

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD



201207300207
Skagit County Auditor
7/30/2012 Page 1 of 2 2:12:11PM

Stumpquist
AUDITOR
Deputy Auditor
DEPUTY AUDITOR

LEGAL DESCRIPTION

- NOTES -
1. SET RE-BAR AND RED CAP P.L.S. #27807.
 2. FOUND RE-BAR AND CAP P.L.S. #27807 FND 5-26-2011.
 3. FOUND BRASS CAP IN CONCRETE P.L.S. # 27807 FND 5-26-2011.
 4. FOUND EXISTING REBAR AND CAP P.L.S. #25971 FND 5-24-2011.
 5. FOUND MONUMENT WITH CASE AND COVER FND 5-24-2011.
 6. EQUIPMENT USED: Pentax 323N Total Station.
 7. MONUMENTS TIED ON MAY 25, 2011.
 8. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 9. SURVEY METHOD: STANDARD FIELD TRAVERSE.
 10. BASIS OF BEARINGS: RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201112160135.

GENERAL INFORMATION

1. Assessor's Account No. 350124-0-098-0102, P31878 (Parcel A) and 350124-0-104-0013, P31884 (Parcel B)
2. 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 Land Title Company Subdivision Guarantee order No. 142095-SA, dated April 11, 2012. Said report lists documents recorded under Auditors File Number AF 508858 (Reservations), AF 514549 (PSE Easement for electric lines), AF 614524 (City of Anacortes Trunk and/or lateral sewers shown on plan)
3. Zoning: (R4) Residential High Density District
4. Water Supply: City of Anacortes.
5. Sewer Disposal: City of Anacortes.
6. Storm Sewer: City of Anacortes.
7. Address: Parcel A: 1019 22nd Street
Parcel B: 1107 22nd Street



SURVEYORS CERTIFICATE

THIS RECORD OF SURVEY CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF STEVE MORRIS OF SKAGIT COUNTY, IN APRIL, 2012.

DALE K. HERRIGSTAD, P.L.S.
Certificate No. 27807
Date JUNE 6, 2012

BLA-2012-0001 PW#12-020-DEV SHEET 1 OF 2

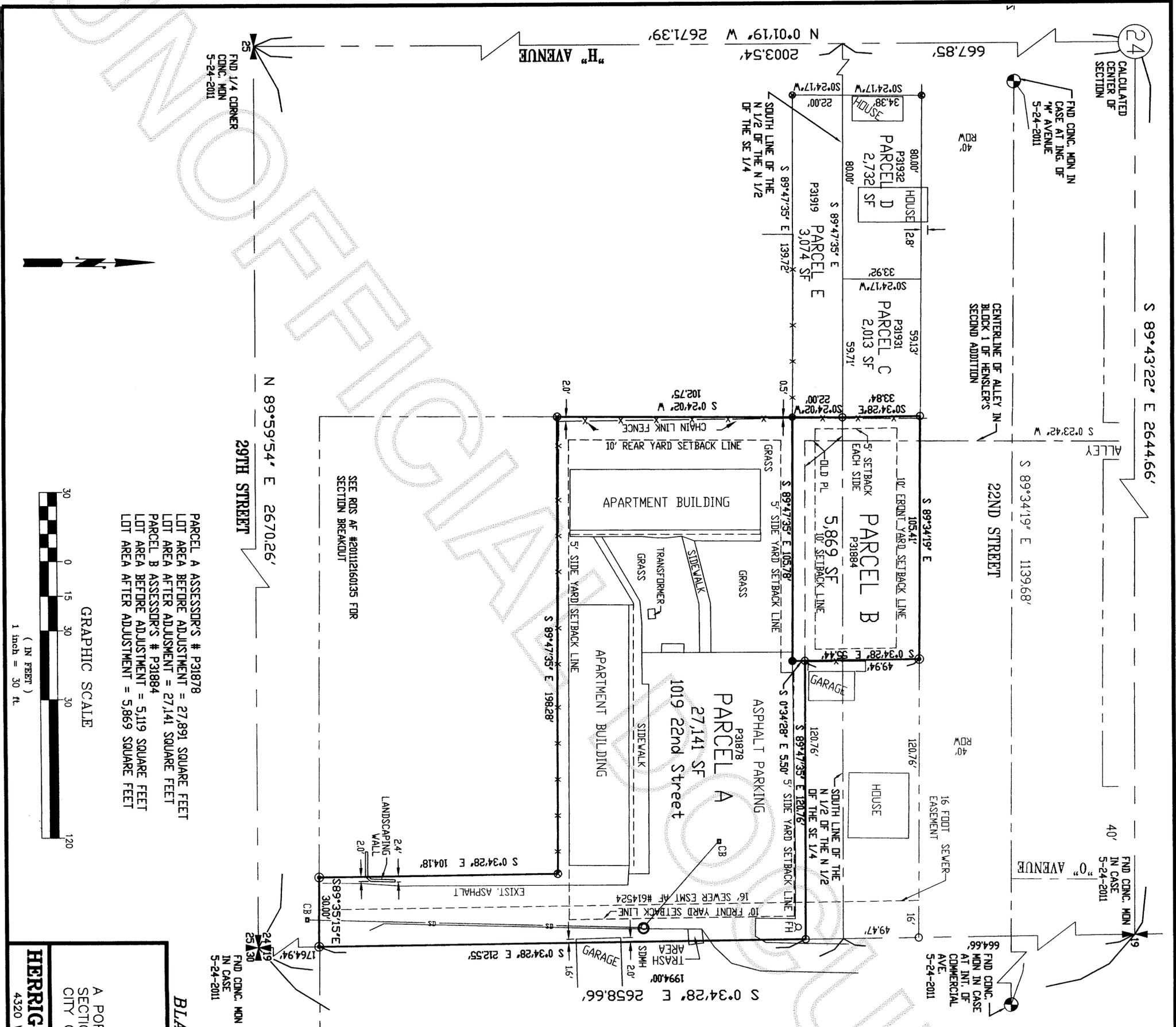
BOUNDARY LINE ADJUSTMENT

FOR: Steve Morris
11455 Whistle Lake Road
Anacortes, WA 98221

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 N., RANG. 1 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

DWG.: J943
DWN BY: DKH
CHECK BY: DH
May, 2012
SCALE: 1"=30'
JOB NO.: 943



PARCEL A ASSESSOR'S # P31878
LOT AREA BEFORE ADJUSTMENT = 27,891 SQUARE FEET
LOT AREA AFTER ADJUSTMENT = 27,141 SQUARE FEET
PARCEL B ASSESSOR'S # P31884
LOT AREA BEFORE ADJUSTMENT = 5,119 SQUARE FEET
LOT AREA AFTER ADJUSTMENT = 5,869 SQUARE FEET



24 CALCULATED CENTER OF SECTION
FND CONC. MON IN CASE AT ING. OF W. AVENUE 5-24-2011

25 FND 1/4 CORNER CONC. MON 5-24-2011

LEGAL DESCRIPTIONS AFTER BOUNDARY LINE ADJUSTMENT

PARCEL A

The North 108.25 feet and the East 30.00 feet of that portion of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning of the intersection of the centerline of "N" Avenue produced with the centerline of 24th Street produced; of 24th Street 180 feet to the East line of those premises condemned by the United States of America by Decree entered September 8, 1944 in the United States District Court for the Western District of Washington, Northern Division, Cause No. 687; thence North 0°01'00" West 290 feet, more or less, to the Northwest corner of a tract conveyed to Laurence E. Nicholson by Deed dated November 13, 1968, recorded November 18, 1968, under Auditor's File No. 720425, records of Skagit County, Washington, said point being the true point of beginning; thence East parallel to the North line of said 24th Street 229.86 feet, more or less, to the East line of the Southeast 1/4 of said Section 24; thence North along the East line of said Southeast 1/4 of Section 24, 211.31 feet, more or less, to the Southeast corner of a tract conveyed to John A. Brooks by deed dated April 11, 1944, recorded April 17, 1944, under Auditor's File No. 370727, records of Skagit County, Washington, said point being 16 1/2 feet, more or less, South of the North line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Brook Tract, 229.86 feet, more or less, to a point North 0°01'00" West of the true point of beginning; thence South 00°01'00" East to the true point of beginning.

EXCEPT the North 5.50 feet of the West 105.78 feet thereof.

PARCEL B

Lot 1 of Boundary Line Adjustment as approved February 13, 2004, recorded February 17, 2004, under Auditor's File No. 200402170205, records of Skagit County, Washington; being more fully described as follows:

The East 226.14 feet of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M., lying South of the South line of 22nd Street, as the same is laid out and established in the City of Anacortes and East of the centerline of N Avenue projected South,

TOGETHER WITH the following described parcel:

Beginning at a point of intersection on the South line of the North 1/2 of the North 1/2 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M., with the centerline of the alley in Block 1 of Hensler's Second Addition to the City of Anacortes, if the same were produced South; thence South along the centerline of said alley so produced, 16 1/2 feet; thence East to the East line of the said Northeast 1/4 of the Southeast 1/4; thence North along the East line of said Northeast 1/4 of the Southeast 1/4 to the South line of the North 1/2 of the North 1/2 of the Southeast 1/4 of said Section; thence West to the point of beginning.

EXCEPT the East 120.76 feet thereof.

TOGETHER WITH the North 5.50 feet of the West 105.78 feet of the following described parcel:

The North 108.25 feet and the East 30.00 feet of that portion of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning of the intersection of the centerline of "N" Avenue produced with the centerline of 24th Street produced; of 24th Street 180 feet to the East line of those premises condemned by the United States of America by Decree entered September 8, 1944 in the United States District Court for the Western District of Washington, Northern Division, Cause No. 687; thence North 0°01'00" West 290 feet, more or less, to the Northwest corner of a tract conveyed to Laurence E. Nicholson by Deed dated November 13, 1968, recorded November 18, 1968, under Auditor's File No. 720425, records of Skagit County, Washington, said point being the true point of beginning; thence East parallel to the North line of said 24th Street 229.86 feet, more or less, to the East line of the Southeast 1/4 of said Section 24; thence North along the East line of said Southeast 1/4 of Section 24, 211.31 feet, more or less, to the Southeast corner of a tract conveyed to John A. Brooks by deed dated April 11, 1944, recorded April 17, 1944, under Auditor's File No. 370727, records of Skagit County, Washington, said point being 16 1/2 feet, more or less, South of the North line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Brook Tract, 229.86 feet, more or less, to a point North 0°01'00" West of the true point of beginning; thence South 00°01'00" East to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

LEGAL DESCRIPTIONS BEFORE BOUNDARY LINE ADJUSTMENT

PARCEL A

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Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL B

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EXCEPT the East 120.76 feet thereof.

Situate in the City of Anacortes, County of Skagit, State of Washington.

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 5 day of JULY, 2012.

Steven J. Morris
Steven J. Morris, President of Nicki Morris PA
Rental Properties N.W.
Steven J. Morris and Nicki Morris

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that Steven J. Morris signed this instrument, and acknowledged it as the President of RENTAL PROPERTIES N.W., LLC, 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 5th day of JULY, 2012. Notary Public in and for the State of Washington

Signed C.A. Dwyer
Name printed CAROL M. Eddy
Residing at Seabrook
My commissions expires 8-1-2016

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that Steven J. Morris and Nicki Morris, Husband and 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 5th day of JULY, 2012. Notary Public in and for the State of Washington

Signed Crystal M. Eddy
Name printed Crystal M. Eddy
Residing at Seabrook
My commissions expires 8-1-2016

ACCEPTANCE

This boundary line adjustment is hereby examined and approved for

acceptance the 11 day of July 2012

City of Anacortes
Subdivision Administrator [Signature]

BLA-2012-0001 PW#12-020-DEV SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT

FOR: Steve Morris
11455 Whistle Lake Road
Anacortes, WA 98221

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 N., RNG. 1 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

DWG.: 1943
DWN BY: DKH
CHECK BY: DH
May, 2012
SCALE: 1"=30'
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