

**48° NORTH HANGAR A LEASEHOLD CONDOMINIUM HANGARS PHASE II  
IN THE NORTH EAST 1/4, OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.  
CITY OF ANACORTES, WASHINGTON  
SHEET No. 1 of 3**

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF HERRIGSTAD ENGINEERING PS

201002260160  
Skagit County Auditor  
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**LEGAL DESCRIPTION**

48 DEGREES NORTH AVIATION LLC LEASE AREAS  
THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. DESCRIBED AS FOLLOWS:  
PARCEL 1, HANGER PAD NO. 6

COMMENCING AT THE NORTHEAST CORNER OF SECTION 27,  
TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.; THENCE SOUTH 1°04'21"  
WEST A DISTANCE OF 1320.52 FEET TO THE SOUTHEAST CORNER  
OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF  
SAID SECTION 27; THENCE NORTH 89°08'28" WEST ALONG THE  
SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE  
NORTHEAST QUARTER 296.30 FEET; THENCE NORTH 2°07'21" EAST  
80.02 FEET TO THE SOUTHEAST CORNER OF THE FURTHEST  
EASTERN PROJECTION OF THE PORT OF ANACORTES AIRPORT  
PROPERTY AS DESCRIBED ON RECORD OF SURVEY AF  
#200104030063; THENCE NORTH 2°07'21" EAST ALONG THE  
EASTERN BOUNDARY OF SAID SURVEY 28.84 FEET; THENCE NORTH  
1°59'34" EAST ALONG THE EASTERN BOUNDARY OF SAID SURVEY  
89.54 FEET; THENCE NORTH 89°08'03" WEST 93.26 FEET TO THE  
POINT OF BEGINNING; THENCE NORTH 0°51'57" EAST 80.20 FEET;  
THENCE NORTH 89°08'03" WEST 420.30 FEET; THENCE SOUTH  
0°51'57" WEST 90.20 FEET; THENCE SOUTH 89°08'03" EAST 240.20  
FEET; THENCE NORTH 0°51'57" EAST 10.00 FEET; THENCE  
SOUTH 89°08'03" EAST 180.10 FEET TO THE POINT OF BEGINNING.  
CONTAINING 36,110 SQUARE FEET OR 0.83 ACRES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL 2, HANGER PAD NO. 7

COMMENCING AT THE NORTHEAST CORNER OF SECTION 27,  
TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.; THENCE SOUTH 1°04'21"  
WEST A DISTANCE OF 1320.52 FEET TO THE SOUTHEAST CORNER  
OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF  
SAID SECTION 27; THENCE NORTH 89°08'28" WEST ALONG THE  
SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE  
NORTHEAST QUARTER 296.30 FEET; THENCE NORTH 2°07'21"  
EAST 80.02 FEET TO THE SOUTHEAST CORNER OF THE FURTHEST  
EASTERN PROJECTION OF THE PORT OF ANACORTES AIRPORT  
PROPERTY AS DESCRIBED ON RECORD OF SURVEY AF  
#200104030063; THENCE NORTH 2°07'21" EAST ALONG THE  
EASTERN BOUNDARY OF SAID SURVEY 28.84 FEET; THENCE NORTH  
1°59'34" EAST ALONG THE EASTERN BOUNDARY OF SAID SURVEY  
288.78 FEET; THENCE NORTH 89°08'03" WEST 102.18 FEET TO  
THE POINT OF BEGINNING; THENCE NORTH 89°08'03" WEST 360.30  
FEET; THENCE SOUTH 0°51'57" WEST 80.20 FEET; THENCE  
SOUTH 89°08'03" EAST 360.30 FEET; THENCE NORTH 0°51'57"  
EAST 80.20 FEET TO THE POINT OF BEGINNING.  
CONTAINING 28,094 SQUARE FEET OR 0.64 ACRES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**DECLARATION REFERENCE**

THE CONDOMINIUM DECLARATION PREPARED UNDER THE WASHINGTON  
CONDOMINIUM ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND  
SET OF PLANS REFER, WAS RECORDED WITH THE AUDITORS FILE NO.

201002260160 ON (DATE) 02/26/2010  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PROJECT BENCH MARK**

THE VERTICAL DATUM IS IS  
BASED ON AND FOUND OF THE  
SURVEY FOR HANGAR LEASEHOLD  
CONDOMINIUM AF #200610060088.  
ELEVATION = 286.79'

**DEDICATION**

WE THE UNDERSIGNED 48° NORTH AVIATION, LLC, THE OWNER OF THE  
LEASEHOLD INTEREST IN THE PROPERTY SHOWN HEREBY DECLARE THIS  
SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR CONDOMINIUM  
PURPOSES THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF SHALL  
BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FILED  
CONTEMPORANEOUSLY HERewith. THIS DEDICATION IS NOT FOR ANY OTHER  
USE THAN TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM  
ACT FOR A SURVEY AND PLANS AND TO SUBMIT THE PROPERTY HEREIN  
DESCRIBED TO THE PROVISIONS OF THE ACT AS PROVIDED IN THE  
DECLARATION, WE FURTHER CERTIFY ALL STRUCTURAL COMPONENTS AND  
MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY  
UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

48° NORTH AVIATION LLC

State of Washington

I certify that I know of have satisfactory evidence that  
Adam Jones signed this instrument on oath  
stated that (he/she/they) (was/are) authorized to execute the  
instrument and acknowledged it as the Member  
of 48° NORTH AVIATION LLC, to be the free and voluntary act  
of such party for the use and purpose mentioned in the instrument.

DATED February 23, 2010

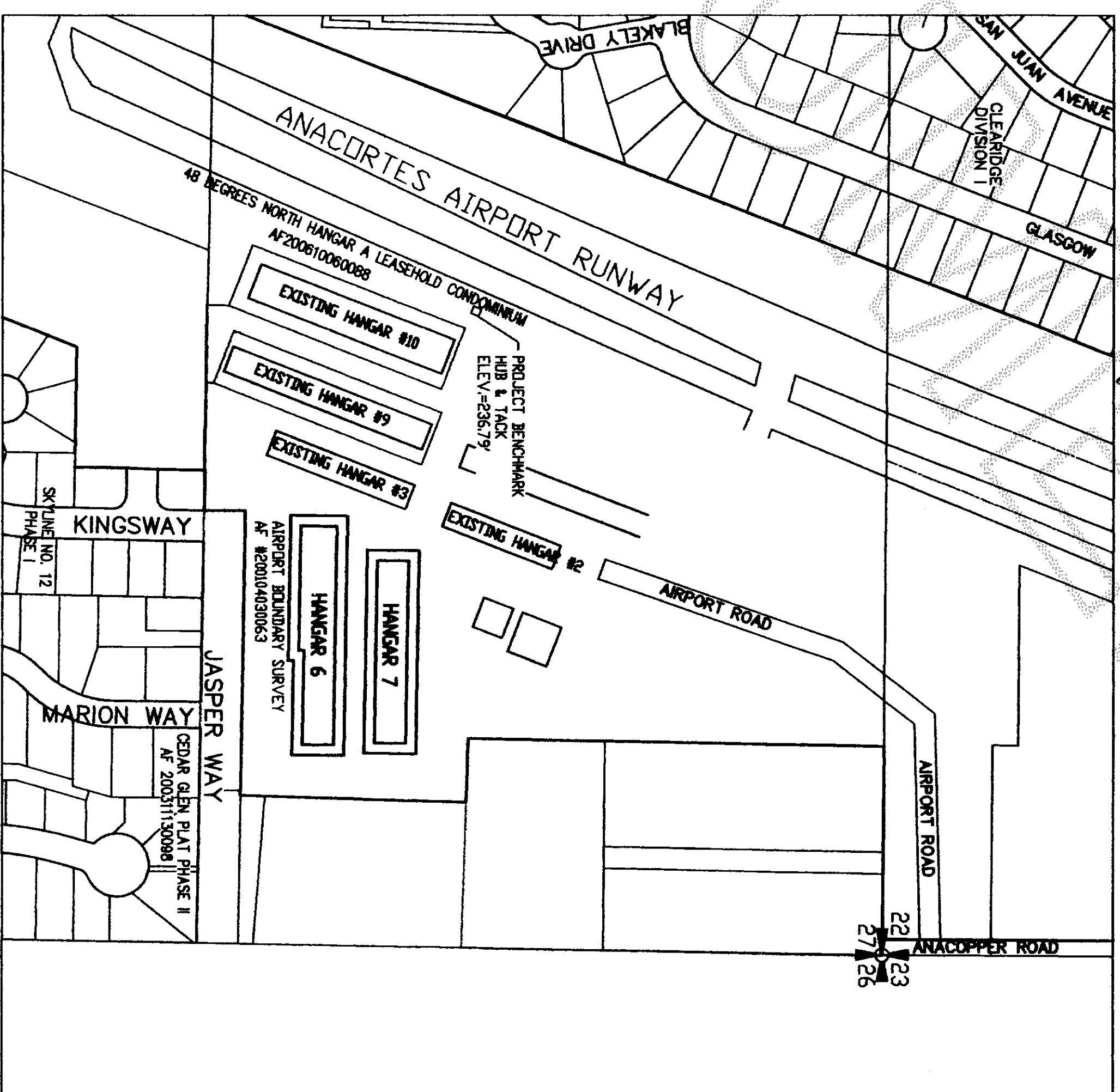
SIGNATURE Burba Snyd Spil

MY APPOINTMENT EXPIRES 3/16/12



**NOTES**

- EQUIPMENT USED: PENTAX 328N TOTAL STATION.
- MONUMENTS TIED ON 1-29-2010.
- ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
- SURVEY METHOD: STANDARD FIELD TRAVERSE.
- BASIS OF BEARINGS: RECORDED SURVEY AF 200610060088.
- ALL UNITS INCLUDE THE EXISTING BUILDING AS REFERENCED IN THE DECLARATION, TOGETHER WITH THE SURROUNDING LAND SHOWN HEREON. THE VERTICAL LIMITS OF EACH UNIT EXTEND FROM AN ELEVATION OF 237 FEET, NGVD '29 (MEAN SEA LEVEL), UP TO AN ELEVATION OF 260 FEET NGVD '29.
- UTILITY LOCATIONS ARE SHOWN ON SHEET 3 OF 3. THE LOCATIONS OF SOME OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, SURVEYOR OR THEIR REPRESENTATIVE.
- THIS SURVEY HAS SHOWN OCCUPANCY INDICATORS AS PER W.A.C. CHAPTER 392.190. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEDICED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, EXCEPTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD.
- A LEASE DATED DECEMBER 4, 2007 BETWEEN THE PORT OF ANACORTES AS LESSOR AND 48° NORTH AVIATION LLC AS LESSEE WAS RECORDED IN THE RECORDS OF SKAGIT COUNTY UNDER AUDITORS FILE NUMBER 201002260160. THE HANGER PADS AND LEASE DIMENSIONS ARE DIFFERENT IN THE RECORDED DOCUMENT THAN WHAT IS REPRESENTED HEREON. THE TERM OF THE LEASE IS 30 YEARS WITH RIGHT TO RENEW AS STATED IN THE DOCUMENT.
- THIS SURVEY WAS COMPLETED WITHOUT A CURRENT TITLE REPORT. WE DO NOT PURPORT TO SHOW ALL EASEMENTS AND RESTRICTIONS THAT MAY AFFECT THE SUBJECT PROPERTY.



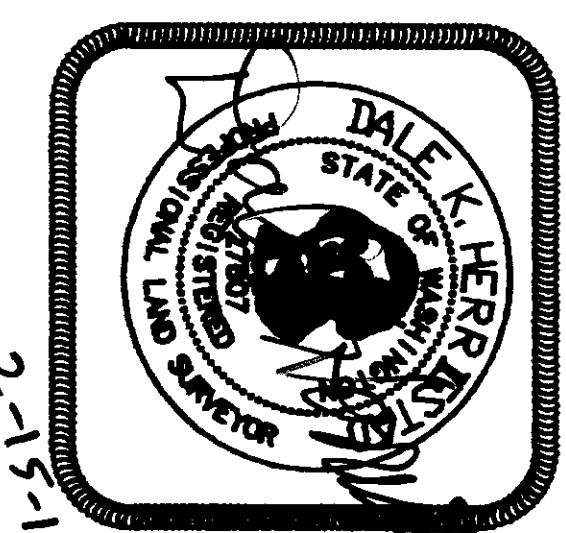
VICINITY MAP  
SECTION 27, T. 35 N., R. 1 E.

**SURVEYORS CERTIFICATE**

I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS ARE  
BASED UPON AN ACTUAL SURVEY OF THE DESCRIBED  
PROPERTY AND THAT ALL INFORMATION REQUIRED BY RCW  
64.34.232 AND IN CONFORMANCE WITH THE REQUIREMENTS OF  
THE SURVEY RECORDING ACT IS SHOWN STATED OR IS  
SUPPLIED HEREIN. I FURTHER CERTIFY THAT THE  
HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS IN  
THIS CONDOMINIUM ARE SUBSTANTIALLY COMPLETED IN  
ACCORDANCE WITH THE PLANS CONTAINED HEREIN.

DALE K. HERRIGSTAD, P.L.S. Dale Herrigstad  
Certificate No. 27807

Date 2-15-10



SHEET 1 OF 3

**48° NORTH HANGAR  
A LEASEHOLD CONDOMINIUM**

A PORTION OF THE NE 1/4, SECTION 27,  
TOWNSHIP 35 N., R. 1 EAST, W.M.  
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

**HERRIGSTAD ENGINEERING**

4920 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

DWG.: 1849	SCALE: NOTED
DWN BY: DKE	JOB NO.: 849
CHECK BY: DH	
DATE: FEB 2010	



**48° NORTH HANGAR A LEASEHOLD CONDOMINIUM HANGARS PHASE II**  
**IN THE NORTH EAST 1/4, OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.**  
**CITY OF ANACORTES, WASHINGTON**  
**SHEET No. 2 of 3**

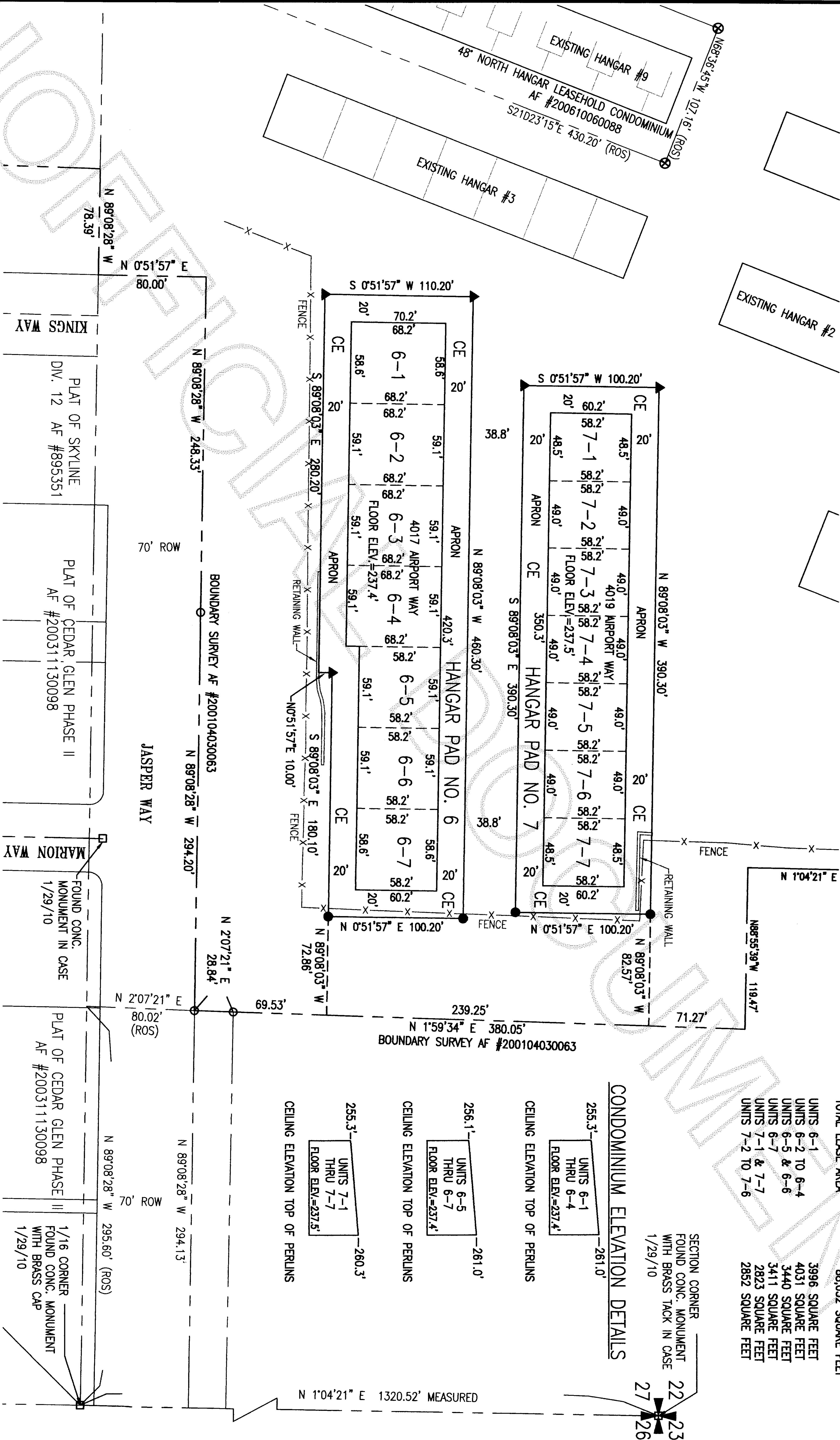
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 Skagit County Auditor  
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**LEASE AREAS**

BUILDING FOOTPRINT HANGAR 6	27,662 SQUARE FEET
APRON AREA HANGAR 6	21,262 SQUARE FEET
BUILDING FOOTPRINT HANGAR 7	21,053 SQUARE FEET
APRON AREA HANGAR 7	18,055 SQUARE FEET
<b>TOTAL LEASE AREA</b>	<b>86,032 SQUARE FEET</b>
UNITS 6-1	3996 SQUARE FEET
UNITS 6-2 TO 6-4	4031 SQUARE FEET
UNITS 6-5 & 6-6	3440 SQUARE FEET
UNITS 6-7	3411 SQUARE FEET
UNITS 7-1 & 7-7	2823 SQUARE FEET
UNITS 7-2 TO 7-6	2852 SQUARE FEET

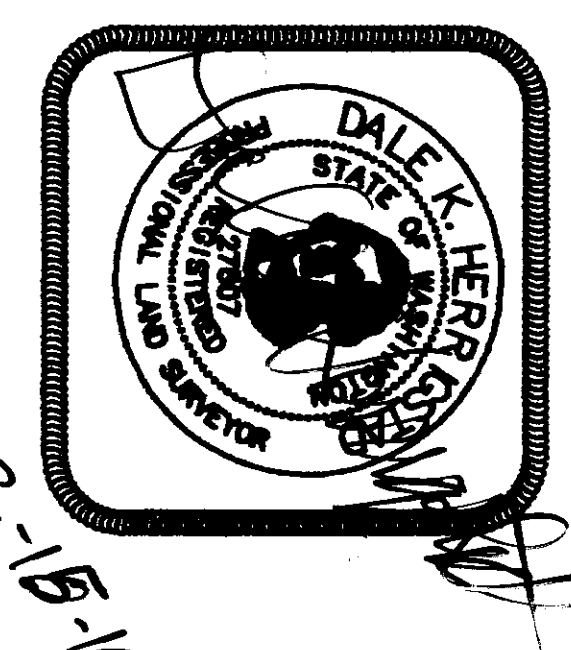
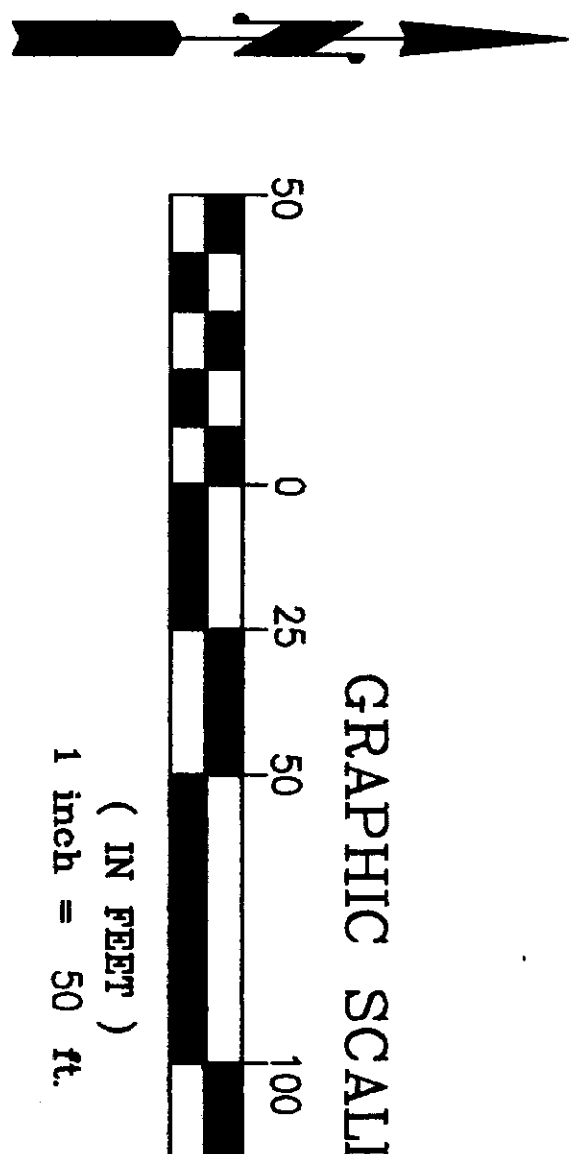
**CONDOMINIUM ELEVATION DETAILS**

UNITS 6-1 THRU 6-4 FLOOR ELEV.=237.4'	255.3'	CEILING ELEVATION TOP OF PERLINS
UNITS 6-5 THRU 6-7 FLOOR ELEV.=237.4'	256.1'	CEILING ELEVATION TOP OF PERLINS
UNITS 7-1 THRU 7-7 FLOOR ELEV.=237.5'	255.3'	CEILING ELEVATION TOP OF PERLINS



**LEGEND**

- COMMON ELEMENT
- ▲ SET REBAR & CAP, LS 27807
- SET BRASS MARKER IN ASPHALT LS 27807
- ⊗ FOUND SURVEY MARKER SKODJE LS 19646
- ⊗ FOUND SURVEY MARKER LS 17652
- FOUND CONC. MONUMENT 1-29-10 AS NOTED



**48° NORTH HANGAR A LEASEHOLD CONDOMINIUM**

A PORTION OF THE NE 1/4, SECTION 27, TOWNSHIP 35 N., RANG. 1 EAST, W.M., CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

**HERRIGSTAD ENGINEERING**

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 293-8904

DWG.: 1843	CHECK BY: DH	DATE: FEB 2010
DWN BY: DKH	SCALE: NOTED	JOB NO.: 843

SHEET 2 OF 3

