

DESCRIPTION BEFORE BOUNDARY ADJUSTMENT

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.

PARCEL F:
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;
EXCEPT THE SOUTH 50 FEET OF LOTS 8, 9 AND 10,
SITUATED IN SKAGIT COUNTY, WASHINGTON.

DESCRIPTION AFTER BOUNDARY ADJUSTMENT

BLA LOT 1

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EXCEPT THE SOUTH 50 FEET OF LOTS 8, 9 AND 10,
SITUATED IN SKAGIT COUNTY, 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 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: 9.20.12

DECLARATION AND CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

MAJESTIC INN, LLC

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Skagit

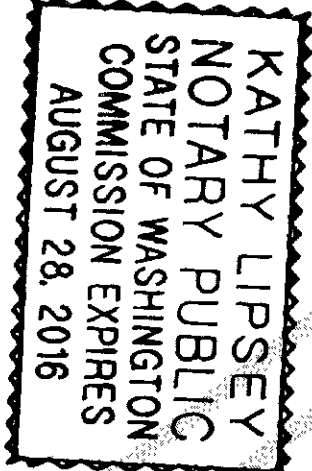
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John Lee

SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/HEY (S/AS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Managing OF MAJESTIC INN, 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 October 13, 2012

SIGNATURE John Lee

TITLE Managing Public-Owner Wash
MY APPOINTMENT EXPIRES Aug 28, 2016



AUDITOR'S CERTIFICATE

201210180079
Skagit County Auditor
10/18/2012 Page 1 of 2 2:11:17AM

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

Stenquist
SKAGIT COUNTY AUDITOR

DEPUTY

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM GUARANTEE CERTIFICATE ORDER NUMBER 620016256, BY CHICAGO TITLE INSURANCE COMPANY, DATED JULY 17, 2012.
 2. 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.
 3. ALL DISTANCES ARE SHOWN IN FEET.
 4. THIS SURVEY WAS REQUESTED BY JOHN LEE, MAJESTIC INN, LLC.
 5. NO NEW FIELD SURVEY WORK WAS PERFORMED FOR THIS SURVEY MAP. REFER TO RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200808210040 AND RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201112050093 FOR THE CORNERS FOUND AND SET ON THIS SUBJECT PROPERTY AND FOR OTHER INFORMATION.
 6. 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.
 7. 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.
 8. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 1 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS: 8511050080, 8511140044, 9905100042, 200603140085, 200808210040, 200808220099, 201112050093, 201205240006, 200602240134, 200809170028, 200809170029, 200602240135, 201109300108, AND 201109300109.
- (ALSO SEE OTHER NOTES SHEET 2)

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT AND LOT LINE ADJUSTMENT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE THIS 10th DAY OF October 2012.

SUBDIVISION ADMINISTRATOR

PUBLIC WORKS DIRECTOR

BLA-2012-0002 SHEET 1 OF 2

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'
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 5046

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MON WELL WITH STEEL
PIN IN CONCRETE
DECEMBER 2011

(PLAT = 760.00')
N 89°24'25" W 759.60'

4th STREET

MON WELL WITH 2" BRASS
DISK IN CONCRETE
DECEMBER 2011

201210180079
Skiagit County Auditor
10/18/2012 Page 2 of 2 2:11:17AM

NOTES

- LOTS 11 TO 13, BLOCK 24, TOGETHER WITH SOUTH 1/2 OF VACATED ALLEY IS SUBJECT TO EASEMENTS TO TOL, AFN 9905100042, AND TO COMCAST, AFN 200603140085.
 - AFN 201205240006 IS A GRANT OF EASEMENT FROM REGAL HOSPITALITY, LLC, TO COMCAST OF WASHINGTON IV, INC. THE LOCATION AND LEGAL DESCRIPTION WERE NOT INCLUDED IN THE RECORDED EASEMENT DOCUMENT.
 - BUILDING FOOT PRINT ON LOT BLA 2 IS A PROPOSED BUILDING LOCATION AND THE REASON FOR THIS CHANGE IN LOT CONFIGURATION.
- (ALSO SEE OTHER NOTES ON SHEET 1)

N 00°34'54" E 295.87'
(PLAT = 296.00')

FACE OF CURB

COMMERCIAL AVENUE

(PLAT = 296.00')
N 00°34'54" E 295.78'

FACE OF CURB

N 00°34'54" E 215.78'

PORTION OF ALLEY VACATED BY ANACORTES ORIGINATOR
NO. 1982, RECORDED UNDER SNAKIT COUNTY AUDITOR'S FILE
NO. 851140044, EASEMENT RESERVED AND RECEIVED BY CITY
OF ANACORTES. LOCATION OF 20' EASEMENT OVER
LOTS 13 AND 14 IS NOT DISCLOSED.

BLA LOT 1

BLA LOT 2

PARCEL A

AFN 201112050093

S 89°25'11" E 239.84'

FACE OF CURB

S 89°25'11" E 759.60'
(PLAT = 760.00')

5th STREET

MON WELL WITH 2" BRASS
DISK IN CONCRETE
DECEMBER 2011

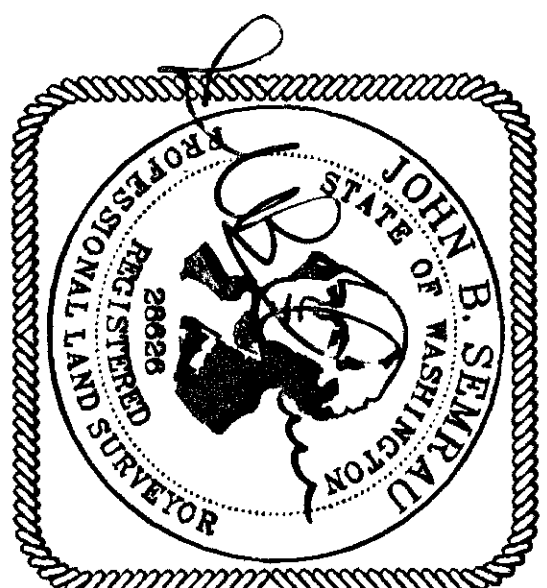
N 00°34'54" E 295.70'
(PLAT = 296.00')

"Q" AVENUE



LOT AREA TABLE

PARCEL	SF
A	15,691
B	2,994
C	5,988
D	5,217
E	2,994
F	4,486
BLA LOT 1	24,673
BLA LOT 2	12,697



BIA-2012-0002 SHEET 2 OF 2

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	SEMRU ENGINEERING & SURVEYING	SCALE: 1" = 30'
MERIDIAN: ASSUMED	SURVEYING • ENGINEERING • PLANNING	JOB NO. 5046
	MOUNT VERNON, WA 98273 360-424-9566	