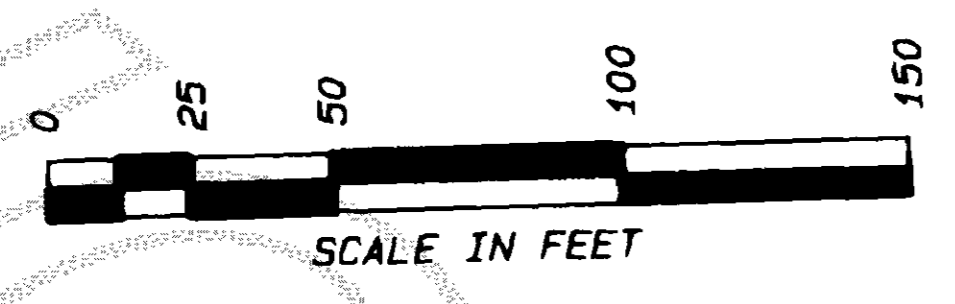


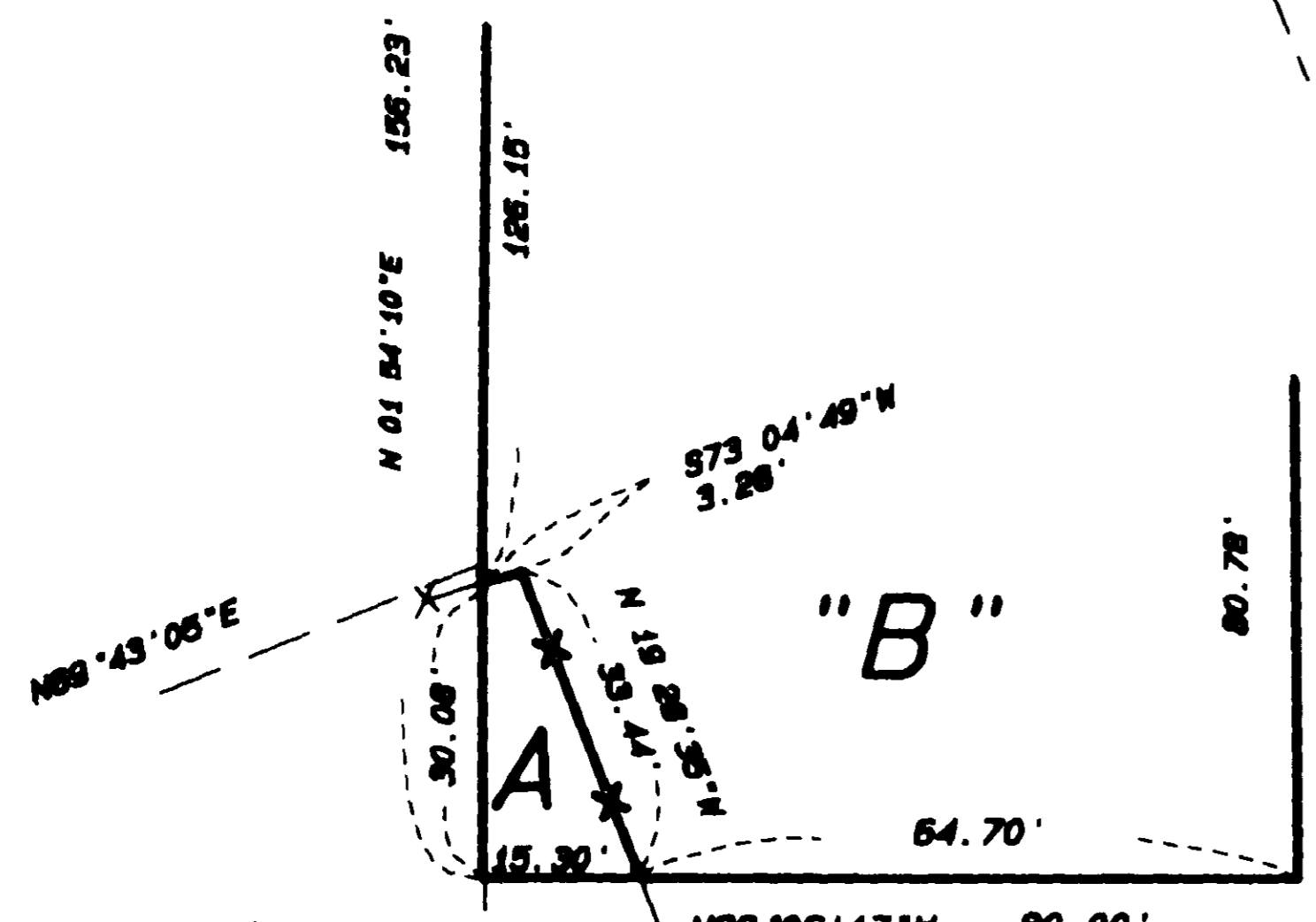
FOUND BRASS NAIL IN CONCRETE IN MON CASE INTERSECTION OF 12TH STREET AND "D" AVENUE 3/03/98

FOUND PIPE WITH BRASS PIN IN CONCRETE IN MON CASE 3/03/98

30  
26  
59  
SKA: KAT... JUN 30 P2:29



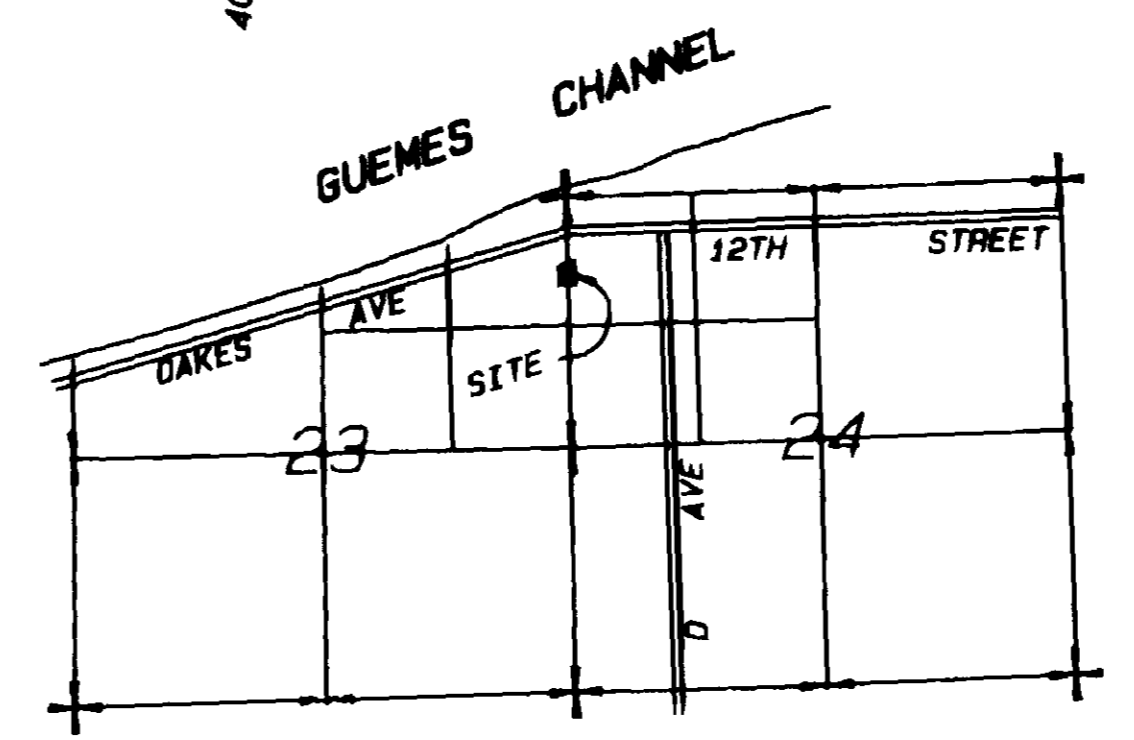
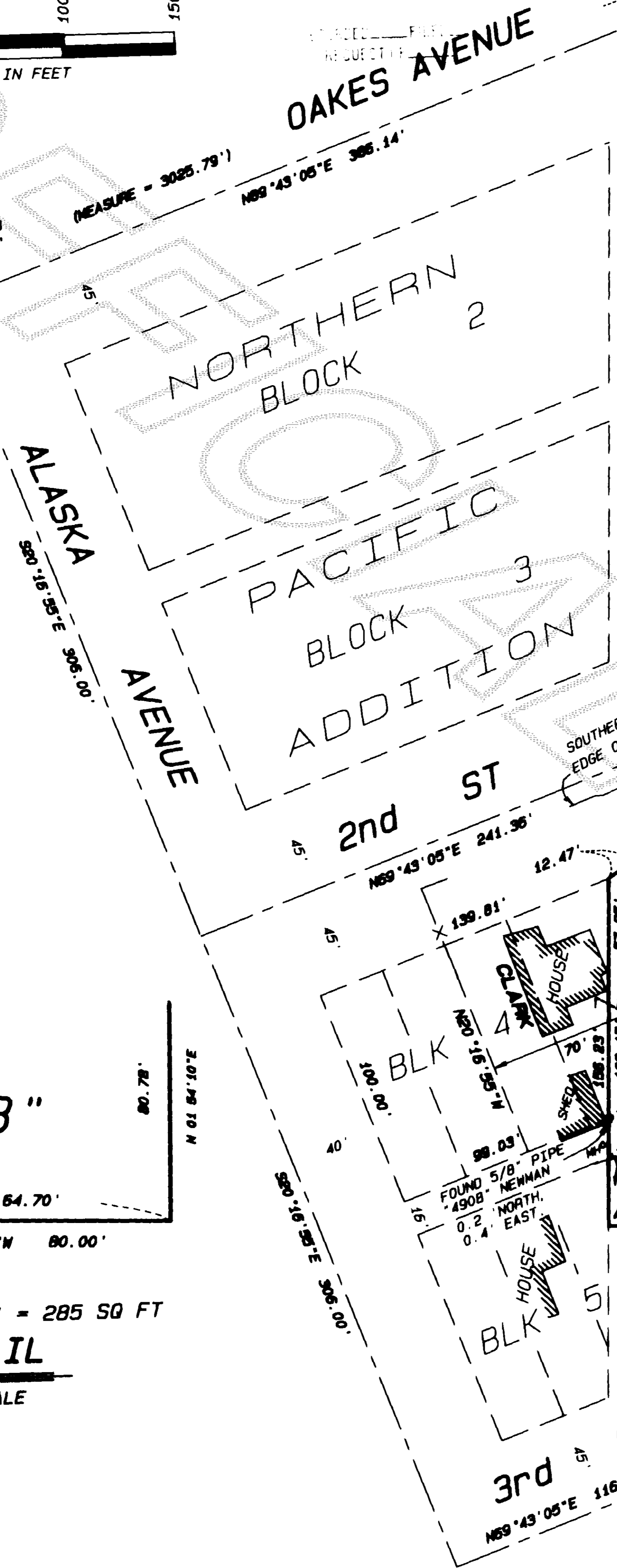
FOUND BRASS DISC MONUMENT IN CASE INTERSECTION OF OAKES AVENUE AND HARTFORD AVENUE 3/03/98



AREA OF "A" = 285 SQ FT  
DETAIL  
NO SCALE

LEGEND

- - INDICATES 1/2" REBAR SET WITH YELLOW CAP MARKED "BOWERS 22952", WITH WHITE 2" X 2" WITNESS STAKE.
- - INDICATES IRON PIPE OR REBAR FOUND AS NOTED.
- X - EXISTING FENCE
- NH - SANITARY MANHOLE



VICINITY MAP  
SECTIONS 23 & 24, T. 35 N., R. 1 E., N.M.  
NO SCALE

<b>SURVEY</b>		
SURVEY OF A VACATED PORTION OF "A" AVENUE IN THE NE 1/4 OF NE 1/4 OF SECTION 23 TWP. 35 N., RGE. 1 E., N.M. AND THE NW 1/4 OF NW 1/4 OF SECTION 24 TWP. 35 N., RGE. 1 E., N.M. ANACORTES, SKAGIT COUNTY, WASHINGTON		
<b>CRAIG CLARK</b>		
FB 3, PG 34-35	<b>BOWERS WEST</b> LAND SURVEYING & CONSULTING 237 E. HAZEL AVENUE, BURLINGTON, WA 98233 (360) 753-9079	SCALE: 1" = 50'
<b>SHEET 1 OF 2</b>		<b>98003</b>

**LEGAL DESCRIPTION**

( FROM AUDITOR'S FILE No. 9703250124 )  
BEGINNING AT THE NORTHEAST CORNER OF BLOCK 4 OF THE NORTHERN PACIFIC ADDITION TO ANACORTES; THENCE NORTHEASTERLY TO THE NORTHWEST CORNER OF LOT 10, BLOCK 245 OF THE ORIGINAL ANACORTES ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF BLOCK 245 TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 245; THENCE WESTERLY ON THE PROJECTED SOUTH LINE OF LOT 11, BLOCK 245 TO THE EAST LINE OF BLOCK 5 OF THE NORTHERN PACIFIC ADDITION TO ANACORTES; THENCE NORTHERLY ALONG THE EAST LINE TO THE NORTHEAST CORNER OF BLOCK 4.

SUBJECT TO AND TOGETHER WITH:  
THE CITY HEREBY RESERVES EASEMENTS FOR THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF UTILITIES, INCLUDING POWER, COMMUNICATIONS, CABLE, GAS, WATER, SEWER AND STORM SEWER, OVER, ALONG AND THROUGH SAID AREA BEING VACATED. SAID EASEMENTS WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**EASEMENT No. 1**  
BEGINNING AT THE NORTHEAST CORNER OF BLOCK 5 OF THE NORTHERN PACIFIC ADDITION; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF BLOCK 4 OF THE NORTHERN PACIFIC ADDITION; THENCE NORTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 245 OF THE ORIGINAL ANACORTES ADDITION; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 11, BLOCK 245 OF THE ORIGINAL ANACORTES ADDITION; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

**EASEMENT No. 2**  
BEGINNING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 245 OF THE ORIGINAL ANACORTES ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 11 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE WESTERLY ON THE PROJECTED SOUTH LINE OF LOT 11, 20', THENCE NORTHERLY, PARALLEL TO THE WEST LINE OF LOT 11, 83 FEET MORE OR LESS; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

**NEW DESCRIPTION - PARCEL "B"**

( PORTION OF LAND IN VACATION ORDINANCE NO. 2420, BY THE CITY OF ANACORTES, TO BE ATTACHED TO ADJACENT PROPERTY OWNED BY CRAIG CLARK )

THAT PORTION OF "A" AVENUE, AS VACATED BY ORDINANCE NO. 2420, APPROVED ON MARCH 3, 1997, IN THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, ALSO BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, AND OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, ALL IN TOWNSHIP 35 NORTH, RANGE 1 EAST, W. M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 4 OF THE PLAT OF NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, AT PAGES 9-11; THENCE NORTH 55° 13' 37" EAST A DISTANCE OF 12.47 FEET TO A POINT THAT IS 70.00 FEET WEST OF THE WEST LINE OF BLOCK 245 OF THE PLAT OF CITY OF ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGES 4-7, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 1° 54' 10" WEST, PARALLEL WITH SAID WEST LINE OF BLOCK 245, A DISTANCE OF 57.95 FEET; THENCE SOUTH 20° 16' 55" EAST A DISTANCE OF 26.93 FEET; THENCE SOUTH 88° 06' 17" EAST A DISTANCE OF 59.83 FEET TO THE WEST LINE OF SAID BLOCK 245; THENCE SOUTH 1° 54' 10" WEST, ALONG THE WEST LINE OF SAID BLOCK 245, A DISTANCE OF 80.78 FEET, TO THE SOUTHWEST CORNER OF SAID BLOCK 245; THENCE NORTH 88° 06' 17" WEST ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID BLOCK 245 A DISTANCE OF 64.70 FEET, TO AN EXISTING FENCE AS REFERRED TO IN QUIT CLAIM DEED FROM ELTON L. AND BONNIE M. ATKINSON TO CRAIG A. AND BETH A. CLARK; RECORDED UNDER AUDITOR'S FILE No. 9706170066, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 19° 28' 35" WEST ALONG SAID FENCE, A DISTANCE OF 33.44 FEET TO AN EXISTING FENCE CORNER; THENCE ALONG SAID FENCE SOUTH 73° 04' 49" WEST A DISTANCE OF 3.28 FEET TO THE EASTERLY LINE OF SAID BLOCK 5; THENCE NORTH 1° 54' 10" EAST ALONG THE EAST LINE OF SAID BLOCKS 4 AND 5, A DISTANCE OF 126.15 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH:  
THE CITY HEREBY RESERVES EASEMENTS FOR THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF UTILITIES, INCLUDING POWER, COMMUNICATIONS, CABLE, GAS, WATER, SEWER AND STORM SEWER, OVER, ALONG AND THROUGH SAID AREA BEING VACATED. SAID EASEMENTS WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**EASEMENT No. 1**  
BEGINNING AT THE NORTHEAST CORNER OF BLOCK 5 OF THE NORTHERN PACIFIC ADDITION; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF BLOCK 4 OF THE NORTHERN PACIFIC ADDITION; THENCE NORTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 245 OF THE ORIGINAL ANACORTES ADDITION; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 11, BLOCK 245 OF THE ORIGINAL ANACORTES ADDITION; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

**EASEMENT No. 2**  
BEGINNING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 245 OF THE ORIGINAL ANACORTES ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 11 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE WESTERLY ON THE PROJECTED SOUTH LINE OF LOT 11, 20', THENCE NORTHERLY, PARALLEL TO THE WEST LINE OF LOT 11, 83 FEET MORE OR LESS; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION - PARCEL "A"**

( FROM QUIT CLAIM DEED, AUDITOR'S FILE No 9706170066 )  
THAT PORTION OF VACATED "A" AVENUE WHICH IS CONTIGUOUS TO LOT 1, BLOCK 5, NORTHERN PACIFIC ADDITION, AND LIES WESTERLY OF THE EXISTING FENCE LINE SAID PROPERTY LOCATED IN THE CITY ANACORTES, SKAGIT COUNTY, WASHINGTON.

FURTHER IDENTIFIED AS VACATED "A" AVENUE RECORDED BY SKAGIT COUNTY, RECORDING NUMBER 9703250124, CITY OF ANACORTES ORDINANCE No. 2420, DATED MARCH 3, 1997.

**NEW DESCRIPTION - PARCEL "C"**

( PORTION OF LAND IN VACATION ORDINANCE NO. 2420, THE CITY OF ANACORTES, TO BECOME A SEPARATE PARCEL, SUBJECT TO APPROVAL BY THE CITY OF ANACORTES AS A LEGAL SUBDIVISION. )

THAT PORTION OF "A" AVENUE, AS VACATED BY ORDINANCE NO. 2420, APPROVED ON MARCH 3, 1997, IN THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, ALSO BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, AND OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, ALL IN TOWNSHIP 35 NORTH, RANGE 1 EAST, W. M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4 OF THE PLAT OF NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, AT PAGES 9-11; THENCE NORTH 55° 13' 37" EAST A DISTANCE OF 12.47 FEET TO A POINT THAT IS 70.00 FEET WEST OF THE WEST LINE OF BLOCK 245 OF THE PLAT OF CITY OF ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGES 4-7, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS MEASURED AT RIGHT ANGLES THERETO, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 55° 13' 37" EAST A DISTANCE OF 87.28 FEET TO THE NORTHWEST CORNER OF LOT 10, OF SAID BLOCK 245; THENCE SOUTH 1° 54' 10" WEST, ALONG THE WEST LINE OF SAID BLOCK 245, A DISTANCE OF 135.02 FEET; THENCE N 88° 06' 17" WEST A DISTANCE OF 59.83 FEET; THENCE NORTH 20° 16' 55" WEST A DISTANCE OF 26.93 FEET; THENCE NORTH 1° 54' 10" EAST A DISTANCE OF 57.95 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH:  
THE CITY HEREBY RESERVES EASEMENTS FOR THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF UTILITIES, INCLUDING POWER, COMMUNICATIONS, CABLE, GAS, WATER, SEWER AND STORM SEWER, OVER, ALONG AND THROUGH SAID AREA BEING VACATED. SAID EASEMENTS WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**EASEMENT No. 1**  
BEGINNING AT THE NORTHEAST CORNER OF BLOCK 5 OF THE NORTHERN PACIFIC ADDITION; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF BLOCK 4 OF THE NORTHERN PACIFIC ADDITION; THENCE NORTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 245 OF THE ORIGINAL ANACORTES ADDITION; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 11, BLOCK 245 OF THE ORIGINAL ANACORTES ADDITION; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

**EASEMENT No. 2**  
BEGINNING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 245 OF THE ORIGINAL ANACORTES ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 11 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE WESTERLY ON THE PROJECTED SOUTH LINE OF LOT 11, 20', THENCE NORTHERLY, PARALLEL TO THE WEST LINE OF LOT 11, 83 FEET MORE OR LESS; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

**NOTES**

- 1. BASIS OF BEARINGS - MONUMENTED CENTER LINE OF 12TH STREET. BEARING = NORTH 88° 06' 17" WEST AS SHOWN ON SURVEY FILED IN BOOK 11, PAGE 50, AF# 9105130007.
- 2. INSTRUMENTATION - THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A LEITZ SOKKISHA SET 3, 3" EDM.
- 3. SURVEY DESCRIPTION IS FROM CITY OF ANACORTES ORDINANCE No. 2420, APPROVED MARCH 3, 1997, VACATING A PORTION OF "A" AVENUE IN THE CITY OF ANACORTES.
- 4. THIS SURVEY DEPICTS EXISTING FENCES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH WAC 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAVE NOT BEEN RESOLVED BY THIS SURVEY.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 30th DAY OF June 1998  
AT 29 MINUTES PAST 2 O'CLOCK P.M. AND RECORDED  
IN VOLUME 20 OF SURVEYS, AT PAGE 160, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.  
AUDITOR'S FILE No. 9806300212

Kathy Hill  
SKAGIT COUNTY AUDITOR  
Judy J. Zavala  
DEPUTY

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT IN APRIL 1998, AT THE REQUEST OF CRAIG CLARK.

EMIL D. BOWERS, P.L.S.  
CERTIFICATE No. 22952  
DATE 6-30-98

BOWERS WEST  
LAND SURVEYING & CONSULTING  
237 EAST HAZEL AVENUE  
BURLINGTON, WA 98273



<b>SURVEY</b>		
SURVEY OF A VACATED PORTION OF "A" AVENUE IN THE NE 1/4 OF NE 1/4 OF SECTION 23 TWP. 35 N., RGE. 1 E., W.M. AND THE NW 1/4 OF NW 1/4 OF SECTION 24 TWP. 35 N., RGE. 1 E., W.M. ANACORTES, SKAGIT COUNTY, WASHINGTON <b>CRAIG CLARK</b>		
FB 3, PG 34-35	<b>BOWERS WEST</b> LAND SURVEYING & CONSULTING 237 E. HAZEL AVENUE, BURLINGTON, WA 98233 (360) 755-9079	SCALE: 1" = 50'
<b>SHEET 2 OF 2</b>		<b>98003</b>