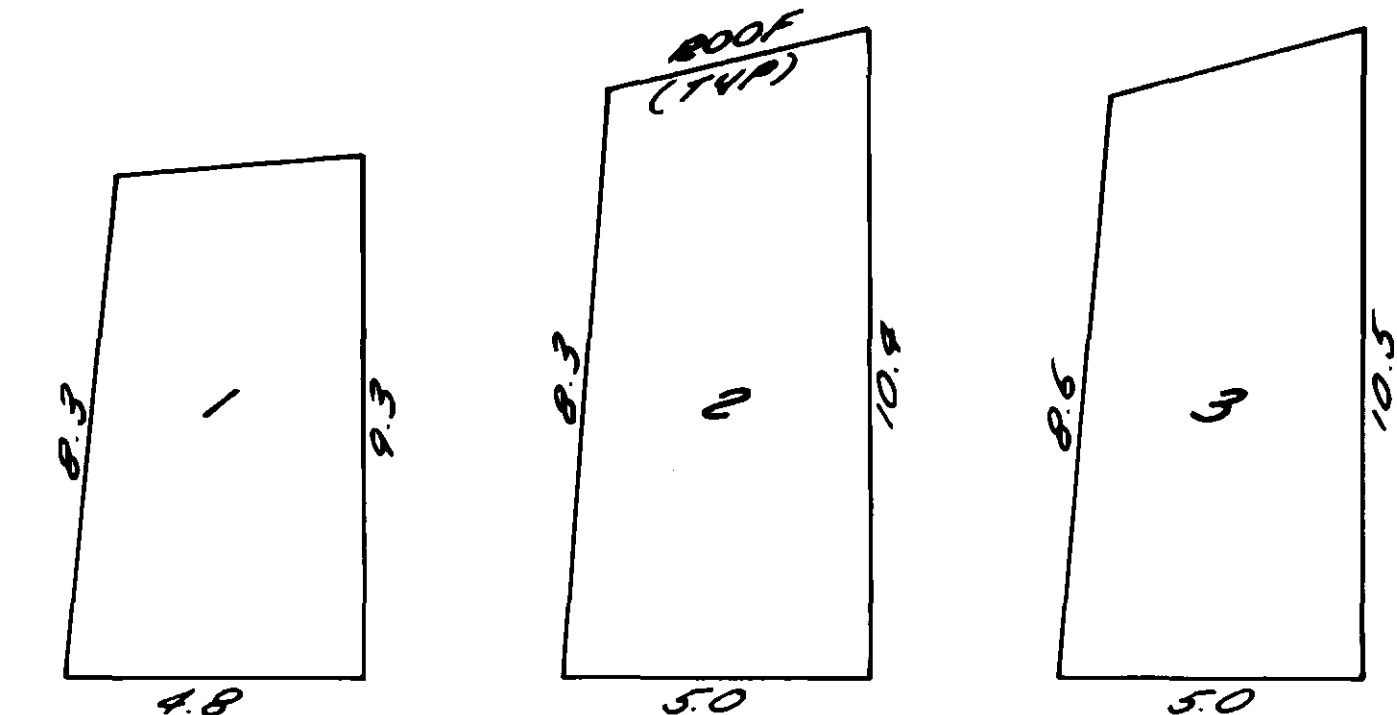
IN LOT 86, MADDOX CREEK P.U.D. PHASE 1
MOUNT VERNON, WASHINGTON

SHEET 4 OF 5

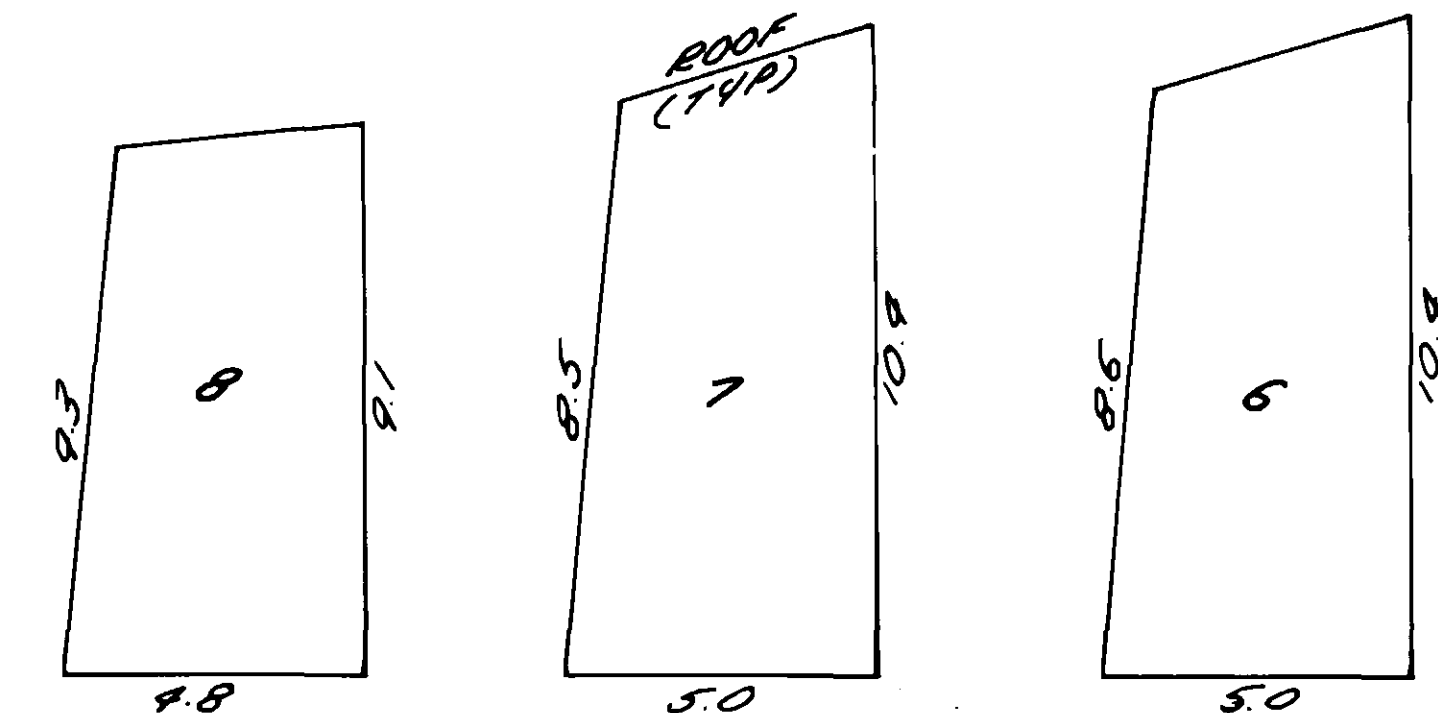


BUILDING NO. 3: SECOND FLOOR UNITS SCALE: 1"=10'

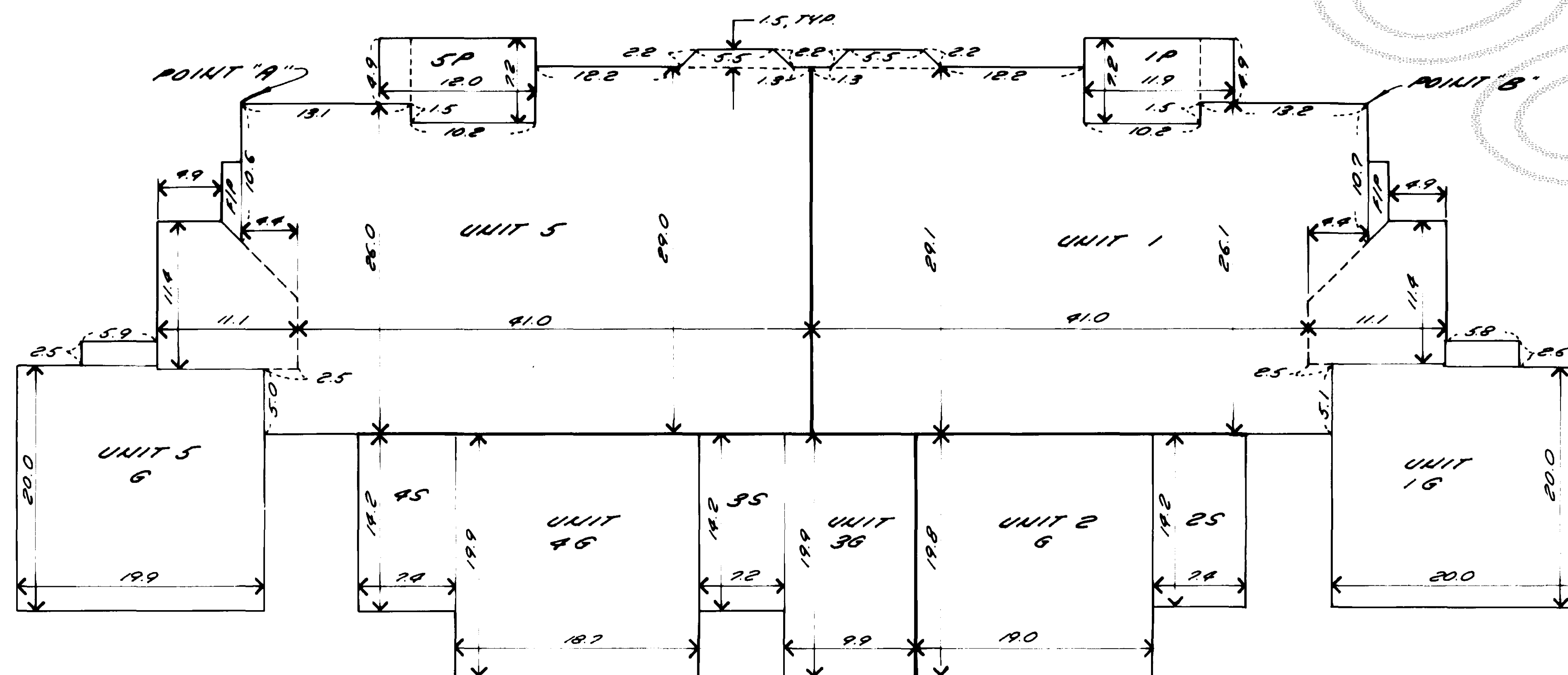
INTERIOR MEASUREMENTS
S - STAIRWELL
L/R - LIVING ROOM
D - DECK
B/R - BEDROOM
F/P - FIRE PLACE



UNIT 4 SKYLIGHTS
N.T.S.
(1.8' WIDE TYP)

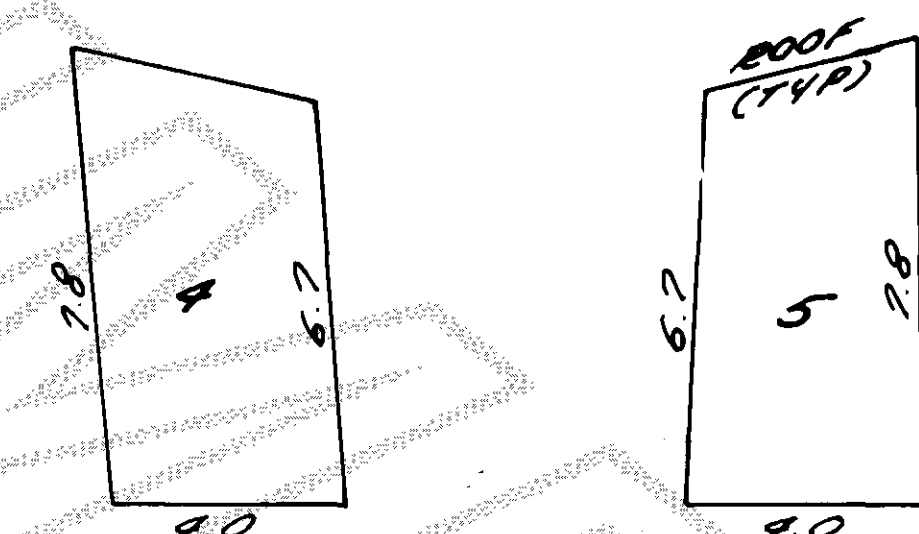


UNIT 2 SKYLIGHTS
N.T.S.
(1.8' WIDE TYP)



BUILDING NO. 3: GROUND FLOOR UNITS SCALE: 1"=10'

INTERIOR MEASUREMENTS
G - GARAGE
S - STAIRWELL
P - PARK
F/P - FIREPLACE



UNIT 3 SKYLIGHTS
N.T.S.
(1.8' WIDE TYP)



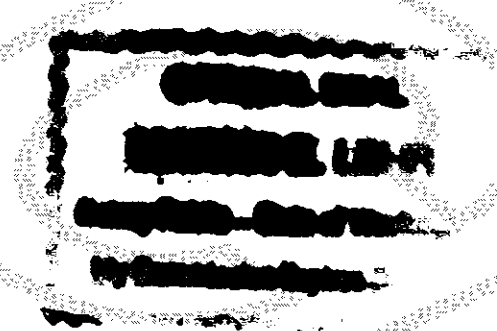
MALLARD VIEW CONDOMINIUM
PHASE II
IN LOT 86, MADDOX CREEK P.U.D. PHASE 1
MOUNT VERNON, WASHINGTON

SHEET 5 OF 5

State of Washington)
County of SKAGIT)

I certify that I know or have satisfactory evidence that JOSEPH STELLA
signed this instrument, on oath stated that (he/she/they) (was/were)
authorized to execute the instrument and acknowledged it as the Vice President of
INTERWEST BANK, a Washington corporation, to be the free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

Dated: 3-17-99
Signature: Martin E. Rehn
Title: Notary Public
My appointment expires 3-10-02



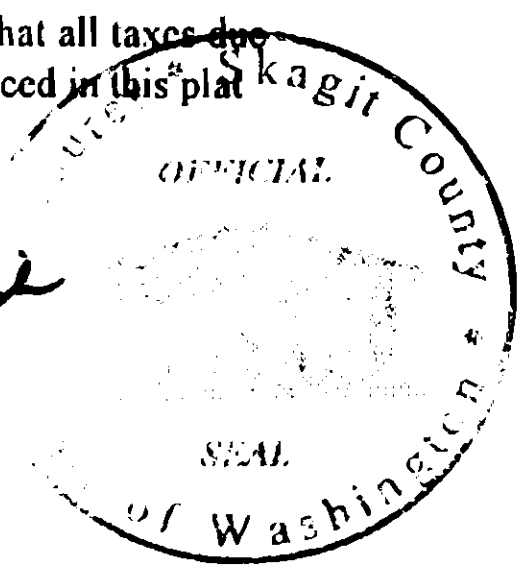
NOTES

1. ☐ - Indicates monument in case with yellow cap inscribed Lisser 22960.
☒ - Indicates rebar set at corner and capped with yellow cap inscribed Lisser 22960.
☐ - Indicates existing rebar or iron pipe found
2. Description for this survey is from Chicago Title Insurance Company, Title Report, SB-14259 dated February 8, 1999.
3. Instrumentation: Lietz Set 4A Theodolite Distance Meter
4. Survey Procedure: Standard field traverse
5. Meridian: Assumed
6. Basis of Bearing: Monumented centerline of East Section Street - North line of the Northeast 1/4 of Section 28, T. 34 N., R. 4 E., W.M.
Bearing = North 88° 27' 57" East.
7. For additional meridian and survey information see Plat of Maddox Creek Phase I recorded in Volume 16 of Plats, pages 121 - 130, inclusive, and Mallard View Condominium, recorded in Volume 17 of Plats, pages 34 - 37, inclusive, records of Skagit County, Washington.
8. Datum: NGVD '29.
9. Bench Mark = Top Northwest lid bolt to fire hydrant (hydrant has been adjusted since Phase I)
Elevation = 289.7, NGVD '29
10. Building locations and dimensions refer to exterior walls and are shown in feet and tenths of feet.
11. Floor and ceiling elevations are shown in feet and tenths of feet. Interior to bottom of finished ceilings and top of constructed sub floors.
12. Interior dimensions are shown in feet and tenths of feet and represent interior measurements to back of sheet rock.
13. Boundary of interior units extend to back of sheet rock (walls and ceilings) and top of subfloor.
14. Unless otherwise indicated hereon, each deck, porch, or patio is a Limited Common Element (LCE) allocated to the Unit to which it is immediately adjacent, as described in Articles of Declaration.
15. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants; liens and other instruments of record including but not limited to those mentioned on that certain title report described in Note 2 above. Said report includes documents recorded under Skagit County Auditor's File Numbers, 9609200054, 9609090083, 9609200055, 9811040087, 9812010039, 9812090059, 9812090060, 981120087 and 9812070172 and those notes and easements which affect the property as shown on the face of Maddox Creek P.U.D. Phase I, as represented in Note 7 above.
16. Utility locations are per field locations and/or City and contractor "as-builts" provided by the owner. Locations are representational only, utility companies should be contacted to verify specific locations.

TREASURER'S CERTIFICATE

I, Judy Menish, Treasurer of Skagit County, Washington hereby certify that all taxes due and/or deposits required to cover anticipated taxes on the property embraced in this plat have been paid, up to and including the year 1999.

Judy Patterson for Judy Menish
Skagit County Treasurer



DECLARATION REFERENCE

The Supplemental 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 Skagit County, Washington, on 3-17-99 under Auditors File No. 9903170099 in Volume _____ of Official Records at Pages _____ records of Skagit County, Washington.

DEDICATION

The undersigned owners in fee simple, "Declarant", hereby declares this survey map and dedicate the same for condominium purposes. This survey map and plans and any portion thereof shall be restricted by the terms of the Condominium Declaration filed under Skagit County Auditor's File Number 9812090060 and Supplemental 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.

Nord Northwest, Corp.
a Washington Corporation

By: Richard G. Nord SR

Interwest Properties, Inc.
a Washington Corporation

By: Martin E. Rehn

Interwest Bank,
a Washington Corporation

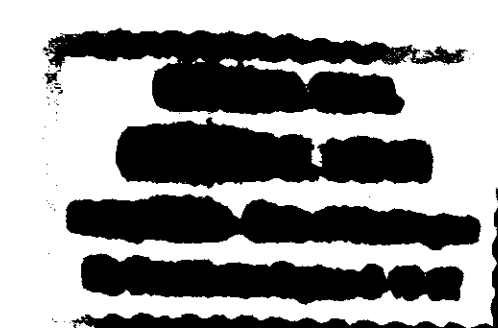
By: Martin E. Rehn

ACKNOWLEDGMENTS

State of Washington)
County of Skagit)

I certify that I know or have satisfactory evidence that Richard G. Nord SR signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledged it as the President of NORD NORTHWEST, CORP., a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-17-99
Signature: Martin E. Rehn
Title: Notary Public
My appointment expires 3-10-02



State of Washington)
County of _____)

I certify that I know or have satisfactory evidence that JOSEPH STELLA signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledged it as the Vice President of INTERWEST PROPERTIES, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-17-99
Signature: Martin E. Rehn
Title: Notary Public
My appointment expires 3-10-02

