

AUDITOR'S CERTIFICATE



200712280024
Skagit County Auditor

12/28/2007 Page 1 of 1 1:10:08AM

J. Youngquist by: *Margaret*

LEGAL DESCRIPTION

LOTS 6, 7, 8, 9 AND 10, BLOCK 189, MAP OF THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY.

SOURCE OF LEGAL DESCRIPTION IS STATUTORY WARRANTY DEED, RECORDED UNDER AUDITOR'S FILE NO. 9710240121, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGEND

- DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODE 19645"
- DENOTES SURVEY MARKER
- DENOTES AS NOTED
- DENOTES FOUND CONCRETE MONUMENT IN CASE

BASIS OF BEARING

THE CENTERLINE OF "D" AVENUE BETWEEN MONUMENTS SHOWN HEREON BEARS N. 0°34'45" E. AS SHOWN ON PLAT OF COOPER'S ADDITION, RECORDED UNDER AUDITOR'S FILE NO. 9409130072, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES

- THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA1103 ELECTRONIC DISTANCE MEASURING THEODOLITE.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
- THIS IS A BOUNDARY SURVEY ONLY. UTILITIES WERE NOT INVESTIGATED.
- THIS SURVEY SHOWS THE EXISTING CONDITIONS IN THE FIELD ON NOVEMBER, 17, 2004, FIELD BOOK 642A PG. 61.
- THIS MAP WAS NOT RECORDED IN 2004 DUE TO ENCROACHMENT OF CONCRETE WALK AS SHOWN HEREON. CLIENT SENT US A COPY OF NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITIES. AUDITOR'S FILE NUMBER 200412150098, DECEMBER 2007.

CALCULATED POSITION OF NW CORNER SEC. 24 FROM PLAT OF COOPER'S ADDITION AF#9409130072

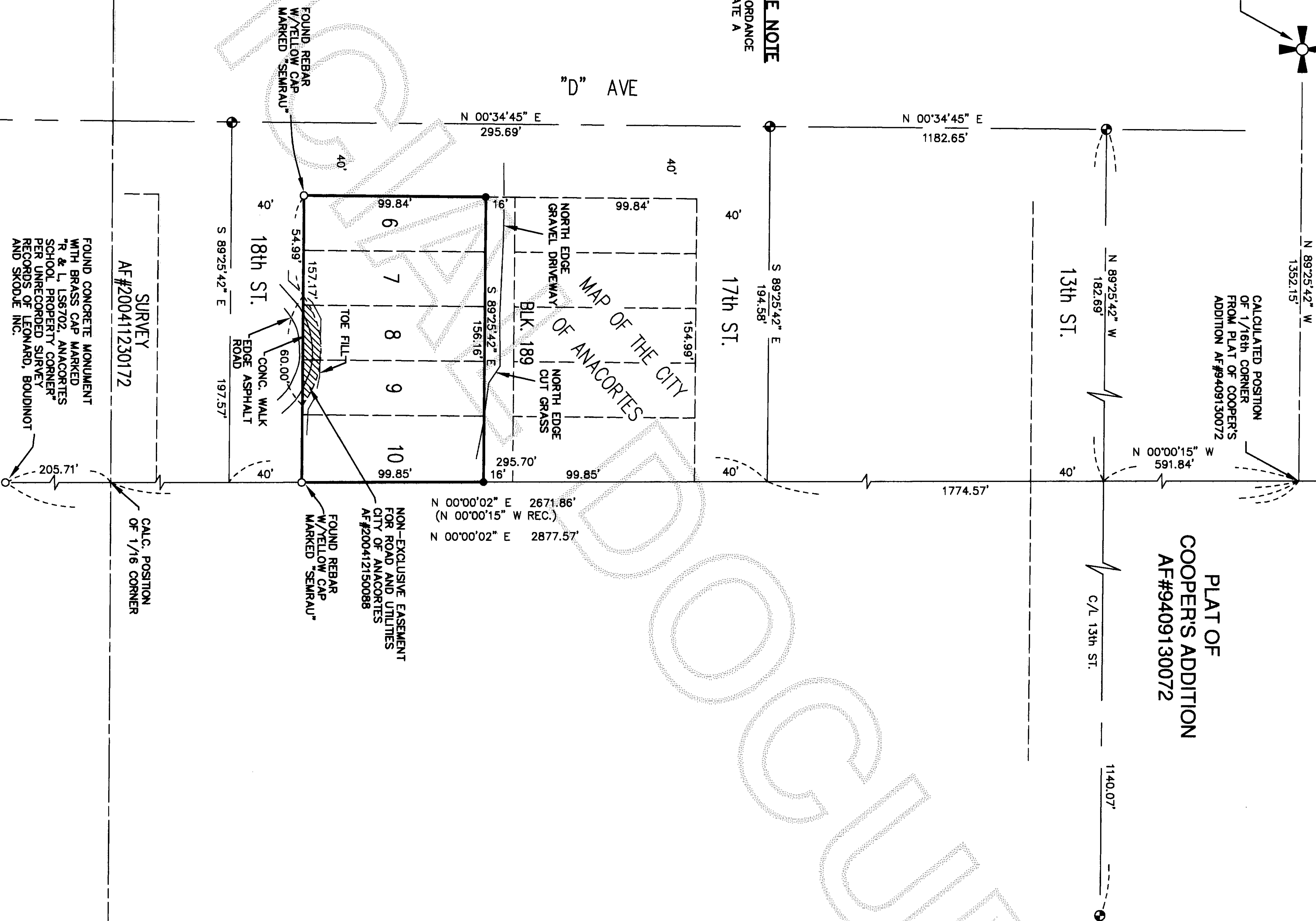
CALCULATED POSITION OF 1/16th CORNER FROM PLAT OF COOPER'S ADDITION AF#9409130072

PLAT OF COOPER'S ADDITION AF#9409130072



OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE

THIS SURVEY HAS DEPICTED EXISTING PHYSICAL APURTENANCES IN ACCORDANCE WITH WAC 01.332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.



FOUND CONCRETE MONUMENT WITH BRASS CAP MARKED "R & L 158702, ANACORTES SCHOOL, PROPERTY CORNER PER UNRECORDED SURVEY RECORDS OF LEONARD, BOUDINOT AND SKODE, INC."

FOUND REBAR W/YELLOW CAP MARKED "SEMPAU"

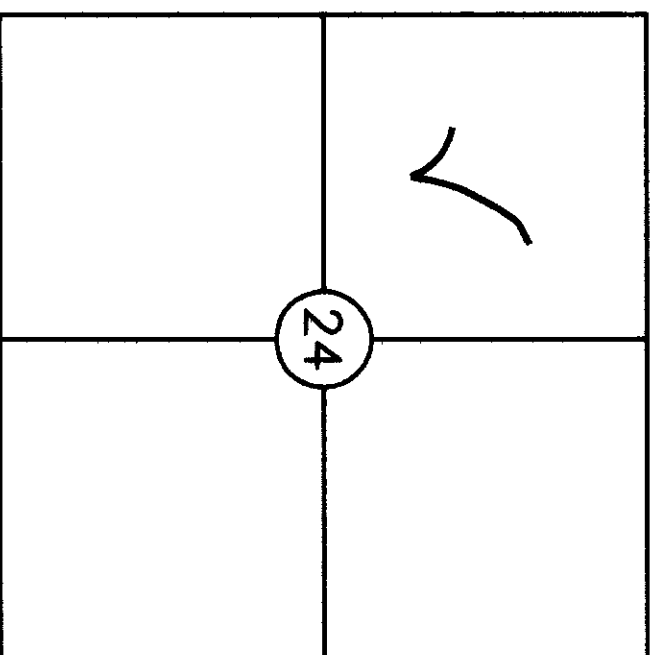
FOUND REBAR W/YELLOW CAP MARKED "SEMPAU"

NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITIES CITY OF ANACORTES AF#200412150098

SURVEY AF#20041230172

CALC. POSITION OF 1/16 CORNER

SEC. 24, T35N, R1E, W.M.

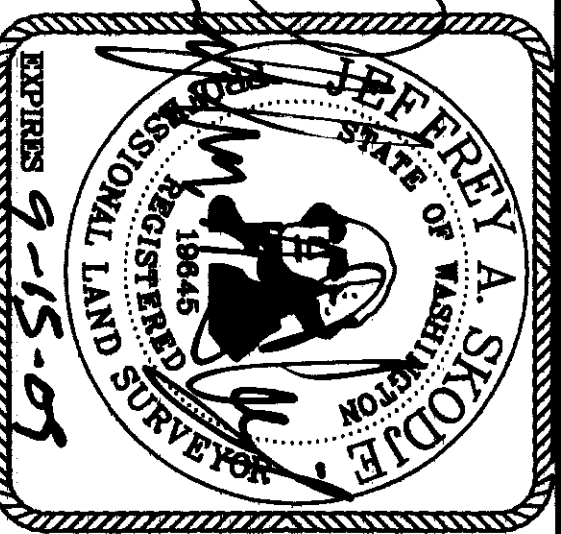


SURVEYOR'S CERTIFICATE

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 RICHARD J. SIGMEN AND B. SUSAN SIGMEN.

JEFFREY A. SKODE, P.L.S.

CERTIFICATE NO. 19645 DATE 12/28/07



RECORD OF SURVEY

FOR

COMMERCIAL FIRE PROTECTION
PORTION OF THE SW 1/4 OF THE NW 1/4 SECTION 24, TWP. 35 N., RGE. 1 E., W.M.
ANACORTES, WASHINGTON

DWN BY: MCJ DATE: 12/07
FIELD BOOK: 642A, PG. 61

LEONARD, BOUDINOT and SKODE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1"=50'
JOB NO: 04144