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.

EDGAR UHLMANN

SOPHIA PARK

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS DAY PERSONALLY APPEARED BEFORE ME EDGAR UHLMANN AND SOPHIA PARK UNMARRIED INDIVIDUALS, 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 28 DAY OF JULY, 2014.

Mark L. Semrau
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT 1401 NORTHVIEW CT. MOUNT VERNON, WA 98274

MY COMMISSION EXPIRES: 10.31.2014

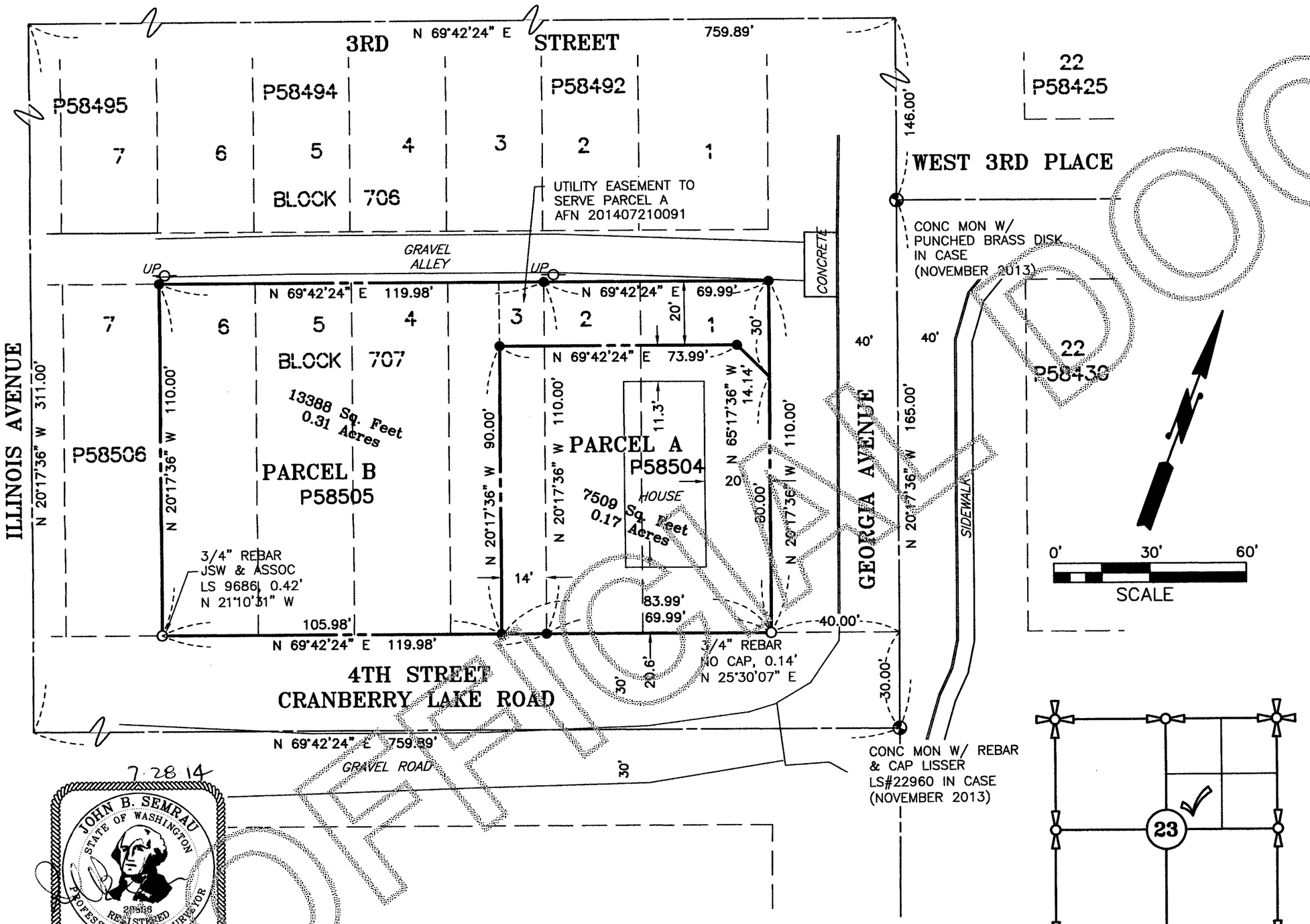
MARK L. SEMRAU — NOTARY PUBLIC — STATE OF WASHINGTON

AUDITOR'S CERTIFICATE

201408150014
Skagit County Auditor $139.00
8/15/2014 Page 1 of 1 9:56AM

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

SKAGIT COUNTY AUDITOR / DEPUTY



NOTES

1. ● – INDICATES IRON REBAR SET WITH YELLOW CAP – SURVEY NUMBER SEMRAU 28626
   ○ – INDICATES EXISTING REBAR OR IRON PIPE FOUND.
   ⊕ – INDICATES MONUMENT FOUND.
2. BASIS OF BEARING: ASSUMED
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA TCPR 1201+ TOTAL STATION R100.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. THIS SURVEY WAS REQUESTED BY EDGAR UHLMANN.
7. 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.
8. 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 SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.
9. THE DESCRIPTION FOR THIS SURVEY AND BOUNDARY LINE ADJUSTMENT IS FROM STATUTORY WARRANTY DEEDS RECORDED AS AUDITOR'S FILE NUMBERS 201310140001 AND 201310150002, RECORDS OF SKAGIT COUNTY, WASHINGTON. THESE DEEDS WERE COMBINED IN A SUBDIVISION GUARANTEE PREPARED BY LAND TITLE COMPANY OF SKAGIT COUNTY UNDER ORDER NO. 149251-OA, GUARANTEE NO. SGW-08001344, DATED APRIL 14, 2014.
10. THIS PROPERTY IS SUBJECT TO PROTECTIVE COVENANTS, NORTHERN PACIFIC ADDITION TO ANACORTES, AS RECORDED UNDER AUDITOR'S FILE NO. 509693, RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. SOME LOT DIMENSIONS HAVE BEEN PROPORTIONED TO CONFORM TO MEASURED DISTANCES BETWEEN EXISTING MONUMENTS.

DESCRIPTIONS BEFORE BLA

PARCEL A

LOTS 1 AND 2, INCLUSIVE, BLOCK 707, "NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

PARCEL B

LOTS 3 THROUGH 6, BLOCK 707, "NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

DESCRIPTIONS AFTER BLA

PARCEL A

THAT PORTION OF LOTS 1 THROUGH 6, BLOCK 707, NORTHERN PACIFIC ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 20°17'36" EAST ALONG THE EASTERLY BOUNDARY OF SAID LOT 1 A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 65°17'36" WEST A DISTANCE OF 14.14 FEET TO A POINT 20.00 FEET SOUTHEASTERLY, MEASURED PERPENDICULARLY, FROM THE NORTHERLY LINE OF SAID LOT 1;
THENCE SOUTH 69°42'24" WEST PARALLEL WITH SAID NORTHERLY LINE A DISTANCE OF 73.99 FEET TO A POINT 14.00 FEET SOUTHWESTERLY, MEASURED PERPENDICULARLY, FROM THE WESTERLY LINE OF SAID LOT 2;
THENCE SOUTH 20°17'36" EAST PARALLEL WITH SAID WESTERLY LINE A DISTANCE OF 90.00 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 707 AND THE TERMINUS OF SAID LINE, SAID TERMINUS POINT LYING 14.00 FEET, SOUTH 69°42'24" WEST FROM THE SOUTHWEST CORNER OF SAID LOT 2.

PARCEL B

THAT PORTION OF LOTS 1 THROUGH 6, BLOCK 707, NORTHERN PACIFIC ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 20°17'36" EAST ALONG THE EASTERLY BOUNDARY OF SAID LOT 1 A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 65°17'36" WEST A DISTANCE OF 14.14 FEET TO A POINT 20.00 FEET SOUTHEASTERLY, MEASURED PERPENDICULARLY, FROM THE NORTHERLY LINE OF SAID LOT 1;
THENCE SOUTH 69°42'24" WEST PARALLEL WITH SAID NORTHERLY LINE A DISTANCE OF 73.99 FEET TO A POINT 14.00 FEET SOUTHWESTERLY, MEASURED PERPENDICULARLY, FROM THE WESTERLY LINE OF SAID LOT 2;
THENCE SOUTH 20°17'36" EAST PARALLEL WITH SAID WESTERLY LINE A DISTANCE OF 90.00 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 707 AND THE TERMINUS OF SAID LINE, SAID TERMINUS POINT LYING 14.00 FEET, SOUTH 69°42'24" WEST FROM THE SOUTHWEST CORNER OF SAID LOT 2.

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

DRAWING FILE: 5218.DWG 7/24/14

7-28-14

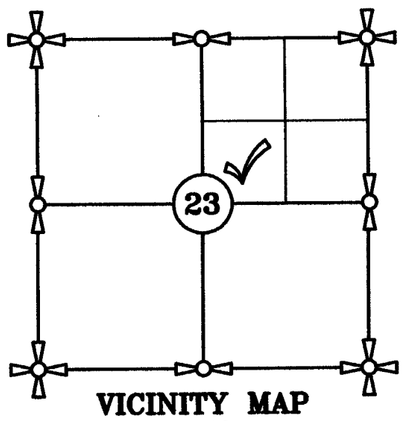
JOHN B. SEMRAU — STATE OF WASHINGTON — 28626 — REGISTERED PROFESSIONAL LAND SURVEYOR

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 EDGAR UHLMANN.

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: 7-28-14



VICINITY MAP
N.T.S.

APPROVALS

THE WITHIN AND FOREGOING LOT LINE ADJUSTMENT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES MUNICIPLE CODE SECTION 16.08.070
THIS 31st DAY OF JULY, 2014

PLANNING DIRECTOR

CITY ENGINEER

BLA-2014-0010 SHEET 1 OF 1

SURVEY OF LOTS 1 THROUGH 6, BLOCK 707, NORTHERN PACIFIC ADDITION TO ANACORTES, IN THE SW 1/4 OF NE 1/4 OF SECTION 23, T. 35 N., R. 1 E., W.M. CITY OF ANACORTES FOR: EDGAR UHLMANN AND SOPHIA PARK

FB. 288 PG. 64-67	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 30'
MERIDIAN: ASSUMED		JOB NO. 5218

UNOFFICIAL DOCUMENT