SURVEY MAP FOR:
BLACKBURN LANDING
AN INDUSTRIAL CONDOMINIUM
A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 34 N., RANGE 4 E., W.M.

DECLARANT DECLARATION:

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 COMMUNITY NAMED _____, AN INDUSTRIAL CONDOMINIUM, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND ANY PORTION THEREOF AS RESTRICTED BY LAW.

_____

LTK PROPERTIES, LLC / LEONARD KARGACIN, MANAGER

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LEONARD KARGACIN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT AND, ON OATH, STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT ON BEHALF OF LTK PROPERTIES, LLC AS MANAGER.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____, 20___.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

_____
(NOTARY NAME TO BE PRINTED)

RESIDING AT: _____

MY APPOINTMENT EXPIRES _____

SITE INFORMATION

PROPERTY OWNER: LTK PROPERTIES, LLC
PO BOX 117
MOUNT VERNON, WA 98273
SITE ADDRESS: 2001 HENSON ROAD
SITE AREA: 35,720 (0.82 ACRES)

VERTICAL DATUM

ELEVATIONS SHOWN HEREON ARE BASED ON W.S.R.N. TIE AND ARE N.A.V.D. 88.
FLOOD ZONE IS AO (DEPTH 1)

PLAN DIMENSION ACCURACY

HORIZONTAL AND VERTICAL DIMENSIONS DISPLAYED ON THE PLANS HEREIN ARE +/- 0.1 FEET OF THEIR TRUE VALUE. THE BOUNDARY DIMENSIONS OF THE UNITS ARE TO THE FINISHED SURFACES OF THE FLOOR AND CEILING, AND FROM THE INSIDE FACE OF THE PERIMETER WALL STUDS. WINDOWS AND DOORS ARE NOT DIMENSIONED.

ACKNOWLEDGMENT FOR SURVEYOR

STATE OF WASHINGTON)
)SS.
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSED MENTIONED IN THE INSTRUMENT.

DATED _____, 20___.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

(NOTARY NAME TO BE PRINTED)

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

LEGAL DESCRIPTION OF ENTIRE CONDOMINIUM

LOT 4, AS DELINEATED ON "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN NO. LU05-061", AS APPROVED ON AUGUST 30, 2007 AND RECORDED SEPTEMBER 10, 2007 UNDER AUDITOR'S FILE NO. 200709100133, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
(BASED ON A COMMITMENT FOR TITLE INSURANCE FROM AMERICAN LAND TITLE REPORT DATED DECEMBER 29, 2023)

LEGAL DESCRIPTION OF PHASE I

THAT PORTION OF LOT 4, AS DELINEATED ON "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN NO. LU05-061", AS APPROVED ON AUGUST 30, 2007 AND RECORDED SEPTEMBER 10, 2007 UNDER AUDITOR'S FILE NO. 200709100133, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTH OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 2°04'03" WEST 109.00 FEET TO THE BEGINNING OF THIS LINE DESCRIPTION; THENCE SOUTH 87°55'57" EAST TO THE WESTERLY RIGHT OF WAY OF HENSON ROAD A DISTANCE OF 177.01 AND THE TERMINUS OF THIS LINE DESCRIPTION.

CONTAINING 18,281 SQUARE FEET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION OF SUBSEQUESNT PHASE PROPERTY (MAY BE WITHDRAWN)

THAT PORTION OF LOT 4, AS DELINEATED ON "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN NO. LU05-061", AS APPROVED ON AUGUST 30, 2007 AND RECORDED SEPTEMBER 10, 2007 UNDER AUDITOR'S FILE NO. 200709100133, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 2°04'03" WEST 109.00 FEET TO THE BEGINNING OF THIS LINE DESCRIPTION; THENCE SOUTH 87°55'57" EAST TO THE WESTERLY RIGHT OF WAY OF HENSON ROAD A DISTANCE OF 177.01 AND THE TERMINUS OF THIS LINE DESCRIPTION.

CONTAINING 17,535 SQUARE FEET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENT LIST

1) RELINQUISHMENT OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR UNDER TERMS OF DECREE OF APPROPRIATION, ENTERED NOVEMBER 12, 1973 IN SKAGIT COUNTY CAUSE NO. 32903.
2) ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY AFN 200602030192
3) EASEMENT PUGET SOUND ENERGY, AFN 200605220171
4) ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY: AFN 200709100133
5) DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: AFN 202110010037, MODIFIED BY INSTRUMENT RECORDED NOVEMBER 18, 2021, UNDER AUDITOR'S FILE NO. 202111180016.
6) AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF AFN 202110290009
7) DEED OF TRUST AFN 202210280036.

NOTES

1. PROJECT BENCHMARK – ELEV. 21.0 NAVD 88 THE FINISH FLOOR OF THE NORTH BUILDING

AUDITORS CERTIFICATE

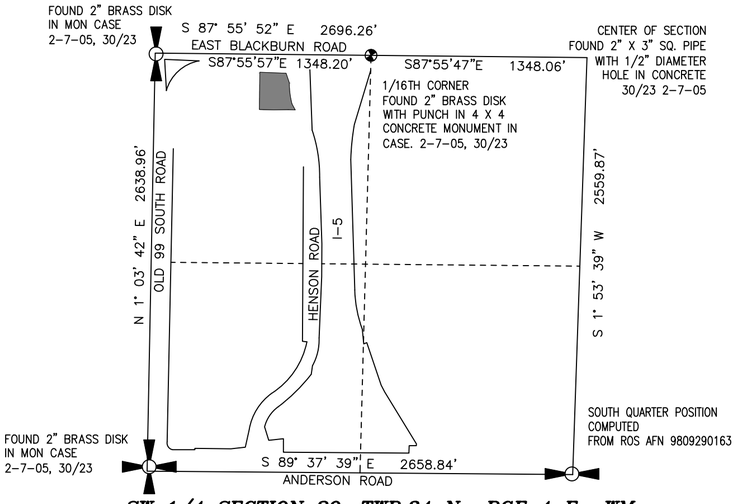
FILED FOR RECORD THIS _____ DAY OF _____, 20___ AT _____. ____ M., AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC, WITHIN THE RECORDS OF SKAGIT COUNTY WASHINGTON, UNDER AUDITORS FILE NUMBER

_____.

_____ _____
SKAGIT COUNTY AUDITOR *DEPUTY*

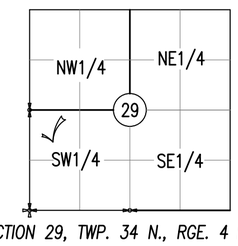
SHEET INDEX

SHEET 1 OF 3 – DECLARATION, LEGAL DESCRIPTIONS, SIGNATURES AND ACKNOWLEDGEMENTS
SHEET 2 OF 3 – BOUNDARY SURVEY
SHEET 3 OF 3 – SITE PLAN AND DIMENSIONS



SW 1/4 SECTION 29, TWP.34 N., RGE 4 E., WM..

INDEX MAP

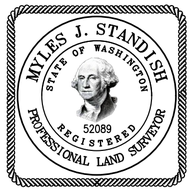


SECTION 29, TWP. 34 N., RGE. 4 E., W.M.

LAND 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 LTK PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY ON OR ABOUT JANUARY 15, 2025. I HEREBY CERTIFY THAT THIS MAP FOR BLACKBURN LANDING CONDOMINIUM IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

_____ _____
MYLES STANDISH PLS 52089 DATE



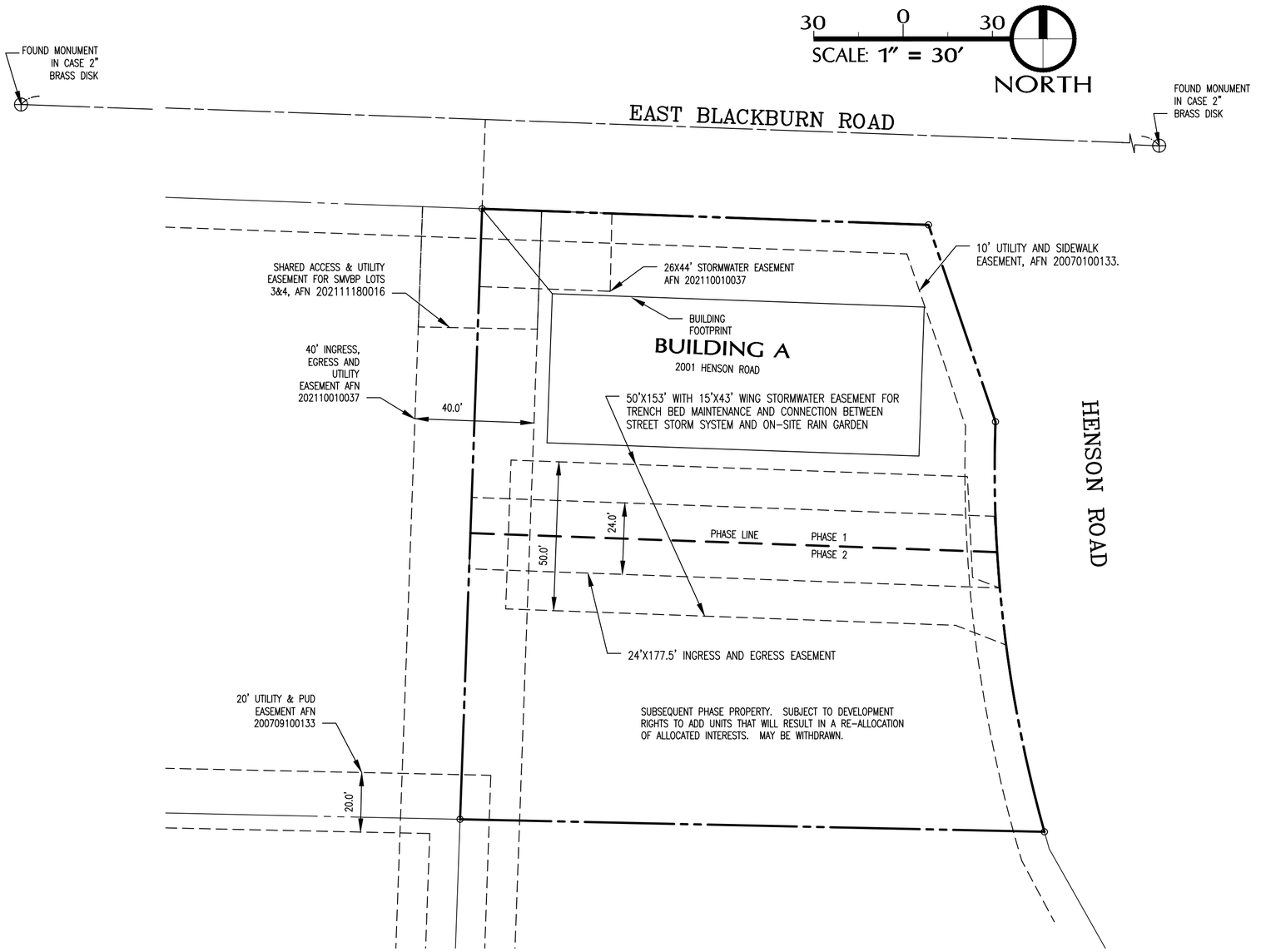
Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

RECORD OF SURVEY

IN A PORTION OF THE NW 1/4 OF THE SW 1/4 SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, STATE OF WASHINGTON
WITHIN THE CITY OF MOUNT VERNON, WASHINGTON

OWNER
LTK Properties LLC

DATE:	03/08/2025	BY: M. STANDISH	SCALE: AS NOTED
PROJECT NO.	21028 CONDO		PAGE 1 OF 3

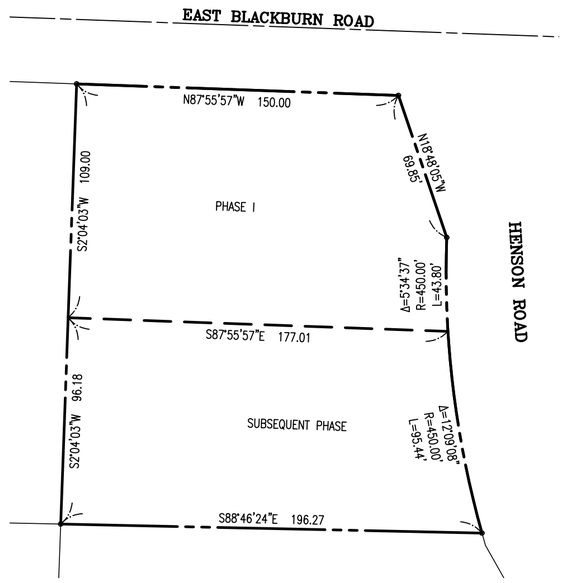


SURVEY MAP FOR:
BLACKBURN LANDING
AN INDUSTRIAL CONDOMINIUM
A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 34 N., RANGE 4 E., W.M.

INSTRUMENT NOTE
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TRIMBLE S5", AND A TRIMBLE R10 DUAL FREQUENCY GPS RECEIVER, STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

BASIS OF BEARING
THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 BEARS SOUTH 87°55'57" EAST BETWEEN THE FOUND MONUMENTS

RESEARCH
BINDING SITE PLAN AFN 200709100133



PHASE DETAIL

50 0 50
SCALE: 1" = 50'
NORTH

MYLES J. STANDISH
STATE OF WASHINGTON
52089
REGISTERED
PROFESSIONAL LAND SURVEYOR

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WITHIN THE CITY OF MOUNT VERNON, WASHINGTON

OWNER
LTK Properties, LLC

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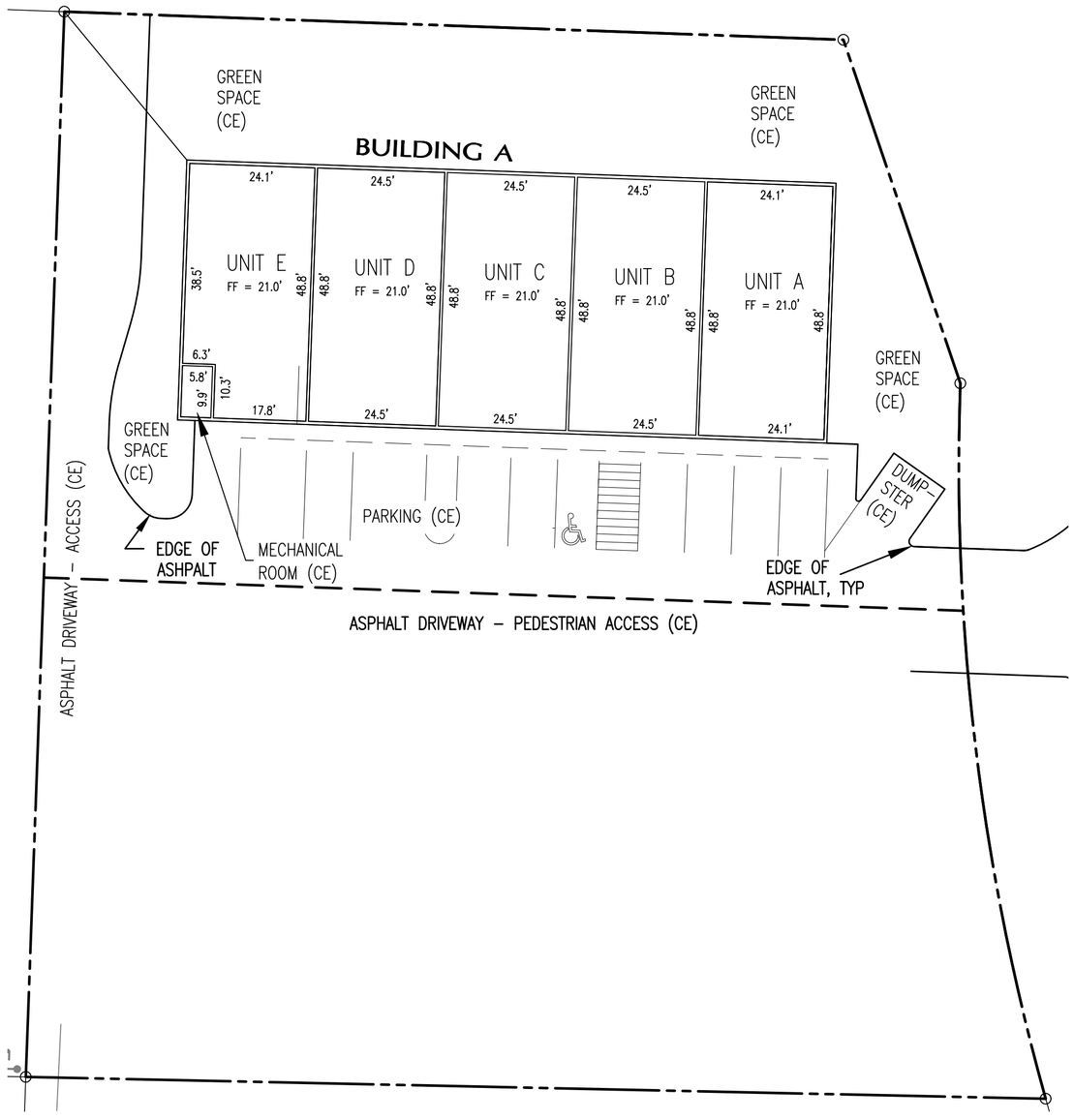
PROJECT NO.	21028 CONDO		PAGE 2 OF 3

SURVEY MAP FOR:

BLACKBURN LANDING

AN INDUSTRIAL CONDOMINIUM

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 34 N., RANGE 4 E, W.M.



UNIT E ATTRIBUTE DATA

UNIT E AREA'S
FLOOR = 1,111 SQ FT

UNIT E ELEVATION
FLOOR ELEVATION FF= 21.0'
NORTH SLOPED CEILING INTERIOR HEIGHT = 25.3'
SOUTH SLOPED CEILING INTERIOR HEIGHT = 21.2'

NOTE:
- *FF ELEVATION ON NAVD 88' DATUM*

UNIT A ATTRIBUTE DATA

UNIT A AREA'S
FLOOR = 1,178 SQ FT

UNIT A ELEVATION
FLOOR ELEVATION FF= 21.0'
NORTH SLOPED CEILING INTERIOR HEIGHT = 25.3'
SOUTH SLOPED CEILING INTERIOR HEIGHT = 21.2'

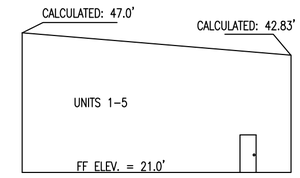
NOTE:
- *FF ELEVATION ON NAVD 88' DATUM*

UNIT B–D ATTRIBUTE DATA

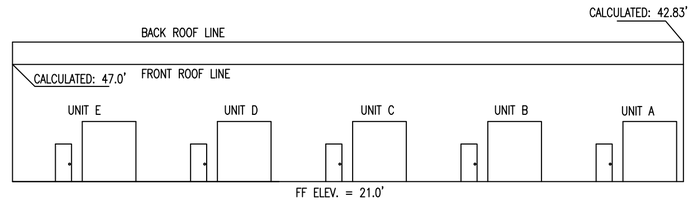
UNIT B–D AREA'S
FLOOR = 1,196 SQ FT

UNIT B–D ELEVATION
FLOOR ELEVATION FF= 21.0'
NORTH SLOPED CEILING INTERIOR HEIGHT = 25.3'
SOUTH SLOPED CEILING INTERIOR HEIGHT = 21.2'

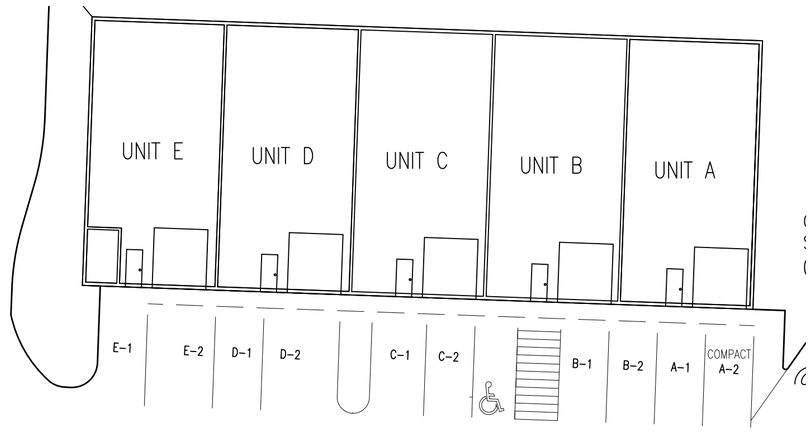
NOTE:
- *FF ELEVATION ON NAVD 88' DATUM*



WEST ELEVATION LOOKING EAST
SCALE: 1" = 20'



SOUTH ELEVATION LOOKING NORTH
SCALE: 1" = 20'



BUILDING A PARKING DESIGNATIONS
SCALE: 1" = 20'

LEGEND

LCE	LIMITED COMMON ELEMENT
CE	COMMON ELEMENT

MYLES J. STANDISH
STATE OF WASHINGTON
52089
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