

SURVEY DESCRIPTION

THE NORTH 1/2 OF LOT 17, ALL OF LOTS 18 AND 19, BLOCK 7, "SEATTLE SYNDICATES FIRST ADDITION TO THE CITY OF ANACORTES", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY; TOGETHER WITH THE VACATED WEST 10 FEET OF "R" AVENUE ADJOINING, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

SURVEYORS NOTE

THIS SURVEY HONORED THE SURVEY PERFORMED BY LEONARD, BOUDINOT AND SKODJE, INC. FOR THE CITY OF ANACORTES RECORDED UNDER AUDITORS FILE NO. 200212270044.

SINCE THE ALLEY TO THE NORTH OF BLOCK 7 IS NOT DIMENSIONED, I HELD PLAT DIMENSIONS FOR THE NORTH-SOUTH LOT MEASUREMENTS, HONORED THE ROAD CENTERLINES FROM SAID SURVEY RECORDED UNDER AUDITORS FILE NO. 200212270044 AND PROPORTIONED FOR THE EAST-WEST MEASUREMENTS.

NOTES

- INDICATE MONUMENT OR NAIL FOUND AT INTERSECTION
 - INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22460.
 - INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 201504280032.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF SEATTLE SYNDICATES FIRST ADDITION TO THE CITY OF ANACORTES RECORDED IN VOLUME 1 OF PLATS, PAGE 25 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS FILE NUMBERS 9705190002, 200212270044 AND 200802050039, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA TORALLO3 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF HIDALGO (40TH) AVENUE BETWEEN AVENUE "Q" AND AVENUE "R" BEARING = SOUTH 89°45'27" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF MLR PROPERTY, LLC, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- 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 SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES AND ROCKERY) AS PER MAC 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.

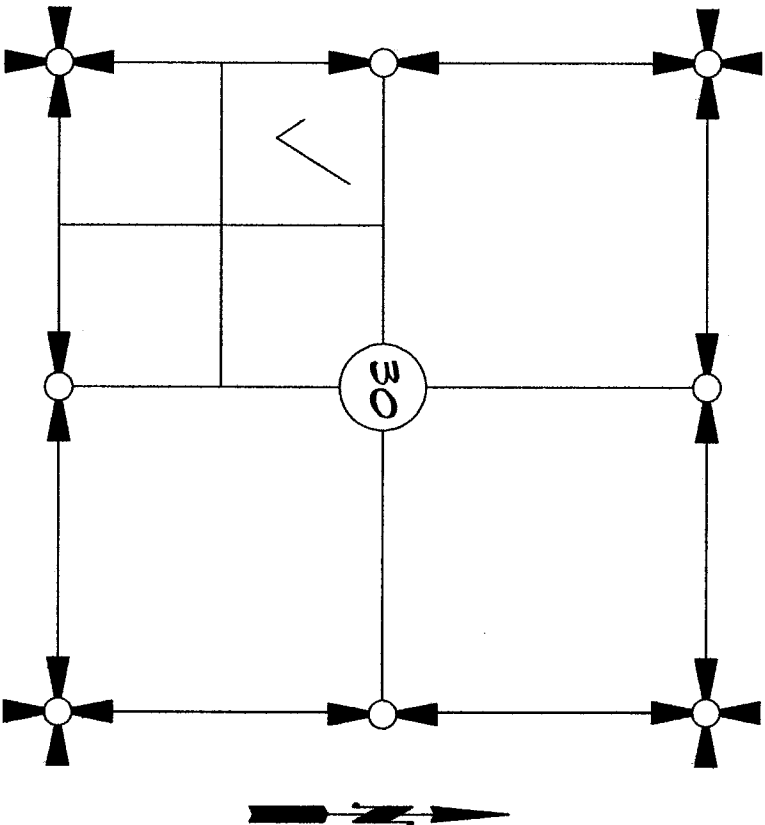
AUDITORS CERTIFICATE

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

James Bergman
SKAGIT COUNTY AUDITOR

W. B.
DEPUTY

2015061918084
\$143.00
Skagit County Auditor
6/19/2015 Page 1 of 1 2 12:06PM



SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, N1M.
VICINITY MAP
N.T.S.

SURVEYORS 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 MLR PROPERTY, LLC, IN JUNE 2015.

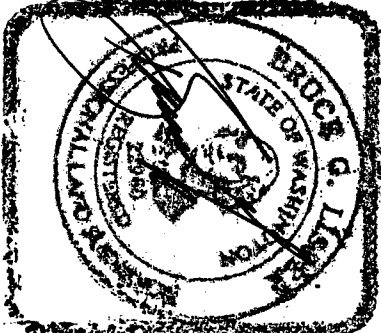
James Bergman

BRUCE D. LISSER, P.L.S., CERTIFICATE NO. 22460

DATE

June 18, 2015

LISSER & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSER.COM



SHEET 1 OF 2

DATE: 06/18/15

SURVEY IN A PORTION OF GOV'T LOT 3 SECTION 30, T. 35 N., R. 2 E., N1M. PLAT OF SEATTLE SYNDICATES ADDITION THE CITY OF ANACORTES SKAGIT COUNTY, WASHINGTON FOR: MLR PROPERTY, LLC			
FB:	Pg:	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	SCALE: DWG: 15'-055' R05
MERIDIAN: ASSUMED			

1/4 CORNER CALCULATED
(SEE NOTE NO. 3)

N04°34'02"W 133.41'

ALLEY NOT DIMENSIONED ON PLAT
SEE SURVEYOR'S NOTE

201505180084
Slight Equity Auditor
6/18/2015 Page 2 of 2 2:12:08PM \$143.00

25
30

S0°51'28"W
402.38'

AVENUE O

S04°44'09"E
245.43'

AVENUE P COMMERCIAL AVENUE

N1°01'19"E
401.95'

S04°44'09"E
245.42'

AVENUE Q

N1°05'11"E
401.51'

LONGVIEW (54TH) AVENUE

S04°44'09"E
245.42'

AVENUE R

N1°04'02"E
401.08' (HELD PER PREV. SURVEY)

AVENUE S

N1°12'53"E
400.84'

N1°06'12"E 425.65'

S0°51'28"W
525.64'

S1°05'11"W
525.54'

S1°05'11"W
525.48'

S1°04'02"W
525.38' (HELD PER PREV. SURVEY)

S1°12'53"W
525.28'

BRASS CAPPED
NAIL IN CASE
(MAY 2015)
S04°45'27"E
244.84'

(MEAS=004.54' CALC. = 004.52')

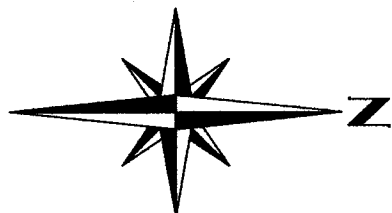
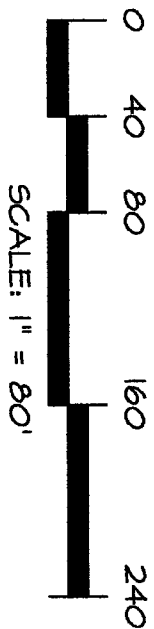
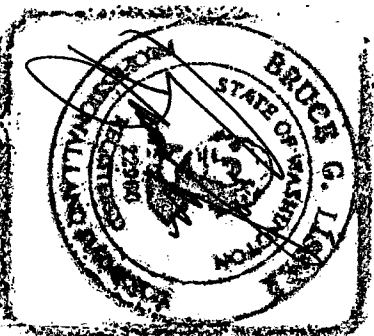
BRASS CAPPED
NAIL IN CASE
(MAY 2015)
S04°45'27"E
244.84'

BRASS CAPPED
NAIL IN CASE
(MAY 2015)
S04°45'27"E
244.84'

S04°45'27"E
131.73'

PLAT OF SEATTLE SYNDICATES
FIRST ADDITION TO THE
CITY OF ANACORTES

FIDALGO (40TH) AVENUE



FOUND PIPE INFORMATION

1. FOUND P.K. NAIL 0.04' AND 0.07' E OF CALCULATED INTERSECTION
2. FOUND VADAI REBAR 0.05' N OF CALCULATED CORNER
3. FOUND 1/2" IRON PIPE 0.64' N AND 1.41' E OF CALCULATED CORNER AND FOUND VADAI REBAR AT CALCULATED CORNER
4. FOUND IRON PIPE 1.61' S AND 0.51' W OF CALCULATED CORNER
5. FOUND IRON PIPE 1.65' S AND 0.05' W OF CALCULATED CORNER
6. FOUND IRON PIPE 1.05' S AND 0.04' E OF CALCULATED CORNER
7. FOUND IRON PIPE 1.06' S OF CALCULATED CORNER

SHEET 2 OF 2

DATE: 06/18/15

SURVEY IN A PORTION OF GOV'T LOT 3
SECTION 30, T. 35 N., R. 2 E., N.M.
PLAT OF SEATTLE SYNDICATES ADDITION
THE CITY OF ANACORTES
SKAGIT COUNTY, WASHINGTON
FOR: MLR PROPERTY, LLC

FB: 367 PG: 14 LIGER & ASSOCIATES, PLLC SCALE: 1"=80'
SURVEYING & LANDUSE CONSULTATION
MERIDIAN ASSIGNED: MOUNT VERNON, WA 98275 360-419-1442 DWG: 15-055 ROS