

LEGAL DESCRIPTION

PARCEL A - A.F.# 200307310245

LOTS 1 THROUGH 6, 35 THROUGH 40, BLOCK 11 AND LOTS 1 THROUGH 6, 35 THROUGH 40, BLOCK 12, PLAT OF FIDALGO BAY ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF STREETS VACATED AND ABANDONED BY OPERATION OF LAW, SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 91-2-00133-5.

PARCEL B - A.F.# 200307310245

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THAT CERTAIN 40 FOOT WIDE STRIP OF LAND DESCRIBED IN THAT CERTAIN EASEMENT RECORDED NOVEMBER 3, 1989, UNDER AUDITOR'S FILE NO. 8908170011, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL C - A.F.# 200307310245

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THAT CERTAIN 48 FOOT WIDE STRIP OF LAND DESCRIBED IN THAT CERTAIN EASEMENT RECORDED NOVEMBER 3, 1977, UNDER AUDITOR'S FILE NO. 867982, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL D - A.F.# 200307310245

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THOSE PORTIONS OF THE "PLAT OF FIDALGO BAY ADDITION TO ANACORTES";

A) LOTS 11 AND 12 OF BLOCK 13 LYING NORTHEASTERLY OF THE EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 867982, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF THE SOUTH HALF VACATED MINNESOTA AVENUE THAT HAS REVERTED THERETO BY OPERATION OF LAW.

B) THAT PORTION OF THE NORTH HALF OF VACATED MINNESOTA AVENUE THAT HAS REVERTED BY OPERATION OF LAW TO LOTS 27 THROUGH 34, INCLUSIVE, BLOCK 12 LYING EASTERLY OF THE EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 867982, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200307310245.

PARCEL A

LOTS 7 THROUGH 34, BLOCK 11, PLAT OF FIDALGO BAY ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT 48 FOOT WIDE PORTION THEREOF CONVERTED TO JOHN L. MILLER ET UX BY DEED RECORDED UNDER AUDITOR'S FILE NO. 920980123, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF STREETS VACATED AND ABANDONED BY OPERATION OF LAW, SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 91-2-00133-5;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THAT CERTAIN 40 FOOT WIDE STRIP OF LAND DESCRIBED IN THAT CERTAIN DEED RECORDED AUGUST 17, 1989, UNDER AUDITOR'S FILE NO. 8908170011, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND UNDER THAT CERTAIN 48 FOOT WIDE STRIP OF LAND DESCRIBED IN THAT CERTAIN EASEMENT RECORDED NOVEMBER 3, 1977 UNDER AUDITOR'S FILE NO. 867982, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL B

LOTS 17, 18, 19, 20, 23, 24, 25 AND 26 OF BLOCK 12, PLAT OF FIDALGO BAY ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 24 RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPTING AN PORTION THEREOF LYING WITHIN THE BOUNDARIES OF SAN JUAN HILL ROAD, SITUATED IN SKAGIT COUNTY, WASHINGTON

SOURCE OF LEGAL DESCRIPTION IS CHICAGO TITLE COMPANY - ISLAND DIVISION SECOND COMMENT FOR TITLE INSURANCE, ORDER NO. 1031408, EFFECTIVE DATE MAY 28, 2004 AT 8:30 A.M.

NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TC01105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
3. BASIS OF BEARING: SOUTH LINE OF SW 1/4 SEC. 32 AS SHOWN ON SURVEY RECORDED IN VOL. 5 PG. 24 BEING S 88°03'11" E
4. THIS IS A BOUNDARY SURVEY ONLY. UTILITIES WERE NOT INVESTIGATED.
5. ALL MONUMENTS WERE FOUND OR SET ON JULY 12, 13 OR 14, 2004, UNLESS OTHERWISE NOTED HEREON.

SCALE: 1" = 100'
0 50 100

RECORD OF SURVEY

FOR

JAMES R. KING, III

IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, TWP. 35 N., RGE. 2 EAST, W.M.

SKAGIT COUNTY, WASHINGTON

LEONARD, BOUDINOT & SKODJE, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

DWN BY: KWH DATE: August 2004

FIELD BOOK: F.B.-NO. 639 PGS. 28-34

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26 DAY OF August 2004 AT 10:18 AM M. AT THE REQUEST OF LEONARD, BOUDINOT & SKODJE, INC. UNDER AUDITOR'S FILE NUMBER 200408260046

Neirna Bunnell
Skagit County Auditor
BY DEPUTY
Jenny R. Bunnell

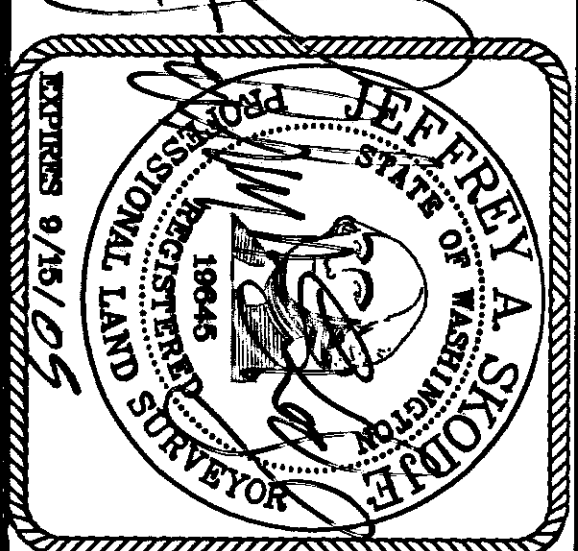
SURVEYOR'S CERTIFICATE

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

JAMES R. KING, III

JEFFREY A. SKODJE, P.L.S.

CERTIFICATE NO. 19845 DATE 8/25/04



LEGEND

- DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE LSI9645" JULY 12, 13 AND 14, 2004.
- DENOTES SURVEY MARKER AS DESCRIBED HEREON
- △ DENOTES SET MAG NAIL W/ SHINER MARKED "SKODJE LSI9645"
- EXISTING ASPHALT ROADWAY

SOUTHWEST 1/4 CORNER SECTION 32-35-2; POSITION BASED ON SURVEY RECORDED IN BOOK 18, PAGE 6 UNDER AUDITORS FILE NO. 9601180042

SHORT PLAT # 94-30

170'

