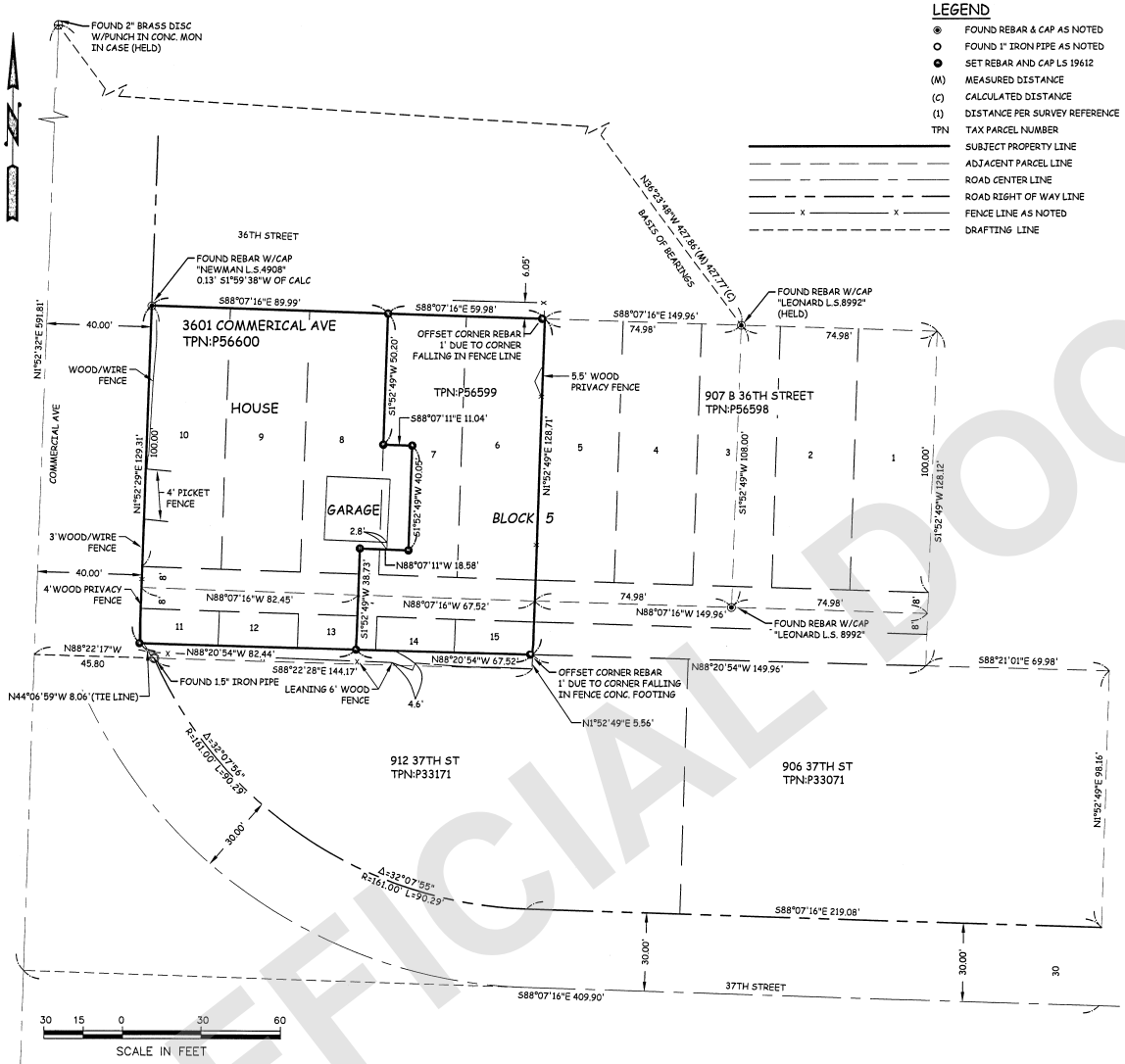
BOOK PAGE



LEGEND

- FOUND REBAR & CAP AS NOTED
- FOUND 1" IRON PIPE AS NOTED
- SET REBAR AND CAP LS 19612
- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
- (1) DISTANCE PER SURVEY REFERENCE
- TPN TAX PARCEL NUMBER
- SUBJECT PROPERTY LINE
- ADJACENT PARCEL LINE
- ROAD CENTER LINE
- ROAD RIGHT OF WAY LINE
- FENCE LINE AS NOTED
- DRAFTING LINE

LAND DESCRIPTION

TPN:P56600 (PER STATUTORY WARRANTY DEED RECORDED UNDER AFN:202206030090).
LOTS 7 THROUGH 10, AND LOTS 11 THROUGH 13, IN BLOCK 5, IN THE PLAT OF BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ADJOINING SAID LOTS. EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF AFORE DESCRIBED LOT 7; THENCE SOUTH 00°03'31"WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 50.20 FEET; THENCE SOUTH 89°56'29"EAST 11.04 FEET; THENCE SOUTH 00°03'31"WEST 40.05 FEET; THENCE NORTH 89°56'29"WEST 18.58 FEET; THENCE SOUTH 00°03'31"WEST 38.74 FEET TO THE SOUTH LINE OF AFORE DESCRIBED LOT 13 AND THE SOUTHERLY TERMINUS OF HEREIN DESCRIBED LINE.

TPN:P56599 (PER STATUTORY WARRANTY DEED RECORDED UNDER AFN:200403150145 TRACT B)
LOTS 6,7 AND 8 AND LOTS 13,14 AND 15 IN BLOCK 5 IN THE PLAT OF BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON
TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ADJOING SAID LOTS. EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF AFORE DESCRIBED LOT 7; THENCE SOUTH 00°03'31"WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 50.20 FEET; THENCE SOUTH 89°56'29"EAST 11.04 FEET; THENCE SOUTH 00°03'31"WEST 40.05 FEET; THENCE NORTH 89°56'29"WEST 18.58 FEET; THENCE SOUTH 00°03'31"WEST 38.74 FEET TO THE SOUTH LINE OF AFORE DESCRIBED LOT 13 AND THE SOUTHERLY TERMINUS OF HEREIN DESCRIBED LINE. SITUATE IN SKAGIT COUNTY, WASHINGTON

SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS WASHINGTON STATE PLANE COORDINATES, NORTH ZONE, NAD 83/11, DERIVED FROM GNSS OBSERVATIONS VIA THE WASHINGTON SPATIAL REFERENCE NETWORK (WSRN). THE BEARING (N36°23'48"W) BETWEEN THE FOUND MONUMENT IN THE CENTERLINE OF COMMERCIAL AVE, AND THE FOUND REBAR MARKING THE CENTER OF THE NORTH LINE OF LOT 3 WAS HELD FOR THIS SURVEY
2. THE PARCEL BOUNDARY SHOWN WAS ESTABLISHED BASED ON FOUND SURVEY MONUMENTS IN THE FIELD AND THE SURVEY REFERENCES LISTED BELOW.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL RECORDED OR UNRECORDED EASEMENTS.
4. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R10 GNSS RECEIVER. ALL FIELD WORK WAS PERFORMED IN JUNE/JULY, 2023.
5. ALL CORNERS ARE WITHIN 0.10' OF POSITION UNLESS OTHERWISE NOTED

SURVEY REFERENCES:

1. RECORD OF SURVEY RECORDED UNDER AFN:9304090043 RECORDS OF SKAGIT COUNTY, WA
2. BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES VOLUME 2 PLATS, PAGE 19 RECORDS OF SKAGIT COUNTY, WA
3. STATUTORY WARRANTY DEED RECORDED UNDER AFN:202206030090 RECORDS OF SKAGIT COUNTY, WA

RECORD OF SURVEY

PREPARED AT THE REQUEST OF

RALPH WALTER

A PORTION OF SW1/4,NW1/4, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M. ANACORTES, SKAGIT COUNTY, WA

STAR SURVEYING, INC.
PO BOX 1343
ANACORTES
WASHINGTON 98221
phone - (360)399-7693
info.ssi@rockisland.com
www.starsurveyinginc.com
LAND SURVEYING MAPPING PLANNING

CAD BY: BLP	DATE: 7/26/2023	JOB NO.: A2553
CHK BY: RMA	PAGE 1 OF 1	SCALE: 1" = 30'
FLD BK: 507A	A2553-ROS.DWG	CIVIL 3D 2020

SURVEYED BY FIELD TRAVERSE WITH A TRIMBLE S-6 ROBOTIC SYSTEM

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11 DAY OF September, 2023, AT 10:00 AM/PM
IN BOOK — OF SURVEYS AT PAGE —, AT THE REQUEST OF RALPH WALTER.

202309110027
FILE NUMBER

Sandra Rollins
SKAGIT COUNTY AUDITOR

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 RALPH WALTER IN JULY, 2023.

Robert M. Anderson
ROBERT M. ANDERSON
CERTIFICATE NUMBER
LS 19612

8/2/23

ROBERT M. ANDERSON
STATE OF WASHINGTON
19612
REGISTERED PROFESSIONAL LAND SURVEYOR

Robert M. Anderson

202309110027
09/11/2023 10:08 AM Pages: 1 of 1 Fees: $323.50
Skagit County Auditor

UNOFFICIAL DOCUMENT