53/63

L E G A L D E S C R I P T I O N : (PER DEEDS - A.F. NUMBERS 8907100076 & 8904170036, RESPECTIVELY:

1) TOTAL PROPERTY:

"LOTS 11 THROUGH 17, AND THE WEST HALF OF LOT 18, BLOCK 215, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON;"

"THE EASTHALF OF LOT 18, AND ALL OF LOTS 19 AND 20, BLOCK 215, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON."

2) PARCEL "A"

ALL OF LOTS 11, 12, AND 13 AND THE WEST TEN (10') FEET OF LOT 14, OF SAID "BLOCK 215".

3) PARCEL "B"

THE EAST TWENTY (20') FEET OF LOT 14 AND ALL OF LOTS 15 AND 16, AND THE WEST TWENTY (20') FEET OF LOT 17, OF SAID "BLOCK 215".

4) PARCEL "C"

THE EAST TEN (10') FEET OF LOT 17, AND ALL OF LOTS 18, 19, AND 20, OF SAID "BLOCK 215".

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, ETC., OF RECORDS (IF ANY).

SITUATED IN THE CITY LIMITS OF ANACORTES, SKAGIT COUNTY, WASHINGTON.

GENERAL INFORMATION:

- SURVEY OF SUBJECT LOTS AND THE PREPARATION OF THIS "SURVEY MAP" WAS BASED ON THE FOLLOWING SOURCES:
  - A) INFORMATION SHOWN ON THE ABOVE "RECORDED DOCUMENTS".
  - B) APPLICABLE INFORMATION SHOWN ON THE SUBJECT PLAT OF THE "MAP OF THE CITY OF ANACORTES.
  - C) INFORMATION SHOWN ON APPLICABLE "RECORDED SURVEY MAPS".
  - D) STREET MONUMENT AND MARKERS FOUND ON 23RD STREET AND "D" AVENUE, AS SHOWN ON THIS DRAWING. (THE BEARINGS AND DISTANCES OF SUBJECT BLOCK, WERE ADJUSTED ACCORDINGLY).
- 2) IMPROVED PARCELS WITH EXISTING RESIDENCE ON PARCEL "C".
- 3) ACCORDING TO THE CITY PLANNING DIRECTOR THE RE-DIVISION OF SMALL PLATTED CITY LOTS INTO LEGAL BUILDING SITES ARE NOT SUBJECT TO THE APPROVALS OF THE CITY OFFICIALS.
- 4) NO UNDERGROUND CABLES, UTILITIES OR EASEMENTS (IF ANY) WERE LOCATED OR SHOWN ON THIS DRAWING.
- SURVEY EQUIPMENT USED HEWLETT-PACKARD 3810-A (TOTAL STATION).

SYMBOLS:

IRON PIPE HISSING

30,00

30.00

30.00

S01°54'09"W

888.00(888.20)

(SEE:REC.SUR. AF#9207010071) ALLEY 100.00-99.96

100.00=99.97

REBAR (SET IN CEMENT)

IS WEST O. 15FT.

o = REBAR & CAP (SET 8/8/95)

Fo = REBAR & CAP (FND. LS#4908)

RO = REFERENCE POINT

PKO = P.K. NAIL (FOUND 8/8/95)

IPo = IRON PIPE (FOUND 8/8/95)

50' 100' 150' 200'

 $S C A L E : 1^{-11} = 4 0^{-1}$ 

40.00

(PLAT) 296.15

30.00

30.00

BLOCK 215

100.00=99.96

100.00-99.97

K"IRON PIPE (SET IN CEMENT) IS WEST 0.3FT.

PER SHORT PLAT - AN-91-004 - A.F. #9311120002

S. OF BEARING:

SURVEY IN NWSW SEC. 24-TWP. 35N-RNG, 1E., W.M.

AUDITOR'S CERTIFICATE:

FILED FOR RECORD ON THIS ST DAY OF SERVEYS AT PAGE 104 UNDER AUDITOR'S FILE NUMBER: 95090 008

AT THE REQUEST OF JOHN J. VADAI.

Kathy full COUNTY AUDITOR

Oudy J. Zavilo
BY: DEPUTY AUDITOR

N88°Q6'15"W - 760.00 (PLAT) 759.72 (MEAS.) ..

380.00 (PLAT) 379.86 (MEAS.)

23RD STREET (80'R/W)

··· 300.00=299.86···

N88°05'53"V - 300.00 (PLAT) 299.88 (MEAS.)

100.00=99.96

100.00=99.97

GENTERLINE OF 24TH STREET (PER PLAT) (80'R/W) 7

10' 20'

## LAND 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: ALFRED KERSGARD ON: JULY 21, 1995.

DATED IN ANACORTES, August 25, 1995.

JOHN J. VADAI CERTIFICATE NO. 9636



PREPARED FOR:

ALFRED O. & MICHELE L. KERSGARD

2320 "D" AVENUE

ANACORTES, WA 98221 TEL: (360) 293-5184

 SCALE:
 1" = 40'
 DRAWN BY:
 J.H.
 JOB NO:
 1.897-95

 DATE:
 8/11/95
 APPROVED BY:
 J.V.
 DRAWING NO:

DESCRIPTION:
LOTS 11-20, BLOCK 215, MAP OF THE CITY ANACORTES

JOHN J. VADAI & ASSOCIATES

5809 SANDS WAY - SUITE F, Anacortes, Wn.

SEE ABOVE