

LEGAL DESCRIPTION:

TOTAL PROPERTY: (Per Island Title Co.'s Certificate No. SA-1703)
Lots 1 and 2, Block 1, Stewart's First Addition to the City of Anacortes, according to the plat thereof recorded in Volume 2 of Plats, page 14, records of Skagit County, Washington.

PARCEL "A"

That portion of said Lots 1 and 2, described as follows:
Beginning at the NE corner of said Lot 1;
Thence: South - along the East line of said Lot 1 - 11.15 ft.;
Thence: S47°03'50"W along the approximate centerline of the common walls of adjacent existing buildings - 47.124 ft. more or less;
Thence: West - parallel with the North line of said Lot 1 - 25.50 ft. to the West line of said Lot 2;
Thence: North - along said West line - 43.25 ft. to the North line of said Lot 2;
Thence: East - along said North line - 60.00 ft. to the point of beginning.

PARCEL "B"

That portion of said Lots 1 and 2, described as follows:
Commencing at the NE corner of said Lot 1;
Thence: South - along the East line of said Lot 1 - 11.15 ft. to the true point of beginning;
Thence: Continuing South - 88.85 ft. to the South line of said Lots 1 and 2;
Thence: West - along said South line - 60.00 ft. to the West line of said Lot 2;
Thence: North - along said West line - 56.75 ft.;
Thence: East - parallel with the North line of said Lots 1 and 2 - 25.50 ft.;
Thence: N47°03'50"E - along the approximate centerline of the common walls of adjacent existing buildings - 47.124 ft. more or less to the true point of beginning. Subject to easements, reservations, restrictions, etc. (if any) of records.

LAND 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 Lon Rydberg in October, 1981.

John J. Vadai
John J. Vadai
Certificate No. 9636



SYMBOLS:

- CM o = Conc. Mon. (found)
- CN ● = Conc. Nail (set)
- = Rebar (set)
- *CM o = Conc. Mon. (not marked)

REMARKS:

1. The survey of subject property is based on the following sources:
 - a) Island Title Company's Cert. No. SA-1703.
 - b) The information shown on subject plat.
 - c) Applicable street monuments found in the vicinity of subject property.
2. The street monument at Commercial and 22nd is not marked (assumed standard plat measurements).
3. The division line between the common building walls was calculated per the outside physical evidence.
4. Some portions of existing buildings are outside the property lines.

CERTIFICATE OF TITLE:

RECORDED *Nov. 3, 1981*, 1981, AUDITOR'S FILE NO. *8111030003* IN VOLUME *457* OF OFFICIAL RECORDS AT PAGE *674*, RECORDS OF SKAGIT COUNTY, WASHINGTON.

CITY ENGINEER'S VERIFICATION:

I HEREBY VERIFY THAT THE DIVISION OF THIS LAND INTO TWO PARCELS IS NOT SUBJECT TO CITY SHORT PLAT ORDINANCE.

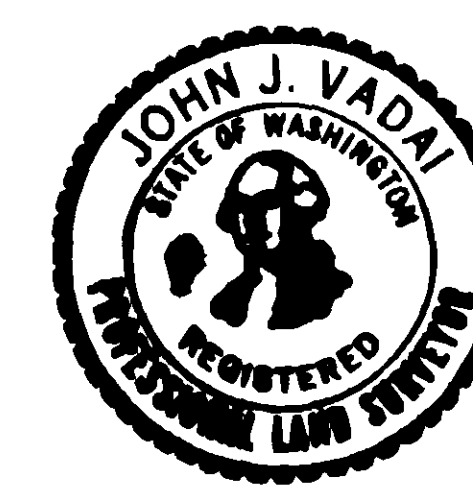
David M. Ford Jr.
DAVID FORD JR. P.E.
ANACORTES CITY ENGINEER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS *3rd* DAY OF *November*, 1981 AT *8:45 AM* IN BOOK *3* OF SURVEYS AT PAGE *146* UNDER AF # *8111030004* AT THE REQUEST OF JOHN J. VADAI.

COUNTY AUDITOR *Lillian Henry* DEPUTY AUDITOR *Jeanne J. Granger*

Lon's Business Complex
Lots 1 and 2, Block 1, Stewart's First Addition
City of Anacortes, Skagit Co. Wa.



Phone: (206) 293-9591

PREPARED FOR: Lon Rydberg 1407 41st St. Anacortes, Wa. 98221 Tel: (206) 293-5220		
SCALE: 1" = 10'	DRAWN BY: J.V.	JOB NO: 936-81
DATE: 10/26/81	APPROVED BY:	DRAWING NO: 936-81
DESCRIPTION: see above		
JOHN J. VADAI & ASSOCIATES 2916 Commercial Ave., Anacortes, Wn.		MERIDIAN: Per subject plat