



Auditor's Certificate
James J. Janssen
Skagit County Auditor

Rebar Cap,
LS 8992
Refer to Record of
Survey per AFN
940190111

Note 5' wide walkway
easement per AFN
200404290125
N89°46'58"E
163.83
S89°46'58"W
171.03
Drain Manhole
EI=273.4
Note storm water easement per
AFN 200404290123
Corner lies within stone
retaining wall. Offset
monument set. Corner
Bears N70°56'28"E 3.96

Survey Notes

- This survey has been prepared from in conformance with the requirements of WAC 352.130.
- The purpose of this survey has been to locate and describe the existing boundaries of the below cited parcels.
Refer to condominium Survey and Plans, Mariner Ridge A Condominium, Auditor's File Number 200606120159.
- The description of Tax Parcel 124675 calls for "The tract of land labeled Building A on Mariner's Ridge Condominium..." For the purpose of this survey it is assumed to mean all that land lying north of Portage Lane including the proposed footprint of "Building A."
Refer to condominium Survey and Plans, Mariner Ridge A Condominium, Auditor's File Number 200606120159.
- The description of Tax Parcel 124677 excepts "roadway," shown hereon as described on survey per AFN 19951128032.

Vertical Datum Elevations (E.L.) are relative to this site and not referenced to any datum.

Property Description

Tax parcel 124675 Auditor's File Number (AFN) 2004070800040

The tract of land labeled Building A on Mariner's Ridge A Condominium", according to the Declaration recorded June 12, 2006, under Auditor's File No. 200606120160 and Survey Map and Plans recorded under Auditor's File No. 200606120159; and Declaration being amended by Auditor's File Nos. 200806190102 and 200901200023 and said Map being amended by Auditor's File No. 200806190101.

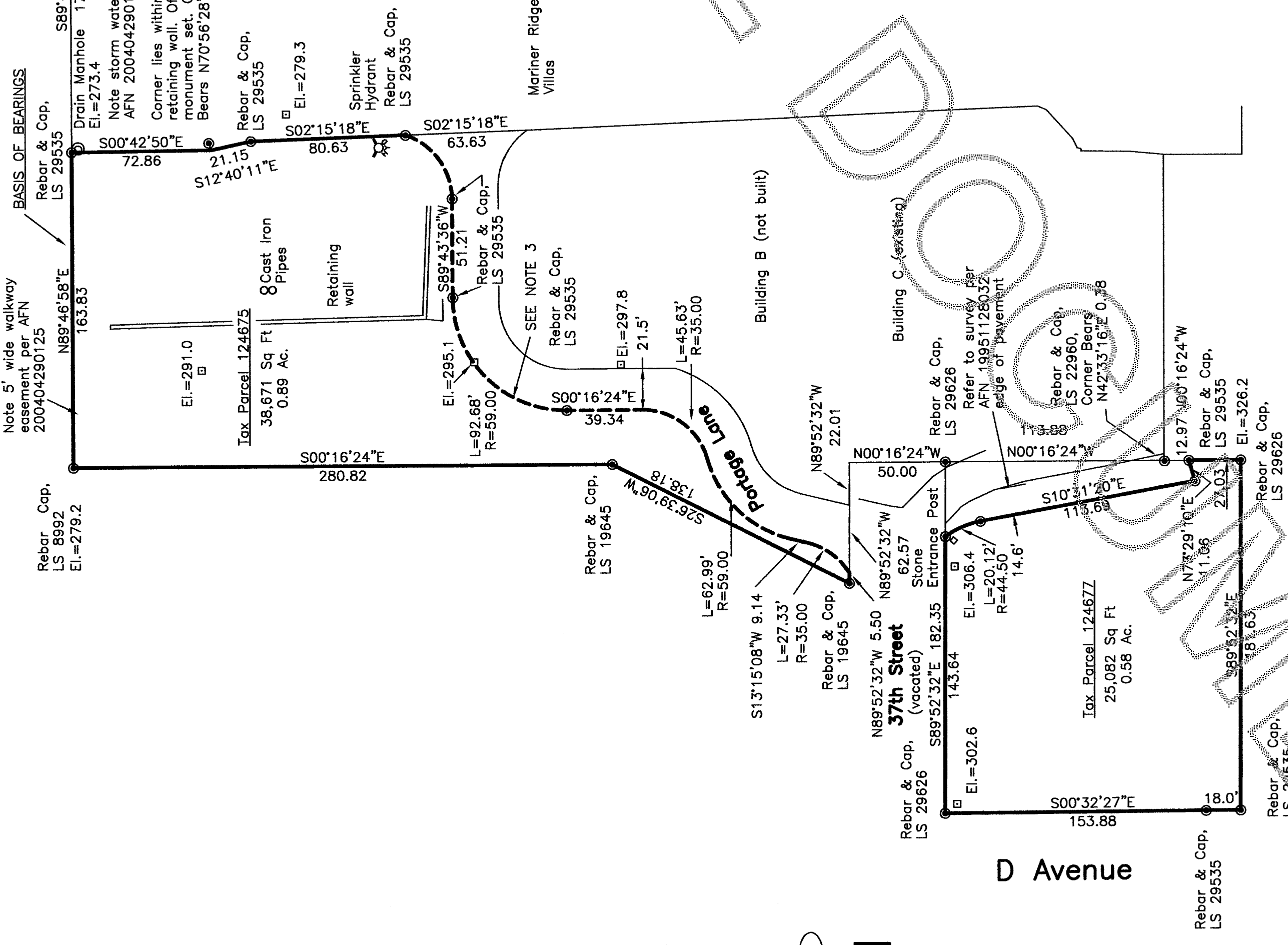
Tax Parcel 124677 Auditor's File Number 201108310041 Parcel A

Lots 15 through 28 and Lots 1 through 6, Block 36, "Kellogg and Ford's Addition to Anacortes," according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington; Together with vacated alley in Block 36, vacated in ordinance No. 2362 and attaches by operation of law; Except the North 12.12 feet of Lots 1 through 6 of said Block 36;
Also Except that portion described as follows:
Beginning at a point on the West line of said Block 36 12.12 feet South of the Northwest corner thereof; Thence S89°52'32"E for 182.58 feet to an intersection with the East line of Block 36; Thence South along the East line thereof for 50 feet to a point 153.88 feet North of the Southeast corner thereof; Thence N89°52'32"W for 182.35 feet to the West line of said Block 36; Thence N00°32'37"W along the West line thereof for 50 feet to the point of beginning.
Also Except existing roadway which provides access to the Ridge Development. (SEE AFN 9607170027)

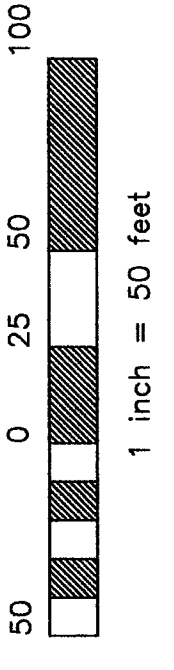
Schedule of Easements

Refer to Guardian Northwest Title and Escrow Order No. 106722
AFN 737329 Water and Sewer agreement City of Anacortes to provide services
AFN 9607170027 Access and Utility easements benefiting the "Ridge Condominium."
AFN 9804240154 (See survey per AFN 9401190111) easement in common area south of property
AFN 200105020111 Waterline easement in Common Area
AFN 200404290123 Landscape and water retention maintenance
AFN 200404290124 Parking and landscape agreement
AFN 200404290125 Walkway easement in north 5 feet of TPN 124675
AFN 200404290126 Storm water drainage in east 20 feet of Mariner's Ridge Villas
AFN 200505230147 Easement for Puget Sound Energy

- ☐ Catch Basin
(elevations observed
at center of grate)



Graphic Scale



Surveyor's Certificate

This map correctly represents a survey made by me or under my supervision in conformance with the requirements of the Survey Recording Act at the request of Allen Construction, Thomas L. Allen owner of property in Skagit County, Washington in September, 2014 and December, 2015.

Thomas L. Allen
Certificate No. 29535

Record of Survey - Mariner's Ridge, A Condominium

FILE NAME: 1408-690
SCALE: 1" = 50'
DATE OF PLAN: 9-4-2014
DRAWN BY: RFP
F.B. No. 40
QUARTER NW SECTION 25 TOWNSHIP 35N RANGE 1E

PLS
ALLEN CONSTRUCTION
THOMAS L. ALLEN
Parrish Land Surveying
PO Box 314, Lopez, Washington 98261
Anacortes (360) 588-1467 email parrish@rockisland.com