

BOUNDARY LINE ADJUSTMENT SURVEY
SE 1/4 SECTION 27, T. 35 N., R. 01 E., W.M.
CITY OF ANACORTES, WASHINGTON

LEGAL DESCRIPTIONS BEFORE BOUNDARY ADJUSTMENT:

LOTS 1 AND 2 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200403020078, RECORDS OF SKAGIT COUNTY, WASHINGTON.
LOTS A,B, AND C OF MARINE POINT SHORT PLAT ANA--04--009 RECORDED UNDER AUDITOR'S FILE NO. 200408250062, RECORDS OF SKAGIT COUNTY, WASHINGTON.
PARCELS "A" AND "B" FROM DEED RECORDED UNDER A.F. 200410200088, RECORDS OF SKAGIT COUNTY, WASHINGTON. SEE COMPLETE DESCRIPTIONS ON PAGE 2.

LEGAL DESCRIPTIONS AFTER BOUNDARY ADJUSTMENT:

LOT 1
BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 2 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200403020078, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 57°52'27" WEST A DISTANCE OF 131.03 FEET ALONG THE NORTHERLY LINE OF ANACO BEACH ROAD;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, LENGTH OF 44.66 FEET, AND A DELTA ANGLE OF 51°10'43";
THENCE NORTH 44°02'01" EAST A DISTANCE OF 27.16 FEET ALONG THE EASTERLY LINE OF MARINE DRIVE;
THENCE SOUTH 79°34'50" EAST A DISTANCE OF 176.93 FEET;
THENCE SOUTH 32°07'33" WEST A DISTANCE OF 110.67 FEET TO THE NORTHERLY LINE OF ANACO BEACH ROAD AND THE POINT OF BEGINNING.
LOT 2
COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 2 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200403020078, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 32°07'33" EAST A DISTANCE OF 110.67 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 79°34'50" WEST A DISTANCE OF 176.93 FEET TO THE EASTERLY LINE OF MARINE DRIVE;
THENCE NORTH 44°02'01" EAST A DISTANCE OF 117.92 FEET ALONG THE EASTERLY LINE OF MARINE DRIVE;
THENCE SOUTH 57°58'11" EAST A DISTANCE OF 136.62 FEET;
THENCE SOUTH 28°13'01" WEST A DISTANCE OF 50.29 FEET TO THE POINT OF BEGINNING.
LOT 3
COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 2 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200403020078, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 32°07'33" EAST A DISTANCE OF 110.67;
THENCE NORTH 28°13'01" EAST A DISTANCE OF 50.29 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 57°58'11" WEST A DISTANCE OF 136.62 FEET TO THE EASTERLY LINE OF MARINE DRIVE;
THENCE NORTH 44°02'01" EAST A DISTANCE OF 81.79 FEET ALONG THE EASTERLY LINE OF MARINE DRIVE;
THENCE SOUTH 57°58'11" EAST A DISTANCE OF 114.28 FEET;
THENCE SOUTH 28°13'01" WEST A DISTANCE OF 80.18 FEET TO THE POINT OF BEGINNING.
LOT 4
COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 2 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200403020078, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 32°07'33" EAST A DISTANCE OF 110.67 FEET;
THENCE NORTH 28°13'01" EAST A DISTANCE OF 110.41 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 28°13'01" EAST A DISTANCE OF 20.06 FEET;
THENCE NORTH 57°58'11" WEST A DISTANCE OF 114.28 FEET TO THE EASTERLY LINE OF MARINE DRIVE;
THENCE NORTH 44°02'01" EAST A DISTANCE OF 53.31 FEET ALONG THE EASTERLY LINE OF MARINE DRIVE;
THENCE ALONG A CURVE TO THE RIGHT ON SAID LINE HAVING A RADIUS OF 103.25 FEET, LENGTH OF 242.40 FEET, AND A DELTA ANGLE OF 134°30'49";
THENCE S 14°30'39" W A DISTANCE OF 2.47 FEET;
THENCE SOUTH 08°11'00" WEST A DISTANCE OF 62.98 FEET ON SAID LINE;
THENCE SOUTH 08°11'00" WEST A DISTANCE OF 23.60 FEET ON SAID LINE;
THENCE NORTH 81°49'00" WEST A DISTANCE OF 75.00 FEET, LENGTH OF 86.07 FEET, AND A DELTA ANGLE OF 65°45'09";
THENCE SOUTH 08°11'00" WEST A DISTANCE OF 30.00 FEET ON SAID LINE;
THENCE NORTH 81°49'00" WEST A DISTANCE OF 31.33 FEET;
THENCE NORTH 57°58'11" WEST A DISTANCE OF 71.09 FEET TO THE POINT OF BEGINNING.
LOT 5
BEGINNING AT THE MOST WESTERLY CORNER OF LOT A OF THE MARINE POINT SHORT PLAT AS RECORDED UNDER AUDITOR'S FILE NO. 200408250062, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 32°07'33" EAST A DISTANCE OF 57.02 FEET;
THENCE SOUTH 70°25'58" EAST A DISTANCE OF 159.08 FEET TO THE WESTERLY LINE OF MARINE DRIVE;
THENCE SOUTH 08°11'00" WEST A DISTANCE OF 12.22 FEET ALONG SAID WESTERLY LINE;
THENCE SOUTH 08°11'00" WEST A DISTANCE OF 75.00 FEET, LENGTH OF 86.07 FEET, AND A DELTA ANGLE OF 65°45'09";
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 147.59 FEET ALONG THE NORTHERLY LINE OF ANACO BEACH ROAD TO THE POINT OF BEGINNING.
LOT 6
COMMENCING AT THE MOST WESTERLY CORNER OF LOT A OF THE MARINE POINT SHORT PLAT AS RECORDED UNDER AUDITOR'S FILE NO. 200408250062, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 32°07'33" EAST A DISTANCE OF 57.02 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 32°07'33" EAST A DISTANCE OF 53.65 FEET;
THENCE NORTH 28°13'01" EAST A DISTANCE OF 20.44 FEET;
THENCE SOUTH 75°00'51" EAST A DISTANCE OF 128.07 FEET TO THE WESTERLY LINE OF MARINE DRIVE;
THENCE SOUTH 08°11'00" WEST A DISTANCE OF 84.47 FEET ALONG SAID WESTERLY LINE;
THENCE NORTH 70°25'58" WEST A DISTANCE OF 159.08 FEET TO THE POINT OF BEGINNING.
LOT 7
COMMENCING AT THE MOST WESTERLY CORNER OF LOT A OF THE MARINE POINT SHORT PLAT AS RECORDED UNDER AUDITOR'S FILE NO. 200408250062, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 32°07'33" EAST A DISTANCE OF 110.67 FEET;
THENCE NORTH 28°13'01" EAST A DISTANCE OF 20.44 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 28°13'01" EAST A DISTANCE OF 86.97 FEET;
THENCE SOUTH 57°58'11" EAST A DISTANCE OF 71.09 FEET TO THE WESTERLY LINE OF MARINE DRIVE;
THENCE SOUTH 08°11'00" WEST A DISTANCE OF 31.33 FEET ALONG SAID WESTERLY LINE;
THENCE NORTH 75°00'51" WEST A DISTANCE OF 128.07 FEET TO THE POINT OF BEGINNING.
EASEMENT DESCRIPTION ON PAGE 2

NOTE:

THIS IS A CORRECTION SURVEY.
THE BEFORE DESCRIPTION HAS BEEN CHANGED.
THE ORIGINAL SURVEY WAS RECORDED UNDER
A.F. 200610020114

ACCEPTANCE:

THIS BOUNDARY LINE ADJUSTMENT IS HEREBY EXAMINED AND APPROVED FOR ACCEPTANCE

THIS 16 DAY OF OCTOBER 2006

CITY ENGINEER

SUBDIVISION ADMINISTRATOR

CONSENT:

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

Bill Brock

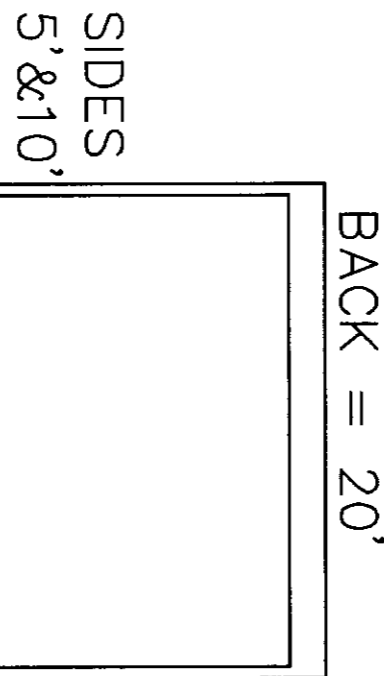
STATE OF WASHINGTON COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 12 DAY OF OCT, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC,

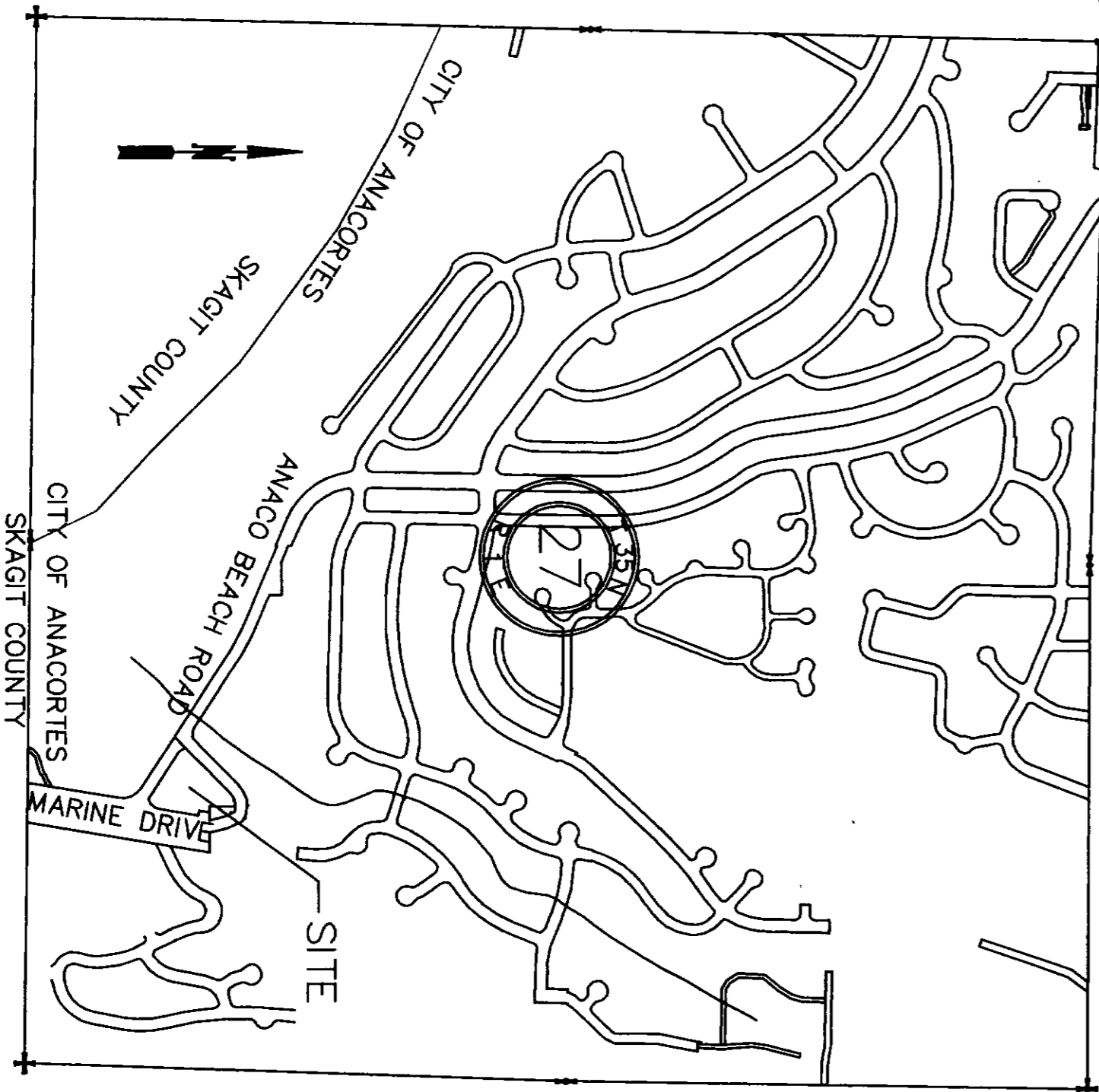
PERSONALLY APPEARED Bill Brock, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE(SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Bill Brock

RESIDING AT 3440 Lakes View Ln, Anacortes
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON



AUDITORS CERTIFICATE FILED FOR RECORD AT
THE REQUEST OF SCHEMMER ENGINEERING INC.
200610160102
Skagit County Auditor
10/16/2006 Page 1 of 2 2:10:31AM
N. Brummett
SKAGIT COUNTY AUDITOR
Deputy



SURVEYORS CERTIFICATE
This map correctly represents
a survey made by me or
under my direction in
conformance with the Survey
Recording Act.
Paul E. Monohon CERT#25971
Date 10-12-06

DESIGNED	PEM	SECTION 27 VICINITY MAP N.T.S.		
DRAWN	PEM			
CHECKED	JB			
	BY			
DATE	BY	APP	REVISIONS	
11-08-04				
CAD FILE: 04-240			PLOT DATE: 9-29-06	

JOB NO.
04-240
SHEET 1
1 OF 2
BOUNDARY ADJUSTMENT
FOR SUNSET VIEW
CONDOMINIUM
DEVELOPER, L.L.C

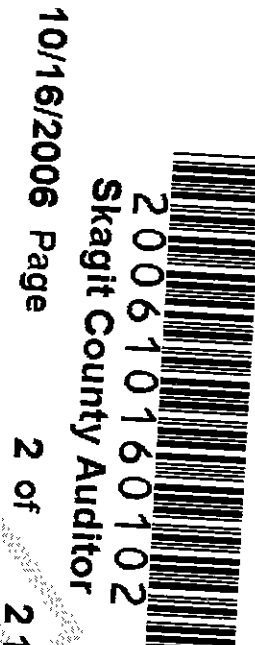
SCHEMMER ENGINEERING INC.
317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221 (360) 293-9006

BOUNDARY LINE ADJUSTMENT SURVEY
SE 1/4 SECTION 27, T. 35 N., R. 01 E., W.M.
CITY OF ANACORTES, WASHINGTON

NOTE:

THIS IS A CORRECTION SURVEY.
THE BEFORE DESCRIPTION HAS BEEN CHANGED.
THE ORIGINAL SURVEY WAS RECORDED UNDER
A.F. 200610020114

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST
OF SCHEMMER ENGINEERING INC.



200610160102
Skagit County Auditor
10/16/2006 Page 2 of 2 10:31AM

N. Baumann
SKAGIT COUNTY AUDITOR

DEPUTY

SURVEY NOTES:
BASIS OF BEARINGS IS THE CENTERLINE OF ANACO BEACH ROAD AT SOUTH 57°52'27" EAST BETWEEN FOUND, GASED MONUMENTS SHOWN ON CITY OF ANACORTES' BLA SURVEY RECORDED UNDER A.F. 200403220173.

RIGHT OF WAY OF MARINE DRIVE AND ANACO BEACH ROAD BASED ON ABOVE SURVEY.

THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TOR1103 ELECTRONIC TOTAL STATION.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, ETC. THAT MAY AFFECT THE PROPERTY.

LOT 69 BOUNDARY ON A.F. 200403220173 DOES NOT CLOSE. ADDED CLOSING LINE OF S 14°30'39"W, 2.47'.

MONUMENT AT INTERSECTION OF ANACO BEACH ROAD AND MARINE DRIVE NOW (9/29/06) FALLS UNDER CONCRETE SIDEWALK. ITS POSITION IS INDICATED BY A MAG NAIL.

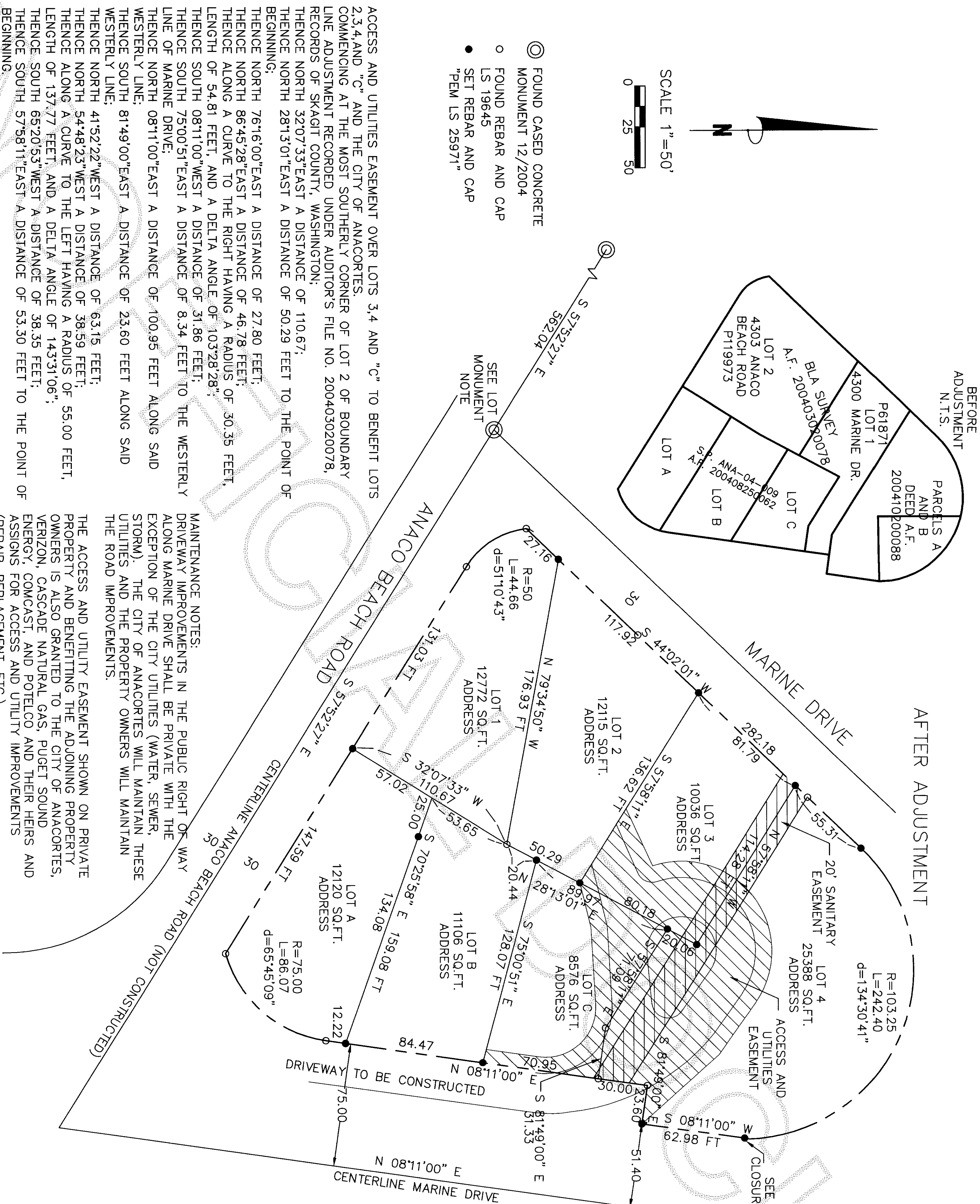
BEFORE LEGAL DESCRIPTIONS CONTINUED FROM PAGE 1
THAT PORTION OF PARCELS A AND B SET FORTH BELOW, LYING SOUTH OF MARINE DRIVE AS IT NOW EXISTS, AND SET FORTH ON SURVEY RECORDED UNDER A.F. NO. 200403220173, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL A: TRACT 69, 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 MARINE DRIVE VACATED UNDER ORD. NO. 2121, AS WOULD ATTACH BY OPERATION OF LAW, EXCEPT THAT PORTION CONVEYED TO THE CITY OF ANACORTES BY DEED RECORDED UNDER A.F. NO. 430543, RECORDS OF SKAGIT COUNTY, WASHINGTON;
ALSO TOGETHER WITH THAT PORTION OF THE PLATTED MARINE DRIVE RIGHT-OF-WAY LYING EAST OF SAID LOT 69 AS SHOWN ON CITY OF ANACORTES' SHORT PLAT NO. ANA-96-002, RECORDED UNDER A.F. NO. 200212270040, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1, CITY OF ANACORTES SHORT PLAT NO. ANA-96-002, SAID POINT LYING ON THE EASTERLY MARGIN OF THAT PORTION OF MARINE DRIVE VACATED UNDER ORD. NO. 2121; THENCE NORTH 08°11'00"EAST, ALONG SAID EASTERLY MARGIN, 59.20 FEET TO THE NORTHEAST CORNER OF SAID VACATED PORTION OF MARINE DRIVE; THENCE NORTH 89°05'25"EAST, ALONG THE NORTHERLY MARGIN OF SAID PLATTED MARINE DRIVE, 23.90 FEET; THENCE SOUTH 08°11'00"WEST, PARALLEL WITH SAID EASTERLY MARGIN, 62.98 FEET; THENCE NORTH 81°49'00"WEST, 23.60 FEET TO THE POINT OF BEGINNING; SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., LYING NORTHERLY AND EASTERLY OF THE PLAT OF ANACO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND WESTERLY OF THAT CERTAIN 60 FOOT RIGHT-OF-WAY CONVEYED TO THE CITY OF ANACORTES BY DEED RECORDED UNDER A.F. NO. 235194, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF MARINE DRIVE VACATED UNDER ORD. NO. 1934 AS WOULD ATTACH BY OPERATION OF LAW;
EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE CITY OF ANACORTES FOR MARINE DRIVE RIGHT-OF-WAY ACQUISITION RECORDED UNDER A.F. NOS. 200402180140, 200402180143, AND 200402180144, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.



- FOUND GASED CONCRETE MONUMENT 12/2004
- LS 19645
- SET REBAR AND CAP
- "PEM LS 25971"

ACCESS AND UTILITIES EASEMENT OVER LOTS 3,4 AND "C" TO BENEFIT LOTS 2,3,4 AND "C" AND THE CITY OF ANACORTES,
COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 2 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200403020078, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 32°07'33"EAST A DISTANCE OF 110.67;
THENCE NORTH 28°13'01"EAST A DISTANCE OF 50.29 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 76°16'00"EAST A DISTANCE OF 27.80 FEET;
THENCE NORTH 86°45'28"EAST A DISTANCE OF 46.78 FEET;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.35 FEET, LENGTH OF 54.81 FEET, AND A DELTA ANGLE OF 103°28'28";
THENCE SOUTH 08°11'00"WEST A DISTANCE OF 31.86 FEET;
THENCE SOUTH 75°00'51"EAST A DISTANCE OF 8.34 FEET TO THE WESTERLY LINE OF MARINE DRIVE;
THENCE NORTH 08°11'00"EAST A DISTANCE OF 100.95 FEET ALONG SAID WESTERLY LINE;
THENCE SOUTH 81°49'00"EAST A DISTANCE OF 23.60 FEET ALONG SAID WESTERLY LINE;
THENCE NORTH 41°52'22"WEST A DISTANCE OF 63.15 FEET;
THENCE NORTH 54°48'23"WEST A DISTANCE OF 38.59 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET, LENGTH OF 137.77 FEET, AND A DELTA ANGLE OF 143°31'06";
THENCE SOUTH 65°20'53"WEST A DISTANCE OF 38.35 FEET;
THENCE SOUTH 57°58'11"EAST A DISTANCE OF 53.30 FEET TO THE POINT OF BEGINNING.

MAINTENANCE NOTES:
DRIVEWAY IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY ALONG MARINE DRIVE SHALL BE PRIVATE WITH THE EXCEPTION OF THE CITY UTILITIES (WATER, SEWER, STORM). THE CITY OF ANACORTES WILL MAINTAIN THESE UTILITIES AND THE PROPERTY OWNERS WILL MAINTAIN THE ROAD IMPROVEMENTS.

THE ACCESS AND UTILITY EASEMENT SHOWN ON PRIVATE PROPERTY AND BENEFITTING THE ADJOINING PROPERTY OWNERS IS ALSO GRANTED TO THE CITY OF ANACORTES, VERIZON, CASCADE NATURAL GAS, PUGET SOUND ENERGY, COMCAST, AND POTELOCO, AND THEIR HEIRS AND ASSIGNS FOR ACCESS AND UTILITY IMPROVEMENTS (REPAIR, REPLACEMENT, ETC.)

JOB NO.

04-240

SHEET

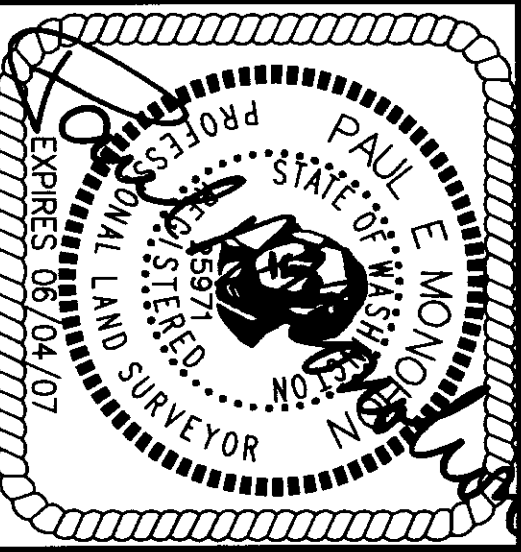
2 OF 2

BOUNDARY LINE ADJUSTMENT
SUNSET VIEW CONDOMINIUM
DEVELOPER, L.L.C.
ANACORTES, WA 98221



SCHEMMER ENGINEERING INC.

317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221 (360) 293-9006



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.

PAUL E. MONOHON CERT#25971
DATE 10-12-06

DRAWN	PEM
CHECKED	JB
DATE	BY
BY	APP
REVISIONS	
CAD FILE: 04-240 BLA 2006	
PLOT DATE: 10/12/06	