

AMENDED SURVEY MAP AND PLANS FOR BUCHAN BEACH CONDOMINIUM
CONDOMINIUM SURVEY IN THE NE 1/4 OF SECTION 34, T. 35 N., R. 01 E., W.M.

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

201012280165
Skagit County Auditor
12/28/2010 Page 1 of 4 4:11:56AM

J. Youngquist
SKAGIT COUNTY AUDITOR
Deputy

OVERALL PARCEL DESCRIPTION:
LOTS 48 THROUGH 51 AND THE NORTHERLY 50 FEET OF LOT 52, ANACO BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON;
TOGETHER WITH THAT PORTION OF TRACT 2, SECTION 34, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., PLATE 2, ANACORTES TIDELANDS, LYING BETWEEN THE NORTHERLY LINE OF TRACT 48 AND THE SOUTHERLY LINE OF THE NORTH 50 FEET OF TRACT 52 OF THE PLAT OF ANACO BEACH PRODUCED WESTERLY, SAID TRACT 2 BEING AS SHOWN ON THE OFFICIAL MAP OF SAID TIDELANDS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON.

UNIT DESCRIPTIONS:
UNITS "A" THROUGH "E" CORRESPOND TO LOTS "A" THROUGH "E" OF 5 LOT LONG CARD RECORDED UNDER A.F.NO. 201006080032, RECORDS OF SKAGIT COUNTY, WASHINGTON.

THIS MAP AND PLANS IS MEANT TO AMEND THOSE FOR THE "BUCHAN BEACH CONDOMINIUM" RECORDED UNDER A.F. 9904140088.

201006080032

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 2010.

SKAGIT COUNTY TREASURER DATE

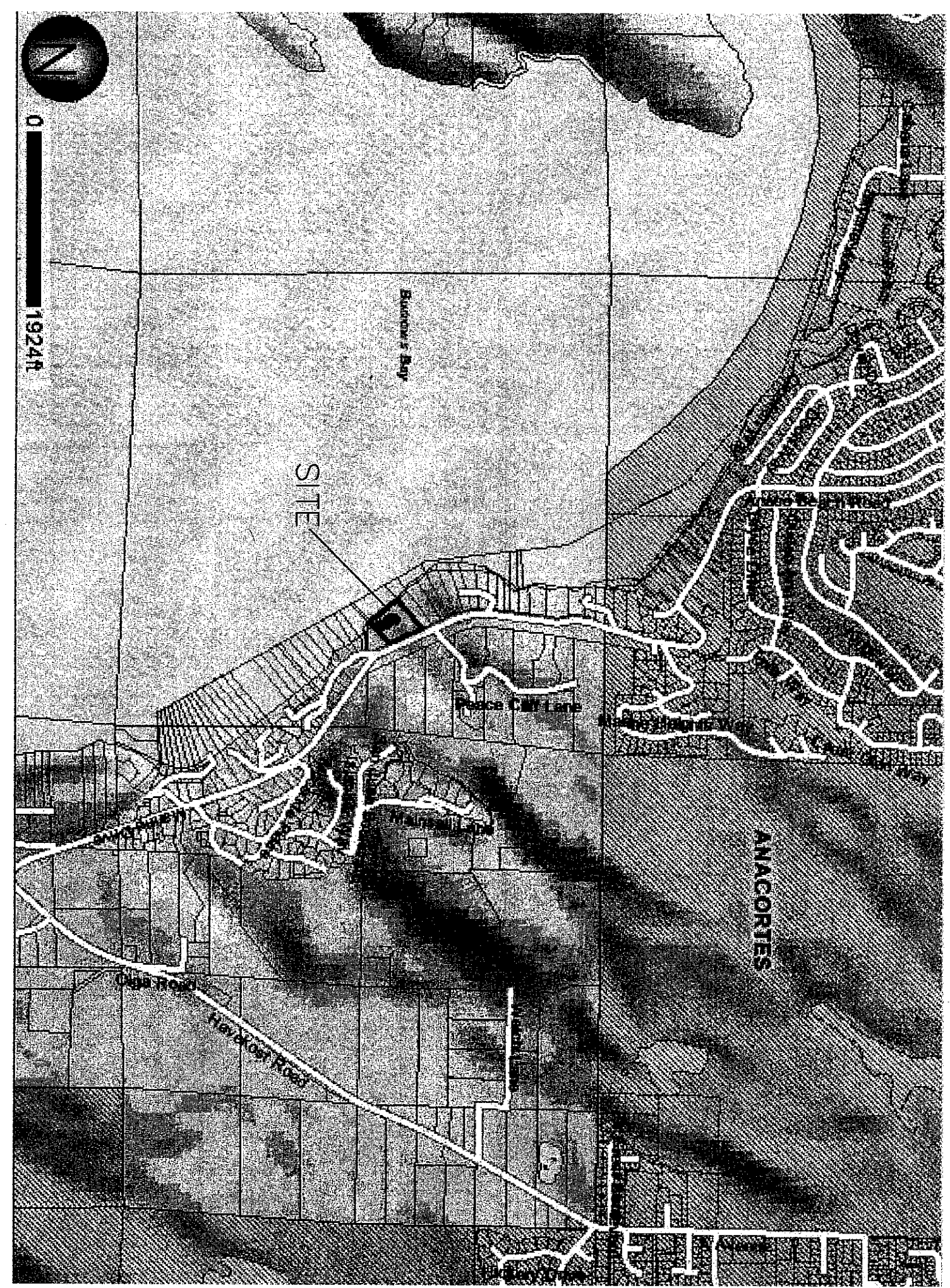
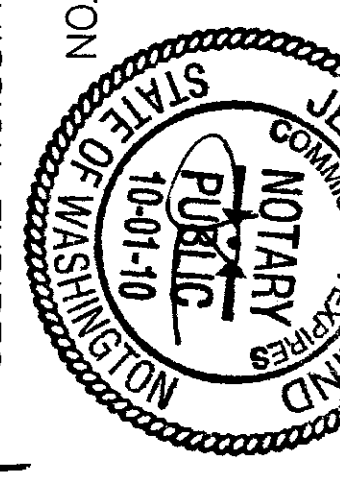
SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF Alan Buchanan September 2010

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BUCHAN BEACH 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 ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN.

STATE OF WASHINGTON
COUNTY OF SKAGIT
PAUL E. MONOHON, BEING FIRST DULY SWORN, STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.
Paul E. Monohon
PAUL E. MONOHON
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 25971

ON THIS DAY PERSONALLY APPEARED BEFORE ME PAUL E. MONOHON, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR MY HANDS, AND OFFICIAL SEAL HERETO AFFIXED THIS
30th DAY OF August 2010.
Paul Buchanan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bu MY COMMISSION EXPIRES 10/01/2010



SURVEYOR'S 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 8/30/10

VICINITY MAP

SECTION 34, TWP. 35 N., RGE. 1 E.
W.M.

DRAWN	PEM
CHECKED	JTS
DATE	BY
DATE	APP
DATE	REVISIONS

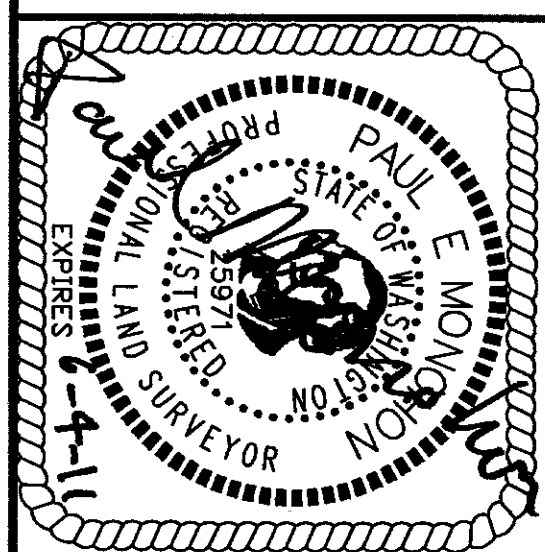
CAD FILE:10-052 PLOT DATE:8-30-10

JOB NO.
10-052
SHEET
SHEET
1 OF 4

BUCHAN BEACH CONDOMINIUM
FOR ALAN BUCHAN
11330 MARINE DRIVE
ANACORTES, WASHINGTON 98221



SCHEMMER JOHNSTON, PLLC
317 COMMERCIAL AVE., SUITE 101
ANACORTES, WA 98221



AMENDED SURVEY MAP AND PLANS FOR BUCHAN BEACH CONDOMINIUM CONDOMINIUM SURVEY IN THE NE 1/4 OF SECTION 34, T. 35 N., R. 01 E., W.M.

DECLARATION

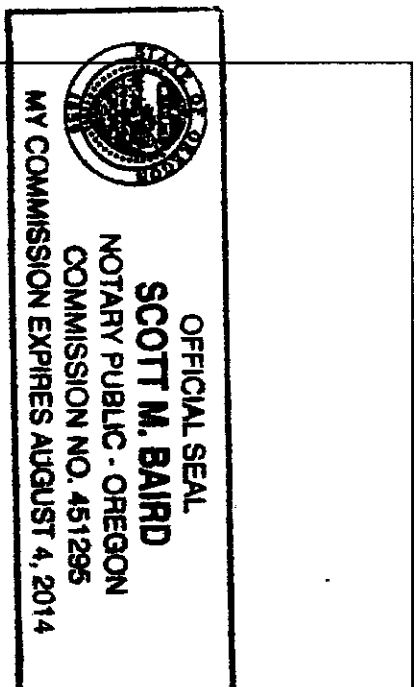
WE THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR A CONDOMINIUM SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34 AND NOT FOR ANY OTHER PURPOSE.

THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR BUCHAN BEACH CONDOMINIUM, RECORDED UNDER SKAGIT COUNTY RECORDING NO. 9904140089 AS AMENDED AND RESTATED BY THE AMENDED AND RESTATED DECLARATION FOR BUCHAN BEACH CONDOMINIUM RECORDED UNDER SKAGIT COUNTY RECORDING NO. 201012280167

Colin Buchanan
COLIN BUCHAN
STATE OF ~~WASHINGTON~~ }
COUNTY OF ~~Multnomah~~ } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT G. COLIN BUCHAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND PURPOSES STATED HEREIN.

DATED Oct. 19, 2010

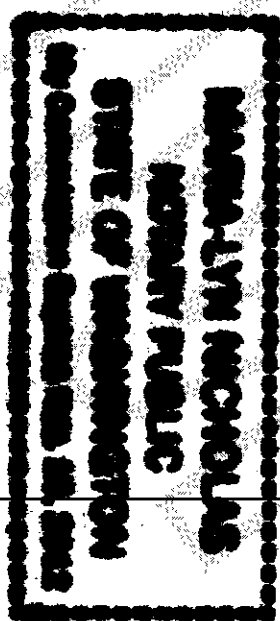


Scott Baird
NAME Scott Michael Baird
NOTARY PUBLIC, STATE OF Washington
MY APPOINTMENT EXPIRES Aug 14, 2014

Alan Buchanan
ALAN BUCHAN, MANAGER, LAIRD COMYN LLC
STATE OF WASHINGTON }
COUNTY OF ~~Skagit~~ } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALAN BUCHAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES STATED HEREIN.

DATED September 26, 2010



Maria-Lyn McQuilley
NAME Maria-Lyn McQuilley
NOTARY PUBLIC, STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 11-15-2012



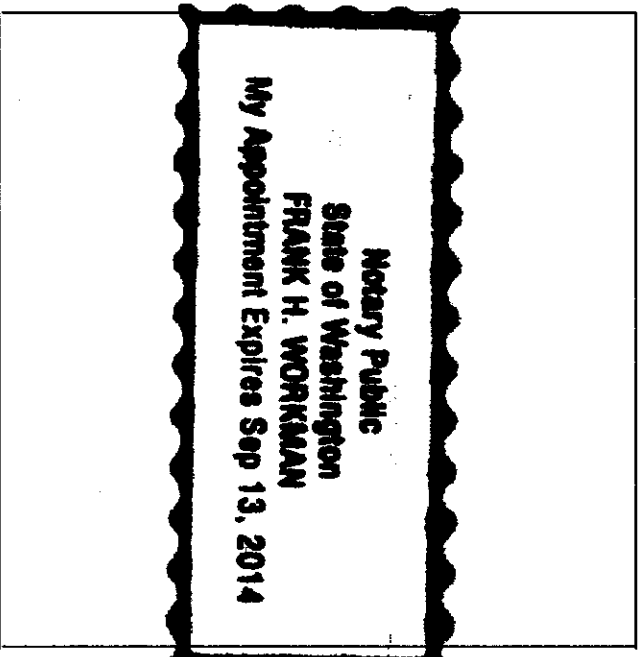
Mora Nancy Barick
MORA NANCY BARRICK
TRUSTEE, IAN D. BUCHAN BYPASS TRUST
STATE OF WASHINGTON }
COUNTY OF ~~King~~ } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MORA N. BARRICK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEE OF THE IAN D. BUCHAN BYPASS TRUST TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES STATED HEREIN.

DATED 9/27/10

Frank H. Workman

NAME FRANK H. WORKMAN
NOTARY PUBLIC, STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 9-13-2014



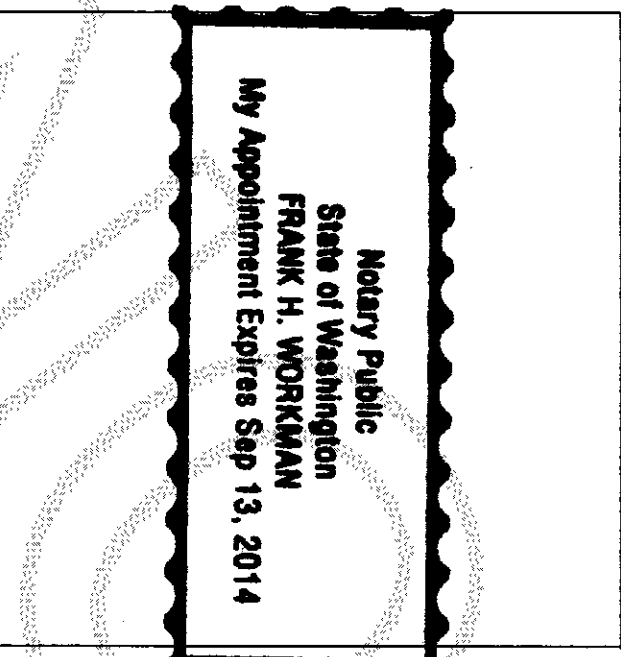
Jeffery M. Buchanan
JEFFERY M. BUCHAN, TRUSTEE, IAN D. BUCHAN BYPASS TRUST
STATE OF WASHINGTON }
COUNTY OF ~~King~~ } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFFERY M. BUCHAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEE OF THE IAN D. BUCHAN BYPASS TRUST TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES STATED HEREIN.

DATED 9-27-10

Frank H. Workman

NAME FRANK H. WORKMAN
NOTARY PUBLIC, STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 9-13-2014



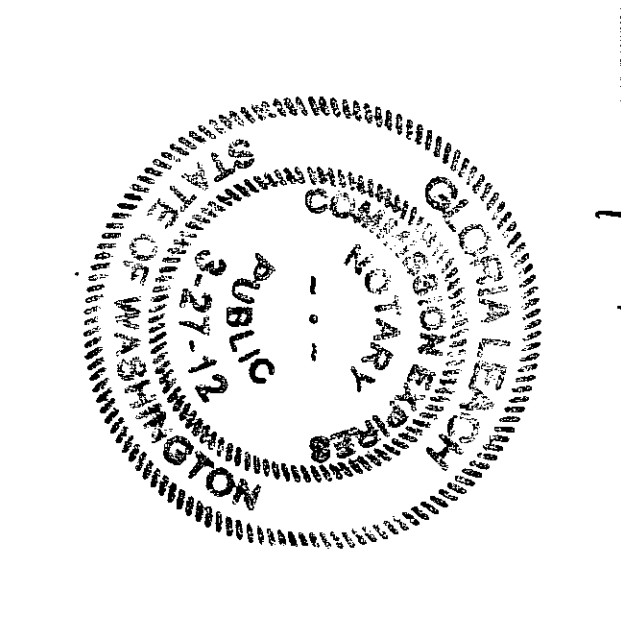
William Bruce Kitts
WILLIAM BRUCE KITTS, MEMBER, KITTS FAMILY LEGACY, LLC
STATE OF WASHINGTON }
COUNTY OF ~~King~~ } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM BRUCE KITTS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MEMBER OF KITTS FAMILY LEGACY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES STATED HEREIN.

DATED 10/26/10

Sharon Beach

NAME Sharon Beach
NOTARY PUBLIC, STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 3/31/12



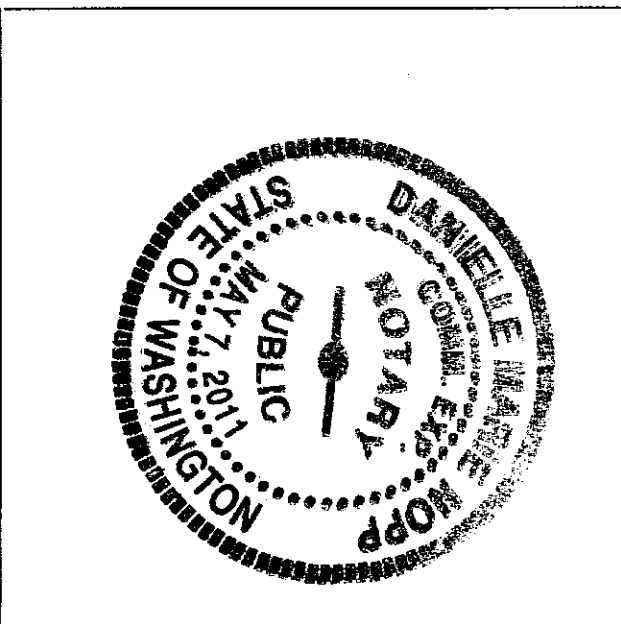
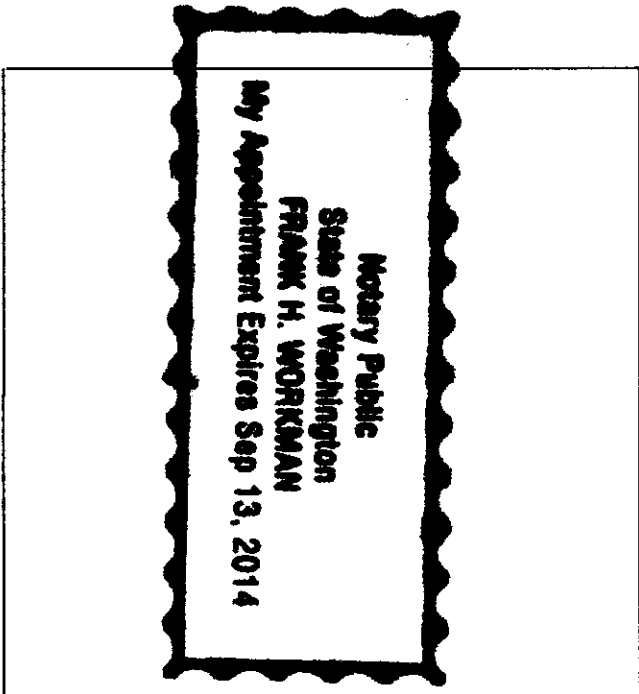
Robin G. Buchanan
ROBIN G. BUCHAN
STATE OF WASHINGTON }
COUNTY OF ~~King~~ } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBIN G. BUCHAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES STATED HEREIN.

DATED Oct. 22, 2010

Frank H. Workman

NAME FRANK H. WORKMAN
NOTARY PUBLIC, STATE OF WASHINGTON
MY APPOINTMENT EXPIRES May 17, 2011



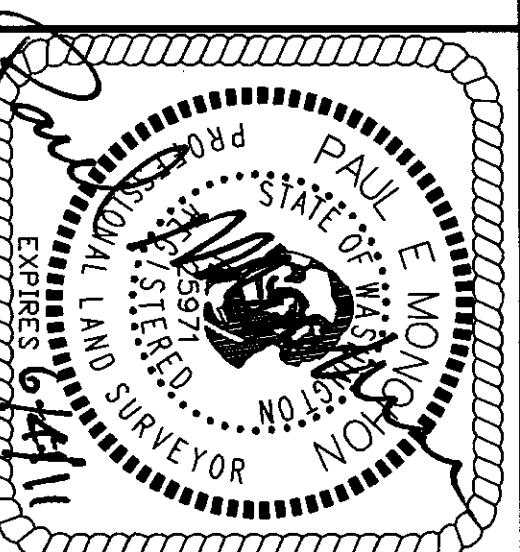
JOB NO.
10-052

SHEET
SHEET
2 OF 4

BUCHAN BEACH CONDOMINIUM
FOR ALAN BUCHAN
11330 MARINE DRIVE
ANACORTES, WASHINGTON 98221



SCHEMMER JOHNSTON, PLLC
317 COMMERCIAL AVE., SUITE 101
ANACORTES, WA 98221



SURVEYOR'S 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 8/30/10

DRAWN		PEN
CHECKED	JTS	
DATE	BY	REVISIONS

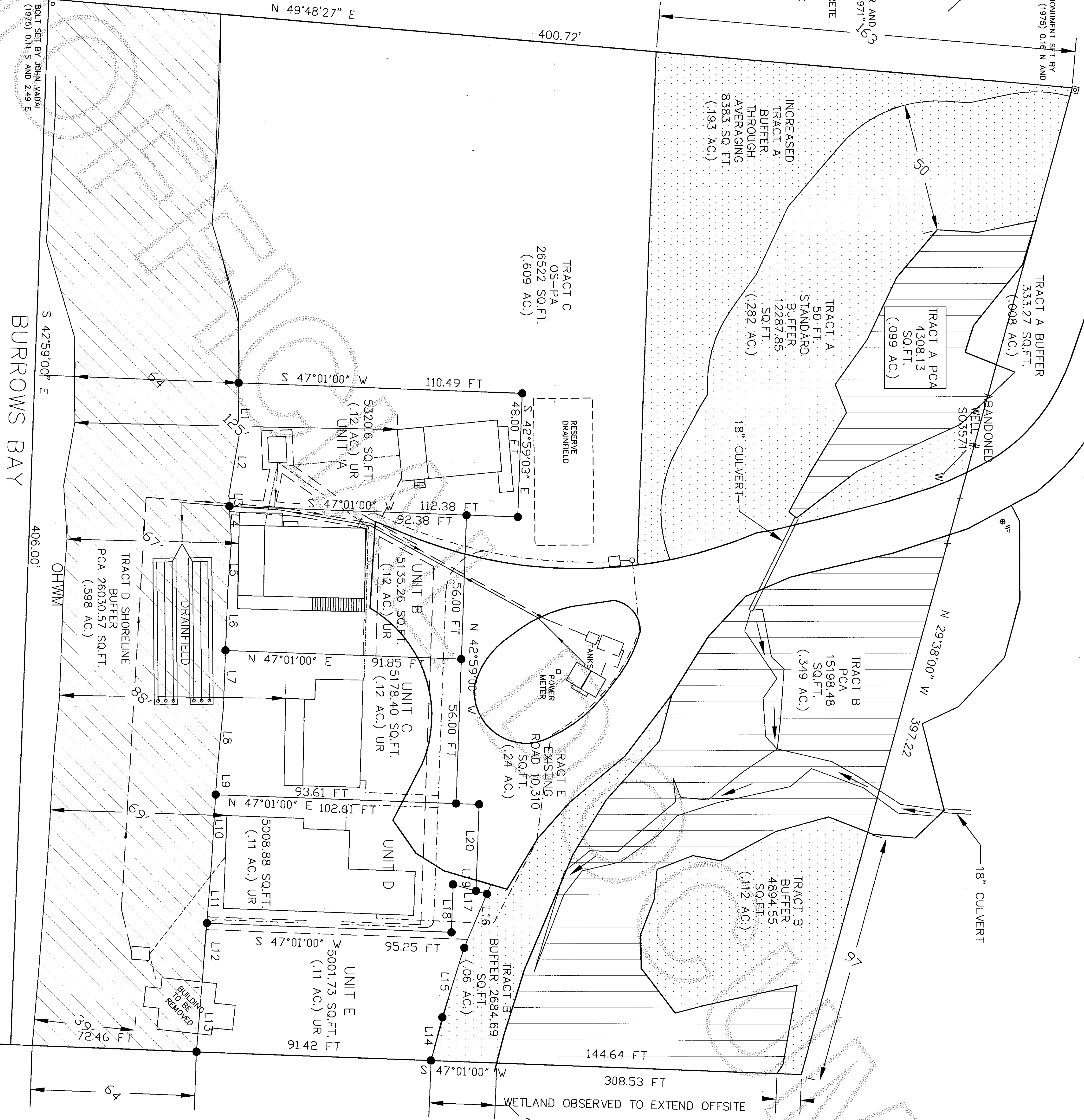
CAD FILE: 10-052 PLOT DATE: 8-30-10

CONCRETE MONUMENT SET BY JOHN VADAI (1975) 0.16' N AND 1.34' E

SCALE 1"=30'



- FOUND REBAR AND CAP PEM 25971"
- ◻ FOUND CONCRETE MONUMENT
- BOLT IN ROCK



201012280166
Skagit County Auditor
12/28/2010 Page 3 of 4 4:11:55AM

SURVEY NOTES:
EXTERIOR BOUNDARY SHOWN HERE-ON IS BASED ON RECORD OF SURVEY FILED APRIL 4, 1999 UNDER AUDITOR'S FILE NO.9904140088. BASIS OF BEARINGS WAS THE NORTHWESTERLY LINE OF SAID SURVEY AT NORTH 49°48'27"EAST.

THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCRA1103 ELECTRONIC TOTAL STATION.

LINE TABLE		
#	BEARING	DISTANCE
L1	N 45°12'58" W	2106'
L2	N 35°09'33" W	2288'
L3	N 48°24'34" W	4.31'
L4	N 48°24'34" W	13.57'
L5	N 40°51'39" W	2015'
L6	N 43°0'24" W	22.56'
L7	N 43°0'24" W	21.95'
L8	N 39°19'54" W	23.68'
L9	N 41°34'08" W	10.42'
L10	N 41°34'08" W	27.36'
L11	N 40°32'06" W	22.67'
L12	N 40°32'06" W	21.84'
L13	N 40°14'27" W	28.21'
L14	S 30°27'56" E	17.32'
L15	S 27°30'27" E	28.29'
L16	S 22°05'25" E	22.66'
L17	S 60°38'06" E	13.65'
L18	S 42°59'01" E	18.55'
L19	S 60°38'06" W	9.26'
L20	S 42°59'01" E	33.63'

BURROWS BAY

BOLT SET BY JOHN VADAI (1975) 0.11' S AND 2.49' E

JOB NO. 10-052

SHEET 3 OF 4

BUCHAN BEACH CONDOMINIUM
FOR ALAN BUCHAN
11330 MARINE DRIVE
ANACORTES, WASHINGTON 98221



SCHEMMER JOHNSTON, PLLC
317 COMMERCIAL AVE., SUITE 101
ANACORTES, WA 98221



SURVEYOR'S CERTIFICATE

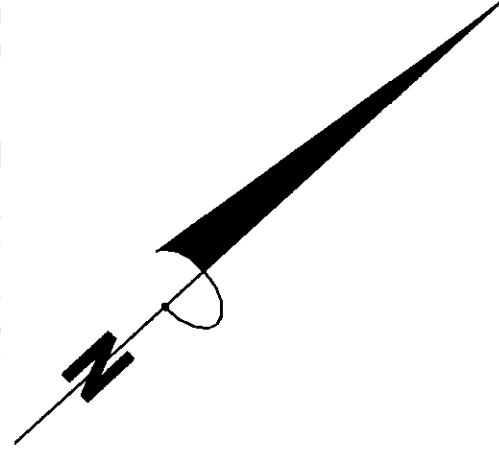
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.

PAUL E. MONOHON CERT#25971
DATE 8/30/10

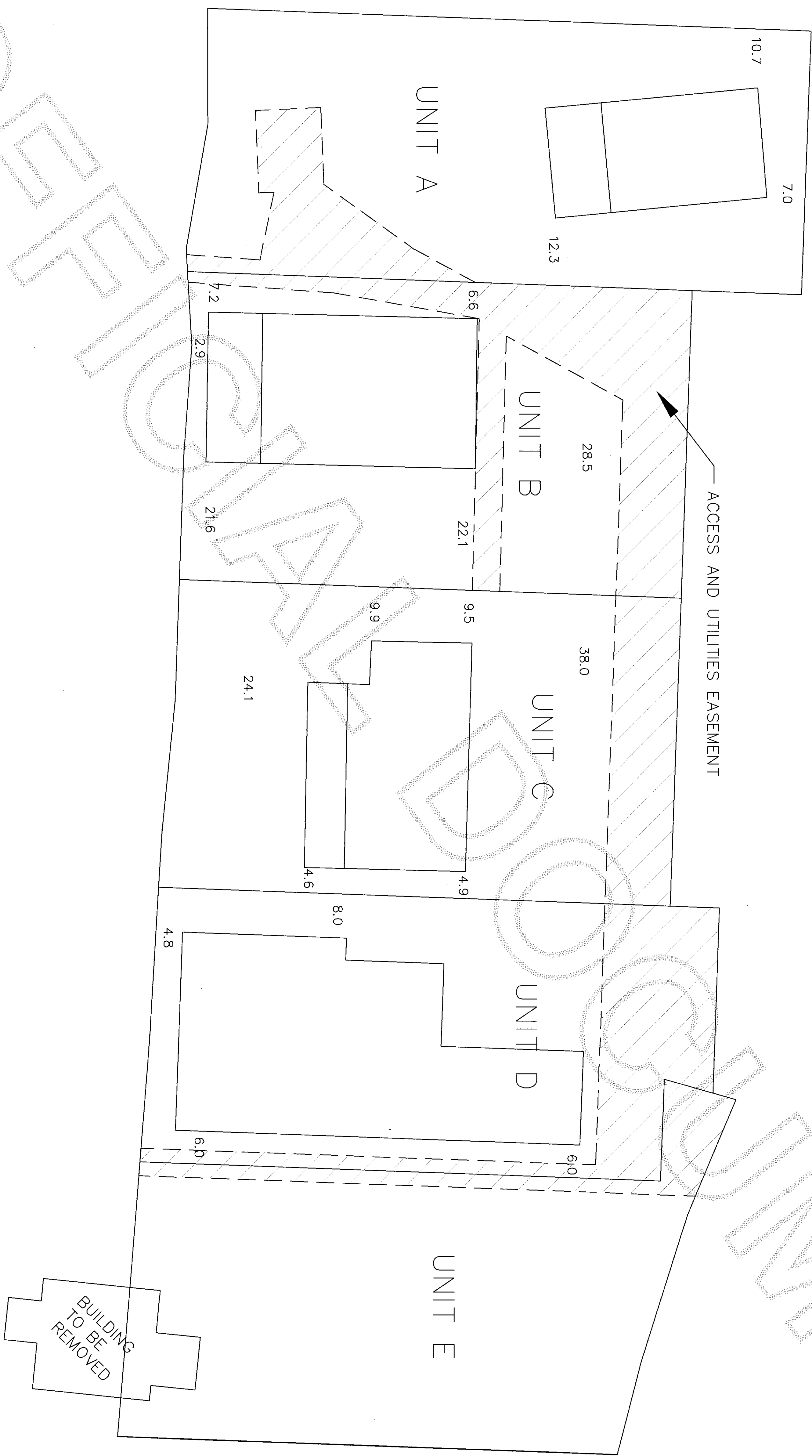
DRAWN	PEM
CHECKED	JTS
DATE	BY
DATE	APP
DATE	REVISIONS

CAD FILE:10-025 PLOT DATE:8-30-10

201012280166
Skagit County Auditor
4 of 4 4:11:55AM
12/28/2010 Page



SCALE 1"=16'
0 8 16



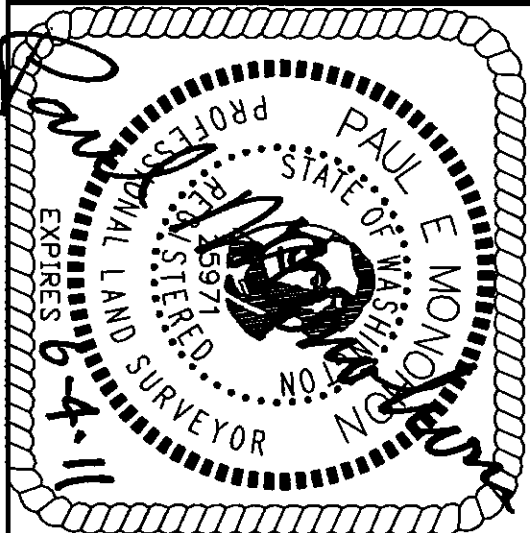
JOB NO.
10-052

SHEET
SHEET
4 OF 4

BUCHAN BEACH CONDOMINIUM
FOR ALAN BUCHAN
11330 MARINE DRIVE
ANACORTES, WASHINGTON 98221



SCHEMMER JOHNSTON, PLLC
317 COMMERCIAL AVE., SUITE 101
ANACORTES, WA 98221



SURVEYOR'S 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 8/30/11

DRAWN	PEM
CHECKED	JTS
DATE	BY
DATE	APP
DATE	REVISIONS
CAD FILE: 10-052	
PLOT DATE: 8-30-10	