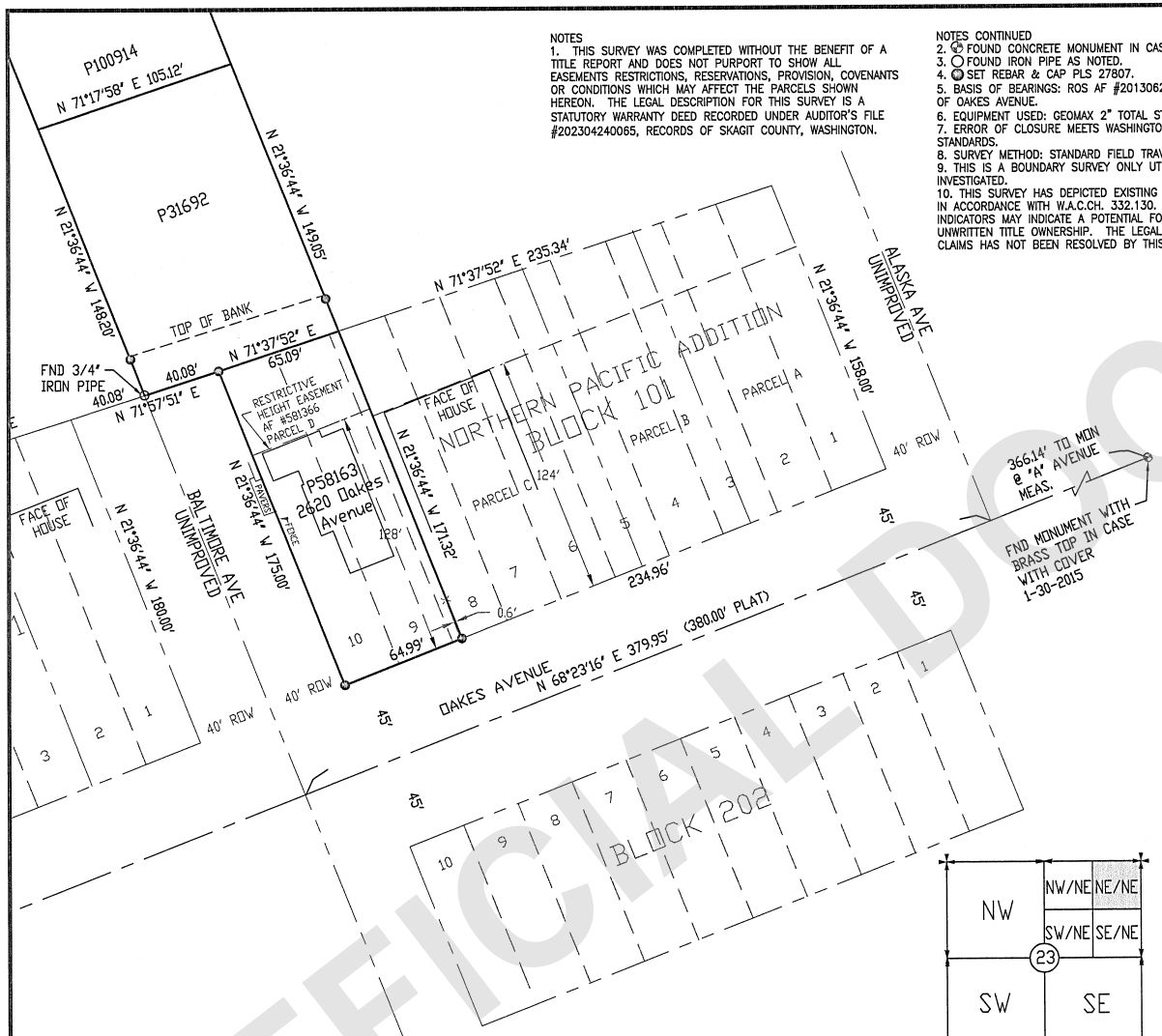
NOTES
1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS RESTRICTIONS, RESERVATIONS, PROVISION, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON. THE LEGAL DESCRIPTION FOR THIS SURVEY IS A STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE #202304240065, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES CONTINUED
2. FOUND CONCRETE MONUMENT IN CASE AS NOTED
3. FOUND IRON PIPE AS NOTED.
4. SET REBAR & CAP PLS 27807.
5. BASIS OF BEARINGS: ROS AF #201306200031. CENTER LINE OF OAKES AVENUE.
6. EQUIPMENT USED: GEOMAX 2" TOTAL STATION.
7. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
8. SURVEY METHOD: STANDARD FIELD TRAVERSE.
9. THIS IS A BOUNDARY SURVEY ONLY UTILITIES WERE NOT INVESTIGATED.
10. THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL LINES IN ACCORDANCE WITH W.A.C.CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF SUCH CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

AUDITORS CERTIFICATE
FILED FOR RECORD THIS 23 DAY OF OCTOBER, 2023
AT 30 MINUTES PAST 1 O'CLOCK A.M./P.M. UNDER AUDITOR'S FILE
NO. 202310230136, RECORDS OF SKAGIT COUNTY, WASHINGTON.
Sandra Perkins AUDITOR Linda Barnes DEPUTY AUDITOR



LEGAL DESCRIPTION

PARCEL A:

The West 5 feet of Lot 8, and all of Lots 9 and 10, Block 10 I, "NORTHERN PACIFIC ADDITION TO ANACORTES" as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County, of Skagit, State of Washington.

PARCEL B:

That portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the Plat of "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of Block 101 of said plat;
thence North 21°36'44" West along the Westerly line of said Block 101, a distance of 175.00 feet to the Northwest corner of said Block 101 also being the true point of beginning;
thence South 71°57'51" West, a distance of 40.08 feet to the Northerly end of the centerline of Baltimore Avenue;
thence North 21°36'44" West, a distance of 148.20 feet;
thence North 71 °17'58" East, a distance of 105.12 feet;
thence South 21°36'44" East, a distance of 149.0 feet to a point on the North line of said Block 101;
thence South 71°37'54" West, a distance of 65.09 feet to the Northwest corner of said Block 101 being the true point of beginning.

Situate in the City of Anacortes, County, of Skagit, State of Washington.

PARCEL C:

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the
Southwesterly and Northeasterly lines of that certain tract of land conveyed to Keith R. Weidemann, et ux, by that certain Quit Claim Deed recorded June 29, 1988, under Auditor's file No. 8806290023, records of Skagit County, Washington:

Tract RR:

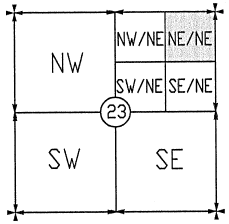
Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range I East, W.M., described as follows:

Beginning at the initial point of said Tract I of Section 23;
thence West 305 feet;
thence South 70°44' West 855 feet;
thence South 23° East 112 feet;
thence North 69° 10' East 136 feet;
thence North 70°53' East 533.5 feet;
thence North 73°12' East 444 feet;
thence North 17°45' East 32 feet to beginning.

EXCEPTING and excluding from said Tracts 1 and 2. Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Beginning at the initial point of Tract 1, Plate 7, said Section 23:
thence South 17°45' West, 32 feet;
thence South 73°12' West 444 feet;
thence South 70°53 West, 533 5/10 feet;
thence South 69°10' West 136 feet;
thence North 22°, no minutes West, 40 feet;
thence Easterly in a direct line a distance of 970 feet to a point in Tract I, Plate 7. Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described;
thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45' East, 66 feet from the initial point of Lot 1, Tract 1, Section 23;
Thence South 17°45' West, 66 feet to the point of beginning.

Situate in the City of Anacortes, County, of Skagit, State of Washington.



NE 1/4 OF THE NE 1/4 OF SECTION 23,
TOWNSHIP 35 N.,
RNG. 1 EAST, W.M.
CITY OF ANACORTES,
SKAGIT COUNTY, WASHINGTON.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N

SURVEYOR
DALE K. HERRIGSTAD P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES WA 98221
360-299-8804

DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL LAND SURVEYOR
10-2023

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 BRIAN SRB IN OCTOBER 2023.
DALE K. HERRIGSTAD, P.L.S.
Certificate No. 27807
Date 10 OCTOBER 20, 2023

HERRIGSTAD
ENGINEERING AND SURVEYING
4320 WHISTLE LAKE ROAD, ANACORTES WA
PHONE (360) 299-8804

BOUNDARY SURVEY
2620 OAKES AVENUE
FOR LINDA AND BRIAN SRB

SCALE	DATE:	JOB NO:
NOTED	Oct. 2023	2023-97
DRAWN BY: DKH	CHKD BY: DKH	SHEET: 1 OF: 1

UNOFFICIAL DOCUMENT

202310230136
10/23/2023 01:30 PM Pages: 1 of 1 Fees: $323.50
Skagit County Auditor