

SURVEY IN N.W. 1/4 SEC.24, AND GOV. LOT 5, IN SEC. 13, TWP. 35 N., RING. 1 EAST W.M.
ANACORTES, WASHINGTON

200502170146
Skagit County Auditor
2/17/2005 Page 1 of 1 4:29PM

LEGAL DESCRIPTIONS

Parcel "A"

Lots 7 through 10, Block 243, "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.

Parcel "B"

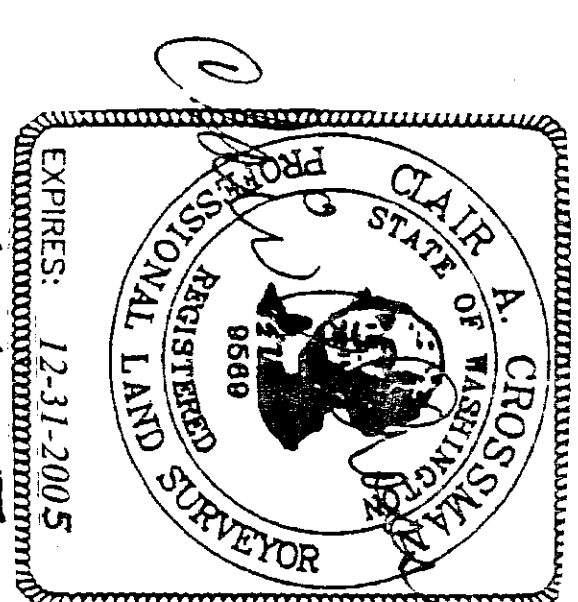
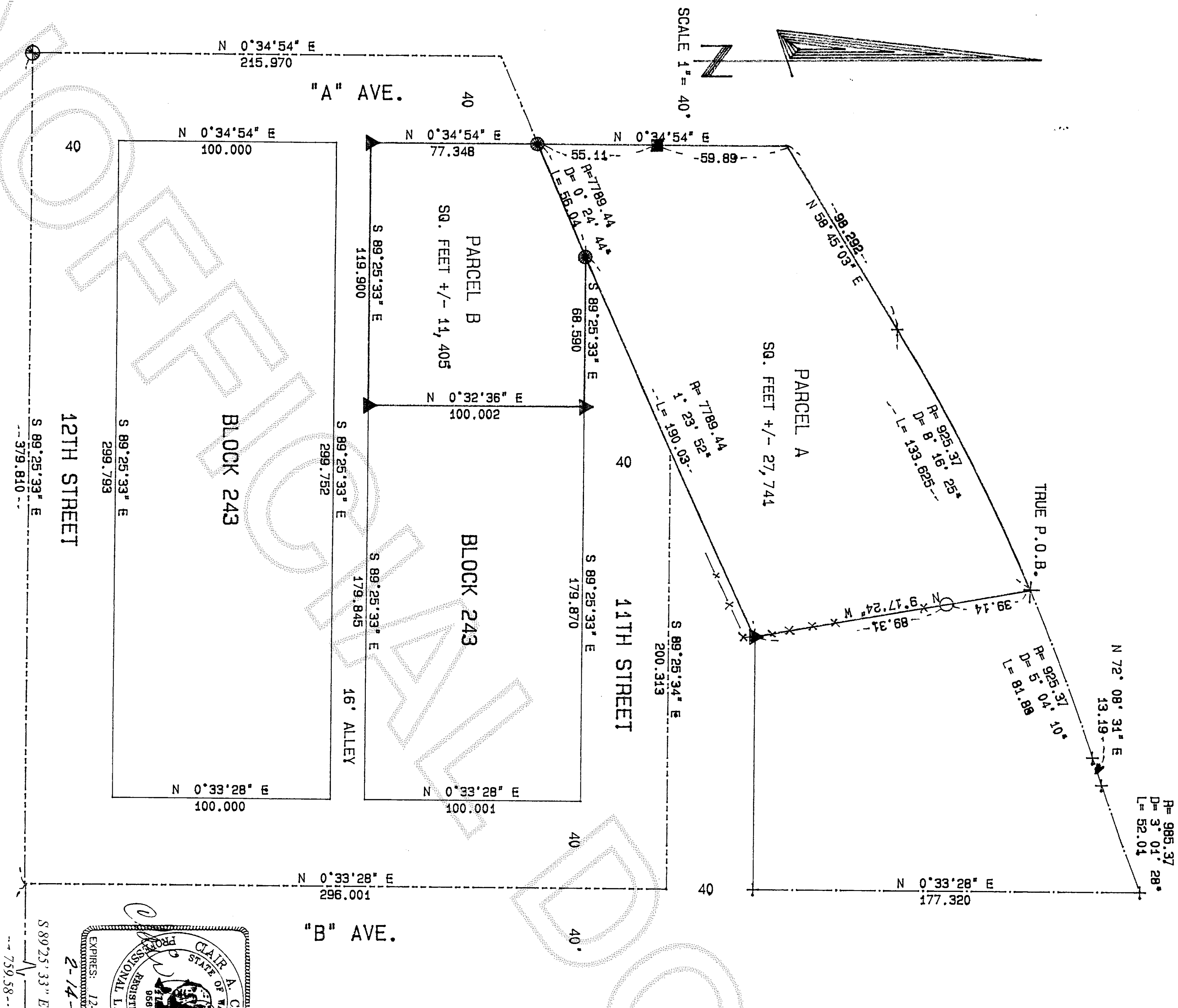
That portion of those certain strips, parcels or tracts of land in Section 24 and Government Lot 5 of Section 13, Township 35 North, Range 1 East, W.M., shown and designated on the original Plat of the City of Anacortes, as "Seattle and Northern Railway Company's Station Ground", and as Reserved right-of-Way for Company's right-of-way for the Seattle and Northern Railway, according to a certain paper in writing in escrow with John P. Hoyt, dated May 28, 1889", described as follows:

Commencing at the intersection of the centerline of "B" Avenue and Eleventh Street; thence N 0°37'11" E 40.00 feet along the centerline of "B" Avenue, to the South line of Block 242 extended Easterly; thence N 0°37'11" E 177.32 feet to a point on curve which lies 30 feet Southerly (and radially) from the centerline of the railroad, as now located and constructed; the radius point of said curve being N 20°49'23" W 985.37 feet from the above described "point on curve"; thence Westerly on a curve to the right, through a central angle of 3°01'28" an arc distance of 52.01 feet; thence S 72°12'05" W parallel with the 30 feet distum (Southeasterly) from the center of said railroad, a distance of 13.19 feet to the beginning of a curve to the left having a radius of 925.37 feet; thence along said curve to the left through a central angle of 5°04'10" an arc distance of 81.88 feet; said point being 30 feet Southerly, (as measured radially) from the centerline of the railroad, said point also being the true point of beginning;

Thence S 9°13'41" E 128.45 feet to the point on curve on the original Railroad right-of-way line, said curve having a radius of 7,789.44 feet, the radius point of said curve being N 24°48'57" W 7,789.44 feet from the above described "point on curve"; thence Southeasterly along said curve to the right having a radius of 7,789.44 feet, through a central angle of 1°48'44" an arc distance of 246.37 feet to the Northwesterly corner of Lot 10, Block 243, City of Anacortes, according to plat thereof recorded in Volume 2 of plats, page 4, records of Skagit County, Washington, and the Easterly margin of "A" Avenue, according to said plat; thence N 0°37'11" E along the Northerly extension of said Easterly margin of "A" Avenue, 115.00 feet to a point on a line that is parallel with and 30 feet distum Southeasterly from the centerline of said Railroad (as measured at right angles); thence N 58°41'30" E along said parallel line, 98.64 feet to a point of curvature in said Parallel line; thence along the arc of said curve to the right having a radius of 925.37 feet, through a central angle of 8°16'25" an arc distance of 133.63 feet to the true point of beginning.

Notes:

1. Set re-bar with yellow cap # 9569.
2. Found and accepted re-bars with Skidde cap. The re-bar in the SW corner of Tract "A" is in a large wooden post 5' high.
3. Found concrete monuments with case and covers, June 2004.
4. Found 1 1/2" steel post 5' high on line, 2.5 feet north of end of fence.
5. Found Radior and Leonard re-bar 0.49 feet west of line.
6. Basis of bearings: S 89°25'33" E between found monuments in 12th Street.
7. Equipment used: Topcon GTS-303 5' total station.
8. Survey method: Standard field traverse.
9. Error of closure meets Washington State standards.
10. This survey does not purport to show all encumbrances or easements.



RECORDER'S CERTIFICATE
Filed for record this _____ day of _____, 20____, at _____ M.
In book _____ of _____ at the request of: _____

CLAIR A. CROSSMAN
Surveyor's Name
RECORDS OF SKAGIT CO. AUD.

SURVEYORS 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: ORTMAN FAMILY TRUST
In JAN. 2005

David A. Crossman

Certificate No: 9569

CROSSMAN & ASSOC.

LAND SURVEYORS

16146 MCLEAN RD. MT. VERNON, WA.
PHONE (360) 424-7359

BOUNDARY SURVEY

FOR

ORTMAN FAMILY, L.L.C.

SCALE: 1" = 40'	DATE: 2-14-05	JOB NO: —
DRAWN BY: SAM	CHECK BY: CAC	SHEET: OF: 1 / 1