

**SURVEY IN PORTIONS OF HARBOR AREAS ADJACENT TO GOVERNMENT LOT 5, SECTION 19,
AND GOVERNMENT LOT 10, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.**

AUDITORS CERTIFICATE

201609300172
 Skagit County Auditor
 9/30/2016 Page 1 of 1 \$47.00
 FILED FOR RECORD AT THE REQUEST OF HARMSEN & ASSOCIATES, INC.
 BY DEPUTY *James Smith*

LEASE NO. 22-084216

1. NAME OF APPLICANT: BANANABELT BOATS, LLC
2. PURPOSE OF THE LEASE AREA: DRY BOAT STORAGE AND SALES FACILITY

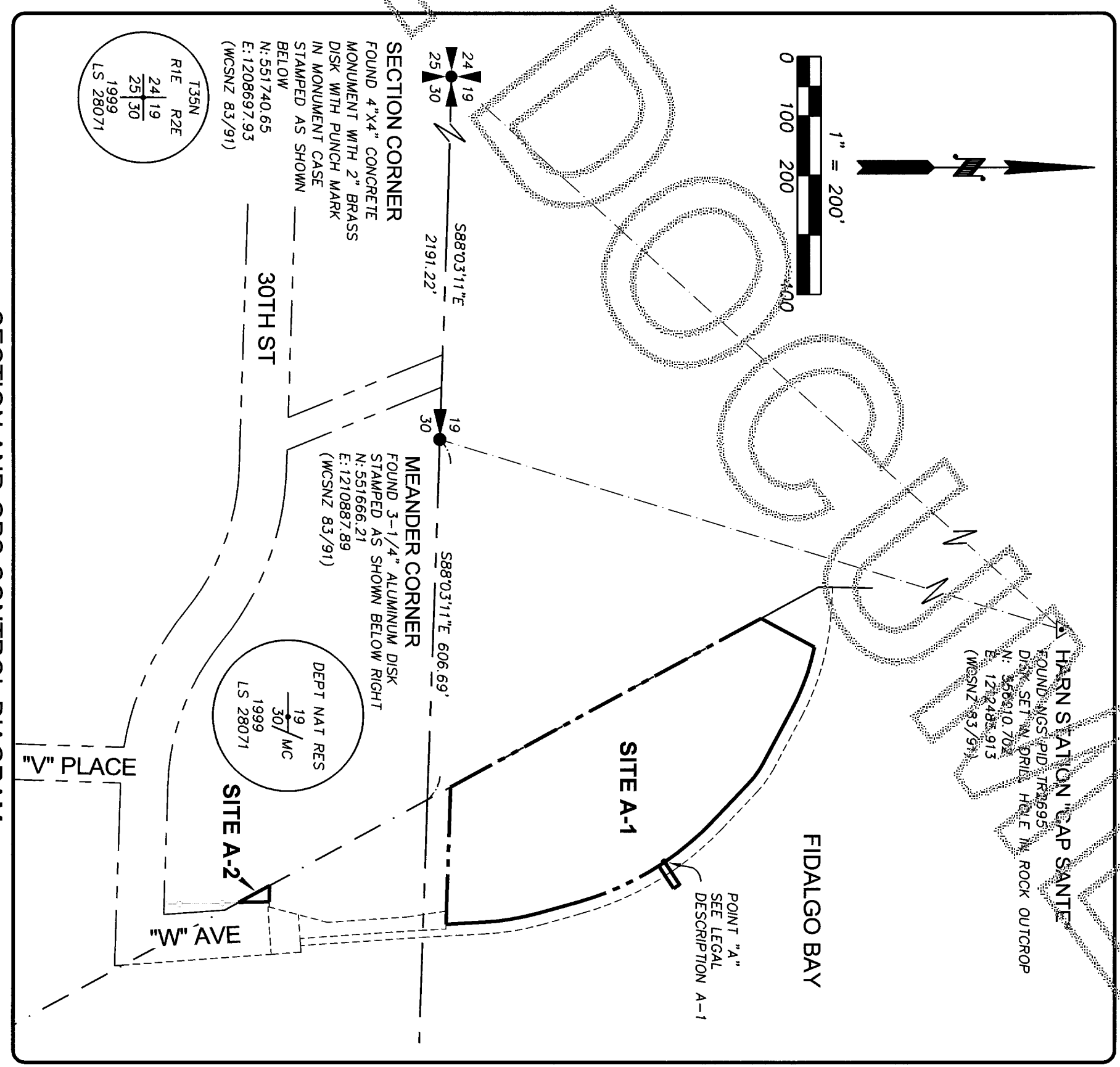
SURVEY NOTES

1. BASIS OF BEARINGS: GRID NORTH, WASHINGTON COORDINATE SYSTEM NORTH ZONE BY GPS OBSERVATIONS. S 88° 03' 11" E ALONG THE SOUTH LINE OF SECTION 19, AS MONUMENTED AND SHOWN HEREON.
2. COORDINATES SHOWN HEREON ARE IN THE WASHINGTON COORDINATE SYSTEM OF 1983, 1991 ADJUSTMENT, NORTH ZONE (WGSN 83/91) AND ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. THIS SURVEY SUPERSEDES THAT PREVIOUS SURVEY FOR LEASE NO. 22-084216 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201112270034.
4. THE HARBOR LINES SHOWN HEREON ARE CALCULATED BASED ON THAT SURVEY PERFORMED BY THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200110030106, AND CONFIRMED BY GPS OBSERVATIONS AT MONUMENTS "CAP SANTE", "R-1" AND "R2-3", REFERENCED HEREON.
5. GROUND DISTANCES DEPICTED HEREON WERE EXPANDED TO GRADE USING A COMBINED SCALE FACTOR OF 0.999984343 FROM THAT WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200110030106.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION AND REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (GPS) DATA OBTAINED WITH THE WASHINGTON STATE REFERENCE NETWORK.
7. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS SPECIFIED BY WAC 332-130-090.

LEASE AREA LEGAL DESCRIPTIONS

SITE A-1:
 COMMENCING AT THE MEANDER CORNER COMMON TO SECTIONS 19 AND 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;
 THENCE SOUTH 88° 03' 11" EAST ALONG THE EASTERLY PROJECTION OF THE LINE COMMON TO SAID SECTIONS 19 AND 30 FOR A DISTANCE OF 606.69 FEET TO THE ANACORTES INNER HARBOR LINE, AS DEPICTED BY THAT SURVEY PERFORMED BY THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200110030106;
 THENCE NORTH 28° 28' 51" WEST ALONG SAID ANACORTES INNER HARBOR LINE FOR A DISTANCE OF 44.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE CONTINUING NORTH 28° 28' 51" WEST ALONG SAID INNER HARBOR LINE FOR A DISTANCE OF 596.08 FEET; THENCE NORTH 28° 10' 23" EAST 102.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 400.00 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 11° 47' 38" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 19' 52" FOR A DISTANCE OF 114.01 FEET; THENCE SOUTH 61° 52' 29" EAST 102.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 24' 02" FOR A DISTANCE OF 40.32 FEET; THENCE SOUTH 46° 28' 28" EAST 86.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 24' 52" FOR A DISTANCE OF 108.34 FEET TO POINT "A", AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 31' 41" FOR A DISTANCE OF 161.69 FEET; THENCE SOUTH 15° 31' 55" EAST 71.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 420.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 25' 53" FOR A DISTANCE OF 91.13 FEET; THENCE SOUTH 3° 06' 01" EAST 65.15 FEET; THENCE NORTH 88° 03' 11" WEST 231.05 FEET TO THE POINT OF BEGINNING.
 TOGETHER WITH AN EASEMENT AREA FOR A STORM DRAIN OUTFALL DESCRIBED AS FOLLOWS:
 BEGINNING AT THE AFORE-DESCRIBED POINT "A"; THENCE NORTH 56° 37' 36" EAST 45.48 FEET; THENCE SOUTH 33° 57' 28" EAST 12.00 FEET; THENCE SOUTH 56° 37' 36" WEST 45.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 57° 18' 59" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1° 22' 30" FOR A DISTANCE OF 12.00 FEET TO SAID POINT "A".
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SITE A-2:
 COMMENCING AT THE MEANDER CORNER COMMON TO SECTIONS 19 AND 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;
 THENCE SOUTH 88° 03' 11" EAST ALONG THE EASTERLY PROJECTION OF THE LINE COMMON TO SAID SECTIONS 19 AND 30 FOR A DISTANCE OF 606.69 FEET TO THE ANACORTES INNER HARBOR LINE, AS DEPICTED BY THAT SURVEY PERFORMED BY THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200110030106;
 THENCE SOUTH 28° 28' 51" EAST ALONG SAID INNER HARBOR LINE FOR A DISTANCE OF 303.42 FEET TO THE NORTHEASTERLY CORNER OF THAT PROPERTY DELINEATED AS TRACT 2 OF ANACORTES SHORT PLAT NO. 94-005, AS APPROVED JANUARY 28, 1995, AND RECORDED FEBRUARY 16, 1995, IN VOLUME 11 OF SHORT PLATS, PAGES 183 AND 184 UNDER AUDITOR'S FILE NO. 9502160015, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE CONTINUING SOUTH 28° 28' 51" EAST ALONG SAID INNER HARBOR LINE FOR A DISTANCE OF 59.64 FEET; THENCE NORTH 1° 20' 42" WEST 51.56 FEET; THENCE NORTH 88° 03' 11" WEST 27.29 FEET TO THE POINT OF BEGINNING.
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

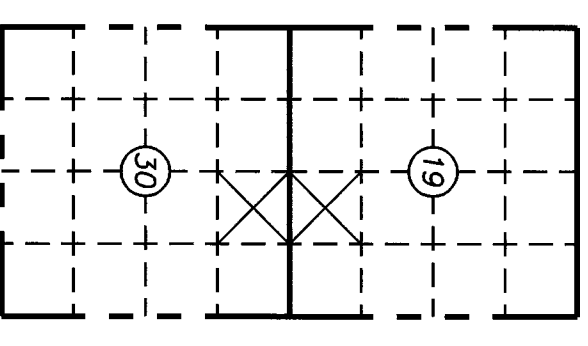


SECTION AND GPS CONTROL DIAGRAM
 SCALE 1"=200FT

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE WASHINGTON STATE SURVEY RECORDING ACT AT THE REQUEST OF BANANABELT BOATS, LLC, IN JULY, 2015.

James B. Smith
 JAMES B. SMITH, PLS Creds
 CERTIFICATE NO. 27327
 9/29/16



SEC. 19 AND 30, T. 35N, R. 2E, W.M.

BANANABELT BOATS, LLC		SHEET	
WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES AQUATIC LEASE NO. 22-084216		1 OF 3	
SCALE: 1" = 200'	DRAWN BY: JTF	HARMSEN & ASSOCIATES INC. 603 SOUTH FIRST STREET MOUNT VERNON, WA 98273 TEL: (360) 336-9199	
REVISED: 3/25/16	F/B: MM-101		
9/21/15	15-072		
S.I.R. INDEX 19 & 30-35N2E		G.L. 5 & 10	

SURVEY IN PORTIONS OF HARBOR AREAS ADJACENT TO GOVERNMENT LOT 5, SECTION 19,
AND GOVERNMENT LOT 10, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.

2016093000172
Shagit County Auditor
9/30/2016 Page 2 of 3 4:38PM
\$167.00

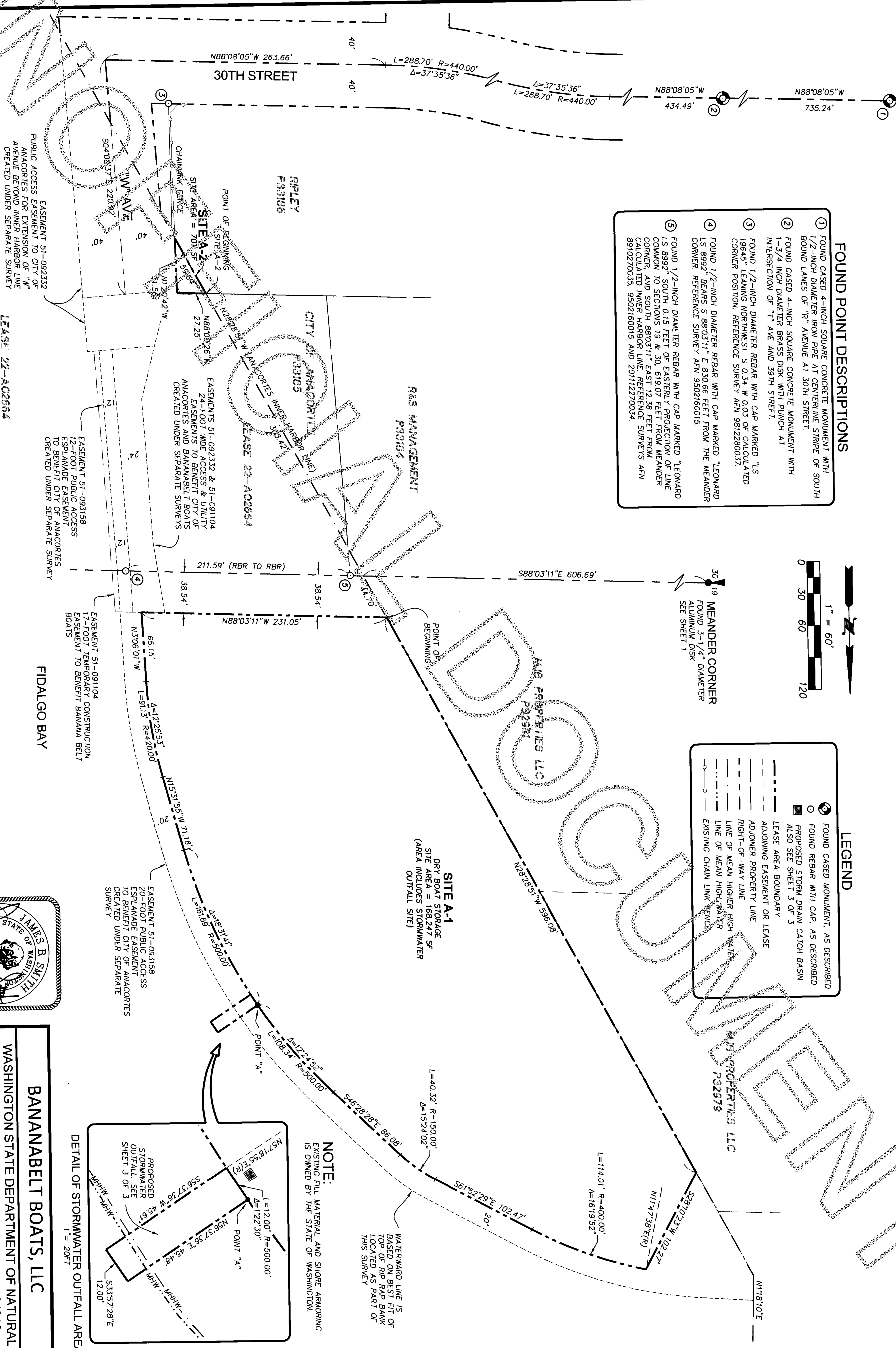
FOUND POINT DESCRIPTIONS

- ① FOUND CASED 4-INCH SQUARE CONCRETE MONUMENT WITH 1/2-INCH DIAMETER IRON PIPE AT CENTERLINE STRIPE OF SOUTH BOUND LINES OF "R" AVENUE AT 30TH STREET.
- ② FOUND CASED 4-INCH SQUARE CONCRETE MONUMENT WITH 1-3/4 INCH DIAMETER BRASS DISK WITH PUNCH AT INTERSECTION OF "T" AVE AND 39TH STREET.
- ③ FOUND 1/2-INCH DIAMETER REBAR WITH CAP MARKED "LS 19645" LEAVING NORTHWEST 1/4 CORNER OF CALCULATED CORNER POSITION. REFERENCE SURVEY AFN 9812280037.
- ④ FOUND 1/2-INCH DIAMETER REBAR WITH CAP MARKED "LEONARD" "LS 8992" BEARS S 88°03'11" E 830.66 FEET FROM THE MEANDER CORNER. REFERENCE SURVEY AFN 9502160015.
- ⑤ FOUND 1/2-INCH DIAMETER REBAR WITH CAP MARKED "LEONARD" "LS 8992" SOUTH 0.15 FEET OF EASTERLY PROJECTION OF LINE COMMON TO SECTIONS 19 & 30, 619.07 FEET FROM MEANDER CORNER, AND SOUTH 88°03'11" EAST 12.38 FEET FROM CALCULATED INNER HARBOR LINE. REFERENCE SURVEYS AFN 8910270035, 9502160015 AND 201112270034.

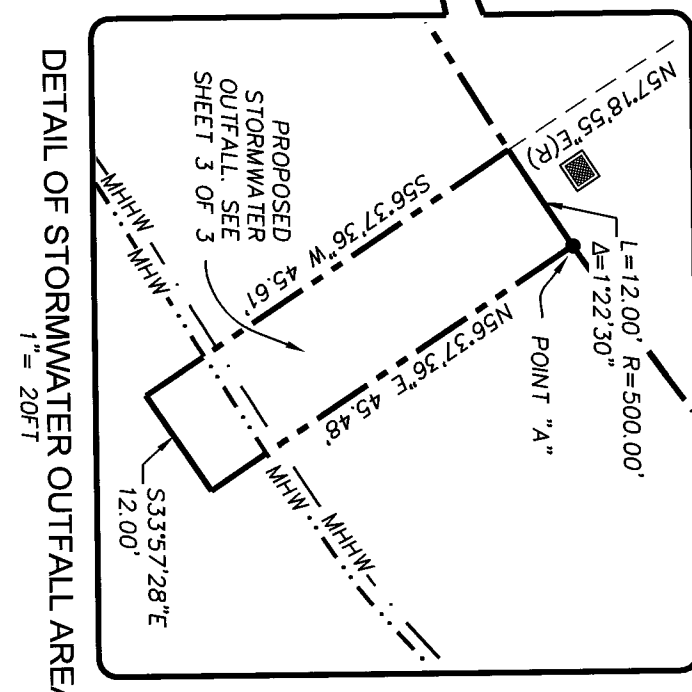


LEGEND

- FOUND CASED MONUMENT, AS DESCRIBED
- FOUND REBAR WITH CAP, AS DESCRIBED
- PROPOSED STORM DRAIN CATCH BASIN (ALSO SEE SHEET 3 OF 3)
- LEASE AREA BOUNDARY
- ADJOINING EASEMENT OR LEASE
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY LINE
- LINE OF MEAN HIGHER HIGH WATER
- LINE OF MEAN HIGH WATER
- EXISTING CHAIN LINK FENCE



SITE A-1
DRY BOAT STORAGE
SITE AREA = 168,247 SF
(AREA INCLUDES STORMWATER
OUTFALL SITE)



NOTE:
EXISTING FILL MATERIAL AND SHORE ARMORING
IS OWNED BY THE STATE OF WASHINGTON.

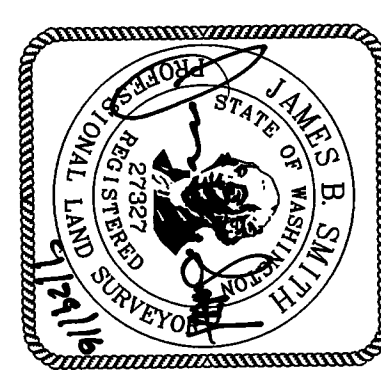
EASEMENT 51-092332
PUBLIC ACCESS EASEMENT TO CITY OF
ANACORTES FOR EXTENSION OF "W"
AVENUE BEYOND INNER HARBOR LINE
CREATED UNDER SEPARATE SURVEY

LEASE 22-A02664

EASEMENT 51-093158
12-FOOT PUBLIC ACCESS
ESPLANADE EASEMENT
TO BENEFIT CITY OF ANACORTES
CREATED UNDER SEPARATE SURVEY

EASEMENT 51-091104
12-FOOT TEMPORARY CONSTRUCTION
EASEMENT TO BENEFIT BANANA BELT
BOATS

EASEMENT 51-093158
20-FOOT PUBLIC ACCESS
ESPLANADE EASEMENT
TO BENEFIT CITY OF ANACORTES
CREATED UNDER SEPARATE
SURVEY



BANANABELT BOATS, LLC
WASHINGTON STATE DEPARTMENT OF NATURAL
RESOURCES AQUATIC LEASE NO. 22-084216

SCALE: 1" = 60'
DRAWN BY: JTF 9/2/16
REVISED: 3/25/16
F/B: MM-101 15-072

HARMSEN & ASSOCIATES, INC.
603 SOUTH FIRST STREET
MOUNT VERNON, WA 98273
TEL: (360) 336-9199

SHEET 2 OF 3
S.I.R. INDEX
19.8.30-38-2E
G.L. 5.8.10

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AND GOVERNMENT LOT 10, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.**

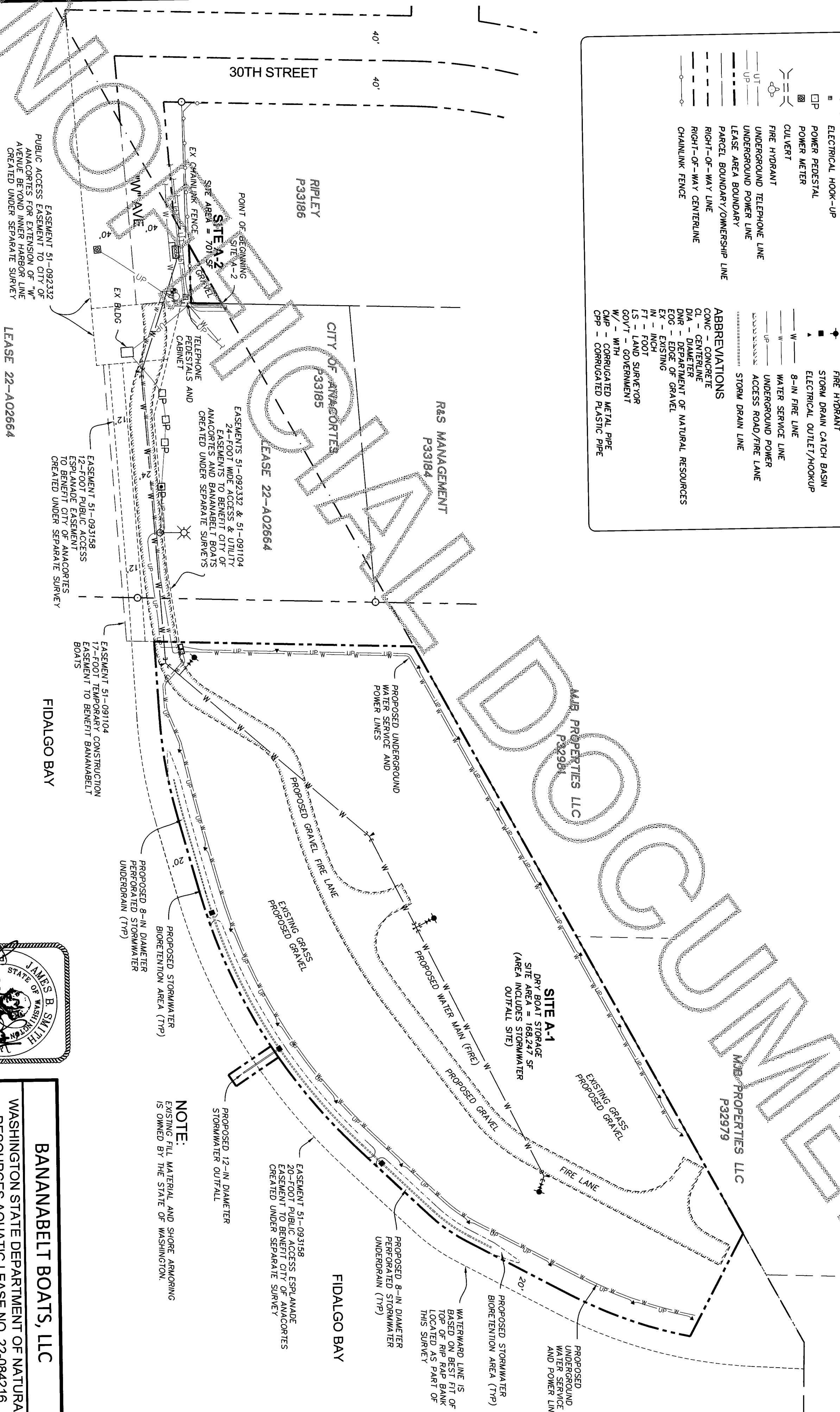
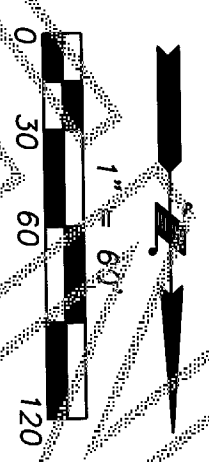
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\$167.00
Skagit County Auditor
9/30/2016 Page 3 of 3 1:38PM

LEGEND AND ABBREVIATIONS

EXISTING FEATURES	PROPOSED FEATURES
□ FENCE GATE POST	▣ DOUBLE CHECK VALVE
□ TELEPHONE PEDESTAL	▣ THRUST BLOCK
○ FOUND REBAR (SEE SHEET 2 OF 3)	▣ WATER VALVE
○ LIGHT POLE	▣ UTILITY JUNCTION BOX
○ ELECTRICAL HOOK-UP	▣ WATER METER
□ POWER PEDESTAL	▣ FIRE HYDRANT
□ POWER METER	▣ ELECTRICAL OUTLET/HOOKUP
○ CULVERT	▣ 8-IN FIRE LINE
— FIRE HYDRANT	— WATER SERVICE LINE
— UNDERGROUND TELEPHONE LINE	— UNDERGROUND POWER
— UNDERGROUND POWER LINE	— ACCESS ROAD/FIRE LANE
— LEASE AREA BOUNDARY	— STORM DRAIN LINE
— PARCEL BOUNDARY/OWNERSHIP LINE	
— RIGHT-OF-WAY LINE	
— CHAINLINK FENCE	

ABBREVIATIONS
CONC - CONCRETE
CL - CENTERLINE
DIA - DIAMETER
DNR - DEPARTMENT OF NATURAL RESOURCES
EOG - EDGE OF GRAVEL
EX - EXISTING
IN - INCH
FT - FOOT
LS - LAND SURVEYOR
GOV'T - GOVERNMENT
W/- WITH
CMP - CORRUGATED METAL PIPE
CPP - CORRUGATED PLASTIC PIPE

NOTE:
THE PURPOSE OF THIS MAP SHEET IS TO PROVIDE HORIZONTAL LOCATIONS OF EXISTING AND PROPOSED CONDITIONS WITHIN THE PROPOSED LEASE AREA BOUNDARIES. REFERENCE SHEETS 1 AND 2 OF THIS SURVEY FOR LEASE DESCRIPTIONS AND GEOMETRY.



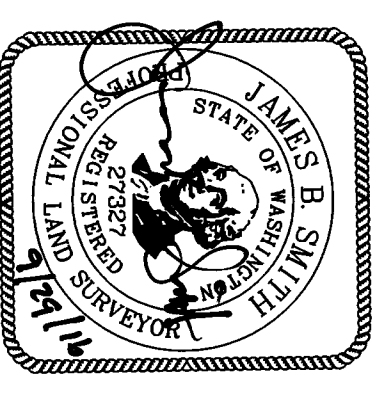
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LEASE 22-A02664

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12-FOOT PUBLIC ACCESS EAPLANADE EASEMENT TO BENEFIT CITY OF ANACORTES CREATED UNDER SEPARATE SURVEY

EASEMENT 51-091104
17-FOOT TEMPORARY CONSTRUCTION EASEMENT TO BENEFIT BANANABELT BOATS

NOTE:
EXISTING FILL MATERIAL AND SHORE ARMORING IS OWNED BY THE STATE OF WASHINGTON.



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WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES AQUATIC LEASE NO. 22-084216	
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DRAWN BY: JTF 9/21/15	S.T.R. - INDEX
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