

FINN HANGGARS, A CONDOMINIUM

DECLARANT AND OWNER DEDICATION

THE UNDERSIGNED OWNER OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN, FINN HANGGARS, LLC, HAS HEREBY DECLARED AND DEDICATED TO THE PUBLIC THE COMMON INTEREST CONDOMINIUM PROJECT SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON-INTEREST CONDOMINIUM ACT, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON-INTEREST CONDOMINIUM ACT AND THE DECLARATION FOR FINN HANGGARS, A CONDOMINIUM RECORDED UNDER SKAGIT COUNTY RECORDING NO. 202409170145 DATED Sept 16 2024.

ACKNOWLEDGMENT:

LOREN MESS HANNOG MEMBER FINN HANGGARS, LLC
 STATE OF WASH. }
 COUNTY OF SKAGIT } SS
 THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON Sept 16 2024.
 BY LOREN MESS AS MANAGING MEMBER OF FINN HANGGARS, A CONDOMINIUM RECORDED UNDER SKAGIT COUNTY RECORDING NO. 202409170145

SURVEYORS ACKNOWLEDGMENT

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
 STATE OF WASHINGTON) SS
 ON THIS 6th DAY OF SEPTEMBER, 2024, BEFORE ME PERSONALLY APPEARED Tricia Cisneros DECLARED THE WITHIN AND FOREGOING TO BE THE INDIVIDUAL DESCRIBED IN AND WHO HAS SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



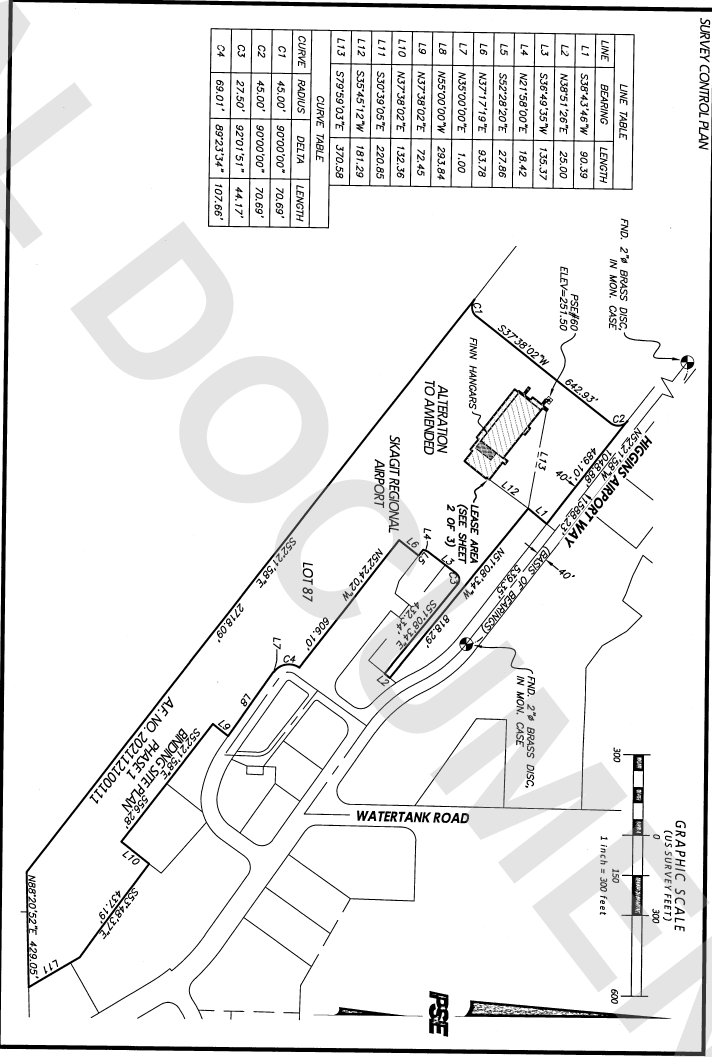
LEGAL DESCRIPTION:

(UNDEVELOPED REAL ESTATE) PER LEASE AGREEMENT RECORDED UNDER SKAGIT AUDITOR'S FILE NO. 202409170145
 A PORTION OF LOT 87 ALTERATION TO AMENDED SKAGIT REGIONAL AIRPORT BRIDGE SITE PLAN NO. 20212100111, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BRIDGE SITE PLAN FOR FINN HANGGARS, LLC, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20212100111, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THENCE NORTH 52°25'41" WEST, 181.29 FEET TO THE POINT OF BEGINNING;
 12.00 FEET; THENCE AT RIGHT ANGLES NORTH 52°25'41" WEST, 15.00 FEET;
 THENCE SOUTH 37°06'35" WEST, 19.46 FEET; THENCE SOUTH 52°25'41" EAST, 116.03 FEET;
 52°25'41" WEST, 1.00 FEET; THENCE NORTH 52°25'41" WEST, 89.46 FEET; THENCE AT RIGHT ANGLES, NORTH 7°24'19" EAST, 18.00 FEET; THENCE AT RIGHT ANGLES, NORTH 52°25'41" WEST, 8.00 FEET;
 THENCE AT RIGHT ANGLES, SOUTH 52°25'41" EAST, 21.50 FEET; THENCE AT RIGHT ANGLES, NORTH 7°24'19" WEST, 31.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 52°25'41" EAST, 13.00 FEET;
 52°25'41" WEST, 33.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 52°25'41" EAST, 5.00 FEET;
 THENCE AT RIGHT ANGLES, SOUTH 52°25'41" EAST, 31.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 7°24'19" WEST, 50.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 52°25'41" EAST, 5.00 FEET;
 THENCE AT RIGHT ANGLES, SOUTH 52°25'41" EAST, 50.00 FEET; THENCE AT RIGHT ANGLES, NORTH 7°24'19" EAST, 9.50 FEET; THENCE AT RIGHT ANGLES, SOUTH 52°25'41" EAST, 48.48 FEET;
 5.00 FEET; THENCE AT RIGHT ANGLES, NORTH 52°25'41" EAST, 1.00 FEET TO THE POINT OF BEGINNING.



SURVEY CONTROL PLAN

LINE NUMBER	BEARING	LENGTH
L1	S89°43'46"W	90.39
L2	N89°51'26"E	25.00
L3	S58°49'35"W	138.37
L4	N2°19'00"E	18.42
L5	S52°28'20"E	27.86
L6	N87°17'07"E	3.78
L7	N85°00'00"E	1.00
L8	N87°28'02"E	22.45
L9	N87°28'02"E	132.36
L10	N87°28'02"E	220.65
L11	S35°46'12"W	181.29
L12	S35°46'12"W	181.29
L13	S75°29'02"E	320.58



SURVEY NOTES:

- 1) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN FEBRUARY 2024.
- 2) EQUIPMENT USED: THEOMAT 00701.5" EDM ± 2 PPM, ± 3 MM HORIZONTAL DATUM AND 83791 WASHINGTON STATE PLANE NORTH ZONE
- 3) BASIS OF BEARINGS: MONUMENTED CENTRUM OF HIGSONS AIRPORT MAP PER ALTERATION TO AMENDED SKAGIT REGIONAL AIRPORT MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 20212100111.
- 4) VERTICAL DATUM: NAVD83
- 5) PAVING SPACES ARE DESCRIBED AND MAY BE ALLOCATED IN THIS SURVEY. EXISTING AND PROPOSED PAVEMENT ARE NOT SHOWN HEREON.
- 6) THIS SURVEY CLOSURES MEET PRECISION CLASS URBAN AND INDUSTRIAL, MEETING STANDARDS FOR RELATIVE ACCURACY AND FOUND IN WAC 332-130-090 (1:10,000)

CONTENTS:

- SHEET 1 - DEDICATION, DECLARATIONS, ACKNOWLEDGMENTS, SURVEYOR CERTIFICATE, AUDITOR CERTIFICATE, LEGAL DESCRIPTION, SITE PLAN, UNIT PLAN
- SHEET 2 - ELEVATION VIEW
- SHEET 3 -

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF FINN HANGGARS, LLC. I HAVE REVIEWED THE MAP FOR FINN HANGGARS, A CONDOMINIUM, AS BASED UPON AN INSTRUMENT OF SERVICE THAT ALL BEING DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL SURVEYED HEREON; AND THAT ALL HIGSONS AIRPORT COMMON INTEREST OWNERSHIP ACT IS TO THE EXTENT DETERMINED BY THE TITLE FLOORS, OR CEILINGS THEREOF, OR OTHER (2) TO THE EXTENT ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP OR BOUNDARIES ARE SHOWN ON THE MAP.

DATE: 9-6 2024

LICENSE OR CERTIFICATE NO. ELS 40325
 MY COMMISSION EXPIRES 9-18-26

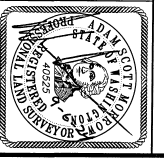
AUDITOR'S CERTIFICATE

Filed for record this 17th day of Sept, 2024 at 12:18 PM
 In book _____ of surveys of page _____ at the request of
Pacific Surveying and Engineering Services, Inc.
Tricia Cisneros
 Auditor's File No.: 202409170145

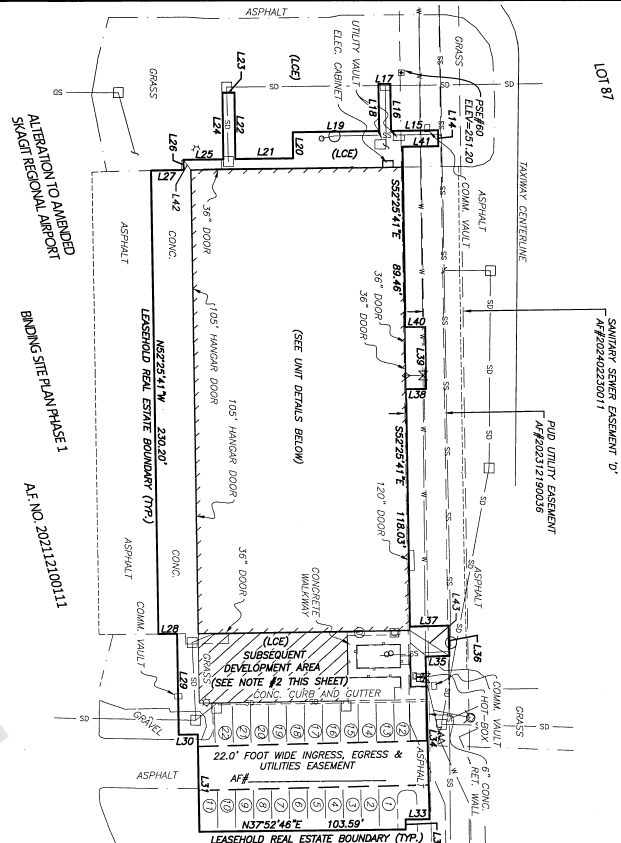
FINN HANGGARS
 A CONDOMINIUM
 FINN HANGGARS, LLC
 PO BOX 547
 MOUNT VERNON, WA 98273



SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Survey Recording Act of the request of FINN HANGGAR, LLC on FEBRUARY 2024.
 Certificate No.: 40325
9-6-2024
 Date

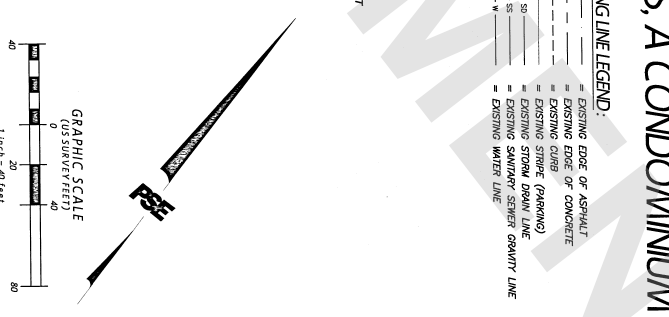


UNIT PLAN

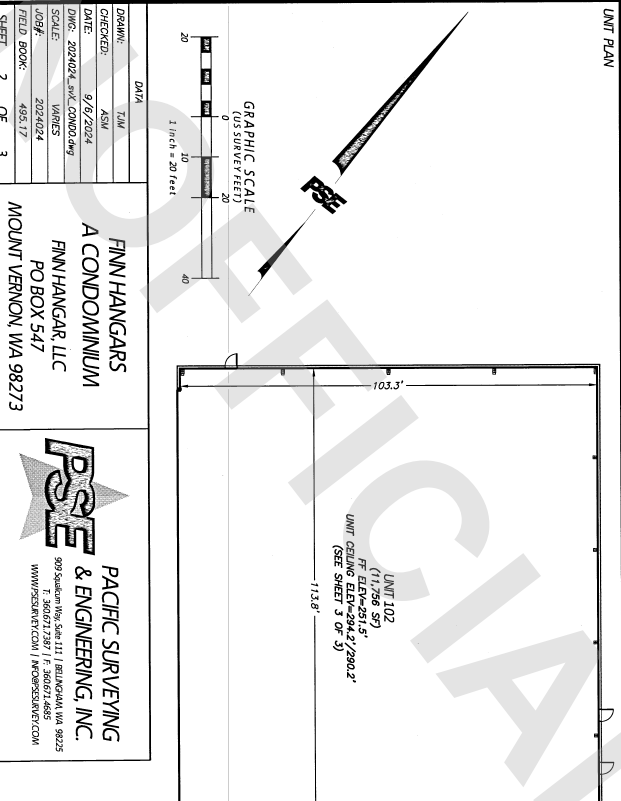


LINE	BEARING	LENGTH
L14	S22°54'17"E	8.00
L15	S27°34'19"W	23.60
L16	N02°28'41"W	23.50
L17	S37°34'19"W	6.00
L18	S52°25'41"E	23.50
L19	S37°34'19"W	43.40
L20	N02°28'41"W	13.00
L21	S37°34'19"W	28.00
L22	N02°25'41"W	33.00
L23	S37°34'19"W	6.00
L24	S52°25'41"E	33.00
L25	N02°07'14"W	20.00
L26	S52°25'41"E	5.00
L27	N07°34'19"E	16.35
L28	S37°34'19"W	9.47
L29	S52°25'41"E	50.00
L30	N07°34'19"E	9.50
L31	N02°25'41"W	48.48
L32	N02°07'14"W	5.00
L33	N07°32'46"E	12.00
L34	N02°33'25"W	80.87
L35	N07°06'35"E	12.00
L36	S52°32'25"E	15.00
L37	N07°08'15"E	19.46
L38	S07°34'19"W	10.00
L39	S52°25'41"E	31.00
L40	N07°34'19"E	10.00
L41	N07°34'19"E	18.00
L42	S08°34'49"E	6.19
L43	S71°01'08"W	23.59

- EXISTING SYMBOL LEGEND:**
- ⊕ = SET HUB AND MAG
 - ⊙ = EXISTING STORM DRAIN CLEANOUT
 - ⊚ = EXISTING CATCH BASIN
 - ⊛ = EXISTING CURB WALK
 - ⊜ = EXISTING FIRE HYDRANT
 - ⊝ = EXISTING BOLLARD
 - ⊞ = EXISTING GAS METER
 - ⊟ = EXISTING SWIMWAY SERVER MANHOLE
 - ⊠ = EXISTING SWIMWAY SERVER CLEANOUT
 - ⊡ = EXISTING STREET LIGHT POLE
- EXISTING LINE LEGEND:**
- = EXISTING EDGE OF ASPHALT
 - - - = EXISTING EDGE OF CONCRETE
 - ⋯ = EXISTING CURB
 - ⋯ = EXISTING STORM (PARKING)
 - ⋯ = EXISTING STORM DRAIN LINE
 - ⋯ = EXISTING SWIMWAY SERVER CLEANOUT LINE
 - ⋯ = EXISTING WALKER LINE
- SITE PLAN NOTES:**
- 1) UTILITIES SHOWN PER SITE PLAN PREPARED BY RANKIN & ASSOCIATES, INC., DATED 3/29/2023.
 - 2) AREA SUBJECT TO DEVELOPMENT RIGHTS TO ADD UNITS THAT WILL RESULT IN A REDUCTION OF ALLOCATED INTERESTS (RANKED AREA).
 - 3) LCE = LIMITED COMMON ELEMENT
 - CE = COMMON ELEMENT



FINN HANGARS, A CONDOMINIUM



HORIZONTAL BOUNDARY NOTE:

THE BOUNDARY PLANS OF THE BOTTOM SURFACES OF THE WOOD JOISTS OF OTHER STRUCTURAL MATERIALS USED IN THE STRUCTURAL PORTIONS OF THE CEILING CASE THE UPPER BOUNDARY EXISTS AT THE UNDERSIDE OF THAT PORTION CONSTITUTES A LIMITED COMMON ELEMENT.

LOWER BOUNDARY: THE HORIZONTAL PLANE OF THE TOP SURFACE OF THE UNOCCUPIED CONCRETE FLOOR SLAB OR SUBFLOORING MATERIAL AS THE CASE MAY BE.

(LCE) = LIMITED COMMON ELEMENT
(CE) = COMMON ELEMENT

VERTICAL BOUNDARY NOTE:

VERTICAL (HANGAR) BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANE OF THE INTERIOR SURFACES OF THE PLASTER PANELING OR FRAMING MEMBERS ADJACENT TO THE INTERIOR SURFACES OF THE UNIT, EXTENDED TO INTERSECTION WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.



DATA

DRAWN: TLM
CHECKED: ASH
DATE: 9/6/2024
DWG: 2024024_SVK_CONDO.dwg
SCALE: W/ASIS
JOB#: 2024024
FIELD BOOK: 495.17

**FINN HANGARS
A CONDOMINIUM
FNN HANGAR, LLC
PO BOX 547
MOUNT VERNON, WA 98273**

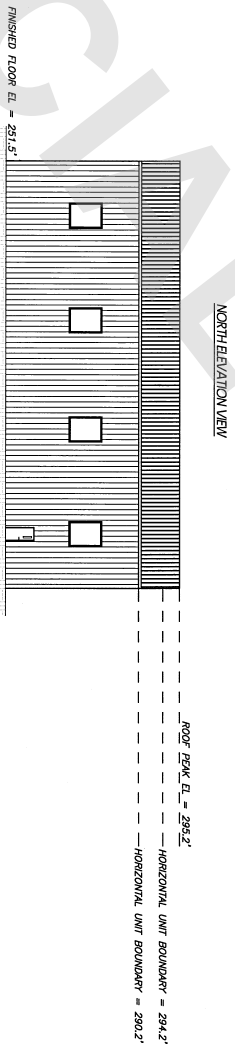
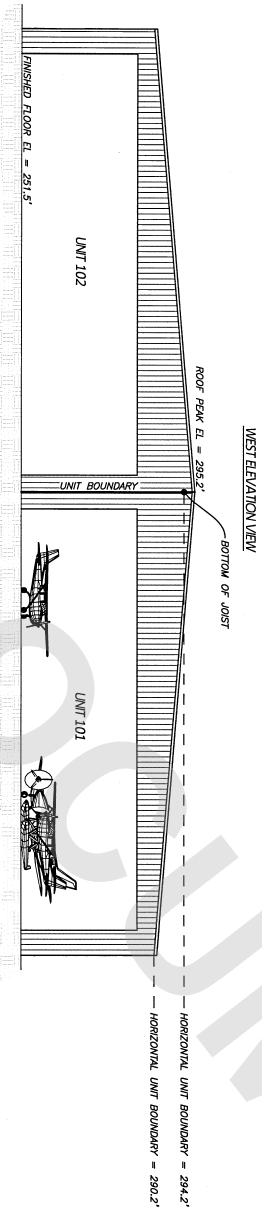
**PSE
& ENGINEERING, INC.**
909 Stadium Way, Ste 111 | BELLEVUE WA 98005
WWW.PSE-ENGINEERING.COM | INFO@PSE-ENGINEERING.COM

SHEET 2 OF 3

GRAPHIC SCALE
0 20 40
1 inch = 20 feet

GRAPHIC SCALE
0 20 40
1 inch = 40 feet

FINN HANGARS, A CONDOMINIUM
ELEVATION VIEW
(N73)



DATA	
DESIGN:	LSM
CHECKED:	LSM
DATE:	9/9/2024
DWG:	2024024_SPL_COND.DWG
SCALE:	N/A
USER:	2024024
PLOT BOOK:	493.17
SHEET:	3 OF 3

**FINN HANGARS
A CONDOMINIUM**
FINNHANGAR, LLC
PO BOX 547
MOUNT VERNON, WA 98273

**PACIFIC SURVEYING
& ENGINEERING, INC.**
909 S. 4th Ave, Suite 111 | BELLEVUE, WA 98005
WWW.PACIFICSE.COM | INFO@PACIFICSE.COM

ELEVATION VIEW NOTES:

- 1) VERTICAL DATUM: NAVD83
- BENCHMARK: PSE 409, ELEV=251.50'
- (AS SHOWN ON SHEET 2 OF 3)

HORIZONTAL BOUNDARY NOTE:

UPPER BOUNDARY: THE HORIZONTAL, OR OBlique PLANE OF THE BOUNDARY OF THE SURROUNDING AREAS OR STRUCTURES EXCEPT WHERE THERE IS A SPURGE OR SINK-TUBE, IN WHICH CASE THE BOUNDARY SHALL BE THE COMMON ELEMENT.

LOWER BOUNDARY: THE HORIZONTAL PLANE OF THE TOP SURFACE OF THE UNCOVERED CONCRETE FLOOR SLAB OR SUBFLOORING MATERIAL, AS THE CASE MAY BE.

(CE) = COMMON ELEMENT

