

SURVEY IN THE NW 1/4 OF SECTION 23, T35N, R1E, W.M.
NORTHERN PACIFIC ADDITION TO ANACORTES

LEGAL DESCRIPTIONS

BEFORE ADJUSTMENT

ALL OF LOTS 6 AND 7 AND THE EAST HALF OF LOT 8, BLOCK 1001, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL THAT PART OF THE RIGHT OF WAY OF THE RAILWAY OF THE GREAT NORTHERN RAILWAY COMPANY IN SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 1001, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 1001 TO THE NORTHWESTERLY CORNER OF THE EAST HALF OF LOT 8, BLOCK 1001, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE EAST HALF OF SAID LOT 8, EXTENDED TO A POINT 15 FEET DISTANT SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE RAILWAY OF SAID GREAT NORTHERN RAILWAY COMPANY, AS NOW LOCATED AND CONSTRUCTED;
THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND 15 FEET DISTANT THEREFROM, TO THE EASTERLY LINE OF LOT 6, BLOCK 1001, EXTENDED NORTHWESTERLY;
THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE EXTENDED, TO THE POINT OF BEGINNING.

AFTER ADJUSTMENT

LOT A
BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 1001, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 2017'36" WEST ALONG THE EAST LINE OF SAID LOT 6 AND SAID EAST LINE EXTENDED A DISTANCE OF 248.29 FEET TO A POINT 15 FEET DISTANT SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE RAILWAY OF SAID GREAT NORTHERN RAILWAY COMPANY, AS NOW LOCATED AND CONSTRUCTED;
THENCE SOUTH 2017'36" WEST, PARALLEL WITH SAID CENTERLINE AND 15 FEET DISTANT THEREFROM, A DISTANCE OF 20.33 FEET;
THENCE NORTH 2017'36" EAST A DISTANCE OF 72.17 FEET;
THENCE NORTH 89'00"00" EAST A DISTANCE OF 15.89 FEET;
THENCE SOUTH 2017'36" EAST A DISTANCE OF 78.43 FEET;
THENCE SOUTH 2017'36" WEST A DISTANCE OF 59.98 FEET;
THENCE SOUTH 2017'36" EAST A DISTANCE OF 73.64 FEET;
THENCE SOUTH 2017'36" WEST A DISTANCE OF 30.00 FEET;
THENCE SOUTH 62'06"13" EAST A DISTANCE OF 44.98 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH AN ACCESS AND UTILITIES EASEMENT OVER, UNDER AND THROUGH LOT A TO BENEFIT LOT B AND ORIGINAL LOTS 8,9, AND 10 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 1001, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 69'42'24" WEST ALONG THE NORTH LINE OF OAKES AVENUE A DISTANCE OF 17.44 FEET TO THE POINT OF BEGINNING;
THENCE ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 52.00 FEET, LENGTH OF 21.00 FEET, AND CHORD BEARING OF NORTH 69°30'25" WEST;
THENCE NORTH 81°04'44" WEST A DISTANCE OF 36.37 FEET;
THENCE SOUTH 2017'36" EAST A DISTANCE OF 9.02 FEET;
THENCE SOUTH 62'06"13" EAST A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF OAKES;
THENCE SOUTH 69'42'24" EAST A DISTANCE OF 27.54 FEET ALONG THE NORTH LINE OF OAKES TO THE POINT OF BEGINNING.

LOT B
BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF LOT 8, BLOCK 1001, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 2017'36" WEST ALONG THE WEST LINE OF SAID THE EAST HALF OF LOT 8 AND SAID WEST LINE EXTENDED A DISTANCE OF 261.65 FEET TO A POINT 15 FEET DISTANT SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE RAILWAY OF SAID GREAT NORTHERN RAILWAY COMPANY, AS NOW LOCATED AND CONSTRUCTED;
THENCE NORTH 79'48'36" EAST, PARALLEL WITH SAID CENTERLINE AND 15 FEET DISTANT THEREFROM, A DISTANCE OF 55.86 FEET;
THENCE SOUTH 2017'36" EAST A DISTANCE OF 72.17 FEET;
THENCE NORTH 89'00"00" EAST A DISTANCE OF 15.89 FEET;
THENCE SOUTH 2017'36" EAST A DISTANCE OF 78.43 FEET;
THENCE SOUTH 2017'36" WEST A DISTANCE OF 59.98 FEET;
THENCE SOUTH 2017'36" EAST A DISTANCE OF 73.64 FEET;
THENCE SOUTH 2017'36" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH AN ACCESS AND UTILITIES EASEMENT OVER, UNDER AND THROUGH LOT B, TO BENEFIT LOT A AND ORIGINAL LOTS 8,9 AND 10 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF LOT 8, BLOCK 1001, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 69'42'24" EAST ALONG THE NORTH LINE OF OAKES AVENUE A DISTANCE OF 30.00;
THENCE NORTH 62'06"13" WEST A DISTANCE OF 30.00 FEET;
THENCE NORTH 2017'36" WEST A DISTANCE OF 9.02 FEET;
THENCE NORTH 81°04'44" WEST A DISTANCE OF 5.73 FEET;
THENCE NORTH 2017'36" WEST A DISTANCE OF 80.03 FEET;
THENCE SOUTH 69'42'24" WEST A DISTANCE OF 5.00 FEET TO THE WEST LINE OF THE EAST HALF OF SAID LOT 8;
THENCE SOUTH 2017'36" EAST A DISTANCE OF 114.20 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CITY OF ANACORTES CONDITIONS
1. A FIRE HYDRANT SHALL BE INSTALLED ON THE NORTH SIDE OF OAKES AVE., LOCATED AS REQUIRED BY THE CITY OF ANACORTES FIRE CHIEF. THE FIRE HYDRANT SHALL BE INSTALLED AT ISSUANCE OF A BUILDING PERMIT FOR EITHER LOT.
2. LOTS A AND B OAKES AVE. LOT FRONTAGE SHALL BE PROVIDED WITH CURB, GUTTER, AND SIDEWALK AND NECESSARY CITY STANDARD IMPROVEMENTS AS REQUIRED BY THE CITY OF ANACORTES PUBLIC WORKS DIRECTOR. THE REQUIRED IMPROVEMENTS SHALL BE COMPLETED AT ISSUANCE OF A BUILDING PERMIT FOR EITHER LOT.
3. FIRE APPARATUS TURNAROUNDS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF ANACORTES FIRE CHIEF PRIOR TO BUILDING PERMIT ISSUANCE FOR LOT B.
4. A SITE SPECIFIC GEO-TECHNICAL REPORT SHALL BE PROVIDED FOR EACH BUILDING SITE TO ADDRESS BUILDING FOUNDATION DESIGN AND STORM WATER CONCERNS PRIOR TO BUILDING PERMIT ISSUANCE FOR EITHER LOT.

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2007

Paul E. Monohon 2-16-05
SKAGIT COUNTY TREASURER
DATE
ANACORTES CITY TREASURER
DATE

JOB NO.
04-275

SHEET
SUR 1

1 OF 2

BOUNDARY ADJUSTMENT

TOM L. ALLEN

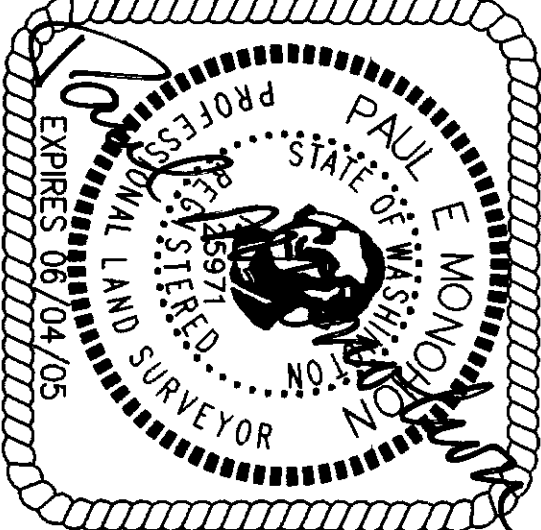
P.O. BOX 817

ANACORTES, WA 98221



SCHEMMER ENGINEERING INC.

317 COMMERCIAL AVENUE, SUITE 101
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 Survey Recording Act.

Paul E. Monohon CERT#25971
Date 1-06-05

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



200502170145
Skagit County Auditor
2/17/2005 Page 1 of 2 3:45PM

N. Buymet
SKAGIT COUNTY AUDITOR

DEPUTY
Vine Frazer

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND HEREBY ADJUSTED DECLARE THE BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.
IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL

THOMAS L. ALLEN
Paul E. Monohon
Richard G. Berends
CORINA BERENDS
REPRESENTATIVE OF WIDEBET ISLAND BANK

STATE OF WASHINGTON, COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 11th DAY OF January, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Thomas L. Allen TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE(SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

STATE OF WASHINGTON, COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 11th DAY OF January, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Corina Berends TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE(SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

STATE OF WASHINGTON, COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 11th DAY OF January, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Paul E. Monohon TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE(SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

STATE OF WASHINGTON, COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 11th DAY OF January, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Richard G. Berends TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE(SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

STATE OF WASHINGTON, COUNTY OF SKAGIT

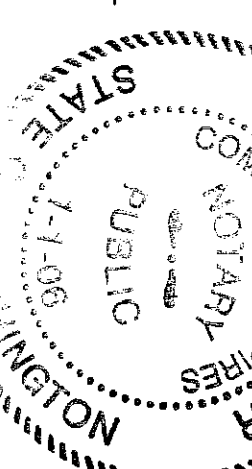
THIS IS TO CERTIFY THAT ON THE 10th DAY OF January, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Richard G. Berends TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE(SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

APPROVALS:

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE THIS 12th DAY OF January, 2005

Paul E. Monohon
SHORT PLAT ADMINISTRATOR
CITY ENGINEER

RESIDING AT Burton
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON



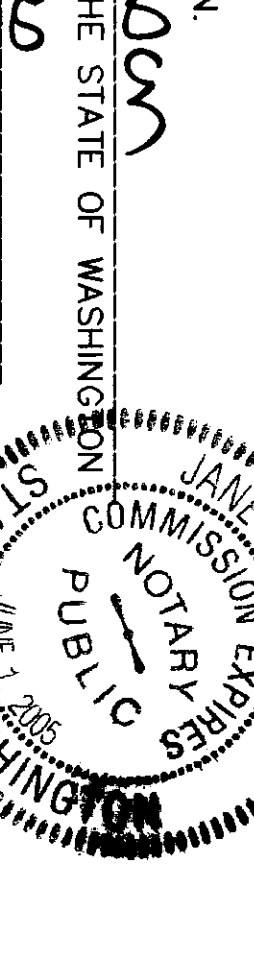
RESIDING AT Anacortes
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON



RESIDING AT Anacortes
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON



RESIDING AT Anacortes
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON



RESIDING AT Anacortes
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON



DESIGNED	PEM
DRAWN	PEM
CHECKED	JH
BY	BY

DATE BY APP REVISIONS

CAD FILE: 04-275

PLOT DATE: 10-29-04

SURVEY IN THE NW 1/4 OF SECTION 23, T35N, R1E, W.M.
NORTHERN PACIFIC ADDITION TO ANACORTES

AUDITORS CERTIFICATE F
THE REQUEST OF SCHEM

200502170145
Skagit County Auditor
2 of 2 3:45PM

SKAGIT COUNTY AUDITOR

DEPUTY

HARTFORD AVE.

SURVEY NOTES:
BASIS OF BEARINGS N 69°42'24" E BETWEEN FOUND, CASED, CONCRETE STREET MONUMENTS ON OAKES AT HARTFORD AND AT LOUISIANA.
CONSTRUCTED RAILROAD CENTERLINE WAS ESTIMATED BASED ON THE REMAINS OF THE RAILROAD GRADE. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TORAL1103 ELECTRONIC TOTAL STATION.

GUEMES CHANNEL

EDGE OF WATER

APPROX CENTERLINE RR

15.00

N 79°48'36" E
55.86 FT

76.19 FT
20.33 FT

S 20°17'36" E

72.17 FT

20.00

S 20°17'36" E

96.88 FT

S 20°17'36" E

20.33 FT

S 89°W

15.89

5.00

78.43 FT

248.29 FT

151.41 FT

17.44 FT

44.98 FT

74.98 FT

30.00 FT

73.64 FT

181.20 FT

114.20

74.98 FT

494.92 FT

S 69°42'24" W

1519.75 FT (PLAT 1520)

74.98 FT

949.84 FT

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

GUEMES CHANNEL

EDGE OF WATER

APPROX CENTERLINE RR

15.00

N 79°48'36" E
55.86 FT

76.19 FT
20.33 FT

S 20°17'36" E

72.17 FT

20.00

S 20°17'36" E

96.88 FT

S 20°17'36" E

20.33 FT

S 89°W

15.89

5.00

78.43 FT

248.29 FT

151.41 FT

17.44 FT

44.98 FT

74.98 FT

30.00 FT

73.64 FT

181.20 FT

114.20

74.98 FT

494.92 FT

S 69°42'24" W

1519.75 FT (PLAT 1520)

74.98 FT

949.84 FT

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

GUEMES CHANNEL

EDGE OF WATER

APPROX CENTERLINE RR

15.00

N 79°48'36" E
55.86 FT

76.19 FT
20.33 FT

S 20°17'36" E

72.17 FT

20.00

S 20°17'36" E

96.88 FT

S 20°17'36" E

20.33 FT

S 89°W

15.89

5.00

78.43 FT

248.29 FT

151.41 FT

17.44 FT

44.98 FT

74.98 FT

30.00 FT

73.64 FT

181.20 FT

114.20

74.98 FT

494.92 FT

S 69°42'24" W

1519.75 FT (PLAT 1520)

74.98 FT

949.84 FT

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

GUEMES CHANNEL

EDGE OF WATER

APPROX CENTERLINE RR

15.00

N 79°48'36" E
55.86 FT

76.19 FT
20.33 FT

S 20°17'36" E

72.17 FT

20.00

S 20°17'36" E

96.88 FT

S 20°17'36" E

20.33 FT

S 89°W

15.89

5.00

78.43 FT

248.29 FT

151.41 FT

17.44 FT

44.98 FT

74.98 FT

30.00 FT

73.64 FT

181.20 FT

114.20

74.98 FT

494.92 FT

S 69°42'24" W

1519.75 FT (PLAT 1520)

74.98 FT

949.84 FT

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

GUEMES CHANNEL

EDGE OF WATER

APPROX CENTERLINE RR

15.00

N 79°48'36" E
55.86 FT

76.19 FT
20.33 FT

S 20°17'36" E

72.17 FT

20.00

S 20°17'36" E

96.88 FT

S 20°17'36" E

20.33 FT

S 89°W

15.89

5.00

78.43 FT

248.29 FT

151.41 FT

17.44 FT

44.98 FT

74.98 FT

30.00 FT

73.64 FT

181.20 FT

114.20

74.98 FT

494.92 FT

S 69°42'24" W

1519.75 FT (PLAT 1520)

74.98 FT

949.84 FT

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

45

GUEMES CHANNEL

EDGE OF WATER

APPROX CENTERLINE RR

15.00

N 79°48'36" E
55.86 FT