

OWNERS CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT ME, THE UNDERSIGNED OWNERS, HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

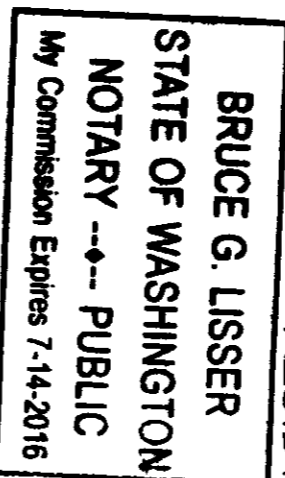
Roger Jingsquist
ROGER JINGQUIST
Leslie Jingsquist
LESLIE JINGQUIST

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROGER JINGQUIST AND LESLIE JINGQUIST HUSBAND AND WIFE ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Dec 11, 2013

Bruce G. Lisser
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2-14-16
RESIDING AT Wenatchee, WA



DESCRIPTION PRIOR TO BOUNDARY LINE ADJUSTMENT

JINGQUIST (SKAGIT COUNTY ASSESSORS PARCEL NO. P-58492) PRIOR TO BOUNDARY LINE ADJUSTMENT

A PORTION OF BLOCK 12, "FIRST PLAT OF SHIP HARBOR," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LOTS 9, 10, 11, 12, 13, 14, 15, 16 AND THE NORTHERLY 40 FEET OF D AVENUE LYING SOUTHERLY AND ADJACENT TO LOT 4.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

DESCRIPTION AFTER TO BOUNDARY LINE ADJUSTMENT

LOT 1

A PORTION OF BLOCK 12, "FIRST PLAT OF SHIP HARBOR," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LOTS 9, 10, 11, 12, 13, 14, 15, AND 16

EXCEPT THE SOUTH 84.80 FEET THEREOF, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, BLOCK 12.

SUBJECT TO AND TOGETHER WITH THOSE CERTAIN EASEMENT RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBERS 200702080105 AND 20070080074 OR OTHER EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

LOT 2

A PORTION OF BLOCK 12, "FIRST PLAT OF SHIP HARBOR," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE NORTH 62.50 FEET OF THE SOUTH 84.80 FEET (AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE SOUTH LINE OF LOT 4, SAID BLOCK 12) OF LOTS 9, 10, 11, 12, 13, 14, 15 AND 16, OF SAID BLOCK 12.

SUBJECT TO AND TOGETHER WITH THOSE CERTAIN EASEMENT RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBERS 200702080105 AND 20070080074 OR OTHER EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

LOT 3

A PORTION OF BLOCK 12, "FIRST PLAT OF SHIP HARBOR," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE SOUTH 22.30 FEET OF LOT 4, SAID BLOCK 12, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, TOGETHER WITH THE NORTHERLY 40 FEET OF D AVENUE LYING SOUTHERLY AND ADJACENT TO SAID LOT 4.

SUBJECT TO AND TOGETHER WITH THOSE CERTAIN EASEMENT RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBERS 200702080105 AND 20070080074 OR OTHER EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

201312120076
\$147.00
Skagit County Auditor
12/12/2013 Page 1 of 3 2:57PM

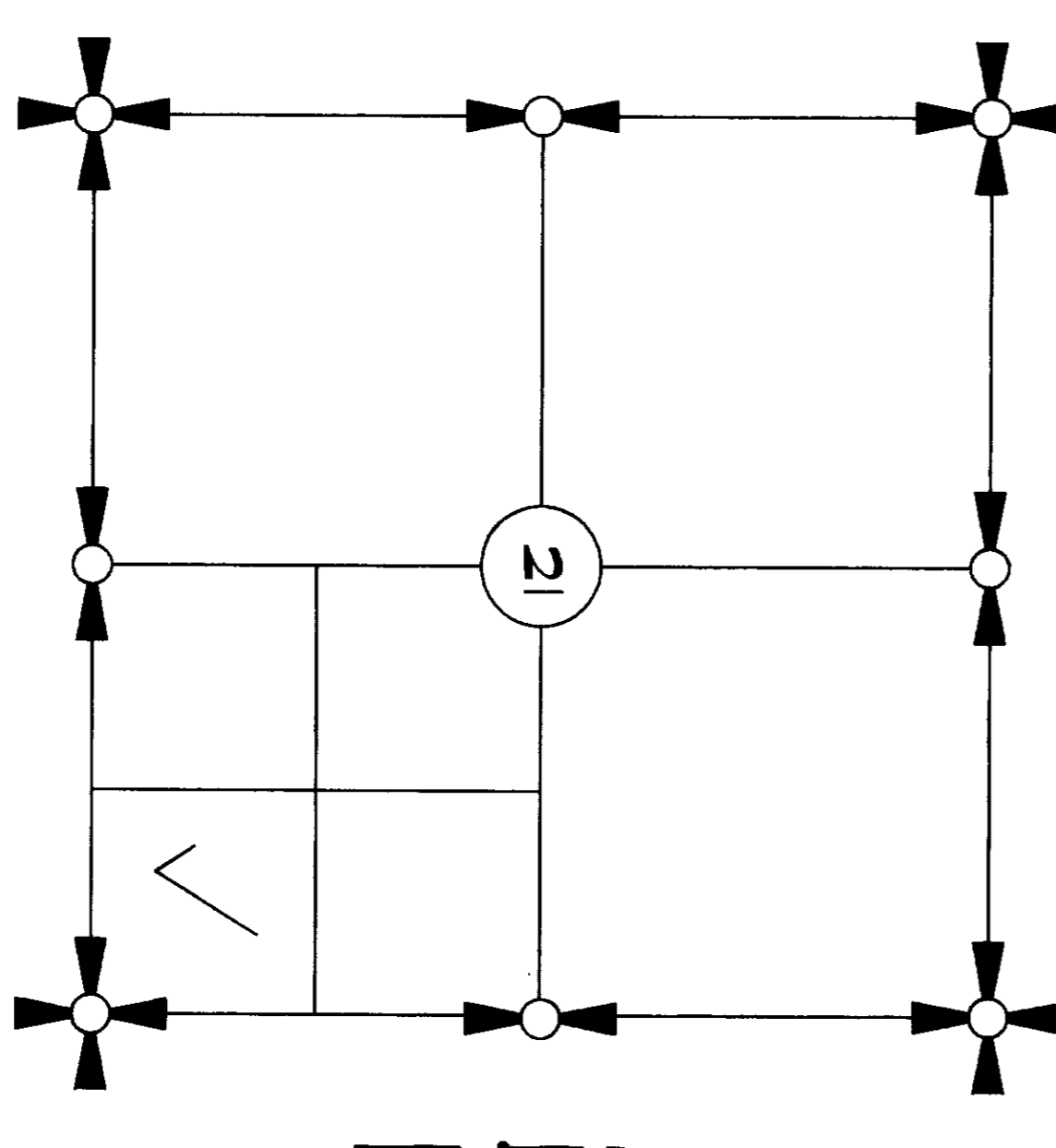
Judy Zvara
DEPUTY

APPROVALS / ACCEPTANCE

THIS BOUNDARY LINE ADJUSTMENT IS HEREBY EXAMINED AND APPROVED THIS 12 DAY OF December, 2013.

Fred Borkenmeter
FRED BORKENMETER
PUBLIC WORKS DIRECTOR

By: *Roger Lisser*
SUBDIVISION ADMINISTRATOR

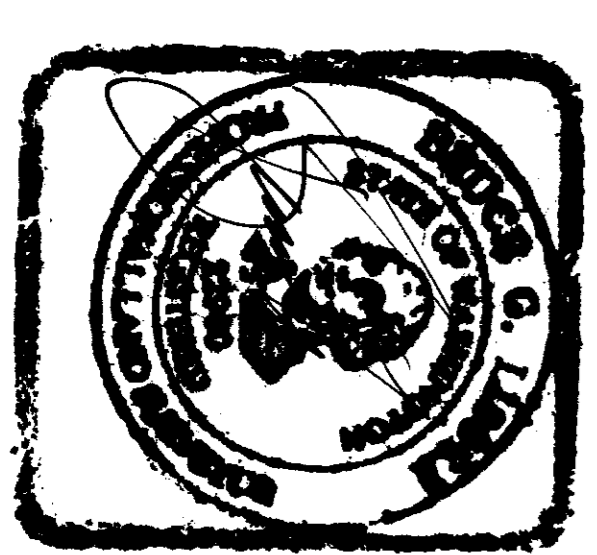


SECTION 21, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
VICINITY MAP
N.T.S.

SHEET 1 OF 3
BOUNDARY LINE ADJUSTMENT NO. BLA 2013-0004
DATE: 11/8/13

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SE 1/4 OF
SECTION 21, T. 35 N., R. 1 E., W.M.,
CITY OF ANACORTES, WASHINGTON
FOR: ROGER AND LESLIE JINGQUIST

FB: PO: LISSER & ASSOCIATES, PLLC (SCALE: 12-024 BLAVROS)
MERIDIAN: ASSUMED SURVEYING & LAND-USE CONSULTATION 360-419-7442
MOUNT VERNON, WA 98273



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 ROGER JINGQUIST AND LESLIE JINGQUIST, HUSBAND AND WIFE, IN SEPTEMBER 2013.

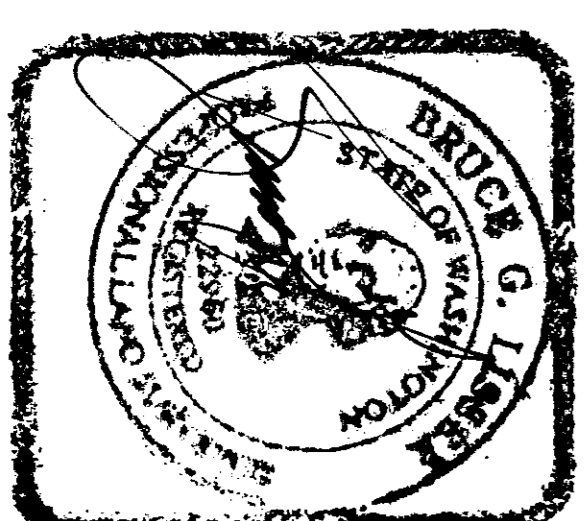
DATE: Dec 5, 2013
BRUCE G. LISSER, PLS. CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
820 MILWAUKEE STREET
P.O. BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSER.COM

NOTES

1. ● INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
 INSCRIBED LISSER 22460.
 ○ INDICATES EXISTING IRON PIPE OR REBAR FOUND
 ⊗ INDICATES EXISTING MONUMENT IN CASE
2. SURVEY DESCRIPTION IS FROM QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. **201312120076** AND LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 143563-0 DATED AUGUST 7, 2012 AND FIRST DATE DOWN REPORT DATED SEPTEMBER 2013.
3. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE FIRST PLAT OF SHIP HARBOR ADDITION TO THE CITY OF ANACORTES RECORDED IN VOLUME 1 OF PLATS, PAGE 13, PLAT OF THE WOODS AT SUNSET COVE RECORDED UNDER AUDITOR'S FILE NO. 200710170081 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 844146, 8504120034, 9112170081, 94071260084, 9501300024, 9112240041, 9807170001, 9406140133, 200012080153, 200409100065, 200505060002 AND 2011051300086, RECORDS OF SKAGIT COUNTY, WASHINGTON.
4. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 1 EAST, 1/4", CENTERLINE OF SUNSET AVENUE
 BEARING = NORTH 90°00'00" EAST
5. MERIDIAN: ASSUMED
6. INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER
7. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
8. THIS BOUNDARY LINE ADJUSTMENT SURVEY IS BEING PERFORMED AT THE REQUEST OF ROGER JUNGQUIST AND LESLIE JUNGQUIST, HUSBAND AND WIFE, TO ADJUST THE BOUNDARIES AS DESCRIBED AND AS SHOWN HEREON.
9. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS SHOWN ON THE ABOVE REFERENCED TITLE REPORT AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 9105230042, 9406140133, 200702080104, 200702080105, 200702080106, 200710080074 AND 201304200032.
10. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (SIDEWALK) AS PER IAC 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.
11. ALL DISTANCES SHOWN HEREON ARE IN FEET.
12. OWNER/APPLICANT:
 ROGER AND LESLIE JUNGQUIST
 16032 BEAVER MARSH ROAD
 MOUNT VERNON WA 98273
13. SKAGIT COUNTY ASSESSOR'S PARCEL NUMBER P-58482
14. PROPERTY ADDRESS INFORMATION:
 LOT 1 2715 COHO LANE
 LOT 2 2717 COHO LANE
 LOT 3 2719 COHO LANE
15. PROPERTY ZONING: RESIDENTIAL DISTRICT (R-2)
 MINIMUM LOT AREA = 7500 SQ. FT.
 MINIMUM SETBACKS:
 FRONT YARD = 20 FEET
 REAR YARD = 20 FEET
 INTERIOR SIDE YARD = MINIMUM 5 FEET ON ONE SIDE, NO LESS THAN 15 FEET ON BOTH SIDES COMBINED
 SIDE YARD ALONG STREET = 10 FEET
16. WATER SUPPLY: CITY OF ANACORTES
17. SEWAGE DISPOSAL: CITY OF ANACORTES

18. CRITICAL AREAS WERE PREVIOUSLY DELINEATED BY ATSI IN APRIL 2012; A BUFFER AVERAGING PLAN WAS SUBMITTED AND APPROVED BY THE CITY OF ANACORTES PLANNING, COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT (PCEED) (PER LETTER DATED AUGUST 13, 2013) WITH THE FOLLOWING CONDITIONS:
 1. FUTURE DEVELOPMENT OF THE SITE SHALL BE CONSISTENT WITH THE APPROVED BUFFER WIDTH AVERAGING PLAN UNLESS OTHERWISE APPROVED BY THE PCEED.
 2. A "CRITICAL AREAS NOTICE ON TITLE" IN A FORM APPROVED BY PCEED SHALL BE (RECORDED) WITH THE SKAGIT COUNTY AUDITOR AND A COPY PROVIDED TO PCEED.
 3. PRIOR TO BUILDING PERMIT ISSUANCE, A SITE PLAN DEPICTING REQUIRED BUFFERS, FENCING AND SIGNAGE AS WELL AS PROPOSED CLEARING, GRADING, STORMWATER AND EROSION CONTROL, LANDSCAPING, AND ANY OTHER INFORMATION DEEMED NECESSARY BY THE BUILDING OFFICIAL, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THE PLAN SHALL IDENTIFY MEASURES FOR ROOT PROTECTION FOR TREES WITHIN THE BUFFER AREA, WHEN APPLICABLE.
 4. PRIOR TO SITE WORK COMMENCING, THE OUTER PERIMETER OF THE BUFFER AND LIMITS OF THOSE AREAS TO BE DISTURBED SHALL BE MARKED IN THE FIELD AND INSPECTED BY THE BUILDING OFFICIAL, MAINTAINED THROUGH CONSTRUCTION AND NOT REMOVED UNTIL PERMANENT FENCING AND SIGNS ARE IN PLACE.
 5. PERMANENT SPLIT RAIL FENCE AND SIGNAGE AS APPROVED BY PCEED SHALL BE INSTALLED ALONG THE WETLAND BUFFER PRIOR TO FINAL OCCUPANCY (AMC 1710340.6).
 6. STORMWATER MANAGEMENT SHALL OCCUR IN A MANNER CONSISTENT WITH AMC 1336 AMC, AND SHALL ENSURE THAT WETLAND HYDROLOGY IS MAINTAINED.
 7. IF A BUILDING PERMIT HAS NOT BEEN ISSUED AND WORK COMMENCED OR RECONFIGURED BUILDING LOTS DEFINED THROUGH A CITY-APPROVED METHOD (I.E. RECORDED BOUNDARY LINE ADJUSTMENT) WITHIN FIVE (5) YEARS OF THE DATE OF THIS LETTER, THIS APPROVAL SHALL EXPIRE AND A NEW APPLICATION AND UPDATED CRITICAL AREAS REPORT SUBMITTED FOR REVIEW.

CONTACT THE ANACORTES PLANNING, COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT (PCEED) FOR ADDITIONAL INFORMATION.



DATE: 11/8/13

SHEET 2 OF 3

BOUNDARY LINE ADJUSTMENT NO. BLA 2013-0004

SURVEY IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 21, T. 35 N., R. 1 E., W.M. CITY OF ANACORTES, WASHINGTON FOR: ROGER AND LESLIE JUNGQUIST

FB:	Pg:	LISSNER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND USE CONSULTATION	12-024 BLA/R05
		MOUNT VERNON, WA 98273	360-414-7442

