

AUDITOR'S CERTIFICATE

201112050093  
Skagit County Auditor

12/5/2011 Page 1 of 1 11:27AM

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

SKAGIT COUNTY AUDITOR

DEPUTY

NOTES

- INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
- INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- INDICATES CONCRETE MONUMENT IN CASE.
- THE DESCRIPTION FOR THIS SURVEY IS FROM ALTA COMMITMENT NUMBER 620013235, AMENDMENT 1, BY CHICAGO TITLE INSURANCE COMPANY, DATED SEPTEMBER 21, 2011, SAID TITLE REPORT INDICATES THAT THIS PROPERTY IS SUBJECT TO EASEMENTS RESERVED BY THE CITY OF ANACORTES OVER THE PORTION OF THE VACATED ALLEY AND OVER A 20 FOOT STRIP THROUGH LOTS 13 AND 14 AS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8511140044. SAID TITLE REPORT ALSO INDICATES THAT THE PROPERTY IS SUBJECT TO EASEMENTS AND AGREEMENTS WITH TCI CABLEVISION AND COMCAST OF WASHINGTON IV WHICH HAVE NOT BEEN SHOWN ON THIS MAP.
- BASIS OF BEARING: EXISTING MONUMENTS AT THE INTERSECTION OF 4TH STREET AND "O" AVENUE AND 4TH STREET AND "O" AVENUE, BEARING = NORTH 89°24'25" WEST.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY JOHN LEE, MAJESTIC INN, LLC.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. 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.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.
- SEWER MANHOLE RINGS LOCATED AT THE INTERSECTIONS OF COMMERCIAL AVE AND 4TH AND 5TH STREETS HAVE PUNCH MARKS FOR CROSS TIES TO THE FORMER MONUMENT LOCATIONS. SURVEY CONTROL HAS NOT BEEN MAINTAINED OVER THE YEARS AS THESE RINGS HAVE BEEN ADJUSTED FOR STREET OVERLAY AND IMPROVEMENT PROJECTS. THESE MANHOLE RINGS HAVE NOT BEEN USED FOR CONTROL OF THIS SURVEY.

DESCRIPTION

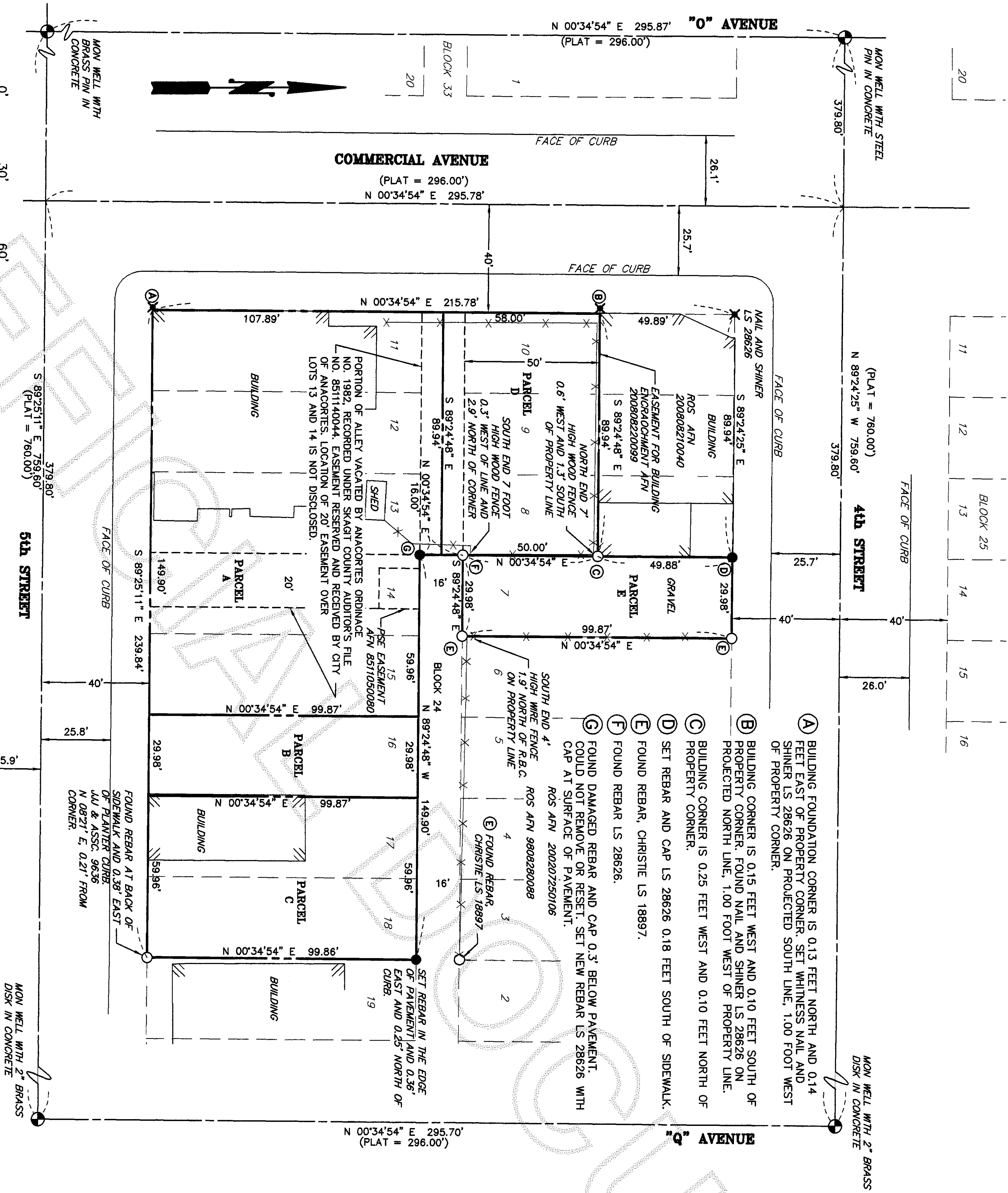
- PARCEL A: LOTS 11 THROUGH 15, BLOCK 24, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THE SOUTH HALF OF VACATED ALLEY ADJACENT TO LOTS 11, 12, AND 13, SITUATED IN SKAGIT COUNTY, WASHINGTON.
- PARCEL B: LOT 16, BLOCK 24, 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, SITUATED IN SKAGIT COUNTY, WASHINGTON.
- PARCEL C: LOTS 17 AND 18, BLOCK 24, 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, SITUATED IN SKAGIT COUNTY, WASHINGTON.
- PARCEL D: THE SOUTH 50 FEET OF LOTS 8, 9 AND 10, BLOCK 24, 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, TOGETHER WITH THE NORTH HALF OF VACATED ALLEY ADJACENT TO SAID LOTS, SITUATED IN SKAGIT COUNTY, WASHINGTON.
- PARCEL E: LOT 7, BLOCK 24, 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, SITUATED IN SKAGIT COUNTY, WASHINGTON.

SHEET 1 OF 1

SURVEY IN BLOCK 24, MAP OF CITY OF ANACORTES

SECTION 18, T. 35 N., R. 2 E., W.M.  
ANACORTES, WASHINGTON  
FOR: MAJESTIC INN, LLC

FB-260 Pg. 38-61	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 30'
MERIDIAN: ASSUMED	SURVEYING • ENGINEERING • PLANNING	JOB NO. 5046
	MOUNT VERNON, WA 98273 360-424-9566	

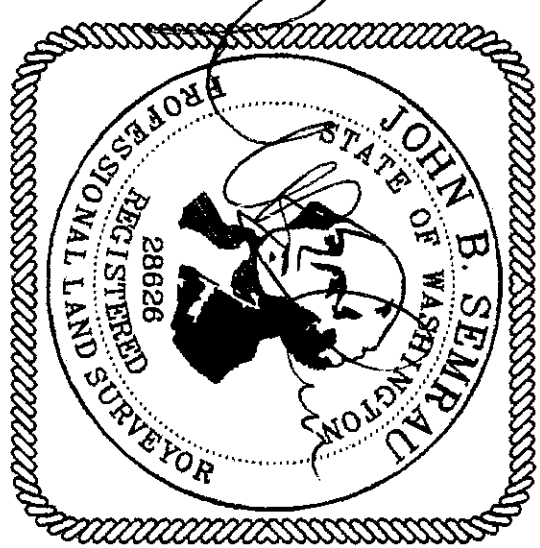


SURVEYOR'S CERTIFICATE

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 JOHN LEE.

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  
PHONE 360-424-9566

DATE: 12-2-11



VICINITY MAP

