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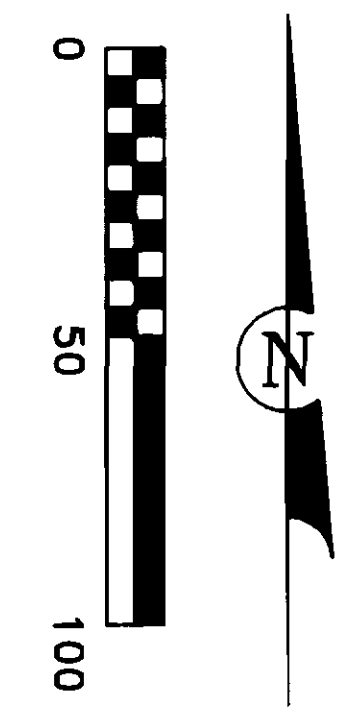
SHIPS HARBOR

99 APR 23 P2:26

CURVE C1 DELTA 00° 35' 16" RADIUS 2640.00' TANGENT 13.54' LENGTH 27.08'

BUENOS CHANNEL

ABANDONED GREAT NORTHERN PACIFIC RAILWAY RIGHT OF WAY



FOUND LEONARD R/C 0.09' WEST OF SEC. LINE AT THE CALC. N.W. CORNER

CENTERLINE OF RAILROAD AS DETERMINED FROM RANDOM RAILROAD TIES AND THE ROCK RIP RAP BULKHEAD ON THE SHORE SIDE. THE RAILS HAVE BEEN REMOVED

LEGAL DESCRIPTION

All that part of the right of way of the railway of the Great Northern Railway Company in Section 23, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Block 1301 in Northern Pacific Addition to Anacortes, according to the plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington; thence Northwest along the Southwestern line of said Block 1301 extended, to a point 15 feet distant Southeast, measured at right angles from the center line of the railway of said Great Northern Railway Company, as located and constructed on March 6, 1940; thence Southwest parallel with said center line and 15 feet distant therefrom, to the West line of said Section 23; thence South along said section line to the Northwest corner of Block 1401, in said Northern Pacific Addition to Anacortes; thence Northeast along the Southern boundary of said right of way, being the Northern boundary of said Northern Pacific Addition to Anacortes, to the Point of Beginning.

TOGETHER WITH THE FOLLOWING:

Lots 1 to 10 inclusive, Block 1401, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

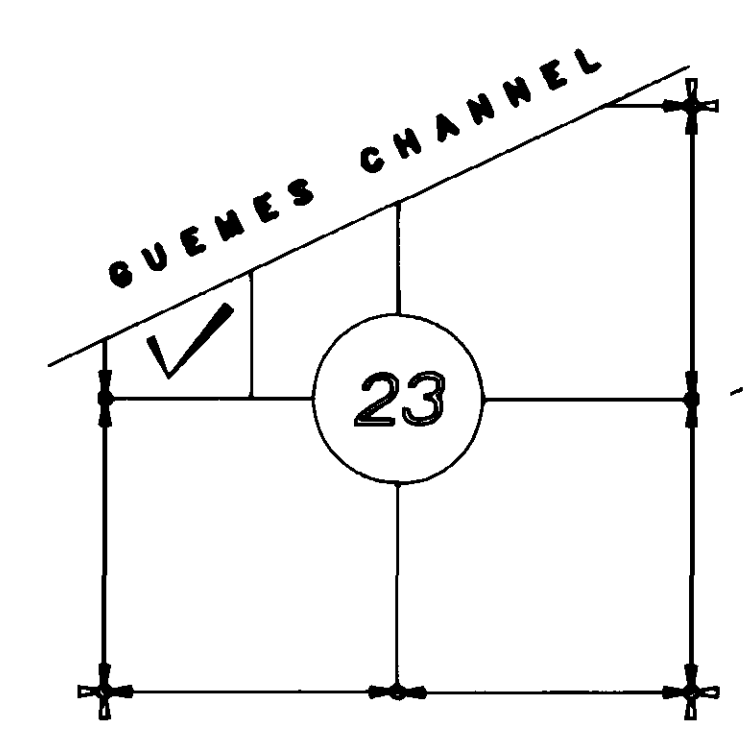
FOUND LEONARD R/C S11°26'31"W 0.28' FROM CALC. CORNER

FOUND LEONARD R/C 0.14 WEST OF SEC LINE AT ROW LINE

FOUND IRON PIPE DOWN 0.2' IN THE ROAD SURFACE, HELD FOR THE WEST QUARTER CORNER OF SECTION 23-35-1 [MAY '95]

VICINITY MAP

SURVEY IN SECTION 23, T.35N., R.1E., W.M. NORTHERN PACIFIC ADDITION TO ANACORTES



LOT 1 SHORT PLAT NO. ANAC-89-001

LOT 4 SHORT PLAT NO. ANAC-91-003

ANACOPPER RD.

OHIO AVE.

OAKES AVE

NEW YORK AVE

HARTFORD AVE

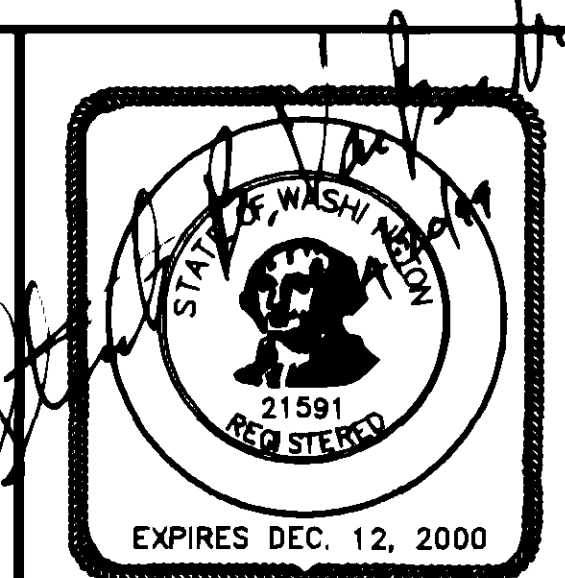
FLORIDA AVE

NOTES:

- DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NORTHWEST 21591", SET THIS SURVEY.
- DENOTES REBAR AND YELLOW CAP IMPRINTED "LEONARD 8992".
- SURVEY PERFORMED BY FIELD TRAVERSE USING A THREE-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
- BASIS OF BEARING: MONUMENTED OAKES AVENUE BETWEEN HARTFORD AND FLORIDA AVENUES BEARS NORTH 69°42'24" EAST, AS PER RECORD OF SURVEY FILED IN BOOK 7 OF SURVEYS AT PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- WEST LINE OF SECTION 23 AS REPORTED FROM RECORD OF SURVEY FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9107230002 REPORTS MEANDER CORNER BY RESTORED LOCATION FROM UNRECORDED FRANK GILKEY SURVEY IN 1951.
- PERMANENT CORNERS NOT SET FOR INTERIOR LOT LINES AT TIME OF RECORDING THIS SURVEY.

AUDITOR'S CERTIFICATE
Filed for record this 23 day of April, 1999, at 2:26 P.M. in book 21 of Surveys at page 187-188 at the request of AZIMUTH NORTHWEST, INC.
A.F. NO. 9904230058
Kathy Nee SKAGIT COUNTY AUDITOR
Cheryl Jaggard DEPUTY

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 R. Cox & Assoc.
IN APRIL 1999
Stuart B. VanBuren, Jr., P.L.S.
Certificate No. 21591



AZIMUTH NORTHWEST, INC.
17963 WOOD ROAD
BOW, WA, 98232
[360] 724-7326

SURVEY IN THE N.W. QUARTER SECTION 23, T.35N., R.1E., W.M. SKAGIT COUNTY, WASHINGTON FOR John R. Cox and Associates LLC
DRWG: 0486ros.dwg DATE: April, 1999 SHEET 1 OF 2
CHECKED: SVB SCALE: 1" = 50' JOB NO. 99.0486

9904230058

LOT NO. 1

Lots 8, 9 and 10, and the West 10.00 feet of Lot 7, of Block 1401, Northern Pacific Addition to Anacortes, according to the Plat thereof recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington.

TOGETHER WITH the following described parcel:

Commencing at the Northwest corner of Lot 7, Block 1401 of said Northern Pacific Addition to Anacortes; thence North 69 Degrees 42' 24" East along the North line of said Lot 7, a distance of 10.00 feet to the True Point of Beginning; thence North 20 Degrees 17' 36" West a distance of 135.00 feet, more or less, to a point 15 feet distant, Southeastery, measured at right angles from the centerline of the railway of said Great Northern Railway Company as located and constructed on March 6, 1940; thence South 65 Degrees 28' 03" West along said Great Northern right-of-way margin a distance of 20.76 feet to the West line of Section 23, Township 35 North, Range 1 East, W.M.; thence South 0 Degrees 10' 01" West along said West line of Section 23, a distance of 148.59 feet to the Northwestery boundary of said Block 1401; thence Northeastery along said Northwestery boundary of Block 1401, a distance of 72.83 feet to the True Point of Beginning.

LOT NO. 2

A portion of Lots 3, 4, 5, 6 and 7, of Block 1401, Northern Pacific Addition to Anacortes, according to the Plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, and portions of the abandoned Great Northern Pacific Railway right-of-way, being more particularly described as follows:

Beginning at a point on the South line of Lot 7, lying 10 feet Easterly as measured perpendicular to the West line of said Lot 7; thence North 69 Degrees 42' 24" East along the South line of said Block 1401, a distance of 120.00 feet to a point on the South line of said Lot 3, lying 10 feet Easterly, as measured perpendicular to the West line of said Lot 3; thence North 20 Degrees 17' 36" West parallel to and 10 feet Easterly as measured perpendicular, to the West line of said Lot 3, a distance of 127.63 feet; thence South 69 Degrees 42' 24" West a distance of 90.00 feet; thence North 20 Degrees 17' 36" West a distance of 48.8 feet, more or less, to the North boundary of said Lot 6; thence continuing North 20 Degrees 17' 36" West a distance of 135.3 feet, more or less, to a point 15 feet distant Southeastery, measured at right angles from the centerline of the railway of said Great Northern Railway Company, as located and constructed on March 6, 1940; thence Southwestery along said right-of-way margin a distance of 30 feet, more or less, to a point lying North 20 Degrees 17' 36" West from the Point of Beginning; thence South 20 Degrees 17' 36" East a distance of 309.67 feet to the Point of Beginning.

LOT NO. 3

A portion of Lots 2, 3, 4, 5, and 6, of Block 1401, Northern Pacific Addition to Anacortes, according to the Plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, and portions of the abandoned Great Northern Pacific Railway right-of-way, being more particularly described as follows:

Beginning at a point on the South line of said Lot 3, lying 10 feet Easterly as measured perpendicular to the West line of said Lot 3; thence North 69 Degrees 42' 24" East along the South line of said Block 1401, a distance of 40.00 feet to a point on the South line of said Lot 2, lying 20 feet Easterly, as measured perpendicular to the West line of said Lot 2; thence North 20 Degrees 17' 36" West parallel to and 20 feet Easterly as measured perpendicular to the West line of said Lot 2, a distance of 157.63 feet; thence South 69 Degrees 42' 24" West a distance of 45.00 feet; thence North 20 Degrees 17' 36" West a distance of 78.19 feet; thence North 06 Degrees 08' 45" East a distance of 90.67 feet to a point 15 feet distant Southeastery, measured at right angles from the centerline of the railway of said Great Northern Railway Company, as located and constructed on March 6, 1940; thence Southwestery along said right-of-way margin a distance of 125.5 feet, to a point lying 10 feet East (as measured perpendicular) of the Northerly projection of the West line of said Lot 6; thence South 20 Degrees 17' 36" East parallel to and 10 feet distant from the West line of said Lot 6, a distance of 184.11 feet; thence North 69 Degrees 42' 24" East a distance of 90.00 feet to a point lying North 20 Degrees 17' 36" West from the Point of Beginning; thence South 20 Degrees 17' 36" East a distance of 127.63 feet to the Point of Beginning.

LOT NO. 4

A portion of Lots 1, 2 and 3, of Block 1401, Northern Pacific Addition to Anacortes, according to the Plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, and portions of the abandoned Great Northern Pacific Railway right-of-way, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1; thence North 20 Degrees 17' 36" West along the East line of said Lot 1, a distance of 183.28 feet to the Northeastery corner of said Lot 1; thence North 67 Degrees 59' 20" East along the Northerly margin of New York Avenue, a distance of 80.04 feet to the Northwestery corner of Block 1301; thence North 20 Degrees 17' 36" West along the Westerly boundary of said Block 1301 extended to a point 15 feet distant Southeastery, measured at right angles from the centerline of the railway of said Great Northern Railway Company, as located and constructed on March 6, 1940; thence Southwestery along said right-of-way margin a distance of 124.69 feet; thence South 06 Degrees 08' 45" West a distance of 90.67 feet; thence South 20 Degrees 17' 36" East a distance of 78.19 feet; thence North 69 Degrees 42' 24" East a distance of 45.00 feet to a point lying 10 feet West, as measured perpendicular, of the West line of said lot 1; thence South 20 Degrees 17' 36" East parallel to and 10 feet distant Westerly of the West line of said Lot 1 a distance of 157.63 feet to the South line of said Block 1401; thence North 69 Degrees 42' 24" East along the South line of said Block 1401 a distance of 40.00 feet to the Point of Beginning.

ACCEPTANCE

THIS BOUNDARY LINE ADJUSTMENT IS HEREBY EXAMINED AND APPROVED FOR ACCEPTANCE THIS 22 DAY OF APRIL, 1999

Ian Munce
IAN MUNCE,
SUBDIVISION ADMINISTRATOR

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

JOHN R. COX & ASSOCIATES, LLC. SECURITY INVESTORS, INC.

SECURIST R.E. Development LLC

BY: [Signature]

BY: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS _____ DAY OF _____
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

OF SECURITY INVESTORS, INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

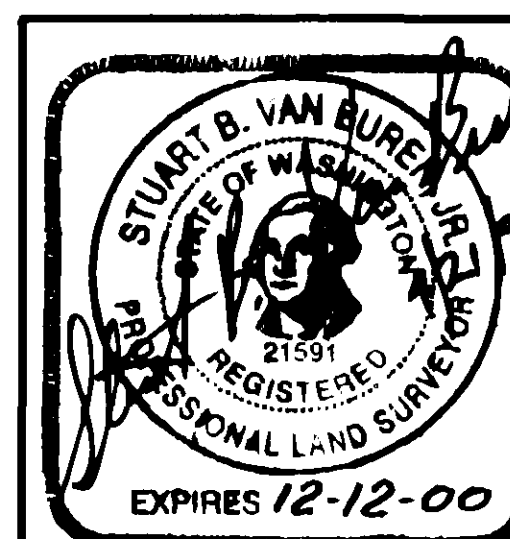
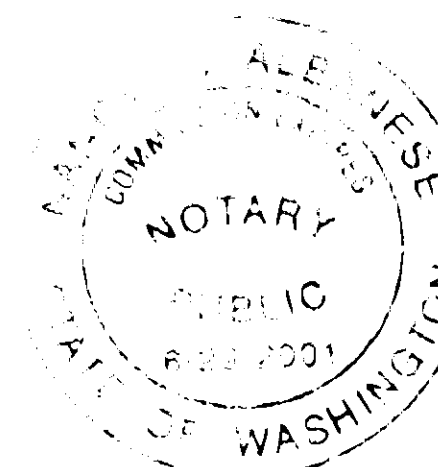
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____
MY COMMISSION EXPIRES _____

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 22 DAY OF APRIL, 1999
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED John R. Cox, member of Securist R.E. Development LLC JOHN R. COX & ASSOCIATES, LLC. THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Darryl L. Albertson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Anacortes
MY COMMISSION EXPIRES 6-29-2001



AZIMUTH
ORTHWEST, INC.
17963 WOOD ROAD
BOW, WA. 98232
[360] 724-7326

SURVEY IN THE N.W. QUARTER
SECTION 23, T.35N., R.1E., W.M.
SKAGIT COUNTY, WASHINGTON

FOR
John R. Cox and Associates LLC

DRWG: 0486ros.dwg	DATE: April, 1999	SHEET 2 OF 2
CHECKED: SVB	SCALE: 1"= 50'	JOB NO. 99.0486

Vol 21 Surveys PG188