

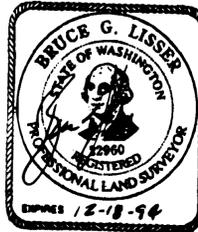
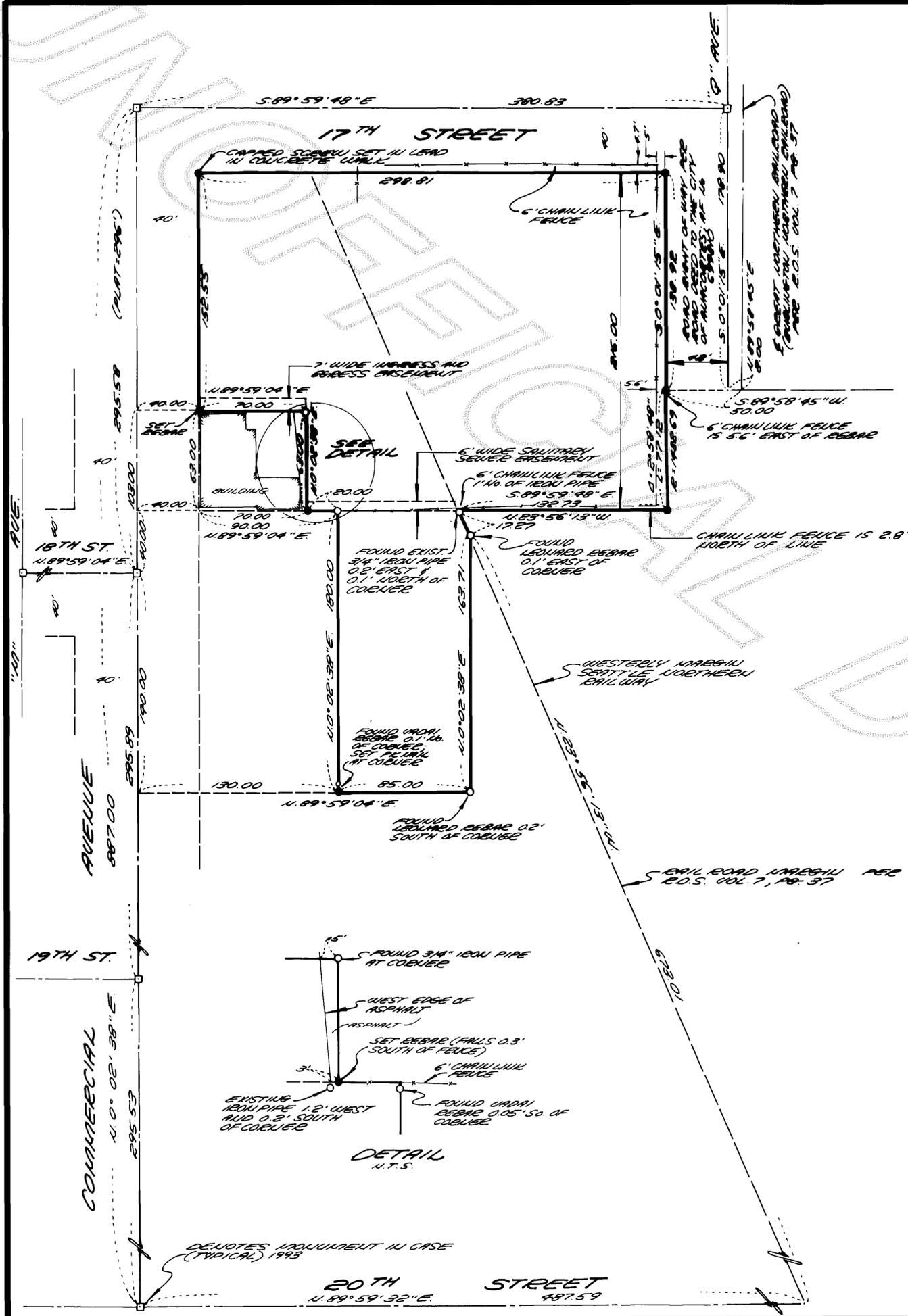
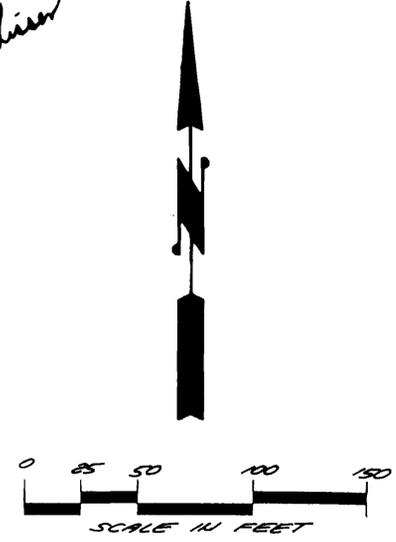
30
26
58

JERRY MCINTURFF
SKAGIT COUNTY AUDITOR

93 DEC -1 P1:57

RECORDED FILED
1993 DEC 1

Surveyor Lissner



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 Copeland Lumber Yards, Inc. in November 1993.

Bruce G. Lissner, P.L.S., Certificate No. 22960
SEMBAU & LISSNER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273

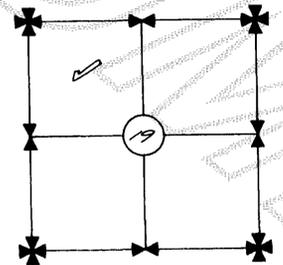
Nov. 30, 1993
DATE

AUDITOR'S CERTIFICATE

Filed for record this 1 day of Dec, 1993 at 1:57 P. M.
in Book 15 of Surveys on pages 45 & 46 at the request of SEMBAU & LISSNER.
Auditor's File No. 9312010017

Jerry McInturff
Skagit County Auditor

Cheryl Jurgens
Deputy



VICINITY MAP
N.T.S.

SHEET 1 of 2

**SURVEY IN A PORTION OF GOV'T LOT 2
IN: SECTION 19, TWP. 35 N., R6E. 2 E., W. 10
SKAGIT COUNTY, WASHINGTON
FOR:
COPELAND LUMBER YARDS, INC.**

FB 92 PG 39	SEMBAU & LISSNER	1" = 50'
1982/19/1/AS/204	MOUNT VERNON, WA 98273	93-131
	206 154 2555	

SURVEY DESCRIPTION

PARCEL "A" (Portion of A.F. No. 616053)

(b) That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

BEGINNING at the intersection of the East line of Commercial Avenue and the South line of Seventeenth Street projected Easterly from the plat of "City of Anacortes," according to the plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington; thence South 60.00 feet; thence East to the right of way of the Great Northern Railway Co.; thence Northerly along the West line of said railway right of way to the South line of Seventeenth Street, projected, Easterly; thence West along the South line of said Seventeenth Street projected to the **POINT OF BEGINNING**.

(c) That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

BEGINNING at a point on the East line of Commercial Avenue in the City of Anacortes, which point is 60.00 feet South of the South line of Seventeenth Street produced; thence South on the East line of Commercial Avenue 60.00 feet; thence at right angles, East to the Westerly boundary of the Great Northern Railway right of way; thence Northerly along the Westerly boundary of said Great Northern Railway right of way to a point where the same intersects a line extending at right angles to Commercial Avenue from the **POINT OF BEGINNING**; thence West along said line to the **POINT OF BEGINNING**.

(d) That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

BEGINNING on the East side of Commercial Avenue at a point 120.00 feet South of the South line of Seventeenth Street projected Easterly from the plat of "City of Anacortes," according to the plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington; thence South along the East side of said Commercial Avenue 96.00 feet; thence East 90.00 feet; thence North 96.00 feet; thence West 90.00 to the **POINT OF BEGINNING**.

ALSO commencing on the North line of Eighteenth Street, if produced Easterly from Eighteenth Street as shown on plat of "City of Anacortes," according to the plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, 90.00 feet East of the East line of Commercial Avenue; thence North 96.00 feet; thence East to the West line of the Great Northern Railway right of way; thence Southerly along said right of way to a point directly East of the **POINT OF BEGINNING**; thence West to the **POINT OF BEGINNING**.

PARCEL "B" (A.F. No. 693445)

That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

BEGINNING at the point of intersection of the South line of 17th Street extended East from the plat of the "City of Anacortes," according to the plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, with the West line of that certain tract conveyed to Seattle & Northern Railway Company, by deed dated December 17, 1889 and recorded January 10, 1890, in Volume 9 of Deeds, page 314, which point is also described as a point bearing from the Northwest corner of said Government Lot 2, East along the North line of said Government Lot 2, 370.00 feet, South 250.00 feet; thence South 24° 03' East to the South line of 17th Street extended East; thence from said **POINT OF BEGINNING** run South 24° 03' East to a point that is 216.00 feet South, measured perpendicularly from the South line of 17th Street extended East; thence East parallel with the said South line of 17th Street extended, to the West line of Avenue "Q" extended South from the plat of the "City of Anacortes"; thence North along the West line of Avenue "Q" extended, 216.00 feet to the South line of 17th Street extended; thence Westerly along the South line of said extension of 17th Street to the **POINT OF BEGINNING**.

EXCEPTING AND RESERVING unto the Grantor, its successors and assigns, forever, all iron, natural gas, coal, oil and all minerals of any nature whatsoever upon or in the lands above described, together with the sole, exclusive and perpetual right to explore for, remove and dispose of the same by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the Grantee, its successors and assigns.

PARCEL "C" (A.F. No. 694490)

That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

BEGINNING at a point on the North side of 18th Street produced in the City of Anacortes, Skagit County, Washington, according to original plat of said city on file and of record in the office of the Auditor of Skagit County, Washington, and 90.00 feet East of the East line of Commercial Avenue; thence running South 180.00 feet; thence running East 85.00 feet; thence running North to the West line of the right of way of the Seattle and Montana Railway (now Great Northern Railroad); thence running Northwesterly along the said right of way to a point due East of the place of beginning; thence West to the **POINT OF BEGINNING**.

ALL OF THE ABOVE PARCELS A, B, AND C BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

All being situate in the County of Skagit, State of Washington.

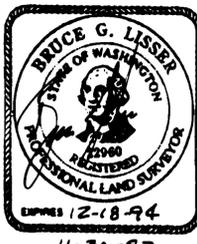
EXCEPT from the above described premises that portion thereof described as follows:

BEGINNING at the intersection of the North line of Eighteenth Street, if produced Easterly from Eighteenth Street as shown on the plat of "City of Anacortes," according to the plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, and the East line of Commercial Avenue; thence North along the East line of Commercial Avenue 63.00 feet; thence East parallel with the North line of Eighteenth Street, produced, a distance of 70.00 feet; thence South parallel with the East line of Commercial Avenue 63.00 feet to the North line of Eighteenth Street produced; thence West along the North line of Eighteenth Street produced, a distance of 70.00 feet to the **POINT OF BEGINNING**.

SUBJECT to an easement over and across a strip of land 7.00 feet in width North and South and abutting upon and immediately adjacent to the tract excepted in parcel (d) above on the entire distance on the North, which easement shall be for ingress and egress and shall be for the joint right of usage with the vendor and/or successors or assigns. Also an easement for the right to construct, operate, maintain and repair an underground sewer over a strip of ground 6.00 feet in width, the center line of which is described as follows: **BEGINNING** at a point 70.00 feet East and 3.00 feet North of the intersection of the East line of Commercial Avenue, and the North line of Eighteenth Street produced Easterly in the City of Anacortes, Skagit County, Washington; thence East parallel with the North line of said Eighteenth Street produced to the West line of the Great Northern Railway right of way, as granted to Harold Breckenridge and Connie Breckenridge, husband and wife, by instrument dated July 30, 1955, and recorded August 9, 1955, under Auditor's File No. 522234.

NOTES

- - Indicates 1/2" iron rod set with yellow cap inscribed LISSER 22960.
○ - Indicates existing iron pipe or rebar found.
□ - Indicates monument in case.
- Survey description is from Deeds recorded under Skagit County Auditor's File Numbers 616053, 693445 and 694490.
- This survey was performed at the request of Copeland Lumber Yards, Inc. for the delineation and staking of the deeded boundary lines. The only easements shown are those which appear within the above referenced deeds which were provided to us by the owner.
- For additional meridian and survey information see Record of Surveys recorded in Volume 3 of Surveys, Page 103, Volume 3 of Surveys, Page 155, Volume 7 of Surveys, Page 37 and Volume 10 of Surveys, Pages 113-118, Records of Skagit County, Washington.
- Meridian: Assumed.
- Basis of Bearing: Monumented centerline of Commercial Street between 17th and 20th Bearing = North 0° 02' 38" East.
- Instrumentation: Lietz Set 4A Theodolite Distance Meter.
- Survey Procedure: Standard field traverse.



SHEET 2 of 2

*SURVEY IN A PORTION OF GOV'T LOT 2
IN SECTION 19, TWP 35 N., R2E 2E, Q11W
SKAGIT COUNTY, WASHINGTON
FOR:
COPELAND LUMBER YARDS, INC.*

FB 92 P 39	SENBANK LISSER	1" = 50'
MERIDIAN ASSUMED	PROV. 056001, 048 9825 206 424 9566	93-131