



THE GARDENS AT SUNSET COVE CONDOMINIUM

IN THE NW 1/4 OF THE SE 1/4 OF
SECTION 21, T. 35 N., R. 1 E., W.M.
ANACORTES, WASHINGTON
SHEET 1 OF 5

AUDITOR'S CERTIFICATE

200705010007
Skagit County Auditor
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AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.
 J. Yamaguchi
 SKAGIT COUNTY AUDITOR
 Audrey Ewald
 DEPUTY

DESCRIPTION FOR THE GARDENS AT SUNSET COVE CONDOMINIUM
 TRACT G, **PLAT OF SUNSET COVE ESTATES**, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 2000, UNDER AUDITOR'S FILE NO. 200011290070, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 SITUATED IN SKAGIT COUNTY, WASHINGTON.

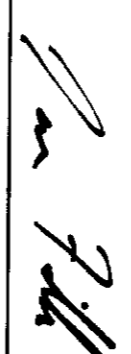

NOTES

1. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE ON 10/26/06 AND 4/12/07. FIELD BOOK 244, PAGES 58 AND 63-65.
2. INSTRUMENTATION LEICA TCA 1105 THEODOLITE DISTANCE METER, NIKON AE-5 AUTOMATIC LEVEL.
3. MERIDIAN AND BASIS OF BEARING: ASSUMED NORTH 05°42'09" EAST ALONG THE MONUMENT CENTERLINE OF SUNDOWN COURT BEGINNING AT THE INTERSECTION OF OBSERVATION AVENUE AND SUNDOWN COURT AS SHOWN UPON THE MAP OF THE PLAT OF SUNSET COVE ESTATES, AF NO. 200011290070.
4. BENCH MARK: WSDOT MONUMENT TRACE AZ, ID 3539 ELEVATION = 131.85 FT NAVD 88.

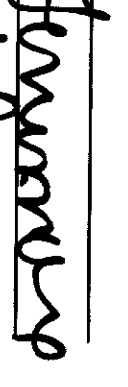
DEDICATION

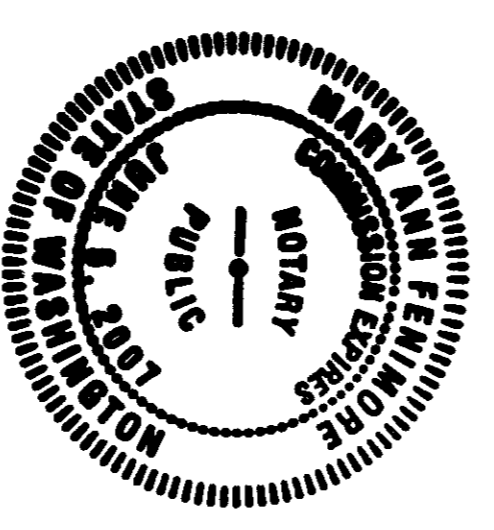
THE UNDERSIGNED OWNER IN FEE SIMPLE, "DECLARANT", HEREBY DECLARES THIS SURVEY MAP AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES. THIS SURVEY MAP AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FILED CONTEMPORANEOUSLY HERewith. THIS DEDICATION IS NOT FOR ANY OTHER 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:

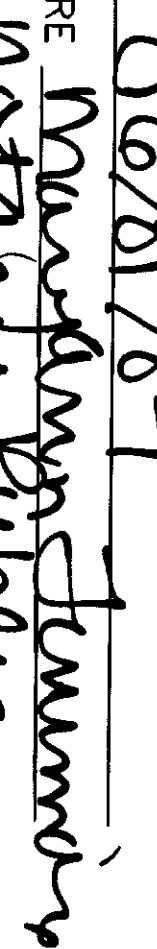
GT SUNSET GARDENS, LLC, BY: 
 DAN FILER, MANAGER
 PEOPLES BANK, BY: 
 ALICE TAKEHARA, VICE PRESIDENT

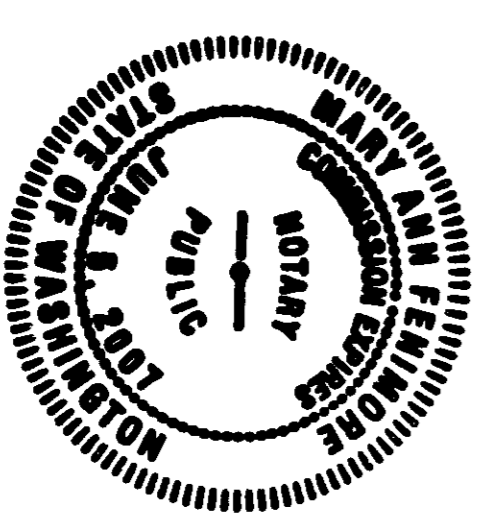
ACKNOWLEDGMENT

STATE OF WASHINGTON
 COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAN FILER SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF **GT SUNSET GARDEN, LLC, A WASHINGTON LIMITED LIABILITY COMPANY**, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED 06/01/07
 SIGNATURE 
 TITLE Dan Filer
 MY APPOINTMENT EXPIRES 06/05/07



ACKNOWLEDGMENT

STATE OF WASHINGTON
 COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALICE TAKEHARA SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF **PEOPLES BANK**, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED 06/01/07
 SIGNATURE 
 TITLE Alice Takehara
 MY APPOINTMENT EXPIRES 06/05/07



UTILITY NOTE

ALL OF THE UNDERGROUND UTILITY COMPANIES HAVE PROVIDED UTILITY INFORMATION IF AVAILABLE. NONE OF THESE COMPANIES GUARANTEE THEIR RECORDS FREE OF ERRORS AND/OR OMISSIONS. THEREFORE WE MUST RESERVE THE SAME LIMITATIONS. IT IS THEREFORE NECESSARY FOR ANY CONTRACTORS OR DESIGNER TO ASCERTAIN THE LOCATION, SIZE AND DEPTH OF INTERESTED UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION OR DESIGN. ANY NOTED DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION TO ALL INTERESTED PARTIES.

EXCEPTIONS

THE PROPERTY HEREIN IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 200011290070, 199912300185, 200011290069, 200411090073, 200510040074, 200101170034, 200501210087, 200409140129, 2006060300174 AND 200607270133.

ADDRESS TABLE

UNIT	ADDRESS
2427	2427 SUNDOWN COURT
2425	2425 SUNDOWN COURT
2423	2423 SUNDOWN COURT
2421	2421 SUNDOWN COURT

DESCRIPTION FOR SUBSEQUENT PHASE PROPERTY

TRACT G, **PLAT OF SUNSET COVE ESTATES**, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 2000, UNDER AUDITOR'S FILE NO. 200011290070, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID TRACT G; THENCE NORTH 89°40'16" EAST 163.66 FEET ALONG THE SOUTH LINE OF SAID TRACT G TO A POINT THAT IS 178.88 FEET FROM THE SOUTHWESTERLY CORNER OF SAID TRACT G, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING** OF SAID LINE; THENCE NORTH 00°47'04" WEST 140.88 FEET TO THE SOUTHERLY MARGIN OF SUNDOWN COURT AND THE TERMINUS OF SAID LINE.
 SITUATED IN SKAGIT COUNTY, WASHINGTON.

DECLARANT

GT SUNSET GARDENS, LLC
 1120 COMMERCIAL AVE
 ANACORTES, WA 98221

DECLARATION REFERENCE

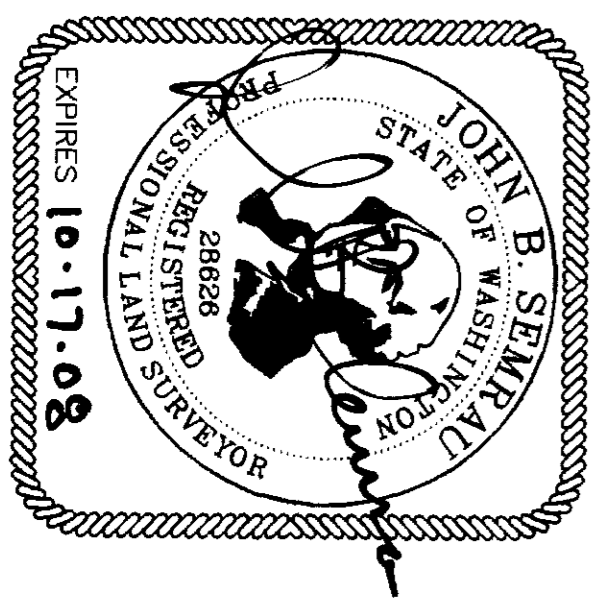
THE CONDOMINIUM DECLARATION PREPARED PURSUANT TO THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND SET OF PLANS REFER WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, ON 06-15-07 UNDER AUDITOR'S FILE NO. 200706010008 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

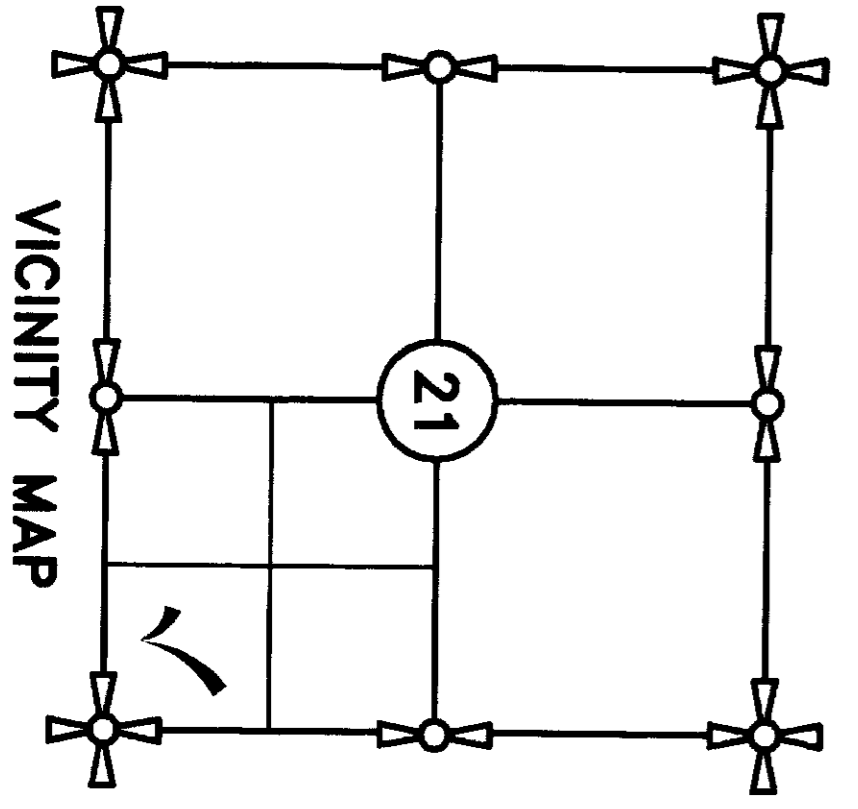
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT. AT THE REQUEST OF DAN FILER, GT DEVELOPMENT, INC.

I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS FOR **THE GARDENS AT SUNSET COVE 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: 5-31-07
 JOHN B. SEMRAU P.E., P.L.S., CERTIFICATE NO. 28626
 SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
 2118 RIVERSIDE DRIVE SUITE 208
 MOUNT VERNON, WA 98273
 PHONE 360-424-9566



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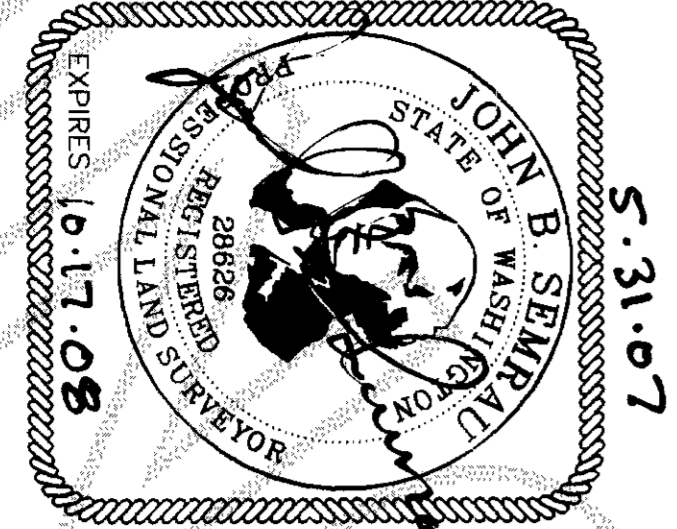
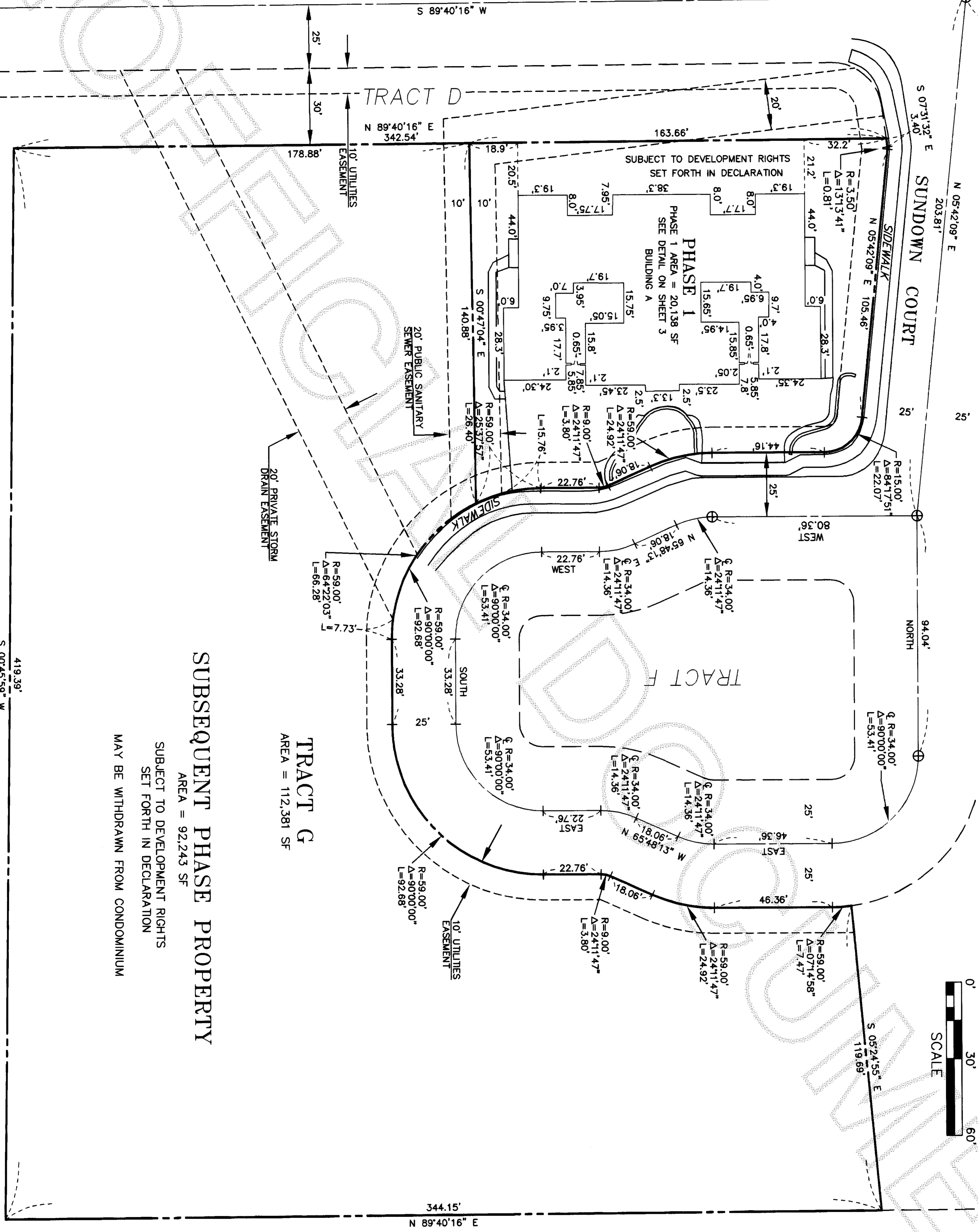


PLAT OF WOODS ADDITION
TO ANACORTES

WASHINGTON COURT
165.00'
120.43'

OBSERVATION AVENUE

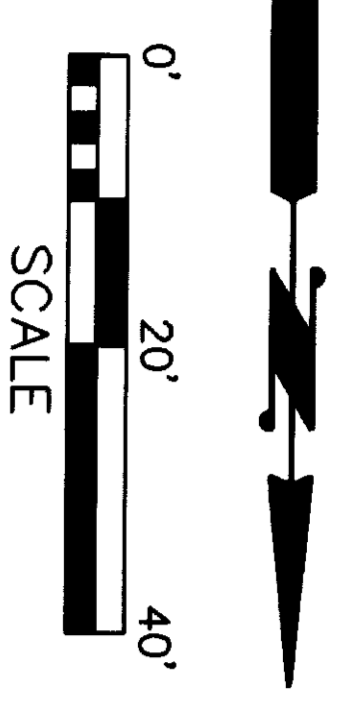
THE GARDENS AT SUNSET COVE
CONDOMINIUM
IN THE NW 1/4 OF THE SE 1/4 OF
SECTION 21, T. 35 N., R. 1 E., W.M.
ANACORTES, WASHINGTON
SHEET 2 OF 5



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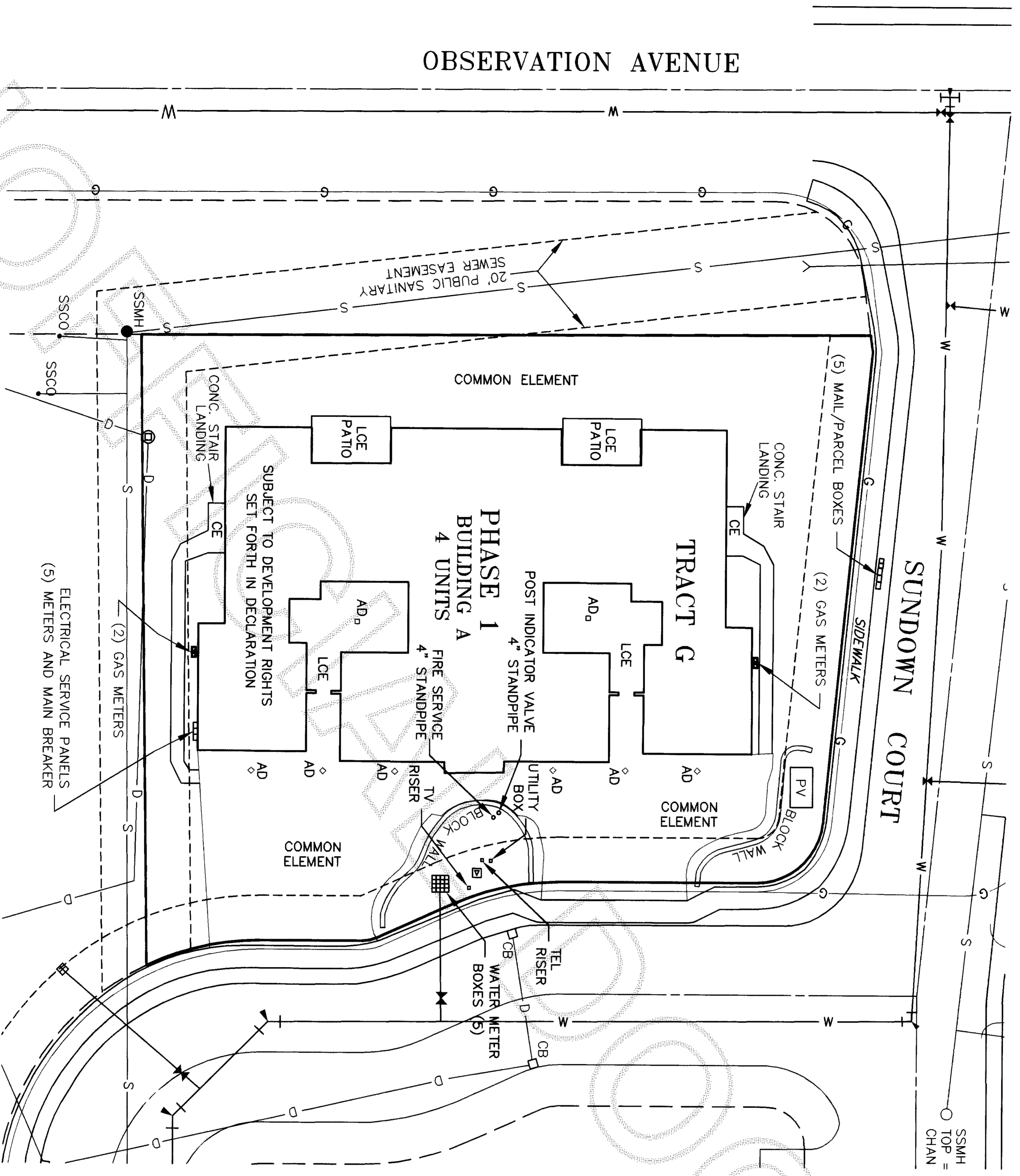
TRACT G
AREA = 112,381 SF
SUBSEQUENT PHASE PROPERTY
SUBJECT TO DEVELOPMENT RIGHTS
SET FORTH IN DECLARATION
MAY BE WITHDRAWN FROM CONDOMINIUM

- ⊕ - INDICATES EXISTING MONUMENT IN CASE
- - INDICATES EXISTING REBAR OR IRON PIPE FOUND LS 19645
- - INDICATES REBAR SET SEMRAU 28626
- ⊙ - INDICATES REBAR OR IRON PIPE FOUND LS 17651
- CE - COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT



THE GARDENS AT SUNSET COVE CONDOMINIUM

IN THE NW 1/4 OF THE SE 1/4 OF
SECTION 21, T. 35 N., R. 1 E., W.M.
ANACORTES, WASHINGTON
SHEET 3 OF 5

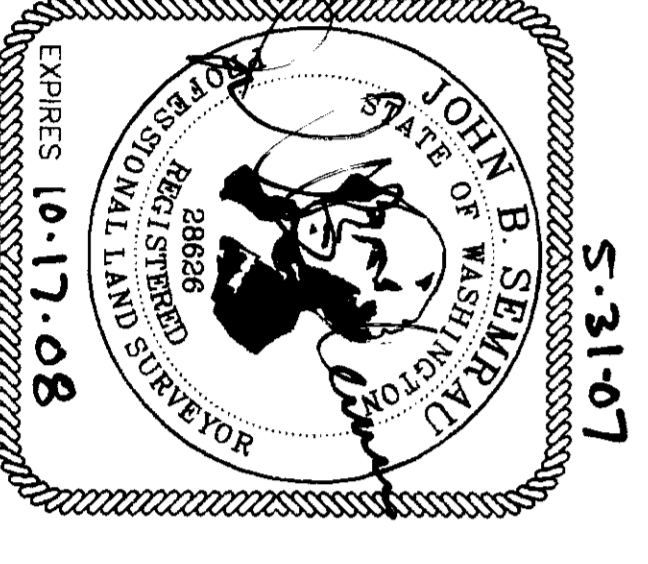


KEY

- ▣ PAD MOUNTED TRANSFORMER
- ⊠ WATER METER
- ⊖ WATER FIRE HYDRANT
- ⊣ WATER GATE VALVE

- | | | | | | |
|------|---|-------------------------|-----|---|-----------------|
| SSMH | — | SANITARY SEWER MANHOLE | D | — | STORM DRAINAGE |
| SSCO | — | SANITARY SEWER CLEANOUT | S | — | SANITARY SEWER |
| CHAN | — | CHANNEL | G | — | GAS |
| PSE | — | PUGET SOUND ENERGY | W | — | WATER |
| CMP | — | CORRUGATED METAL PIPE | FSP | — | FIRE SPRINKLER |
| IE | — | INVERT ELEVATION | TC | — | TELEPHONE/CABLE |
| TEL | — | TELEPHONE | P | — | POWER |
| CB | — | CATCH BASIN | | | |
| PV | — | POWER VAULT | | | |
| AD | — | AREA DRAIN | | | |
| CE | — | COMMON ELEMENT | | | |
| LCE | — | LIMITED COMMON ELEMENT | | | |

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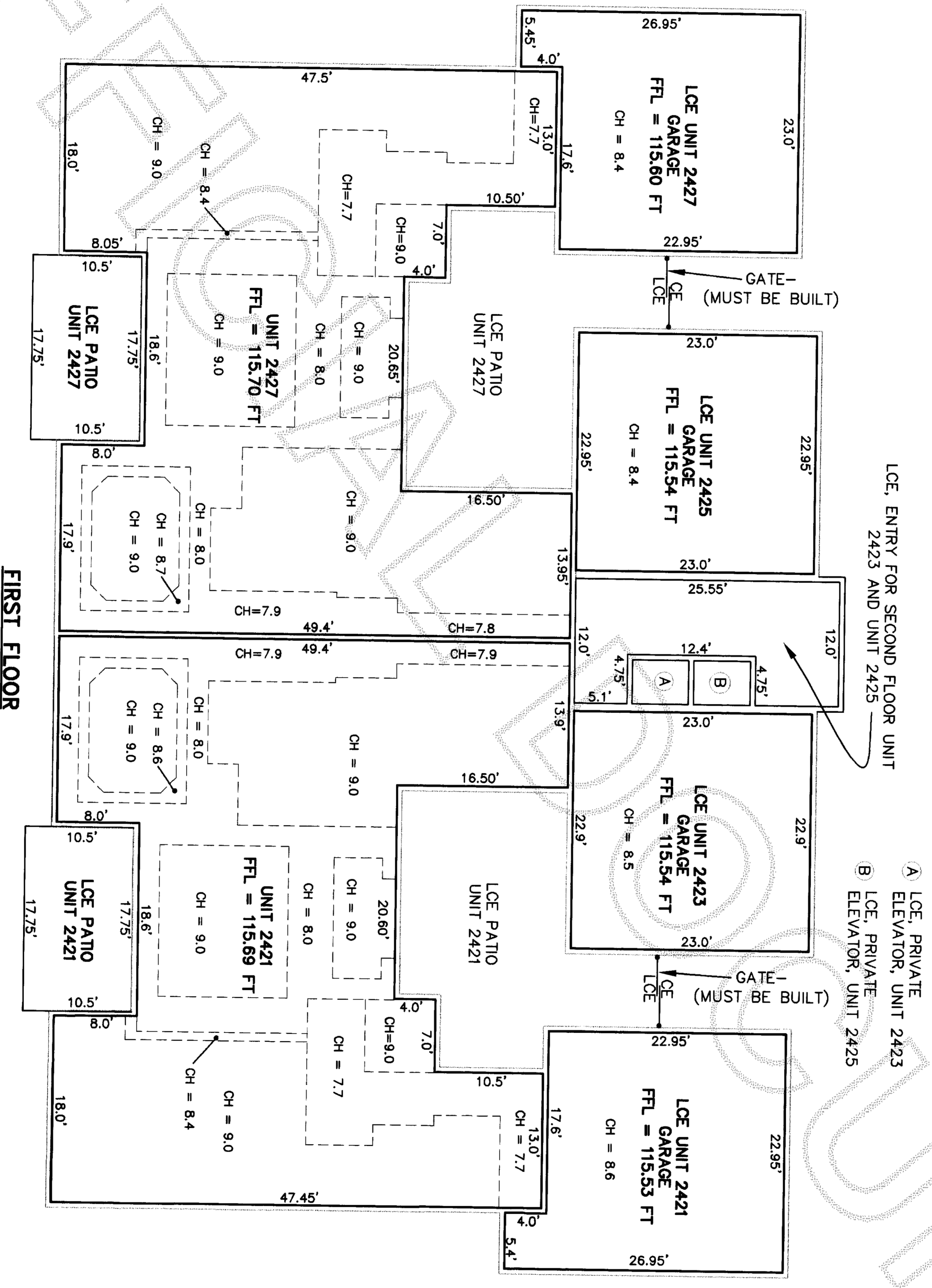
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 200706070007
 Skagit County Auditor

PHASE 1 DETAIL
 THE GARDENS AT SUNSET COVE CONDOMINIUM
 JOB NO. 4710 4710-PH1.dwg

THE GARDENS AT SUNSET COVE CONDOMINIUM

IN THE NW 1/4 OF THE SE 1/4 OF
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ANACORTES, WASHINGTON
SHEET 4 OF 5

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Skagit County Auditor
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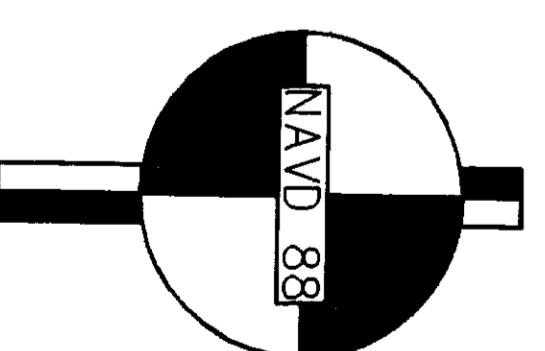
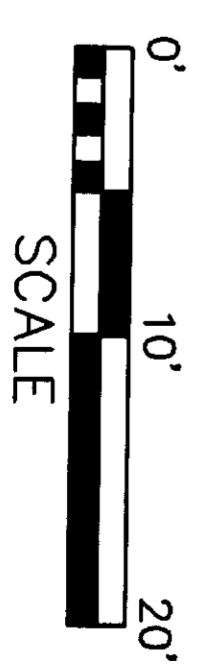


- A LCE, PRIVATE ELEVATOR, UNIT 2423
- B LCE, PRIVATE ELEVATOR, UNIT 2425

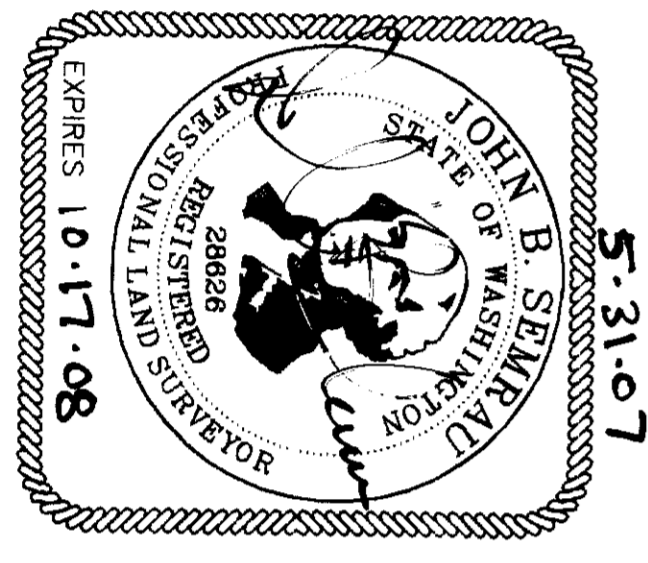
NOTE: ALL INTERIOR MEASUREMENTS AND AREAS ARE FROM DRYWALL TO DRYWALL

FIRST FLOOR

- LCE - LIMITED COMMON ELEMENT
- CE - COMMON ELEMENT
- FFL - FINISH FLOOR LEVEL, FEET NAVD88
- CH - CEILING HEIGHT



FIRST FLOOR
THE GARDENS AT SUNSET COVE CONDOMINIUM
JOB NO. 4710 4710-BLDG-A.dwg

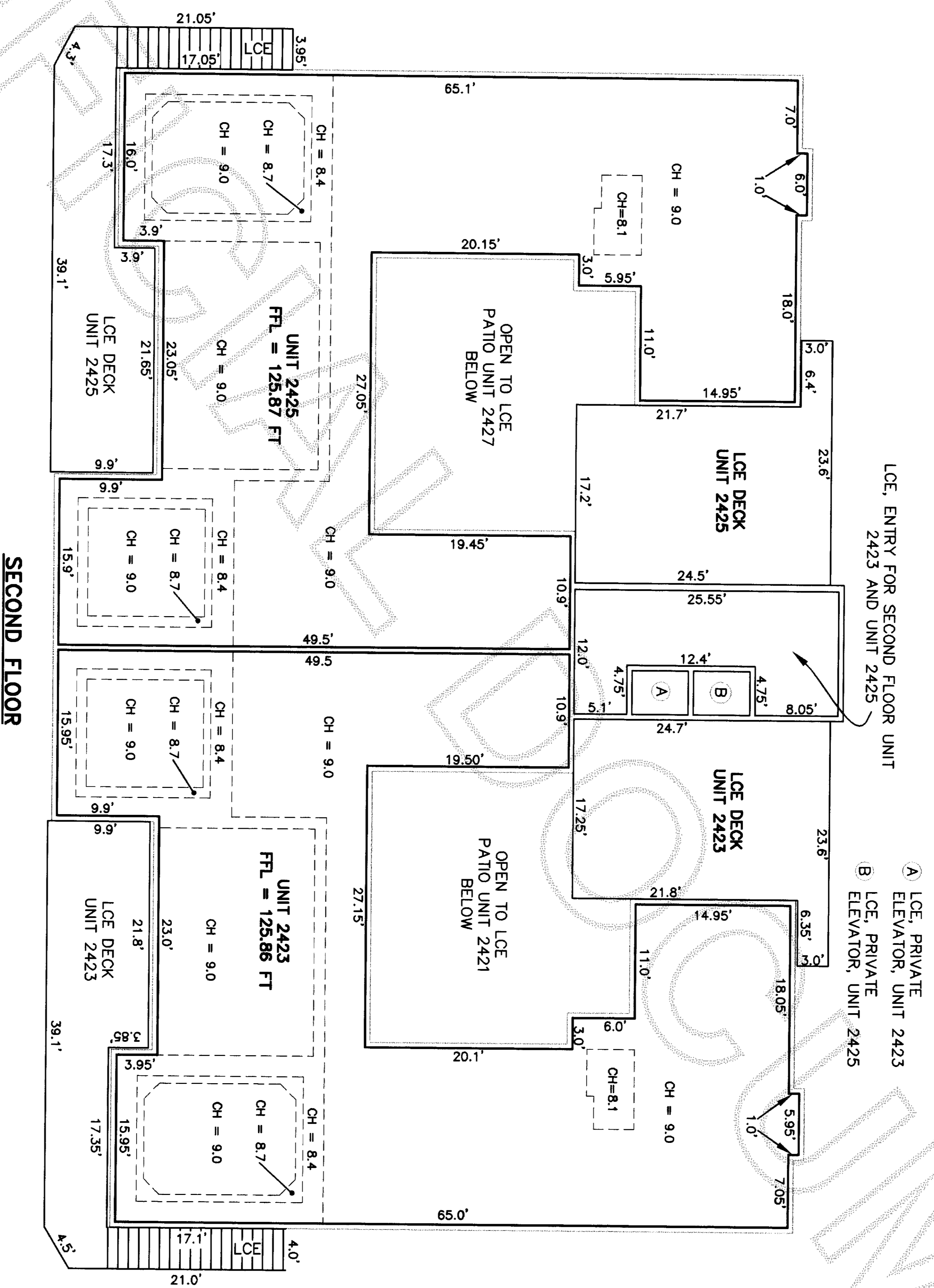


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SHEET 5 OF 5

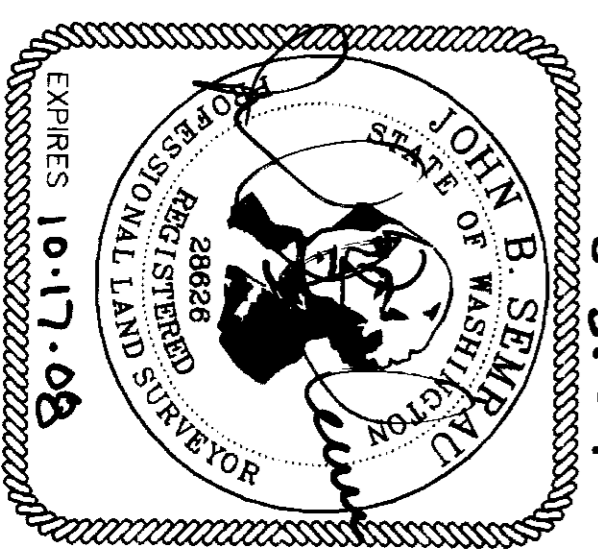
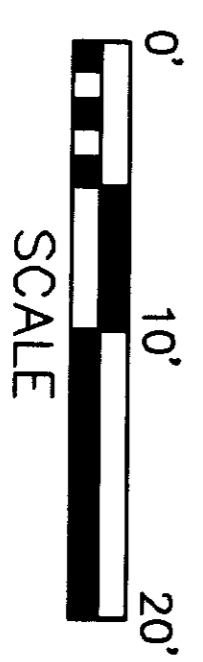
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Skegit County Auditor
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NOTE: ALL INTERIOR MEASUREMENTS AND AREAS
ARE FROM DRYWALL TO DRYWALL

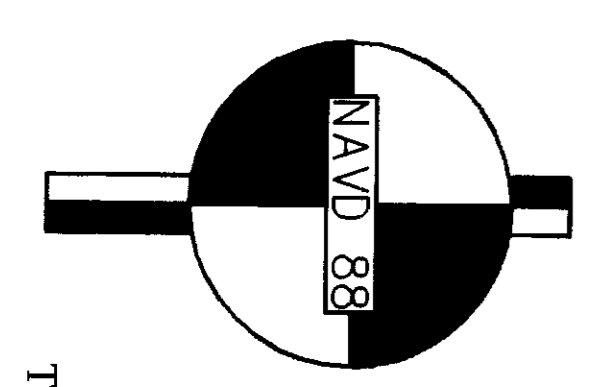
LCE - LIMITED COMMON ELEMENT
CE - COMMON ELEMENT
FFL - FINISH FLOOR LEVEL, FEET NAVD88
CH - CEILING HEIGHT

SECOND FLOOR



S-31-07

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SECOND FLOOR
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JOB NO. 4710 4710-BLDG-A.dwg