

**SURVEY MAP AND PLANS FOR  
 AMENDED FIDALGO BUSINESS PARK CONDOMINIUM  
 PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 3, T. 34 N., R. 2 E., W.M.  
 CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON**

291603230072  
 Skagit County Auditor  
 3/23/2016 Page 1 of 4 2:57PM  
 \$172.00

**LEGAL DESCRIPTION:**

(PER CHICAGO TITLE COMPANY SECOND COMMITMENT FOR TITLE INSURANCE, ORDER NO. 1041990, DATED JUNE 19, 2007 AT 8:30 A.M.)  
 PARCEL A:  
 THE WEST 297 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF STATE HIGHWAY NO. 1, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JANUARY 12, 1961, UNDER AUDITOR'S FILE NO. 603031, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL B:**

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RESERVED IN DEED TO JERRY SMITH, ET AL, RECORDED AUGUST 16, 1994, UNDER AUDITOR'S FILE NO. 9408160065, RECORDS OF SKAGIT COUNTY, WASHINGTON  
 SITUATED IN SKAGIT COUNTY, WASHINGTON.

**DEDICATION:**

WE THE UNDERSIGNED, OWNER OR OWNERS OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN: HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR A CONDOMINIUM SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT ROW 64.34 ET. SEQ., AND NOT FOR ANY PUBLIC PURPOSE.  
 WE FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR FIDALGO BUSINESS PARK CONDOMINIUM, RECORDED UNDER SKAGIT COUNTY RECORDING NO. 200910080142

FIDALGO STORAGE LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
 BY: MATSON REAL ESTATE LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
 ITS: MANAGER

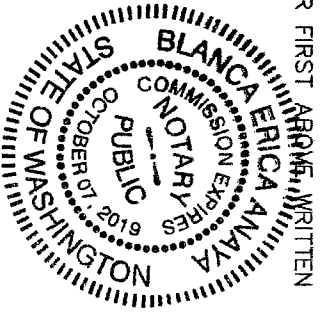
BY: Robert Matson, Jr.  
 ROBERT MATSON, JR., MANAGING MEMBER

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON )  
 COUNTY OF Skagit ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT MATSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH-STATE THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND THAT HE ACKNOWLEDGED IT WAS THE MANAGING MEMBER OF MATSON REAL ESTATE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE MANAGER OF THE DECLARANT, FIDALGO STORAGE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.  
 DATED March 18, 2016.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
 PRINTED NAME: Blanche Erica Alvaka  
 RESIDING AT 14000 1st Ave SE  
 MY APPOINTMENT EXPIRES Oct 01, 2016

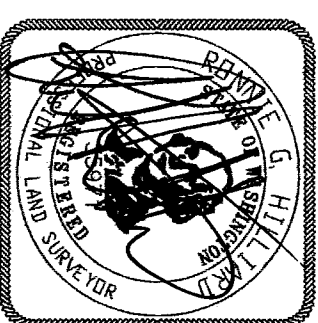


**DECLARATION REFERENCE:**

THE CONDOMINIUM DECLARATION PREPARED UNDER THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND SET OF PLANS REFERRED WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, ON OCTOBER 8, 2009 AT AUDITOR'S FILE NO. 200910080142.

**SURVEYORS CERTIFICATE:**

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREBY DESCRIBED, THAT THE COURSES AND DISTANCES ARE CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY ROW 64.34.232 IS SUPPLIED HEREIN, AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.



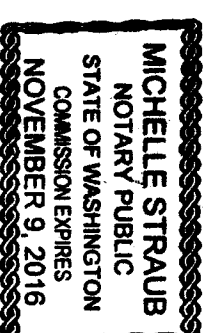
DATE 3-17-16  
 RONNIE G. HILLIARD, P.L.S.  
 REGISTRATION NO. 35971

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON )  
 COUNTY OF Skagit ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RONNIE G. HILLIARD IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH-STATE THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND HAS ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT AND IN THE WASHINGTON CONDOMINIUM ACT.  
 DATED 3-17, 2016.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
 PRINTED NAME: Michelle Straub  
 RESIDING AT Spokane  
 MY APPOINTMENT EXPIRES 11-9-10

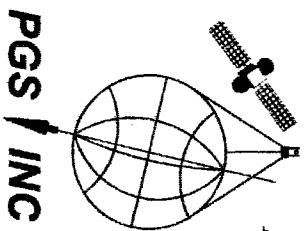


**AUDITOR'S CERTIFICATE**

FILED AT THE REQUEST OF PACIFIC GEOMATIC SERVICES, INC. ON  
March 23 2016, AT 2:57 p M., AND RECORDED AT AUDITOR'S FILE  
 NO. \_\_\_\_\_ RECORDS OF SKAGIT COUNTY, WASHINGTON.

J. Wungava  
 SKAGIT COUNTY AUDITOR

BY: ESD



**PACIFIC GEOMATIC SERVICES, INC.**  
 LAND SURVEYING & MAPPING SERVICES  
 QUALITY SERVICE - CREATIVE SOLUTIONS  
 6608 216TH STREET SW, STE. 304  
 MOUNTLAKE TERRACE, WA 98043  
 PHONE: (425) 778-5620 FAX: (425) 775-2849  
 WEB: www.PacGeoInc.com

**AMENDED FIDALGO BUSINESS  
 PARK CONDOMINIUM  
 NW 1/4, SW 1/4, SEC. 3, T. 34 N., R. 2 E., W.M.  
 SKAGIT COUNTY, WASHINGTON**

DATE:	03/17/2016	DRAWN BY:	JNV/CMH/KAM	PROJECT MANAGER:	J. MACLEOD	SCALE:	
DRAWING FILE NAME:	0902901_CONDO-3	CHK BY:	RCH	F.B. NO.:	09-029-03	SHT. NO.:	1 OF 4

20160330072  
 Skagit County Auditor  
 3/23/2016 Page 2 of 4 2:57PM  
 \$172.00

**LEGAL DESCRIPTION:**

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 PARCEL B:  
 A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RESERVED IN DEED TO JERRY SMITH, ET AL, RECORDED AUGUST 16, 1994, UNDER AUDITOR'S FILE NO. 9408160065, RECORDS OF SKAGIT COUNTY, WASHINGTON  
 SITUATED IN SKAGIT COUNTY, WASHINGTON.

**BASIS OF BEARING:**

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 02°15'20" WEST BETWEEN FOUND MONUMENTS AT THE WEST 1/4 CORNER AND SOUTHWEST SECTION CORNER, AS SHOWN HEREON, PER SURVEY RECORDED IN BOOK 16 OF SURVEYS, PAGE 171, RECORDS OF SKAGIT COUNTY. FOR ADDITIONAL SECTION SUBDIVISION INFORMATION, REFER TO SAID RECORD OF SURVEY.

**VERTICAL DATUM:**

THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON A PUBLISHED ELEVATION FOR WSOT MONUMENT DESIGNATED GP29020-89. MONUMENT IS 3" WSOT BRASS DISK IN CONCRETE LOCATED NORTH OF PAVED WESTBOUND LANES OF SR 20 APPROX. 2300' WEST OF THE SUBJECT PARCEL.  
 ELEVATION: 76.29'

**STATISTICS:**

EQUIPMENT: TRIMBLE 5603 ROBOTIC TOTAL STATION  
 METHOD/OLOGY: TOPCON HYPERLITE XT (NETWORK RTK)  
 MEETS OR EXCEEDS SURVEY STANDARD AS PER:  
 WAC 332-130-030  
 WAC 332-130-090  
 WAC 332-130-100  
 ALL SURVEY WORK OCCURRED IN JUNE OF 2009, JANUARY OF 2014 AND JANUARY OF 2016.

**REFERENCES:**

RECORD OF SURVEY, BOOK 21 PAGE 135  
 RECORD OF SURVEY, BOOK 16 PAGE 171  
 SHORT PLAT NO. 95-020, BOOK 12 PAGES 96-97  
 RECORD OF SURVEY, BOOK 17 PAGE 7  
 RECORD OF SURVEY, BOOK 13 PAGE 189

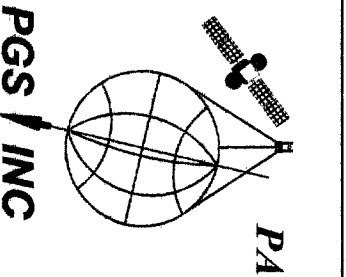
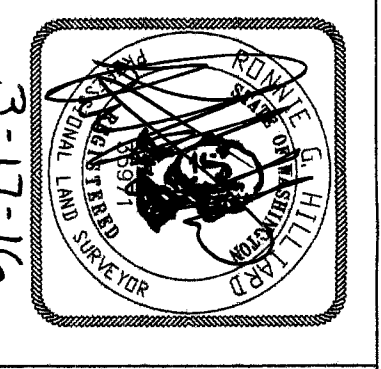
**NOTES:**

SKAGIT COUNTY PARCEL NO. P19739  
 TOTAL PARCEL AREA: 173,300 SQ.FT. (3.98 ACRES)

**AMENDED FIDALGO BUSINESS PARK CONDOMINIUM**

NW 1/4, SW 1/4, SEC. 3, T. 34 N., R. 2 E., W.M., SKAGIT COUNTY, WASHINGTON

DATE:	03/17/2016	DRAWN BY:	JIN/JCH/KAM	PROJECT MANAGER:	J. MACLEOD	SCALE:	1" = 60'
DRAWING FILE NAME:	0902901-CONDO-3	CHK BY:	RGH	JOB NO.:	09-029-03	SHT. NO.:	2 OF 4



**PACIFIC GEOMATIC SERVICES, INC.**  
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 WEB: www.PacGeoInc.com

**LEGEND:**  
 ⊕ FOUND MONUMENT (AS NOTED)  
 ○ FOUND REBAR (AS NOTED)  
 CLF CHAIN LINK FENCE

**GRAPHIC SCALE**  
 (IN FEET)  
 1 inch = 60 ft.

**NORTH**

**WEST 1/4 CORNER SECTION 3-34-2**  
 FOUND CONCRETE MONUMENT WITH  
 1-1/2" BRASS DISC STAMPED  
 "EAST 1/4 CORNER 4-36-2" &  
 "OS 8992" VISITED 06/12/2009

**FOUND 2-1/2" O.D. IRON PIPE WITH  
 PLUG AND NAIL SET IN CONCRETE  
 VISITED 06/12/2009**

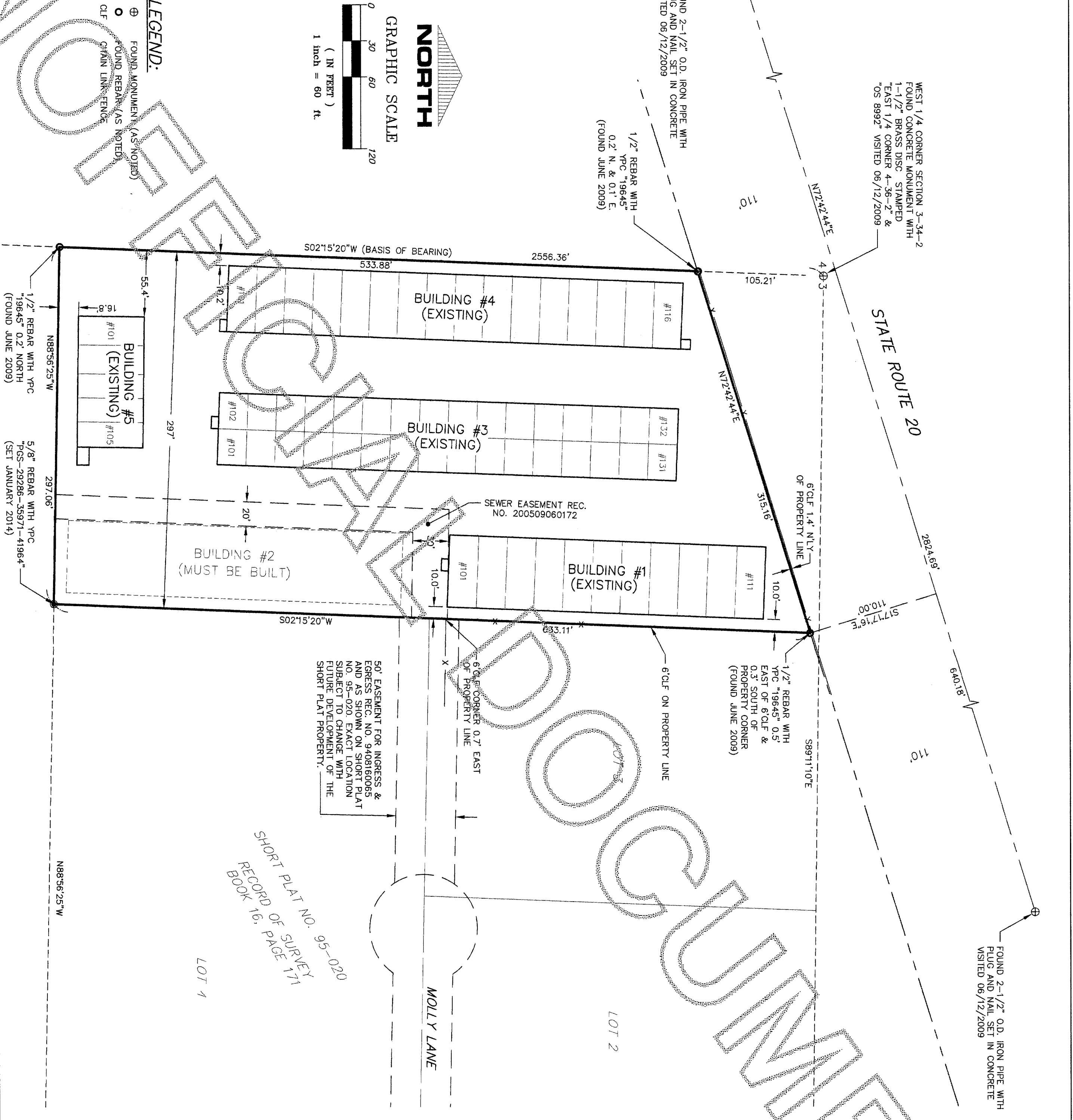
**1/2" REBAR WITH  
 YPC "19645"  
 0.2' N. & 0.1' E.  
 (FOUND JUNE 2009)**

**1/2" REBAR WITH YPC  
 "19645" 0.2' NORTH  
 (FOUND JUNE 2009)**

**5/8" REBAR WITH YPC  
 "PGS-29286-35971-41964"  
 (SET JANUARY 2014)**

**SOUTHWEST CORNER SECTION 3-34-2**  
 FOUND 2" BRASS DISC IN CONCRETE  
 MONUMENT CASE LID  
 VISITED 06/12/2009

**FOUND 2-1/2" O.D. IRON PIPE WITH  
 PLUG AND NAIL SET IN CONCRETE  
 VISITED 06/12/2009**

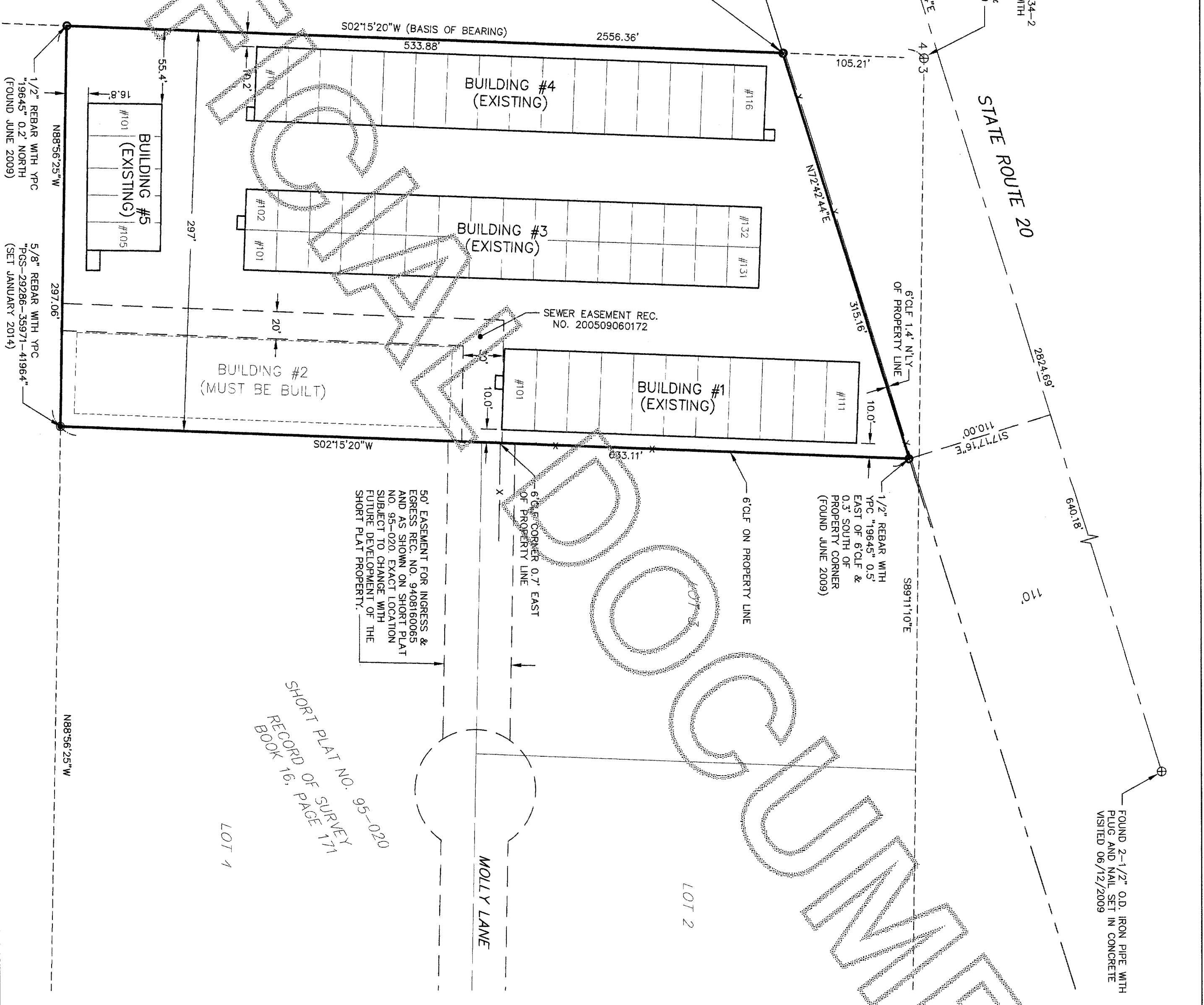


SHORT PLAT NO. 95-020  
 RECORD OF SURVEY  
 BOOK 16, PAGE 171

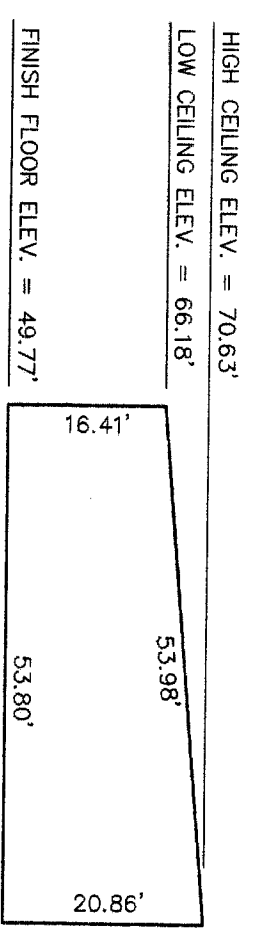
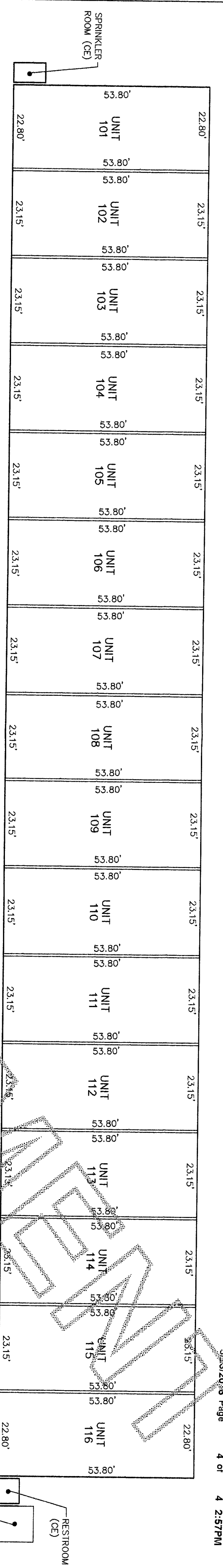
MOLLY LANE

LOT 1

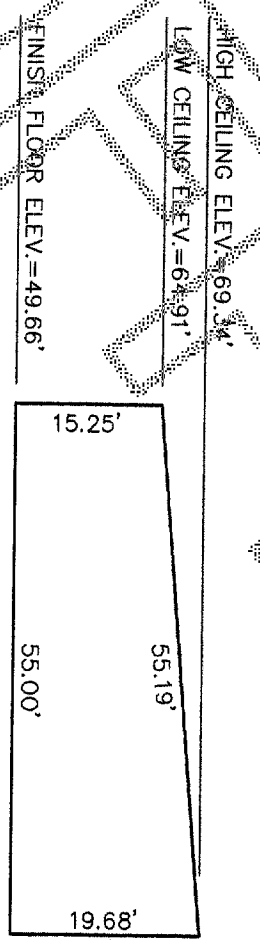
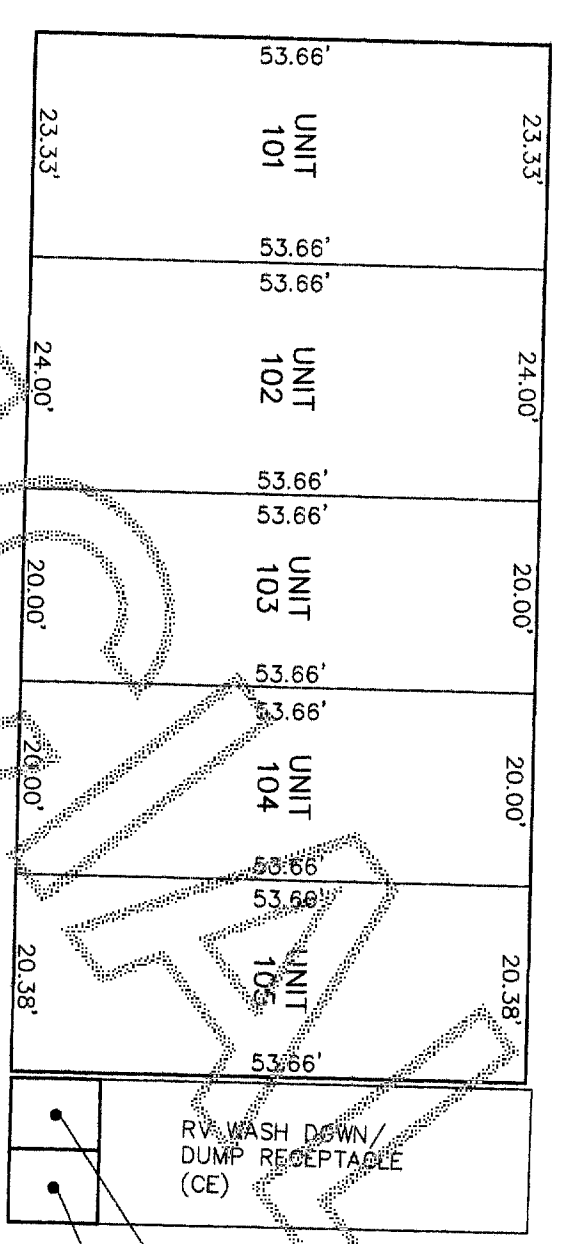
LOT 2







**BUILDING 4 UNIT ELEVATION (TYPICAL)**



**BUILDING 5 UNIT ELEVATION (WEST - TYPICAL)**

**BUILDING 4 AREA TABLE**

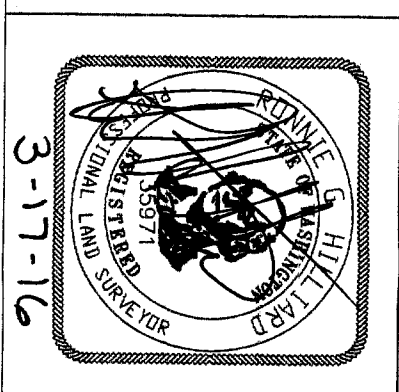
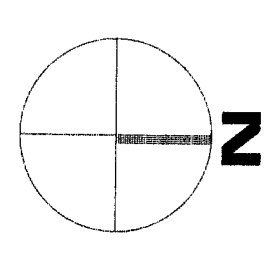
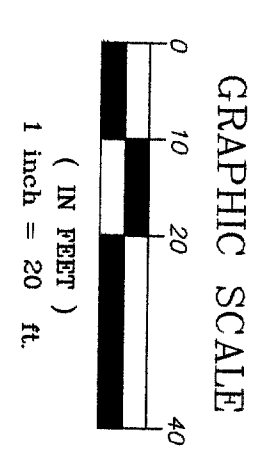
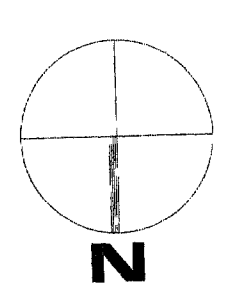
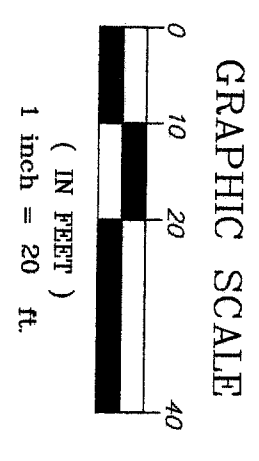
UNITS 101 & 116:	1227 SQ.FT. (±)
UNITS 102-115:	1245 SQ.FT. (±)

**NOTE**  
 MEASUREMENTS TAKEN AFTER INTERIOR WALLS WERE CONSTRUCTED.

**BUILDING 5 AREA TABLE**

UNIT 101:	1,252 SQ.FT. (±)
UNIT 102:	1,288 SQ.FT. (±)
UNITS 103-104:	1,073 SQ.FT. (±)
UNIT 105:	1,094 SQ.FT. (±)

**NOTE**  
 MEASUREMENTS TAKEN PRIOR TO INTERIOR WALL CONSTRUCTION.



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