

GROESBECK & IVES BOUNDARY LINE ADJUSTMENT
IN GOVERNMENT LOT 1 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
ANACORTES, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HARMSEN & ASSOCIATES INC.



2014 05 14 09:06 AM
\$144.00
Skagit County Auditor
5/14/2014 Page 1 of 2 3:16 PM

BY DEPUTY

CONSENT:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS AND SEALS THIS 12 DAY OF May, 2014.

PARCEL A:

PAUL E. GROESBECK

JEAN V. GROESBECK

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER, CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF I HAVE HERUNTO SET MY HAND AND SEAL THIS 14 DAY OF May, 2014.

PARCEL B:

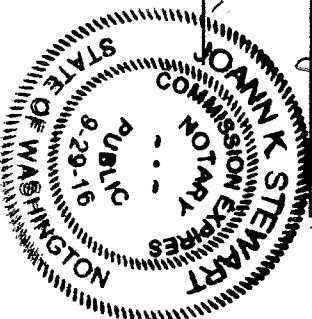
DOROTHY K. IVES

ACKNOWLEDGEMENTS:

STATE OF Washington }
COUNTY OF Skagit } SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL E. GROESBECK AND JEAN V. GROESBECK, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF May, 2014.

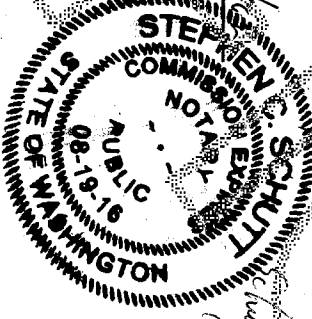
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Anacortes, Skagit County
MY APPOINTMENT EXPIRES 9-29-16



STATE OF Washington }
COUNTY OF Skagit } SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DOROTHY K. IVES IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF May, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Anacortes, Skagit County
MY APPOINTMENT EXPIRES 8-19-16



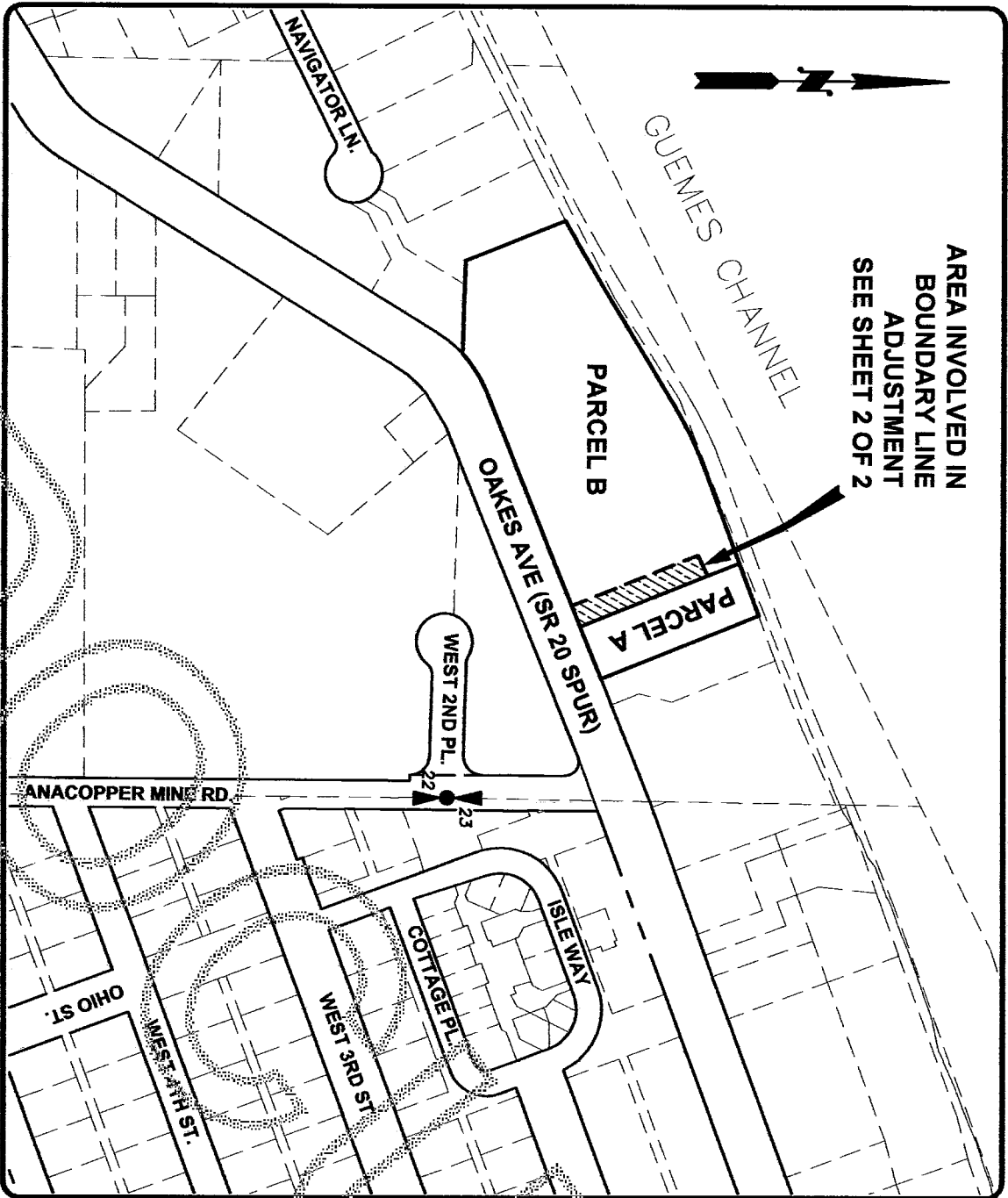
ACCEPTANCE: THIS BOUNDARY LINE ADJUSTMENT IS HEREBY EXAMINED AND APPROVED FOR ACCEPTANCE THIS 1 DAY OF May, 2014.

CITY ENGINEER

SUBDIVISION ADMINISTRATOR

ANACORTES PUBLIC WORKS BLA NO.

X:\MOUNT VERNON\PROJECTS\13-249 GROESBECK\13-249 GROESBECK BLA C3013.DWG



VICINITY MAP
SCALE 1"=300' FT
(FROM SKAGIT COUNTY ASSESSOR DATA)

PARCEL A - GROESBECK:

LOT 3 OF CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001 AS APPROVED MAY 2, 1989 AND RECORDED MAY 9, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

TOGETHER WITH THAT PORTION OF LOT 4 OF SAID SHORT PLAT NO. ANAC-89-001 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 4 OF CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001 AS APPROVED MAY 2, 1989 AND RECORDED MAY 9, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT ALSO LYING ON THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE; THENCE SOUTH 68°01'27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE FOR A DISTANCE OF 40.00 FEET; THENCE NORTH 21°58'33" WEST, 236.30 FEET TO THE TOP OF THE EXISTING BANK; THENCE NORTH 57°54'05" EAST, ALONG THE TOP OF SAID BANK 40.63 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 4; THENCE SOUTH 21°58'33" EAST ALONG SAID NORTHEASTERLY LINE OF LOT 4 FOR A DISTANCE OF 243.44 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTIONS AFTER BOUNDARY LINE ADJUSTMENT

PARCEL B - IVES:

THE EAST 680 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF LOT 4 OF CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001, AS APPROVED MAY 2, 1989, AND RECORDED MAY 9, 1989, IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 35, NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPT THAT PORTION OF LOT 4 OF SAID SHORT PLAT NO. ANAC-89-001 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 4 OF CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001 AS APPROVED MAY 2, 1989 AND RECORDED MAY 9, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT ALSO LYING ON THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE; THENCE SOUTH 68°01'27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE FOR A DISTANCE OF 40.00 FEET; THENCE NORTH 21°58'33" WEST, 236.30 FEET TO THE TOP OF THE EXISTING BANK; THENCE NORTH 57°54'05" EAST, ALONG THE TOP OF SAID BANK 40.63 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 4; THENCE SOUTH 21°58'33" EAST ALONG SAID NORTHEASTERLY LINE OF LOT 4 FOR A DISTANCE OF 243.44 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTIONS BEFORE BOUNDARY LINE ADJUSTMENT

PARCEL A - GROESBECK
PER CHICAGO TITLE INSURANCE CO. GUARANTEE 620027095:

LOT 3 OF CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001 AS APPROVED MAY 2, 1989 AND RECORDED MAY 9, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B - IVES

PER CHICAGO TITLE INSURANCE CO. GUARANTEE 620027095:

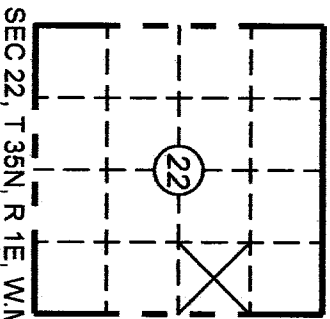
THE EAST 680 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF LOT 4 OF CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001, AS APPROVED MAY 2, 1989, AND RECORDED MAY 9, 1989, IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 35, NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

(SHOWN AS REVISED LOT 4 OF SAID SHORT PLAT PER BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8910060006)

SITUATED IN SKAGIT COUNTY, WASHINGTON

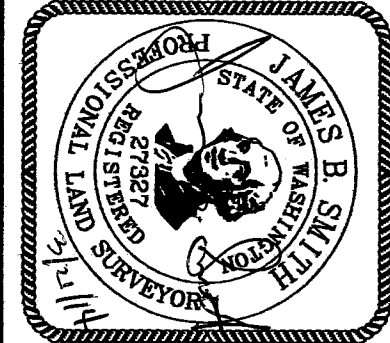
GROESBECK & IVES

BOUNDARY LINE ADJUSTMENT



SEC 22, T 35N, R 1E, W.M.

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF ANACORTES AND THE WASHINGTON STATE SURVEY RECORDING ACT AT THE REQUEST OF JEAN C. GROESBECK IN THE MONTH OF MARCH, 2014.
JAMES B. SMITH, PLS. CREDS
CERTIFICATE NO. 27327
3/21/14



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SCALE: 1"= 300'		SHEET: 1 OF 2
DRAWN BY: JTF	DATE: 03/13/14	
REVISED: NA		S.T.R. INDEX: 22-35N-1E
F.B.I. NO. 96/1/5		
JOB# 13-249		GOVT LOT 1

HARMSEN & ASSOCIATES INC.
603 SOUTH FIRST STREET
MOUNT VERNON, WA 98273
TEL: (360) 336-9199

GROESBECK & IVES BOUNDARY LINE ADJUSTMENT
IN GOVERNMENT LOT 1 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
ANACORTES, WASHINGTON



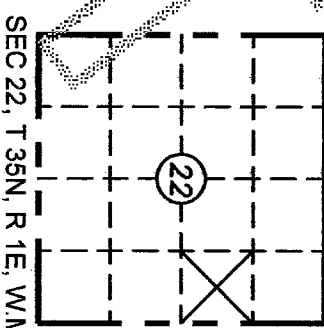
201405140064

Skiagit County Auditor

5/14/2014 Page 2 of 2 \$14.00

5/14/2014 Page 2 of 2 \$14.00

- SURVEY NOTES:**
1. BASIS OF BEARINGS: N 0° 10' 08" E ALONG THE EAST LINE OF GOVERNMENT LOT 1 AS MONUMENTED AND SHOWN HEREIN AND BY SHORT PLAT NO. ANAC-88-00, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8905090034.
 2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION.
 3. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS SPECIFIED BY WAC 332-130-090.
 4. THIS SURVEY DOES NOT REPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES, RECORDED OR UNRECORDED, THAT MAY AFFECT THE DEPICTED PROPERTIES.
 5. ENCROACHMENTS ARE DEPICTED HEREIN IN ACCORDANCE WITH THE REQUIREMENTS OF WAC 332-130-050. THIS SURVEY DOES NOT RESOLVE THE ISSUES OF ENCROACHMENT OR OCCUPATION.



SEC 22, T 35N, R 1E, W.M.

GUEMES CHANNEL

APPROXIMATE LINE OF ORDINARY HIGH WATER

GREAT NORTHERN RAIL ROAD

ANACORTES SHP AFN

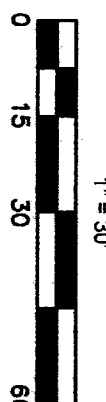
PARCEL A
PARCEL NO. P31565
JEAN V. & PAUL E. GROESBECK
EXISTING AREA 0.697 ACRES
AREA AFTER ADJUSTMENT: 0.917 ACRES

PARCEL B
PARCEL NO. P31570
DOROTHY K. IVES
EXISTING AREA 4.428 ACRES
AREA AFTER ADJUSTMENT: 4.206 ACRES

LOT 4

OAKES AVE (STATE ROUTE 20 SPUR)

EAST LINE OF GOVERNMENT LOT 1



FOUND S 0.10 OF CALCULATED POSITION, ACCEPTED AS PERPETUATED CORNER

FOUND S 0.04 W 0.08 OF CALCULATED POSITION, ACCEPTED AS ORIGINAL CORNER

FOUND N 0.04 W 0.04 OF CALCULATED POSITION, ACCEPTED AS ORIGINAL CORNER

QUARTER CORNER
2-1/4" BRASS DISK AND PUNCH MARK IN CASING
10/30/2013 ("P17", ROS AFN 2001 10030106)



- GENERAL LEGEND & ABBREVIATIONS:**
- FOUND 1/2" REBAR WITH "LEONARD 8892" CAP AS DEPICTED ON SHORT PLAT NO. ANAC-89-001, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8905090034
 - FOUND 1/2" REBAR WITH "HERRIGSTAD 27807" CAP AS DEPICTED ON BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201105100018
 - SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "HALLS 27327" THIS SURVEY
 - ▲ FOUND CONTROLLING SECTION MONUMENT, AS DESCRIBED
 - ☁ BUTTERFLY BUSH
 - ▣ CABLE TV BOX
 - ▣ COLUMN
 - + FENCE LINE
 - ⊕ FLAG POLE
 - ⊕ GAS METER
 - ▣ MAIL BOX
 - ▣ POWER GENERATOR/ELECTRIC JUNCTION BOX
 - ⊕ POWER POLE WITH UNDERGROUND FEED
 - ▣ SCULPTURE - IRON TREE
 - ▣ TELEPHONE BOX
 - WATER FAUCET
 - WATER METER
 - WATER - IRRIGATION VALVE
 - YARD DRAIN
 - AFN SKAGIT COUNTY AUDITOR'S FILE NUMBER
 - ROS SKAGIT COUNTY RECORD OF SURVEY
 - (M) CALCULATED DISTANCE OR BEARING
 - (M) MEASURED DISTANCE

ANACORTES PUBLIC WORKS BLA NO. _____

X: \MOUNT VERNON\PROJECTS\13-249 GROESBECK\LS\DWG\13-249 GROESBECK BLA CDD13.DWG

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GROESBECK & IVES	
BOUNDARY LINE ADJUSTMENT	
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F.B.I.V. 96/15	
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