

ORR AND EKSTROM BOUNDARY LINE ADJUSTMENT

WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON.

AUDITORS CERTIFICATE



200802130030
Skagit County Auditor

2/13/2008 Page 1 of 2 2:41PM

J. Youngquist
SKAGIT COUNTY AUDITOR

BY DEPUTY

NEW LEGAL DESCRIPTIONS:

EKSTROM TO ORR
THE SOUTH 6.00 FEET OF THE EAST 192.00 FEET OF THAT TRACT AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200002240028 BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, SITUATE IN SKAGIT COUNTY, WASHINGTON

ORR TO ORR

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN AS DESCRIBED IN STATUTORY WARRANTY DEED EXHIBIT 'A', RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8905310055, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, THENCE NORTH 00°21'19" WEST 230 FEET; THENCE N89°39'47"E 215 FEET, MORE OR LESS, TO THE EAST LINE OF THE COUNTY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE CONTINUING N89°39'47"E A DISTANCE OF 304.14 FEET ALONG THE NORTH LINE OF THAT TRACT AS DESCRIBED UNDER SAID AUDITORS FILE NO. 8905310055; THENCE SOUTH 00°21'19" EAST FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°39'47" WEST FOR A DISTANCE OF 310.66 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE COUNTY ROAD; THENCE NORTH 23°08'49" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 16.35 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON

ORIGINAL LEGAL DESCRIPTIONS:

FRANCIS A. ORR AND ROSE MARIE ORR PARCEL # 31996
STATUTORY WARRANTY DEED A.F.#200005240028
A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 230 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER 114.3 FEET, MORE OR LESS, TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED BY KAY WHITNEY TO CITY OF ANACORTES, BY DEED DATED OCTOBER 2, 1909 AND RECORDED IN VOLUME 91 OF DEEDS, PAGE 250; THENCE N 73°18' E ALONG THE SOUTH LINE OF SAID CITY OF ANACORTES TRACT, A DISTANCE OF 277.7 FEET; THENCE NORTH TO A POINT 15 FEET SOUTH OF THE CENTER LINE OF THIRTY-SECOND STREET PRODUCED; THENCE EAST PARALLEL TO AND 15 FEET SOUTH FROM THE SAID CENTER LINE OF THIRTY-SECOND STREET PRODUCED TO A POINT 78.2 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE SOUTH 204 FEET; THENCE WEST 192 FEET; THENCE SOUTH 6 FEET; THENCE WEST 590 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING WEST OF THAT CERTAIN ROAD KNOWN AS HART LAKE ROAD AS CONVEYED TO THE CITY OF ANACORTES BY DEED RECORDED DECEMBER 3, 1951, UNDER AUDITOR'S FILE NO. 468818.

SUBJECT TO AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, FOR WATER PIPE LINE AND SEWER LINES, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS, IN FAVOR OF THE CITY OF ANACORTES, A MUNICIPAL CORPORATION, RECORDED MAY 27, 1963, UNDER AUDITOR'S FILE NO. 639448, AFFECTS A STRIP OF LAND 15 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 90 FEET WEST OF THE NORTHEAST CORNER; THENCE SOUTHEASTERLY TO A POINT 75 FEET WEST OF THE SOUTHEAST CORNER.

ACCEPTANCE

THIS BOUNDARY LINE ADJUSTMENT IS HEREBY EXAMINED AND APPROVED THIS 13 DAY OF FEBRUARY, 2008.

FRID R. JOHNSON
FRID R. JOHNSON
PUBLIC WORKS DIRECTOR

Jan Wuncie
JAN WUNCIE
SUBDIVISION ADMINISTRATOR

OCCUPATIONAL INDICATORS AND EXISTING FENCELINE NOTE:

THIS SURVEY HAS DEPICTED EXISTING 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 SUCH CLAIMS IS BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

TORKEL H. EKSTROM EXHIBIT "A" PARCEL # 33001
STATUTORY WARRANTY DEED, A.F.#8905310055, VOL. 820 PG. 45 AND 46.
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 230 FEET; THENCE EAST 192 FEET; THENCE SOUTH 234 FEET; THENCE WEST 782 FEET TO THE POINT OF BEGINNING, EXCEPT ROADS AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

1. COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 230 FEET; THENCE EAST 135 FEET, MORE OR LESS, TO THE WEST LINE OF THE COUNTY ROAD; THENCE SOUTHERLY ALONG THE WESTERN BOUNDARY OF SAID COUNTY ROAD TO A POINT WHERE THE SAME INTERSECTS THE SOUTHERLY BOUNDARY OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST 64 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT COUNTY ROADS.

2. COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE 114.88 FEET TO A POINT ON THE EAST LINE OF THE HART LAKE ROAD AS CONVEYED TO THE CITY OF ANACORTES BY DEED RECORDED DECEMBER 3, 1951, UNDER AUDITOR'S FILE NO. 468818, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING CONTINUE EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 182.02 FEET; THENCE NORTH 60.0 FEET; THENCE WEST 15.0 FEET TO THE EAST BOUNDARY OF SAID ROAD RIGHT OF WAY; THENCE S 21°41'59" W ALONG THE EASTERLY BOUNDARY OF SAID ROAD RIGHT OF WAY, A DISTANCE OF 84.57 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONSENT

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

Francis A. Orr
FRANCIS A. ORR

17 JAN 2008
DATE

Rose Marie Orr
ROSE MARIE ORR

17 JAN 2008
DATE

Torkel H. Ekstrom
TORKEL H. EKSTROM

2/13/08
DATE

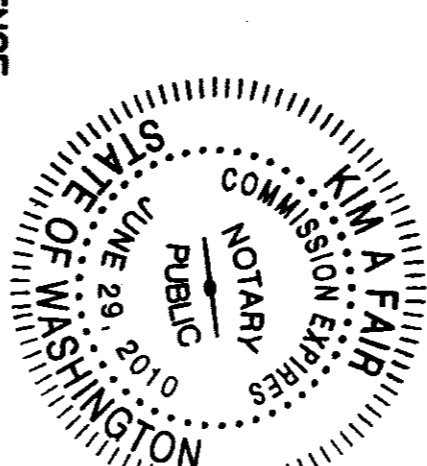
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 17 DAY OF JANUARY, 2008,

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE ARE THE PERSONS WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON DAITH STATE THAT THEY WERE AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

Francis A. Orr
FRANCIS A. ORR
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 131 ALAKIA DR



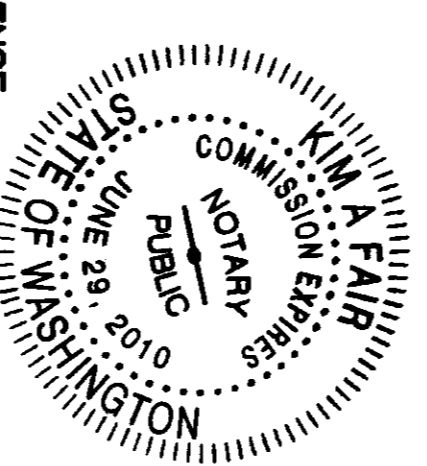
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 17 DAY OF JANUARY, 2008,

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE ARE THE PERSONS WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON DAITH STATE THAT THEY WERE AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

Jan Wuncie
JAN WUNCIE
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 131 ALAKIA DR



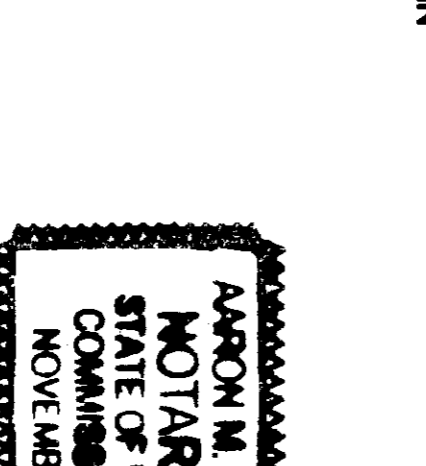
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 12 DAY OF FEBRUARY, 2008,

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE ARE THE PERSONS WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON DAITH STATE THAT THEY WERE AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

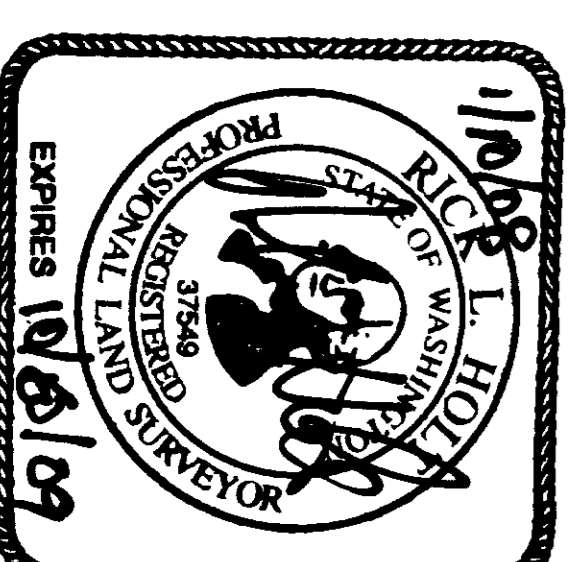
Aaron M. Rasbussen
AARON M. RASBUSSEN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 131 ALAKIA DR



SURVEYORS 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 FRANCIS A. ORR

RICK L. HOLT, P.L.S.
DATE 1/26/08
CERTIFICATE NO. 37549



BOUNDARY LINE ADJUSTMENT
FRANCIS A. ORR AND TORKEL H. EKSTROM
WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25,
TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

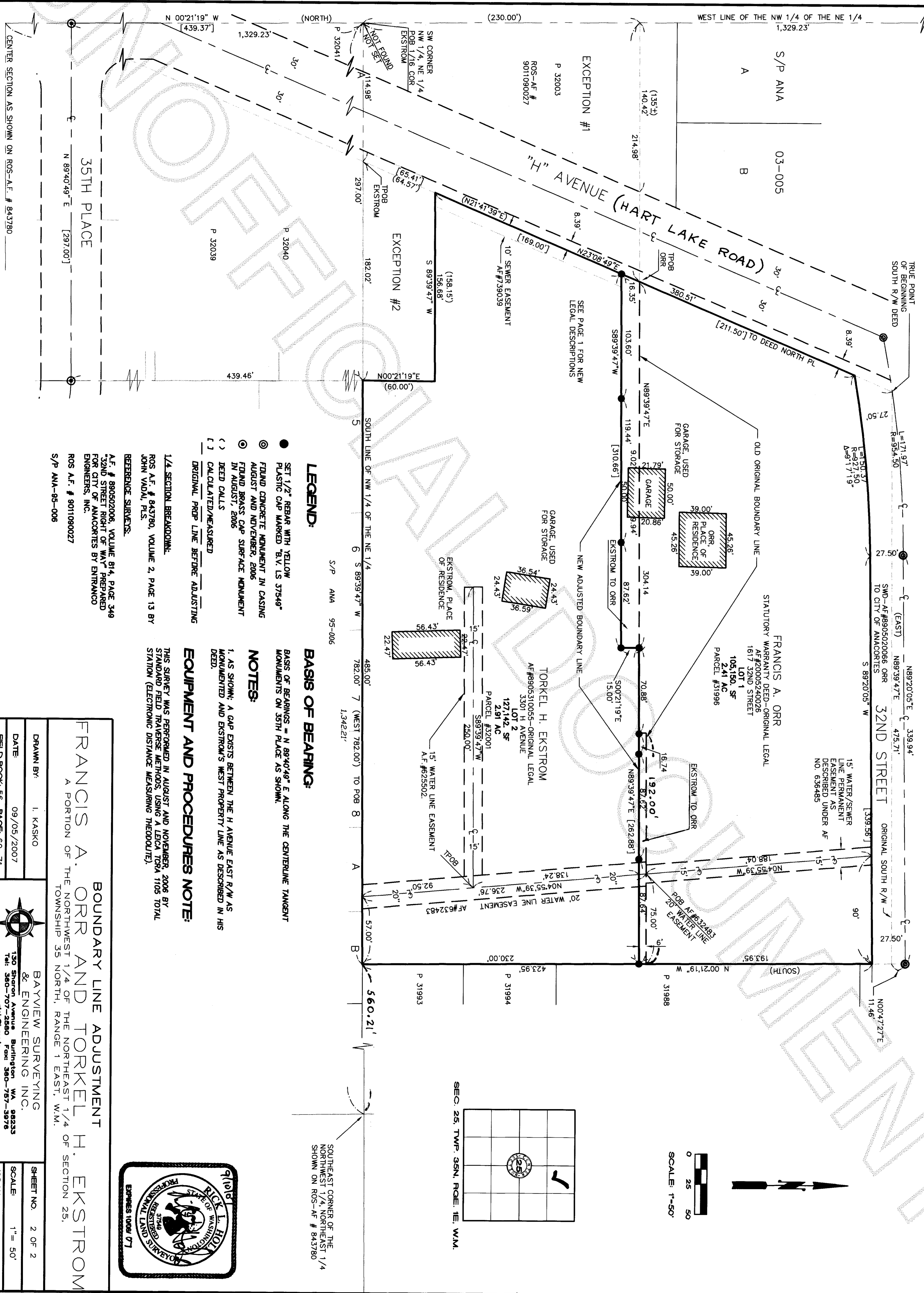
DRAWN BY: I. KASKO
DATE: 01/07/08
FIELD BOOK: 56 PAGE: 69-71

BAYVIEW SURVEYING & ENGINEERING INC.
130 Shiron Avenue, Burlington, WA 98223
Tel: 360-707-2580 Fax: 360-757-5876
Hokobayview.com

SHEET NO. 1 OF 2
SCALE: 1" = 50'
JOB NO.: 2007-07

ORR AND EKSTROM BOUNDARY LINE ADJUSTMENT
 WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.,
 CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON.

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LEGEND:

- SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "B.V. LS 37549"
- ⊙ FOUND CONCRETE MONUMENT IN CASING AUGUST AND NOVEMBER, 2006
- ⊙ FOUND BRASS CAP SURFACE MONUMENT IN AUGUST, 2006
- () DEED CALLS
- [] CALCULATED/MEASURED
- ORIGINAL PROP. LINE BEFORE ADJUSTING

1/4 SECTION BREAKDOWN:

ROS A.F. # 843780, VOLUME 2, PAGE 13 BY JOHN VADAI, PLS.

REFERENCE SURVEYS:

A.F. # 890502006, VOLUME B14, PAGE 349
 32ND STREET RIGHT OF WAY PREPARED FOR CITY OF ANACORTES BY ENTRANCO ENGINEERS, INC.
 ROS A.F. # 9011090027
 S/P ANA-95-006

BASIS OF BEARING:

BASIS OF BEARINGS = N 89°40'49" E ALONG THE CENTERLINE TANGENT MONUMENTS ON 35TH PLACE AS SHOWN.

NOTES:

1. AS SHOWN, A GAP EXISTS BETWEEN THE H AVENUE EAST R/W AS MONUMENTED AND EKSTROM'S WEST PROPERTY LINE AS DESCRIBED IN HIS DEED.

EQUIPMENT AND PROCEDURES NOTE:

THIS SURVEY WAS PERFORMED IN AUGUST AND NOVEMBER, 2006 BY STANDARD FIELD TRAVERSE METHODS, USING A LEICA TORA 1105 TOTAL STATION (ELECTRONIC DISTANCE MEASURING THEODOLEITE).



BOUNDARY LINE ADJUSTMENT
FRANCIS A. ORR AND TORKEL H. EKSTROM
 A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25,
 TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

DRAWN BY: I. KASKO	BAYVIEW SURVEYING & ENGINEERING INC.
DATE: 09/05/2007	130 Sharon Avenue, Burlington, WA, 98233
FIELD BOOK: 56 PAGE: 69-71	Tel: 360-707-2550 Fax: 360-757-3975
	http://bayviewse.com

SHEET NO. 2 OF 2
 SCALE: 1" = 50'
 JOB NO.: 2007-07