

AUDITOR'S CERTIFICATE

201307020066
\$138.00
Skagit County Auditor
7/2/2013 Page 1 of 1 1:11:40AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

SKAGIT COUNTY AUDITOR

DEPUTY

DESCRIPTIONS BEFORE BOUNDARY ADJUSTMENT

LOTS 8, 9, AND 12, "CAP SANTE PARK ADDITION TO ANACORTES, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

DESCRIPTIONS AFTER BOUNDARY ADJUSTMENT

BLA LOT A
LOTS 8, AND 9, EXCEPT THE SOUTH 16 FEET OF LOT 9, "CAP SANTE PARK ADDITION TO ANACORTES, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

BLA LOT B
LOT 12, TOGETHER WITH THE SOUTH 16 FEET OF LOT 9, "CAP SANTE PARK ADDITION TO ANACORTES, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS TO AGGREGATE LOT 8 TO A PORTION OF LOT 9 AND AGGREGATE A PORTION OF LOT 9 TO LOT 12.
2. SURVEY PROCEDURE: FIELD TRAVERSE WITH LEICA TCA 1105 THEODOLITE DISTANCE METER.
3. THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE CERTIFICATE ORDER NUMBER 146479-SA, BY LAND TITLE COMPANY, DATED APRIL 24, 2013.
4. THE LOT LINE BETWEEN LOT 12 AND LOT 11 DOES NOT CLOSE AT THE INTERSECTION OF PAGODA PLACE. THIS SURVEY WE HAVE HELD THE BEARING AND EXTENDED THE EAST LINE OF LOT 9 TO THE ROADWAY MARGIN. SURVEY OF LOT 11 BY JOHN LEONARD RECORDED UNDER AFN 9202110034 ALSO DISCLOSES THE PLAT CLOSURE PROBLEM. HIS SURVEY HELD PLAT DIMENSIONS WHICH CREATES A GAP BETWEEN THE WEST LINE OF LOT 11 AND THE EAST LINE OF LOT 12.
5. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
6. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.
7. BASIS OF BEARING IS THE PLAT OF CAP SANTE PARK ADDITION TO ANACORTES. SEE RECORD OF SURVEY UNDER AUDITOR'S FILE NUMBER 201204090180 FOR THE CONTROLLING LOT CORNERS AND MONUMENTS USED IN THIS SURVEY.

APPROVALS

THE WITHIN AND FOREGOING LOT LINE ADJUSTMENT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES MUNICIPAL CODE SECTION 16.08.070 THIS DAY OF July 2020

PLANNING DIRECTOR

CITY ENGINEER

BLA-2013-0003 SHEET 1 OF 1

BOUNDARY LINE ADJUSTMENT OF LOTS 8, 9 AND 12,
CAP SANTA PARK ADDITION TO ANACORTES
SECTION 18, T. 35 N., R. 2 E., W.M.
FOR: RICHARD AND LINDA NELSON

FB 283 Pg 33-41 SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: 1" = 30'
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 5062

OWNER'S DECLARATION:

KNOW ALL PERSONS 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.

RICHARD N. NELSON

LINDA G. NELSON

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON
COUNTY OF SKAGIT

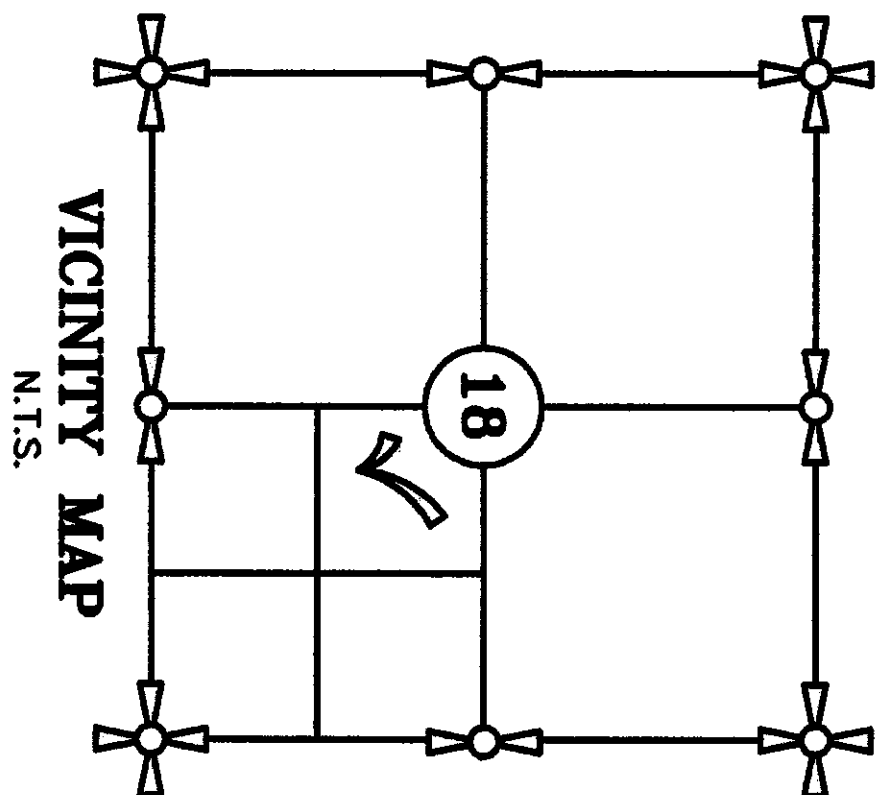
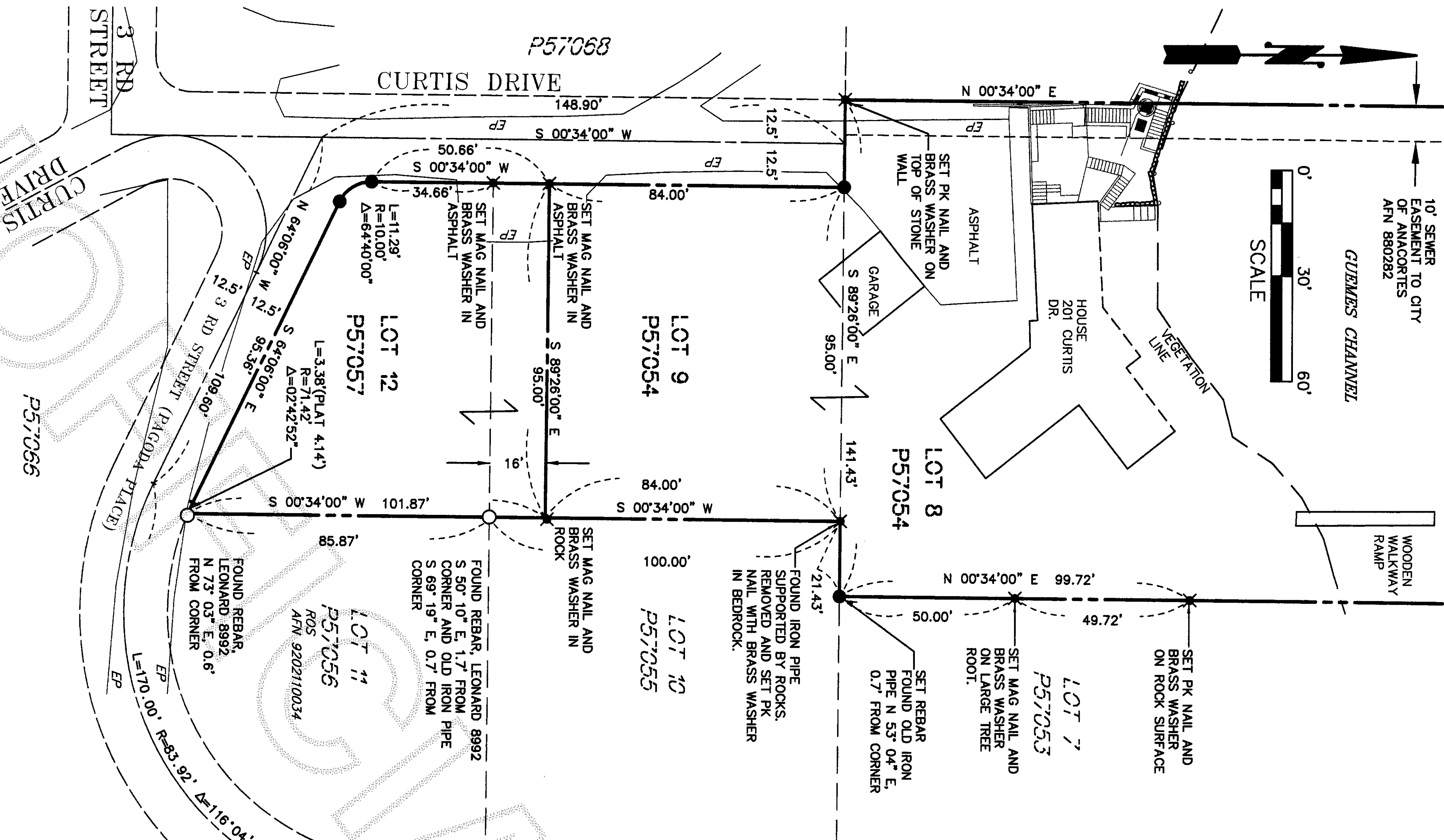
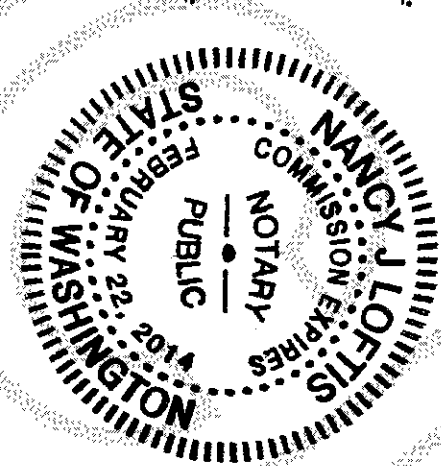
ON THIS DAY PERSONALLY APPEARED BEFORE ME RICHARD N. NELSON AND LINDA G. NELSON, HUSBAND AND WIFE, KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 28th DAY OF June 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT

MY COMMISSION EXPIRES: 2/22/14



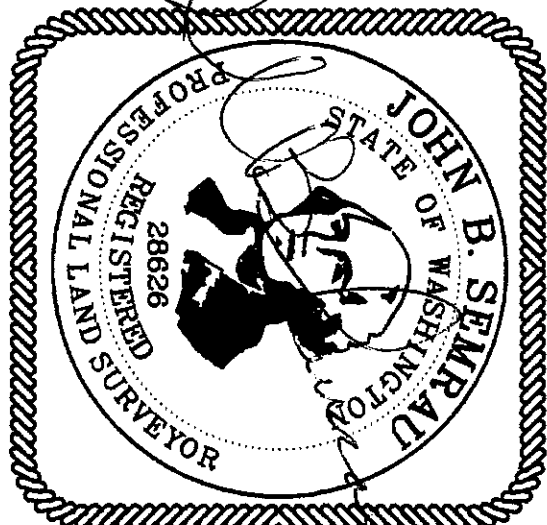
SURVEYOR'S CERTIFICATE

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 RICHARD N. AND LINDA G. NELSON.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

DATE:

6-26-13



LOT AREA TABLE

LOT	SF
8	39,968
9	9,500
12	6,023
NEW LOT 8,9	47,948
NEW LOT 12	7,543

LEGEND

- SET REBAR & CAP
- ✱ SET NAIL AS NOTED
- FOUND EXISTING IRON PIPE
- OR REBAR AS NOTED