

Sixth Amendment To Survey Map and Plans For STONEBRIDGE CONDOMINIUM

SECTION 21, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 1 OF 3

DESCRIPTION FOR STONEBRIDGE CONDOMINIUM

1. **STONEBRIDGE CONDOMINIUM** ACCORDING TO THE FIRST AMENDED DECLARATION THEREOF RECORDED JUNE 22, 2001, UNDER AUDITOR'S FILE NO. 200106220057, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE FIRST AMENDED SURVEY MAP AND PLANS THEREOF RECORDED JUNE 22, 2001 UNDER AUDITOR'S FILE NO. 200106220058, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 2. **STONEBRIDGE CONDOMINIUM** ACCORDING TO THE SECOND AMENDED DECLARATION THEREOF RECORDED FEBRUARY 25, 2002, UNDER AUDITOR'S FILE NO. 200202250202, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE SECOND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED FEBRUARY 25, 2002 UNDER AUDITOR'S FILE NO. 200202250201, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 3. **STONEBRIDGE CONDOMINIUM** ACCORDING TO THE THIRD AMENDED DECLARATION THEREOF RECORDED JULY 29, 2002, UNDER AUDITOR'S FILE NO. 200207290131, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE THIRD AMENDED SURVEY MAP AND PLANS THEREOF RECORDED JULY 29, 2002, UNDER AUDITOR'S FILE NO. 200207290130, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 4. **STONEBRIDGE CONDOMINIUM** ACCORDING TO THE FOURTH AMENDED DECLARATION THEREOF RECORDED OCTOBER 11, 2002, UNDER AUDITOR'S FILE NO. 200210110205, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE FOURTH AMENDED SURVEY MAP AND PLANS THEREOF RECORDED OCTOBER 11, 2002, UNDER AUDITOR'S FILE NO. 200210110206, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 5. **STONEBRIDGE CONDOMINIUM** ACCORDING TO THE FIFTH AMENDED DECLARATION THEREOF RECORDED FEBRUARY 6, 2003, UNDER AUDITOR'S FILE NO. 200302060085, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE AMENDED SURVEY MAP AND PLANS THEREOF RECORDED FEBRUARY 6, 2003 UNDER AUDITOR'S FILE NO. 200302060084, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- EXCEPT** THAT PORTION OF THE ABOVE **STONEBRIDGE CONDOMINIUMS**, FIRST, SECOND AND THIRD AMENDMENTS, THAT IS DESCRIBED IN EXHIBIT "A" OF THE STATUTORY WARRANTY DEED TO THE CITY OF MOUNT VERNON FROM LANDED GENTRY DEVELOPMENT, INC. AND RECORDED OCTOBER 15, 2002, UNDER AUDITOR'S FILE NO. 200210150008 RECORDS OF SKAGIT COUNTY, WASHINGTON.
- AND ALSO EXCEPT** THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED IN EXHIBIT "A" OF THE STATUTORY WARRANTY DEED TO THE CITY OF MOUNT VERNON FROM LANDED GENTRY DEVELOPMENT, INC., RECORDED FEBRUARY 28, 2002, UNDER AUDITOR'S FILE NO. 200202280027, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.
- SUBJECT TO AND TOGETHER WITH** EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, LIENS, MINERAL RESERVATIONS AND OTHER INSTRUMENTS OF RECORD.
- SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CORP., AND AT&T BROADBAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE ROADWAYS AND UTILITIES EASEMENTS SHOWN HEREON, AND ALONG THE ROUTES OF THE AS BUILT OR YET TO BE BUILT UTILITY ALIGNMENTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FUTURES, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE CONDOMINIUM AND OTHER PROPERTY AS MAY BE DEVELOPED IN ASSOCIATION WITH EXPANSIONS TO THIS CONDOMINIUM, TOGETHER WITH THE RIGHT TO ENTER UPON THE UNITS (LOTS) AT ALL TIMES FOR ALL PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE CONDOMINIUM OR TO THE ASSOCIATION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

ALL COMMON ELEMENT AREAS AND UNSOLD RESIDENTIAL UNITS ARE SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THE SURVEY MAP AND PLANS, AS THEY MAY BE AMENDED BY THE DECLARANT WITH THE APPROVAL OF THE CITY OF MOUNT VERNON, IN ACCORDANCE WITH THE STONEBRIDGE FINAL PLANNED UNIT DEVELOPMENT APPROVED AUGUST 9, 2000 BY THE CITY COUNCIL (PUD - MISC. 00-03). UPON COMPLETION OF THE IMPROVEMENTS ON THE LAND SHOWN ON THE STONEBRIDGE CONDOMINIUM, IN WHICH THE OWNERS OF UNITS WILL ALL HAVE A MEMBERSHIP INTEREST, THIS SURVEY MAP AND PLANS SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

WATER PIPELINE EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD, TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE WITH NECESSARY APPURTENANCES FOR TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAN TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANITOR.

GRANITOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANITOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANITOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

NOTES

1. ● - INDICATES REBAR SET AT CORNER AND CAPPED WITH YELLOW CAP
- - INDICATES EXISTING POINTS FOUND
- ⊕ - INDICATES EXISTING CONCRETE MONUMENT
2. INSTRUMENTATION LEICA TCA 1105 THEODOLITE DISTANCE METER
3. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
4. MERRIDIAN: ASSUMED
5. BASIS OF BEARING: EXISTING SURVEY MONUMENTS FOUND ALONG THE CENTERLINE
6. FOR ADDITIONAL MERRIDIAN AND SURVEY INFORMATION SEE JOHNSON'S SECOND ADDITION, RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.
7. DATUM: NAVD 29
8. BENCH MARK = NORTHWEST BOLT ON TOP OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SHADY LAKE AND STONEBRIDGE WAY. ELEVATION = 113.85
9. ALL UNITS INCLUDE THE EXISTING BUILDING OR BUILDINGS TO BE BUILT, AS REFERENCED IN THE DECLARATION, TOGETHER WITH THE SURROUNDING LAND SHOWN HEREON.
10. UTILITY LOCATIONS ARE SHOWN ON THE RECORDED PLAN OF STONEBRIDGE CONDOMINIUM.
11. THE DESCRIPTION FOR THIS SURVEY IS FROM A LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. P-93223-E, DATED NOVEMBER 6, 2000, A FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 691368, DATED MAY 9, 2001 (THIRD UPDATE), AND A FIRST AMERICAN TITLE INSURANCE COMPANY REPORT ORDER NO. 00068201, DATED FEBRUARY 15, 2002.
12. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 339.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS IDENTIFIED AREAS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF REGION. NO PRESUMPTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR FILED BY THIS SURVEYOR.
13. THE PROPERTY DESCRIBED IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS RECORDED UNDER AUDITOR FILE NUMBERS, 200011030062, 2000101030060, 20001060092, 200101070243, 200102020156, 200108200157, 200108200158, 200110240039, 9103050066, 200108240068, 200109060034, 34035, 20011224034, AND 200202280028.

AUDITOR'S CERTIFICATE

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.
 Skagit County Auditor
Nanna Bunnell
 Skagit County Auditor
 DEPUTY
Wendy J. Zwick
 DEPUTY

DECLARATION REFERENCE
 THE SIXTH AMENDMENT TO THE STONEBRIDGE 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 August 13, 2003 UNDER AUDITOR'S FILE NO. 200308130085 RECORDS OF SKAGIT COUNTY, WASHINGTON. 200308200025

DEDICATION AND CONSENT

THE UNDERSIGNED OWNERS IN FEE SIMPLE, "DECLARANT", HEREBY DECLARES THIS SURVEY MAP AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES AND DEDICATE TO THE USE OF PUBLIC FOREVER, THE STREETS AND AVENUES SHOWN HEREON, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON. SAID OWNERS CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS FURTHER WAIVE ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND AVENUES. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE SIXTH AMENDMENT TO CONDOMINIUM DECLARATION FILED CONTEMPORANEOUSLY HERewith.

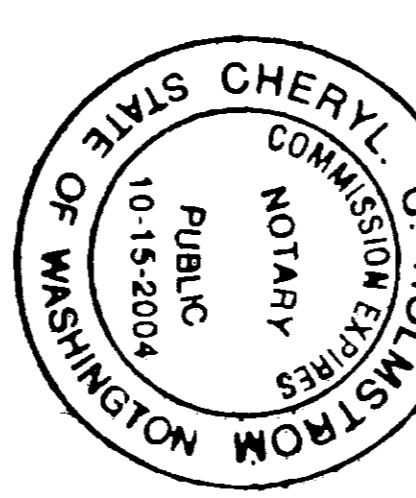
DECLARANT:
 LANDED GENTRY DEVELOPMENT, INC., A WASHINGTON CORPORATION
 BY: *Brian D. Gentry*
 BRIAN D. GENTRY, VICE PRESIDENT

WASHINGTON FEDERAL SAVINGS, A UNITED STATES CORPORATION
 BY: *Wendy J. Zwick* BY: _____

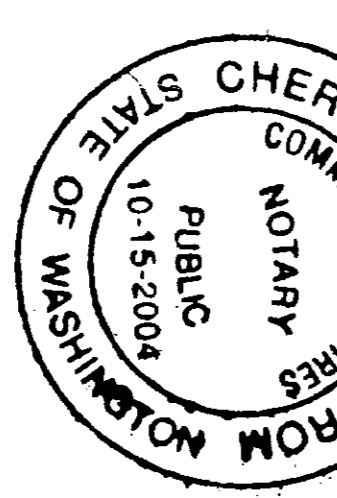
ACKNOWLEDGMENTS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **BRIAN D. GENTRY** SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF **LANDED GENTRY DEVELOPMENT, INC., A WASHINGTON CORPORATION**, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

DATED August 12, 2003
 SIGNATURE *Brian D. Gentry*
 TITLE Vice President
 MY APPOINTMENT EXPIRES 10-15-2004



STATE OF WASHINGTON
 COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____
 SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE (SHE/THEY) WAS (ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Deputy Vice President OF WASHINGTON FEDERAL SAVINGS, A UNITED STATES CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED August 13, 2003
 SIGNATURE *Cheryl C. Holmstrom*
 TITLE Notary Public
 MY APPOINTMENT EXPIRES 10-15-2004

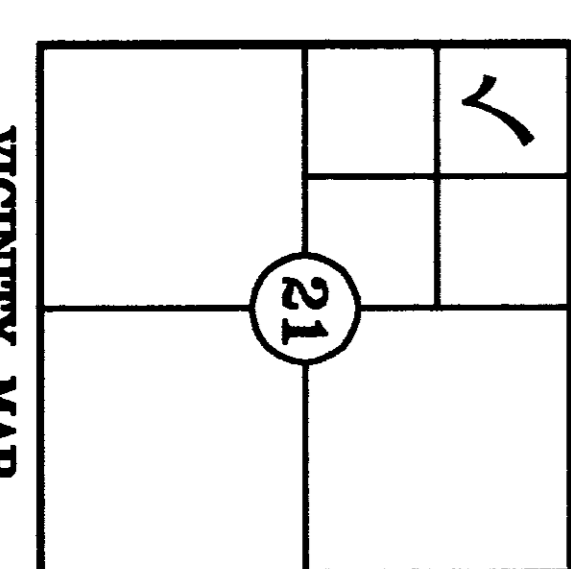
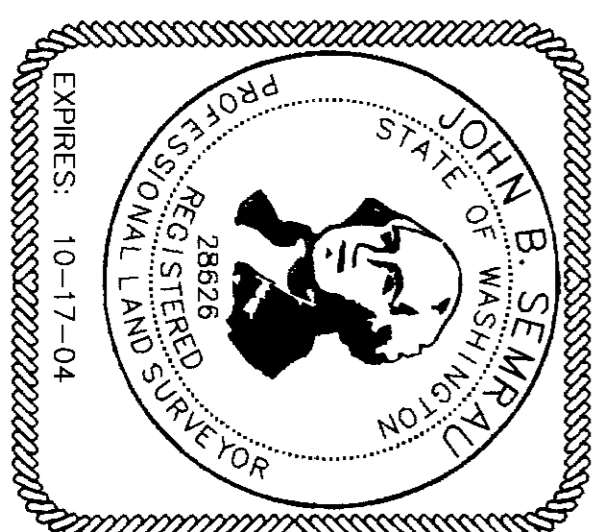


SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT AT THE REQUEST OF LANDED GENTRY DEVELOPMENT, INC., A WASHINGTON CORPORATION.

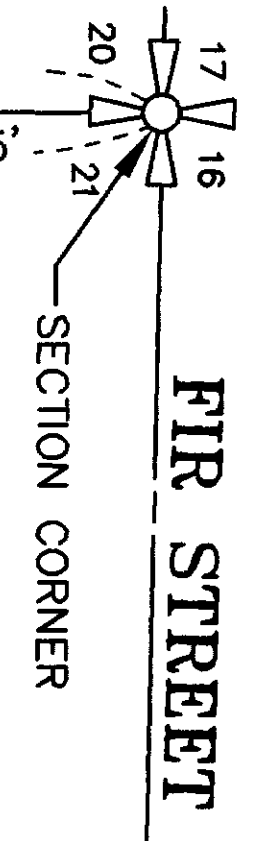
I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS FOR STONEBRIDGE CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES OF PROPERTY LINES AND HORIZONTAL AND VERTICAL UNIT BOUNDARIES ARE CORRECTLY SHOWN, AND THAT INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN.

DATE: 8-13-03
 JOHN B. SEMRAU, P.L.S., CERTIFICATE NO. 28626
 2118 RIVERSIDE DRIVE, SUITE 208
 MOUNT VERNON, WA 98273
 Phone (360) 424-9566



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SIXTH AMENDMENT
 STONEBRIDGE CONDOMINIUM
 SHEET 1 OF 3

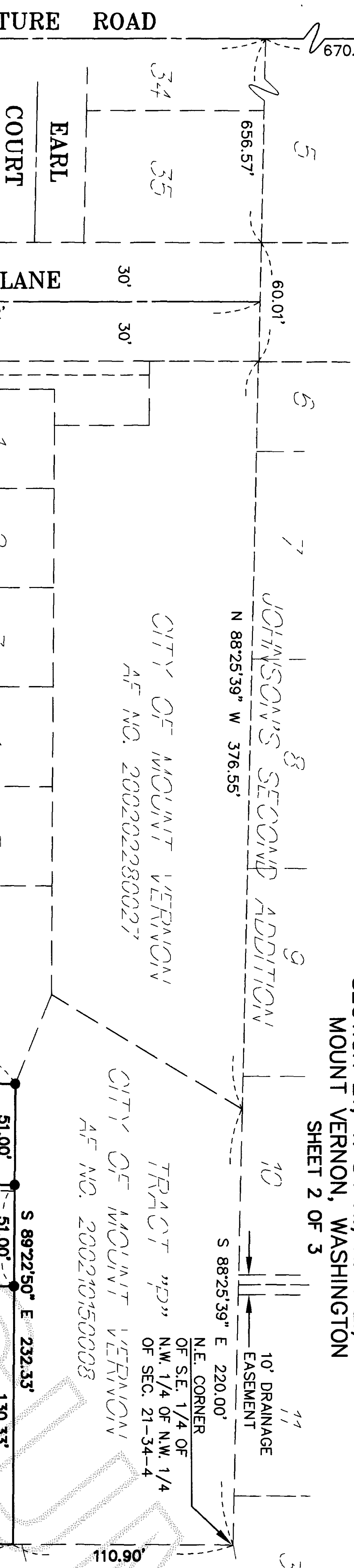


FIR STREET
SECTION CORNER

**Sixth Amendment
To Survey Map and Plans For
STONEBRIDGE CONDOMINIUM**

SECTION 21, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 2 OF 3

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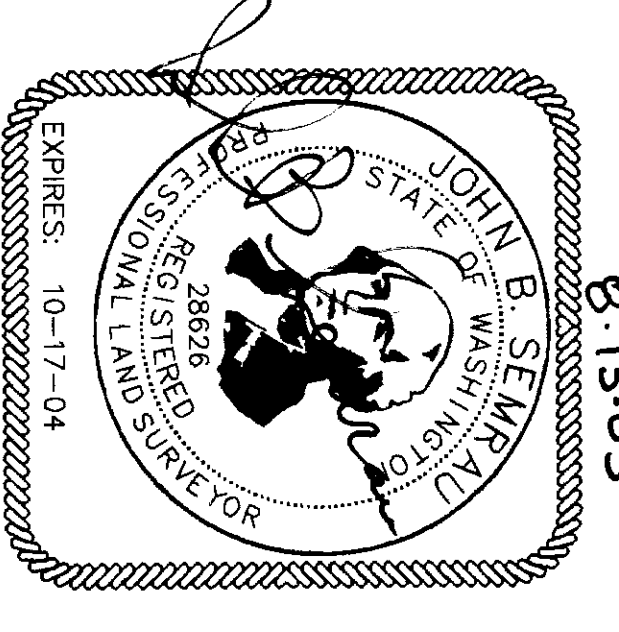
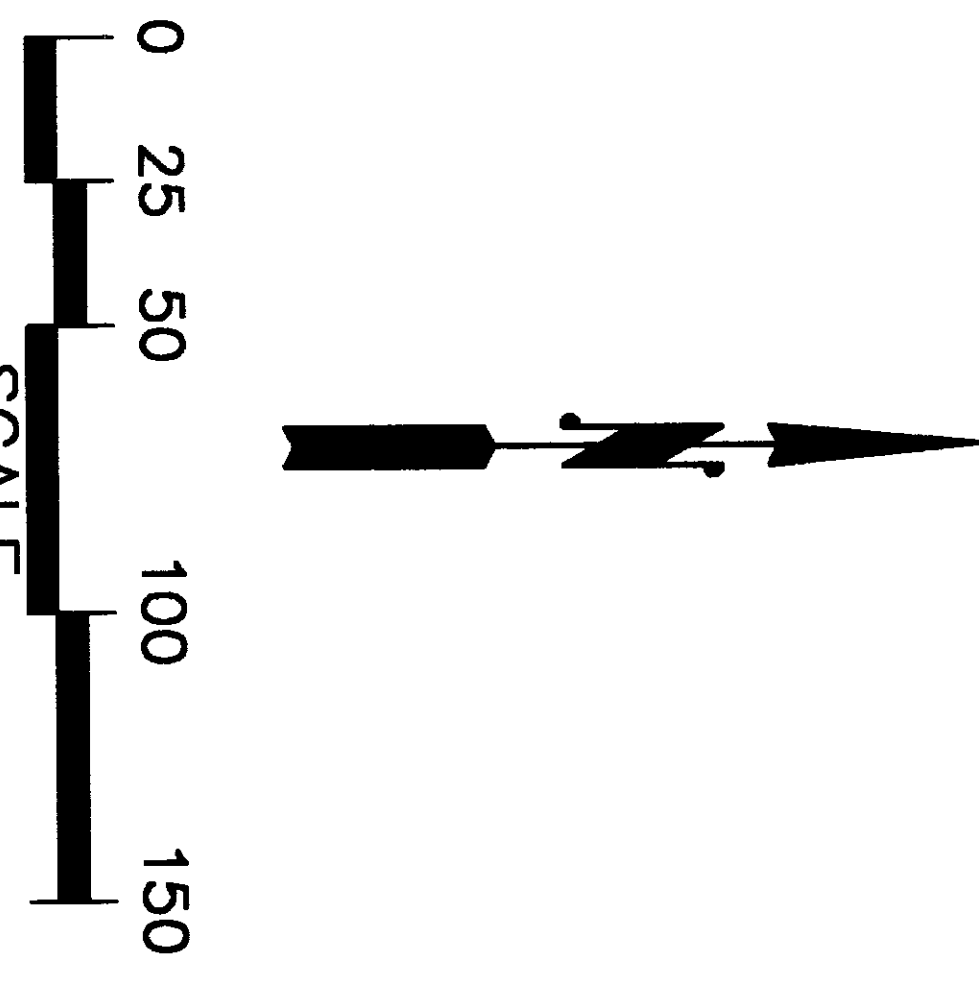
SITE ADDRESS INFORMATION

15	2500	STONEBRIDGE WAY
16	2502	STONEBRIDGE WAY
32	2506	STONEBRIDGE WAY

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
G24	105.00'	24:43:48"	45.32'
G25	105.00'	14:05:06"	25.81'
G4	105.00'	11:35:08"	21.23'
G26	105.00'	12:58:05"	23.77'
G40	85.00'	90:04:25"	133.63'

● - INDICATES IRON REBAR SET WITH YELLOW SURVEY CAP.
○ - INDICATES EXISTING CONCRETE MONUMENT.



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17
16
20
21
FIR STREET

Sixth Amendment To Survey Map and Plans For STONEBRIDGE CONDOMINIUM

SECTION 21, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
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ALISON AVENUE

ELLIOT PLACE

ADDISON PLACE

LAVENTURE ROAD

SHADY LANE

THE UPLANDS

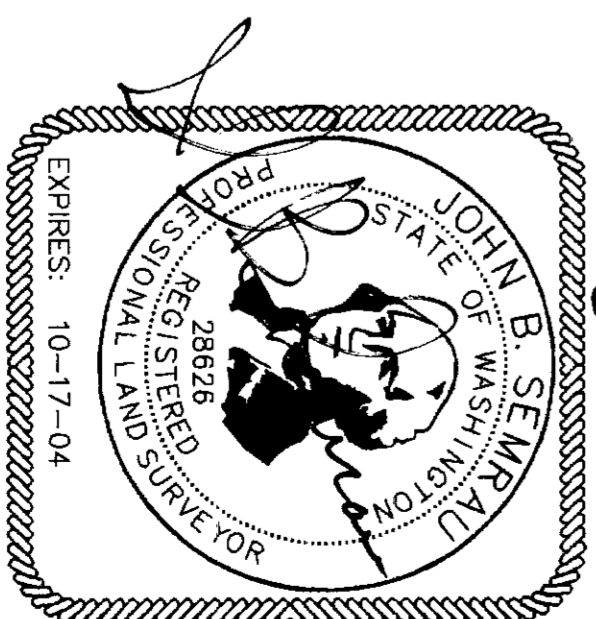
JASMINE PLACE

EARL COURT

STONEBRIDGE WAY

STONEBRIDGE WAY
CONVEYED TO
CITY OF MOUNT VERNON
AF NO. 200210150008

HAGGREN FOOD AND DRUG



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SIXTH AMENDMENT
STONEBRIDGE CONDOMINIUM
SHEET 3 OF 3

