

OLD TOWN CONDOMINIUM

PORTION OF THE SE 1/4 OF
SECTION 13, TOWNSHIP 35 N., RANGE 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON
SHEET 1 OF 2

DESCRIPTION FOR CONDOMINIUM

LOTS 18, 19 AND 20, BLOCK 133, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES

1. THE LEGAL DESCRIPTION FOR THIS SURVEY IS STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 200612280004, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE ON 7/17/07 AND 10/16/07. FIELD BOOK 264, PAGES 31-35
3. INSTRUMENTATION LEICA TCA 1105 THEODOLITE DISTANCE METER, NIKON AE-5 AUTOMATIC LEVEL.
4. MERIDIAN AND BASIS OF BEARING: ROS AFN 200703290146,
5. BENCH MARK AND DATUM: MAG NAIL AT INTERSECTION OF 7TH STREET AND K AVENUE. ELEVATION ASSUMED TO BE 100 FEET.
6. UTILITY LOCATIONS SHOWN ARE FROM UTILITY COMPANY RECORDS AND INFORMATION SUPPLIED BY THE DECLARANT. THE LOCATIONS OF SOME OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, SURVEYOR OR THEIR REPRESENTATIVE. (SEE UTILITY NOTE)
7. THE PROPERTY HEREIN IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS RECORDED UNDER AUDITOR'S NUMBERS.
8. THE VERTICAL LIMITS OF EACH UNIT EXTEND FROM AN ELEVATION OF 90 FEET ASSUMED DATUM SEE NOTE 5, UP TO AN ELEVATION OF 135 FEET.

UTILITY NOTE

ALL OF THE UNDERGROUND UTILITY COMPANIES HAVE PROVIDED UTILITY INFORMATION IF AVAILABLE. NONE OF THESE COMPANIES GUARANTEE THEIR RECORDS FREE OF ERRORS AND / OR OMISSIONS. THEREFORE WE MUST RESERVE THE SAME LIMITATIONS. IT IS THEREFORE NECESSARY FOR ANY CONTRACTORS OR DESIGNER TO ASCERTAIN THE LOCATION, SIZE AND DEPTH OF INTERESTED UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION OR DESIGN. ANY NOTED DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION TO ALL INTERESTED PARTIES.

EXCEPTIONS

THE PROPERTY HEREIN IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS AND EXCEPTIONS IN SUBDIVISION GUARANTEE, POLICY NO. G-1578-56194, DATED OCTOBER 3, 2007, STEWART TITLE GUARANTY COMPANY.

LOT ADDRESS AND AREA INFORMATION			
UNIT	ADDRESS	AREA	
1502	1502 7TH ST.	4,588	SQ. FT.
1504	1504 7TH ST.	4,399	SQ. FT.

AUDITOR'S CERTIFICATE

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,

SKAGIT COUNTY AUDITOR

12/23/2008 Page 1 of 2 9:09AM
200812230002
Skagit County Auditor

DEDICATION

THE UNDERSIGNED OWNER IN FEE SIMPLE, "DECLARANT", HEREBY DECLARES THIS SURVEY MAP AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FILED TEMPORARILY HERewith, THIS DEDICATION IS NOT FOR ANY OTHER USE THAN TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT FOR A SURVEY AND PLANS TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION.

DECLARANT: SMISH VENTURES, LLC

BY: DANIEL G. FILLER, MANAGER

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

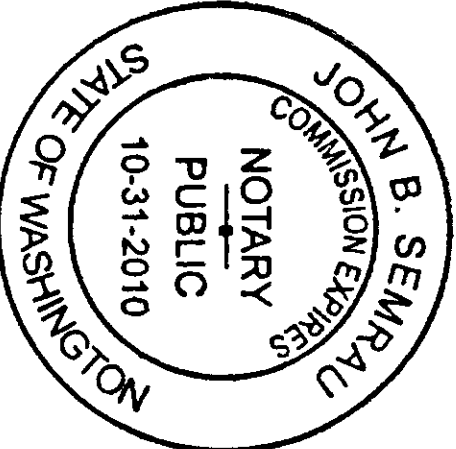
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DANIEL G. FILLER SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF SMISH VENTURES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 10-23-08

SIGNATURE

TITLE

MY APPOINTMENT EXPIRES 10-31-2010

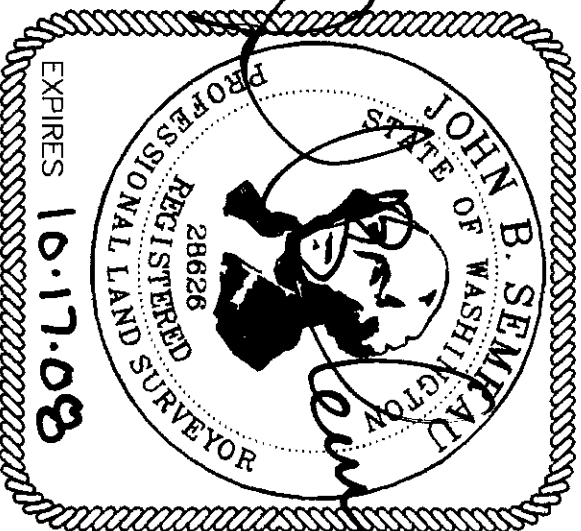


SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT. AT THE REQUEST OF DANIEL G. FILLER SMISH VENTURES, LLC, I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS FOR OLD TOWN CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARINGS AND DISTANCES OF PROPERTY LINES AND HORIZONTAL AND VERTICAL UNIT BOUNDARIES ARE CORRECTLY SHOWN, AND THAT INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN.

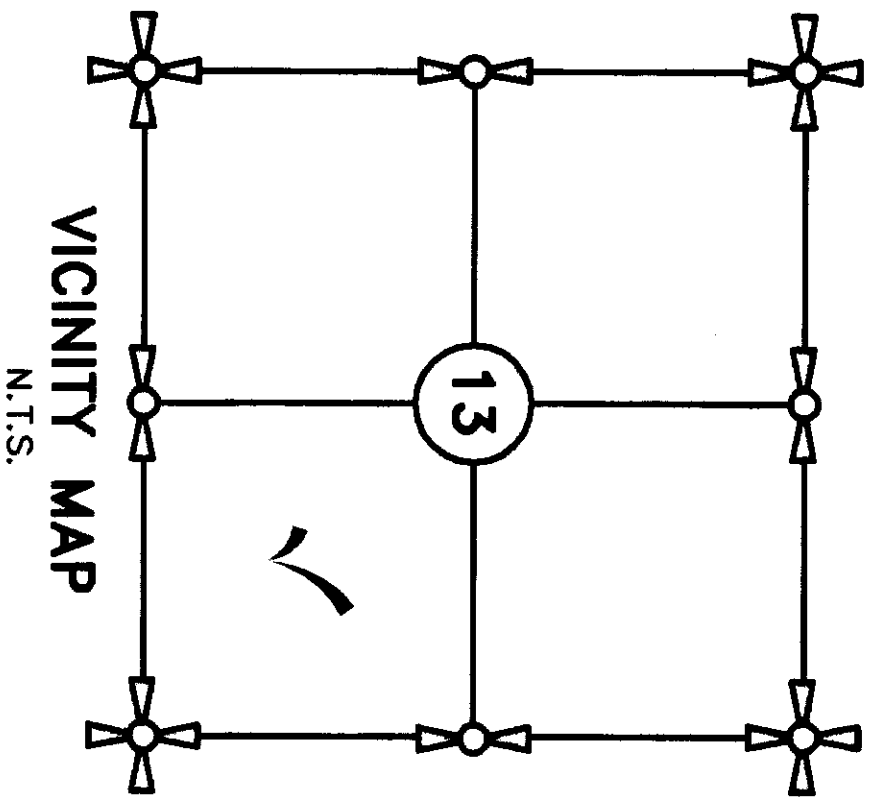
DATE 10-17-07

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
TONE 360-424-9566



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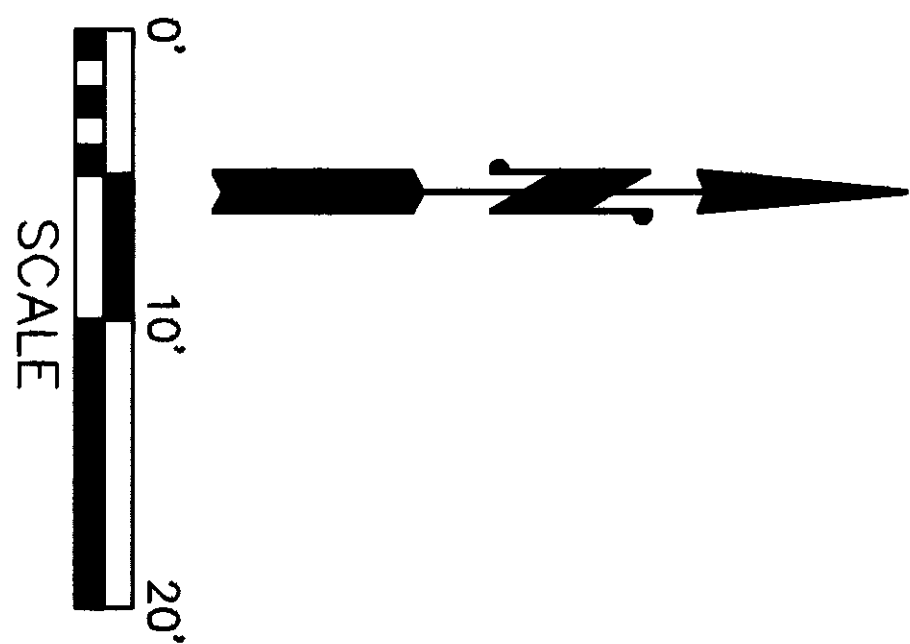
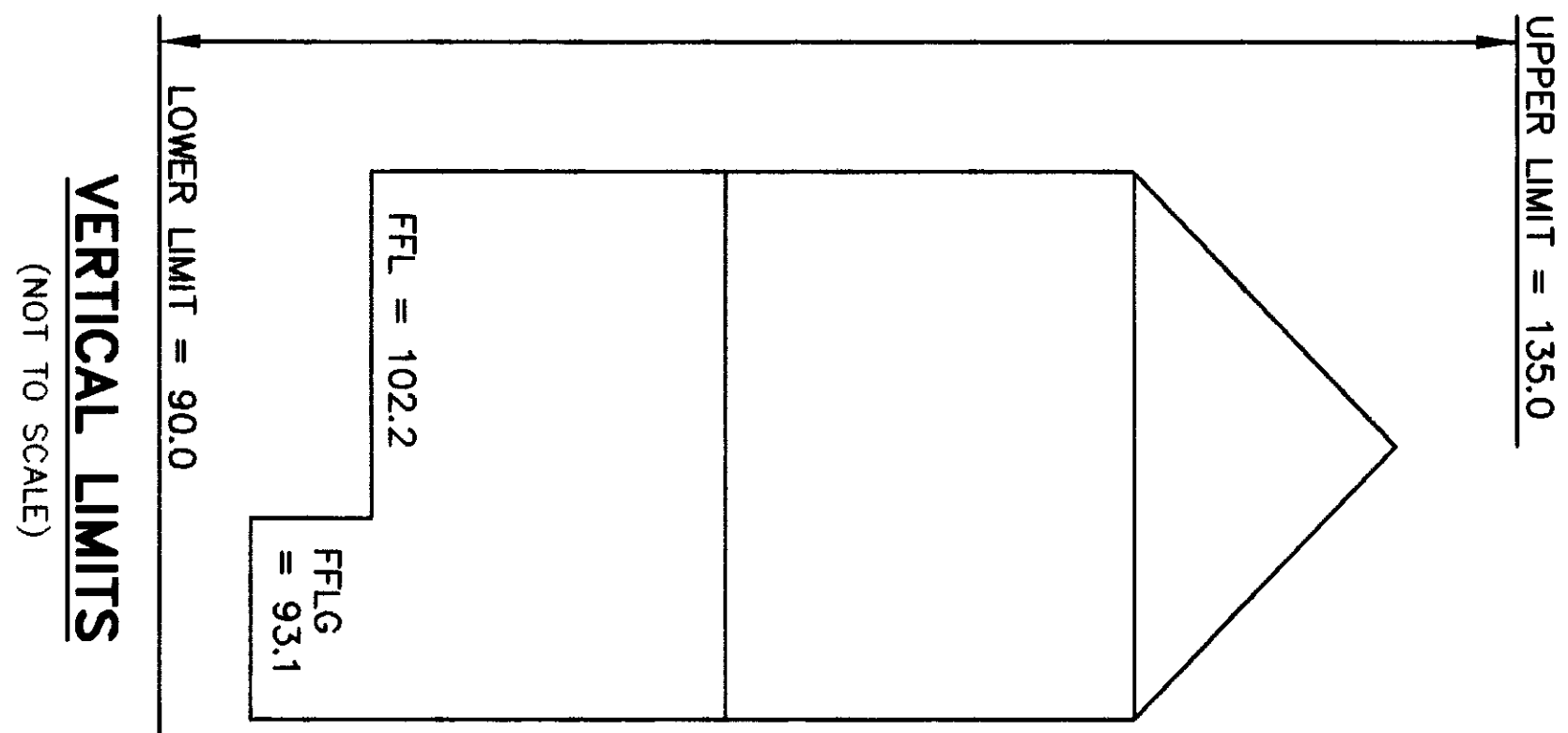
OLD TOWN CONDOMINIUM

PORTION OF THE SE 1/4 OF
SECTION 13, TOWNSHIP 35 N., RANGE 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON
SHEET 2 OF 2

BLOCK 133

200812230002
Sagit County Auditor
12/23/2008 Page 2 of 2 9:09AM

6TH STREET
S 89°58'19" W
NEW CB, OPEN GRATE,
SITE DRAIN CONNECTION



NOTE: PRIVACY WALL IS COMMON
ELEMENT

FH 1
A FIRE HYDRANT IS LOCATED IN THE
SOUTHEAST QUADRANT OF THE
INTERSECTION OF "K" AVENUE AND 6TH
STREET, APPROXIMATELY 1/2 LF FROM
THE NORTHEAST CORNER OF LOT 1502.

FH 2
A FIRE HYDRANT IS LOCATED IN THE
SOUTHEAST QUADRANT OF THE
INTERSECTION OF "J" AVENUE AND 7TH
STREET, APPROXIMATELY 245 LF FROM
THE SOUTHWEST CORNER OF LOT 1504.

KEY:

- WM WATER METER
- UP UTILITY POLE
- CO CLEAN OUT
- W WATER
- EG EDGE OF GRAVEL
- S SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- CB CATCH BASIN
- D STORM DRAIN
- G GAS METER
- UGP UNDER GROUND POWER
- T TELEPHONE
- FLL FINISH FLOOR LEVEL GARAGE
- FLLG FINISH FLOOR LEVEL GARAGE
- DS DOWNSPOUT
- INDICATES EXISTING NAIL FOUND
- FOUND LS C.A.C. 9569
- INDICATES IRON REBAR SET
- WITH TELLOW CAP - SURVEY
- NUMBER SEMRAU 28626.

10-17-07



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AVENUE

7TH STREET

"K" AVENUE

BENCH MARK
SEE NOTE 5.