

# Survey Notes

This survey has been prepared for the purpose of creating two residential condominiums units.

This survey was prepared using a "Topcon APL 1-A" robotic total station and from a closed random traverse.

The east boundary of Lot 14 remains indeterminate due to patent ambiguities in the dimensions on the Plat of Monk's First Queen Anne Addition, a lack of monumentation and conflicts between the record description of this boundary and current lines of occupation.

The general location of the Limited Common Element (Article 6, Declaration) as required by RCW 64.34.232(2)(i) is shown on the plan.

## Land Description

Skagit County Auditor's File Number 8210080031  
Lots 17, 18 and 19, Block 5, "Monk's First Addition to the City of Anacortes," according to the plat thereof recorded in Volume 3 of Plats, page 1, records of Skagit County, Washington;

SUBJECT TO any encroachment by adverse possession on the East line of Lot 19;

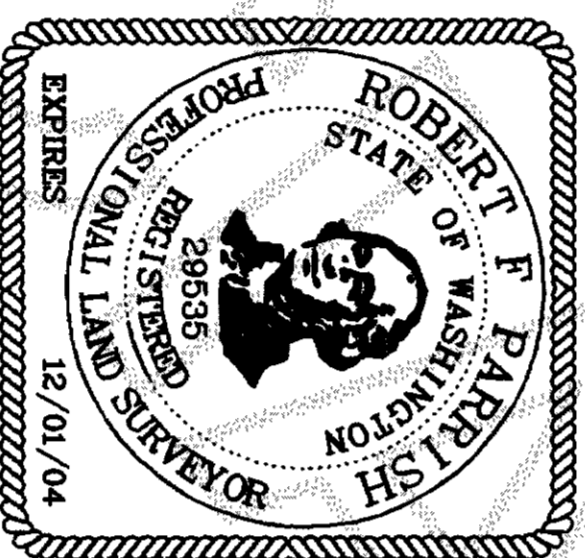
## Certificate of Title

Recorded \_\_\_\_\_ Page \_\_\_\_\_ File Number \_\_\_\_\_ records of Skagit County, Washington.

## Surveyor's Certificate

I certify that this condominium plat of "Thirteenth Street Condominium" is based on an actual resurvey of Lots 17, 18 and 19, Block 5, of the plat of "Monk's First Queen Anne Addition to the City of Anacortes" as recorded in Volume 3 of Plats, Page 1, records of Skagit County, Washington; that the distances and courses are shown correctly; that vertical and horizontal monuments have been located and the plat accurately depicts this property. I further certify that this survey has been prepared by or under my direct supervision in conformance with the requirements of the Survey Recording Act at the request of Randy Click of Skagit County during October of 2002.

*Robert F. Parrish*  
Robert F. Parrish, Certificate Number 24535



## Auditor's Certificate

Filed for record this 9 day of April, 2004  
at 3:19 pm at the request of Parrish Land Surveying  
at the request of Parrish Land Surveying.

*Norma Brunnel*  
Auditor's File Number \_\_\_\_\_ Skagit County Auditor

## Dedication

Know all men by these present that we, the undersigned owners in fee simple and/or mortgagees of the property herein described, hereby declare this survey map and dedicate the same for condominium purposes.

This plat shall be restricted to the terms of the declaration filed under Skagit County Auditor's File Number \_\_\_\_\_

*Randy A. Click*  
Randy A. Click  
In witness whereof I set my hand and seal this 9th day of April, 2004.

*Sharon Garrard*  
Sharon Garrard, Authorized Representative  
In witness whereof I set my hand and seal this 11th day of March, 2004.

*Eric Mortage*  
Eric Mortage, Authorized Representative  
In witness whereof I set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

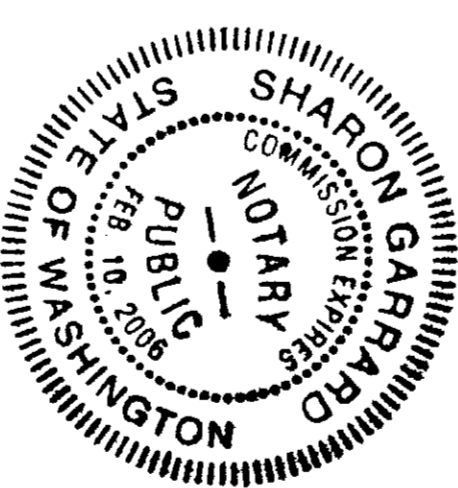
## Acknowledgment

State of Washington )  
County of Skagit )

On this 9th day of April, 2004, personally appeared before me Randy A. Click, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and seal the day and year first above written.

*Sharon Garrard*  
Notary Public In and for the State of Washington  
Residing at \_\_\_\_\_



State of Wisconsin )  
County of MILWAUKEE )

On this 11th day of MARCH, 2004, personally appeared before me Eric Mortage, Authorized Representative of GB Home Equity to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and seal the day and year first above written.

*Eric Mortage*  
Notary Public in and for the State of Wisconsin  
Residing at Here to Above Sec 104 B  
Brown Bend, WI 53209

State of Texas )  
County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2004, personally appeared before me \_\_\_\_\_, Authorized Representative of EYC Mortgage to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and seal the day and year first above written.

Notary Public in and for the State of Texas  
Residing at \_\_\_\_\_

## Parrish Land Surveying

PO Box 2974, Friday Harbor, Washington 98250  
(360) 586-1467 - parrish@ockisland.com

## Condominium Survey & Plan Thirteenth Street Condominium

Lots 17/8 & 19, Plat of Monk's First Addition, Vol. 3, Plats, Pg. 1  
Anacortes, Skagit County, Washington

SHEET 1 of 2

JOB NO.: 204-054  
CADD BY: RP  
CHK BY: *RP*  
BK REF: 006  
SCALE: 1" = 10'  
DATE: 03-08-04

# Survey Notes

This survey has been prepared for the purpose of creating two residential condominium units.

This survey was prepared using a "Topcon AP1 1-A" robotic total station and from a closed random traverse.

The east boundary of Lot 19 remains indeterminate due to patent ambiguities in the dimensions on the Plat of Monk's First Queen Anne Addition, a lack of monumentation and conflicts between the record description of this boundary and current lines of occupation.

The general location of the Limited Common Element (Article 6, Declaration) as required by RCW 64.34.23(2)(i) is shown on the plan.

## Land Description

Skagit County Auditor's File Number 8210080031  
 Lots 17, 18 and 19, Block 5, "Monk's First Addition to the City of Anacortes," according to the plat thereof recorded in Volume 3 of Plats, page 1, records of Skagit County, Washington;

SUBJECT TO any encroachment by adverse possession on the East line of Lot 19;

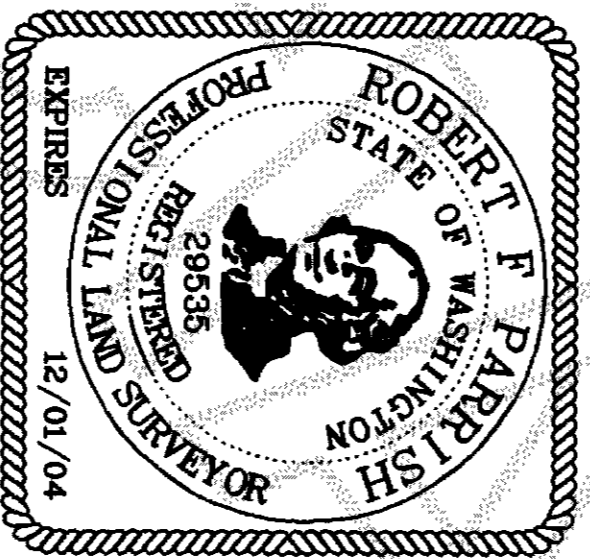
## Certificate of Title

Recorded \_\_\_\_\_ Page \_\_\_\_\_ File Number \_\_\_\_\_ records of Skagit County, Washington.

## Surveyor's Certificate

I certify that this condominium plat of "Thirteenth Street Condominium" is based on an actual resurvey of Lots 17, 18 and 19, Block 5, of the Plat of "Monk's First Queen Anne Addition to the City of Anacortes" as recorded in Volume 3 of Plats, Page 1, records of Skagit County, Washington; that the distances and courses are shown correctly, that vertical and horizontal monuments have been located and the plat accurately depicts this property. I further certify that this survey has been prepared by or under my direct supervision in conformance with the requirements of the Survey Recording Act at the request of Randy Click of Skagit County during October of 2002.

*Robert F. Parrish*  
 Robert F. Parrish, Certificate Number 24535



## Auditor's Certificate

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2004  
 at \_\_\_\_\_ m at the request of Parrish Land Surveying  
 at the request of Parrish Land Surveying.

Auditor's File Number \_\_\_\_\_ Skagit County Auditor

## Dedication

Know all men by these present that we, the undersigned owners in fee simple and/or mortgagees of the property herein described, hereby declare this survey map and/or dedicate the same for condominium purposes.

This plat shall be restricted to the terms of the declaration filed under Skagit County Auditor's File Number \_\_\_\_\_

*Randy A. Click*  
 Randy A. Click  
 In witness whereof I set my hand and seal this 9th day of April, 2004.

GB Home Equity, Authorized Representative  
 In witness whereof I set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

*Dana G. Klein*  
 Dana G. Klein, Authorized Representative  
 In witness whereof I set my hand and seal this 6th day of April, 2004.

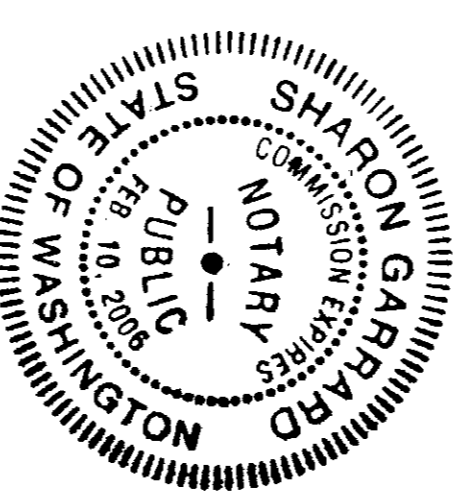
## Acknowledgment

State of Washington )  
 County of Skagit )

On this 9th day of April, 2004, personally appeared before me Randy A. Click, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and seal the day and year first above written.

*Sharon Garrard*  
 Sharon Garrard  
 Notary Public in and for the State of Washington  
 Residing at \_\_\_\_\_



State of Wisconsin )  
 County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2004, personally appeared before me \_\_\_\_\_ Authorized Representative of GB Home Equity to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and seal the day and year first above written.

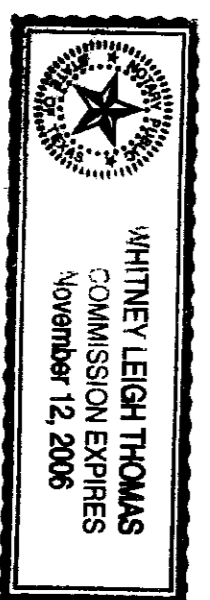
Notary Public in and for the State of Wisconsin  
 Residing at \_\_\_\_\_

State of Texas )  
 County of Dallas )

On this 6th day of April, 2004, personally appeared before me Dana Klein, Authorized Representative of EMC Mortgage to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and seal the day and year first above written.

*Whitney Leigh Thomas*  
 Whitney Leigh Thomas  
 Notary Public in and for the State of Texas  
 Residing at Dallas, Texas



200404090165  
 Skagit County Auditor  
 4/9/2004 Page 2 of 3 3:19PM

## Parrish Land Surveying

PO Box 2974, Friday Harbor, Washington 98250  
 (360) 586-1467 - parrish@ockisland.com

## Condominium Survey & Plan Thirteenth Street Condominium

Lots 17, 18 & 19, Plat of Monk's First Addition, Vol. 3, Plats, Pg. 1  
 Anacortes, Skagit County, Washington

SHEET 1 of 2  
 JOB NO.: 204-054  
 CADD BY: RP  
 CHK BY: RP  
 BK REF: 006  
 SCALE: 1" = 10'  
 DATE: 05-08-04

587°26'34"E 180.00'  
 587°26'34"E 38.66'  
 587°26'34"E 35.26  
 587°26'34"E 35.26  
 587°26'34"E 46.08  
 587°26'34"E 42.00'  
 587°26'34"E 40.00'

Northwest corner Lot II  
 1/2" Diameter Pipe  
 Corner per Plat  
 Bears N32°52'08"W 1.23'

Southwest corner Lot II  
 1/2" Diameter Pipe  
 Corner per Plat  
 Bears N28°01'22"W 1.18'

Southwest corner Lot I B  
 1/2" Diameter Pipe  
 Corner per Plat  
 Bears S65°50'31"W 0.35'

Northwest corner Lot 3  
 Block 7, 1/2" Diameter  
 pipe, corner per plat  
 bears N66°40'10"W 0.30'

Fence appears to encroach (21 sq. ft.)  
 S05°33'16"W 13.55'

S61°25'41"E 3.25'

Lot 2, Block 1, Plat of Queen Anne Addition to the City of Anacortes, Vol. 2, Pg. 34

S01°32'55"W 85.08' along fence

Based on observed block corner monuments in "Queen Anne Addition" as noted on this survey, the following comparisons between record and physical evidence are made  
**ALTERNATIVE BOUNDARY LOCATIONS**  
 Moved wire fence appears to be long-standing line of occupation  
 Prolongation of line between pipes found marking the west line of Lot 1  
 Block 7, Monk's Addition.

On the plat of Monk's Addition, this boundary is described as being both 217.8' and 222' feet westerly of the east boundary of the plat.

This line is described on the plat of Queen Anne Addition, the senior plat, as being 217.8' westerly of the same east boundary.  
 The width of Lot 2 (217.8'-170')=47.8' per Queen Anne Addition.

Lot 19 is described as being 18' in width

587°26'34"E 47.36' Calc'd per dimensions Queen Anne Addition  
 42.00'  
 Fence Corner  
 Corner of fence to line = 1.34'  
 Utility Pole

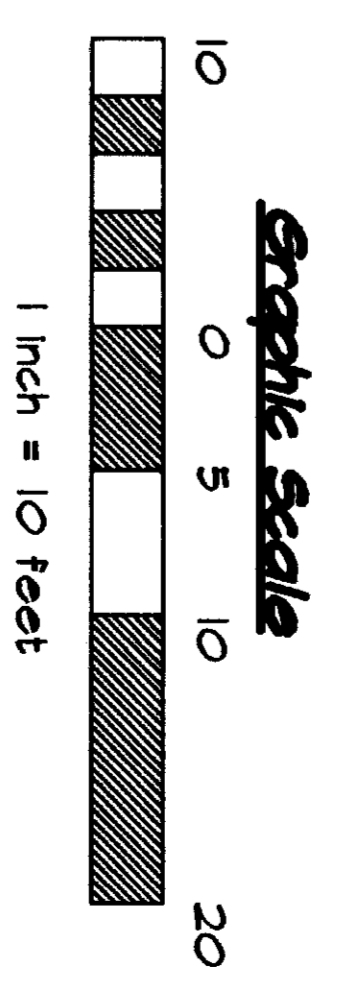
Northwest Corner Lot I  
 Block 7, 1/2" Diameter  
 pipe, corner per plat  
 Bears N02°06'33"E 0.07'

BAISIS OF BEARING (assumed)

"Air Space" - Units Without Physical Boundaries

Track at Intersection  
 14th & K  
 587°26'34"E 754.75'  
 1" Diameter Pipe at  
 Intersection 14th & J  
 N02°30'11"E 245.71'

SHEET 2 of 2



**Avenue J**

Parallel with monuments found at intersections of Avenue K and 13th and 14th Streets  
 Aligned with pipe found at intersection of Avenue J and 14th Street

Parallel with monuments found at intersections of 14th Street and Avenues J and K

N02°30'11"E 40.00'

N02°30'11"E 40.00'

Street Centerline

Vertical Boundary = 127'  
 Single Family Residence  
 Second Floor  
 2 bedrooms  
 First Floor  
 1 bedroom  
 Kitchen, Dining  
 Living & Utility Room  
 2.5 bathrooms  
 1604B  
 13 th Street

Vertical Boundary = 127'  
 Single Family Residence  
 Second Floor  
 2 bedrooms  
 First Floor  
 1 bedroom  
 Dining/Living Room  
 Utility Room  
 1 bathroom  
 1604A  
 13 th Street

LOT 7

LOT 8

LOT 14

Sidewalk at steps, relative elevation = 100'

Sidewalk

Sidewalk

Sidewalk at steps, relative elevation = 100'

Fence 0.8' west of boundary  
 Fence appears to encroach

End of Fence Maintained by Adjoiner

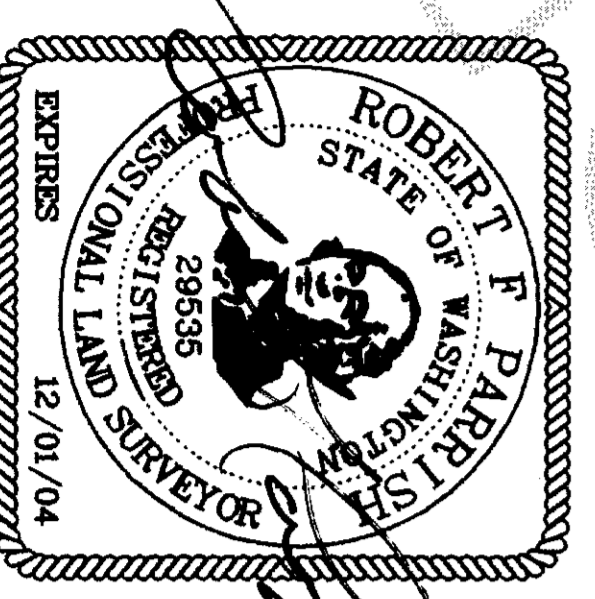
Limited Common Element-Article 6 Declaration - Roof Overhang

Easements - Article 12 Declaration  
 Existing utilities including all lines and appurtenances as they now serve units A & B

Off Street Parking Area

STREET FRONTAGE  
 74.61' this survey  
 76.03' to fence  
 78.00' per plat  
 Monk's Addition

Edge of Pavement  
**13th Street**  
 Street Centerline  
 Edge of Pavement



**Parrish Land Surveying**

640 LINER STREET, FRODOY HARBOR, WASHINGTON 98250  
 (360) 598-1467 - parrish@ockland.com

**Condominium Survey & Plan  
 Thirteenth Street Condominium**

Lots 7, 8 & 19, Plat of Monk's First Addition, Vol. 3, Plats, Pg. 1  
 Anacortes Skagit County Washington

JOB NO.	204-054
CADD BY:	rp
CHK BY:	[Signature]
BK REF:	006
SCALE:	1" = 10'
DATE:	01-15-03