

201609300173

Skagit County Auditor
9/30/2016 Page 1 of 2

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HARMSEN & ASSOCIATES, INC.

BY DEPUTY

EASEMENT NO. 51-091104

1. NAME OF APPLICANT: BANANABELT BOATS, LLC

2. PURPOSE OF THE EASEMENT AREAS: CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, AND USE OF A ROAD AND UTILITIES BETWEEN W AVENUE AND A LEASEHOLD DEFINED IN AQUATIC LAND LEASE 22-084216.

EASEMENT AREA LEGAL DESCRIPTIONS

SITE B-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 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 26, 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;
THENCE SOUTH 88° 08' 26" EAST 35.99 FEET TO THE NORTHERLY PROJECTION OF THE WESTERLY MARGIN OF "W" AVENUE AS DELINEATED BY SAID SHORT PLAT NO. 94-005;
THENCE SOUTH 4° 08' 37" EAST ALONG SAID PROJECTION FOR A DISTANCE OF 2.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 85° 51' 23" EAST 80.00 FEET TO THE NORTHERLY PROJECTION OF THE EASTERLY MARGIN OF "W" AVENUE AS DELINEATED BY SAID SHORT PLAT NO. 94-005;
THENCE SOUTH 4° 08' 37" EAST ALONG SAID PROJECTION FOR A DISTANCE OF 250.23 FEET TO SAID INNER HARBOR LINE;
THENCE NORTH 28° 28' 51" WEST ALONG SAID INNER HARBOR LINE FOR A DISTANCE OF 97.06 FEET TO THE RIGHT-OF-WAY CENTERLINE OF "W" AVENUE;
THENCE CONTINUING NORTH 28° 28' 51" WEST ALONG SAID INNER HARBOR LINE FOR A DISTANCE OF 97.06 FEET TO THE WESTERLY RIGHT-OF-WAY MARGIN OF "W" AVENUE AS DELINEATED BY SAID SHORT PLAT NO. 94-005;
THENCE CONTINUING NORTH 28° 28' 51" WEST ALONG SAID INNER HARBOR LINE FOR A DISTANCE OF 27.20 FEET;
THENCE NORTH 1° 20' 42" WEST 51.56 FEET;
THENCE SOUTH 88° 08' 26" EAST 8.74 FEET;
THENCE SOUTH 4° 08' 37" EAST 2.01 FEET TO THE NORTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY MARGIN OF SAID "W" AVE AND THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SITE B-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 26, 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;
THENCE SOUTH 88° 08' 26" EAST 35.99 FEET TO THE NORTHERLY PROJECTION OF THE WESTERLY MARGIN OF "W" AVENUE AS DELINEATED BY SAID SHORT PLAT NO. 94-005;
THENCE SOUTH 4° 08' 37" EAST ALONG SAID PROJECTION FOR A DISTANCE OF 2.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 85° 51' 23" EAST 80.00 FEET TO THE NORTHERLY PROJECTION OF THE EASTERLY MARGIN OF "W" AVENUE AS DELINEATED BY SAID SHORT PLAT NO. 94-005;
THENCE NORTH 4° 08' 37" WEST ALONG SAID PROJECTION FOR A DISTANCE OF 50.64 FEET;
THENCE SOUTH 85° 51' 23" WEST 63.44 FEET;
THENCE SOUTH 14° 39' 21" WEST 51.38 FEET TO THE NORTHERLY PROJECTION OF THE WESTERLY MARGIN OF "W" AVENUE AS DELINEATED BY SAID SHORT PLAT NO. 94-005;
THENCE SOUTH 4° 08' 37" EAST ALONG SAID PROJECTION FOR A DISTANCE OF 2.01 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SITE B-3:

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;
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THENCE SOUTH 88° 08' 26" EAST 35.99 FEET TO THE NORTHERLY PROJECTION OF THE WESTERLY MARGIN OF "W" AVENUE, AS DELINEATED BY SAID SHORT PLAT NO. 94-005;
THENCE NORTH 14° 39' 21" EAST 51.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 85° 51' 23" EAST 40.37 FEET;
THENCE NORTH 3° 54' 55" WEST 208.26 FEET TO THE EASTERLY PROJECTION OF THE LINE COMMON TO SAID SECTIONS 19 AND 30;
THENCE NORTH 3° 06' 01" WEST 38.69 FEET;
THENCE NORTH 88° 03' 11" WEST 30.15 FEET;
THENCE SOUTH 8° 32' 52" EAST 67.38 FEET;
THENCE SOUTH 3° 54' 55" EAST 134.28 FEET;
THENCE SOUTH 14° 39' 21" WEST 51.42 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

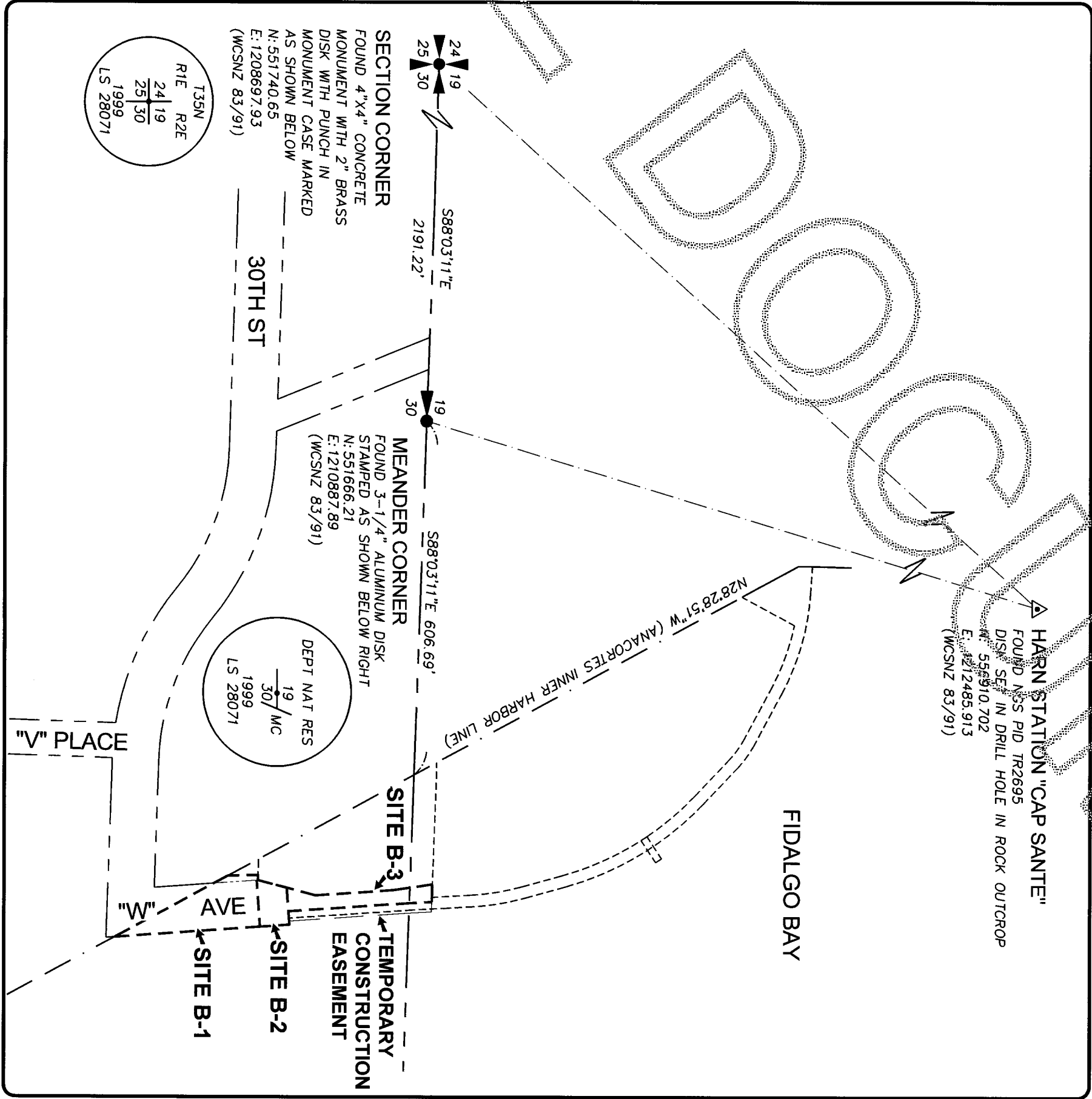
TEMPORARY CONSTRUCTION EASEMENT:

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;
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THENCE SOUTH 88° 08' 26" EAST 35.99 FEET TO THE NORTHERLY PROJECTION OF THE WESTERLY MARGIN OF "W" AVENUE, AS DELINEATED BY SAID SHORT PLAT NO. 94-005;
THENCE NORTH 14° 39' 21" EAST 51.38 FEET;
THENCE NORTH 3° 06' 01" WEST 38.69 FEET;
THENCE NORTH 88° 03' 11" WEST 30.15 FEET;
THENCE SOUTH 8° 32' 52" EAST 67.38 FEET;
THENCE SOUTH 3° 54' 55" WEST 134.28 FEET;
THENCE SOUTH 14° 39' 21" WEST 51.42 FEET TO THE POINT OF BEGINNING.

P:\WORK\PROJECTS\2015\15-072 BANANABELT BOATS\15\DWG\ROS\15-082 BBB ROS B-51-091104.DWG

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. THE HARBOR LINES SHOWN HEREON WERE CALCULATED BASED ON THAT SURVEY PERFORMED BY THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200110030106 AND CONFIRMED BY GPS OBSERVATIONS AT MONUMENTS, "CAP SANTE", "R-1" AND "R2-3".
4. GROUND DISTANCES DEPICTED HEREON WERE EXPANDED TO GRADE USING A COMBINED SCALE FACTOR OF 0.999964343 FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200110030106.
5. 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.
6. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS SPECIFIED BY WA 332-120-040.



SECTION AND GPS CONTROL DIAGRAM

SCALE 1"=200' F

SURVEYOR'S 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 SEPTEMBER, 2015.

JAMES B. SMITH, PLS CFedS
CERTIFICATE NO. 27327
9/29/16



UNPUBLISHED WORK © 2016 BY HARMSEN & ASSOCIATES INC

BANANABELT BOATS, LLC

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES AQUATIC EASEMENT NO. 51-091104

SCALE: 1" = 200'

DRAWN BY: JTF 9/8/16

REVIEWED: 5/11/16 15-012

HARMSEN & ASSOCIATES, INC.

603 SOUTH FIRST STREET
MOUNT VERNON, WA 98273
TEL: (360) 336-9199

SHEET 1 OF 3

SUR. INDEX 19 & 30-35-2E 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.

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Skagit County Auditor
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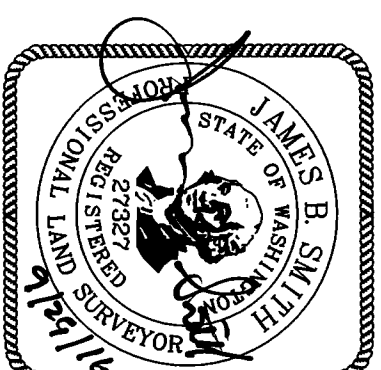
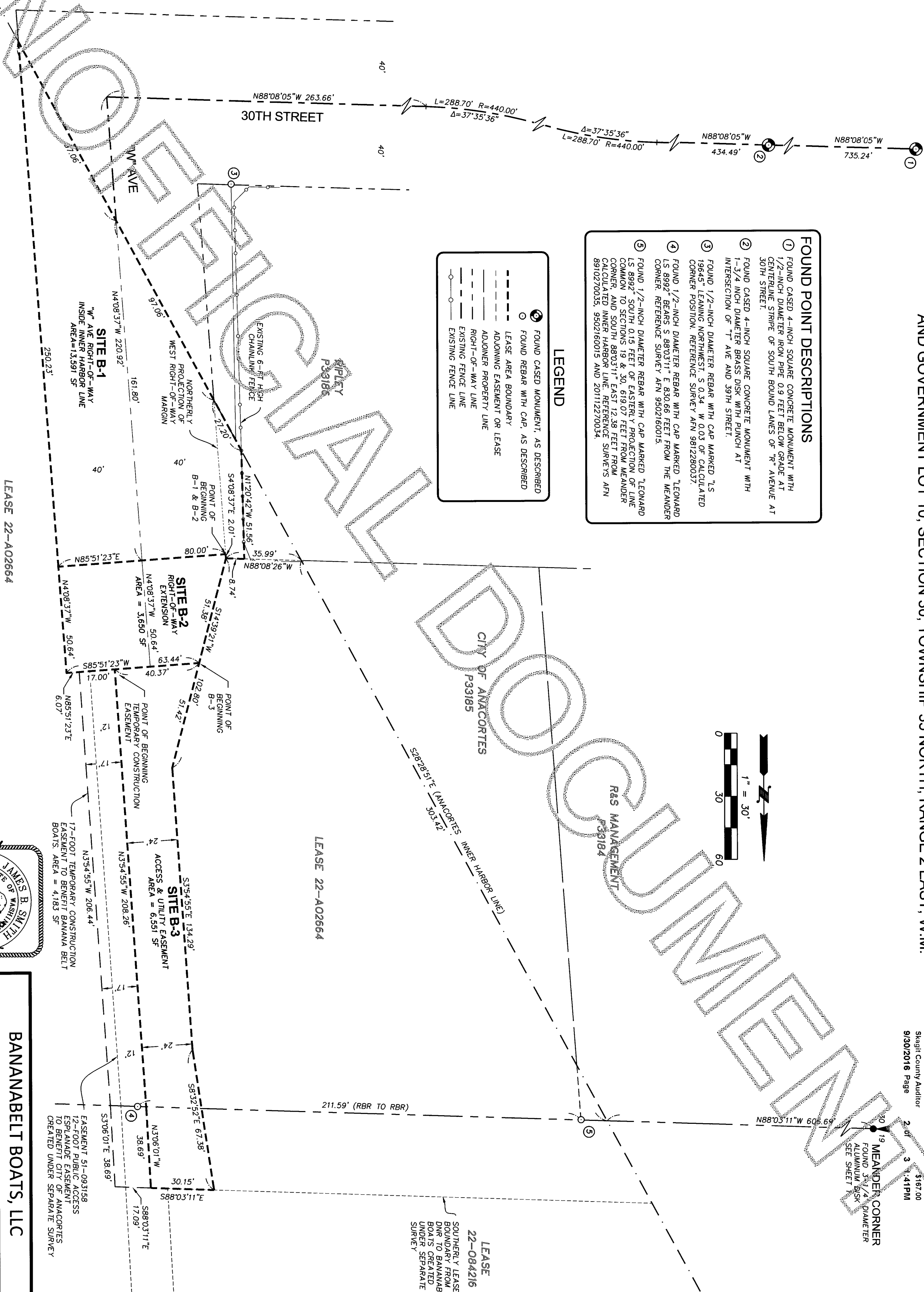
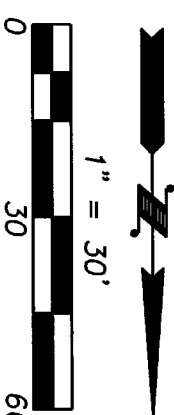
MEANDER CORNER
FOUND 3 1/4" DIAMETER
ALUMINUM DISK
SEE SHEET 1

FOUND POINT DESCRIPTIONS

- 1 FOUND CASED 4-INCH SQUARE CONCRETE MONUMENT WITH 1/2-INCH DIAMETER IRON PIPE 0.9 FEET BELOW GRADE 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 "I" AVE AND 39TH STREET.
- 3 FOUND 1/2-INCH DIAMETER REBAR WITH CAP MARKED "LS 19645" LEAVING NORTHWEST, S 0.34 W 0.03 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
- LEASE AREA BOUNDARY
- ADJOINING EASEMENT OR LEASE
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING FENCE LINE
- EXISTING FENCE LINE



BANANABELT BOATS, LLC

WASHINGTON STATE DEPARTMENT OF NATURAL
RESOURCES AQUATIC EASEMENT NO. 51-091104

SCALE: 1" = 30'
DRAWN BY: JTE
9/8/15

REVISD: 5/11/16
F/B: MW-101
15-072

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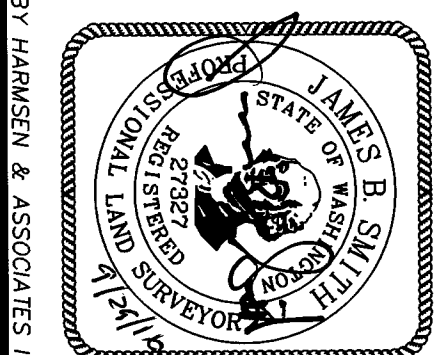
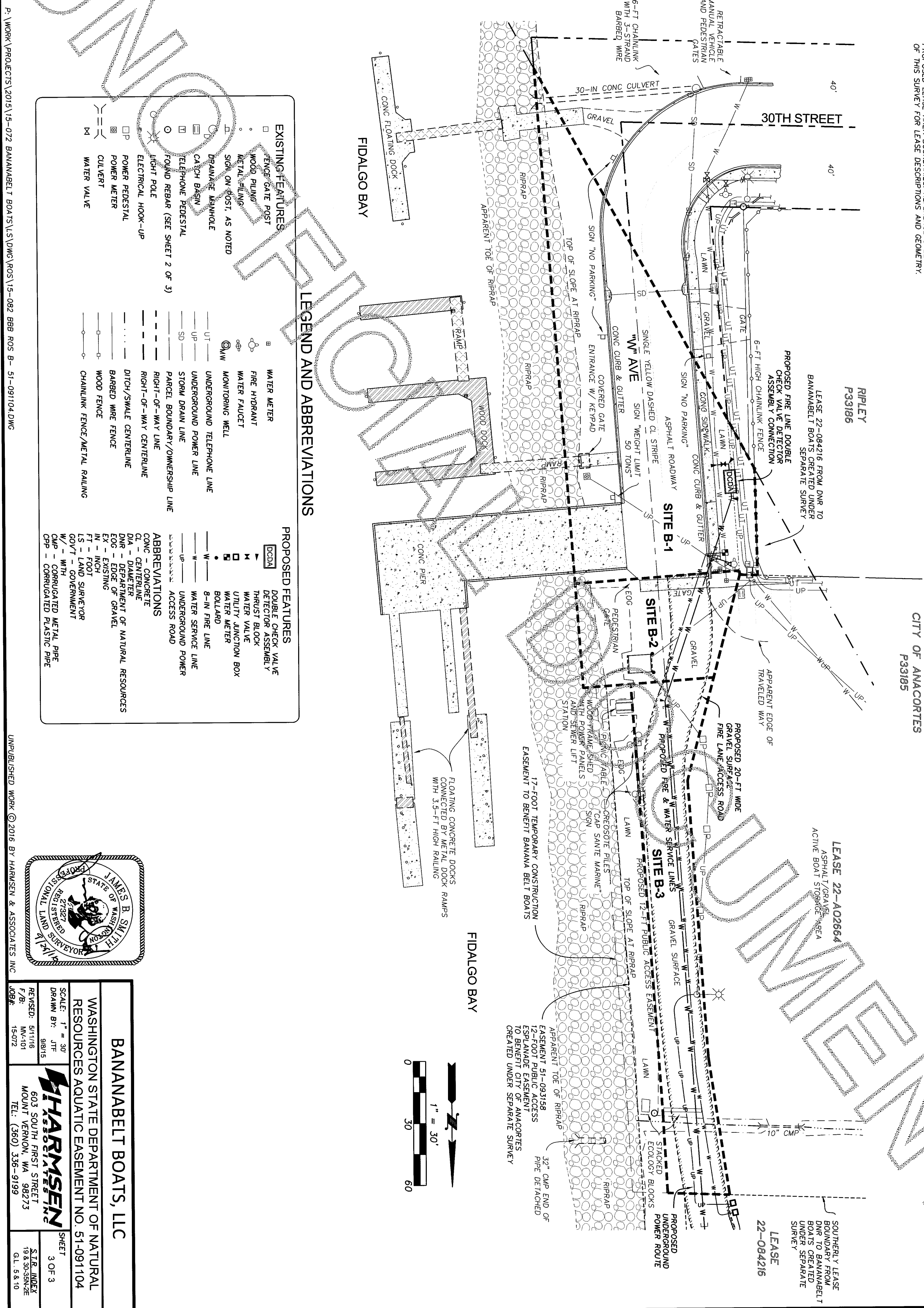
SHEET
2 OF 3

S.T.R. INDEX
19 & 30-35N-2E
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.

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Skagit County Auditor

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



BANANABELT BOATS, LLC

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES AQUATIC EASEMENT NO. 51-091104

SCALE: 1" = 30'

DRAWN BY: JTE

REVISED: 5/11/16

F/B: INV-101

JOB#: 15-072

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TEL: (360) 336-9199

SHEET 3 OF 3

S.L.R. INDEX 19.8.30-35N-2E G.L. 5 & 10