

SURVEY IN A PORTION OF GOVERNMENT LOT 2,
SECTION 19, T 34 N, R 2 E, W.M, ANACORTES, WASHINGTON

AUDITORS CERTIFICATE FILED FOR RECORD AT
THE REQUEST OF SCHEMMER ENGINEERING, INC.

200211040158
Skagit County Auditor
11/4/2002 Page 1 of 2 3:26PM

Naime Burmest
SKAGIT COUNTY AUDITOR

Shirley J. Swartz
DEPUTY

LEGAL DESCRIPTION:

PARCEL "A":

THOSE PORTIONS OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:
NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:
(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 COMPANY;
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 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 ALONG THE EAST LINE OF COMMERCIAL AVENUE A DISTANCE OF 60.00 FEET;
THENCE AT RIGHT ANGLES EAST TO THE WESTERLY BOUNDARY OF THE OF GREAT NORTHERN RAILWAY RIGHT WAY;
THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID GREAT NORTHERN RAILWAY RIGHT 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 A DISTANCE OF 96.00 FEET;
THENCE EAST 90.00 FEET;
THENCE NORTH A DISTANCE OF 96.00 FEET;
THENCE WEST A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THE FOLLOWING DESCRIBED:
ALSO COMMENCING ON THE NORTH LINE OF 18TH 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, A DISTANCE OF 90.00 FEET EAST OF THE EAST LINE OF COMMERCIAL AVENUE;
THENCE NORTH A DISTANCE OF 96.00 FEET;
THENCE EAST TO THE WEST LINE OF THE RIGHT OF WAY OF THE GREAT NORTHERN RAILWAY COMPANY;
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":

THAT PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 N RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SEVENTEENTH STREET EXTENDED EAST FROM THE PLAT OF "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 ALSO DESCRIBED AS A POINT BEARING FROM THE NORTHWEST CORNER SAID GOVERNMENT LOT 2, EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 370.00 FEET, SOUTH 250.00 FEET THENCE SOUTH 24 03' EAST TO THE SOUTH LINE OF SEVENTEENTH STREET EXTENDED EAST;
THENCE FROM SAID POINT OF BEGINNING, RUN SOUTH 24 03' EAST POINT THAT IS 216.00 FEET SOUTH MEASURED PERPENDICULARLY FROM THE SOUTH LINE OF SEVENTEENTH STREET EXTENDED EAST;
THENCE EAST PARALLEL WITH THE SAID SOUTH LINE OF SEVENTEENTH STREET EXTENDED, TO THE WEST LINE OF "O" AVENUE EXTENDED FROM THE PLAT OF THE "CITY OF ANACORTES";
THENCE NORTH ALONG THE WEST LINE OF "O" AVENUE EXTENDED A DISTANCE OF 216.00 FEET TO THE SOUTH LINE OF SEVENTEENTH STREET EXTENDED;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID EXTENSION OF SEVENTEENTH STREET TO THE POINT OF BEGINNING.

EXCEPT FROM ALL THE PARCELS "A" AND "B", THAT PORTION THERE 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 A DISTANCE OF 63.00 FEET;
THENCE EAST PARALLEL TO THE NORTH LINE OF EIGHTEENTH STREET PRODUCED, A DISTANCE OF 70.00 FEET;
THENCE SOUTH, PARALLEL TO THE EAST LINE OF COMMERCIAL AVENUE A DISTANCE OF 63.00 FEET TO THE NORTH LINE OF EIGHTEENTH STREET PRODUCED;
THENCE WEST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING AND EXCEPT FROM ALL THE ABOVE PARCELS "A" AND "B" THAT PORTION CONVEYED TO THE CITY OF ANACORTES BY INSTRUMENT RECORDED 12, 1999, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9905120020.
(THE ABOVE DESCRIBED PROPERTY DELINEATED OF RECORD BY SURVEY FILED IN VOLUME 15 OF SURVEYS, AT PAGES 45 AND 46, AND RECORDED DECEMBER 1, 1993, UNDER AUDITOR'S FILE NO. 9312010077, ALL RE OF SKAGIT COUNTY, WASHINGTON.

ALTA/ASCM LAND TITLE SURVEY
TO: POWELL DEVELOPMENT CO., LAND TITLE COMPANY OF SKAGIT COUNTY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ASCM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 4, 7A, 7B1, 7C, 8, 9, 10, & 11 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ASCM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ASCM LAND TITLE SURVEYS."

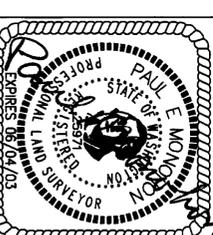
DATE: 11/04/02
(SIGNED) Paul Monohon (SEAL)
REGISTRATION NO. 25971

- NOTES:
- LEGAL DESCRIPTIONS ARE FROM LAND TITLE COMPANY OF SKAGIT COUNTY ORDER NO. 1A-103398 DATED OCTOBER 10, 2002.
 - BASES OF BEARINGS: EXISTING MONUMENTS ON THE CENTERLINE OF 17TH STREET AS SHOWN HEREON AND ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200202080082. BEARING = SOUTH 89 59'48" EAST.
 - ALL DISTANCES SHOWN ARE IN FEET.
 - SURVEY PROCEDURE: STANDARD FIELD TRAVERSE USING A LEICA TORA 1103 ELECTRONIC TOTAL STATION.
 - THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER WAC 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

JOB NO.
02-220
SHEET
SUR 2
1 OF 2

ALTA/ASCM LAND TITLE SURVEY
FOR POWELL DEVELOPMENT CO.
737 MARKET ST.
KIRKLAND, WA 98033


SCHEMMER ENGINEERING INC.
1610 COMMERCIAL AVENUE, SUITE A
ANACORTES, WA 98221 (360) 293-9006



SURVEYORS CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Surveying Act.
Paul E. Monohon CERT#25971
Date 11/4/02

DATE	BY	APP	REVISIONS
10/15/02			

CAD FILE: WALGREENS_ALTA_PLOT DATE:

SURVEY IN A PORTION OF GOVERNMENT LOT 2,
SECTION 19, T 34 N, R 2 E, W.M, ANACORTES, WASHINGTON

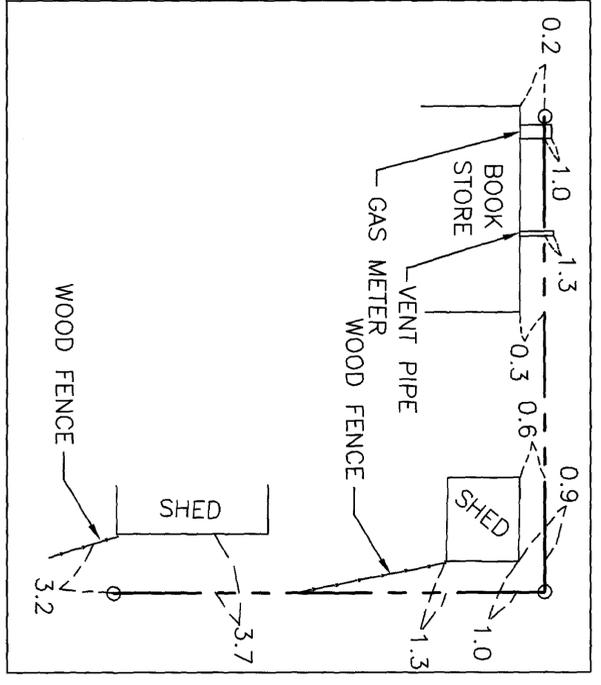
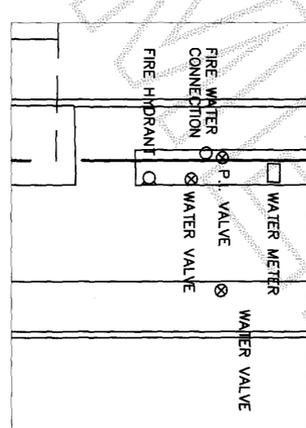
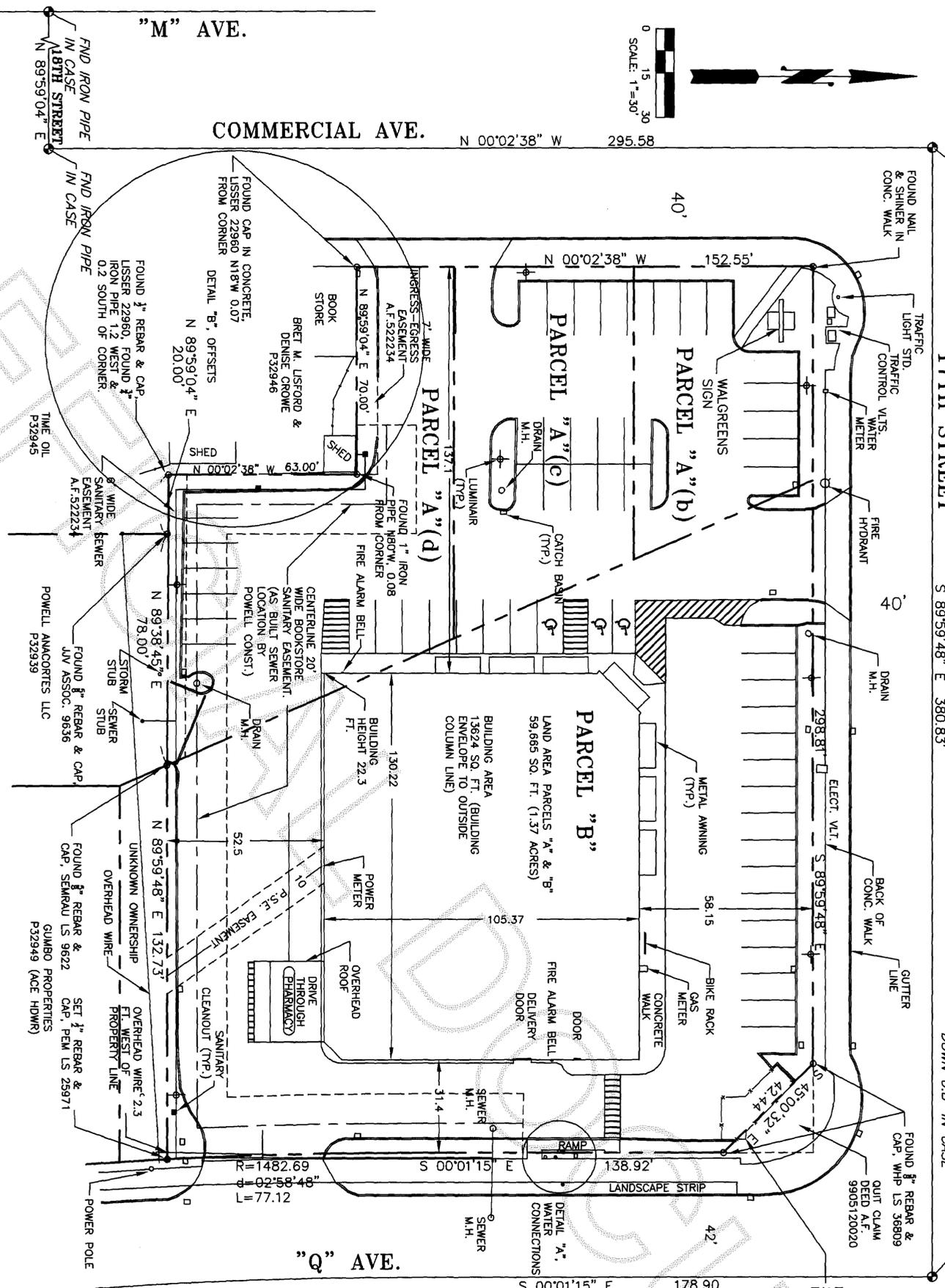
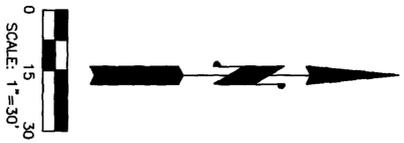
FND MON IN CASE
BRASS TACK IN CONC.
DOWN 0.8" IN CASE

17TH STREET S 89°59'48" E 380.83'

FND MON IN CASE
4" X 4" CONC MON WITH
2" BRASS DISK (QUENCHED)
DOWN 0.8" IN CASE

AUDITORS CERTIFICATE FILED FOR RECORD AT
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200211040158
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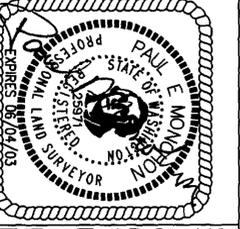
SKAGIT COUNTY AUDITOR DEPUTY



JOB NO.
02-220
SHEET
SUR 2
2 OF 2

ALTA/ASCM LAND TITLE SURVEY
FOR POWELL DEVELOPMENT CO.
737 MARKET ST.
KIRKLAND, WA 98033

SCHEMMER ENGINEERING INC.
1610 COMMERCIAL AVENUE, SUITE A
ANACORTES, WA 98221 (360) 293-9006



SURVEYORS CERTIFICATE
This map correctly represents
a survey made by me or
under my direction in
in conformance with the Survey
Recording Act.
Paul E. Monohon CERT#25971
Date 11/4/02

DATE	BY	APP	REVISIONS

DESIGNED: PEM
DRAWN: PEM
CHECKED: LL

CAD FILE: WALGREENS ALTA PLOT DATE: