

94 SEP 27 P2:28
 G
 LeGro Assoc.
 25
 26
 53

PLAN
 Scale: 1" = 50'

Bar Scale 0 50 100 150 200 Feet

LEGAL DESCRIPTION

That portion of abandoned right-of-way of the Great Northern Railway Company in Government Lot 1, Section 19, Township 35 North, Range 2 East of the Willamette Meridian, lying South of the South line of the Alley in Block 43, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY WASHINGTON", as per plat recorded in Volume 2 of Plats, Pages 2 through 7, inclusive, and that portion of Lot 12, Block 43, of said plat of the "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", and lying East of a diagonal line described as follows:

Beginning at a point on the South line of the Alley in said Block 43, at its intersection with the most Northeasterly corner of an existing fence, and which point bears N 89°56'50" W from the Northeast Corner of Lot 13 of said Block 43, a distance of 140.29 feet; thence on a diagonal line bearing S 7°51'08" E, a distance of 101.01 feet, more or less, to a point on the South line of Lot 12 of said Block 43, which point bears N 89°56'51" W from the Southeast corner of said Block 43 or the projected Southeast corner thereof, a distance of 126.39 feet.

AND EXCEPT the East 90.00 feet thereof.
 Situate in the County of Skagit, State of Washington.

LEGEND

- Prop Cor. Property Corner
- Set Rebar Set 5/8" Diam. Rebar with Yellow Plastic Cap Imprinted "LEGRO 3475"
- ⊙ Mon. Concrete Monument at Street Intersection - Cased
- Found Rebar Found Rebar with Yellow Plastic Cap Imprinted "LEONARD 8992"
- △ Set C. Nail Set Concrete Nail and Brass Washer
- Found Pipe Found 3/4" O.D. Pipe 3" to 4" Deep
- x — Old Board Fence
- Set BT Set Concrete Nail and Brass Tag Imprinted "LS-3475" in top of Fence Corner Post.

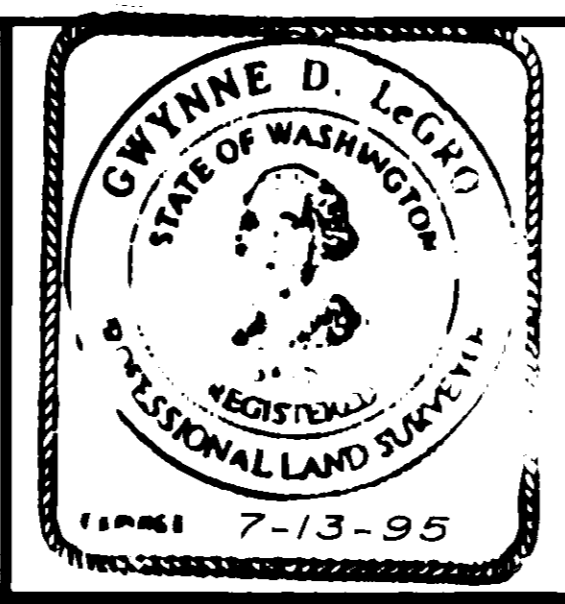
NOTES

1. Survey Method: Field Traverse
 Instrumentation: TOPCON GTS-2B(20)
 Theodolite:
 Min. Horiz. Circle Reading of 20"
 E.D.M.
 Accuracy ± (5 mm + 5ppm)
2. The bearing reference for this survey is based upon the centerline (C) of Commercial Avenue, and particularly the monumentation between Fourteenth Street and Fifteenth Street, as being N 0°03'28" E. See also the "Correction of Record of Survey filed in Book 5 of Surveys, Page 169 for Skagit State Bank" as filed in Book 12 of Surveys at Page 96 and recorded under Auditor's File No. 9202120018, records of Skagit County Washington.
3. Refer also to that Record of Survey prepared for Don McKee by Leonard and Boudinot, Inc. as filed in Book 8 of Surveys at Page 136 and recorded under Auditor's File Number 8902270030, records of Skagit County, Washington. Note thereon that the centerlines (C) of both O Avenue and Commercial Avenue should read S 0°03'28" W and/or N 0°03'28" E, and that the bearing of the Abandoned GNRR right-of-way as annotated across Block 42 should read S 23°52'27" E.
4. Legal Description furnished by First American Title Company of Skagit County, Order No. A42540, dated March 15, 1994 at 8:00 A.M.;
 And Further in accordance with that Boundary Line Adjustment between Norris M. Estvold and Yvonne J. Estvold, husband and wife, and Eleanor H. Babarovich, a single woman and Katherine Babarovich, a single woman by those instruments dated September 19, 1994 and filed coincident September 19, 1994 under Auditor's File Numbers 9409190059 and 9409190060, records of Skagit County, Washington.

AUDITOR'S CERTIFICATE

Filed for the record this 27 day of Sept, 1994, at 23 minutes past 2 O'clock P.M., in Volume 16 of Surveys at page 168 and recorded under Auditor's File Number 9409270091, at the request of Denny D. LeGro.

Denny D. LeGro
 Denny D. LeGro
 Auditor, Skagit County



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 in April 1994 at the request of Norris M. Estvold.

Norris M. Estvold
 NORRIS M. ESTVOLD
 Engineer & Surveyor
 815 Cleveland Avenue
 Mount Vernon, WA 98273
 Phone: (206) 336-3220

Gwynne D. Legro
 GWYNNE D. LEGRO
 Registered Professional
 Engineer & Land Surveyor
 Date: 4-15-94 Lic. # 3475

RECORD OF SURVEY

NORRIS M. ESTVOLD PROPERTY SURVEY
 PTN. ABANDONED G.N.R.R. RIGHT-OF-WAY
 LYING SOUTH OF THE ALLEY IN BLOCK 43
 "MAP OF THE CITY OF ANACORTES,
 SKAGIT COUNTY, WASHINGTON"
 PTN. GOV'T. LOT 1, SEC. 19, T. 35 N., R. 2 E.W.M.