

LEGAL DESCRIPTION

REVISED LOT 1
LOT 1 OF SHORT PLAT NO. 19-85 RECORDED IN BOOK 7 OF SHORT PLATS, AT PAGES 24 AND 25, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF GOV'T LOT 1 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 27° 38' 45" WEST ALONG THE EAST LINE OF MCCORKLE PLACE A DISTANCE OF 36.75 FEET; THENCE SOUTH 83° 23' 15" EAST A DISTANCE OF 106.93 FEET; THENCE NORTH 74° 12' 28" EAST A DISTANCE OF 100.51 FEET; THENCE SOUTH 87° 20' 43" EAST A DISTANCE OF 25.18 FEET; THENCE NORTH 47° 34' 28" EAST A DISTANCE OF 52.83 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89° 10' 48" WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 104.96 FEET; THENCE SOUTH 46° 48' WEST A DISTANCE OF 65.15 FEET; THENCE NORTH 78° 08' 05" WEST A DISTANCE OF 95.66 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THAT PORTION OF LOT 3 OF SAID SHORT PLAT NO. 19-85 DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89° 10' 48" WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 75.00 FEET; THENCE SOUTH 59° 12' 55" WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 62.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 59° 12' 55" WEST A DISTANCE OF 14.83 FEET; THENCE NORTH 51° 56' WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 100.00 FEET; THENCE SOUTH 54° 24' 51" EAST A DISTANCE OF 106.26 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT THAT PORTION OF SAID LOT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89° 10' 48" WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 50.04 FEET; THENCE NORTH 47° 34' 27" EAST A DISTANCE OF 27.26 FEET; THENCE NORTH 54° 24' 51" WEST A DISTANCE OF 59.00 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 54° 12' 55" EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 62.00 FEET; THENCE NORTH 89° 10' 48" EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 17.29 FEET; THENCE NORTH 81° 38' 59" EAST A DISTANCE OF 139.25 FEET; THENCE EASTERLY TANGENT OF 75.00 FEET; THENCE SOUTH 30° 34' 19" WEST ALONG THE EASTERLY TANGENT OF SAID LOT 1 A DISTANCE OF 93.50 FEET TO THE POINT OF BEGINNING.

REVISED LOT 2
LOT 2 OF SHORT PLAT NO. 19-85 RECORDED IN BOOK 7 OF SHORT PLATS AT PAGES 24 AND 25, RECORDS OF SKAGIT COUNTY, WASHINGTON
TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89° 26' 12" WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 129.00 FEET; THENCE SOUTH 53° 08' 45" WEST ALONG THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 50.00 FEET; THENCE NORTH 24° 00' EAST A DISTANCE OF 117.29 FEET; THENCE NORTH 81° 38' 59" EAST A DISTANCE OF 139.25 FEET; THENCE SOUTH 10° 28' 27" WEST A DISTANCE OF 86.58 FEET; THENCE SOUTH 3° 50' 25" WEST A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING.

REVISED LOT 3
LOT 3 OF SHORT PLAT NO. 19-85 RECORDED IN BOOK 7 OF SHORT PLATS AT PAGES 24 AND 25.
TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89° 10' 48" WEST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 54.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 10' 48" WEST A DISTANCE OF 49.00 FEET; THENCE NORTH 76° 08' 27" WEST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 13.72 FEET TO THE INTERSECTION OF THE EAST LINE OF LOT 2 OF SAID SHORT PLAT NO. 19-85; THENCE NORTH 3° 50' 25" EAST A DISTANCE OF 70.00 FEET; THENCE SOUTH 70° 35' 06" EAST A DISTANCE OF 197.64 FEET; THENCE SOUTH 20° 00' WEST A DISTANCE OF 37.60 FEET TO THE TRUE POINT OF BEGINNING.
TOGETHER WITH THAT PORTION OF LOT 1 OF SAID SHORT PLAT NO. 19-85 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89° 10' 48" WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 75.00 FEET; THENCE SOUTH 59° 12' 55" WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 62.00 FEET; THENCE SOUTH 54° 24' 51" EAST A DISTANCE OF 59.00 FEET; THENCE NORTH 50° 57' 23" EAST A DISTANCE OF 99.74 FEET TO THE POINT OF BEGINNING.
EXCEPT FROM LOT 3 OF SAID SHORT PLAT NO. 19-85; THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 30° 34' 19" WEST ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 93.50 FEET; THENCE NORTH 30° 00' WEST A DISTANCE OF 43.50 FEET; THENCE NORTH 20° 00' EAST A DISTANCE OF 44.76 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE NORTH 89° 10' 48" EAST A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING.
ALSO EXCEPT THAT PORTION OF LOT 3 OF SHORT PLAT NO. 19-85 DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89° 10' 48" WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 75.00 FEET; THENCE SOUTH 59° 12' 55" WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 62.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 59° 12' 55" WEST A DISTANCE OF 14.83 FEET; THENCE NORTH 51° 56' WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 100.00 FEET; THENCE SOUTH 54° 24' 51" EAST A DISTANCE OF 106.26 FEET TO THE POINT OF BEGINNING.

CURVE TABLE

Table with 4 columns of curve data including Delta, Radius, Length, and Chord.

LEGEND

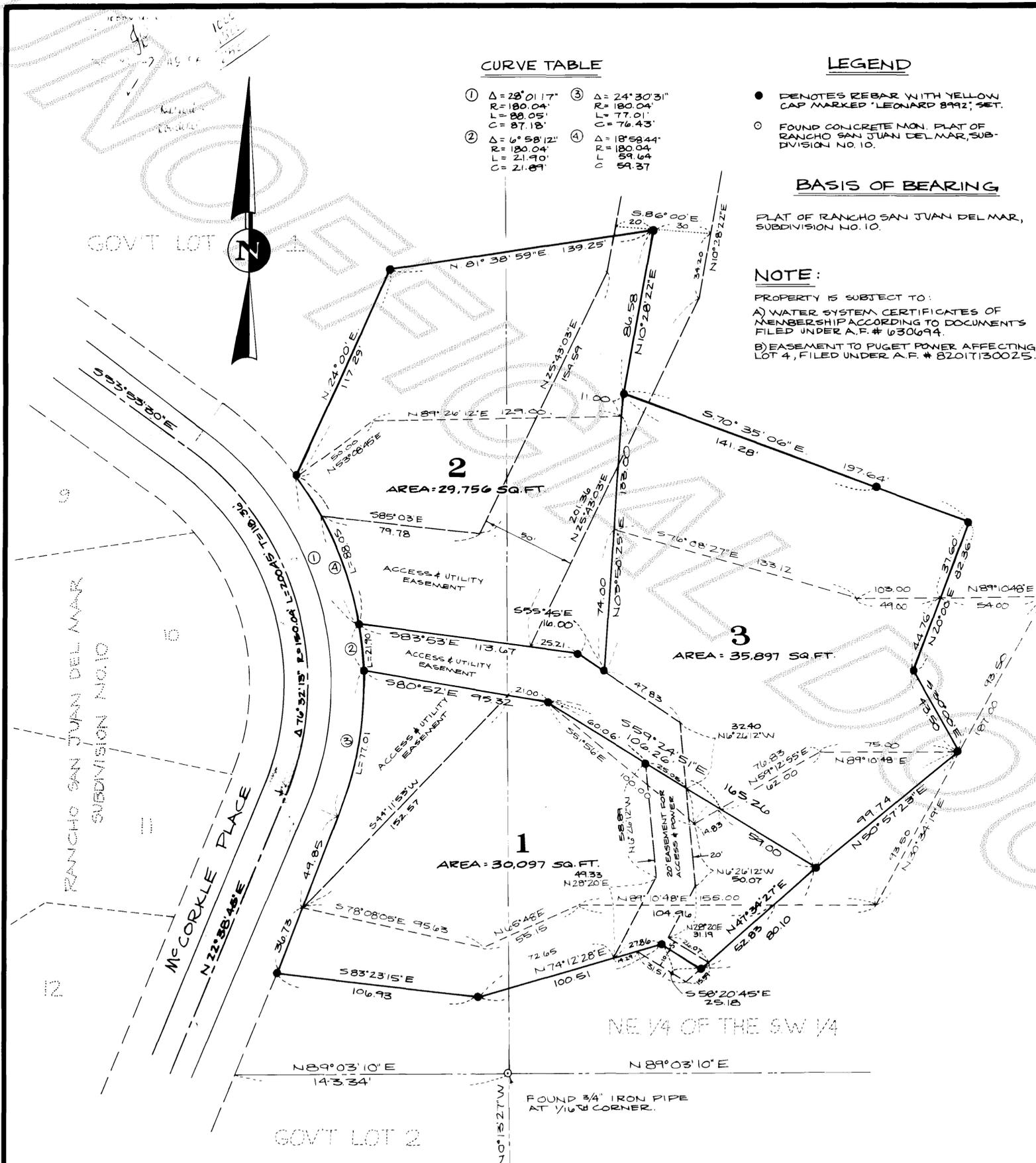
- DENOTES REBAR WITH YELLOW CAP MARKED 'LEONARD 8992', SET.
○ FOUND CONCRETE MON. PLAT OF RANCHO SAN JUAN DEL MAR, SUB-DIVISION NO. 10.

BASIS OF BEARING

PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 10.

NOTE:

- PROPERTY IS SUBJECT TO:
A) WATER SYSTEM CERTIFICATES OF MEMBERSHIP ACCORDING TO DOCUMENTS FILED UNDER A.F. # 630694.
B) EASEMENT TO PUGET POWER AFFECTING LOT 4, FILED UNDER A.F. # 8201130025.



BOUNDARY LINE ADJUSTMENT OF SHORT PLAT NO. 19-85

VISTA SAN JUAN

REVISION OF SHORT PLAT 19-85 SECTION 35, T35N, R1E, W.M. FOR SAN JUAN FIDALGO PROPERTIES, INC.

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 SAN JUAN FIDALGO PROPERTIES, INC.

Signature of John E. Leonard, Jr.
Certificate No. 8992 Date 3/28/86



AUDITOR'S CERTIFICATE

Filed for record this 21 day of May 1986, at 9:51 A.M. in Book 12 of Surveys at page 216 at the request of Leonard and Boudinot, Inc. under Auditor's File Number 8992, SKAGIT COUNTY, WA.

County Auditor By Deputy

DWN. BY: SC DATE: MARCH, 1986
FIELD BOOK: 86022

LEONARD AND BOUDINOT, INC
CIVIL ENGINEERS AND LAND SURVEYORS
612 E. FAIRHAVEN, BURLINGTON, WASHINGTON 98543

SCALE: 1" = 40'
JOB No.: 86060