

Located in G.L. 3, Sec. 7, Twn. 35 N., Rng. 3 E., W.M.
Guemes Island, Skagit County

200209050077
Skagit County Auditor
9/5/2002 Page 1 of 1 1:03PM

Corner not tied.
Per ROS vol. 5, pg 33.

S 88°54'26"E
886.77'

N 01°32'12"E
2636.96'

S 86°39'26"W 897.15' Rec.
Basis of Bearings 897.38 Meas.

W 1/4 Fnd brass cap
set in conc. mon.

WALNUT ST.

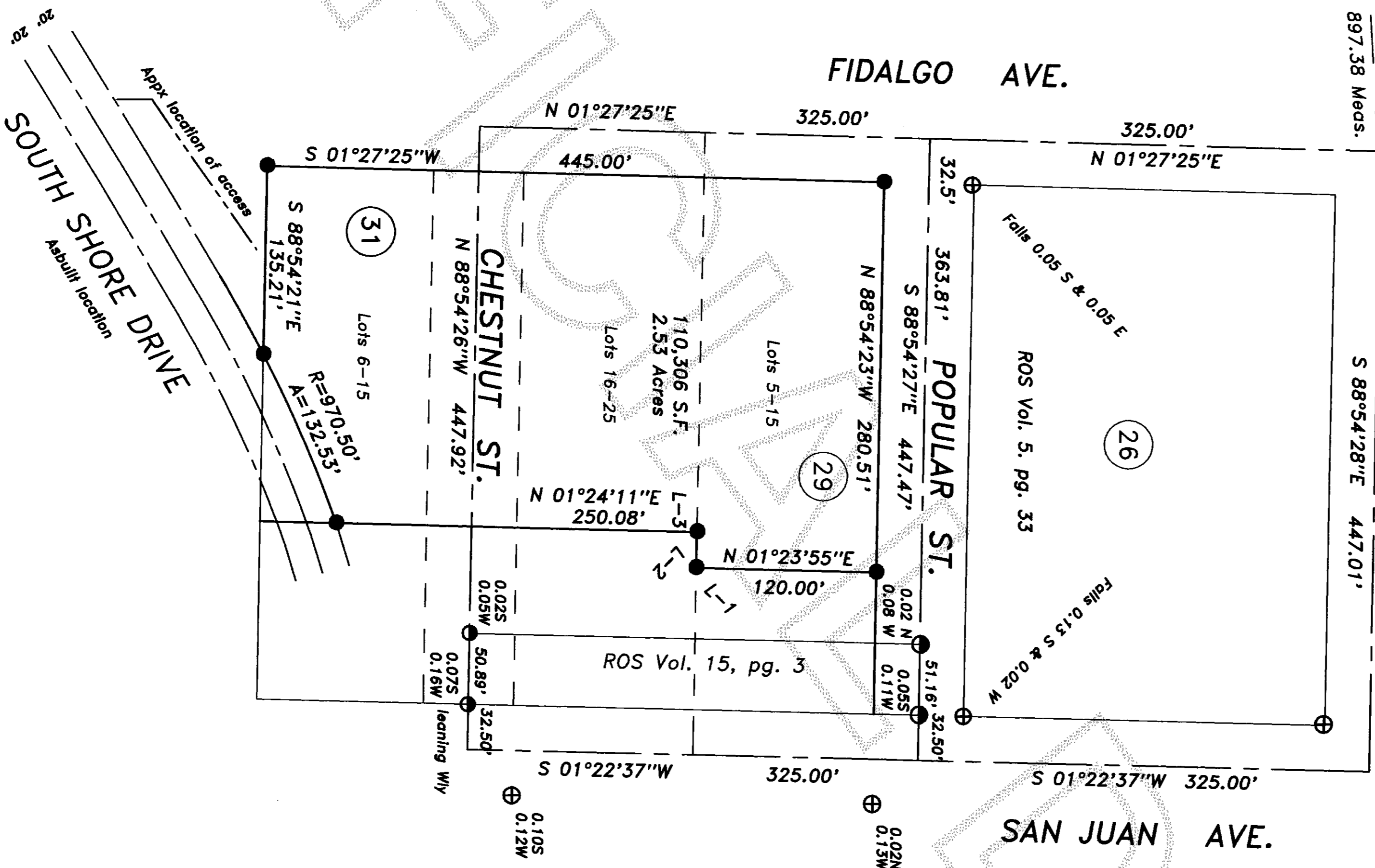
S 88°54'28"E 447.01'

S 01°22'37"W
2567.53'
ROS Vol. 5, pg 3

SAN JUAN AVE.

FIDALGO AVE.

COURSE	BEARING	DISTANCE
L-1	S 01°05'33"W	10.00'
L-2	N 88°54'27"W	25.62'
L-3	S 01°05'33"W	10.00'



1"=100'

NORTH

Legal Description

Parcel A":

Lots 5 through 7, 24 and 25, Block 29, and Lots 6 and 7, Block 31, CITY OF NORTH AMACORTES, according to the plat thereof recorded in Volume 5 of Plats, page 23, records of Skagit County, Washington:

TOGETHER WITH that portion of the alley in said Block 29, and that portion of Chestnut Street vacated by Skagit County under Auditor's File No. 8605190074, records of Skagit County, Washington, adjacent to said lots as would attach by operation of Law:

EXCEPT that portion, of any, lying within the tidelands of the second class adjoining said premises:

ALSO EXCEPT the County Road commonly known as South Shore Drive.

PARCEL B:

Lots 8 through 23 inclusive, Block 29, and Lots 8 through 15 inclusive, Block 31, CITY OF NORTH AMACORTES, according to the plat thereof recorded in Volume 3 of Plats, page 23, records of Skagit County, Washington:

TOGETHER WITH that portion of alley in said Block 29, and that portion of Chestnut Street vacated by Skagit County under Auditor's File No. 8605190074, records of Skagit County, Washington, adjacent to said lots, as would attach by operation of law:

EXCEPT that portion, if any, lying within the tidelands of the second class adjoining said premises:

ALSO EXCEPT the County Road commonly known as South Shore Drive.

SUBJECT TO: Any prohibition or limitation on the uses, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any water which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Survey Notes and Procedures

This survey was performed by standard field traverse with a 02" electronic total station, and complies with the minimum required survey precision of 1:10,000 per WAC 130-130-090.

Basis of Bearings: Per ROS filed in Vol. 5, page 33.

Monuments visited 8/25/02; Corners set 8/30/02.

Survey references: ROS's filed in Vol./pages: 3/196; 5/33; 9/105; 12/135; & 15/3.

This survey was performed without the benefit of a current title report. Legal description was provided by the client.

Existing access to site is from the southwest of the southwest corner of the site.

- LEGEND
- Found rebar/cap "Leonard-8992"
 - Found rebar/cap "Laser-22960"
 - Set rebar/cap, "Mowrer-21520"

Filed for record this 5 day of September 2002, at 1:03 PM
at the request of Mike Mowrer, Records of Skagit County, Wa.
MICHAEL T. MOWRER
County Auditor or Deputy Auditor

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of: Bob Groeschell in Aug. 2002
MICHAEL T. MOWRER
SURVEYOR'S CERTIFICATE

MICHAEL MOWRER & ASSOCIATES
PROFESSIONAL SURVEYING SERVICES
17424 Mallard Cove Lane, Mount Vernon, Wa. 98274
(360) 422-6097

Record of Survey For Bob Groeschell			
Scale: 1"=100'	Date: Sept. 2002	Job No: 02-22	
Drawn by: MTM	CHK'd by: MTM	Sheet 1 of 1	