

BLUE COW CAR WASH BOUNDARY LINE ADJUSTMENT
IN THE S.W. 1/4, SEC. 4, TWP 34 N., RNG 2 E., W.M.
CITY OF ANACORTES, WASHINGTON

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

LEGAL DESCRIPTION BEFORE BOUNDARY LINE ADJUSTMENT
PARCEL A

All that portion of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the West 1/4 corner of said Section 4; thence South 12°00' West 55.50 feet; thence South 88°52'00" East 139.76 feet to the true point of beginning; thence North for a distance of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the State of Washington by deed recorded March 6, 1961, under Auditor's File No. 604860, records of Skagit County, Washington; thence Southeastly along the Southern line of said State Highway for 308.27 feet, more or less, to a point 425.00 feet East of the West line of said Section 4; thence South to a point lying South 67°52'20" East for the true point of beginning; thence North 67°52'20" West a distance of 308.27 feet more or less, to the point of beginning.

PARCEL B
That portion of the West Half of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Commencing at the West 1/4 corner of said Section 4; Thence South 22°40' West along the West line of said section, 55.50 feet; Thence South 87°30'00" East 25 feet to the true point of beginning (said point being on the East margin of March Point Road); Thence South 87°30'00" East 114.76 feet to the East line of that certain tract conveyed to George D. Sullivan et ux by deed recorded July 16, 1947, under Auditor's File No. 406718; Thence North 22°40' East along the East line of said Sullivan tract 158.58 feet, more or less, to the Southern line of those premises condemned by the State of Washington for highway purposes by decree entered June 5, 1961, in Skagit County Superior Court Cause No. 26055; Thence Westerly along the Southern line of said highway 119.20 feet, more or less, to the East margin of March Point Road; Thence South 1°59'45" West along said East margin, a distance of 130.78 feet; Thence continue along said East margin South 22°40' West 55.66 feet to the point of beginning.

LEGAL DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT
PARCEL A

All that portion of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the West 1/4 corner of said Section 4; thence South 12°00' West 55.50 feet; thence South 88°52'00" East 139.76 feet to the true point of beginning; thence North for a distance of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the State of Washington by deed recorded March 6, 1961, under Auditor's File No. 604860, records of Skagit County, Washington; thence Southeastly along the Southern line of said State Highway for 308.27 feet, more or less, to a point 425.00 feet East of the West line of said Section 4; thence South to a point lying South 67°52'20" East for the true point of beginning; thence North 67°52'20" West a distance of 308.27 feet more or less, to the point of beginning.

EXCEPT the West 65.00 feet thereof.
Sited in Skagit County, Washington.

PARCEL B

That portion of the West Half of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Commencing at the West 1/4 corner of said Section 4; Thence South 22°40' West along the West line of said section, 55.50 feet; Thence South 87°30'00" East 25 feet to the true point of beginning (said point being on the East margin of March Point Road); Thence South 87°30'00" East 114.76 feet to the East line of that certain tract conveyed to George D. Sullivan et ux by deed recorded July 16, 1947, under Auditor's File No. 406718; Thence North 22°40' East along the East line of said Sullivan tract 158.58 feet, more or less, to the Southern line of those premises condemned by the State of Washington for highway purposes by decree entered June 5, 1961, in Skagit County Superior Court Cause No. 26055; Thence Westerly along the Southern line of said highway 119.20 feet, more or less, to the East margin of March Point Road; Thence South 1°55'45" West along said East margin, a distance of 130.78 feet; Thence continue along said East margin South 22°40' West 55.66 feet to the point of beginning.

TOGETHER with the West 65.00 feet of the following described Property:

All that portion of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the West 1/4 corner of said Section 4; thence South 12°00' West 55.50 feet; thence South 88°52'00" East 139.76 feet to the true point of beginning; thence North for a distance of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the State of Washington by deed recorded March 6, 1961, under Auditor's File No. 604860, records of Skagit County, Washington; thence Southeastly along the Southern line of said State Highway for 308.27 feet, more or less, to a point 425.00 feet East of the West line of said Section 4; thence South to a point lying South 67°52'20" East for the true point of beginning; thence North 67°52'20" West a distance of 308.27 feet more or less, to the point of beginning.

Sited in Skagit County, Washington.

ACCEPTANCE

This boundary line adjustment is hereby examined and approved for

acceptance the 14th day of September 2010

City Engineer

Subdivision Administrator

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: 19th Hole Market & Deli Inc. in July 2010.

DALE HERRIGSTAD, P.L.S.

Certificate No. 21607

Date 9-2-10

HERRIGSTAD

ENGINEERING AND SURVEYING

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

COA BLA-2010-0005

BOUNDARY LINE ADJUSTMENT SURVEY

FOR

19th HOLE MARKET & DELI INC.

SCALE	DATE:	JOB NO:
NONE	Aug. 31, 2010	865
DRAWN BY:	CHKD BY:	SHEET: OF:
DALE H.	DKH	1 2

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 10th day of September, 2010.

J. Youngquist AUDITOR
W. Youngquist DEPUTY AUDITOR

19th Hole Market & Deli Inc.

State of Washington

County of Skagit

I certify that I know of have satisfactory evidence that Ted Reiser (who are) authorized to

execute the instrument and acknowledged it as the President of 19th Hole Market & Deli Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

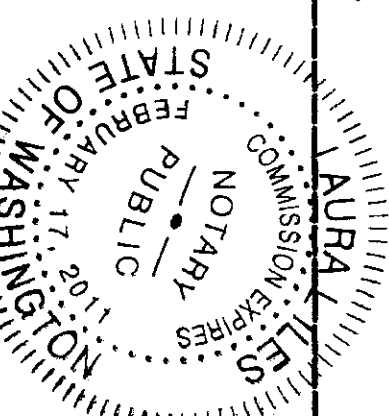
Given under my hand and official seal this 10th day of September, 2010.

Notary Public in and for the State of Washington

Name printed Gaura S. Allen

Residing at Anacortes

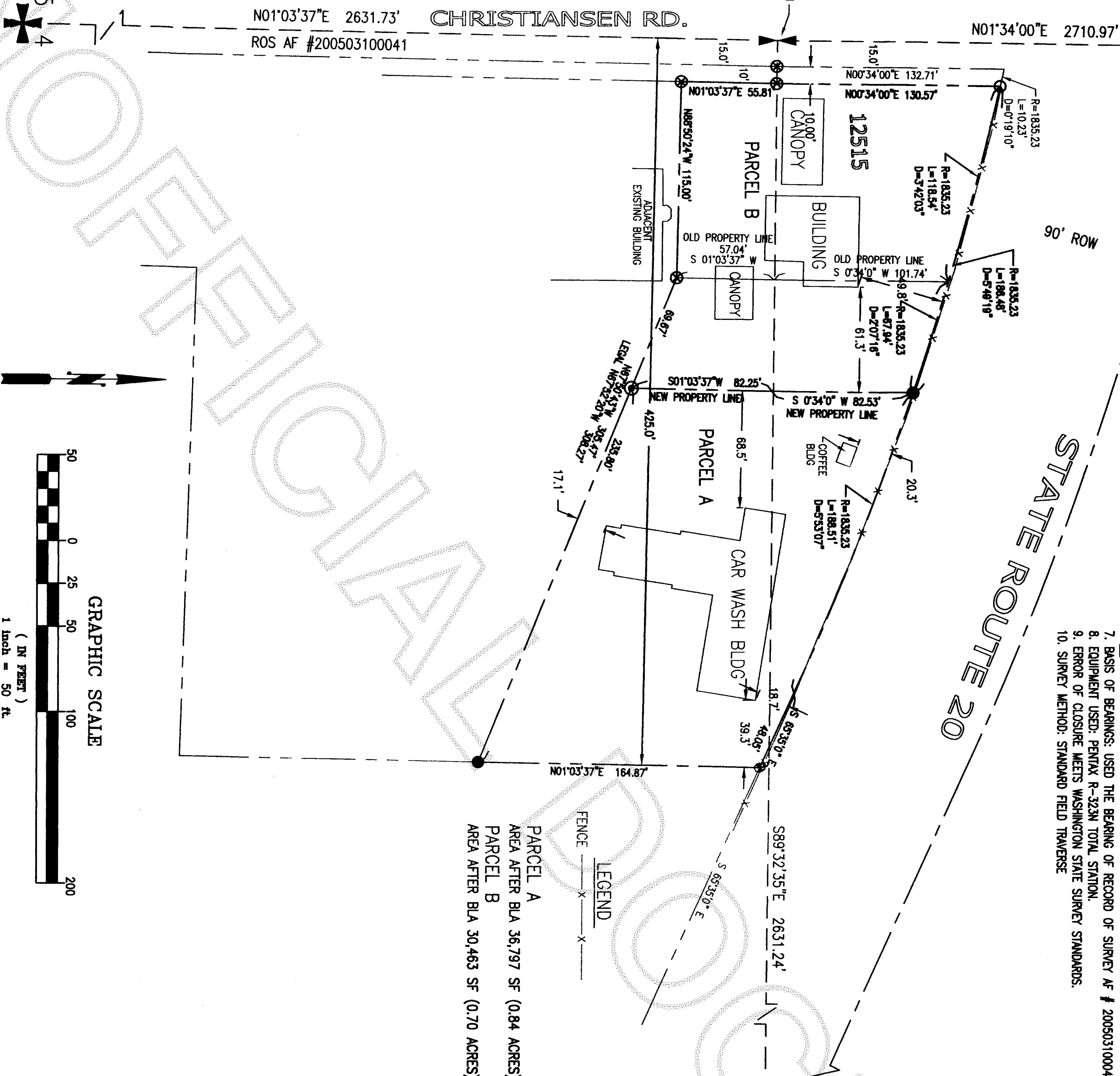
My commissions expires 9-17-11





- NOTES**
1. SET RE-BAR AND YELLOW CAP P.L.S. #27807.
 2. SET BRASS CAP IN ASPHALT P.L.S. #27807.
 3. FOUND REBAR AND CAP #28023, 7-08-10.
 4. FOUND PK NAIL AND DISK IN ASPHALT P.L.S. #28023, 7-08-10.
 5. FOUND REBAR AND CAP #25971, 7-08-10.
 6. FOUND MONUMENT IN CASE WITH COVER AS NOTED.
 7. BASIS OF BEARINGS: USED THE BEARING OF RECORD OF SURVEY AF # 200503100041.
 8. EQUIPMENT USED: PENTAX R-323N TOTAL STATION.
 9. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 10. SURVEY METHOD: STANDARD FIELD TRAVERSE.

STATE ROUTE 20

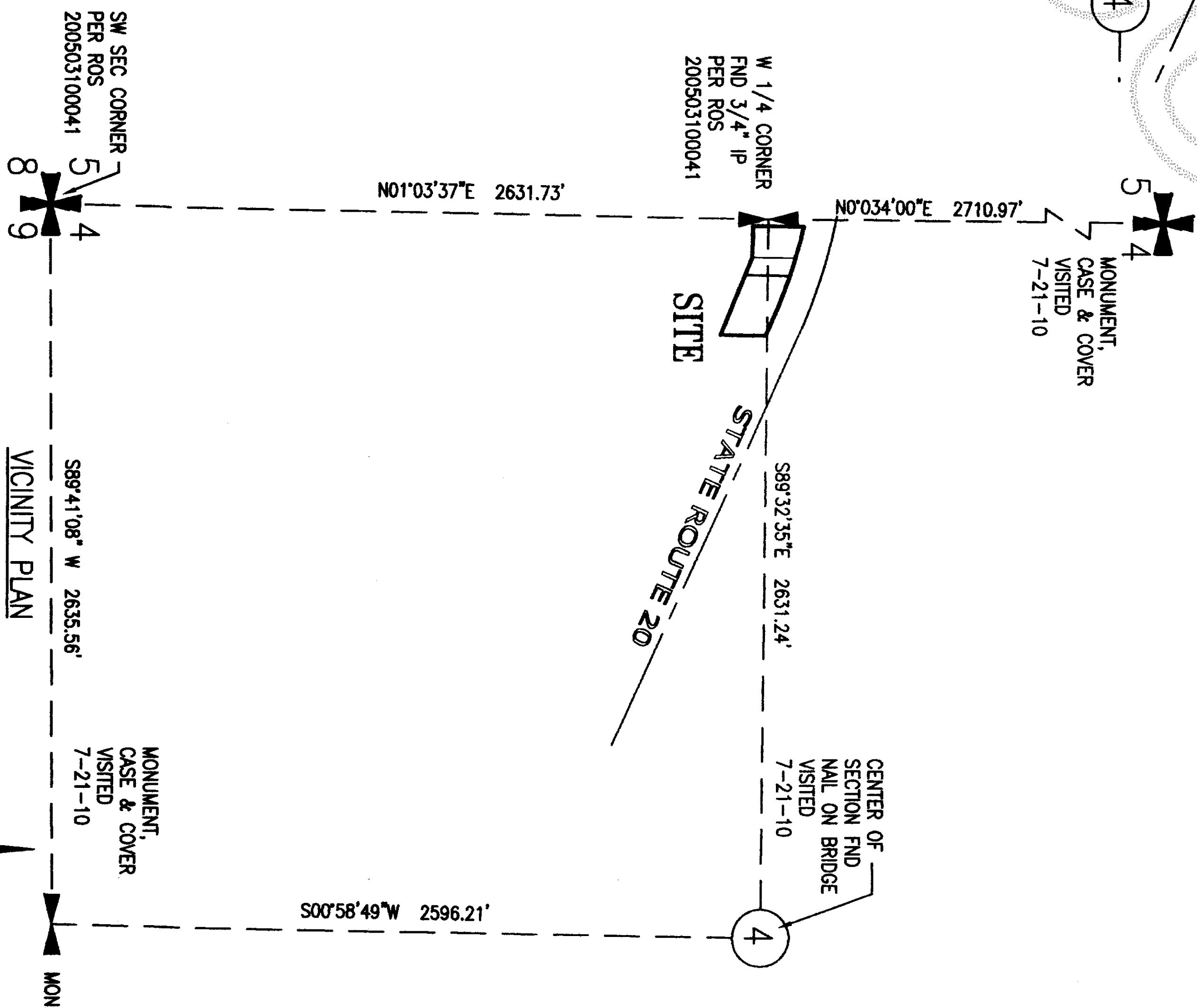


GENERAL INFORMATION

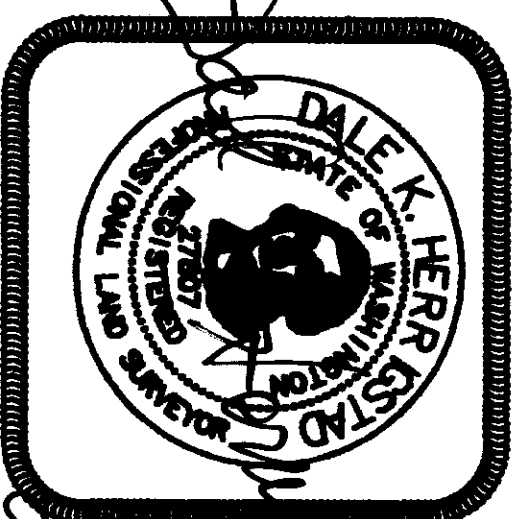
1. Assessor's Account No. 340204-0-054-0009, P19847, 340204-0-050-0003, P19843.
2. Description and exception information is from First American Title Insurance Company, Order No. 100059, dated July 14, 2010.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in First American Title Insurance Company Report referenced under Note 2 above. Said report lists documents recorded under Auditors File Number AF 8503210032 (PSE Easement lying south of these parcels), 604880 (Access Relinquishment to State Highway 20), 8905050090 (Cascade Natural Gas easement), and 8904200049 (Reservation for 8' wide easement).
4. Zoning: (LM1) Light Manufacturing 1
5. Water Supply: City of Anacortes
6. Sewer Disposal: City of Anacortes
7. Storm Sewer: City of Anacortes
8. Address: Parcel A: 12515 Christianson Road Parcel B: 12521 Christianson Road
9. This survey does not purport to show all restrictions, reservations, provisions, covenants or conditions which by affect the parcels shown hereon.
10. This is a boundary survey only. Utilities were not investigated.



201012200179
Skagit County Auditor
12/20/2010 Page 2 of 2 3:52PM



SURVEYOR
DALE K. HERRIGSTAD P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES WA 98221
360-299-8804



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

BOUNDARY LINE ADJUSTMENT SURVEY FOR 19th HOLE MARKET & DELI INC.			
SCALE 1"=50'	DATE: Aug. 31, 2010	JOB NO: 865	
DRAWN BY: DALE H.	CHKD BY: DKH	SHEET: OF: 2 2	