

SURVEY DESCRIPTION

LAND TITLE SUBDIVISION GUARANTEE ORDER NO. 136314-SA

PARCEL "B"

THAT CERTAIN PARCEL OF LAND IN SECTION 13, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1st N.M., SKAGIT COUNTY, WASHINGTON, SHOWN AND DESIGNATED UPON THE ORIGINAL PLAT OF CITY OF ANACORTES, WASHINGTON FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, AS "RESERVED A RIGHT OF WAY FOR THE S & N RT, ACCORDING TO THE CERTAIN PAPER WRITING IN ESCROW WITH JOHN P. HOTT, DATED MAY 28, 1894", BOUNDED AS FOLLOWS:

ON THE SOUTH BY THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED FROM GREAT NORTHERN RAILWAY COMPANY TO E. DEMOPOLLOS DATED OCTOBER 30, 1940, ON THE EAST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 14, BLOCK 134, ACCORDING TO THE ORIGINAL PLAT OF THE CITY OF ANACORTES, ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 134, ON THE NORTHWEST BY THE HIGH TIDE MEANDER LINE OF GUENES CHANNEL, AND ON THE NORTH BY THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN DISCLAIMER OF EASEMENT DATED JULY 15, 1968 FROM GREAT NORTHERN RAILWAY COMPANY TO ANACORTES SASH & DOOR CO. BEING A LINE DRAWN PARALLEL WITH AND 8.5 FEET NORMALLY DISTANT SOUTHERLY FROM THE HEREINAFTER DESCRIBED SPUR TRACK CENTERLINE.

SPUR TRACK CENTERLINE DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 5TH STREET IN THE CITY OF ANACORTES WITH THE RAILWAY'S RELOCATION MAIN TRACT CENTERLINE;
THENCE SOUTH 54°06'20" WEST, 75 FEET, MORE OR LESS, TO A POINT OF CURVE;
THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 573.64 FEET A DISTANCE OF 30.1 FEET, MORE OR LESS, TO THE HEADBLOCK OF SAID SPUR TRACT AND THE TRUE POINT OF BEGINNING;
THENCE SOUTHWESTERLY ALONG A NO. 4 TURNOUT TO THE RIGHT 78.5 FEET;
THENCE ALONG A 17°30' CURVE TO THE RIGHT THROUGH AN ANGLE OF 14°10' A DISTANCE OF 81.0 FEET;
THENCE WESTERLY AND TANGENT 164.5 FEET TO THE END OF SAID SPUR TRACK;
THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED TANGENT 8.5 FEET TO THE END OF THIS DESCRIPTION.

PARCEL "C"

THAT PORTION OF BLOCK 134, "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, LYING SOUTH OF THE SOUTH LINE OF THE ALLEY AS SHOWN IN SAID BLOCK 134, INCLUDING THAT PORTION OF THE RESERVE FOR RIGHT OF WAY FOR THE SEATTLE AND NORTHERN RAILWAY INCLUDED WITHIN THE BOUNDARIES OF SAID PORTION OF BLOCK 134.

TOGETHER WITH ALL OF THE ALLEY IN SAID BLOCK 134 AND THE EAST 1/2 OF "J" STREET ADJACENT TO SAID PORTION OF BLOCK 134 AND ADJACENT TO THE ALLEY IN SAID BLOCK 134, ALL AS VACATED BY CITY OF ANACORTES ORDINANCE NO. 2044, RECORDED OCTOBER 13, 1987, UNDER AUDITOR'S FILE NO. 8710130044, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "D"


A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN PATHWAY PURPOSES, AS CONVERTED TO SKAGIT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, BY INSTRUMENT DATED AUGUST 5, 2008, AND RECORDED AUGUST 22, 2008, UNDER AUDITOR'S FILE NO. 200808220055.

ALL OF THE ABOVE PARCELS BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE PARCELS SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 SKAGIT COUNTY PUBLIC WORKS, BEGINNING IN MAY 2010 AND COMPLETED IN FEBRUARY 2011.


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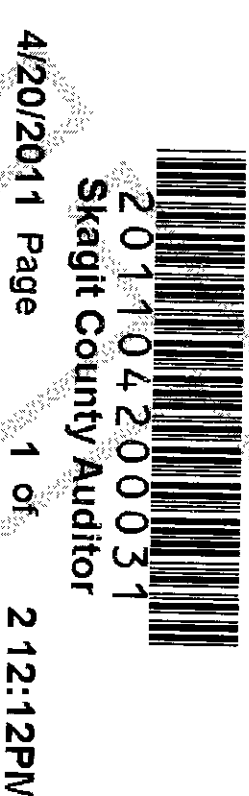
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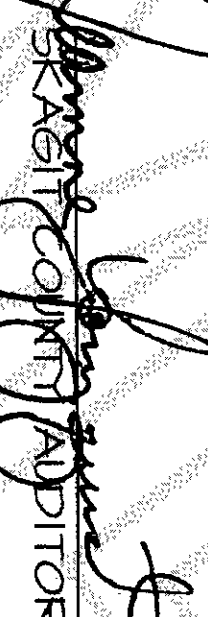
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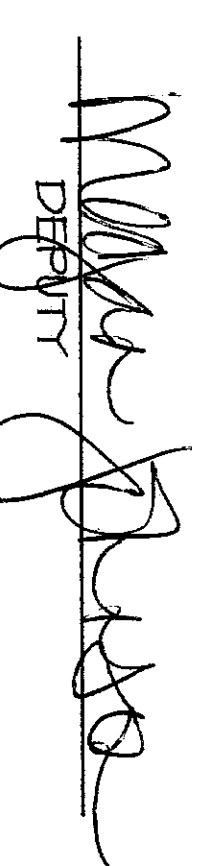
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
O INDICATES EXISTING IRON PIPE OR REBAR FOUND
- DESCRIPTION EASEMENT AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE, ORDER NUMBER 136314-SA DATED APRIL 28, 2010.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE "MAP OF THE CITY OF ANACORTES" RECORDED IN VOLUME 2 OF PLATS, PAGE 4, AND RECORD OF SURVEY MAPS FILED UNDER AUDITOR'S FILE NUMBERS 20080505194, 200808150228, 200110030106, 9006180062, 20031110257, 825123, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR AND AN UNRECORDED SURVEY BY LEGRO & JUDY FOR P.R. CORPORATION MARINA FACILITY/RM. BECK AND ASSOCIATES DATED MAY 30, 1974.
- INSTRUMENTATION: LEICA TCR05A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: WASHINGTON COORDINATE SYSTEM NORTH ZONE NAD 83/41. PER RECORD OF SURVEY RECORDED UNDER A.F. NO. 200110030106, THE CONVERGENCE ANGLE IS 1°19'33" AND THE COMBINED SCALE FACTOR IS 0.99964343 AT THE 5M CORNER OF SECTION 14, T.35 N.R. 2 E.1M1.
- BASIS OF BEARING: MONUMENTED CENTER LINE OF I AVENUE BETWEEN 6TH STREET AND 8TH STREET
BEARING = NORTH 1°53'35" EAST
- CONTROL MONUMENTS PER DNR RECORD OF SURVEY A.F. NO. 20011030106
NO. 212 N = 558613.641 E = 1206584.315
NO. 213 N = 558022.443 E = 1206564.776
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF SKAGIT COUNTY PUBLIC WORKS, FOR THE DELINEATION AND STAKING OF A PORTION OF THE DESCRIBED PROPERTY, TOGETHER WITH THE PREPARATION OF THE EASEMENT LOCATIONS OVER, UNDER AND ACROSS THE ENCROACHMENT AREAS AS SHOWN HEREON AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 201103150043 AND 201103150044.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, TIDE OR SHORELANDS, ZONING OR OTHER LAND-USE REGULATIONS.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCES, SHED, GUARD RAIL) AS PER IAC CHAPTER 352-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY. SKAGIT COUNTY AND ANCHOR COVE MARINA HAVE EXCHANGED EASEMENTS AS REFERENCED HEREON TO ACCOMMODATE THE ABOVE REFERENCED OCCUPATIONAL INDICATORS, WHERE THE SAME HAVE CROSSED PROPERTY LINES.

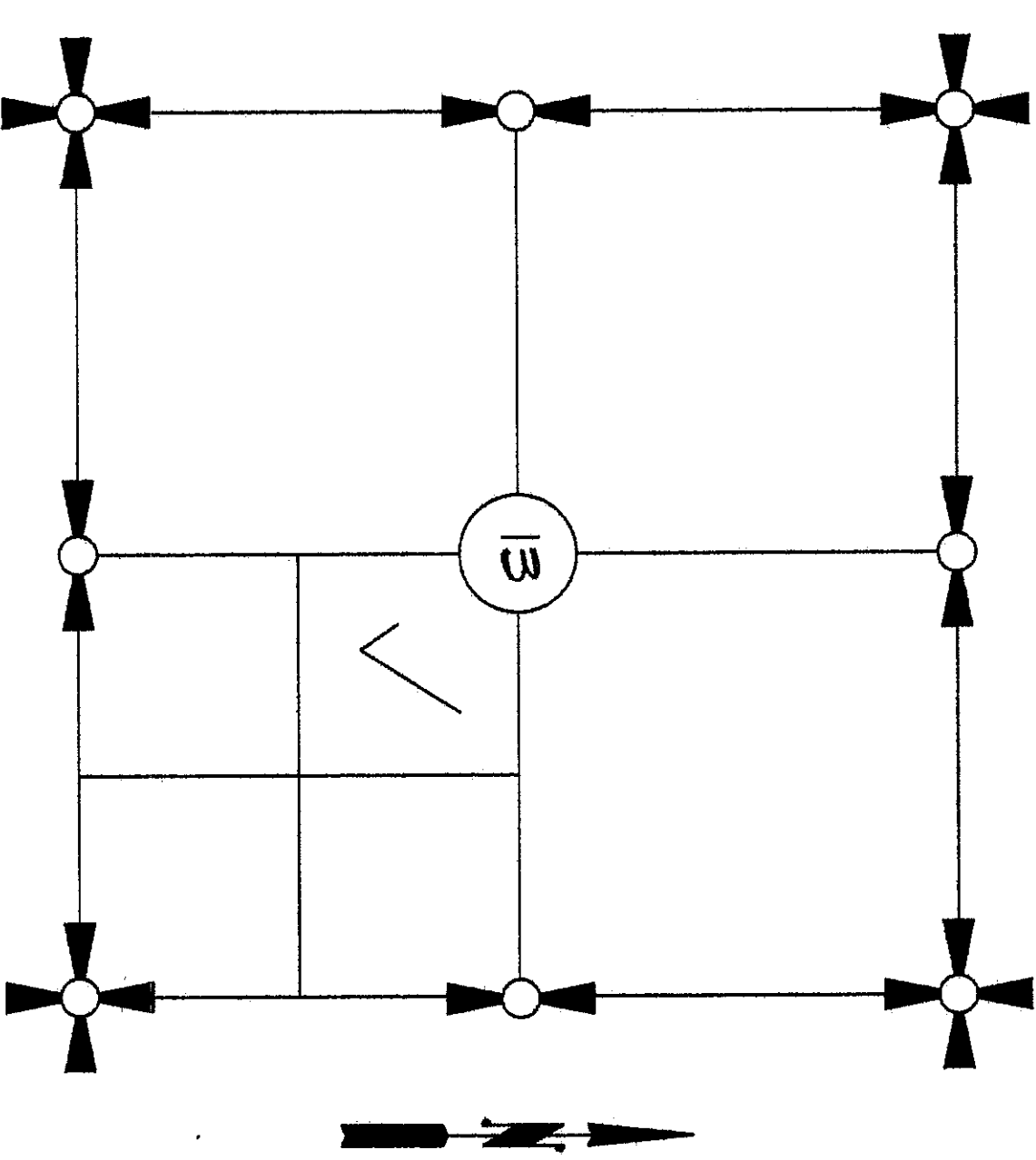
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSGER & ASSOCIATES, PLLC.




JAMES L. LISSGER
AUDITOR


MARY J. LISSGER
DEPUTY

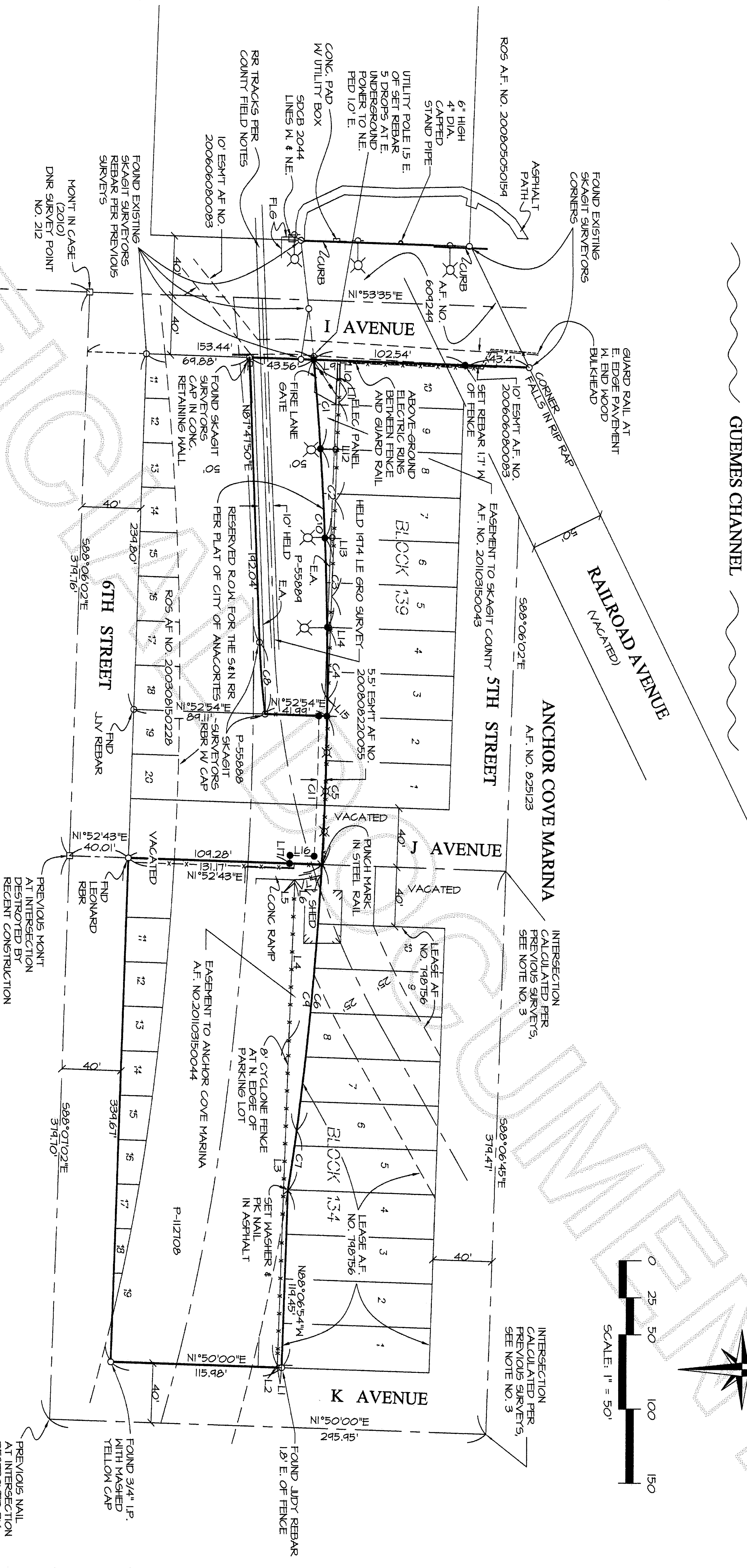
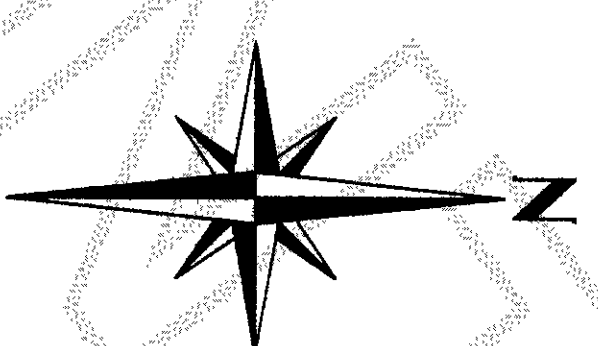


PORTION OF GOVERNMENT LOT 3,
SECTION 13, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1st N.M.
VICINITY MAP
N.T.S.

SHEET 1 OF 2

DATE: 4/19/11

SURVEY IN A PORTION OF GOVERNMENT LOT 3 SECTION 13, T. 35 N., R. 1 E., 1 st N.M., CITY OF ANACORTES, WASHINGTON FOR: SKAGIT COUNTY PUBLIC WORKS			
FB 315	PG 58	LISSGER & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: STATE PL.	SURVEYING & LAND-USE CONSULTATION	360-419-7442	DWG: 10-024ROS
MOUNT VERNON WA 98273			



LEGEND

- STREET LIGHT
- STORM DRAIN CATCH BASIN (SDCB)
- UTILITY POLE
- UNDERGROUND POWER
- EDGE OF ASPHALT
- LUMINAIRE
- PARKING SIGN

LINE TABLE

N/M	BEARING	DISTANCE
L1	S1°50'00"W	2.94'
L2	N88°06'08"W	1.70'
L3	N88°06'08"W	217.97'
L4	N88°01'44"W	106.84'
L5	S64°32'35"W	2.27'
L6	N2°24'28"W	6.43'
L7	N12°52'56"W	12.02'
L8	N1°33'35"E	18.12'
L9	S60°41'30"E	14.36'
L10	S67°18'51"E	13.94'
L12	S68°08'22"E	66.19'
L13	S68°01'17"E	64.55'
L14	S68°02'13"E	64.04'
L15	S0°20'46"W	0.44'
L16	S1°52'43"W	16.38'
L17	S66°58'40"E	5.50'

CURVE TABLE

N/M	DELTA	ARC	RADIUS
C1	1°28'33"	60.32'	2342.00'
C2	1°28'19"	60.17'	2342.00'
C3	1°28'04"	60.08'	2342.00'
C4	1°28'03"	59.98'	2342.00'
C5	2°26'43"	94.95'	2342.00'
C6	4°24'03"	179.84'	2342.00'
C7	1°34'44"	40.86'	1482.66'
C8	4°46'01"	40.56'	503.68'
C9	4°19'23"	172.62'	2342.00'
C10	5°35'56"	228.88'	2342.00'
C11	2°18'58"	44.45'	2336.50'

