

SKAGIT COUNTY
'96 AUG 20 AIO:16
FILED FOR RECORD
REQUEST BY

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LEGAL DESCRIPTIONS OF "UNADJUSTED" EXISTING PARCELS

PARCEL "A":
THE EAST 495 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., EXCEPT THE NORTH 33 FEET THEREOF; ALSO EXCEPT THAT PORTION, IF ANY, THAT MAY LIE WITHIN THE BOUNDARIES OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23.

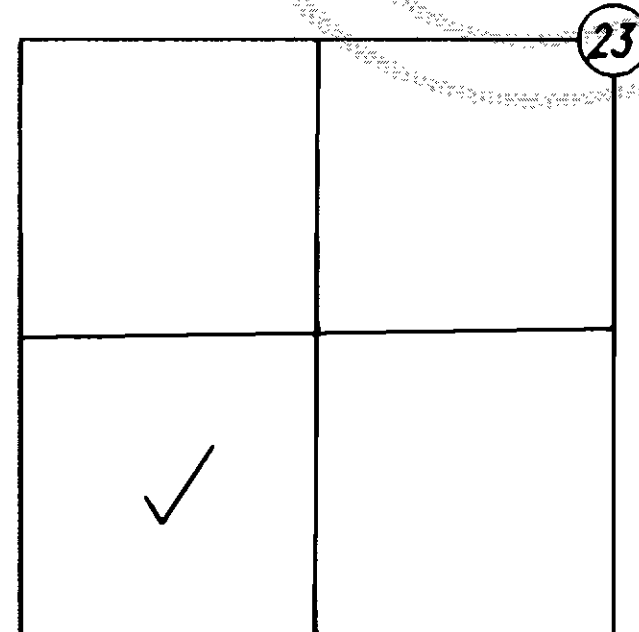
PARCEL "B":
THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., EXCEPT THE NORTH 33 FEET THEREOF.

LEGAL DESCRIPTIONS OF "ADJUSTED NEW PARCELS"

PARCEL "A":
THE NORTH 350 FEET OF THE FOLLOWING DESCRIBED TRACT:
THE EAST 495 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., EXCEPT THE NORTH 33 FEET THEREOF; ALSO EXCEPT THAT PORTION, IF ANY, THAT MAY LIE WITHIN THE BOUNDARIES OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23;
AND ALSO THE NORTH 350 FEET OF THE FOLLOWING DESCRIBED TRACT:
THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., EXCEPT THE NORTH 33 FEET THEREOF.

PARCEL "B":
THE EAST 495 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., EXCEPT THE NORTH 383 FEET THEREOF; ALSO EXCEPT THAT PORTION, IF ANY, THAT MAY LIE WITHIN THE BOUNDARIES OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23;
AND ALSO THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., EXCEPT THE NORTH 383 FEET THEREOF, AND EXCEPT THE WEST 25 FEET THEREOF.

PARCEL "C":
THE WEST 25 FEET OF THE FOLLOWING DESCRIBED TRACT:
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., EXCEPT THE NORTH 383 FEET THEREOF, AND EXCEPT THE EAST 495 FEET THEREOF.



VICINITY MAP
THE S.W. 1/4, SECTION 23, T.35N., R.1E., W.M.

CONSENT AND DEDICATION

Know all persons by these presents that the undersigned land owners hereby certify that this Boundary Line Adjustment is made as their free and voluntary act and deed, hereby dedicate to the public forever for street purposes Parcel "C" as shown hereon, and hereby waive all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of streets therein.

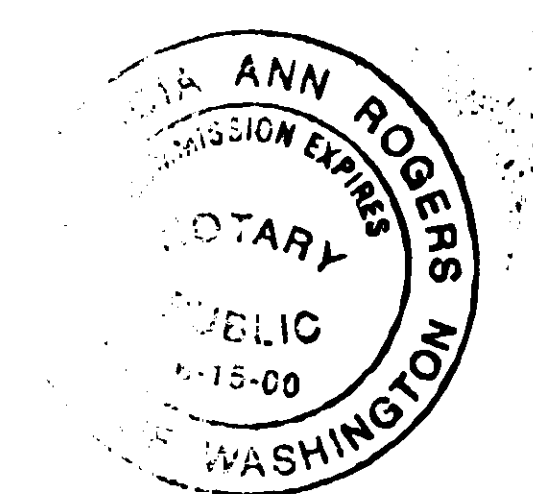
Ralph R. Scott
Ralph R. Scott

Colleen J. Scott
Colleen J. Scott

ACKNOWLEDGEMENTS

State of Washington)
County of Skagit) SS
on this 19 day of Aug, 1996 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Ralph R. Scott and Colleen J. Scott, to me known to be the individual(s) 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.
Pat Elogers Residing at mt Vernon WA.
Notary Public



ACCEPTANCE

Examined and accepted.
This 19 day of AUGUST, 1996

Ian Munce
IAN MUNCE
SUBDIVISION ADMINISTRATOR

Gordon Bruchner
GORDON BRUCHNER
CITY ENGINEER

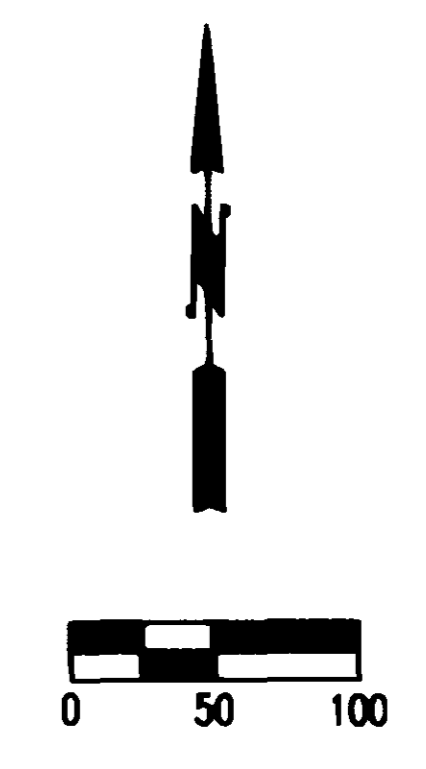
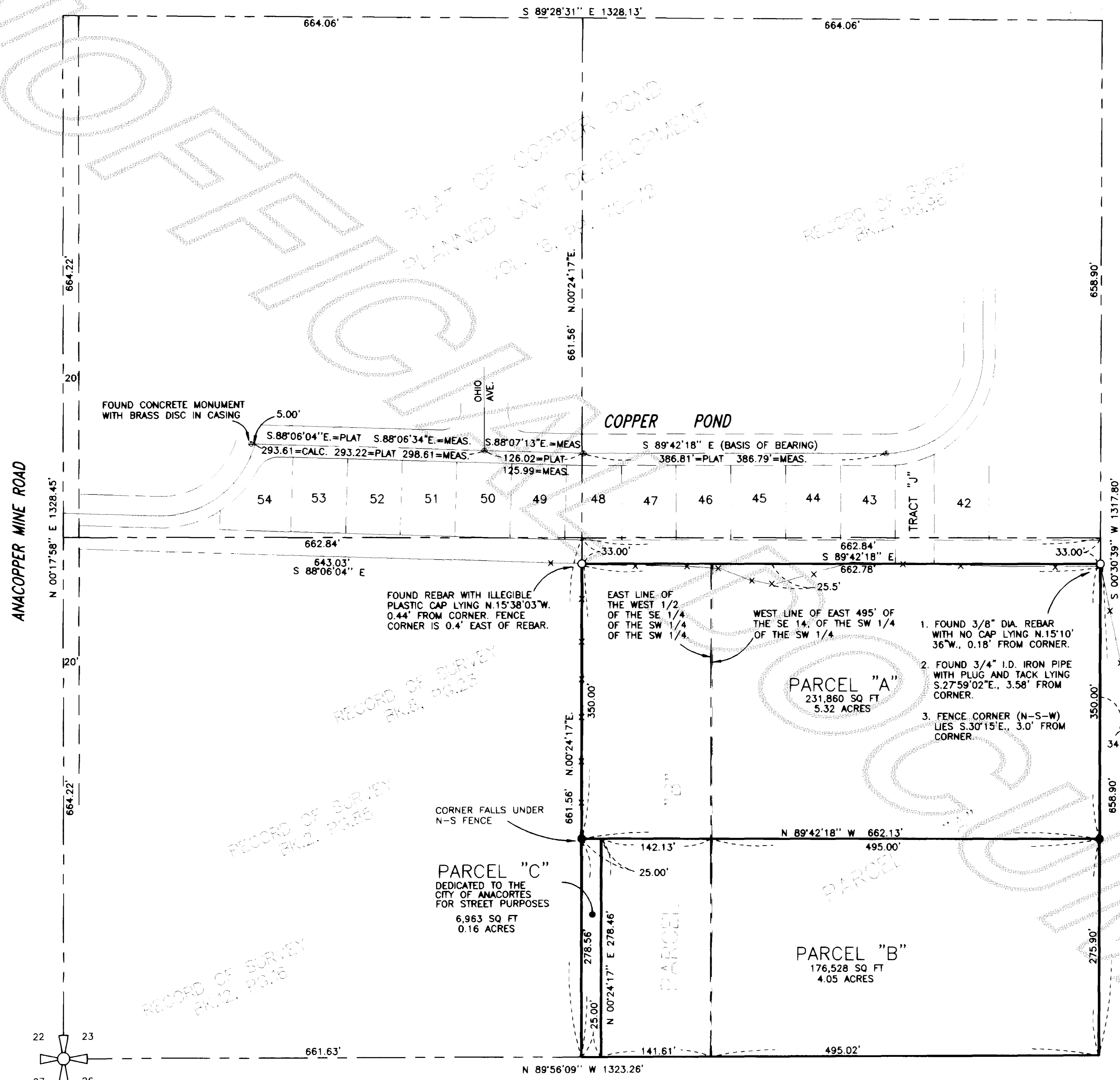
SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF
KELLY LARKIN
JEFFREY A. SKODJE, P.L.S.
CERTIFICATE NO. 19645 DATE 8/15/96



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 20 DAY OF Aug
1996, AT 10:16 A.M. IN BOOK 18
OF SURVEYS AT PAGE 142-152 AT THE REQUEST OF
LEONARD, BOUDINOT AND SKODJE INC. UNDER AUDITOR'S FILE
NUMBER 9608200008
Karin Hill COUNTY AUDITOR
Lynda J. Granger BY DEPUTY SKAGIT COUNTY

BOUNDARY LINE ADJUSTMENT
FOR
KELLY LARKIN
IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 23, T.35N., R.1E., W.M., CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON
DRAWN BY: PH DATE: 08/15/96 SCALE: 1" = 100'
FIELD BOOK: 520, P.50 LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 803 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751 JOB NO: 95201

val 18 Survey Pg 149



NOTES

1. The Legal Description of Adjusted New Parcel "A" was provided by First American Title Co. Subdivision Guarantee "C", Order Number A49059. This Survey does not purport to show all easements, restrictions, and reservations that may affect these parcels.
2. Zoning: R2-Residential Low Density
3. Basis of Bearing: According to Plat of Copper Pond P.U.D. recorded in Book 16 of plats, at pages 70-72, records of Skagit County, Washington, the bearing shown hereon = South 89°42'18" East
4. This survey was performed in the field using a Lietz Set 4B electronic distance measuring theodolite.
5. Basis of Survey: SW 1/4 SW 1/4 Section 23 as shown on Plat of Copper Pond P.U.D. (Book 16 of Plats, Pages 70-72).
6. Parcel "A" shown hereon is encumbered by record road easements recorded March 5, 1930, under Auditor's File No. 231547, and recorded August 7, 1935, under Auditor's File No. 271686. Other recorded easements affecting said Parcel "A" were granted to Puget Sound Power and Light Company by instruments recorded August 28, 1962, under Auditor's File No. 625614, and recorded August 17, 1962, under Auditor's File No. 625248. Said easements were not located by this survey and are not shown hereon.

LEGEND

- ⊕ - DENOTES BRASS DISK SURFACE MONUMENT (UNLESS OTHERWISE NOTED) FOUND THIS SURVEY, (6-22-96)
- - DENOTES MONUMENT FOUND THIS SURVEY, (6-22-96), AS NOTED HEREON.
- - DENOTES REBAR WITH YELLOW CAP MARKED "L.S. 19645", SET THIS SURVEY, (6-22-96).
- × × - DENOTES EXISTING FENCE



BOUNDARY LINE ADJUSTMENT
FOR
KELLY LARKIN
IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 23, T.35N., R.1E., W.M., CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

DWN BY: <i>MLH</i> DATE: 08/15/96	LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	SCALE: 1" = 100'
FIELD BOOK: 520, P.50		JOB NO: 95201

use 18 Survey Pg 150