

2020-0900317



# MT. BAKER SUMAS CONDOMINIUM

## SURVEY MAP

### DECLARANT 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 COMMUNITY NAMED MT. BAKER SUMAS CONDOMINIUM, A 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 NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR MT. BAKER SUMAS CONDOMINIUM, RECORDED UNDER WHATCOM COUNTY RECORDING NO. 2020-0900316

DATED: SEPTEMBER 2, 2020

[Signature]  
COBY SARAN, PRESIDENT  
AVCO CAPITAL LTD

CITY OF Port Moody } SS  
PROVINCE OF BRITISH COLUMBIA }

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT COBY SARAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF THE DECLARANT, AVCO CAPITAL, LTD., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SUBSCRIBED AND SWORN BEFORE ME THIS 21 DAY OF Aug, 2020.

Dennis C. Park  
Barrister & Solicitor  
Park Real Estate Law Office  
3252 St Johns Street  
Port Moody, BC V3H 0B1 Canada  
Tel: 604-492-1278

[Signature]  
NOTARY PUBLIC FOR THE PROVINCE OF BRITISH COLUMBIA

PRINT NAME: Dennis C. Park

### DECLARATION REFERENCE

THE CONDOMINIUM DECLARATION PREPARED UNDER THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY REFERS, WAS RECORDED WITH THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, ON SEPTEMBER 2, 2020.

UNDER AUDITOR'S FILE NO. 2020-0900316, RECORDS OF WHATCOM COUNTY, WASHINGTON.

### AUDITOR'S CERTIFICATE

Filed for record this 2nd day of September, 2020 at 1:07pm  
in book    of surveys at page    at the request of

PACIFIC SURVEYING AND ENGINEERING SERVICES INC.

[Signature]  
County Auditor

AUDITOR'S FILE NO.: 2020-0900317

SITUATE IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 41 N, RANGE 4 E, W.M., CITY OF SUMAS, WHATCOM COUNTY, WASHINGTON

### LEGAL DESCRIPTION (PER SWD AF. NO. 2019-1100077)

LOT 2, AS DISCLOSED ON MACNUTT SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 1970603797, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

RECIPROCAL DRIVEWAY EASEMENT AS DISCLOSED ON MACNUTT SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 1970603797, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

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### SURVEYOR'S ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF WHATCOM }

ON THIS 24 DAY OF July, 2020 BEFORE ME PERSONALLY APPEARED ADAM SCOTT MORROW, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO 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.

[Signature]  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
RESIDING AT Bellingham, WA  
MY COMMISSION EXPIRES 12-9-2021

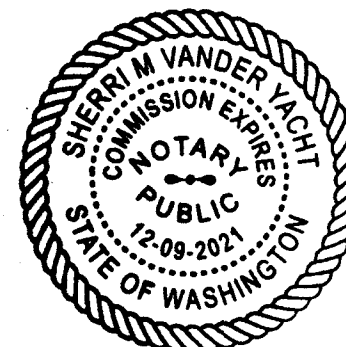
### SURVEYOR'S CERTIFICATE

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 COBY SARAN IN FEBRUARY 2020. I HEREBY CERTIFY THAT THIS MAP FOR MT. BAKER SUMAS 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.

DATED: JULY 24, 2020

LICENSE OR CERTIFICATE NO. PLS 40525

MY COMMISSION EXPIRES: 9-18-2020



EMAIL: INFO@PSESURVEY.COM  
WWW.PSESURVEY.COM

PACIFIC SURVEY & ENGINEERING INC  
909 SQUALICUM WAY #111, BELLINGHAM, WA 98225 PHONE: 671.7387 FAX: 671.4685

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# MT. BAKER SUMAS CONDOMINIUM

## SURVEY MAP

## SURVEY CONTROL PLAN

## SURVEY NOTES

- 1) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN FEBRUARY OF 2020.
- 2) EQUIPMENT USED: THEOMAT 00'01.5"  
EDM:  $\pm 2$  PPM,  $\pm 3$  MM
- 3) HORIZONTAL DATUM: ASSUMED

BASIS OF BEARINGS: INVERSE BETWEEN THE MONUMENTED CENTERLINE OF LAWSON STREET BETWEEN CLEVELAND STREET AND GARFIELD STREET PER R.O.S. AF #2100202803, AS SHOWN HERON.

- 4) MACNUTT SHORT PLAT IS FULL OF ERRORS AND STREET MONUMENTATION IN THIS PLAT IS KNOWN TO BE QUESTIONABLE— MANY SURVEYORS DO NOT AGREE ON WHAT TO HOLD. FOR THIS SURVEY WE HELD FOUND STREET MONUMENTS PER COMPASS POINT AND DEMEYER SURVEYS TO FIX THE LOCATION OF THE MACNUTT SHORT PLAT. FOR THE WEST LINE OF LOT 2 WE HELD THE COMPASS POINT DISTANCES FROM WEST PLAT BLOCK PER THE RESIDENCE AT GARFIELD CONDOMINIUM. HOWEVER, THE NORTH AND SOUTH BOUNDARIES OF THE CONDOMINIUM ARE ALSO SHOWN IN ERROR AS COMPASS POINT APPEARS TO HAVE USED 33' HALF WIDTH FOR CLEVELAND STREET INSTEAD OF THE 30' HALF WIDTH PER PLAT AND ALL OTHER SURVEYS IN THE AREA. WE FIND THE 33' TO BE IN ERROR.
- 5) A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT AT TIME OF SURVEY. EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.

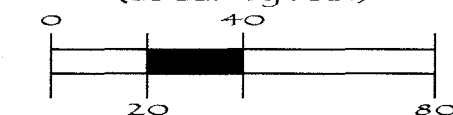
## SURVEY LEGEND

- $\Delta$  = FOUND COTTON GIN SPIKE/WASHER PLS#32430
- $\bullet$  = FOUND REBAR & CAP, LS #32430
- $\otimes$  = FOUND RAILROAD SPIKE WITH PUNCH
- $\bullet$  = SET #4 REBAR AND YELLOW CAP PLS#40525
- [ ] = RECORD DIMENSION



## GRAPHIC SCALE

(in survey feet)

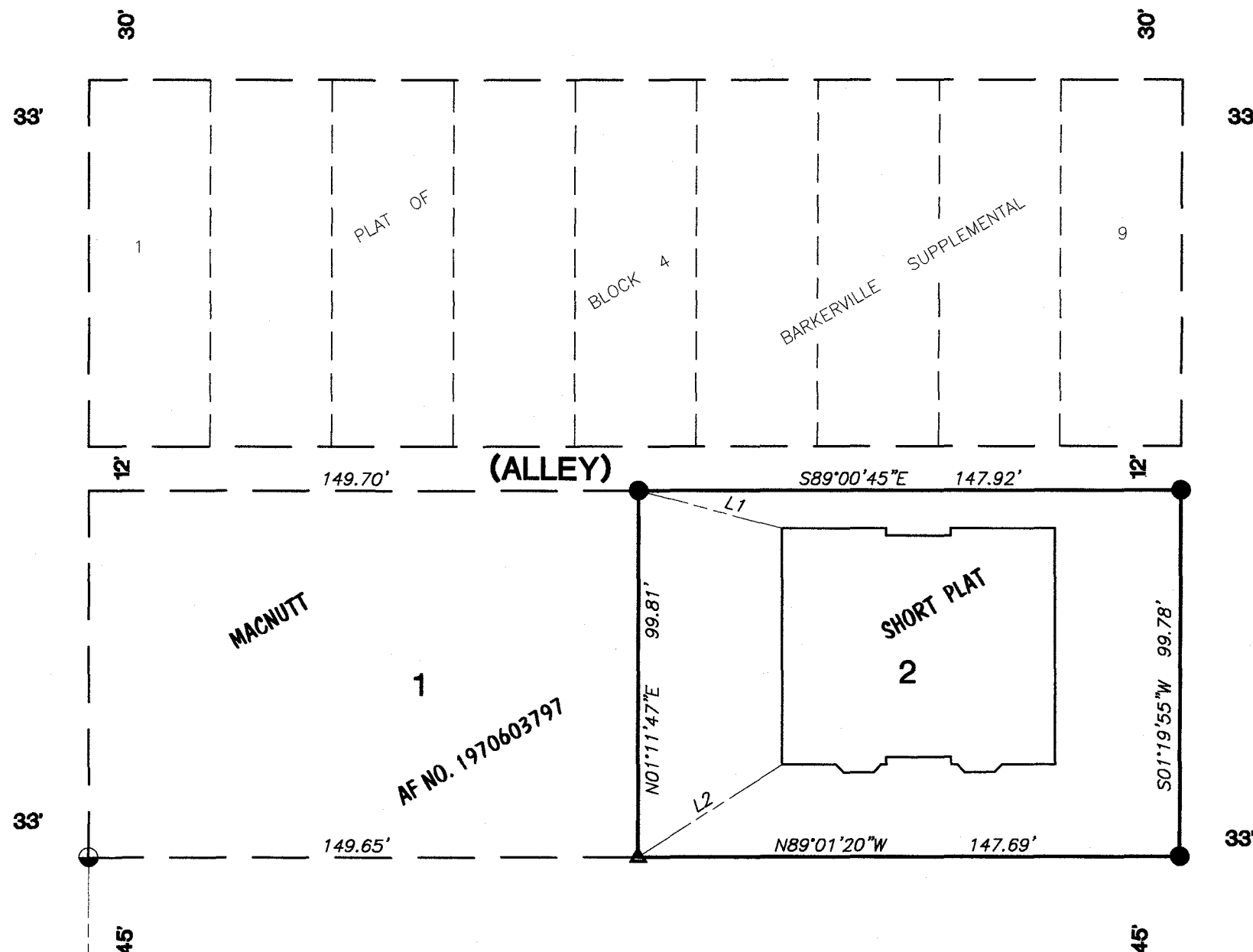


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FISK STREET

S01°10'04"W 286.68'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°13'09"W	40.43
L2	S58°29'29"W	46.72

CLEVELAND STREET

N89°00'11"W 364.03'

(ALLEY)

S89°00'45"E 147.92'

N89°01'20"W 147.69'

S89°01'20"E 363.21'

GARFIELD STREET

LAWSON STREET

(BASIS OF BEARINGS) N01°19'55"E 286.56' [290' PLAT]

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# MT. BAKER SUMAS CONDOMINIUM SURVEY MAP

## SITE PLAN / SURVEY MAP

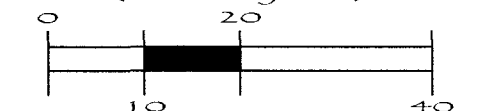
### LINE LEGEND

- = EXISTING EDGE OF ASPHALT
- - - = EXISTING EDGE OF CONCRETE
- · - · - = EXISTING CURB
- - - - - = EXISTING SIDEWALK
- · - · - · - = EXISTING PARKING (APPROX)

C.E. = COMMON ELEMENT

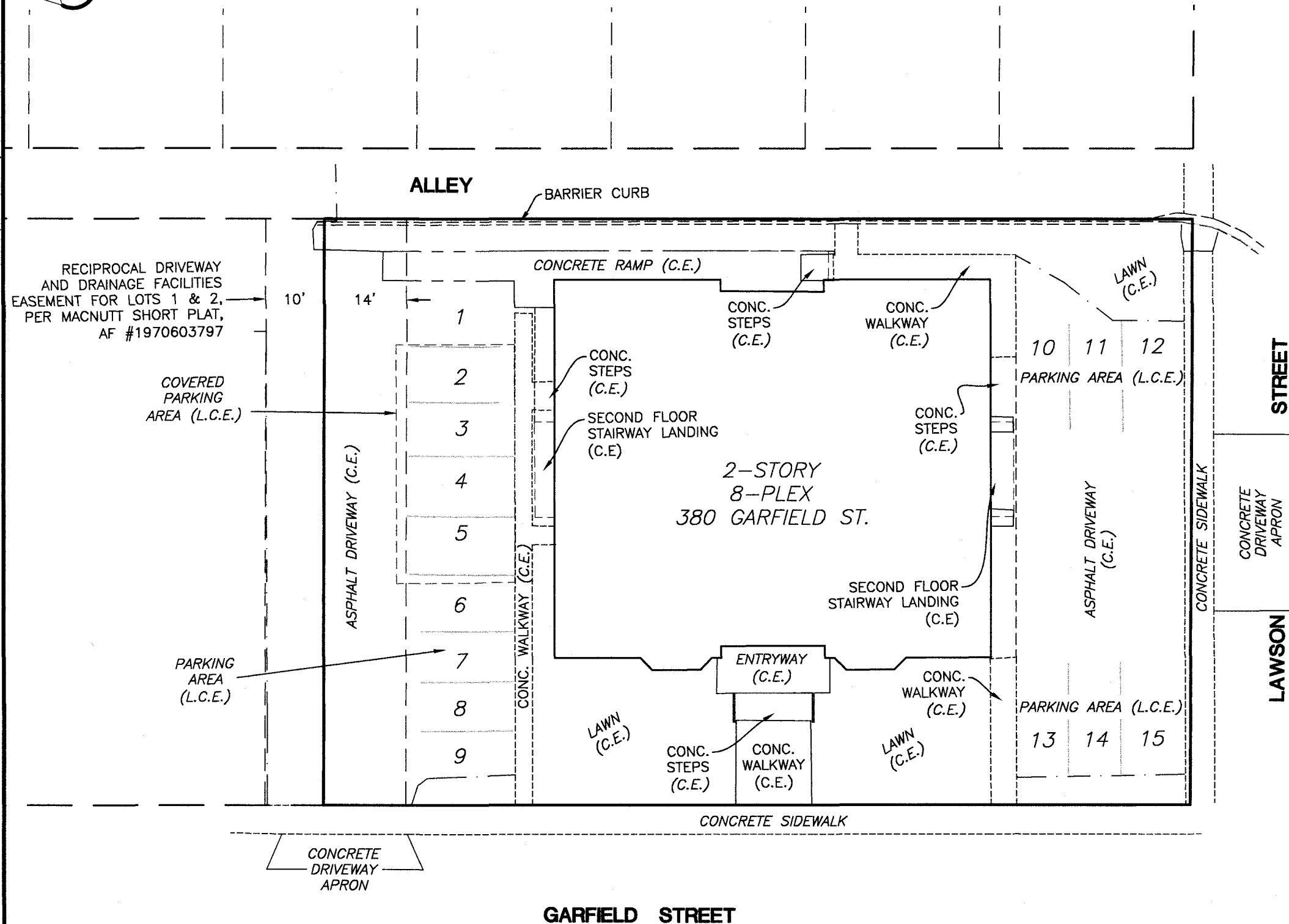
L.C.E. = LIMITED COMMON ELEMENT

GRAPHIC SCALE  
(in survey feet)



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# MT. BAKER SUMAS CONDOMINIUM

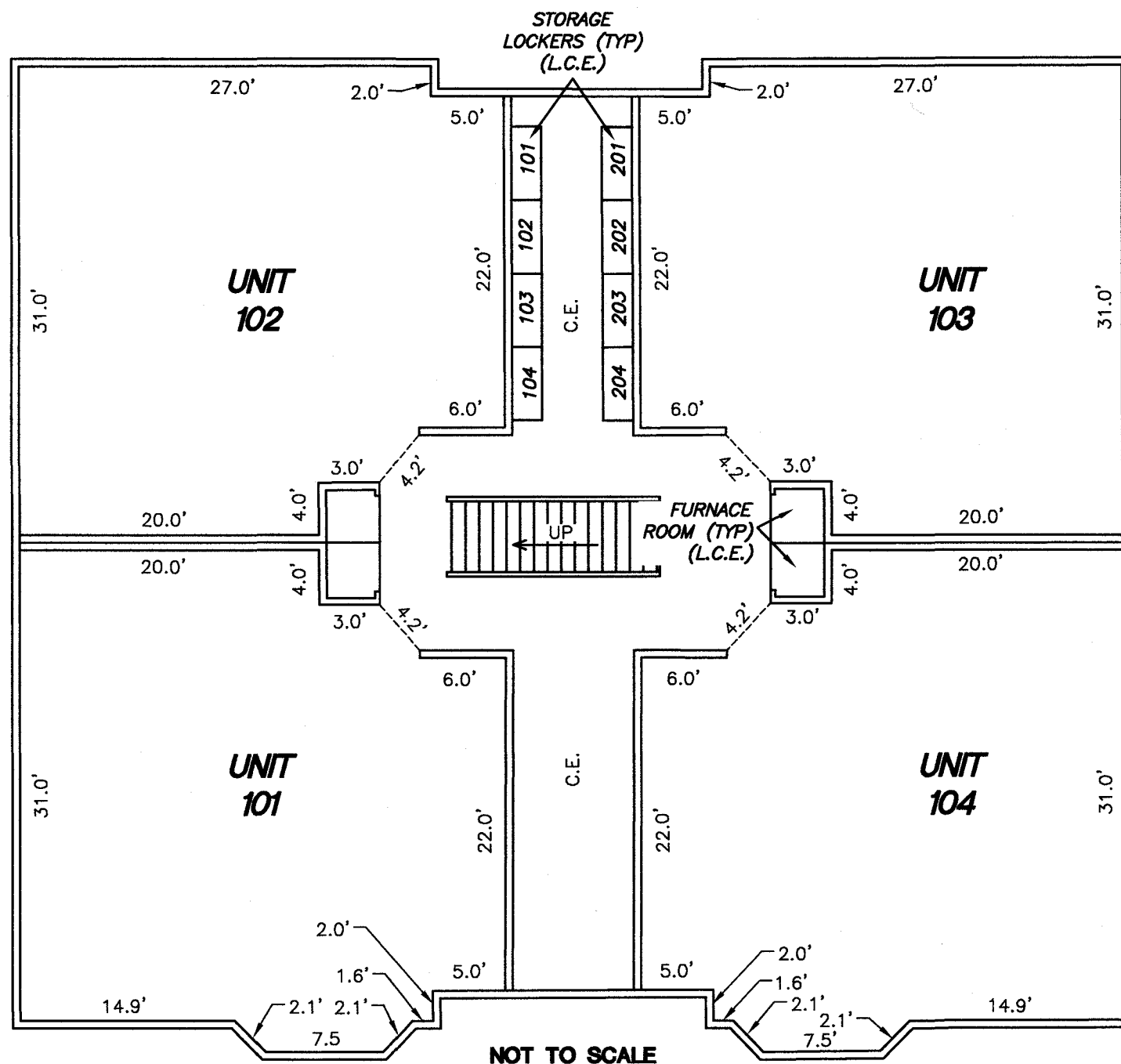
## SURVEY MAP

## FIRST FLOOR PLAN

### LIMITED COMMON ELEMENTS (L.C.E.'S)

FURNACE ROOMS ARE CONSIDERED LIMITED COMMON ELEMENTS ASSOCIATED WITH THE ADJOINING UNIT AS SET FORTH IN THE DECLARATION.

STORAGE LOCKERS ARE CONSIDERED LIMITED COMMON ELEMENTS ASSOCIATED WITH THE UNITS NUMBERED HEREON AND AS SET FORTH IN THE DECLARATION.



FIRST FLOOR PLAN				
UNIT NO.	DESCRIPTION	AREA SQ.FT.±	FLOOR ELEVATION	CEILING ELEVATION
101	RESIDENTIAL UNIT	924'	4.2'	12.2'
102	RESIDENTIAL UNIT	912'	4.2'	12.2'
103	RESIDENTIAL UNIT	912'	4.2'	12.2'
104	RESIDENTIAL UNIT	924'	4.2'	12.2'

### UPPER AND LOWER HORIZONTAL BOUNDARIES

EXCEPT AS CLARIFIED OR MODIFIED IN THE CONDOMINIUM DECLARATION, THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO AN INTERSECTION WITH THE VERTICAL (PERIMETRIC) BOUNDARIES:

UPPER BOUNDARY: THE HORIZONTAL OR OBLIQUE PLANES OF THE BOTTOM SURFACES OF THE WOOD JOISTS OR OTHER STRUCTURAL MATERIALS USED IN THE STRUCTURAL PORTIONS OF THE CEILING EXCEPT WHERE THERE IS A SKYLIGHT OR SOLAR-TUBE, IN WHICH CASE THE UPPER BOUNDARY EXISTS AT THE UNDERSIDE OF THAT FIXTURE; THE BODY OF SUCH FIXTURE CONSTITUTES A LIMITED COMMON ELEMENT.

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



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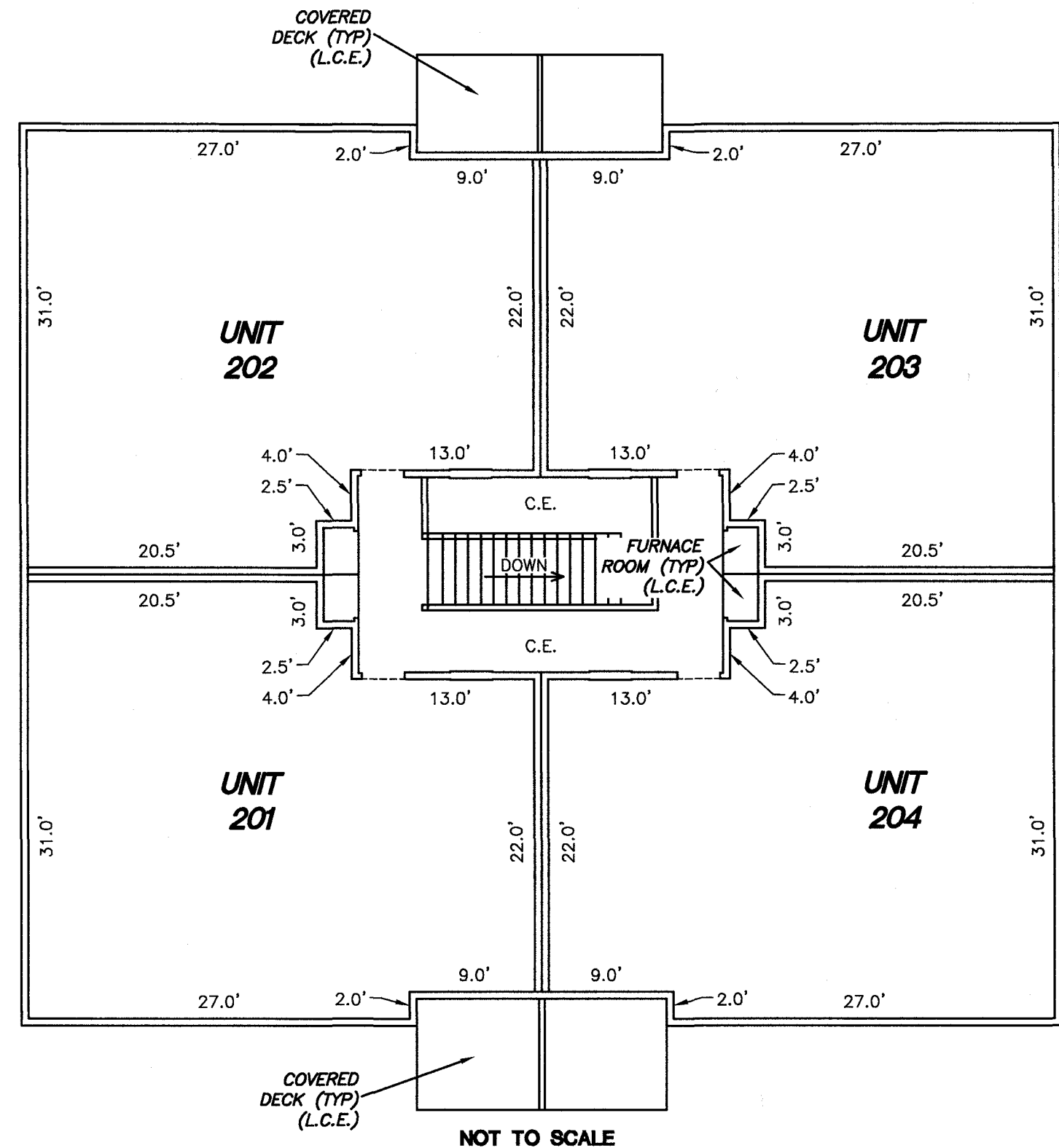
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MT. BAKER SUMAS CONDOMINIUM  
SURVEY MAP

SECOND FLOOR PLAN



LIMITED COMMON ELEMENTS (L.C.E.'S)

FURNACE ROOMS AND COVERED DECKS ARE CONSIDERED LIMITED COMMON ELEMENTS ASSOCIATED WITH THE ADJOINING UNIT AS SET FORTH IN THE DECLARATION.

SECOND FLOOR PLAN				
UNIT NO.	DESCRIPTION	AREA SQ.FT.±	FLOOR ELEVATION	CEILING ELEVATION
201	RESIDENTIAL UNIT	1000'	13.3'	21.3'
202	RESIDENTIAL UNIT	1000'	13.3'	21.3'
203	RESIDENTIAL UNIT	1000'	13.3'	21.3'
204	RESIDENTIAL UNIT	1000'	13.3'	21.3'

UPPER AND LOWER HORIZONTAL BOUNDARIES

EXCEPT AS CLARIFIED OR MODIFIED IN THE CONDOMINIUM DECLARATION, THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO AN INTERSECTION WITH THE VERTICAL (PERIMETRIC) BOUNDARIES:

UPPER BOUNDARY: THE HORIZONTAL OR OBLIQUE PLANES OF THE BOTTOM SURFACES OF THE WOOD JOISTS OR OTHER STRUCTURAL MATERIALS USED IN THE STRUCTURAL PORTIONS OF THE CEILING EXCEPT WHERE THERE IS A SKYLIGHT OR SOLAR-TUBE, IN WHICH CASE THE UPPER BOUNDARY EXISTS AT THE UNDERSIDE OF THAT FIXTURE; THE BODY OF SUCH FIXTURE CONSTITUTES A LIMITED COMMON ELEMENT.

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



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# MT. BAKER SUMAS CONDOMINIUM

## SURVEY MAP

### ELEVATIONS VIEW

#### VERTICAL BOUNDARIES

VERTICAL (PERIMETRIC) BOUNDARIES. THE VERTICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES THAT INCLUDE THE INTERIOR SURFACES OF FRAMING MEMBERS ABUTTING THE PLASTER, PANELING OR PLASTERBOARD, AS THE CASE MAY BE, OF ALL WALLS BOUNDING THE UNIT, EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

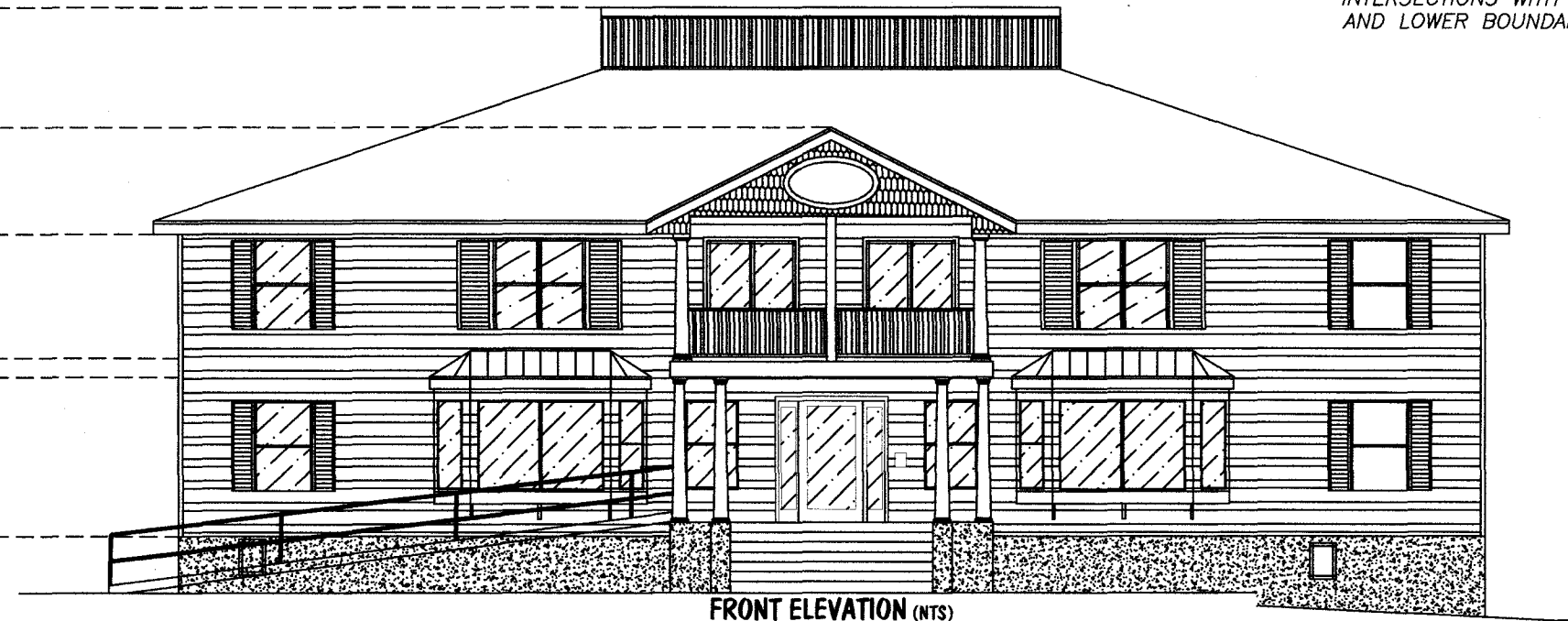
PEAK EL. = 34.00'

PEAK EL. = 26.60'

SECOND FLOOR CEILING EL. = 21.30'

SECOND FLOOR EL. = 13.30'  
FIRST FLOOR CEILING EL. = 12.20'

FIRST FLOOR EL. = 4.20'



FRONT ELEVATION (NTS)

PEAK EL. = 34.00'

PEAK EL. = 26.60'

SECOND FLOOR CEILING EL. = 21.30'

SECOND FLOOR EL. = 13.30'  
FIRST FLOOR CEILING EL. = 12.20'

FIRST FLOOR EL. = 4.20'



REAR ELEVATION (NTS)



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