



FIDALGO SQUARE BOUNDARY LINE ADJUSTMENT  
IN THE N.W. 1/4, SEC. 19, TWP 35 N., RNG 2 E., W.M.  
CITY OF ANACORTES, WASHINGTON

201407170049  
\$143.00  
2 of 2 2:42AM

LEGAL DESCRIPTION AFTER ADJUSTMENT

PARCEL A: (17,989 SF)

Lots 1 through 8, inclusive, Block 46, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

EXCEPT that portion of said Lots 1 through 7 described as follows:

BEGINNING in the Southeast corner of said Lot 1 thence North 0°00'28" East along the East boundary of Lot 1, 34.50 feet; thence North 89°58'04" West, 163.89 feet along a line parallel with the South boundary of said Lot 1 through 6; thence South 25°40'31" West, 38.27 feet to a point on the south line of said Lot 7; thence South 89°58'04" East, 180.47 feet to the POINT OF BEGINNING.

PARCEL B: (25,660 SF)

Lots 16 through 20 inclusive, Block 46, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH that portion of Lots 1 through 7 of said Block 46 described as follows:

BEGINNING in the Southeast corner of said Lot 1 thence North 0°00'28" East along the East boundary of Lot 1, 34.50 feet; thence North 89°58'04" West, 163.89 feet along a line parallel with the South boundary of said Lot 1 through 6; thence South 25°40'31" West, 38.27 feet to a point on the south line of said Lot 7; thence South 89°58'04" East, 180.47 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH That portion of the alley located between Lots 1 through 5 and Lots 17 through 20, Block 46, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, as vacated by City of Anacortes Ordinance No. 2495, recorded on July 21, 1999, as Auditor's File No. 9907210063.

ALSO TOGETHER WITH that portion of Lots 13, 14 and 15 of said Block 46 described as follows: BEGINNING in the Southwest corner of Lot 16 of said Block 46; thence West along the South boundary of Lot 15, 17.00 feet; thence North 0°00'42" East, 69.93 feet; thence North 42°29'53" West, 27.03 feet; thence North 89°58'04" West, 54.62 feet to the West boundary of Lot 13; thence North 0°00'51" East, 10.00 feet to the Northwest corner of Lot 13; thence East along the North boundary of Lots 13, 14 and 15 to the Northeast corner of Lot 15; thence South along the East boundary of Lot 15 to the POINT OF BEGINNING.

PARCEL C: (6,367 SF)

Lots 13, 14 and 15, Block 46, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington. All situated in Skagit County, Washington.

EXCEPT that portion of said Lots 13, 14 and 15 described as follows: BEGINNING in the Southwest corner of Lot 16 of said Block 46; thence West along the South boundary of Lot 15, 17.00 feet; thence North 0°00'42" East, 69.93 feet; thence North 42°29'53" West, 27.03 feet; thence North 89°58'04" West, 54.62 feet to the West boundary of Lot 13; thence North 0°00'51" East, 10.00 feet to the Northwest corner of Lot 13; thence East along the North boundary of Lots 13, 14 and 15 to the Northeast corner of Lot 15; thence South along the East boundary of Lot 15 to the POINT OF BEGINNING.

LEGAL DESCRIPTION BEFORE ADJUSTMENT

PARCEL A: (35,290 SF)

Lots 1 through 8, inclusive, the East 24 feet of Lot 17, and all of Lots 18 through 20, inclusive, Block 46, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

PARCEL B: (3,590 SF)

Lot 17, EXCEPT the East 24 feet thereof, and all of Lot 16, Block 46, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

PARCEL C: (2,157 SF)

That portion of the alley located between Lots 1 through 5 and Lot 17 through 20, Block 46, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, as vacated by City of Anacortes Ordinance No. 2495, recorded on July 21, 1999, as Auditor's File No. 9907210063;

PARCEL D: (8,979 SF)

Lots 13, 14 and 15, Block 46, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington. All situated in Skagit County, Washington.

CONSENT:

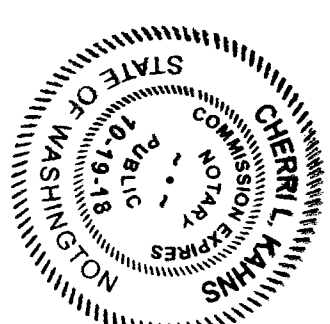
I, Bradford Augustine, know all men by me the undersigned owners certify that the Boundary Line Adjustment is made as a free act and deed, in witness whereof we have hereunto set our hands and seals this 7th day of July, 2014.

Bradford A. Augustine  
MADRONA REAL ESTATE INVESTORS ONE, LLC

ACCEPTANCE

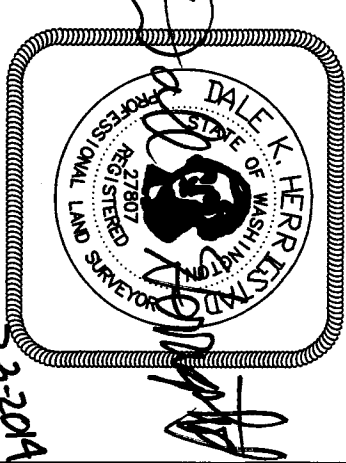
This Boundary Line Adjustment is hereby examined and approved for acceptance the 7th day of July, 2014.

[Signature]  
City Engineer  
Subdivision Administrator



State of Washington  
County of Skagit  
I certify that I know of have satisfactory evidence that Bradford Augustine signed this instrument, on oath stated that (his/here/they) (was/are) authorized to execute the instrument and acknowledged it as the Manager Member of MADRONA REAL ESTATE INVESTORS ONE, 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 7th day of July, 2014.  
Notary Public in and for the State of Washington  
Name printed Cheri L. Kahms  
Residing at Mount Vernon WA  
My commissions expires 10-19-18

SURVEYOR  
DALE K. HERRIGSTAD P.L.S.  
4320 WHISTLE LAKE ROAD  
ANACORTES WA 98221  
360-299-8804



PROPERTY OWNER  
MADRONA REAL ESTATE INVESTORS ONE LLC  
1320 EAST PIKE STREET  
SEATTLE, WA 98122

HERRIGSTAD  
ENGINEERING AND SURVEYING  
4320 WHISTLE LAKE ROAD, ANACORTES WA  
PHONE (360) 299-8804

BOUNDARY LINE ADJUSTMENT SURVEY FOR Madronea Real Estate Investors One LLC			
SCALE	DATE:	JOB NO:	
Noted	July 1, 2014	2014-45	
DRAWN BY:	CHKD BY:	SHEET: OF:	
DALE H.	DKH	2 2	

CDA BLA-2014-0011