

GENERAL INFORMATION

1. Assessor's Account No. P56382, 3772-243-010-0004, P31488, 350113-0-012-0009, P56381, 3772-243-006-0000 and P56380, (3772-243-003-0003.

2. Description and exception information is from Chicago Title Insurance Company, Guarantee/Certificate No: 620011466, dated July 5, 2012.

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 Chicago Title Insurance Company Report referenced under Note 2 above. Said report lists documents recorded under Auditors File Number AF 8709110001 and 8807080016 (Reservation on oil, coal, gas and minerals), 200409010145 (Encroachment agreement with City of Anacortes now inside the vacated 11th Street), 201007230112 (Trail easement as shown to north), 201008020105 (11th Street Vacation ordinance) and 201105230111 (Puget Sound Energy, Inc. easement as shown on the Plat).

4. Zoning: (R2) Residantial Low Density.

5. Water Supply: City of Anacortes.

6. Sewer Disposal: City of Anacortes. et

Zoning: (R2) Residential Low Density.
Water Supply: City of Anacortes.
Sewer Disposal: City of Anacortes.
Storm Sewer: City of Anacortes.
Address: Parcel A; Undeveloped Lot
Parcel B; 2408 11th Street
Parcel C: 2405 11th Street
Parcel D: 2401 11th Street
This survey does not puport to show a ovisions, covenants or conditions which by not or o ₽₽ restrictions, affect the p , reservations, parcels shown

hereon. 10. This Ω boundary survey only. Utilities were not investigated.

ACCEPTANCE

This boundary line adjustment <u>જ</u>. hereby examined and approved

acceptance Engineer the -PFE .

Subdivision Administrator

City

CERTIFICATE

SURVEYORS
This map correctly direction in conformation and second at the August 2012. correctly represents in conformance with a Act at the request c st 2012. u survey the reo requiren Ortman made Á E the 0 under

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execute of the /

te the instrument and acknowledged it as the LUNCE Anacortes 3, LLC to be the free and voluntary act of such for the uses and purposes mentioned in the instrument.

State of Wash County of Ska I certify that signed this in

at I know of instrument,

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have satisfactory evidence that <u>//</u>on oath stated that (he/she/they/)

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of Washington of Skagit v that I know

DALE HERRIGSTAD, U ို့လ No.

Name

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Residing at

commissions

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Notary

under r y Public

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2013.

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Z Male W

> LEGAL DESCRIPTION **BEFORE** BOUNDARY LINE **ADJUSTMENT**

PARCEL \Box

Lots 1 and 2 and the Plat recorded in Washington. the East Half in Volume 2 o of of Lot Plats, 3, Block pages 4 243, City o through 7, of according to Skagit County,

CONSENT:
Know All Men by we the undersigned owners of Adjustment is made as a free act and deed, hereunto set our hands and seals this

certify that the Boundary Line in Witness whereof we have day of 11412 2013

Skagit County Auditor
7/2/2013 Page

2 of

All of the c Washington. above parcels situated ᆯ. the City ુ Anacortes, County <u>o</u> Skagit, 으

좎 **ADJUSTMENT**

LEGAL **DESCRIPTION** TER. BOUNDARY LINE

Those Plat re Washington. ecorded i in Volume 2 م ب^ي 3 and Plats, 4, of Block 243, pages 4 through City of Anacortes, according 7, records of Skagit County, ō

Boundary of feet to THE boundary South 89 BEGINNING IN ary of Block 24, 89°25'33" East, said I POINT THE Northeast East, 84.38 feet; the Block 243; thence UT OF BEGINNING. thence North said id Block 243 thence West along the lee South 0°33'28" West, 80.00 feet; the North 45°32'58" East, 14.14 feet to 0°33'28" East along said East Boun Boundary, thence North

Situated in the City of Anacortes, County 앜 Skagit, State 9 Washington

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State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that (he/she/they/) (was/signed this instrument, on oath stated that (he/she/they/) (was/signed this instrument)

execute the instrument and acknowledged it as the of the Ortman Family LLC to be the free and voluntary act a party for the uses and purposes mentioned in the instrument Given under my hand and official seal this day of Notary Public in and for the State of Washington

Name printed LINGS LINGS COLUMN

Residing at Skappe County 4 such

2013.

₹ commissions expires 0

State of Washington County of Skagit I certify that I know signed this instrumen Skagit

It I know of have satisfactory evidence that Mark 6 instrument, on oath stated that (he/she/they/) (was/are) 2013. TAS

execute the instrument and acknowledged it as the of the Anacortes 1, 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 day of Notary Public in and for the State of Washington

Name printed LIMPS A JOHNSON S CONTRACTAR STATES

Name printed LINDSEY
Residing at Residing at commissions expires Ang Jolland 10.31.15

₹

State of Washington County of Skagit I certify that I know signed this instrumen at I know of instrument, c f have satisfactory evidence that III on oath stated that (he/she/they/) (v y/) (was/are) authorized to

execute the instrument and acknowledged it as the execute the instrument and acknowledged it as the execute the Anacortes 2, LLC to be the free and voluntary act of party for the uses and purposes mentioned in the instrument, day of the execute the instrument, and and official seal this execute the execute the instrument, and the instrument, and include the execute th d official seal this the State of Washington such

SON WASTING Given under my hand and a Notary Public in and for the Name printed 21005 Residing at commissions

LINO:

2013.

COA BLA-2012-A-20 CONSTRUCTION OF THE STORY OF THE STORY

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BOUNDARY LINE ADJUSTMENT SURVEY FOR ORTMAN FAMILY LLC DRAWN NONE SCALE May 2013 CHKD BY DATE: SHEET: 2012-NO: -28

NOIL 35N., 4320 ENGINEERING WHISTLE PHONE HERRIGSTAD LAKE (360)AND ROAD, 299-8804

4320 WHISTLE LANACORTES WA 360-299-8804

98221

A A E

ROAD

SURVEYOR

HERRIGSTAD

4

SECTION

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SEC 24,

RNG

EAS

≤ .<u></u> ____

SURVEYING ANACORTES WA

DALE

Lots 7 through 10, Block 243, MAP OF to the plat thereof recorded in Volume records of Skagit County, Washington. ² 로 CITY 0 Plats, 유 pages ANACORTES, according ages 4 through 7,

Together with operation of I a₩ that portion of vacated 11th Street which would attach aw in accordance with City of Anacortes Ordinance No.

PARCEL

paper in writidescribed as of the City Station Grounight—of—wa That 24 a East at portion of and Goverst of the W ortion of those certain strips, parcels or tracts of land in Government Lot 5 of Section 13, Township 35 North, Forthe Willamette Meridian, shown and designated on the City of Anacortes as "Seattle and Northern Railway Com Ground", and as "Reserved right—of—way for Company's f—way for the Seattle and Northern Railway, according to writing in escrow with John P. Hoyt, dated May 28, 1, and 5 follows: writing III ... as follows: ταcts of land in Sec 3, Township 35 North, Range and designated on the origina d Northern Railway Company's —of—way for Company's rn Railw~~~ ding to a certain 28, 1889", original Plat

(Southeasterly) from the cento the beginning of a curve thence along said curve to tan arc distance of 81.88 feameasured radially) from the along or rest central angle Northwesterly right, measured stery;
curve which lies 30 166.
e railroad, as now located and construct.
e railroad, as now located and curve to the set of 985.37 feet distance of 52.01
ence South 72°.12'05" West, parallel with the 30 feet distant outheasterly) from the center of said Railroad a distance of 13.19 the beginning of a curve to the left having a radius of 925.37 feet curve to the left through a central angle of 5°04'1

The railroad, said point also distance of also and point also are railroad, said point also are railroad, said point also railroad, as Railroad g_said_pa from rom the above said curve to Easterly ured radially) from the centerline of the railroad, said point also the true point of beginning; thence South 9°13'41" East a distance 8.45 feet to the point on curve on the original Railroad of—way line, said curve having a radius of 7,789.44 feet, the radius of said curve being North 24°48'57" West a distance of 7,789.44 Washington, and the Easterly molat; thence North 0°37'11" East, casterly margin of "A" Avenue, 115 allel with and 30 feet distant Sou feet, through a feet to the true said curve being North 24°48'57" West a distance of 7,789.44 m the above described "point on curve"; thence Southwesterly aid curve to the right having a radius of 7,789.44 feet, through angle of 1°48'44", an arc distance of 246.37 feet to the sterly corner of Lot 10, Block 243, City of Anacortes, according reof recorded in Volume 2 of Plats, page 4, records of Skagit Washington, and the Easterly margin of "A" Avenue, according to the the sterly margin of "A" Avenue, 115.00 feet to a point on a line the lel with and 30 feet distant Southeasterly from the centerline of ilroad (as measured at right angles); thence North 58°51'30" East aid parallel line, 98.64 feet to a point of curvature in said parallel parallel line, 98.64 feet to a point of curvature in said parallel to the right having a radius of feet, through a central angle of 8°16'25" an arc distance of feet to the true point of beginning. Ω thence Norte which lies North 0.3 thence the intersection 40.00 feet 0.37,11, E North -0.00 f 0.37 East of the centerline of "B" Avenue a '37'11" East along the centerline cet to the South line of Block 242 East a distance of 177.32 feet to therly (and radially) from the centerly (and radially) from the centerly constructed, the radius point of the distance of 085.77 foot from railroad, said uth 9°13'41" Ea Southwesterly 44 feet, through the centerline point of said 925.37 feet; e of 5.04,10", according of Skagit to the 52.01 said parallel radius of extended (as Ω of ç

Together operation of With n that law in in accordance with C d 11th Street which City of Anacortes C h would attach by Ordinance No. 2824

The west half Anacortes, accortes, through 7, reco nalf of Lot 3 and all of Lots according to the Plat record records of Skagit County, W all of Lots 4, 5 and Plat recorded in Volur County, Washington and 6, 243, Plats, City of pages

Together with operation of la Skagit, State that portion of vaw in accordance Washington. of vacated dance with C 5 Street which would attach rtes Ordinance No.

PARCEL Ö SEE SHEET

Lots 7 through 10, E thereof recorded in \Washington. Block 243, MAP OF Volume 2 of Plats, THE CITY OF ANACORTES, according to the plat pages 4 through 7, records of Skagit County,

TOGETHER WITH that portion of Lots 1 through 6 of said Block 243 described as follows:

BEGINNING IN THE Southeast corner of Lot 1 of said Block 243 thence North 0°33'28" East along the East boundary of Lot 1 30.00 feet; thence South 45°32'58" West 14.14 feet; thence North 89°25'33" West parallel with the South boundary of said Block 243, 154.87 feet; thence North 0°32'42" East, 55.82 feet; thence North 23°51'19" West, 36.29 feet to the East boundary of said Lot 7 projected North into the vacated 11th Street right—of—way; thence South 0°32'36" West along the West boundary of said Lot 7, 108.85 feet to the South boundary of said Block 243; thence South 89°25'33" East, 179.84 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH that portion of those certain strips, parcels or tracts of land in Section 24 and Government Lot 5 of Section 13, Township 35 North, Range 1 East of the Willamette Meridian, shown and designated on the original Plat of the City of Anacortes as "Seattle and Northern Railway Company's Station Ground", and as "Reserved right—of—way for Company's right—of—way for the Seattle and Northern Railway, according to a certain paper in writing in escrow with John P. Hoyt, dated May 28, 1889", described as follows:

Commencing at the intersection of the centerline of "B" Avenue and Eleventh Street; thence North 0.33'28" East along the centerline of "B" Avenue a distance of 40.00 feet to the South line of Block 242 extended Easterly; thence North 0.33'28" East a distance of 177.32 feet to a point on curve which lies 30 feet Southerly (and radially) from the centerline of the railroad, as now located and constructed, the radius point of said curve being North 20'49'23" West a distance of 985.37 feet from the above described "point on curve"; thence Westerly, on a curve to the right, through a central angle of 3'01'28", an arc distance of 52.01 feet; thence South 72'08'22" West, parallel with the 30 feet distant (Southeasterly) from the center of said Railroad a distance of 13.19 feet to the beginning of a curve to the left having a radius of 925.37 feet; thence along said curve to the left through a central angle of 5'04'10", an arc distance of 215.52 feet, said point being 30 feet Southerly (as measured radially) from the centerline of the railroad; thence South 58'47'46" West a distance of 31.17 feet to the POINT OF BEGINNING; in

Thence South 23°51'19" East, 69.39 feet; thence North 66'08'41" East, 8.00 feet; thence South 23°51'19" East, 44.69 feet to the point on curve on the original Railroad right—of—way line, said curve having a radius of 7,789.44 feet, the radius point of said curve being North 23°57'58" West a distance of 7,789.44 feet from the above described "point on curve"; thence Southwesterly along said curve to the right having a radius of 7,789.44 feet, through a central angle of 0°53'54", an arc distance of 122.14 feet to the Northwesterly corner of Lot 10 of said Block 243, and the Easterly margin of "A" Avenue, according to said plat; thence North 0°34'54" East, along the Northerly extension of said Easterly margin of "A" Avenue, 115.00 feet to a point on a line that is parallel with and 30 feet distant Southeasterly from the centerline of said Railroad (as measured at right angles); thence North 58°47'46" East, along said parallel line, 67.08 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH that portion of vacated of law in accordance with City of Anacortes (11th Street which would attach Ordinance No. 2824 described as by or operation

COMMENCING IN THE Northwesterly corner of Lot 10, of said Block 243 also a point on curve on the original Railroad right—of—way line, said curve having a radius of 7,789.44 feet, the radius point of said curve being North 23°04'04" West and a distance of 7,789.44 feet from the above described "point on curve"; thence Northeasterly along sa curve to the left having a radius of 7,789.44 feet, through a central angle of 0°24'44" an arc distance of 56.04 feet to THE POINT OF BEGINNING; thence continuing on said curve through a central angle of 0°29'10" an arc distance of 66.10 feet; thence South 23°51'19" East, 29.87 feet; thence North 89°25'33" West, 72.60 feet to the POINT OF BEGINNING.

Situated in the City of Anacortes, County of Skagit, of Washington

LEGAL DESCRIPTION AFTER BOUNDARY L N E **ADJUSTMENT**

Skagit County Audit
7/2/2013 Page

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Meridian, show and Northern That portion Government I Company's righttion of those certain strips, parcels or tracts of land in Section 24 and ent Lot 5 of Section 13, Township 35 North, Range 1 East of the Willamette shown and designated on the original Plat of the City of Anacortes as "Seattle hern Railway Company's Station Ground", and as "Reserved right—of—way for 's right—of—way for the Seattle and Northern Railway, according to a certain writing in escrow with John P. Hoyt, dated May 28, 1889", described as follows

to the South of 177.32 fee centerline of t being No on curve an arc distant (beginning thence to the Commencing at the intersection thence North 0.33,28" East alon the mmencing at the intersection of the centerline of "B" Avenue and Eleventh Street; nce North 0°33′28" East along the centerline of "B" Avenue a distance of 40.00 feet the South line of Block 242 extended Easterly; thence North 0°33′28" East a distance 177.32 feet to a point on curve which lies 30 feet Southerly (and radially) from the iterline of the railroad, as now located and constructed, the radius point of said curve no North 20°49′23" West a distance of 985.37 feet from the above described "point curve"; thence Westerly, on a curve to the right, through a central angle of 3°01′28", arc distance of 52.01 feet; thence South 72°08′22" West, parallel with the 30 feet tant (Southeasterly) from the center of said Railroad a distance of 13.19 feet to the left through a central angle of 5°04′10", an arc distance of 81.88 feet, said point of 30 feet Southerly (as measured radially) from the centerline of the railroad, said nt also being the POINT OF BEGINNING; point

of 123.93 8.00 feet; with and 3 at right an point of cu the abo Thence original ce South 9.17/24" East a distance of 128.45 feet to the point on curve on the nal-Railroad right—of—way line, said curve having a radius of 7,789.44 feet, the s point of said curve being North 24.48.57" West a distance of 7,789.44 feet from above described "point on curve"; thence Southwesterly along said curve to the right g a radius of 7,789.44 feet, through a central angle of 0.54.42", an arc distance 23.93 feet; thence North 23.51.19" West, 44.69 feet; thence South 66.08.41" West, feet; thence North 23.51.19" West, 69.39 feet to a point on a line that is parallel and 30 feet distant Southeasterly from the centerline of said Railroad (as measured that angles); thence North 58.47.46" East, along said parallel line, 31.17 feet to a of curvature in said parallel line; thence along the arc of said curve to the right g a radius of 925.37 feet, through a central angle of 8.16.25" an arc distance of 8.33 feet to the POINT OF BEGINNING. al Railroad right—os point of so:a radius of feet to the angles); the curvature

Together with that portion of Vacated 11th Street which would attach in accordance with City of Anacortes Ordinance No. 2824 described a by operation of law s follows:

BEGINNING in the Southwest corner of Block 242, City of Anacortes, according to the Plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, thence Southwest along the original Railroad right—of—way line, said curve having a radius of 7,789.44 feet, the radius point of said curve being North 24.48.57" West a distance of 7,789.44 feet from the above described "point on curve"; thence Southwesterly along said curve to the right having a radius of 7,789.44 feet, through a central angle of 0.54.42", an arc distance of 123.93 feet; thence South 23.51.19" East, 29.87 feet; thence South 89.25.33" East, 14.12 feet; thence North 65.35.30" East, 94.71 feet; thence North 0.34.27" West, 39.56 feet to the POINT OF BEGINNING.

Situated ⊇. the City of Anacortes, County of Skagit, State of Washington

PARCEL

Those portions Plat recorded ir Washington. of Lots 4, 5 in Volume 2 5 and 6, of Block of Plats, pages 4 243, City of Anacortes, according to through 7, records of Skagit County,

Together with that portion of vacated 11th Street which would attach by operation of law in accordance with City of Anacortes Ordinance No. 2824:

Describe d as follows:

COMMENCING IN THE Northeast corner of said Block 243 thence West along the north boundary of Block 243, 74.96 feet to the POINT OF BEGINNING; thence West along sain North boundary of Block 243 a distance of 19.44 feet; thence South 0°33'28" West, 80.00 feet; thence North 89°25'33" West, 70.49 feet; thence North 0°32'42" East, 55.8 feet; thence North 23°51'19" West, 26.56 feet; thence South 89°25'33" East along the North boundary of said Block 243, 14.12 feet; thence North 65°35'30" East, 94.71 feet thence South 89°25'33" East, 0.95 feet; thence South 0°34'27" West, 40.00 feet to the POINT OF BEGINNING.

Situated ⊇. the City of Anacortes, County of Skagit, State of Washington.

 \mathbf{D} SEE SHEET **N**

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

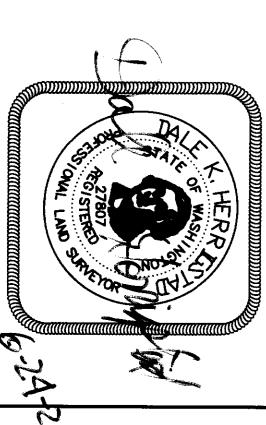
4320

BOUNDARY LINE ADJUSTMENT SURVEY FOR ORTMAN FAMILY

BLA-2012-

DRAWN DALE NONE May 20 CHKD DKH 2012-SHEET: 3 JOB NO:

DALE K. HERRIC 4320 WHISTLE ANACURTES WA SURVEYOR 299-8804 HERRIGSTAD HISTLE LAKE ₩ A 98221 ROAD



Y IN GOV, RNG SECTION EAST, 24,