

WHEN RECORDED RETURN TO:



200402270074
Skagit County Auditor
2/27/2004 Page 1 of 9 10:02AM

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DOCUMENT TITLE(s)

1. BOUNDARY LINE ADJUSTMENT MAP
- 2.
- 3.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional numbers on page _____ of the document

GRANTOR(s):

1. JAMES JOHNSTON
2. TRILLIUM CORPORATION
- 3.

Additional names on page _____ of the document

GRANTEE(s):

- 1.
- 2.
- 3.

Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

PTN SE QUARTER & SW QUARTER SEC 2, T35N, R7EWM

Complete legal description is on page 5 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P42214; P42220

(sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature _____

This cover sheet is for the County Recorder's indexing purposes only.
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

BOUNDARY LINE ADJUSTMENT MAP FOR JAMES JOHNSON & TRILLIUM CORPORATION (ORIGINAL PARCELS)

WITHIN SECTION 2, TOWNSHIP 35 NORTH, RANGE 7 EAST OF W.M.

TRILLIUM

P-42214

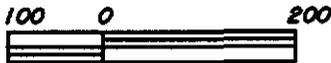
XREF - 4-001-0001

NORTH LINE SE 1/4, SE 1/4...

JOHNSON

P-42220

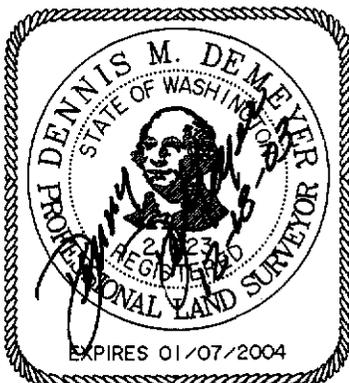
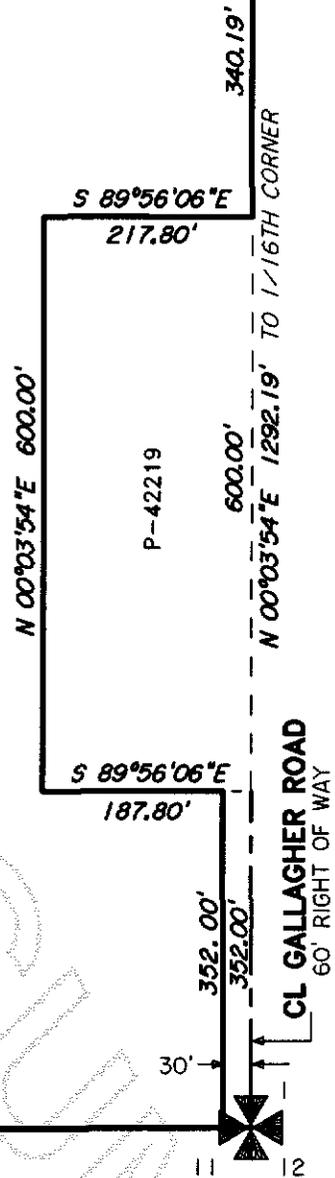
XREF - 4-004-0107



SCALE IN FEET

SCALE: 1 INCH = 200 FEET

SOUTH LINE SE 1/4, SE 1/4...



200402270074
Skagit County Auditor

2/27/2004 Page 2 of 9 10:02AM

BOUNDARY LINE ADJUSTMENT MAP FOR JAMES JOHNSON & TRILLIUM CORPORATION (ADJUSTED PARCELS)

WITHIN SECTION 2, TOWNSHIP 35 NORTH, RANGE 7 EAST OF W.M.

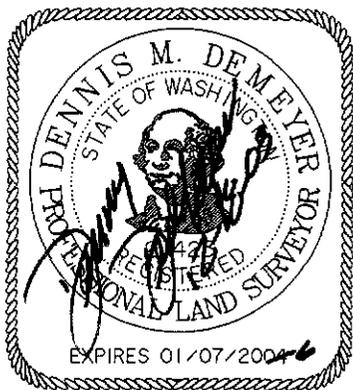
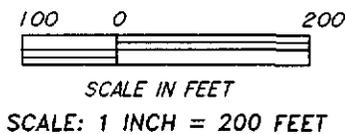
TRILLIUM

P-42214

XREF - 4-001-0001

FORMER LOT LINE

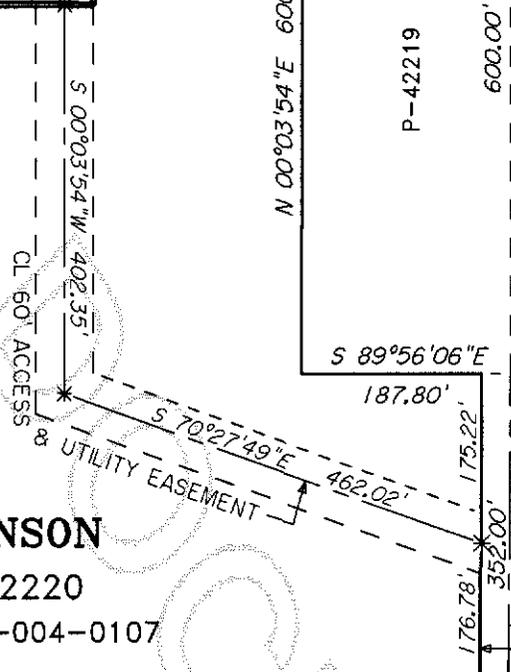
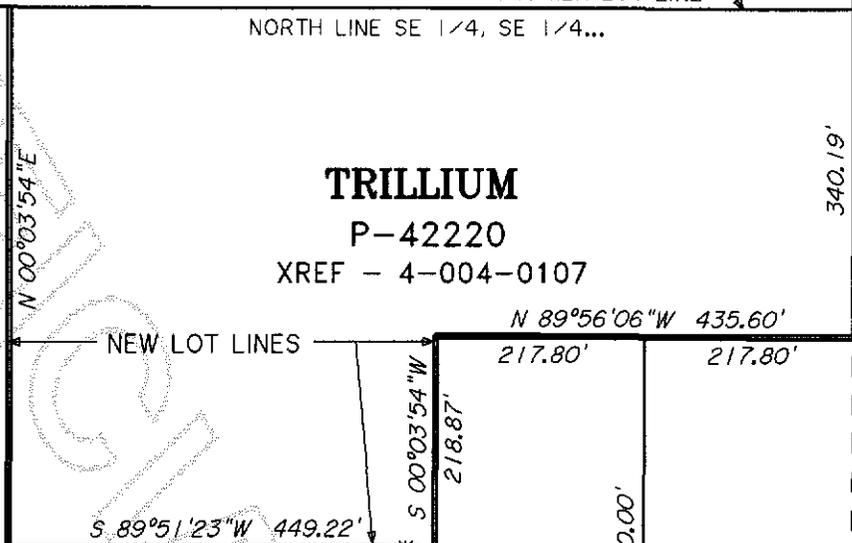
NORTH LINE SE 1/4, SE 1/4...



TRILLIUM

P-42220

XREF - 4-004-0107



JOHNSON

P-42220

XREF - 4-004-0107

SOUTH LINE SE 1/4, SE 1/4...

LAND DESCRIPTION: SEE SHEET 2

OWNER'S CONSENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS CERTIFIES THAT THE BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUT HANDS AND SEALS THIS 12TH DAY OF JANUARY, 2004.

James Johnson
JAMES JOHNSON
OWNER

Justin Syre
TRILLIUM CORPORATION
V.P. of Real Estate Development

BOUNDARY LINE ADJUSTMENT:

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON January, 27, 2004.

Grace Roeder
SKAGIT COUNTY PLANNING AND PERMIT CENTER



200402270074
Skagit County Auditor

BOUNDARY LINE ADJUSTMENT - LAND & EASEMENT DESCRIPTIONS (ADJUSTED PARCELS)

DESCRIPTION OF LOT LINE ADJUSTMENT: JOHNSON TO TRILLIUM:

A TRACT OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 7 EAST OF W.M., SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER: THENCE NORTH 000 03' 54" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER A DISTANCE OF 932.00 FEET THE TRUE POINT OF BEGINNING; THENCE NORTH 890 56' 06" WEST A DISTANCE OF 435.60 FEET; THENCE SOUTH 000 03' 54" WEST A DISTANCE OF 218.87 FEET; THENCE NORTH 890 56' 06" WEST A DISTANCE OF 446.83 FEET; THENCE NORTH 000 03' 54" EAST TO THE NORTH LINE OF SAID QUARTER QUARTER; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID QUARTER QUARTER; THENCE SOUTH 000 03' 54" WEST ALONG THE EAST LINE OF SAID QUARTER QUARTER TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD OR OTHERWISE.

DESCRIPTION OF 60' EASEMENT: JOHNSON TO TRILLIUM:

A 60 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 7 EAST OF W.M., THE CENTERLINE OF SAID 60 FOOT EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER; THENCE NORTH 000 03' 54" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER AND THE CENTERLINE OF GALLAGHER ROAD A DISTANCE OF 166.17 FEET; THENCE NORTH 700 27' 49" WEST A DISTANCE OF 31.82 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GALLAGHER ROAD AND THE TRUE POINT OF BEGINNING OF THIS EASEMENT CENTERLINE DESCRIPTION; THENCE NORTH 700 27' 49" WEST A DISTANCE OF 462.02 FEET; THENCE NORTH 000 03' 54" EAST A DISTANCE OF 402.35 FEET TO THE TERMINUS OF THIS EASEMENT CENTERLINE DESCRIPTION.

SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD OR OTHERWISE.

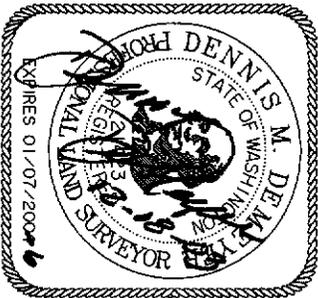


EXHIBIT "A"

Description of Trillium Parcel AFTER Lot Line Adjustment:

The North ½ of the Southwest ¼ and the North ½ of the Southeast ¼ of Section 2, Township 35 North, Range 7 East of W.M., EXCEPT that 100 foot strip conveyed to Skagit County by deed recorded July 9, 1970 under A.F. No. 741026.

TOGETHER with the following described parcel:

A tract of land lying within the Southeast quarter of the Southeast quarter of Section 2, Township 35 North, Range 7 East of W.M., said tract being more particularly described as follows:

Commencing at the Southeast corner of said quarter quarter; thence North 00° 03' 54" East along the East line of said quarter quarter a distance of 952.00 feet the true point of beginning; thence North 89° 56' 06" West a distance of 435.60 feet; thence South 00° 03' 54" West a distance of 218.87 feet; thence North 89° 56' 06" West a distance of 446.83 feet; thence North 00° 03' 54" East to the North line of said quarter quarter; thence Easterly along said North line to the Northeast corner of said quarter quarter; thence South 00° 03' 54" West along the East line of said quarter quarter to the point of beginning.

Together with an a 60 foot easement for ingress, egress and utilities, over, under and across a portion of the Southeast quarter of the Southeast quarter of Section 2, Township 35 North, Range 7 East of W.M., the centerline of said 60 foot easement being described as follows:

Commencing at the Southeast corner of said quarter quarter; thence North 00° 03' 54" East along the East line of said quarter quarter and the centerline of Gallagher Road a distance of 166.17 feet; thence North 70° 27' 49" West a distance of 31.82 feet to the Westerly right-of-way line of Gallagher Road and the true point of beginning of this easement centerline description; thence North 70° 27' 49" West a distance of 462.02 feet; thence North 00° 03' 54" East a distance of 402.35 feet to the terminus of this easement centerline description.

Further subject to and together with all easements, covenants, restrictions and/or agreements of record or otherwise.



200402270074

Skagit County Auditor

EXHIBIT "A"

Description of Johnson Parcel AFTER Lot Line Adjustment:

The Southeast ¼ of the Southeast ¼ of Section 2, Township 35 North, Range 7 East of W.M.

EXCEPT the following described tract:

Commencing at the Southeast corner of said Section 2; thence North a distance of 352 feet to the true point of beginning; thence West a distance of 217.8 feet; thence North parallel with the East line of said Section 2 a distance of 600 feet; thence East a distance of 217.8 feet to the East line of said Section 2; thence South along said East line a distance of 600 feet to the true point of beginning.

ALSO EXCEPT the following described tract:

A tract of land lying within the Southeast quarter of the Southeast quarter of Section 2, Township 35 North, Range 7 East of W.M., said tract being more particularly described as follows:

Commencing at the Southeast corner of said quarter quarter; thence North 00° 03' 54" East along the East line of said quarter quarter a distance of 952.00 feet the true point of beginning; thence North 89° 56' 06" West a distance of 435.60 feet; thence South 00° 03' 54" West a distance of 218.87 feet; thence North 89° 56' 06" West a distance of 446.83 feet; thence North 00° 03' 54" East to the North line of said quarter quarter; thence Easterly along said North line to the Northeast corner of said quarter quarter; thence South 00° 03' 54" West along the East line of said quarter quarter to the point of beginning.

LESS Gallagher Road.

Subject to a 60 foot easement for ingress, egress and utilities, over, under and across a portion of the Southeast quarter of the Southeast quarter of Section 2, Township 35 North, Range 7 East of W.M., the centerline of said 60 foot easement being described as follows:

Commencing at the Southeast corner of said quarter quarter; thence North 00° 03' 54" East along the East line of said quarter quarter and the centerline of Gallagher Road a distance of 166.17 feet; thence North 70° 27' 49" West a distance of 31.82 feet to the westerly right-of-way line of Gallagher Road and the true point of beginning of this easement centerline description; thence North 70° 27' 49" West a distance of 462.02 feet; thence North 00° 03' 54" East a distance of 402.35 feet to the terminus of this easement centerline description.

Further subject to and together with all easements, covenants, restrictions and/or agreements of record or otherwise



200402270074
Skagit County Auditor

EXHIBIT "A"

Description of Lot Line Adjustment: Johnson to Trillium.

A tract of land lying within the Southeast quarter of the Southeast quarter of Section 2, Township 35 North, Range 7 East of W.M., said tract being more particularly described as follows:

Commencing at the Southeast corner of said quarter quarter; thence North $00^{\circ} 03' 54''$ East along the East line of said quarter quarter a distance of 952.00 feet the true point of beginning; thence North $89^{\circ} 56' 06''$ West a distance of 435.60 feet; thence South $00^{\circ} 03' 54''$ West a distance of 218.87 feet; thence North $89^{\circ} 56' 06''$ West a distance of 446.83 feet; thence North $00^{\circ} 03' 54''$ East to the North line of said quarter quarter; thence Easterly along said North line to the Northeast corner of said quarter quarter; thence South $00^{\circ} 03' 54''$ West along the East line of said quarter quarter to the point of beginning.

Subject to and together with all easements, covenants, restrictions and/or agreements of record or otherwise.



200402270074
Skagit County Auditor

EXHIBIT "A"

Description of 60' Easement: Johnson to Trillium.

A 60 foot easement for ingress, egress and utilities, over, under and across a portion of the Southeast quarter of the Southeast quarter of Section 2, Township 35 North, Range 7 East of W.M., the centerline of said 60 foot easement being described as follows:

Commencing at the Southeast corner of said quarter quarter; thence North $00^{\circ} 03' 54''$ East along the East line of said quarter quarter and the centerline of Gallagher Road a distance of 166.17 feet; thence North $70^{\circ} 27' 49''$ West a distance of 31.82 feet to the Westerly right-of-way line of Gallagher Road and the true point of beginning of this easement centerline description; thence North $70^{\circ} 27' 49''$ West a distance of 462.02 feet; thence North $00^{\circ} 03' 54''$ East a distance of 402.35 feet to the terminus of this easement centerline description.

Subject to and together with all easements, covenants, restrictions and/or agreements of record or otherwise

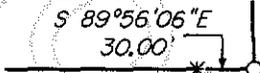


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EXHIBIT "B"

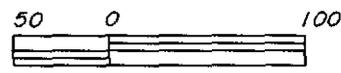
SHOWING CENTERLINE 60' EASEMENT THRU THE JOHNSON PARCEL

TRILLIUM



SURVEYORS NOTES:

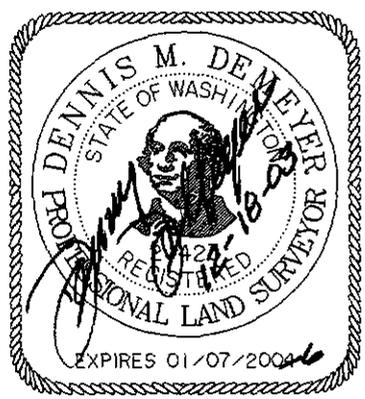
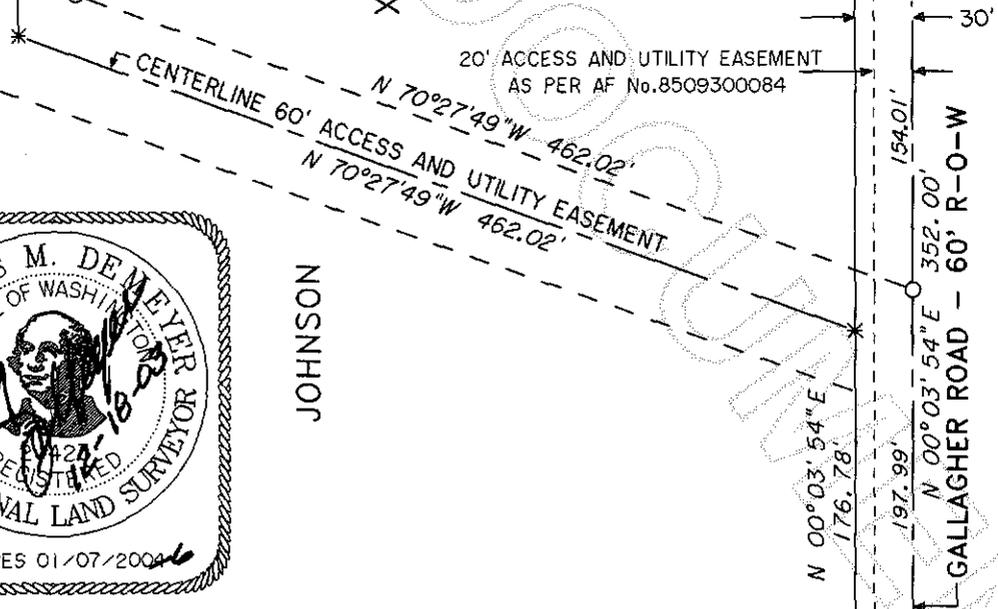
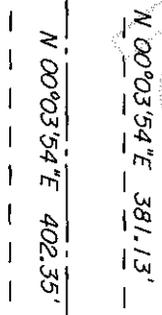
1. "O" DENOTES 5/8TH INCH REBAR AND CAP MARKED "NWS & GPS 21423 & 32430" SET IN NOVEMBER OF 2003.
2. "*" DENOTES CALCULATED POSITION ONLY.



SCALE IN FEET
SCALE: 1 INCH = 100 FEET

PARCEL No. P42220
XREF - 4-004-0107

COFFELL
PARCEL No. P42219



JOHNSON

NORTHWEST SURVEYING & GPS
DENNY DEMEYER, L.S. 21423 - SCOTT HARKSELL, L.S. 32430
407 5TH STREET, LYNDEN, WA.
PH. (360) 354-1950 FAX. (360) 354-7644



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