

15  
+2  
26 *State*  
49.00

APR 27 1989

REQUESTED BY: Leonard & Boudinot

# LEGEND

- DEVIATES REBAR WITH YELLOW CAP MARKED "LEONARD 8992" SET
- DEVIATES FOUND REBAR, SET PREVIOUSLY
- DEVIATES PLAT MONUMENT AS PER PLAT OF THE POINTE DIV 2

THIS SURVEY WAS REPERFORMED IN THE FIELD WITH A TOPCON GTS-100 "0" ELECTRONIC DISTANCE MEASURING THEODOLITE.

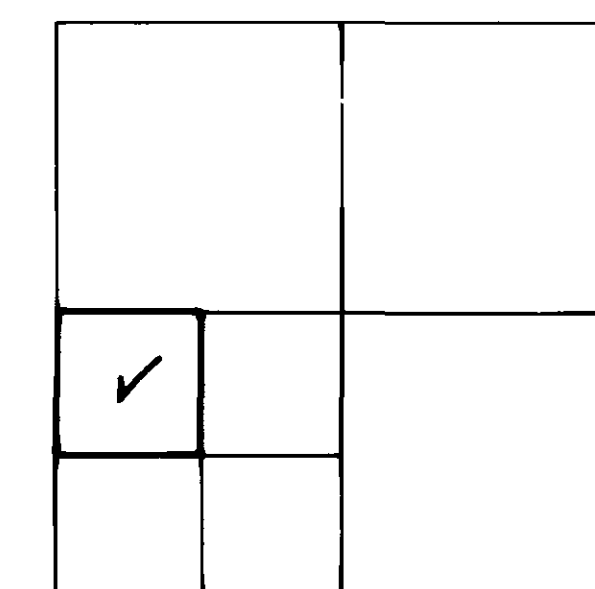


## ORIGINAL LEGAL DESCRIPTION

LOTS 7, 8, 10, 11, 12, 15, 20 AND 21 OF THE PLAT OF "THE POINTE" DIVISION NO. 2, AS PER PLAT FILED IN VOLUME 14 OF PLATS AT PAGES 50 AND 51, RECORDS OF SLAGIT COUNTY, WASHINGTON.

## BASIS OF BEARING

THE PLAT OF "THE POINTE" DIVISION NO. 2 AS RECORDED IN VOLUME 14 OF PLATS AT PAGES 50 AND 51, RECORDS OF SLAGIT COUNTY, WASHINGTON.



SECTION 35, T.35N, R.1E, W.1W

## CURVE DATA

① D: 75° 11' 57" E: 30.00 L: 99.97	④ D: 5° 28' 55" E: 525.00 L: 50.23
② D: 5° 08' 21" E: 407.00 L: 35.80	⑤ D: 89° 32' 24" E: 20.00 L: 31.25
③ D: 5° 49' 53" E: 305.00 L: 30.51	

D: 47° 38' 42"  
E: 76.76  
L: 63.85

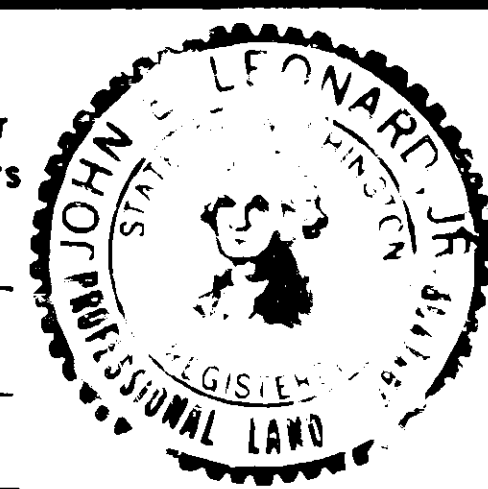
D: 36° 06' 30" W  
L: 30.00

## 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 HOLDINGS CO. INC.

*John E. Leonard*  
JOHN E. LEONARD, JR. P.E. & PLS  
Certificate No. 6992 Date 8/24/89



## AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
19\_\_\_\_ at \_\_\_\_\_ M. in Book \_\_\_\_\_ of  
Surveys at page \_\_\_\_\_ at the request of  
Leonard and Boudinot, Inc. under Auditor's File  
Number \_\_\_\_\_ SLAGIT COUNTY, WA.

County Auditor \_\_\_\_\_ By Deputy \_\_\_\_\_

BOUNDARY LINE ADJUSTMENT... LOTS 7, 8, 10, 11, 12, 15, 20 & 21  
OF THE PLAT OF "THE POINTE, DIV. 2"

FOR: SAN JUAN FIDALGO HOLDING CO. INC.

DWN. BY: DATE: MARCH 89

FIELD BOOK:

LEONARD AND BOUDINOT, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 50 FIRST ST. MOUNTAIN VIEW, WA 98273

SCALE: 1" = 100'

JOB No.: 87085



8910270034

**New Lot 7**

Lot 7 of The Plat of the Pointe Division No. 2 as per Plat filed in Volume 14 of Plats at pages 50 and 51, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 8 of the Plat of The Pointe Division No. 2 as per Plat filed in Volume 14 of Plats, at pages 50 and 51, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the most Northwestern corner of Lot 8, being the Southwest corner of Lot 14 of said Plat of the Pointe Division No. 2; thence South 47°00'35" East, along the North line of said Lot 8, a distance of 77.37 feet to the Northeast corner of said Lot 8; thence South 24°22'58" East, along the boundary of Lots 7 and 8, a distance of 21.50 feet to the TRUE POINT OF BEGINNING; thence continue South 24°22'58" West, a distance of 51.58 feet; thence North 47°30'00" West, a distance of 27.04 feet; thence North 42°59'35" East, a distance of 49.07 feet; thence South 47°00'35" East, a distance of 10.59 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion of Lot 7 of said Plat of The Pointe Division No. 2, being more particularly described as follows:

Commencing at the Northwest corner of Lot 7 of said Plat; thence South 24°22'58" West, along the West line of said Lot 7, a distance of 73.03 feet to the TRUE POINT OF BEGINNING; thence continue South 24°22'58" West, a distance of 52.00 feet; thence South 47°49'58" East, a distance of 35.00 feet; thence South 70°06'15" East, a distance of 102.55 feet; thence North 43°39'16" West, a distance of 146.17 feet to the TRUE POINT OF BEGINNING.

AND EXCEPT that portion of Lot 7, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 7; thence South 47°00'35" East, along the North line of said Lot 7, a distance of 152.91 feet; thence North 80°02'19" West, a distance of 37.38 feet; thence North 47°00'35" West, a distance of 114.71 feet; thence North 24°22'58" East, a distance of 21.50 feet to the POINT OF BEGINNING.

SUBJECT TO an easement for access, egress and utilities and maintenance thereof, over, under and across that portion of said Lot 7, being more particularly described as follows:

Beginning at the Northeast corner of Lot 5 of said Plat; thence North 87°41'07" West along the South line of said Lot 7, a distance of 128.00 feet; thence North 42°41'57" East, a distance of 39.39 feet to an angle point in the Northerly line of said Lot 7; thence South 87°41'07" East along the North line of said Lot 7, a distance of 97.00 feet to a point on the Westerly line of Tract A of said Plat, also being the intersection with a curve having a radius point bearing North 84°49'29" East, a radial distance of 305.00 feet; thence Southerly along the arc of said curve to the left through a central angle of 5°43'53" along the Westerly edge of said Tract A an arc distance of 30.51 feet to the POINT OF BEGINNING.

**New Lot 8**

Lot 8 of The Plat of the Pointe Division No. 2 as per Plat filed in Volume 14 of Plats at pages 50 and 51, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 7 of the Plat of The Pointe Division No. 2 as per Plat filed in Volume 14 of Plats, at pages 50 and 51, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of Lot 7 of said Plat; thence South 24°22'58" West, along the West line of said Lot 7, a distance of 73.03 feet to the TRUE POINT OF BEGINNING; thence continue South 24°22'58" West, a distance of 52.00 feet; thence South 47°49'58" East, a distance of 35.00 feet; thence South 70°06'15" East, a distance of 102.55 feet; thence North 43°39'16" West, a distance of 146.17 feet to the TRUE POINT OF BEGINNING.

AND EXCEPT that portion of said Lot 8, more particularly described as follows:

Beginning at the Northwest corner of said Lot 8; thence South 47°00'35" East along the North line of said Lot 8, a distance of 77.37 feet; thence South 24°22'58" East, along the Easterly line of said Lot 8, a distance of 73.03 feet; thence North 47°30'00" West, a distance of 63.13 feet to the West line of said Lot 8; thence North 24°22'58" East, a distance of 34.61 feet; thence North 7°20'33" East, a distance of 45.47 feet to the POINT OF BEGINNING.

**New Lot 10**

Lot 10 of The Plat of the Pointe Division No. 2 as per Plat filed in Volume 14 of Plats at pages 50 and 51, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 7 of said Plat of The Pointe Division No. 2, being more particularly described as follows:

Beginning at the Southeast corner of Lot 12 of said Plat; thence North 47°00'35" West, along the South line of Lot 12, being also the Northerly line of Lot 7, a distance of 23.94 feet; thence South 51°17'42" West, a distance of 17.38 feet; thence South 80°02'19" East a distance of 31.55 feet to the POINT OF BEGINNING.

AND TOGETHER WITH that portion of Lot 12 of said Plat of The Pointe Division No. 2, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 12; thence North 47°00'35" West along the Southerly line of said Lot 12, a distance of 23.94 feet; thence North 51°17'42" East, a distance of 35.69 feet to the East line of said Lot 12; thence South 14°58'31" West, a distance of 40.00 feet to the POINT OF BEGINNING.

**New Lot 11**

Lot 11 of The Plat of the Pointe Division No. 2 as per Plat filed in Volume 14 of Plats at pages 50 and 51, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 12 of said Plat of The Pointe Division No. 2, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 12; thence North 47°00'35" West along the Southerly line of said Lot 12, a distance of 23.94 feet to the TRUE POINT OF BEGINNING; thence continue North 47°00'35" West along the Southerly line of said Lot 12, a distance of 19.75 feet; thence North 51°17'42" East, a distance of 65.13 feet to the Easterly line of said Lot 12; thence South 14°58'31" West, a distance of 33.00 feet; thence South 51°17'42" West, a distance of 35.69 feet to the TRUE POINT OF BEGINNING.

AND TOGETHER WITH that portion of Lot 7 of said Plat of The Pointe Division No. 2, being more particularly described as follows:

Beginning at the Southeast corner of Lot 12; thence North 47°00'35" West, along the North line of said Lot 7, being also the South line of Lot 12, a distance of 23.94 feet to the TRUE POINT OF BEGINNING; thence continue North 47°00'35" West, along the North line of said Lot 7, a distance of 128.97 feet; thence South 24°22'58" West, a distance of 21.50 feet; thence South 47°00'35" East, a distance of 114.71 feet; thence South 80°02'19" East, a distance of 5.83 feet; thence North 51°17'42" East, a distance of 17.38 feet to the TRUE POINT OF BEGINNING.

AND ALSO TOGETHER WITH that portion of Lot 15 of said Plat of The Pointe Division No. 2, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 15; thence North 7°20'33" East along the East line of said Lot 15; a distance of 14.51 feet; thence South 43°43'03" West, a distance of 11.69 feet; thence South 12°08'53" West, a distance of 3.74 feet to the South line of said Lot 15; thence South 71°52'53" East, a distance of 7.38 feet to the POINT OF BEGINNING.

AND ALSO TOGETHER WITH that portion of Government Lot 1, Section 35, Township 35 North, Range 1 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of Lot 15 of the Plat of The Pointe Division No. 2 as per Plat filed in Volume 14 of Plats at Pages 50 and 51, records of Skagit County, Washington; thence South 24°22'58" West along the Westerly line of Lot 8 of said Plat, a distance of 34.61 feet; thence North 12°08'53" East, a distance of 34.59 feet to the South line of said Lot 15; thence South 71°52'53" East, a distance of 7.38 feet to the POINT OF BEGINNING.

AND ALSO TOGETHER WITH that portion of Lot 8 of the said Plat of The Pointe Division No. 2, more particularly described as follows:

Beginning at the most Northwestern corner of said Lot 8; thence South 47°00'35" East, along the North line of said Lot 8, a distance of 18.36 feet to the TRUE POINT OF BEGINNING; thence continue South 47°00'35" East, a distance of 59.01 feet to the Northeast corner of said Lot 8; thence South 24°22'58" West, along the East line of said Lot 8, a distance of 21.50 feet; thence North 47°00'35" West, a distance of 10.59 feet; thence South 42°59'35" West, a distance of 49.14 feet; thence North 47°30'00" West, a distance of 36.09 feet; thence North 24°22'58" East, a distance of 34.61 feet; thence North 7°20'33" East, a distance of 14.51 feet; thence North 43°43'03" East, a distance of 25.16 feet to the TRUE POINT OF BEGINNING.

**NEW LOT 20**

LOT 20 OF THE PLAT OF THE POINTE DIVISION NO. 2 AS PER PLAT FILED IN VOLUME 14 OF PLATS AT PAGES 50 AND 51, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SECTION 35, T.35N., R.1E., W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 21 OF SAID PLAT OF THE POINTE DIVISION NO. 2, THENCE NORTH 23°40'43" EAST, A DISTANCE OF 35.00 FEET, THENCE NORTH 47°25'39" EAST, A DISTANCE OF 52.52 FEET TO THE INTERSECTION WITH A CURVE HAVING A RADIUS POINT BEARING NORTH 25°35'37" EAST A DISTANCE OF 39.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°58'59" AN ARC LENGTH OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 50°04'02" WEST ALONG THE WESTERLY LINE OF SAID LOT 20, A DISTANCE OF 92.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF LOT 21 OF SAID PLAT OF THE POINTE DIVISION NO. 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21, THENCE NORTH 79°06'49" WEST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 69.00 FEET; THENCE NORTH 21°40'18" EAST, A DISTANCE OF 91.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 6°00'41" WEST ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR ACCESS, EGRESS AND UTILITIES WITHIN THAT PORTION OF LOT 21 OF SAID PLAT OF THE POINTE DIVISION NO. 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 21, THENCE NORTH 79°06'49" WEST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 300 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 79°06'49" WEST, A DISTANCE OF 25.00 FEET, THENCE NORTH 23°40'43" EAST, A DISTANCE OF 35.00 FEET, THENCE SOUTHWESTERLY TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF STORM SEWER FACILITIES OVER, UNDER AND ACROSS THE EAST 5 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 20.

**NEW LOT 12**

Lot 12 of the Plat of The Pointe Division No. 2 as per Plat filed in Volume 14 of Plats, at pages 50 and 51, records of Skagit County, Washington.

EXCEPT that portion of said Lot 12, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 12; thence North 47°00'35" West along the Southerly line of said Lot 12, a distance of 43.70 feet; thence North 51°17'42" East, a distance of 65.13 feet to the East line of said Lot 12; thence South 14°58'31" West, a distance of 73.00 feet to the Point of Beginning.

**New Lot 15**

Lot 15 of The Plat of the Pointe Division No. 2 as per Plat filed in Volume 14 of Plats at pages 50 and 51, records of Skagit County, Washington,

TOGETHER WITH that portion of Government Lot 1, Section 35, Township 35 North, Range 1 East, W.M., being more particularly described as follows:

Commencing at the Southeast corner of Lot 15 of The Plat of the Pointe Division No. 2 as per Plat filed in Volume 14 of Plats at pages 50 and 51, records of Island County, Washington; thence North 71°52'53" West along the South line of said Lot 15 a distance of 7.38 feet to the TRUE POINT OF BEGINNING; thence continue 71°52'53" West a distance of 48.38 feet; thence South 1°41'45" East, a distance of 43.43 feet; thence South 56°22'36" East, a distance of 36.81 feet to the West line of Lot 8 of said Plat; thence North 24°22'58" East, a distance of 16.39 feet; thence North 12°08'53" East, a distance of 34.59 feet to the TRUE POINT OF BEGINNING.

AND TOGETHER WITH that portion of Lot 8 of said Plat of The Pointe Division No. 2, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 8; thence South 47°00'35" East along the Northerly line of said Lot 8, a distance of 18.36 feet; thence South 43°43'03" West, a distance of 25.16 feet to the intersection with the West line of said Lot 8; thence North 7°20'33" East, a distance of 30.96 feet to the POINT OF BEGINNING.

EXCEPT that portion of Lot 15 of said Plat of The Pointe Division No. 2, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 15; thence South 71°52'53" East along the South line of said Lot 15, a distance of 78.08 feet; thence North 1°41'45" West, a distance of 29.89 feet; thence North 56°22'36" West, a distance of 89.32 feet to the Westerly line of said Lot 15; thence South 33°53'11" West, a distance of 6.51 feet; thence South 5°23'14" West, a distance of 49.87 feet to the Southwest corner of said Lot 15 to THE POINT OF BEGINNING.

AND EXCEPT that portion of Lot 15 of said Plat of The Pointe Division No. 2, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 15; thence North 7°20'33" East along the East line of said Lot 15, a distance of 14.51 feet; thence South 43°43'03" West, a distance of 11.69 feet; thence South 12°08'53" West, a distance of 3.74 feet to the South line of said Lot 15; thence South 71°52'53" East, a distance of 7.38 feet to the POINT OF BEGINNING.

SUBJECT TO an easement for access, egress and utilities and maintenance thereof, over, under and across that portion of said Lot 15, being more particularly described as follows:

Commencing at the Northeast corner of said Lot 15; thence North 79°46'49" West along the North line of said Lot 15, a distance of 66.83 feet to the TRUE POINT OF BEGINNING; thence continue North 79°06'49" West a distance of 14.96 feet to the beginning of a curve to the left having a radius of 50.00 feet; thence along the arc of said curve through a central angle of 49°17'38" an arc length of 43.02 feet; thence South 73°35'56" East, a distance of 19.41 feet; thence North 71°01'40" East, a distance of 38.68 feet to the TRUE POINT OF BEGINNING.

**NEW LOT 21**

LOT 21 OF THE PLAT OF THE POINTE DIVISION NO. 2 AS PER PLAT FILED IN VOLUME 14 OF PLATS AT PAGES 50 AND 51, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SECTION 35, T.35N., R.1E., W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 21, THENCE NORTH 71°33'18" WEST ALONG THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 118.42 FEET, THENCE NORTH 58°13'05" EAST, A DISTANCE OF 62.66 FEET, THENCE SOUTH 79°06'49" WEST, A DISTANCE OF 91.96 FEET, THENCE SOUTH 47°25'39" WEST, A DISTANCE OF 52.52 FEET, THENCE SOUTH 23°40'43" WEST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF LOT 21 OF SAID PLAT OF THE POINTE DIVISION NO. 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 21, THENCE SOUTH 89°03'53" EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 58°13'05" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 21°02'11" WEST, A DISTANCE OF 95.17 FEET TO THE INTERSECTION WITH A CURVE, HAVING A RADIUS POINT BEARING SOUTH 02°46'49" EAST, A DISTANCE OF 100.00 FEET; THENCE ALONG THE ARC OF THE CURVE IN A WESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 6°50'01" AN ARC DISTANCE OF 15.89 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 94°48'17" EAST, A DISTANCE OF 46.12 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF LOT 21 OF SAID PLAT OF THE POINTE DIV. NO. 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21, THENCE NORTH 79°06'49" WEST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 69.00 FEET; THENCE NORTH 23°40'43" EAST, A DISTANCE OF 91.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 6°00'41" WEST ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ACCESS, EGRESS AND UTILITIES WITHIN THAT PORTION OF LOT 21 OF SAID PLAT OF THE POINTE DIVISION NO. 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 21, THENCE NORTH 79°06'49" WEST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 300 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 79°06'49" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 23°40'43" EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH EASTERLY TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF STORM SEWER FACILITIES OVER, UNDER AND ACROSS THE WEST 7.5 FEET OF THE ABOVE DESCRIBED PARCEL.

**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

*John E. Leonard Jr.*  
Certificate No. 8112 Date 9/24/89



**AUDITOR'S CERTIFICATE**

Filed for record this 27<sup>th</sup> day of October 1989, at 2:50 P M. in Book 9 of Surveys at page 5454 at the request of Leonard and Boudinot, Inc. under Auditor's File Number 890270034

*James McIntosh* *Charles Tapp*  
County Auditor By Deputy

BOUNDARY LINE ADJUSTMENT... LOTS 7,8,10,11,12,15,20 & 21 OF THE PLAT OF "THE POINTE, DIV. 2" FOR: SAN JUAN FIDALGO HOLDING CO. INC.

OWN. BY:	DATE: JANECN '89	LEONARD AND BOUDINOT, INC CIVIL ENGINEERS AND LAND SURVEYORS	SCALE: AS NOTED
FIELD BOOK:		603 50 FIRST ST. MOUNT VERNON, WA 98273	JOB No.: 87085

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