

BOUNDARY LINE ADJUSTMENT SURVEY IN THE S.W 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 3, TWP. 34 N., RNG. 2 E., W.M. ANACORTES, WA.

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF CLAIR A. CROSSMAN



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200809040042
Skagit County Auditor

S. Monquist
AUDITOR
Deputy Auditor
DEPUTY AUDITOR

CONSENT:
Know All Men by we the undersigned owners certify that the Boundary Line Adjustment is made as a free act and deed, in Witness whereof we have hereunto set our hands and seals this _____ day of _____, 2008.

Erik Bowman
Erik Bowman
Dulcie Bowman
Dulcie Bowman

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Erik and Dulcie Bowman Husband & Wife, signed this instrument, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 28th day of August, 2008.
Notary Public in and for the State of Washington
Signed *Laura S. Iles*
Name printed Laura S. Iles
Residing at Anacortes
My commissions expires 2-17-11

PARCEL A:
LEGAL DESCRIPTION BEFORE BOUNDARY LINE ADJUSTMENT

The Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 3, Township 34 North, Range 2 East, Willamette Meridian;
EXCEPT the South 330 feet of the East 330 feet thereof;
AND EXCEPT that portion lying within the Stevenson County Road.
Situated in Skagit County, Washington.

PARCEL A
LEGAL DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

Commencing in the SW 1/4 of the NW 1/4 of the SW 1/4 of Section 3, Township 34 North, Range 2 East, W.M.:
Thence N 2°15'20" E, 7.81' to the point of Beginning;
Thence N 2°15'20" E, 323.00';
Thence S 87°44'40" E, 181.00';
Thence S 2°15'20" W, 323.00';
Thence N 87°44'40" W, 181.00'
to the point of beginning.

Except that portion lying within the Stevenson County Road.
Situated in Skagit County, Washington.

PUBLIC SANITARY SEWER EASEMENT ON PARCEL A

SANITARY SEWER EASEMENT TO THE CITY OF ANACORTES TO REPLACE THE SANITARY SEWER EASEMENT DESCRIBED IN AF # 200507270145 FOR THE SAME PURPOSES STATED IN THE INSTRUMENT AND DESCRIBED AS FOLLOWS:
A 20-foot wide strip of land located in the Southwest Quarter of Section 03, Township 34 North, Range 2 East W.M., said strip of land being a portion of Parcel 1 described in Boundary Line Adjustment more particularly described as follows:
A 20-foot wide strip, lying 10 feet on each side of the following described centerline:
Beginning at a point on the North line of said parcel 1, said point lies 24.41 Eastern of the Northwest corner of said parcel 1;
Thence Southwesterly to a point on the West line of said parcel 1, said point lies 269.62' Northerly of the south line of the Northeast Quarter of the Southwest Quarter of Section 03, Township 34 North, Range 2 East W.M., and the terminus of this strip. Said strip contains 1,183 square feet more or less.

PARCEL B
LEGAL DESCRIPTION BEFORE BOUNDARY LINE ADJUSTMENT

The South 330 feet of the East 330 feet of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 3, Township 34 North, Range 2 East, Willamette Meridian;
EXCEPT that portion lying within the Stevenson County Road.
Situated in Skagit County, Washington.

PARCEL B
LEGAL DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

The Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 3, Township 34 North, Range 2 East, Willamette Meridian;
EXCEPT that portion described as follows:

Commencing in the SW 1/4 of the NW 1/4 of the SW 1/4 of Section 3, Township 34 North, Range 2 East, W.M.:
Thence N 2°15'20" E, 7.81' to the point of Beginning;
Thence N 2°15'20" E, 323.00';
Thence S 87°44'40" E, 181.00';
Thence S 2°15'20" W, 323.00';
Thence N 87°44'40" W, 181.00'
to the point of beginning.

AND EXCEPT that portion lying within the Stevenson County Road.

Subject to Easement for service line, to the City of Anacortes, a Municipal Corporation of the State of Washington, by instrument dated November 29, 1930, recorded January 14, 1931, under Auditor's file no. 240250.
Situated in Skagit County, Washington.

PUBLIC SANITARY SEWER EASEMENT ON PARCEL B

SANITARY SEWER EASEMENT TO THE CITY OF ANACORTES TO REPLACE THE SANITARY SEWER EASEMENT DESCRIBED IN AF # 200507270145 FOR THE SAME PURPOSES STATED IN THE INSTRUMENT AND DESCRIBED AS FOLLOWS:
A 20-foot wide strip of land located in the Southwest Quarter of Section 03, Township 34 North, Range 2 East W.M., said strip of land being a portion of Parcel 2 described in Boundary Line Adjustment and more particularly described as follows:
A 20-foot wide strip, lying 10 feet on each side of the following described centerline:
Beginning at a point on the North line of said parcel 2, said point lies 216.06 Eastern of the Northwest corner of said parcel 2;
Thence S 1°03'33" E, 19.42';
Thence S 54°24'05" W, 137.60';
Thence S 24°00'22" W, 224.95'
To a point 24.41 feet east of the Northeast corner of Parcel 1. Said strip contains 7,639 square feet more or less.

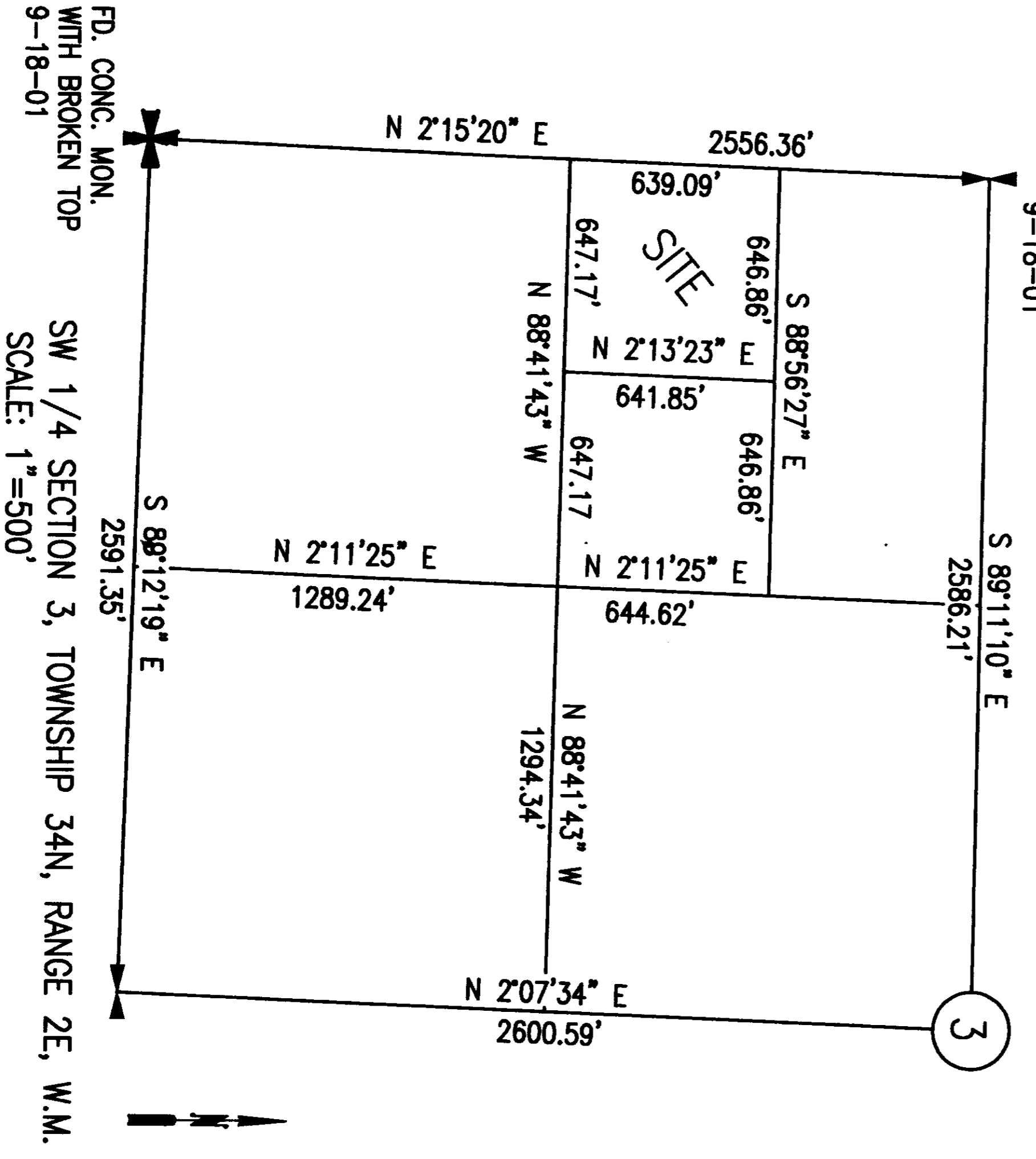
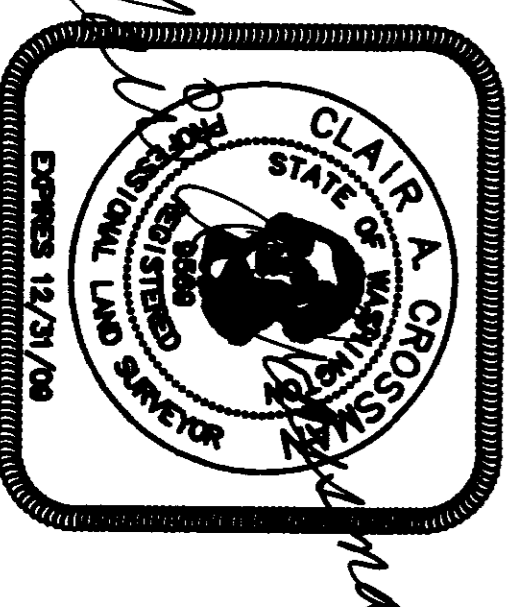
PRIVATE UTILITY AND STORM EASEMENT ON PARCEL B

The private utility and storm drainage easement shown on the face of the plot upon Parcel B is for the benefit of Parcel A & B for access to and maintenance of water and storm sewer.

ACCEPTANCE
This boundary line adjustment is hereby examined and approved for acceptance the 3rd day of September 2008

[Signature]
City Engineer
[Signature]
Subdivision Administrator

SURVEYOR
CLAIR (SAM) A. CROSSMAN
16146 MCLEAN ROAD
MOUNT VERNON, WA 98221
360-424-7359



FD. CONC. MON. WITH BROKEN TOP
SW 1/4 SECTION 3, TOWNSHIP 34N, RANGE 2E, W.M.
SCALE: 1"=500'

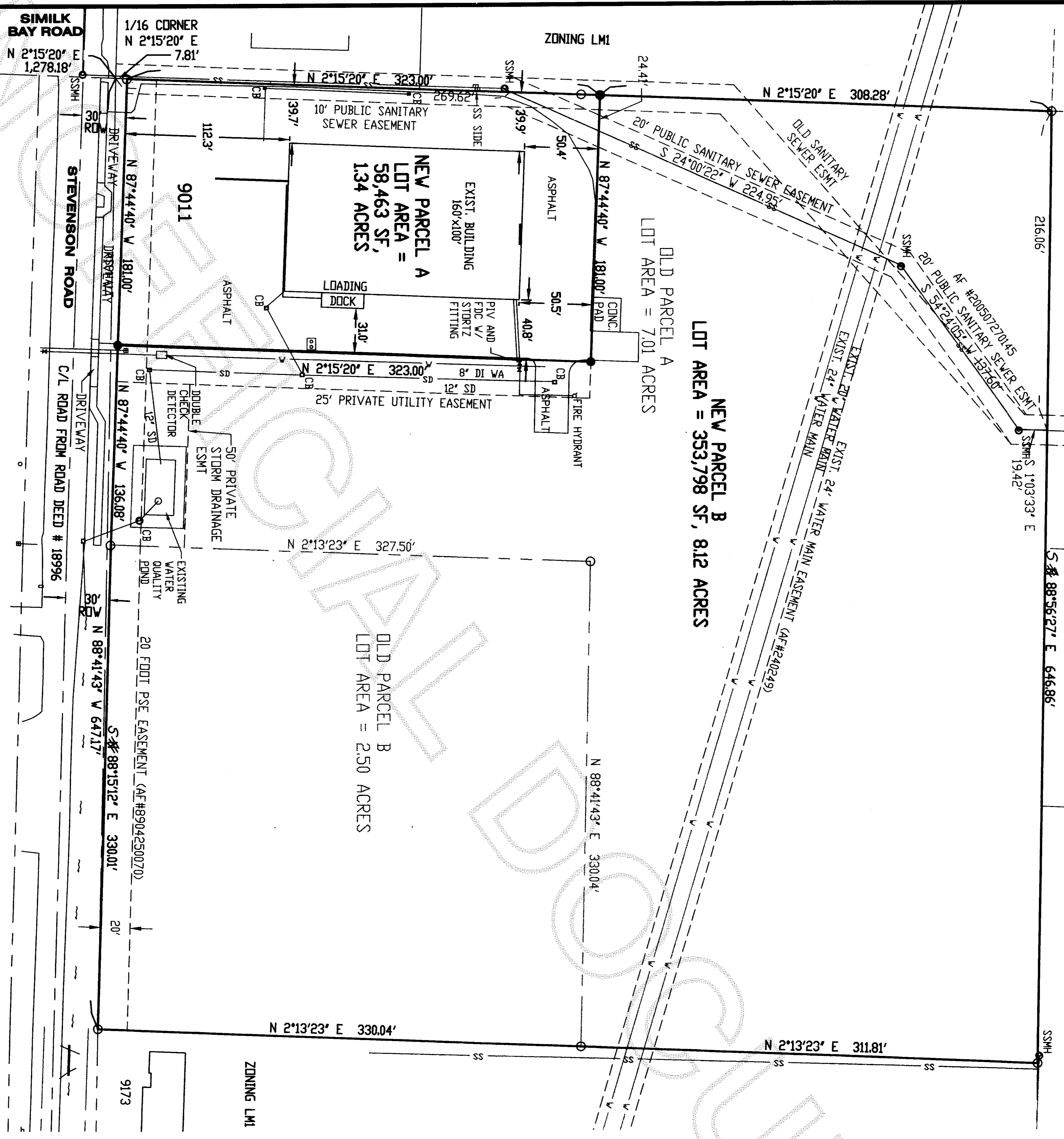
HERRIGSTAD ENGINEERING PS
4320 WHISTLE LAKE ROAD, ANACORTES WA
PHONE (360) 299-8804

BOUNDARY LINE ADJUSTMENT SURVEY FOR ERIK & DULCIE BOWMAN	
SCALE: NONE	DATE: July 23, 2008
DRAWN BY: ERIK & DULCIE BOWMAN	CHKD BY: SAM C.
DALE H. 1	SHEET: OF: 2

FD. RE-BAR & CAP #
19645 N.13' & W.066'

ZONING LMI
S 88°56'27" E 646.86'

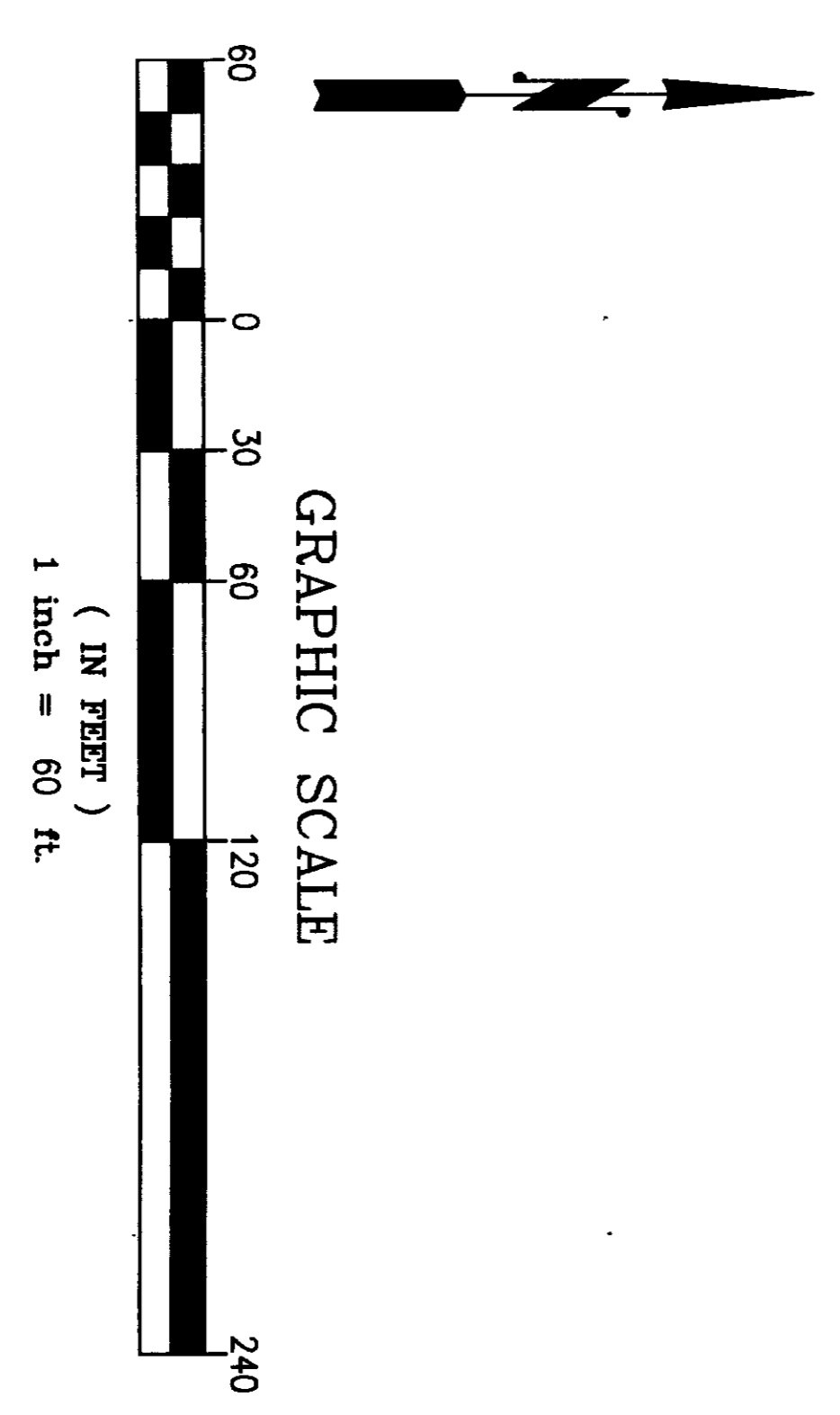
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- NOTES:-**
- SET RE-BAR AND YELLOW CAP P.I.S. #9569.
 - FOUND PROPERTY CORNER WITH REBAR AND CAP #9569, 6-30-08.
 - BASIS OF BEARINGS: USED THE BEARING OF N 2°15'20" E FOR THE WEST BOUNDARY OF SECTION 3 ACCORDING TO BOUNDARY SURVEY AF # 200201140184.
 - EQUIPMENT USED: PENTAX R-323N TOTAL STATION.
 - ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 - SURVEY METHOD: STANDARD FIELD TRAVERSE

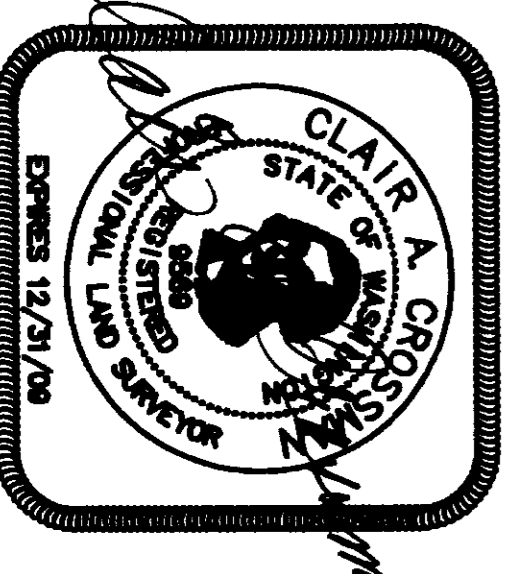
GENERAL INFORMATION

- Assessor's Account No. 340203-3-011-0006, P19742 AND 340203-3-011-0007, P19741.
- This boundary line adjustment does not show all easements, reservations, restrictions, covenants and other instruments included on this property.
- Zoning: (LM1) Light Manufacturing (1).
- Water Supply: City of Anacortes.
- Sewer Disposal: City of Anacortes.
- Storm Sewer: City of Anacortes.
- Address: Parcel A: 9011 Stevenson Road



FOR LEGAL DESCRIPTIONS SEE SHEET #1

SURVEYOR
CLAIR (SAM) A. CROSSMAN
16146 MCLEAN ROAD
MOUNT VERNON, WA 98221
360-424-7359



HERRIGSTAD ENGINEERING PS
4320 WHISTLE LAKE ROAD, ANACORTES WA
PHONE (360) 299-8804

BOUNDARY LINE ADJUSTMENT SURVEY
FOR
ERIK & DULCIE BOWMAN

SCALE	DATE:	JOB NO.:
NONE	July 23, 2008	733
DRAWN BY:	CHKD BY:	SHEET: OF:
DALE H.	SAM C.	2 2