

CEDAR POINT

A CONDOMINIUM

IN THE SOUTHEAST 1/4 OF SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 1 OF 4

AUDITOR'S CERTIFICATE

200201100078
Skagit County Auditor
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AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.:

Nana Burnett
SKAGIT COUNTY AUDITOR

Quincy Zuzala
DEPUTY

DEDICATION

THE UNDERSIGNED OWNER 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 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.

DECLARANT:

HOMESTEAD NW DEV CO., A WASHINGTON CORPORATION

BY: *James A. Winstra*, PRESIDENT

WHATCOM STATE BANK
BY: *Timothy J. Jopson, V.P.*

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF WHATCOM

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dwight Jopson

SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE SHE HE/HE/SHE/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF WHATCOM STATE BANK, A DIVISION OF FIRST SAVINGS BANK OF WASHINGTON TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 8, 2002

SIGNATURE *Elaine F. Rutkovic*

TITLE *Nancy Public*

MY APPOINTMENT EXPIRES Dec. 19, 2002

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF WHATCOM

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES A. WINSTRA SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF HOMESTEAD NW DEV CO., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 7, 2002

SIGNATURE *Michelle A. Thompson*

TITLE *Revenue Specialist*

MY APPOINTMENT EXPIRES July 22, 2004

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORING ACT AT THE REQUEST OF HOMESTEAD NW DEV. CO.

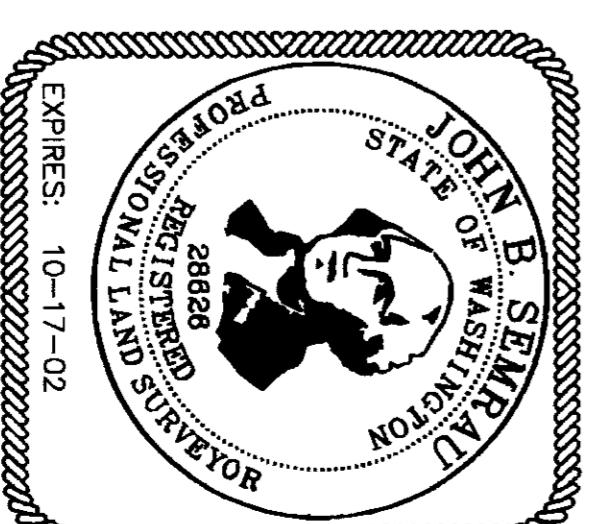
I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS FOR CEDAR POINT A CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES OF PROPERTY LINES AND HORIZONTAL AND VERTICAL UNIT BOUNDARIES ARE CORRECTLY SHOWN; AND THAT INFORMATION REQUIRED BY ROW 64.34.223 IS SUPPLIED HEREIN.

DONALD R. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 9622

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626

SEMRAU ENGINEERING & SURVEYING, P.L.L.C.

2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
PHONE 360-424-9566



APPROVAL

EXAMINED AND APPROVED THIS 9 DAY OF JANUARY, 2002.

Paul D. Savitt
CITY ENGINEER, CITY OF BURLINGTON

DECLARATION REFERENCE

THE 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 January 10, 2002 UNDER RECORDS OF SKAGIT COUNTY, WASHINGTON.

DESCRIPTION FOR CEDAR POINT A CONDOMINIUM

PARCEL A:
THE EAST HALF OF TRACT 78, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THE EAST HALF OF THE WEST HALF OF TRACT 78, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL C:

THE EAST HALF OF TRACT 81 AND THE EAST 31.1 FEET OF THE WEST HALF OF SAID TRACT 81, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF THE ABOVE PARCELS A AND B DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 78;

THENCE SOUTH 00°39'17" EAST A DISTANCE OF 24.56 FEET ALONG THE EAST LINE OF SAID TRACT 78 TO A CURVE;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 23.00 FEET AND AN INITIAL TANGENT BEARING OF NORTH 00°39'17" WEST THROUGH A CENTRAL ANGLE OF 88°58'28" AN ARC DISTANCE OF 38.82 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 59.60 FEET, THROUGH A CENTRAL ANGLE OF 22°03'29" AN ARC DISTANCE OF 22.95 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 68°18'48" WEST A DISTANCE OF 51.36 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, THROUGH A CENTRAL ANGLE OF 33°36'15" AN ARC DISTANCE OF 211.14 FEET TO A POINT OF TANGENCY;

THENCE NORTH 78°04'58" WEST A DISTANCE OF 153.77 FEET TO A POINT OF A CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET, THROUGH A CENTRAL ANGLE OF 11°32'45" AN ARC DISTANCE OF 118.89 FEET TO A CURVE ON THE NORTH LINE OF SAID TRACT 78;

THENCE SOUTH 89°37'43" EAST, A DISTANCE OF 570.53 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPT FROM THE ABOVE DESCRIBED PARCELS A, B AND C THAT PORTION LYING WITHIN THE CEDARS, A CONDOMINIUM, ACCORDING TO AMENDED DECLARATION THEREOF RECORDED FEBRUARY 5, 1998, UNDER AUDITOR'S FILE NO. 9802050054, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 214 THROUGH 219, RECORDS OF SKAGIT COUNTY, WASHINGTON;

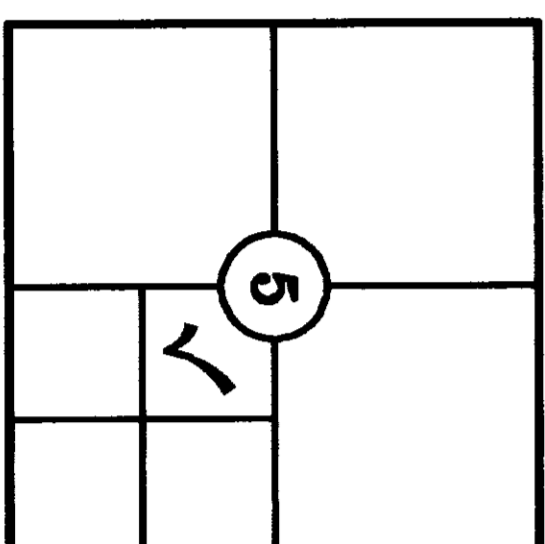
AND EXCEPT FROM THE ABOVE DESCRIBED PARCELS A, B AND C THAT PORTION LYING WITHIN THE CEDARS, A CONDOMINIUM, ACCORDING TO SECOND AMENDED DECLARATION THEREOF RECORDED JULY 13, 1999, UNDER AUDITOR'S FILE NO. 9907130111, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND SECOND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGES 81 THROUGH 85, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND ALSO EXCEPT FROM THE ABOVE DESCRIBED PARCELS A, B AND C THAT PORTION LYING WITHIN THE CEDARS, A CONDOMINIUM, ACCORDING TO THIRD AMENDED DECLARATION THEREOF RECORDED SEPTEMBER 17, 1999, UNDER AUDITOR'S FILE NO. 199909170116, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THIRD AMENDED SURVEY MAP AND PLANS THEREOF RECORDED SEPTEMBER 17, 1999, UNDER AUDITOR'S FILE NO. 199909170115, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND ALSO EXCEPT FROM THE ABOVE DESCRIBED PARCELS A, B AND C THAT PORTION LYING WITHIN THE CEDARS, A CONDOMINIUM, ACCORDING TO FOURTH AMENDED DECLARATION THEREOF RECORDED AUGUST 24, 2000, UNDER AUDITOR'S FILE NO. 200008240077, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND FOURTH AMENDED SURVEY MAP AND PLANS THEREOF RECORDED AUGUST 24, 2000, UNDER AUDITOR'S FILE NO. 200008240076, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

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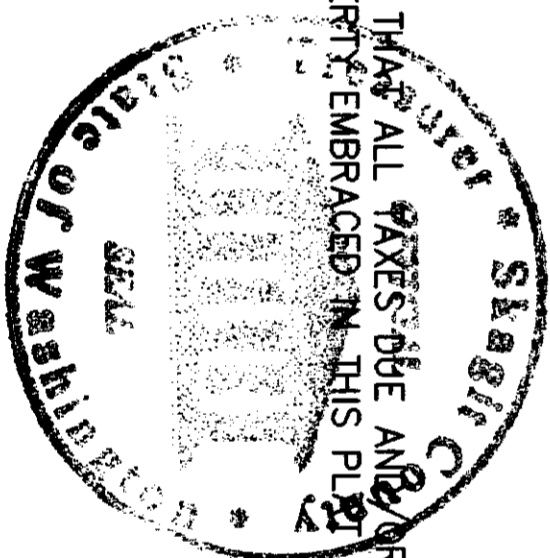
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TREASURER'S CERTIFICATE

I, Paul D. Savitt, TREASURER OF SKAGIT COUNTY, HEREBY CERTIFY THAT ALL TAXES DUE AND DEPOSITS REQUIRED TO COVER ANTICIPATED TAXES ON THE PROPERTY EMBRACED IN THIS PLAT HAVE BEEN PAID, UP TO AND INCLUDING THE YEAR 2001.

Paul D. Savitt
SKAGIT COUNTY TREASURER



THIS PLAN IS AN AMENDMENT TO THAT CERTAIN DOCUMENT RECORDED IN VOLUME 16 OF PLATS, PAGES 198-208, RECORDS OF SKAGIT COUNTY, WASHINGTON AND REFLECTS ADDITIONAL INFORMATION WITH RESPECT TO LOTS, ACCESS EASEMENTS, COMMON ELEMENTS, MODIFIED FUTURE PHASING AND VERTICAL UNIT LIMITS.

CEDAR POINT
4006CSS5.DWG
JOB NO. 4006

CEDAR POINT A CONDOMINIUM

IN THE SOUTHEAST 1/4 OF SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 2 OF 4

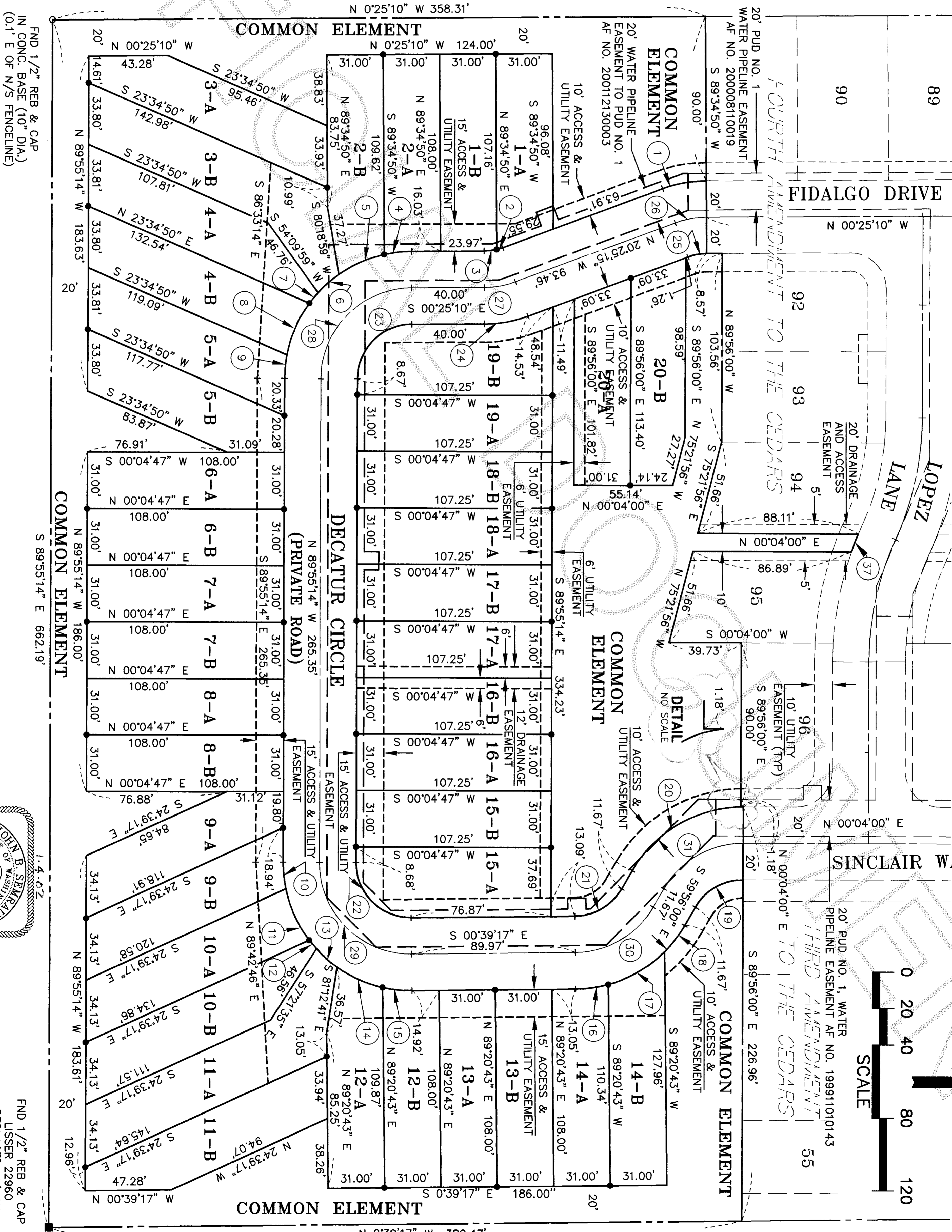
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CURVE TABLE

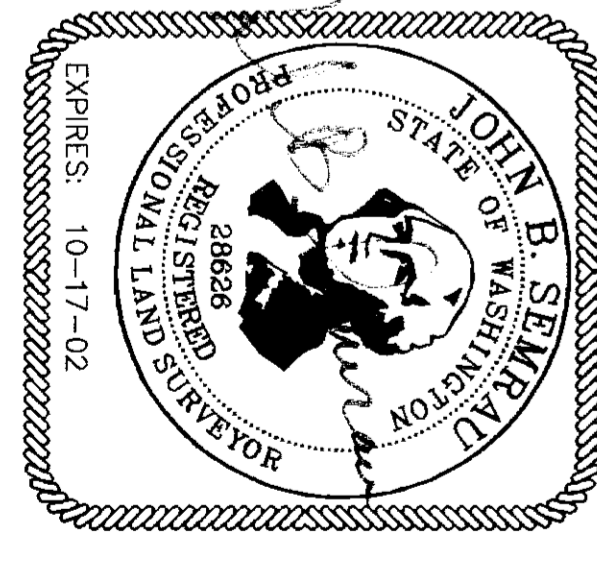
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
1	70.00'	20°00'05"	24.44'
2	30.00'	06°28'55"	3.38'
3	30.00'	13°33'10"	7.10'
4	70.00'	12°20'54"	15.09'
5	70.00'	22°28'17"	27.45'
6	70.00'	12°18'05"	15.03'
7	70.00'	06°07'58"	7.49'
8	70.00'	25°35'09"	31.26'
9	70.00'	10°39'41"	13.03'
10	70.00'	11°56'54"	14.60'
11	70.00'	25°35'09"	31.26'
12	70.00'	04°57'40"	6.06'
13	70.00'	12°18'05"	15.03'
14	70.00'	22°39'17"	27.68'
15	70.00'	13°16'58"	16.23'
16	70.00'	14°51'33"	18.15'
17	70.00'	29°30'42"	36.06'
18	70.00'	14°54'28"	18.21'
19	30.00'	60°00'00"	31.42'
20	70.00'	60°00'00"	73.30'
21	30.00'	59°16'43"	31.04'
22	30.00'	90°44'03"	47.51'
23	30.00'	89°30'04"	46.86'
24	70.00'	20°00'05"	24.44'
25	30.00'	20°00'05"	10.47'
26	50.00'	20°00'05"	17.45'
27	50.00'	20°00'05"	17.45'
28	50.00'	89°30'04"	78.10'
29	50.00'	90°44'03"	79.18'
30	50.00'	59°16'43"	51.73'
31	50.00'	60°00'00"	52.36'
37	182.23'	03°21'59"	10.71'

UNIT ADDRESS AND AREA INFORMATION

COMM	CTR	ADDRESS	AREA
1155	1155	DECATUR CIRCLE	3153 SQ. FT.
1211	1211	DECATUR CIRCLE	3346 SQ. FT.
1209	1209	DECATUR CIRCLE	3356 SQ. FT.
1207	1207	DECATUR CIRCLE	3465 SQ. FT.
1205	1205	DECATUR CIRCLE	3465 SQ. FT.
1198	1198	DECATUR CIRCLE	4011 SQ. FT.
1196	1196	DECATUR CIRCLE	5032 SQ. FT.
1194	1194	DECATUR CIRCLE	3894 SQ. FT.
1192	1192	DECATUR CIRCLE	3864 SQ. FT.
1190	1190	DECATUR CIRCLE	3656 SQ. FT.
1188	1188	DECATUR CIRCLE	3440 SQ. FT.
1186	1186	DECATUR CIRCLE	3348 SQ. FT.
1184	1184	DECATUR CIRCLE	3348 SQ. FT.
1182	1182	DECATUR CIRCLE	3348 SQ. FT.
1180	1180	DECATUR CIRCLE	3348 SQ. FT.
1178	1178	DECATUR CIRCLE	3348 SQ. FT.
1176	1176	DECATUR CIRCLE	3463 SQ. FT.
1174	1174	DECATUR CIRCLE	3693 SQ. FT.
1172	1172	DECATUR CIRCLE	3923 SQ. FT.
1170	1170	DECATUR CIRCLE	3954 SQ. FT.
1168	1168	DECATUR CIRCLE	5103 SQ. FT.
1166	1166	DECATUR CIRCLE	5103 SQ. FT.
1164	1164	DECATUR CIRCLE	4022 SQ. FT.
1162	1162	DECATUR CIRCLE	3484 SQ. FT.
1160	1160	DECATUR CIRCLE	3358 SQ. FT.
1158	1158	DECATUR CIRCLE	3348 SQ. FT.
1156	1156	DECATUR CIRCLE	3348 SQ. FT.
1154	1154	DECATUR CIRCLE	3361 SQ. FT.
1152	1152	DECATUR CIRCLE	3638 SQ. FT.
1150	1150	DECATUR CIRCLE	3917 SQ. FT.
1148	1148	DECATUR CIRCLE	3324 SQ. FT.
1146	1146	DECATUR CIRCLE	3324 SQ. FT.
1144	1144	DECATUR CIRCLE	3324 SQ. FT.
1142	1142	DECATUR CIRCLE	3324 SQ. FT.
1140	1140	DECATUR CIRCLE	3324 SQ. FT.
1138	1138	DECATUR CIRCLE	3324 SQ. FT.
1136	1136	DECATUR CIRCLE	3324 SQ. FT.
1134	1134	DECATUR CIRCLE	3324 SQ. FT.
1132	1132	DECATUR CIRCLE	3324 SQ. FT.
1130	1130	DECATUR CIRCLE	3324 SQ. FT.
1128	1128	DECATUR CIRCLE	3324 SQ. FT.
1126	1126	DECATUR CIRCLE	3324 SQ. FT.
1124	1124	DECATUR CIRCLE	3324 SQ. FT.
1122	1122	DECATUR CIRCLE	3324 SQ. FT.
1120	1120	DECATUR CIRCLE	3324 SQ. FT.
1203	1203	DECATUR CIRCLE	4104 SQ. FT.
1201	1201	DECATUR CIRCLE	3335 SQ. FT.
1200	1200	DECATUR CIRCLE	3335 SQ. FT.
20-A	20-A	DECATUR CIRCLE	3604 SQ. FT.
20-B	20-B	DECATUR CIRCLE	3604 SQ. FT.



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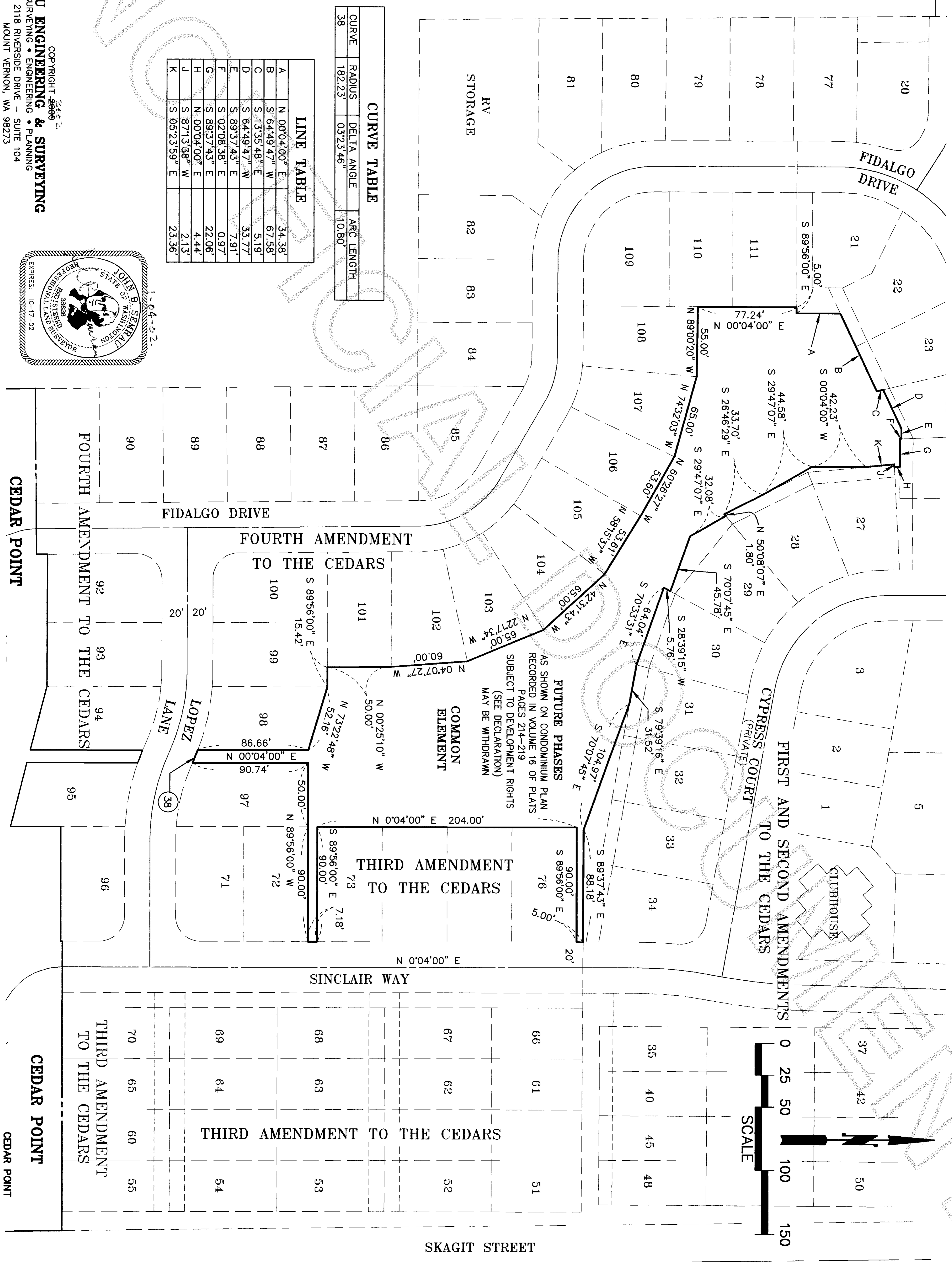
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CEDAR POINT
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CEDAR POINT

A CONDOMINIUM

IN THE SOUTHEAST 1/4 OF SECTION 5, T. 34 N., R. 4 E., W.M.
 BURLINGTON, WASHINGTON
 SHEET 3 OF 4

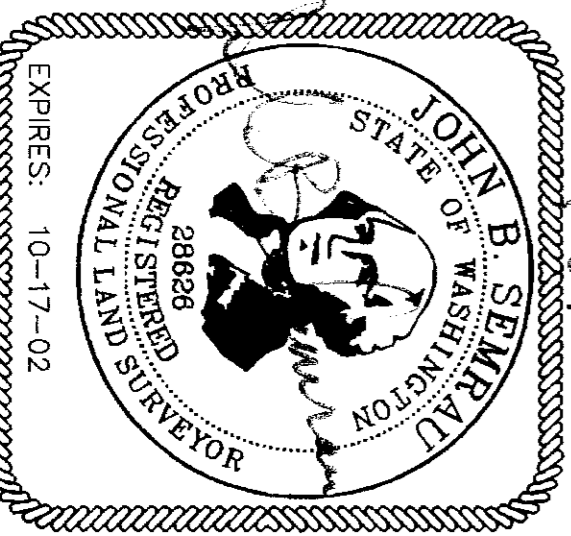
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 Skagit County Auditor
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CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
38	182.23'	0323'46"	10.80'

LINE	TABLE
A	N 00°04'00" E 34.38'
B	S 64°49'47" W 67.58'
C	S 13°35'48" E 5.19'
D	S 64°49'47" W 33.77'
E	S 89°37'43" E 7.91'
F	S 02°08'38" E 0.97'
G	S 89°37'43" E 22.06'
H	N 00°04'00" E 4.44'
J	S 87°13'38" W 2.13'
K	S 05°23'59" E 23.36'

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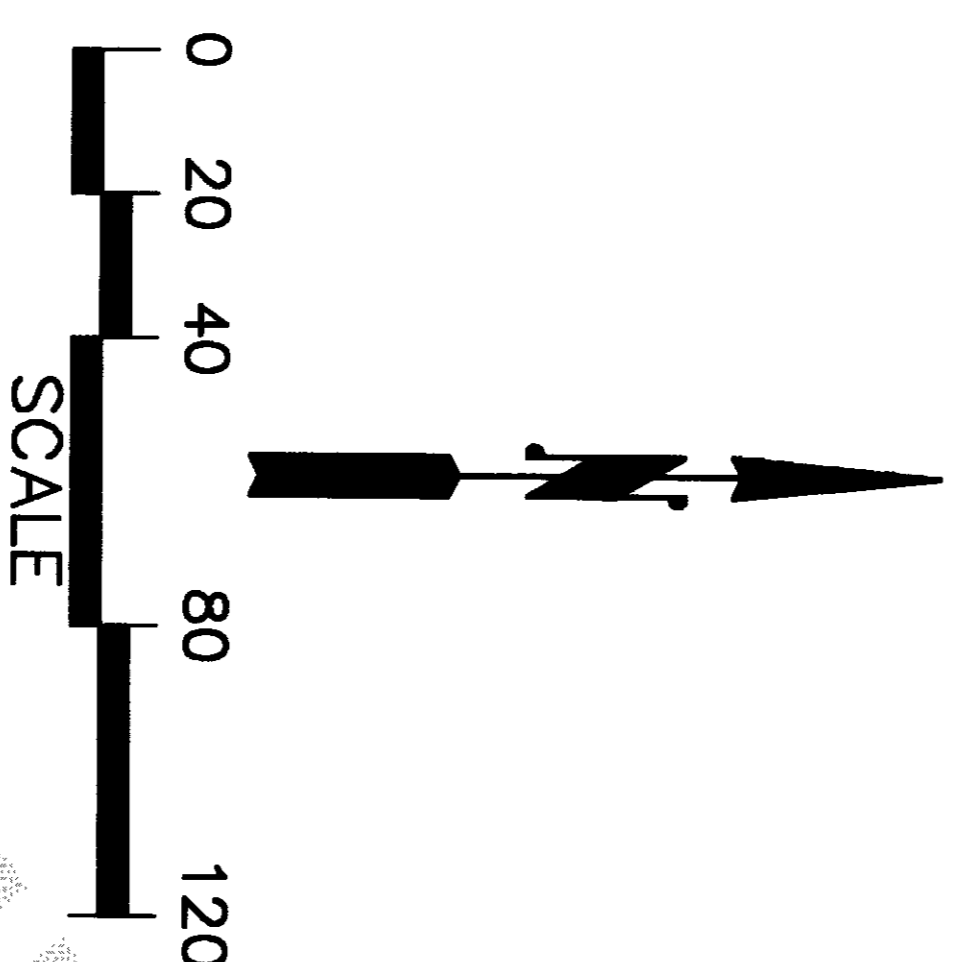
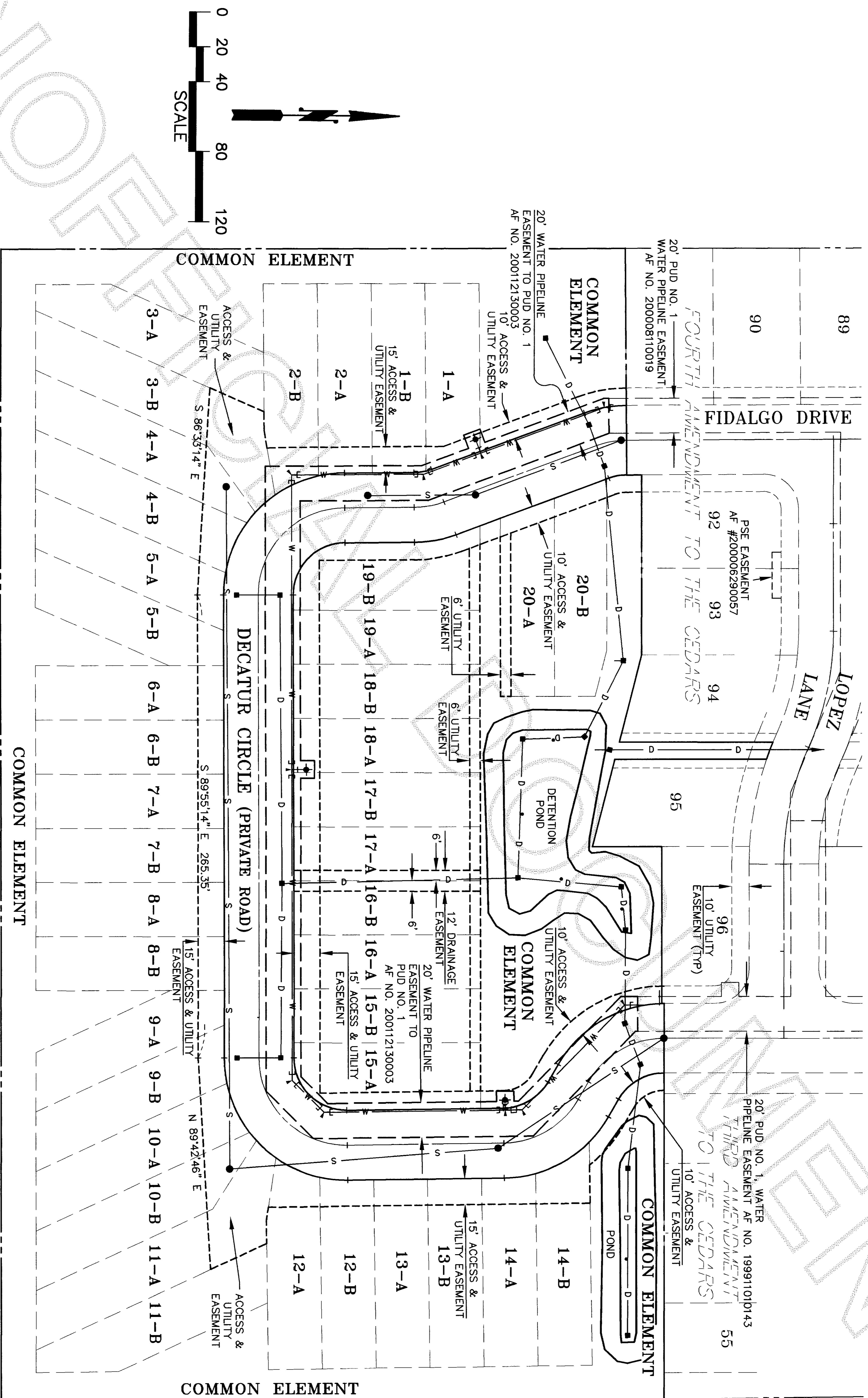


CEDAR POINT

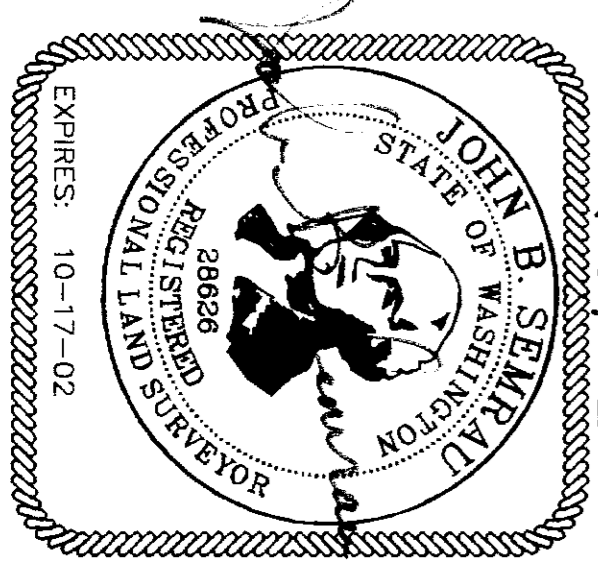
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