

LEGAL DESCRIPTION

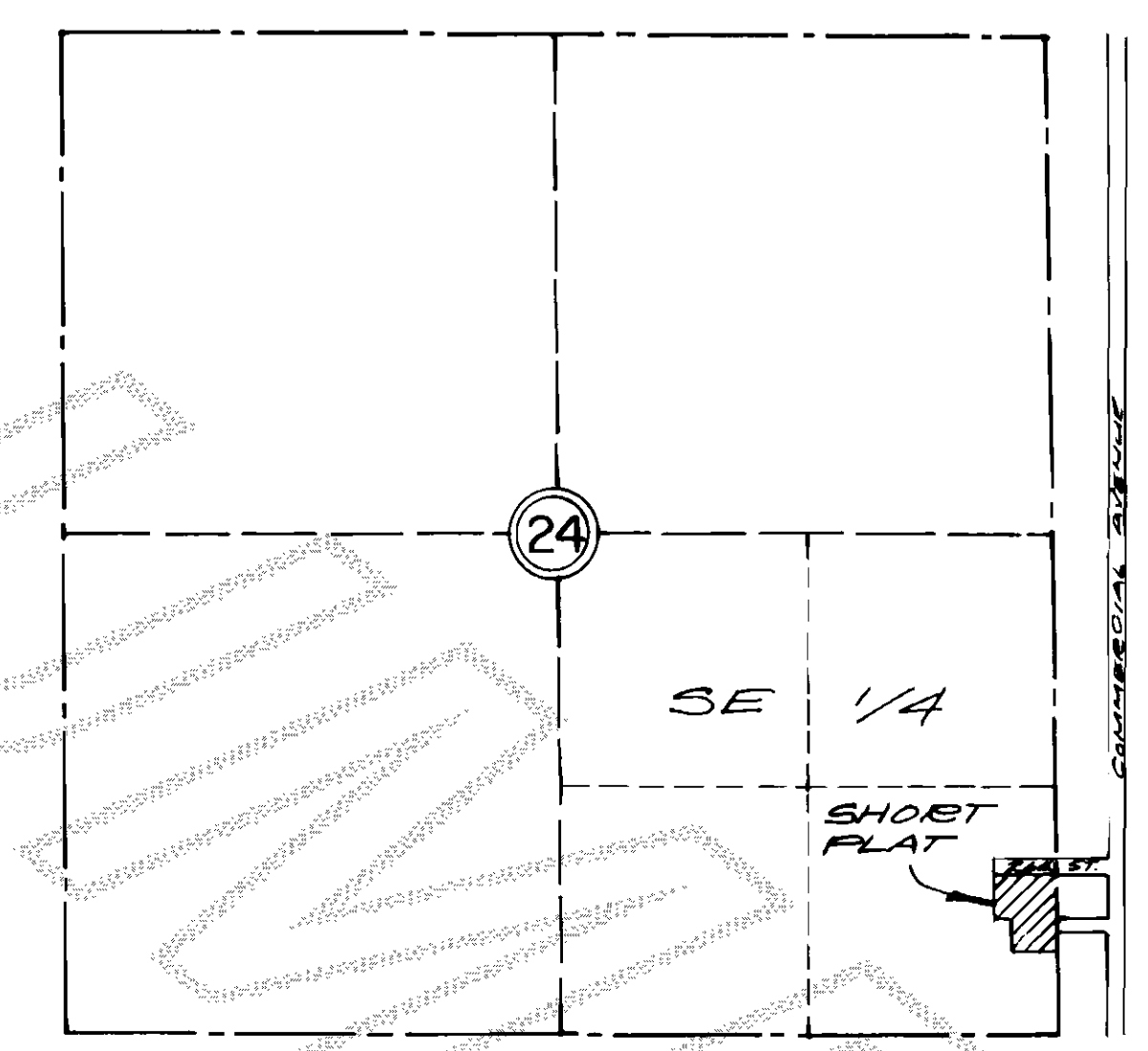
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE NORTH LINE OF 27th STREET AS LAID OUT AND ESTABLISHED IN THE "PLAT OF HENSLEY'S FIRST ADDITION TO THE CITY OF ANACORTES", ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 46, RECORDS OF SKAGIT COUNTY, WASHINGTON, INTERSECTS WITH THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ALONG THE SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 216 FEET TO THE SOUTH LINE OF 20th STREET AS CONVEYED TO THE CITY OF ANACORTES, BY DEED RECORDED MAY 1, 1967, UNDER AUDITOR'S FILE NO. 698302; THENCE WEST ALONG THE SOUTH LINE OF 20th STREET FOR A DISTANCE OF 340 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE SECTION, 216 FEET TO THE NORTH LINE OF 27th STREET PRODUCED; THENCE EAST 340 FEET TO THE PLACE OF BEGINNING.

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 2, "PLAT OF HENSLEY'S FIRST ADDITION TO THE CITY OF ANACORTES", ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 46, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH ALONG THE WEST LINE OF SAID ADDITION, 188 FEET TO CENTER LINE OF ALLEY IN BLOCK 7 SAID ADDITION; THENCE WEST ALONG THE CENTER LINE OF SAID ALLEY AND SAID ALLEY PRODUCED WEST 245 FEET, MORE OR LESS, TO THE EAST LINE OF A TRACT OF LAND DEEDED TO ANNA ALLARD, BY DEED RECORDED IN VOLUME 101 OF DEEDS, PAGE 587; THENCE NORTH ALONG SAID EAST LINE OF THE ALLARD TRACT 188 FEET, MORE OR LESS TO THE NORTH LINE OF 27th STREET, IF EXTENDED; THENCE EAST TO THE PLACE OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

BASIS OF BEARING

ASSUMED MERIDIAN: THE CENTERLINE OF 26th STREET BEARS NORTH 89° 26' 00" WEST.

VICINITY MAP



SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

ASSESSOR'S TAX NO. 350124-0-091

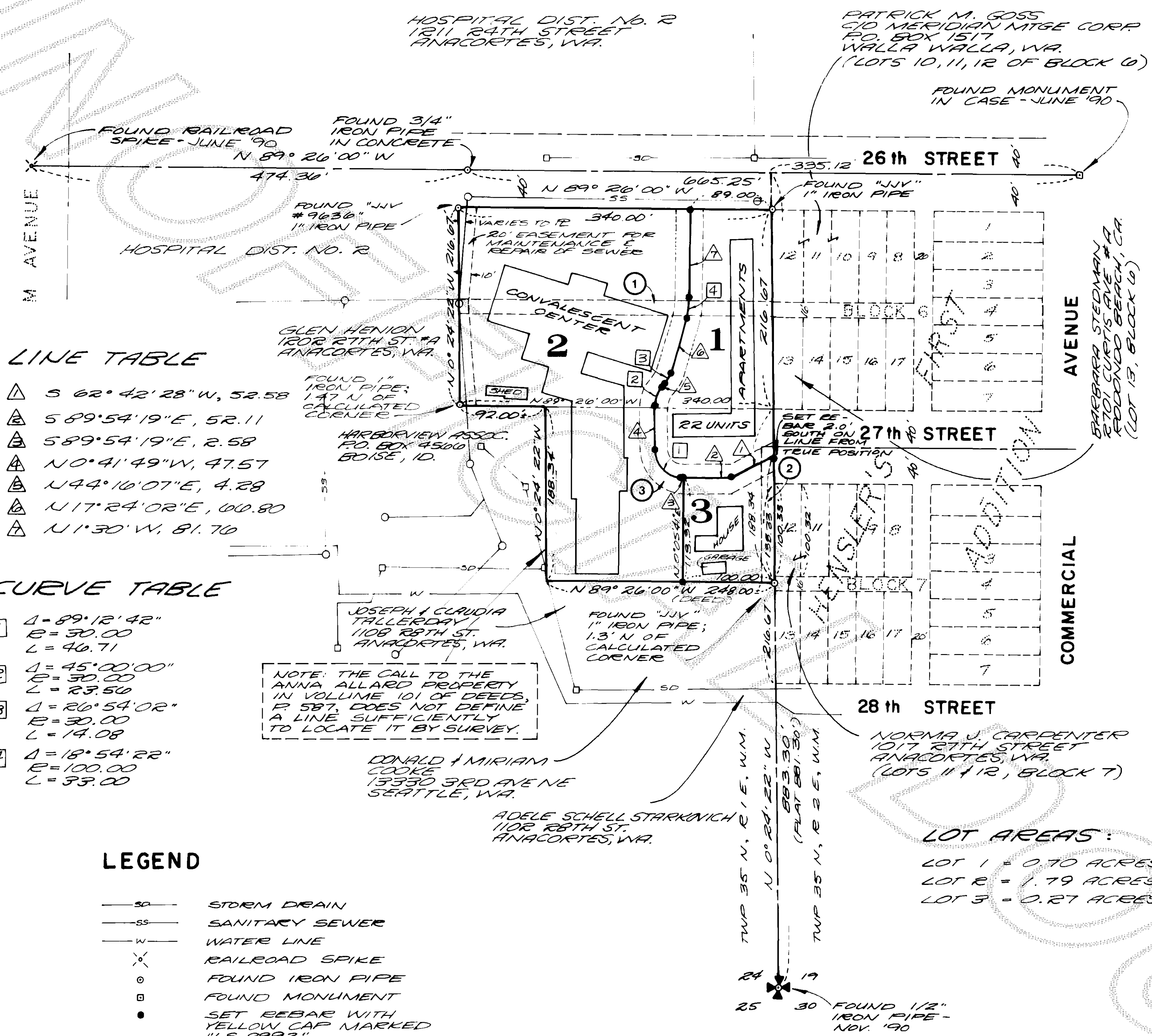
CITY OF ANACORTES SHORT PLAT No. 91-005 DATE 10/91

SURVEY IN THE SE 1/4 SE 1/4, SEC 24 T35N, R1E, W.M. for DON GEARY

DWN BY: SBK DATE: OCT. 1991 FIELD BOOK: 39 PP. 67-73

LEONARD, BOUDINOT & SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 S. 1st Street, Mount Vernon, Washington 336-5751

SCALE: 1" = 100' JOB NO.: 91125



LINE TABLE

- 1 S 62° 42' 28" W, 52.58
2 S 89° 54' 19" E, 52.11
3 S 89° 54' 19" E, 2.58
4 N 0° 41' 49" W, 47.57
5 N 44° 10' 07" E, 4.28
6 N 17° 24' 08" E, 60.80
7 N 1° 30' W, 81.70

CURVE TABLE

- 1 L = 89° 12' 42" R = 30.00 L = 40.71
2 L = 45° 00' 00" R = 30.00 L = 23.50
3 L = 20° 54' 08" R = 30.00 L = 14.08
4 L = 18° 54' 22" R = 100.00 L = 33.00

LEGEND

- SD STORM DRAIN
SS SANITARY SEWER
W WATER LINE
X RAILROAD SPIKE
o FOUND IRON PIPE
o FOUND MONUMENT
• SET BEAR WITH YELLOW CAP MARKED "LS 8992"

NOTE

THIS SURVEY WAS PERFORMED IN THE FIELD USING A TOPCON GTS 2-B ELECTRONIC MEASURING THEODOLITE.

EASEMENTS

- 1 16' SANITARY SEWER EASEMENT TO THE CITY OF ANACORTES UNDER AUDITOR'S FILE NO. 519591.
2 NON-EXCLUSIVE EASEMENT TO SAM CARPENTER: THE EAST 14' OF THE SOUTH 148' FOR WALKWAY AND DRIVEWAY UNDER AUDITOR'S FILE NO. 574609.
3 ALL LOTS TOGETHER WITH AND SUBJECT TO 30' EASEMENT AS SHOWN FOR INGRESS, EGRESS AND UTILITIES AND EMERGENCY VEHICLE ACCESS. 30' EASEMENT SHALL NEVER BE BLOCKED UNLESS ALTERNATIVE EMERGENCY VEHICLE ACCESS PLAN IS APPROVED BY THE CITY OF ANACORTES.

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 DONALD T. GEARY JOHN E. LEONARD, JR. P.E. & P.L.S. Certificate No. 8992 Date 10/15/91



AUDITOR'S CERTIFICATE

Filed for record this 4th day of November 1991 at 3:57 P.M. in Book 10 of Short Plats Page 24-25 at the request of Leonard and Boudinot, Inc. under Auditor's File Number 911104088

NOTES

- 1) WATER SUPPLY: CITY OF ANACORTES.
- 2) SEWAGE DISPOSAL: CITY OF ANACORTES.
- 3) EXISTING ZONING: RESIDENTIAL HIGH DENSITY
- 4) SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- 5) ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.

CONSENT

KNOW: ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Donald T. Geary Marcial A. Geary  
DONALD T. GEARY MARCIAL A. GEARY

Mark W. Thompson Joene K. Thompson  
MARK W. THOMPSON JOENE K. THOMPSON

John C. Johnson U.S. Bank of Washington  
WASH. FEDERAL SAVINGS AND LOAN ASSOCIATION

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF KING

ON THIS 15th DAY OF OCTOBER, 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

TO ME KNOWN TO BE THE CORPORATION DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Lianna  
NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_, WA.

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF SAGIT

ON THIS 17th DAY OF OCTOBER, 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

John C. Johnson  
LE WASHINGTON FEDERAL SAVINGS & LOAN ASSOCIATION

TO ME KNOWN TO BE THE CORPORATION DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Sandra Healey  
NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_, WA.

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF KING

ON THIS 16th DAY OF OCTOBER, 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Lianna  
NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_, WA.

ACKNOWLEDGMENT

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COUNTY OF KING

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Lianna  
NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_, WA.

ACKNOWLEDGMENT

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WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Lianna  
NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_, WA.

TREASURERS' CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 1991 AND A DEED IS FORWARDED.

Lianna  
SAGIT COUNTY TREASURER

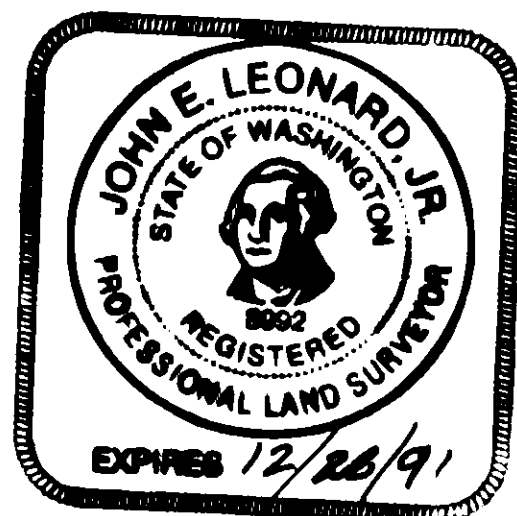
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED AND DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

George K. Kistner  
TREASURER, CITY OF ANACORTES

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT SUBDIVISION ORDINANCE No. 1805.

John S. Munce Radem U. Brueshner  
PLANNING DIRECTOR CITY ENGINEER



ASSESSOR'S TAX No. 350124-0-091		
CITY OF ANACORTES PLAT No. 91-005 DATE October 24, 1991		
SURVEY IN THE SE 1/4 SE 1/4, SEC 24 T35N, R1E, W.M. for DON GEARY		
DWN BY: SSK DATE: OCT. 1991	LEONARD, BOUDINOT & SKODJE, INC. CIVIL ENGINEERS & LAND SURVEYORS 603 S. FIRST ST., MT. VERNON, WA. 336 - 5751	SCALE: 1" = 100'
FIELD BOOK:		JOB No: 91125