

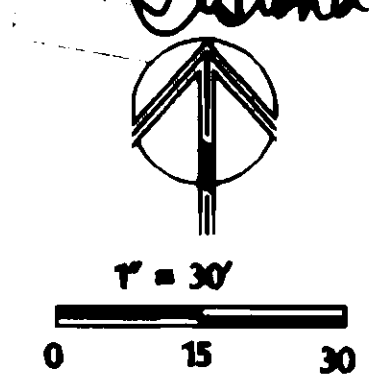
9506230061

BOUNDARY LINE ADJUSTMENT

LOTS 1 AND 2 SHORT PLAT No. AN 91006
NE 1/4 NW 1/4 SECTION 24 T35 N R1 E WM
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

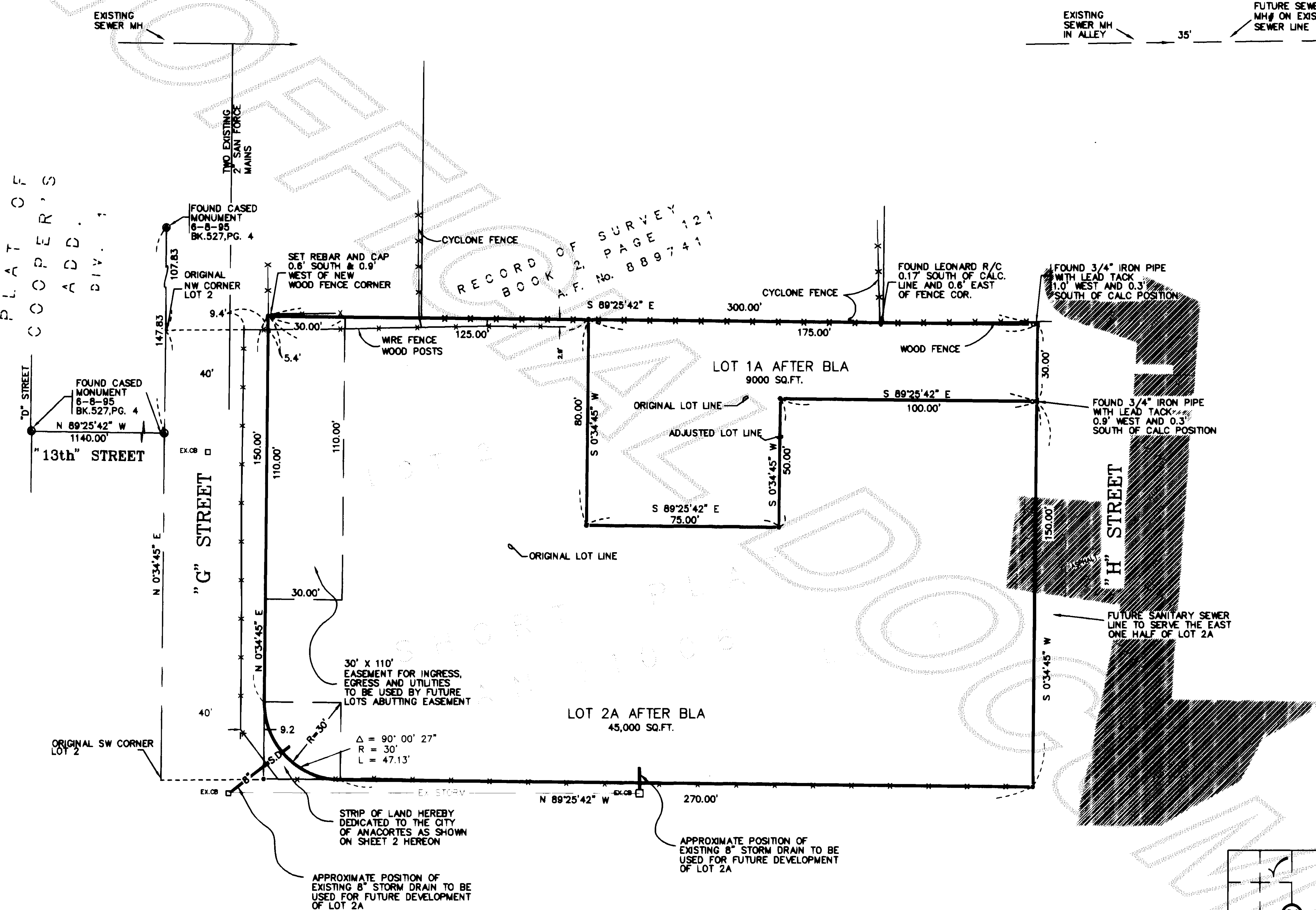
31
26
59'

Island Title Co.



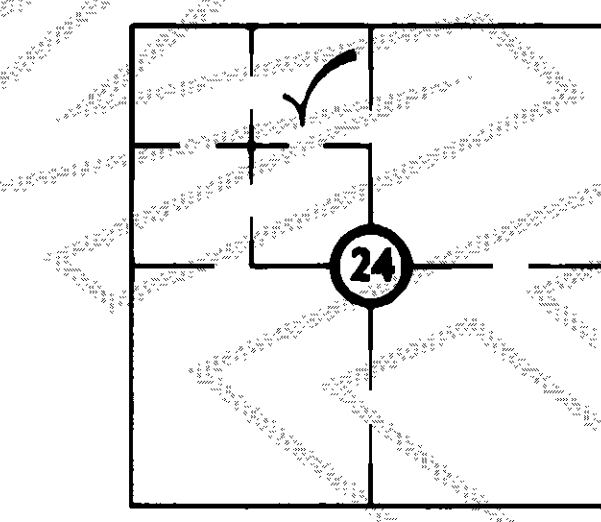
EXISTING SEWER MH IN ALLEY 35' FUTURE SEWER MH ON EXISTING SEWER LINE

PLAT OF COOPER'S ADD. DIV.



LEGEND

- SET 1/2" REBAR AND YELLOW CAP MARKED "19645 SKODJE" - THIS SURVEY
- FOUND SURVEY MARKER, AS DESCRIBED
- EXISTING PLAT MONUMENT, AS DESCRIBED
- EXISTING FENCE



SEC. 24, TWP 35 N, RGE 1 E, WM

SHEET 1 OF 2

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

ALLEN CONSTRUCTION

JEFFREY A. SKODJE

CERTIFICATE NUMBER 18645

DATE: 6-15-95



AUDITOR'S CERTIFICATE

Filed for record this 23 day of June 1995, at 3:25 P.M. in Book 17 of Surveys at page 53-54, at the request of Leonard, Boudinot and Skodje, Inc. under Auditor's File Number 9506230061

Kathy Hill
Skagit County Auditor

Cheryl Jurgens
By Deputy

BOUNDARY LINE ADJUSTMENT FOR ALLEN CONSTRUCTION

LOTS 1 & 2 OF SHORT PLAT No. AN 91-006
NORTHWEST QUARTER SECTION 24, TWP 35 N, RGE 1 E, WM

LEONARD, BOUDINOT AND SKODJE
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273

DRAWN BY LS/SBK DATE: JUNE 1995
FIELD BOOK: BK 518 pg 57

SCALE: 1"=30'
JOB NO: 95059A

V.17 Survey Pg 53

BOUNDARY LINE ADJUSTMENT

LOTS 1 AND 2 SHORT PLAT No. AN 91006
NE 1/4 NW 1/4 SECTION 24 T35 N. R1 E WM
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTIONS OF "UNADJUSTED" EXISTING LOTS

LOTS 1 AND 2, OF ANACORTES SHORT PLAT NO. AN-91-006 AS APPROVED DECEMBER 12, 1991, AND RECORDED JANUARY 22, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 48, UNDER AUDITOR'S FILE NO. 9201220067, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT ALL THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID SHORT PLAT; THENCE SOUTH ALONG THE WEST LINE THEREOF 180 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89° 28' 00" EAST A DISTANCE OF 40 FEET ALONG THE SOUTH LINE THEREOF, TO A POINT WHICH INTERSECTS THE EAST LINE OF "G" AVENUE PRODUCED SOUTH; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT 2; THENCE WEST 40 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON
LEGAL PROVIDED BY ISLAND TITLE, POLICY # AE-27147

LEGAL DESCRIPTIONS OF ADJUSTED NEW LOTS

LOT 1A, AFTER BOUNDARY LINE ADJUSTMENT

THAT PORTION OF LOTS 1 AND 2 OF ANACORTES SHORT PLAT NO. AN-91-006 AS APPROVED DECEMBER 12, 1991, AND RECORDED JANUARY 22, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 48, UNDER AUDITOR'S FILE NO. 9201220067, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 0° 34' 45" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 30.00 FEET; THENCE NORTH 89° 25' 42" WEST PARALLEL TO THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 100.00 FEET; THENCE SOUTH 0° 34' 45" WEST PARALLEL WITH THE EAST LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 50.00 FEET; THENCE NORTH 89° 25' 42" WEST A DISTANCE OF 75.00 FEET; THENCE NORTH 0° 34' 45" EAST A DISTANCE OF 80.00 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89° 25' 42" EAST ALONG SAID NORTH LINE A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
CONTAINING 9,000 SQUARE FEET, MORE OR LESS.

LOT NO. 2A, AFTER BOUNDARY LINE ADJUSTMENT

LOTS 1 AND 2 OF ANACORTES SHORT PLAT NO. AN-91-006 AS APPROVED DECEMBER 12, 1991, AND RECORDED JANUARY 22, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 48, UNDER AUDITOR'S FILE NO. 9201220067, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

EXCEPT ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 0° 34' 45" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 30.00 FEET; THENCE NORTH 89° 25' 42" WEST PARALLEL TO THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 100.00 FEET; THENCE SOUTH 0° 34' 45" WEST PARALLEL WITH THE EAST LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 50.00 FEET; THENCE NORTH 89° 25' 42" WEST A DISTANCE OF 75.00 FEET; THENCE NORTH 0° 34' 45" EAST A DISTANCE OF 80.00 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89° 25' 42" EAST ALONG SAID NORTH LINE A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPT ALL THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE WEST LINE THEREOF 180.00 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89° 28' 00" EAST ALONG SAID SOUTH LINE A DISTANCE OF 40.00 FEET TO A POINT WHICH INTERSECTS THE EAST LINE OF "G" AVENUE PRODUCED SOUTH; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT 2; THENCE WEST 40.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CONTAINING 45,000 SQUARE FEET, MORE OR LESS.

GENERAL INFORMATION

- ZONING: PART RESIDENTIAL MEDIUM AND PART PUBLIC USE DISTRICT. DIVISION LINE IS NOT SPECIFIC.
- WATER: CITY OF ANACORTES
- SEWAGE DISPOSAL: CITY OF ANACORTES
- OCCUPATIONAL INDICATORS NOTE:
THIS SURVEY HAS DEPICTED EXISTING FENCE LINES IN ACCORDANCE WITH W.A.C. CHAPTER 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
- THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4, EDM
- BASIS OF BEARING: FOUND MONUMENTATION ALONG 13TH STREET HEREON BEARS: N 89° 25' 42" W AS SHOWN ON THE PLAT OF COOPER ADDITION, DIV. #1, AS RECORDED IN VOL. 15 OF PLATS, PAGES 197 - 198.
- DEVELOPER
TOM ALLEN, ALLEN CONST.
P.O. BOX 817
ANACORTES, WA. 98221
- THIS SURVEY DOES NOT SHOW ALL EASEMENTS, RESTRICTIONS OR COVENANTS THAT MAY AFFECT THIS PARCEL.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED PAMELA J. ALLEN AND THOMAS L. ALLEN, HUSBAND AND WIFE, AND W. PATRICK KNIGHT AN INDIVIDUAL OWNERS IN FEE SIMPLE OF THE LAND SHOWN ON THIS BOUNDARY LINE ADJUSTMENT DEDICATE TO THE CITY OF ANACORTES A STRIP OF LAND AS SHOWN ON SHEET 1 OF THIS BOUNDARY LINE ADJUSTMENT.

IN WITNESS WHEREOF WE HEREUNTO SET OUR HANDS AND SEALS THIS 16 DAY OF JUNE 1995

Thomas L. Allen
THOMAS L. ALLEN

W. Patrick Knight
W. PATRICK KNIGHT

Pamela J. Allen
PAMELA J. ALLEN
By Thomas L. Allen
Her Attorney in Fact

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF Skagit) SS.

ON THIS 16 DAY OF June 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED W. Patrick Knight and Thomas L. Allen and Pamela J. Allen as Attorney in Fact for Pamela J. Allen TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

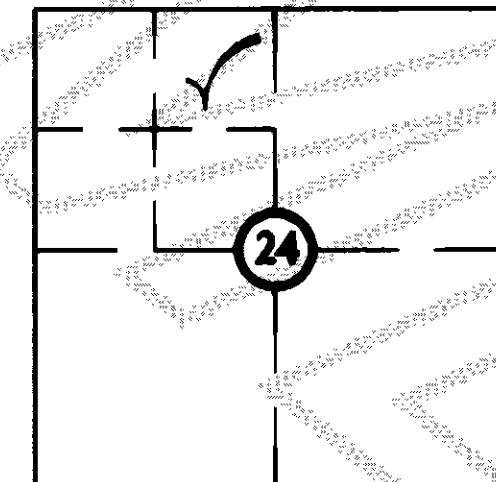
Diane L. Sullivan
NOTARY PUBLIC
RESIDING AT: Anacortes

ACCEPTANCE

EXAMINED AND ACCEPTED, INCLUDING THE ABOVE DESCRIBED DEDICATION THIS 19th DAY OF June, 1995

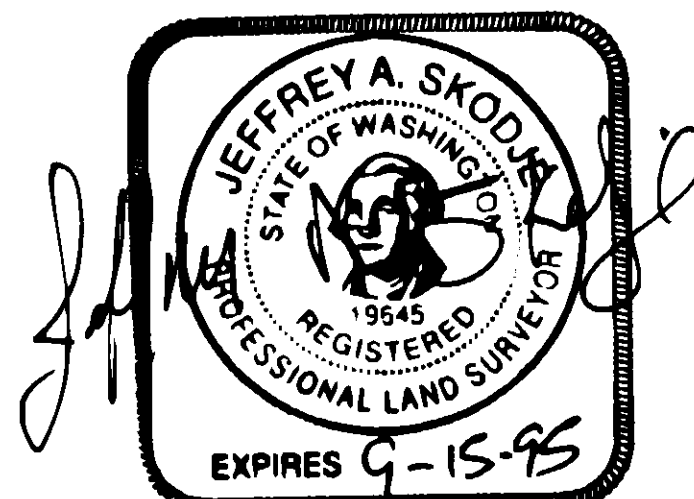
Paul W. Buchanan
City Engineer

Ian Munce
IAN MUNCE
SUBDIVISION ADMINISTRATOR



SEC. 24, TWP 35 N, RGE 1 E, WM

SHEET 2 OF 2



6/15/95

BOUNDARY LINE ADJUSTMENT
FOR ALLEN CONSTRUCTION
LOTS 1 & 2 OF SHORT PLAT No. AN 91-006
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v.17 Survey P954