



2 00805070069
Skagit County Auditor

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J. Hargquist
Auditor

LEGAL DESCRIPTION

PARCEL "A"

THAT PORTION OF TRACT 2, SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN OF PLATE NO. 7, ANACORTES TIDE LANDS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE BOARD OF STATE LAND COMMISSIONERS AT OLYMPIA, WASHINGTON, LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INITIAL POINT OF SAID TRACT 2; THENCE NORTH 0° 13' 00" EAST, 49.00 FEET; THENCE SOUTH 70° 44' 00" WEST, 452.00 FEET; THENCE SOUTH 28° 02' 10" EAST, 159.39 FEET; THENCE NORTH 48° 20' 00" EAST, 211.67 FEET; THENCE NORTH 57° 28' 00" EAST, 29.71 FEET; THENCE NORTH 65° 31' 00" EAST 196.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

PARCEL "B"

THAT PORTION OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY DESIGNATED AS NORTHERN PACIFIC RAILROAD ON THE PLAT OF "NORTHERN PACIFIC ADDITION TO ANACORTES" ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 401, OF SAID PLAT; THENCE NORTH 21° 36' 44" WEST ALONG THE EASTERLY LINE OF SAID BLOCK 401, A DISTANCE OF 182 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 401; BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 54° 53' 24" WEST ALONG THE NORTHERLY LINE OF SAID BLOCK 401, A DISTANCE OF 142.15 FEET; THENCE NORTH 27° 30' 00" WEST, A DISTANCE OF 133.24 FEET; THENCE NORTH 48° 20' 00" EAST, A DISTANCE OF 211.67 FEET; THENCE NORTH 65° 31' 00" EAST, A DISTANCE OF 29.71 FEET; THENCE SOUTH 13° 00' 00" WEST, A DISTANCE OF 196.00 FEET; THENCE SOUTH 13° 00' 00" WEST, A DISTANCE OF 217.82 FEET TO A POINT ON THE NORTHERLY LINE OF BLOCK 301, OF SAID PLAT; THENCE SOUTH 66° 28' 42" WEST ALONG THE NORTHERLY LINE OF SAID BLOCK 301, A DISTANCE OF 65.64 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 301; THENCE SOUTH 59° 09' 28" WEST, A DISTANCE OF 81.05 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 401; BEING THE TRUE POINT OF BEGINNING, EXCEPT THOSE THREE PORTIONS THEREOF CONVEYED TO ADJOINING LANDOWNERS BY DEEDS RECORDED AUGUST 28, 1989, APRIL 26, 1990, AND APRIL 26, 1990, AS AUDITOR'S FILE NOS. 8908280059, 9004260070 AND 9004260071, RECORDS OF SKAGIT COUNTY, WASHINGTON, RESPECTIVELY.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

PARCEL "C"

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND MATTERS INCIDENTAL THERETO, OVER, UNDER AND ACROSS THE EXISTING ROADWAY, AS DISCLOSED BY RECORD OF SURVEY FILED MARCH 21, 1989, IN VOLUME 8 OF SURVEYS, PAGE 148, UNDER AUDITOR'S FILE NO. 8903210032, ALL AS CONTAINED IN INSTRUMENT RECORDED MARCH 21, 1989, UNDER AUDITOR'S FILE NO. 8903210033.

LEGAL DESCRIPTION IS FROM TITLE REPORT SUPPLIED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. IC645455, DATED APRIL 4, 2008.

RECORD OF SURVEY

FOR

ANACORTES GATEWAY MARINA LLC

NW 1/4 OF NE 1/4 SECTION 23, TWP. 35 N., RGE. 1 E., W.M.
SKAGIT COUNTY, WASHINGTON

DWN BY: KWH DATE: 03-25-08
FIELD BOOK: FB 674, Pg 38-40

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

SCALE: N/A
JOB NO: 08032

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

ANACORTES GATEWAY MARINA

LETTER A, SKODJE, P.L.S.

CERTIFICATE NO. 18945 DATE 5-07-08



LEGEND

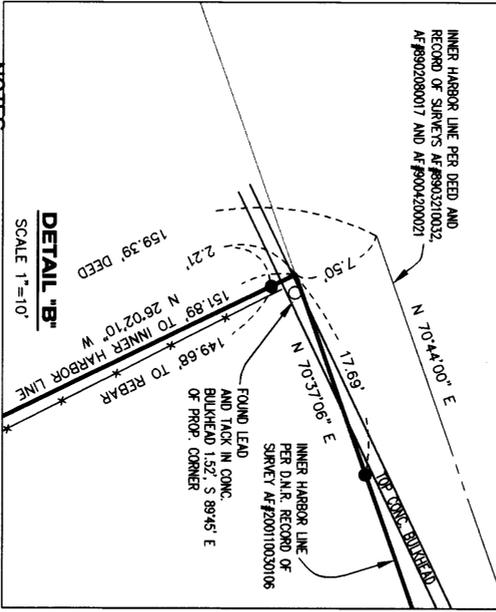
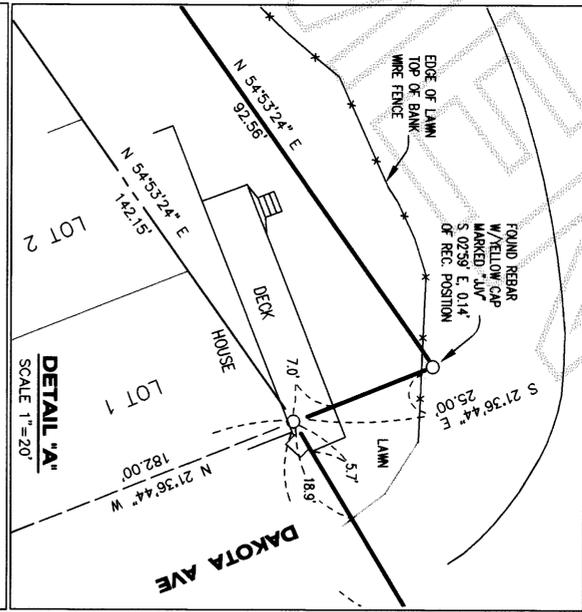
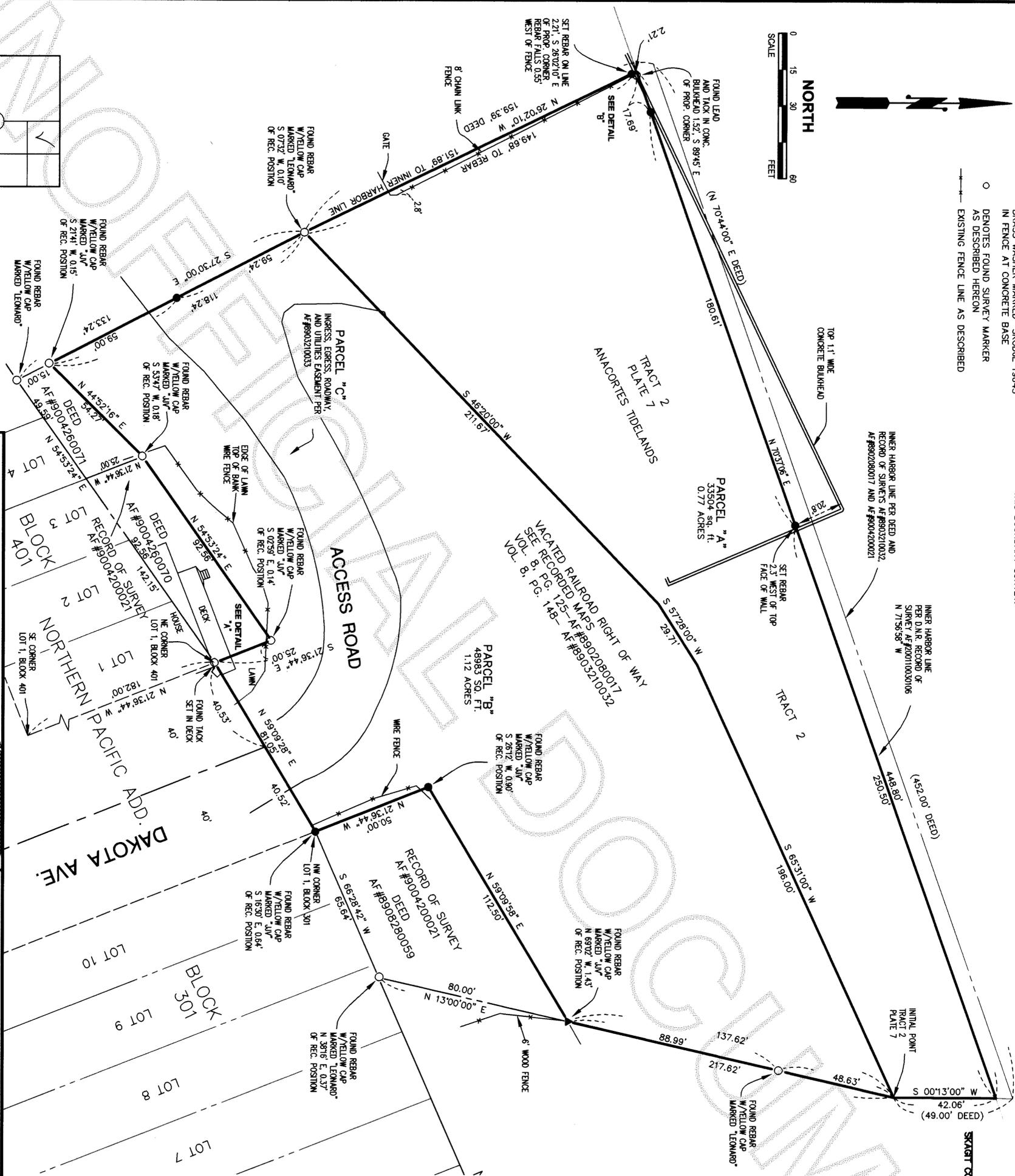
- DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645"
- ▲ DENOTES SET MAGNETIC NAIL WITH BRASS WASHER MARKED "SKODJE 19645" IN FENCE AT CONCRETE BASE
- DENOTES FOUND SURVEY MARKER AS DESCRIBED HEREON
- EXISTING FENCE LINE AS DESCRIBED

OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

AUDITOR'S CERTIFICATE

200805070069
 Skagit County Auditor
 5/7/2008 Page 2 of 2 2:11:02AM



NOTES

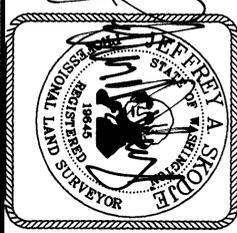
1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TC1103 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT SUPPLIED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. IC45455, DATED APRIL 4, 2008. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
3. BASIS OF BEARING: RECORD OF SURVEY AF#9902080017, RECORDS OF SKAGIT COUNTY, WASHINGTON.
4. THIS IS A BOUNDARY SURVEY ONLY. UTILITIES AND EASEMENTS ARE NOT SHOWN.
5. THE INNER HARBOR LINE SHOWN HEREON WAS DERIVED FROM GPS STATIC TIES TO MONUMENTS #7224 AND 7223, AS SHOWN ON RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 200110030106, RECORDS OF SKAGIT COUNTY, WASHINGTON. MAP WAS SCALED TO GROUND USING THE PROVIDED COMBINED SCALE FACTOR OF .999964343 (GROUND TO GRID).

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 ANACORTES GATEWAY MARINA

JERRY A. SKODJE, P.L.S.

CERTIFICATE NO. 18645 DATE 5-07-08



DWN BY: KWH DATE: 03-25-08
 FIELD BOOK: FB 674, PG 38-40

ANACORTES GATEWAY MARINA LLC
 NW 1/4 OF NE 1/4 SECTION 23, TWP. 35 N., RGE. 1 E., W.M.
 SKAGIT COUNTY, WASHINGTON

RECORD OF SURVEY

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

SCALE: 1" = 30'
 JOB NO: 08032

