

Fox Run

Deerfield Sub-Condo

Hawkstone Sub-Condo

Irvin Family, LLC

McKendree Park Sub-Condo

FOX RUN

A SINGLE FAMILY CONDOMINIUM
NE 1/4, SE 1/4, AND NW 1/4, SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, WM.
CITY OF MARYSVILLE, SHOSHONE COUNTY, WASHINGTON



31053300402900

GENERAL NOTES

1. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
2. PHASES MAY BE WITHDRAWN AND/OR ADDED TO CONDOMINIUM.
3. VERTICAL BOUNDARIES ARE SHOWN BY HEAVY BLACK LINE.
4. HORIZONTAL BOUNDARIES ARE THE UPPER AND LOWER LEGAL LIMITS OF LAND DESCRIBED HEREIN.
5. SQUARE FOOTAGE OF EACH UNIT IS BASED ON THE AREA WITHIN THE VERTICAL BOUNDARIES AND IS NOT THE SQUARE FOOTAGE OF A STRUCTURE WITHIN THE UNIT.
6. UNLESS OTHERWISE SPECIFICALLY NOTED, IMPROVEMENTS SHOWN WITHIN UNITS ARE NOT SURVEYED AS BUILT.

BASIS OF BEARINGS

N03°24'22"E BETWEEN MONUMENTS FOUND IN PLACE AT THE SOUTHWEST CORNER AND THE EAST QUARTER CORNER OF SECTION 33-31-05 PER SHOKEY POINT COMMERCE CENTER, ACCORDING TO BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NO. 93020255003.

REFERENCES

BASIS OF BEARINGS AND SECTION SUBDIVISION PER SHOKEY POINT COMMERCE CENTER, ACCORDING TO BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NO. 93020255003. (BSP)

SEE THE SURVEY MAP AND PLANS FOR THE MEADOWS IN MARYSVILLE, A MASTER CONDOMINIUM COMMUNITY, RECORDED UNDER SNO. CO. AUDITOR'S FILE NO. 20061215143 FOR COMPLETE BOUNDARY AND SECTION BREAKDOWN INFORMATION.

TRANS MOUNTAIN OIL CORPORATION RIGHT-OF-WAY EASEMENT, VOLUME 631 OF DEEDS, PAGE 557. (DEED)

LEGEND

MCCE MASTER CONDOMINIUM COMMON ELEMENT (PRIVATE ROAD)



A.S.P.I.

LAND SURVEYORS
AND LAND USE FACILITATORS

Tele: (425) 252-1884

4532-B Evergreen Way Everett, WA 98203

PREP: 10/19/10
210063.DWG

SHEET 3 OF 8

APN: 201010195002

SURVEY MAP AND PLANS FOR
THE MEADOWS IN MARYSVILLE,
A MASTER CONDOMINIUM COMMUNITY
NE 1/4, SE 1/4, AND NW 1/4, SE 1/4, SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

SHEET 3 OF 11

ENCORE-Colby RE
(189 S.F. Units; not in SubCondo)

FOX RUN
Mindy

Multi Family Units

IRVIN (Colby RE)
(9 M.F. Units -
54 Dwelling Units;
not in SubCondo)

Garrett (Colby)
(10 S.F. Units;
not in Sub Condo)

McKendree Park SubCondo
(5 M.F. Units -
30 Dwelling Units)

ENCORE (FDIC) - not in SubCondo (6 S.F. Units -- 80-83, 93-94)

ENCORE (FDIC) - in Hawkstone (X S.F. = 5 Units -- 71-73, 84, 91-92, 101)

Hawkstone SubCondo (25 S.F.)

ENCORE (WashFed)
(22 S.F. Units;
not in SubCondo)

Deerfield Van SubCondo
(25 S.F. Units)

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4. HOR. LIMITS.
5. SOUTHERLY THE VERTICAL BOUNDARIES ARE SHOWN BY HEAVY BLACK LINE.
6. UNLESS OTHERWISE NOTED.

1 - Construction Started

2 - Permits Issued

3 - Permits Approved

ENCORE = Encore Homes, Inc.

GARRETT = Garrett Family LLC

REFERENCES

BASIS OF BEARINGS AND SECTION SUBDIVISION PER SMOKEY POINT COMMERCE CENTER, ACCORDING TO BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NO. 830205503. (6SP)
TRANS MOUNTAIN OIL CORPORATION RIGHT-OF-WAY EASEMENT, VOLUME 631 OF DEEDS, PAGE 557 (CEED)

SEE SHEET 2 FOR COMPLETE BOUNDARY INFORMATION



14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

NG - SURVEYING
05029

Kevin Ducotey

From: Marie English <encore.finance@frontier.com>
Sent: Tuesday, October 30, 2012 8:46 AM
To: Kevin Ducotey
Subject: RE: Fox Run
Attachments: Fox Run Unit List.pdf

Kevin:

Fox Run units 177, 178 and 188 all closed within the last week. Here is the new owner information that we have:

Unit 177	Diane E. Collison	14668 50 th Ave NE, Marysville, WA 98271
Unit 178	Jeffrey & Kayla Skalicky	14676 50 th Ave NE, Marysville, WA 98271
Unit 188	Clifford R. Tacardon	14709 49 th Dr NE, Marysville, WA 98271

All 287 single-family units (1-287) are in the Meadows at Marysville Master Condominium. In addition there are 14 multi-family buildings, each with 6 units in the Meadows at Marysville Master Association. So there are 84 dwellings in the multi-family portion of the project. Overall, there will be 371 dwellings in the completed project.

~~Units 1-12 and 61-64 are the 16 units in the Deerfield sub-condo.~~

~~Units 73-79, 85-90 and 95-101 are the 20 units in the Hawkstone sub-condo.~~

All remaining single family units (251 of them) are in the Fox Run sub-condo. I have attached a list of those units with the names of the original buyers. The names may have changed where units have been sold, or the buyers changed their names. (This list is from the declaration and amendments that created the Fox Run Condominium and should be definitive list of Fox Run Units.)

~~Multi-Family Buildings A, B, C, L and M with six units in each building are in the McKendree Park sub-condo. (A total of 30 dwellings/units)~~

~~Multi-Family Buildings D, E, F, G, H, I, J, K, N units in each building are owned by Irwin Family LLC, but not in a sub-condo at this time. (Irwin Family LLC rents those units. The LLC is owned by David and Erin Johnson, and managed from our office.)~~

I know you already know most of this, but I thought it may help for you to just forward this email to your person that is setting up all of this.

Marie English

Encore Homes, Inc. - 1801 Grove Street, Unit B, Marysville, WA 98270 - Phone 360-659-1579 - FAX 360-659-3394

SURVEY MAP AND PLANS FOR **FOX RUN**

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NE 1/4, SE 1/4, AND NW 1/4, SE 1/4 SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, WM.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



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SEE THE SURVEY MAP AND PLANS FOR THE MEADOWS IN MARYSVILLE, A MASTER CONDOMINIUM COMMUNITY, RECORDED UNDER SNO. CO. AUDITOR'S FILE NO. 2006021543 FOR COMPLETE BOUNDARY AND SECTION BREAKDOWN INFORMATION.

TRANS MOUNTAIN OIL CORPORATION RIGHT-OF-WAY EASEMENT, VOLUME 631 OF DEEDS, PAGE 557. (DEED)

LEGEND

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