

LEGAL DESCRIPTION OF PARCEL "A" BEFORE BOUNDARY LINE ADJUSTMENT

THOSE PORTIONS OF TRACT 70 AND THE EASTERLY HALF OF TRACT 71, AS MEASURED ALONG THE SOUTHWESTERLY LINE THEREOF, ANACO BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON;
TOGETHER WITH THAT PORTION OF VACATED PUBLIC RIGHT OF WAY, VACATED UNDER ORDINANCE NO. 1682, ADJACENT THERETO AND LYING BETWEEN THE NORTHWESTERLY LINE OF SAID EASTERLY HALF OF TRACT 71 AND THE SOUTHEASTERLY LINE OF SAID TRACT 70, PROJECTED NORTHEASTERLY, AS WOULD ATTACH BY OPERATION OF LAW.
LYING NORTH OF A LINE THAT IS PARALLEL WITH AND 250.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACT 71, SITUATED IN SKAGIT COUNTY, WASHINGTON.
(SOURCE OF LEGAL DESCRIPTION IS QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 200305050369.)

LEGAL DESCRIPTION OF PARCEL "B" BEFORE BOUNDARY LINE ADJUSTMENT

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING EASTERLY OF THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF TRACT 75, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST W.M., WHICH LIES NORTH OF THE PLAT OF "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°40'25" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1,355.71 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 07°24'43" WEST, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 125.65 FEET TO A POINT IN THE CENTER OF THE ANACO BEACH ROAD;
THENCE SOUTH 64°31'10" EAST A DISTANCE OF 3.16 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF ANACO BEACH;
THENCE NORTH 88°10'30" EAST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 1,324.18 FEET TO THE NORTHEAST CORNER OF SAID PLAT;
THENCE CONTINUING NORTH 88°10'30" EAST, ALONG THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID PLAT, A DISTANCE OF 30.49 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION;
THENCE NORTH 07°10'1" WEST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 76.15 FEET TO THE POINT OF BEGINNING.
EXCEPT THE ANACO BEACH ROAD.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
(SOURCE OF LEGAL DESCRIPTION IS LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 107338-PA, DATED JUNE 4, 2003.)

LEGAL DESCRIPTION OF PARCEL "B" AFTER BOUNDARY LINE ADJUSTMENT

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING EASTERLY OF THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF TRACT 75, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST W.M., WHICH LIES NORTH OF THE PLAT OF "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°40'25" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1,355.71 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 07°24'43" WEST, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 125.65 FEET TO A POINT IN THE CENTER OF THE ANACO BEACH ROAD;
THENCE SOUTH 64°31'10" EAST A DISTANCE OF 3.16 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF ANACO BEACH;
THENCE NORTH 88°10'30" EAST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 1,324.18 FEET TO THE NORTHEAST CORNER OF SAID PLAT;
THENCE CONTINUING NORTH 88°10'30" EAST, ALONG THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID PLAT, A DISTANCE OF 30.49 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION;
THENCE NORTH 07°10'1" WEST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 76.15 FEET TO THE POINT OF BEGINNING.
EXCEPT THE ANACO BEACH ROAD;
EXCEPTING THEREFROM THAT PORTION THEREOF LYING EASTERLY OF THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO CAROLYN J. SWADENER BY QUIT CLAIM DEED DATED MAY 5, 2003 AND RECORDED UNDER AUDITOR'S FILE NO. 200305050369, RECORDS OF SAID COUNTY AND STATE.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Quit Claim Deed A.F.# 200307110005

LEGAL DESCRIPTION OF PARCEL "A" AFTER BOUNDARY LINE ADJUSTMENT

THOSE PORTIONS OF TRACT 70 AND THE EASTERLY HALF OF TRACT 71, AS MEASURED ALONG THE SOUTHWESTERLY LINE THEREOF, ANACO BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON;
TOGETHER WITH THAT PORTION OF VACATED PUBLIC RIGHT OF WAY, VACATED UNDER ORDINANCE NO. 1682, ADJACENT THERETO AND LYING BETWEEN THE NORTHWESTERLY LINE OF SAID EASTERLY HALF OF TRACT 71 AND THE SOUTHEASTERLY LINE OF SAID TRACT 70, PROJECTED NORTHEASTERLY, AS WOULD ATTACH BY OPERATION OF LAW.
LYING NORTH OF A LINE THAT IS PARALLEL WITH AND 250.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACT 71; AND ALSO TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING EASTERLY OF THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO CAROLYN J. SWADENER BY QUIT CLAIM DEED DATED MAY 5, 2003 AND RECORDED UNDER AUDITOR'S FILE NO. 200305050369, RECORDS OF SAID COUNTY AND STATE:
THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST W.M., WHICH LIES NORTH OF THE PLAT OF "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°40'25" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1,355.71 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 07°24'43" WEST, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 125.65 FEET TO A POINT IN THE CENTER OF THE ANACO BEACH ROAD;
THENCE SOUTH 64°31'10" EAST A DISTANCE OF 3.16 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF ANACO BEACH;
THENCE NORTH 88°10'30" EAST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 1,324.18 FEET TO THE NORTHEAST CORNER OF SAID PLAT;
THENCE CONTINUING NORTH 88°10'30" EAST, ALONG THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID PLAT, A DISTANCE OF 30.49 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION;
THENCE NORTH 07°10'1" WEST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 76.15 FEET TO THE POINT OF BEGINNING.
EXCEPT THE ANACO BEACH ROAD.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ACCEPTANCE

EXAMINED AND ACCEPTED THIS 7 DAY OF July 2003.

Ian Kincaid
City Engineer

VICINITY MAP SECTION 27, T.35N., R.1E., W.M.

		(27)	

CONSENT

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.

William L. Elin
William L. Elin
Carole J. Swadener
Carole J. Swadener
Steve M. Wong
Steve M. Wong
Judith R. Elin
Judith R. Elin

ACKNOWLEDGMENT

ON THIS DAY PERSONALLY APPEARED BEFORE ME CAROLYN J. SWADENER TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

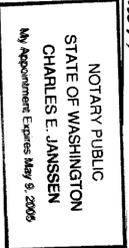
DATED 6-27 2003
Carole J. Swadener
Notary Public
Residing at Buildington



ACKNOWLEDGMENT

ON THIS DAY PERSONALLY APPEARED BEFORE ME WILLIAM L. ELLIN AND JUDITH R. ELLIN TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

DATED July 9, 2003
William L. Elin
Notary Public
Residing at Issimo county



ACKNOWLEDGMENT

ON THIS DAY PERSONALLY APPEARED BEFORE ME WILLIAM L. ELLIN AND JUDITH R. ELLIN TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

DATED July 9, 2003
Carole J. Swadener
Notary Public
Residing at Buildington, WA.
Comm. expires 10/31/03

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, WITH THE REQUEST OF CAROLYN SWADENER

JEFFREY A. SKODJE, P.L.S.
CERTIFICATE NO. 19645 DATE 7-1-03



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 7 DAY OF July 2003, AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE, INC. UNDER AUDITOR'S FILE NUMBER 200307110006

Norman Barnett
Skagit County Auditor
Norman Barnett
City Engineer

BOUNDARY LINE ADJUSTMENT SURVEY

FOR WILLIAM L. ELLIN
IN LOTS 70 AND 71, THE PLAT OF "ANACO BEACH"
AND A PORTION OF THE S.E. 1/4, SECTION 27, T.35N., R.1E., W.M.
LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751
SCALE: -
JOB NO: 03065

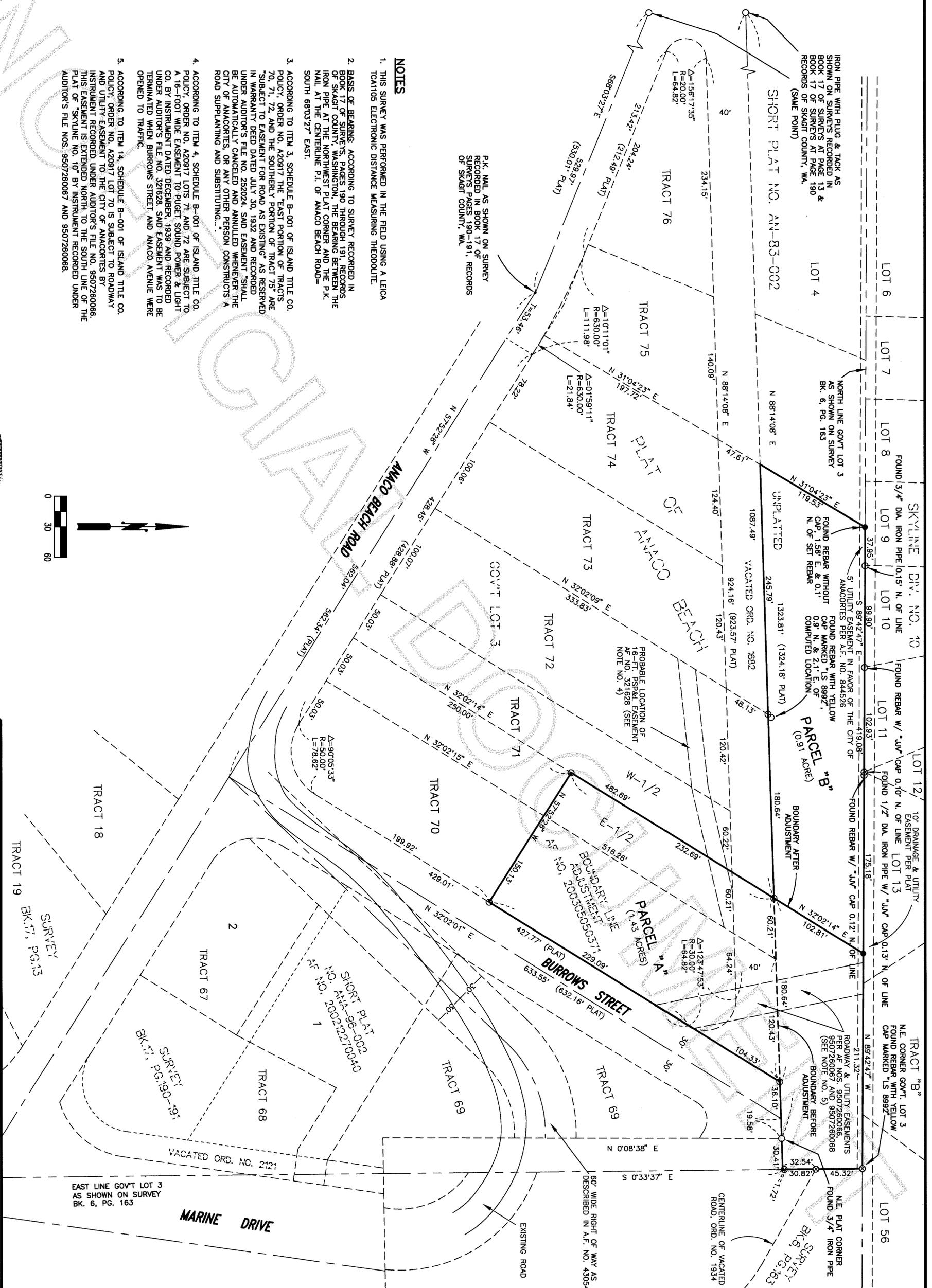


200307110006
Skagit County Auditor

- NOTES**
1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCAT105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
 2. BASIS OF BEARING: ACCORDING TO SURVEY RECORDED IN BOOK 17 OF SURVEY'S, PAGES 190 THROUGH 191, RECORDS OF SKAGIT COUNTY, WASHINGTON, THE BEARING BETWEEN THE IRON PIPE AT THE NORTHWEST PLAT CORNER AND THE P.K. NAIL AT THE CENTERLINE P.I. OF ANACO BEACH ROAD= SOUTH 68°03'27" EAST.
 3. ACCORDING TO ITEM 3, SCHEDULE B-001 OF ISLAND TITLE CO. POLICY, ORDER NO. A20917 THE "EAST PORTION OF TRACTS 70, 71, 72, AND THE SOUTHERLY PORTION OF TRACT 75" ARE "SUBJECT TO EASEMENT FOR ROAD AS EXISTING" AS RESERVED IN WARRANTY DEED DATED JULY 30, 1932 AND RECORDED UNDER AUDITOR'S FILE NO. 252024. SAID EASEMENT "SHALL BE AUTOMATICALLY CANCELED AND ANNULLED WHENEVER THE CITY OF ANACORTES, OR ANY OTHER PERSON CONSTRUCTS A ROAD SUPPLANTING AND SUBSTITUTING...."
 4. ACCORDING TO ITEM 4, SCHEDULE B-001 OF ISLAND TITLE CO. POLICY, ORDER NO. A20917 LOTS 71 AND 72 ARE SUBJECT TO A 16-FOOT WIDE EASEMENT TO PUGET SOUND POWER & LIGHT CO. BY INSTRUMENT DATED DECEMBER, 1939 AND RECORDED UNDER AUDITOR'S FILE NO. 321828. SAID EASEMENT WAS TO BE TERMINATED WHEN BURROWS STREET AND ANACO AVENUE WERE OPENED TO TRAFFIC.
 5. ACCORDING TO ITEM 14, SCHEDULE B-001 OF ISLAND TITLE CO. POLICY, ORDER NO. A20917 LOT 70 IS SUBJECT TO ROADWAY AND UTILITY EASEMENT TO THE CITY OF ANACORTES BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 9507260068. THIS EASEMENT IS EXTENDED NORTH TO THE SOUTH LINE OF THE PLAT OF "SKYLINE NO. 10" BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NOS. 9507260067 AND 9507260068.

LEGEND

- - DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "LS 19645" JUNE 6, 2003
- - DENOTES FOUND 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645" JUNE 6, 2003



SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT SURVEY
FOR
WILLIAM L. ELLIN
IN LOTS 70 AND 71, THE PLAT OF "ANACO BEACH"
AND A PORTION OF THE S.E. 1/4, SECTION 27, T.35N., R.1E., W.M.

LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

DRAWN BY: *MLJ/WH* DATE: MAY 2003
FIELD BOOK: 827 P. 87

SCALE: 1" = 60'
JOB NO.: 03065