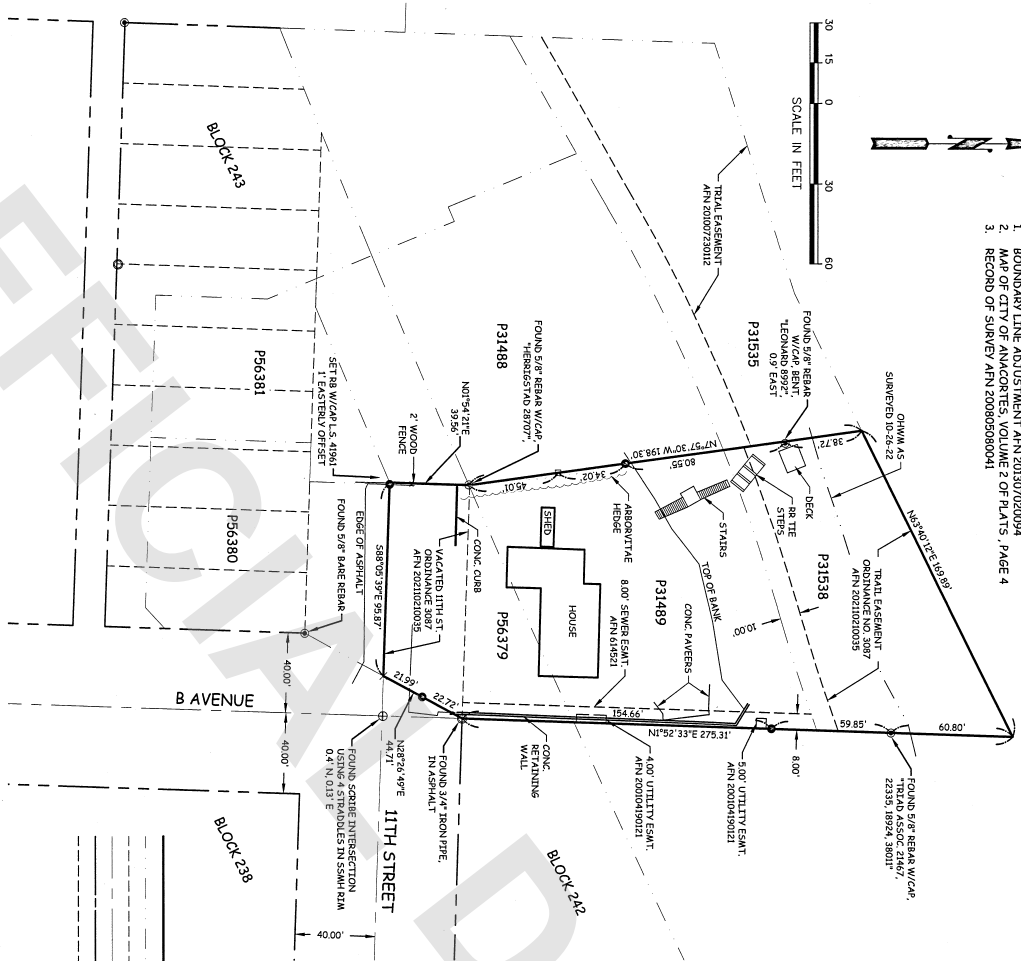


- SURVEY REFERENCES:**
- BOUNDARY LINE ADJUSTMENT APR 2010/20200904
  - MAP OF CITY OF ANACORTES, VOLUME 2 OF PLATS, PAGE 4
  - RECORD OF SURVEY AFN 20080900041



**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS 15 DAY OF NOVEMBER 2022 AT 3:37 AM/PM  
 IN BOOK \_\_\_\_\_ OF SURVEY'S AT PAGE \_\_\_\_\_ AT THE REQUEST OF SYLVIA WYNN.

202211150054  
 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 RECORDBING ACT AT THE REQUEST OF SYLVIA WYNN ON OCTOBER, 2022.

Skagit County Auditor

- LEGEND**
- FOUND BEAR & CAP AS NOTED
  - FOUND T-IRON PIPE AS NOTED
  - × SET BEAR AND CAP IS 41961
  - SET M&S NAIL W/WASHER IS 41961
  - AUDITOR'S FILE NUMBER
  - SUBSET PROPERTY LINE
  - PARCEL LINE
  - PLAT LOT LINE
  - RIGHT-OF-WAY CENTERLINE
  - ROAD RIGHT-OF-WAY LINE
  - EASEMENT LINE

**NOTE:**  
 AREA FROM TOP OF BANK TO SOUTH LOT LINE 1: 18723.23 S.F. OR 0.43 ACRES  
 28 S: N 57°09'04E E 1349383.719 FT

**LAND DESCRIPTION**  
 (PER CHICAGO TITLE COMPANY SUBSTITUTION GUARANTEE CERTIFICATE NO. 62003967 AMENDMENT DATED OCTOBER 17, 2022)  
 PAGE 4  
 THAT PORTION OF THE BURLINGTON NORTHERN RAILROAD DESIGNATED AS RESERVE RIGHT-OF-WAY FOR THE SEATTLE AND NORTHERN RAILROAD RECORD OF SURVEY NO. 2001020003, WASHINGTON COUNTY, WASHINGTON, AS REFERRED TO IN VOLUME 2 OF PLATS, PAGE 4, TOGETHER WITH A PORTION OF BLOCK 242 OF PLAT NO. 3 OF THE TIDE AND SHORLANDS OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. ANACORTES 1888, AS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF 11TH STREET AND 'B' AVENUE OF SAID PLAT; THENCE NORTH OF 33.35 FEET ALONG THE NORTHERN BOUNDARY OF SAID PLAT TO THE POINT OF BEGINNING; THENCE SOUTH 72° 02' 00" WEST, AN ARC DISTANCE OF 5128 FEET, THENCE SOUTH 72° 02' 00" WEST, AN ARC DISTANCE OF 789.44 FEET, THENCE NORTH 66° 46' 46" WEST, A RADIAL DISTANCE OF 983.37 FEET, THENCE SOUTH 72° 02' 00" WEST, AN ARC DISTANCE OF 789.44 FEET, THENCE NORTH 66° 46' 46" WEST, A DISTANCE OF 8188 FEET, THENCE NORTH 8° 56' 58" WEST, A DISTANCE OF 7047 FEET, THENCE SOUTH 8° 56' 58" WEST, A DISTANCE OF 839.97 FEET TO THE POINT OF BEGINNING.  
 PAGE 8  
 WASHINGTON.  
 TOGETHER WITH THAT PORTION OF THE WEST HALF OF VICTED, 'B' AVENUE LYING BETWEEN THE NORTH LINE OF EIGHTH STREET AND THE NORTHWESTERLY BOUNDARY OF SAID BLOCK 242 EXTENDED NORTHEASTERLY.  
 ALSO TOGETHER WITH THOSE PORTIONS OF THOSE CERTAIN STRIPS, PARCELS, OR TRACTS OF LAND IN CONSEQUENT LOT 5 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. ANACORTES 1888, AND DESIGNATED ON THE SAID MAP OF THE CITY OF ANACORTES AS SEATTLE AND NORTHERN RAILWAY COMPANY'S STATION GROUND, AND AS RESERVED RIGHT OF WAY FOR THE SEATTLE AND NORTHERN RAILWAY, ACCORDING TO A CERTAIN MAP IN WRITING IN RECORD WITH JOHN F. HOYT, DATED MAY 28, 1889, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF 'B' AVENUE AND ELEVENTH STREET AS SHOWN ON SAID PLAT;  
 THENCE NORTH OF 27° 11' EAST, A DISTANCE OF 4000 FEET TO THE SOUTH LINE OF SAID BLOCK 242;  
 THENCE WEST ALONG SAID SOUTH LINE OF SAID BLOCK 242 A DISTANCE OF 983.37 FEET FROM THE ABOVE DESCRIBED POINT ON GROUND, THENCE WEST PARALLEL WITH SAID SOUTH LINE (AND PARALLEL) FROM THE CENTERLINE OF THE RAILROAD, AS NOW LOCATED AND CONSTRUCTED, THE POINT OF SAID GAVE BEING NORTH 79° 49' 23" WEST, A DISTANCE OF 983.37 FEET FROM THE ABOVE DESCRIBED POINT ON GROUND, THENCE WEST PARALLEL WITH SAID SOUTH LINE (AND PARALLEL) FROM THE CENTERLINE OF THE RAILROAD, A DISTANCE OF 1319 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 7933 FEET, THENCE ALONG SAID CURVE TO THE LEFT THROUGH A GENERAL ANGLE OF 9° 04' 10" AN ARC DISTANCE OF 88.84 FEET, SAID POINT OF BEGINNING BEING THE POINT OF BEGINNING OF SAID CURVE, THENCE ALONG SAID CURVE HAVING A RADIUS OF 7789.44 FEET, THENCE NORTH 24° 48' 57" WEST, A DISTANCE OF 7789.44 FEET FROM THE ABOVE DESCRIBED POINT ON GROUND, THENCE NORTHEASTERLY ON SAID CURVE TO THE LEFT THROUGH A GENERAL ANGLE OF 100° 22' AN ARC DISTANCE OF 7789.44 FEET, THENCE NORTH 8° 56' 58" WEST, A DISTANCE OF 839.97 FEET TO THE POINT OF BEGINNING.  
 AND ALSO TOGETHER WITH THAT PORTION OF 11TH STREET AS VICTED IN ORDINANCE NO. 3087 UNDER RECORDING NO. 2021020003, RECORD OF SURVEY NO. 2001020003, SITUATED IN SKAGIT COUNTY, WASHINGTON.

**SURVEY NOTES:**

- THE BASIS OF BEARINGS FOR THIS SURVEY IS WASHINGTON STATE PLANE COORDINATES, NORTH ZONE, AND 83411 DEPARTED FROM GNSS OBSERVATIONS VIA THE WASHINGTON STATE NETWORK SURVEY (WSN) ON WISDOT MONUMENT 28 S: N 57°09'04E E 1349383.719 FT
- THE PARCEL BOUNDARY SHOW WAS ESTABLISHED BASED ON FOUND SURVEY MONUMENTS IN THE FIELD AND THE SURVEY REFERENCES LISTED BELOW.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL RECORDED OR UNRECORDED EASEMENTS.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE 57 TOTAL STATION AND TRIMBLE R12 GNSS RECEIVER. ALL FIELD WORK WAS PERFORMED IN JULY, 2021.
- ALL CORNERS ARE WITHIN ONE FOOT OF POSITION UNLESS OTHERWISE NOTED

**RECORD OF SURVEY**

PREPARED AT THE REQUEST OF  
**SYLVIA WYNN**  
 A PORTION OF SW 1/4, SW 1/4, SECTION 13,  
 TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.  
 ANACORTES, SKAGIT COUNTY, WA

STAR SURVEYING, INC.  
 80 BOX 1343  
 ANACORTES  
 WASHINGTON 98221  
 phone: (840) 999-7699  
 www.star-surveying.com

LAND SURVEYING MAPPING PLANNING

CAD BY: IOB	DATE: 11/8/2022	JOB NO: A2592
CHK BY: RMA	PAGE 1 OF 1	SCALE: 1" = 40'
FLD BK: 505A	A2302 DWG	CIVIL 3D 2020

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

