

RECORD OF SURVEY

201202130147  
Skagit County Auditor

2/13/2012 Page 1 of 1 1:12:16PM

BASIS OF BEARING  
BASIS OF BEARING IS S88°07'54"E BETWEEN FOUND MONUMENTS AT THE INTERSECTION OF COMMERCIAL AVENUE AND 22ND ST. AND THE INTERSECTION OF Q AVENUE AND 22ND ST.

HORIZONTAL DATUM

HORIZONTAL CONTROL BASED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN) NW SUBNET, WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/91.

SURVEYOR'S NOTES

- 1) FIELD MAPPING COMPLETED IN NOVEMBER 2011. INSTRUMENT USED, TRIMBLE 5603 DR200+ ROBOTIC TOTAL STATION AND TRIMBLE GPS. THIS SURVEY CONTROL TRAVERSE MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090.
- 2) PROPERTY OWNER INFORMATION:  
OWNER: WILLIAM D. SAHNOW & MELANIE F. SAHNOW  
ADDRESS: 2219 COMMERCIAL AVE., ANACORTES, WA 98021
- 3) SOURCE OF TITLE: FULL RELIANCE HAS BEEN PLACED ON CHICAGO TITLE COMPANY UNDER ORDER NO. 620014319, DATED NOVEMBER 7, 2011 AT 8:00 A.M. FOR LEGAL DESCRIPTION AND DISCLOSURE OF EASEMENTS AND MATTERS OF TITLE. NO FURTHER SEARCH OF THE RECORD HAS BEEN MADE.
- 4) SITE SURVEYED IS AN EXISTING NAPA AUTO PARTS STORE LOCATED IN THE CITY OF ANACORTES, WA.
- 5) ENCROACHMENT LIST: NAPA AUTO PARTS 7.0' HIGH WOOD FENCE ALONG THE EAST PROPERTY LINE ENROACHES ONTO THE ADJOINING HOUSING AUTHORITY OF ANACORTES PROPERTY BY UP TO 0.67'. THE CONCRETE FOOTING FOR THE FENCE POST FOR SAID 7.0' HIGH WOOD FENCE ENROACH ONTO SAID HOUSING AUTHORITY PROPERTY BY UP TO 2.17'.
- 6) PROPERTY CORNERS: WHERE NO PROPERTY CORNER WAS FOUND A 2" LONG 5/8" DIA. REBAR & PLASTIC CAP STAMPED HALVORSON LS#44632 WAS SET. AT THE SOUTHWEST CORNER OF THE PROPERTY A CHISELED 'X' WAS SET IN THE CONCRETE SIDEWALK.
- 7) ALL DISTANCES SHOWN ARE GROUND DISTANCES.

REFERENCE SURVEYS

1. PLAT OF FIRST ADDITION TO THE CITY OF ANACORTES, VOLUME 1 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WA.
2. PLAT OF STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, VOLUME 2 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WA.
3. PLAT OF NELSON'S ADDITION TO ANACORTES, VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WA.
4. RECORD OF SURVEY FOR JOEY A. & TOLLY C. COSS BY PARRISH LAND SURVEYING, A.F.N. 20080100010, RECORDS OF SKAGIT COUNTY.
5. RECORD OF SURVEY FOR JAGDEEP S. SANDU & KUILEET K. SHOKER BY PARRISH LAND SURVEYING, A.F.N. 20081040046, RECORDS OF SKAGIT COUNTY, WASHINGTON.
6. RECORD OF SURVEY FOR RONNIE HURST BY GROSSMAN & ASSOCIATES, A.F.N. 20031009094, RECORDS OF SKAGIT COUNTY, WASHINGTON.
7. RECORD OF SURVEY FOR MR. PAUL CASSEIDY BY BAYVIEW SURVEYING, INC., A.F.N. 200211140018, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MASON, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 10, 11 AND 12, BLOCK 6, "FIRST ADDITION TO THE CITY OF ANACORTES," ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

LOTS 7, 8 AND 9, BLOCK 6, "FIRST ADDITION TO THE CITY OF ANACORTES," ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL C:

LOTS 8, 9 AND 10, BLOCK 6, "STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES," ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

RECORD OF SURVEY

22ND ST.

CASE MONUMENT  
NAIL IN CONCRETE  
0.80' DEEP IN CASE

CASE MONUMENT 2" DIA.  
BRASS DISC W/ PUNCH  
0.43' DEEP IN CASE

90°00'00"E (R1,R3) 380.23 (R1,R3)  
S88°07'37"E (R5) 380.07 (R5)

FOUND REBAR &  
CAP LS #19631 AT  
PROPERTY CORNER

FOUND REBAR &  
CAP LS #19631 AT  
PROPERTY CORNER

OWNER: HOUSING  
AUTHORITY  
OF ANACORTES  
PARCEL # P57202 &  
P60433

NORTH LINE PLAT OF  
FIRST ADDITION TO THE  
CITY OF ANACORTES

Q AVE.

S01°53'16"W (M) 295.88 (M)  
S00°00'23"E (R3) 299.04 (R3)  
S00°00'03"E (R6) 295.86 (R6)

COMMERCIAL AVE. (STATE ROUTE 20 SPUR)

N01°53'16"E (M) 295.81 (M)  
N00°00'00"E (R1,R2) 294.00 (R1,R2)  
N00°00'00"E (R7) 295.85 (R7)

OWNER: HOUSING  
AUTHORITY  
OF ANACORTES  
PARCEL # P57205

3 1/2" CONC. FOOTING  
FOR WOOD FENCE (TYP)

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