

BOUNDARY LINE ADJUSTMENT SURVEY IN THE NW 1/4 OF THE SW 1/4 (GOVT LOT 3)
SECTION 30, T.35 N., R. 02 E., W.M., CITY OF ANACORTES, WASHINGTON

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



FIDALGO AVENUE

S 89°45'27" E 294.84

30.00

99.05

LOT A
9493.5 SQ. FT.
709 FIDALGO AVE.
LOT B
9309.8 SQ. FT.
711 FIDALGO AVE.
LOT C
19007.8 SQ. FT.
707 FIDALGO AVE.

LOT B
9309.8 SQ. FT.
711 FIDALGO AVE.

LOT C
19007.8 SQ. FT.
707 FIDALGO AVE.

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711 FIDALGO AVE.

LOT C
19007.8 SQ. FT.
707 FIDALGO AVE.

399.45 FT
"R" AVENUE
S 00°09'02" W

L1 N59°12'34"E
19.40
L2 N45°56'55"W
14.45
20' ACCESS AND
UTILITIES EASEMENT

BLOCK 10

ORIGINAL
LOT LINES

ALL AREA TO THE SW OF THE
NORTHERLY 50 FOOT BUFFER
LINE OF HAPPY VALLEY STREAM
TO BE DEDICATED AS NATIVE
GROWTH PROTECTION EASEMENT

PLAT OF MOUNTAIN VIEW PARK

S 89°43'07" E

"S" AVENUE (NOT CONSTRUCTED)

WEST 10 FT. "S" AVE.
VACATED ORD 1277
S 01°12'53" W
399.68 FT

FOUND CASED
CONCRETE
MONUMENT
9/5/2007
SET REBAR AND
CAP "PEW"
25971"

SCALE 1"=50'
0 25 50

LEGAL DESCRIPTIONS BEFORE ADJUSTMENT: LETTERS A THRU C REFER TO CHICAGO TITLE CO.
ORDER NO. 10644081
P58841 (C): LOTS 15 THROUGH 24, BLOCK 10, SEATTLE SYNDICATE ADDITION TO THE CITY
OF ANACORTES AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF
SKAGIT COUNTY, WASHINGTON. EXCEPT THE WEST 50 FEET OF SAID LOTS. TOGETHER WITH
VACATED WESTERLY 10 FEET OF "S" AVENUE THAT ATTACHED TO SAID PROPERTY BY
OPERATION OF LAW AS SET FORTH IN VACATION ORDINANCE NO. 1277.
P58843 (B): THE WEST 50.00 FEET OF LOTS 16 THROUGH 24, BLOCK 10, SEATTLE
SYNDICATE ADDITION TO THE CITY OF ANACORTES AS PER PLAT RECORDED IN VOLUME 1 OF
PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON.
P101358 (A): LOTS 13 AND 14 AND THE WEST 50.00 FEET OF LOT 15, BLOCK 10, SEATTLE
SYNDICATE ADDITION TO THE CITY OF ANACORTES AS PER PLAT RECORDED IN VOLUME 1 OF
PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTIONS AFTER ADJUSTMENT:

LOT A (NEW P58841):

BEGINNING AT THE NORTHEAST CORNER OF LOT 24, BLOCK 10, SEATTLE SYNDICATES FIRST ADDITION TO THE CITY OF ANACORTES AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON. THENCE NORTH 89°45'27" WEST A DISTANCE OF 39.50 FEET ALONG THE NORTH LINE OF SAID LOT 24; THENCE SOUTH 59°12'34" WEST A DISTANCE OF 19.40 FEET; THENCE SOUTH 00°40'58" WEST A DISTANCE OF 164.11 FEET; THENCE NORTH 88°40'27" EAST A DISTANCE OF 54.47 FEET TO THE WEST LINE OF "S" AVENUE; THENCE NORTH 01°12'53" EAST A DISTANCE OF 172.64 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

LOT B (NEW P58843):
BEGINNING AT THE NORTHWEST CORNER OF LOT 24, BLOCK 10, SEATTLE SYNDICATES FIRST ADDITION TO THE CITY OF ANACORTES AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON. THENCE SOUTH 89°45'27" EAST A DISTANCE OF 39.50 FEET ALONG THE NORTH LINE OF SAID LOT 24; THENCE SOUTH 45°56'55" EAST A DISTANCE OF 14.45 FEET; THENCE SOUTH 00°40'58" WEST A DISTANCE OF 164.19 FEET; THENCE SOUTH 62°45'46" WEST A DISTANCE OF 56.59 FEET TO THE EAST LINE OF THE ALLEY OF SAID BLOCK 10; THENCE NORTH 00°40'58" EAST A DISTANCE OF 200.30 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

LOT C (NEW P101358):
BEGINNING AT THE NORTHWEST CORNER OF LOT 24, BLOCK 10, SEATTLE SYNDICATES FIRST ADDITION TO THE CITY OF ANACORTES AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON. THENCE SOUTH 89°45'27" EAST A DISTANCE OF 39.50 FEET ALONG THE NORTH LINE OF SAID LOT 24 TO THE POINT OF BEGINNING. THENCE SOUTH 45°56'55" EAST A DISTANCE OF 14.45 FEET; THENCE SOUTH 00°40'58" WEST A DISTANCE OF 164.19 FEET; THENCE SOUTH 62°45'46" WEST A DISTANCE OF 56.59 FEET TO THE EAST LINE OF THE ALLEY OF SAID BLOCK 10; THENCE NORTH 00°40'58" EAST A DISTANCE OF 159.26 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID PLAT; THENCE SOUTH 89°43'07" EAST A DISTANCE OF 95.71 FEET TO THE WEST LINE OF "S" AVENUE; THENCE NORTH 01°12'53" EAST A DISTANCE OF 80.01 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°43'07" EAST A DISTANCE OF 10.00 FEET; THENCE NORTH 01°12'53" EAST A DISTANCE OF 76.47 FEET; THENCE SOUTH 88°40'27" WEST A DISTANCE OF 54.47 FEET; THENCE NORTH 00°40'58" EAST A DISTANCE OF 164.11 FEET; THENCE NORTH 89°12'34" EAST A DISTANCE OF 19.40 TO THE SOUTH LINE OF FIDALGO AVENUE; THENCE NORTH 89°45'27" WEST A DISTANCE OF 30.05 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

ACCESS AND UTILITIES EASEMENT TO BENEFIT LOT "C";
THE WESTERLY 12 FEET OF SAID LOT "A"; TOGETHER WITH
THE EASTERLY 5 FEET OF SAID LOT "B";

NOTE: APPROVED ACCESS FOR FIRE EQUIPMENT SHALL BE
PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR LOT
"C".
SURVEY NOTES:
BASIS OF BEARINGS WAS THE CENTERLINE OF FIDALGO AVENUE AS PER SURVEY RECORDED UNDER A.F. NO.
20021270094.
THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TOR1103 ELECTRONIC TOTAL STATION.

CONSENT:
KNOWN 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.

DOUGLAS G. KNUITSON

JERAD N. KNUITSON

FIDALGO PROPERTIES, L.L.C., NATE KNUITSON

STATE OF WASHINGTON COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 7 DAY OF April, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC,

PERSONALLY APPEARED DOUGLAS, JERAD, AND NATE KNUITSON, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE
WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT THEY 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.

Edwin S. Spangler

RESIDING AT 3410 Olive View Lane, Anacortes, WA

ACCEPTANCE:

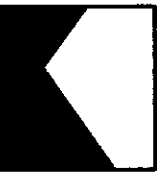
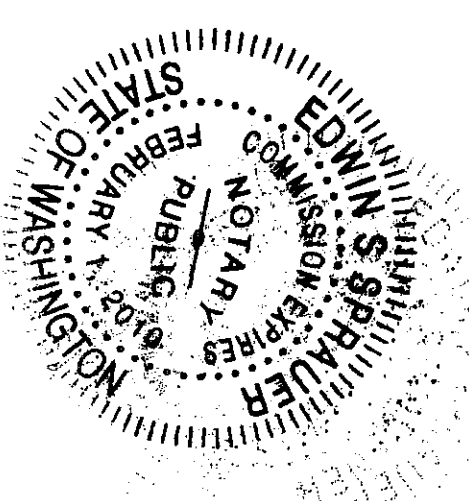
THIS BOUNDARY LINE ADJUSTMENT IS HEREBY EXAMINED AND APPROVED FOR ACCEPTANCE

THIS 15 DAY OF April, 2008

Paul E. Monohon

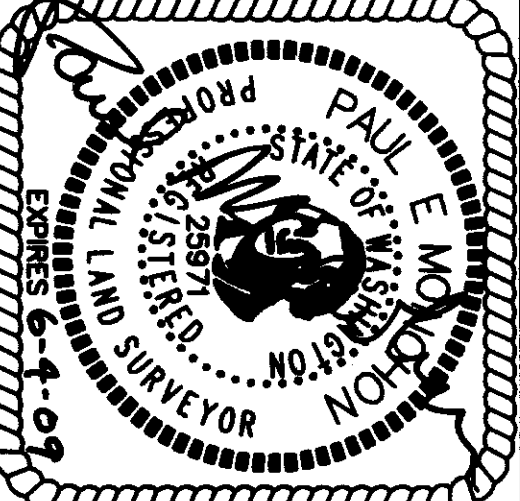
Paul E. Monohon

SUBDIVISION ADMINISTRATOR



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 4-7-08

PW # 07-041-DEV

DRAWN	PEM
CHECKED	JB
DATE	BY
APPROVED	REVISIONS

CAD FILE: 07-177

PLOT DATE: 12-24-07

JOB NO.
07-177
SHEET
1 OF 1

BOUNDARY LINE ADJUSTMENT FOR
FIDALGO PROPERTIES, L.L.C.
4405 ANACO BEACH PLACE
ANACORTES, WASHINGTON 98221