

DESCRIPTION:

PARCEL "A":

ALL THAT PORTION OF SECTIONS 13, 14, 23 AND 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY A LINE 30 FEET SOUTH OF AND PARALLEL TO THE CENTER LINE OF BURLINGTON NORTHERN INC. AS NOW LOCATED AND CONSTRUCTED.

BOUNDED ON THE WEST BY A LINE PARALLEL TO AND 23.10 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE EXTENSION OF THE LOT LINES BETWEEN LOTS 2 AND 3, BLOCK 1, "NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BOUNDED ON THE SOUTH BY THE SOUTH LINE OF BURLINGTON NORTHERN INC. RIGHT OF WAY, AS SHOWN AND DESIGNATED ON "NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON (ALSO KNOWN AS THE NORTH LINE OF SAID PLAT) AND THE "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.

BOUNDED ON THE EAST BY THE EAST LINE OF "A" AVENUE, AS SHOWN AND DEDICATED ON THE "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, EXTENDED NORTHERLY.

TOGETHER WITH THAT PORTION OF THE BURLINGTON NORTHERN RAILROAD DESIGNATED AS RESERVE RIGHT OF WAY FOR THE SEATTLE AND NORTHERN RAILROAD AS SHOWN ON THE PLAT OF "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.

TOGETHER WITH A PORTION OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY DESIGNATED AS NORTHERN PACIFIC RAILROAD ON THE PLAT OF "NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 1 OF SAID PLAT OF NORTHERN PACIFIC ADDITION TO ANACORTES;
THENCE NORTH 21°36'44" WEST ALONG THE WESTERLY LINE OF SAID BLOCK 1, A DISTANCE OF 163.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1;
THENCE NORTH 70°49'17" EAST ALONG THE NORTHERLY LINE OF SAID BLOCK 1, A DISTANCE OF 323.64 FEET;
THENCE NORTH 21°36'44" WEST, A DISTANCE OF 89.85 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 21°36'44" WEST, A DISTANCE OF 76.28 FEET;
THENCE NORTH 63°12'42" EAST, A DISTANCE OF 51.39 FEET;
THENCE NORTH 65°31'00" EAST, A DISTANCE OF 144.71 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE EAST LINE OF "A" AVENUE;
THENCE SOUTH 0°33'46" WEST ALONG THE EAST LINE OF "A" AVENUE, A DISTANCE OF 64.12 FEET;
THENCE SOUTH 58°51'30" WEST, A DISTANCE OF 173.91 FEET TO THE TRUE POINT OF BEGINNING.

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

DESCRIPTION:

PARCEL "B":

PARCEL "B": THAT PORTION OF THE FOLLOWING DESCRIBED TRACT "RR" WHICH LIES NORTHEASTERLY OF THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO CARMELITA J. MCCRARY BY THAT CERTAIN QUIT CLAIM DEED RECORDED AUGUST 30, 1988, UNDER AUDITOR'S FILE NO. 8808300059.

TRACT "RR": TRACTS 1 AND 2, PLATE 7 IN SECTION 14, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., AND ALL THAT PORTION OF TRACT 1, PLATE 7 IN SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT OF SAID TRACT 1 OF SECTION 23;
THENCE WEST 305 FEET;
THENCE SOUTH 70°44' WEST 855 FEET;
THENCE SOUTH 23° EAST 112 FEET;
THENCE NORTH 69°10' EAST 136 FEET;
THENCE NORTH 70°53' EAST 533.5 FEET;
THENCE NORTH 73°12' EAST 444 FEET;
THENCE NORTH 17°45' EAST 32 FEET TO BEGINNING.

EXCEPTING AND EXCLUDING FROM SAID TRACTS 1 AND 2, PLATE 7, SAID SECTION 14, AND SAID DESCRIBED PORTION OF TRACT 1, PLATE 7, SECTION 23, AND ALL THAT PORTION THEREOF HERETOFORE CONVEYED TO THE FORMER GREAT NORTHERN RAILWAY COMPANY, NOW BURLINGTON NORTHERN RAILROAD COMPANY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT OF TRACT 1, PLATE 7, SAID SECTION 23;
THENCE SOUTH 17°45' WEST, 32 FEET;
THENCE SOUTH 73°12' WEST 444 FEET;
THENCE SOUTH 70°53' WEST, 533.5 FEET;
THENCE SOUTH 69°10' WEST 136 FEET;
THENCE NORTH 22° 00' WEST, 40 FEET;
THENCE NORTHERLY IN A DIRECT LINE A DISTANCE OF 970 FEET TO A POINT IN TRACT 1, PLATE 7, SECTION 23, WHICH POINT IS 40 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES, TO THE SECOND-COURSE HEREIN DESCRIBED;
THENCE NORTHEASTERLY IN A DIRECT LINE A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 17°45' EAST, 66 FEET FROM THE INITIAL POINT OF LOT 1, TRACT 1, SECTION 23;
THENCE SOUTH 17°45' WEST, 66 FEET TO THE POINT OF BEGINNING.

(NOTE: SAID MCCRARY TRACT PARTIALLY ADJOINS PROPERTY IN SECTIONS 13, 14, 23 AND 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., PREVIOUSLY CONVEYED TO THURSTON L. MCCRARY AND CARMELITA J. MCCRARY BY DEED RECORDED JULY 10, 1978, UNDER AUDITOR'S FILE NO. 883094 AT THE NORTHERLY END OF "A" AVENUE.

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

AUDITOR'S CERTIFICATE



201305020023 \$143.00
Skagit County Auditor
5/2/2013 Page 1 of 2 10:10AM

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

SKAGIT COUNTY AUDITOR

DEPUTY

NOTES

- DESCRIPTION FOR THIS SURVEY IS OWNER'S POLICY OF TITLE INSURANCE BY LAND TITLE COMPANY OF SKAGIT COUNTY ORDER NO. 145645-0A, DATED FEBRUARY 15, 2013.
- BASES OF BEARING: EXISTING MONUMENTS FOUND ON CENTERLINE OF OAKES AVE. BEARING = SOUTH 68°23'16" WEST.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE IN MARCH 2013.
- 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, PROTECTIVE COVENANTS AND ANY OTHER FACTS.
- PLATTED LOT DIMENSIONS HAVE BEEN PROPORTIONED TO CONFORM TO MEASURED DISTANCES BETWEEN EXISTING MONUMENTS IN OAKES AVENUE.

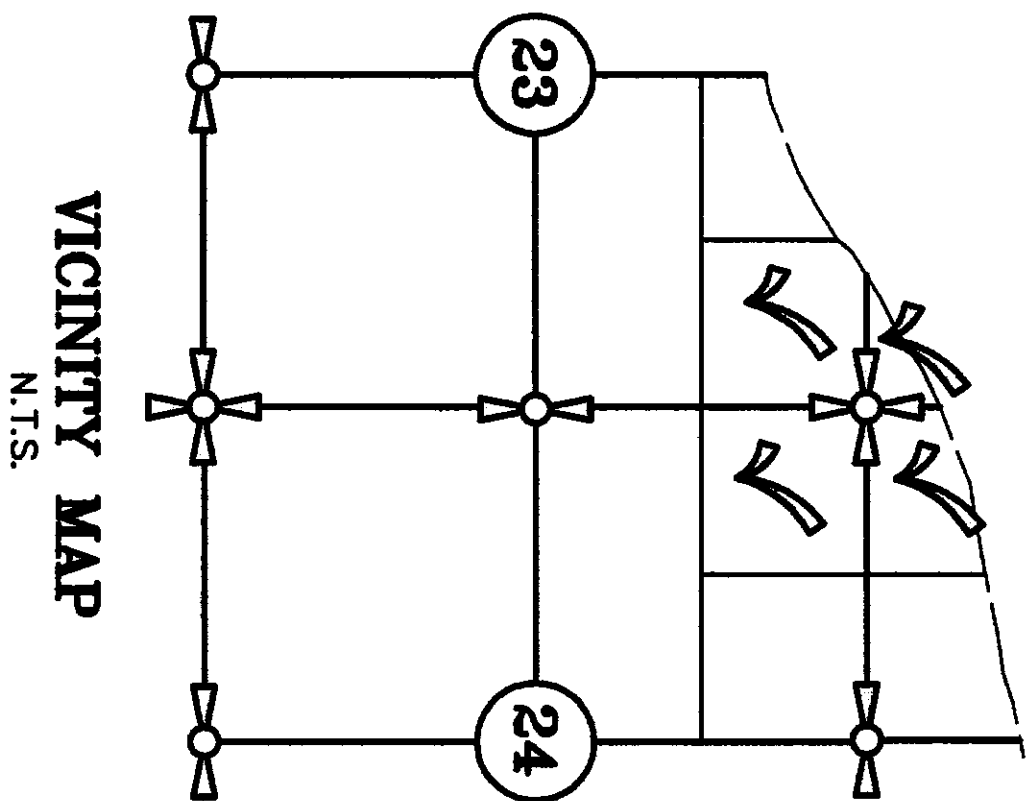
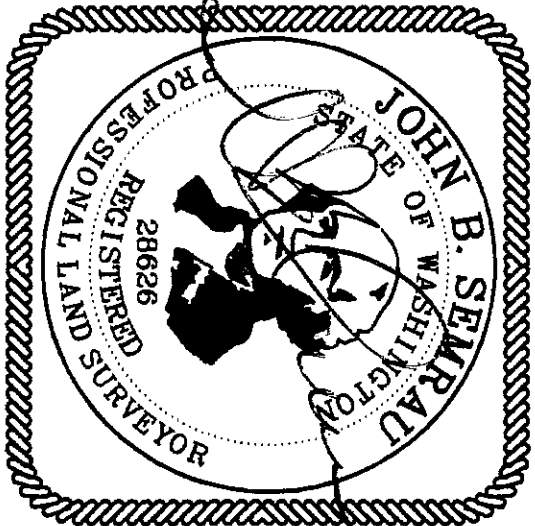
SURVEYOR'S CERTIFICATE

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 SYLVIA TRAGER.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626

ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

DATE 4.15.13



VICINITY MAP
N.T.S.

SHEET 1 OF 2

SURVEY OF A PORTION OF ANACORTES TIDELANDS,
NORTHERN PACIFIC ADDITION TO ANACORTES,
AND PLAT OF CITY OF ANACORTES
IN SECTIONS 13, 14, 23, & 24, T. 35 N., R. 1 E., W.M.
CITY OF ANACORTES
FOR: SYLVIA TRAGER

