

FISHER HANGARS, A CONDOMINIUM

SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. SKAGIT COUNTY, WASHINGTON

DECLARANT AND OWNER DEDICATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST CONDOMINIUM UNDER THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT. THE UNDERSIGNED HEREBY DEDICATE AND AGREE TO HOLD THE COMMON INTEREST OWNERSHIP RESTRICTED BY LAW AND THE DECLARATION FOR FISHER HANGARS CONDOMINIUM RECORDED UNDER SKAGIT COUNTY RECORDING NO. 202410180033.

DATED 10-11-2024

JOSEPH W. FISHER II AND BARBARA ANN FISHER TRUST

JOSEPH W. FISHER II, TRUSTEE

BARBARA ANN FISHER, TRUSTEE

ACKNOWLEDGMENT:

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON October 11th, 2024, STATE OF Washington, COUNTY of Skagit by JOSEPH W. FISHER II AND BARBARA ANN FISHER TRUST. BY JOSEPH FISHER AS TRUSTEE OF JOSEPH W. FISHER II AND BARBARA ANN FISHER TRUST.

SHELLEY L. NEWITT
Notary Public
State of Washington
Commission # 68963
My Comm. Expires Jun 11, 2027

ACKNOWLEDGMENT:

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON October 11th, 2024, STATE OF Washington, COUNTY of Skagit by JOSEPH W. FISHER II AND BARBARA ANN FISHER TRUST. BY BARBARA FISHER AS TRUSTEE OF JOSEPH W. FISHER II AND BARBARA ANN FISHER TRUST.

SHELLEY L. NEWITT
Notary Public
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- SHEET 1 - DEDICATION, DECLARATIONS, ACKNOWLEDGMENTS, SURVEYOR CERTIFICATE, AUDITOR CERTIFICATE, LEGAL DESCRIPTION, SURVEY CONTROL SURVEY NOTES
- SHEET 2 - DESCRIPTION, SURVEY CONTROL SURVEY NOTES
- SHEET 3 - ELEVATION NEW

LEGAL DESCRIPTION:

THAT CERTAIN REAL ESTATE PER LEASE AGREEMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202410180033 (10/11/2024) A PORTION OF LOT 87, ALTERNATION TO AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN PHASE 1, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202112100111, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 82, AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN PHASE 1, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202003040030; THENCE ALONG THE WEST LINE THEREOF, SOUTH 35°19'25" WEST, 80.65 FEET; THENCE DEPARTING SAID LINE AND AT RIGHT ANGLES THEREOF, NORTH 53°19'25" WEST, 78.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°12'27" WEST, 14.60 FEET; THENCE SOUTH 38°12'27" WEST, 70.81 FEET; THENCE AT RIGHT ANGLES, NORTH 51°47'33" WEST, 5.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 38°12'27" WEST, 17.00 FEET; THENCE AT RIGHT ANGLES, NORTH 51°47'33" WEST, 6.84 FEET; THENCE AT RIGHT ANGLES, NORTH 51°47'33" WEST, 5.00 FEET; THENCE AT RIGHT ANGLES, NORTH 38°12'27" WEST, 37.82'48" EAST, 124.40 FEET; THENCE NORTH 51°47'33" WEST, 6.84 FEET; THENCE AT RIGHT ANGLES, NORTH 38°12'27" EAST, 20.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 51°47'33" EAST, 6.00 FEET; THENCE AT RIGHT ANGLES, NORTH 38°12'27" EAST, 16.00 FEET; THENCE AT RIGHT ANGLES, NORTH 38°12'27" EAST, 7.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 51°47'33" EAST, 2.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 51°47'33" EAST, 34.00 FEET; THENCE AT RIGHT ANGLES, NORTH 38°12'27" EAST, 7.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 51°47'33" EAST, 99.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 38°12'27" WEST, 15.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 38°12'27" WEST, 15.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 38°12'27" WEST, 15.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 38°12'27" WEST, 15.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 38°12'27" WEST, 17.19 FEET; THENCE AT RIGHT ANGLES, SOUTH 51°47'33" EAST, 6.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 38°12'27" WEST, 18.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 51°47'33" EAST, 14.60 FEET TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

Filed for record this 18 day of Oct, 2024 at 4:10 PM in book / of surveys at page / of the request of PACIFIC SURVEYING AND ENGINEERING SERVICES, INC. by Joseph W. Fisher II and Barbara Ann Fisher

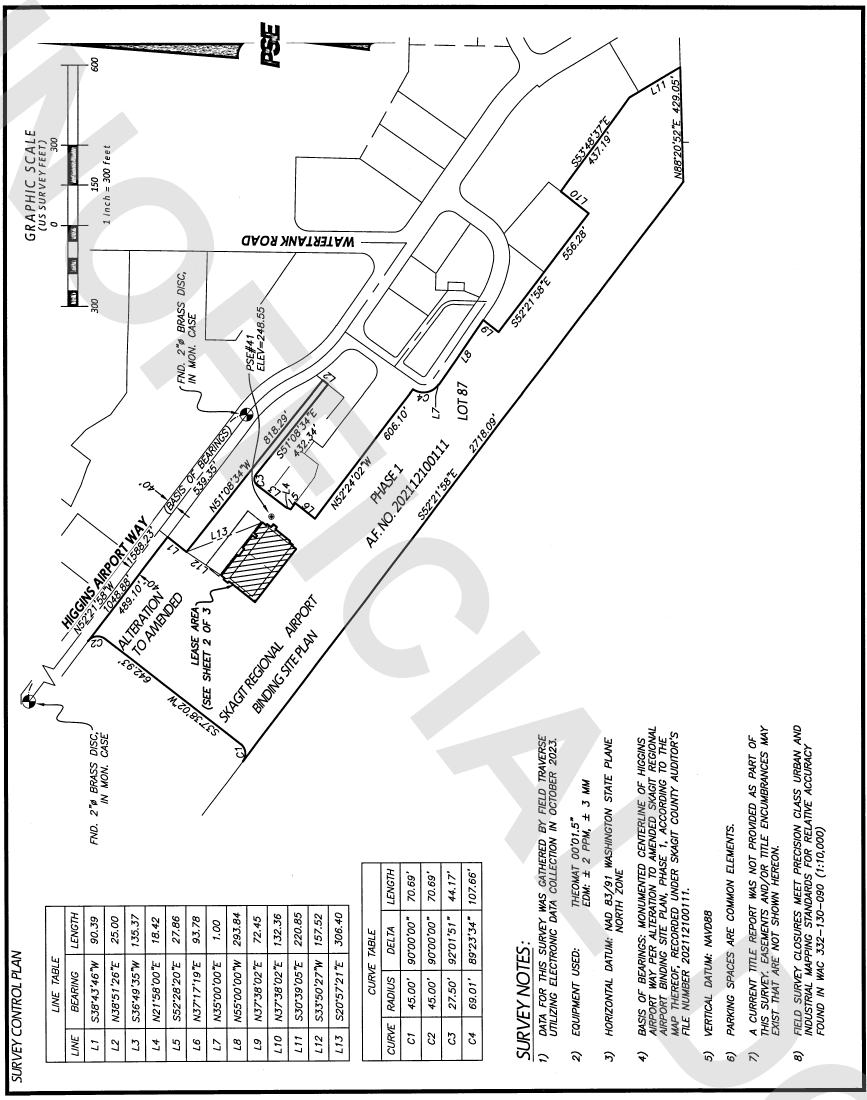
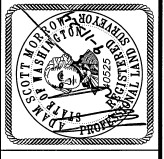
AUDITOR'S FILE NO.: 202410180033

DRAWN	T.M.
CHECKED	ASM
DATE	9/9/2024
DWG	2023286.FISHER HANGER.MXD
SCALE	N/A
JOB#	2023286
FIELD BOOK	46517
SHEET	1 OF 3

FISHER HANGARS
A CONDOMINIUM
JOE FISHER
4072 SAN JUAN BLVD
ANACORTES, WA 98221

PACIFIC SURVEYING
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WWW.PACIFICSURVEY.COM | INFO@PACIFICSURVEY.COM

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 JOE FISHER in OCTOBER 2023.
Certificate No.: 40525
Date: 9-11-2024



SURVEYOR'S ACKNOWLEDGMENT

ON THIS 11th DAY OF SEPTEMBER, 2024, BEFORE ME PERSONALLY APPEARED JOE FISHER, who is known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the within and foregoing instrument and acknowledged to me that he 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.

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
RESIDING AT BELLINGHAM

MY COMMISSION EXPIRES 3-21-27



SURVEYOR'S CERTIFICATE

THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOE FISHER IN OCTOBER 2023. I HEREBY CERTIFY THAT THIS MAP FOR FISHER HANGARS, A CONDOMINIUM, CORRECTLY REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOE FISHER IN OCTOBER 2023. I HEREBY CERTIFY THAT THIS MAP FOR FISHER HANGARS, A CONDOMINIUM, CORRECTLY REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOE FISHER IN OCTOBER 2023. I HEREBY CERTIFY THAT THIS MAP FOR FISHER HANGARS, A CONDOMINIUM, CORRECTLY REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOE FISHER IN OCTOBER 2023. I HEREBY CERTIFY THAT THIS MAP FOR FISHER HANGARS, A CONDOMINIUM, CORRECTLY REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOE FISHER IN OCTOBER 2023.

DATED: SEPT. 11, 2024.
LICENSE OR CERTIFICATE NO. 40525

MY COMMISSION EXPIRES: 3-21-26



202410180033

10/10/2024 08:52:00 Pages: 1 of 3 Fee: \$430.50



FISHER HANGARS, A CONDOMINIUM

BINDING SITE PLAN PHASE 1

SAVARY SEWER EASEMENT 'D'
 AF#2023042620011

AREA BETWEEN BUILDINGS SUBJECT TO ACCESS AND PARKING EASEMENT
 A.F. NO.

LOT 87
 (NOT IN CONDOMINIUM)

PUD UTILITY EASEMENT
 AF#202312180036

LEASHOLD REAL ESTATE BOUNDARY
 97.00' x 121.33' W
 (CE) (CE)

LEASEHOLD REAL ESTATE BOUNDARY
 124.32' x 57.52' W
 (CE) (CE)

ALTERATION TO AMBERED SVAIGT REGIONAL AIRPORT

LEASHOLD REAL ESTATE BOUNDARY
 551'12.27' E
 (CE) (CE)

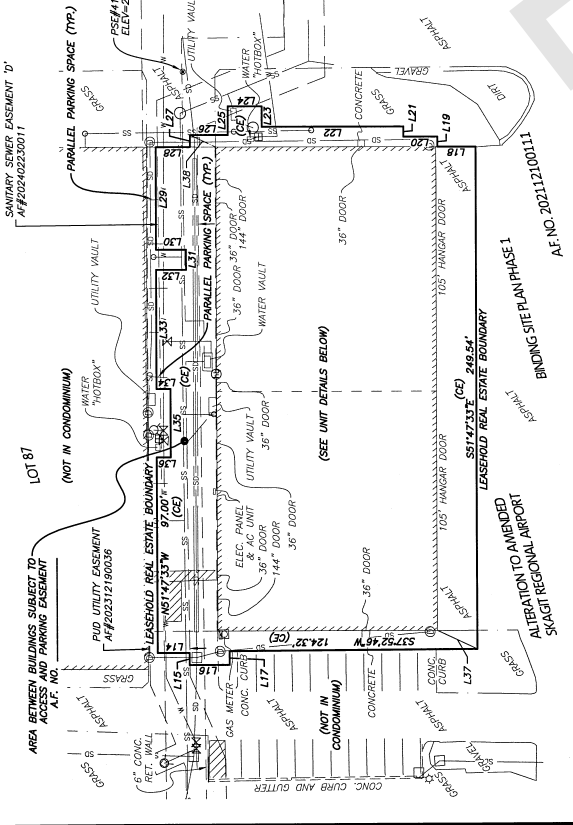
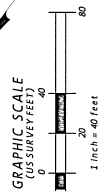
LEASHOLD REAL ESTATE BOUNDARY
 105' HANGAR DOOR

LINE	BEARING	LENGTH
L14	S38°12'27"W	16.00
L15	S51°14'33"E	6.00
L16	N38°12'27"E	20.00
L17	N51°14'33"W	6.84
L18	N38°12'27"E	19.87
L19	S51°14'33"E	5.00
L20	N38°12'27"E	17.00
L21	S51°14'33"E	5.00
L22	N38°12'27"E	70.91
L23	S51°14'33"E	10.00
L24	N38°12'27"E	17.00
L25	N51°14'33"W	14.00
L26	N38°12'27"E	18.00
L27	N51°14'33"W	6.00
L28	N38°12'27"E	17.15
L29	N51°14'33"W	51.09
L30	S38°12'27"W	15.00
L31	S51°14'33"E	10.00
L32	S38°12'27"W	15.00
L33	S51°14'33"E	59.00
L34	S38°12'27"W	7.00
L35	S51°14'33"E	34.00
L36	S38°12'27"W	7.00
L37	N63°01'14"E	22.04
L38	S63°03'24"W	14.28

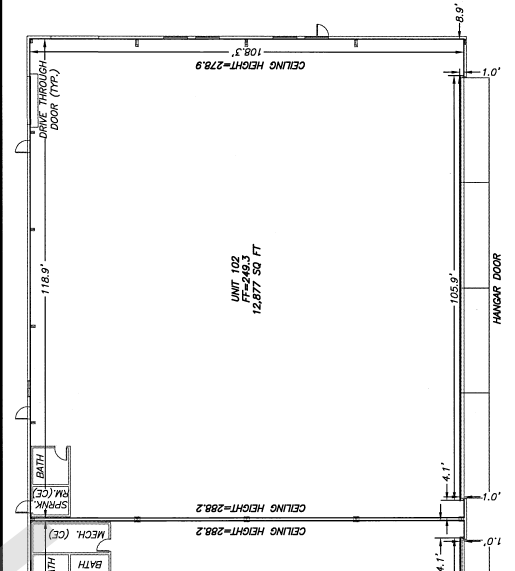
- EXISTING SYMBOL LEGEND:**
- SET MAG NAIL
 - EXISTING STORM DRAIN CLEANOUT
 - ⊗ EXISTING CATCH BASIN
 - ⊕ EXISTING WATER METER
 - ⊘ EXISTING GATE VALVE
 - ⊙ EXISTING GAS METER
 - ⊚ EXISTING GAS RIB
 - ⊛ EXISTING CARBONATE POST
- EXISTING LINE LEGEND:**
- EXISTING EDGE OF ASPHALT
 - EXISTING EDGE OF CONCRETE
 - EXISTING CURB
 - EXISTING STRIPE (PARKING)
 - EXISTING STORM DRAIN LINE
 - EXISTING SANITARY SEWER GRAVITY LINE
 - EXISTING WATER LINE

SITE PLAN NOTES:

- UTILITIES SHOWN PER SITE PLAN PREPARED BY BAWK & ASSOCIATES, INC., DATED 3/28/2023.
- THE CONDOMINIUM BOUNDARY IS THE LEASE BOUNDARY.
- (CE) = COMMON ELEMENT.



UNIT PLAN



UNIT 101
 FF=246.3
 12,877 SQ FT

UNIT 102
 FF=246.3
 12,877 SQ FT

HORIZONTAL BOUNDARY NOTE:
 UPPER BOUNDARY: THE HORIZONTAL OR OBLIQUE PLANES OF THE BOTTOM SURFACES OF THE CURB OR OTHER STRUCTURAL MATERIALS USED IN THE STRUCTURAL PORTIONS OF THE CEILING.
 LOWER BOUNDARY: THE HORIZONTAL PLANE OR THE TOP SURFACE OF THE UNCOMBATED CONCRETE FLOOR SLAB OR SUBFLOORING MATERIAL, AS THE CASE MAY BE.

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

VERTICAL BOUNDARY NOTE:
 VERTICAL (PLANNING) BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES THAT INCLUDE THE INTERIOR SURFACES OF FRAMING MEMBERS ADJOINING THE PLASTER PANELING OR FINISHING OF THE UNIT, EXTENDED TO INTERSECTION WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

PSE
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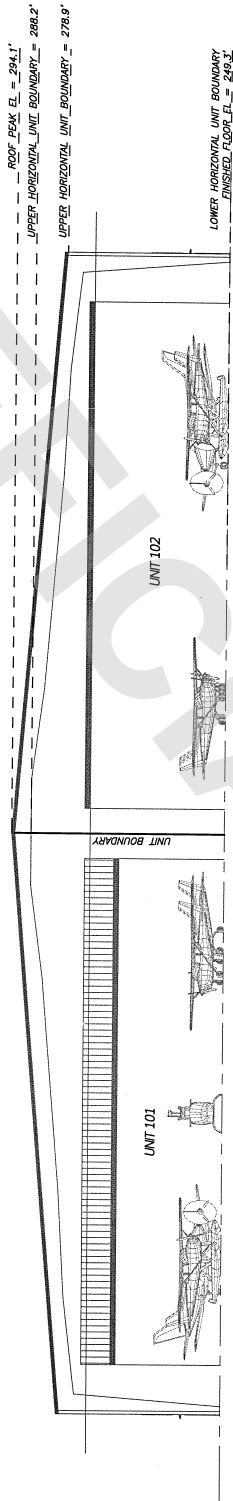
FISHER HANGARS
 A CONDOMINIUM

JOE FISHER
 4072 SAN JUAN BLVD
 ANACORTES, WA 98221

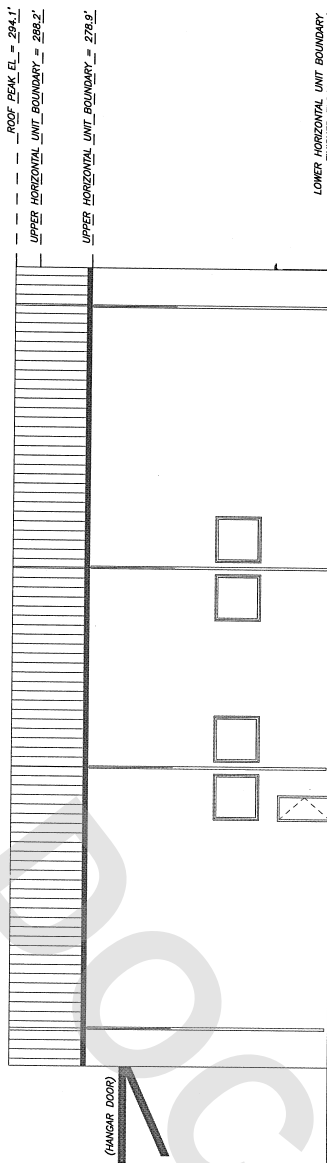
DRAWN:	TJM
CHECKED:	ASM
DATE:	9/9/2024
DWG:	2023286 - FISHER_HANGAR.dwg
SCALE:	N/A
JOB#:	2023266
FIELD BOOK:	495.17
SHEET:	2 OF 3

FISHER HANGARS, A CONDOMINIUM
ELEVATION VIEW (N/S)

WEST ELEVATION VIEW



SOUTH ELEVATION VIEW



ELEVATION VIEW NOTES:
1) VERTICAL DATUM: NAVD83
BENCHMARK: BSE #11, ELEV. = 249.56'
(AS SHOWN ON SHEET 2 OF 3)

HORIZONTAL BOUNDARY NOTE:
UPPER BOUNDARY, THE HORIZONTAL OR OBLIQUE PLANES OF THE BOTTOM SURFACES OF THE PURLIN OR OTHER STRUCTURAL MATERIALS USED IN THE STRUCTURAL PORTIONS OF THE CEILING.
LOWER BOUNDARY, THE HORIZONTAL PLANE OF THE TOP SURFACE MATERIAL, AS THE CASE MAY BE.
(LCE) = LIMITED COMMON ELEMENT
(CE) = COMMON ELEMENT



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A CONDOMINIUM
JOE FISHER
4072 SAN JUAN BLVD
ANACORTES, WA 98221

DATA	TIM
DRAWN: ASM	
CHECKED: ASM	
DATE: 9/10/2024	
DWG: 2023266_FISHER_HANGAR.dwg	
SCALE: 1/4"	
JOB#: 2023266	
FIELD BOOK: 485.17	
SHEET 3 OF 3	