



201512290008

Skagit County Auditor

\$80.00

12/29/2015 Page

1 of

8 9:16AM

After Recording Return To:

FRANK JERETZKY

13664 Rosario Rd.

Anacortes, WA 98221

Document: Drainage Easement  
Grantor: GEMS, LLC, a Washington Limited Liability Company  
Grantee: Frank J. Jeretzky and Sharon E. Jeretzky, husband and wife and Thomas L. Allen and Pamela J. Allen, husband and wife  
Legal: Lots AB, C & D BLA 2015-0008 & Ptn BLK 201 & Railroad Anacortes, Also Tract 11-13 Plate 8 Tide & Shores Lands 13-35-1  
Tax Parcel #: 3772-201-017-0005 P56212 & 350113-0-051-0209 P31536

## DRAINAGE EASEMENT

MA-60020

GEMS, LLC, a Washington limited liability company, hereby grants and conveys a non-exclusive easement for the construction, maintenance and repair of underground drainage over and across a portion of the real property legally described as Parcel "B" and Parcel "E" in the Survey recorded under Skagit County Auditor's File #200805080041 (previously known as Paulson Parcel "A" in the Survey recorded under Skagit County Auditor's File No. 8902080014), more particularly described in Exhibit "A" and as depicted on Exhibit "B" for the benefit of to the following described real Property:

Lots AB, C and D as more particularly described in the BLA-2015-0008, Record of Survey / Boundary Line Adjustment, recorded under Skagit County Auditor's File No. 201508310104 as shown on Exhibits "C" and "D".

Situate in Skagit County, Washington.

DRAINAGE EASEMENT - 1

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 29 2015

Amount Paid \$  
Skagit Co. Treasurer  
By *mdm* Deputy

## DRAINAGE EASEMENT DESCRIPTION

The drainage easement shall be for a ditch to run Northeasterly along the "toe of the bank" located within and along the Southeasterly portion of the real property legally described as Parcel "B" and Parcel "E" in the Survey recorded under Skagit County Auditor's File # 200805080041 ( previously known as Paulson Parcel A in the Survey recorded under Skagit County Auditor's File Number 8902080014) that is adjacent to Lots AB, C, and D as described in Recorded Survey / Boundary Line Adjustment, recorded under Skagit County Auditor's File Number 201508310104.

Also granted is an easement adequate for maintenance and construction of said ditch.

## INGRESS AND EGRESS

Access for construction, maintenance and repair of this Drainage Ditch to be from the North end of "B" Avenue and along the existing road to adjoining Parcel "E" and the existing cannery, within portions of Parcel "B" and northerly adjoining Parcel "E". These are portions of real property legally described in Parcel "B" and Parcel "E" the Survey recorded under Skagit County Auditor's File Number 200805080041 that is adjacent to lots AB, C, and D, and as described in Recorded Survey / Boundary Line Adjustment, recorded under Skagit County Auditor's File Number 201508310104.

**WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT** (RCW 42.44.100)

State of Washington

County of

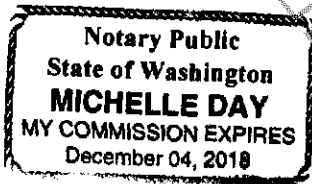
Spokane

} ss.

I certify that I know or have satisfactory evidence that

Shahnaz Ally-Gard  
Name of Signer

is the person who appeared before me, and said  
person acknowledged that he/she signed this  
instrument and acknowledged it to be his/her free  
and voluntary act for the uses and purposes  
mentioned in the instrument.



Dated:

12/9/15

Month/Day/Year

Michelle Day  
Signature of Notarizing Officer

Notary Public  
Title (Such as "Notary Public")

My appointment expires

12/4/18

Month/Day/Year of Appointment Expiration

Place Notary Seal Above

**OPTIONAL**

*Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Right Thumbprint  
of Signer  
Top of thumb here

GRANTOR:

GEMS, LLC

By Shannae ally-gard

*[Signature]*

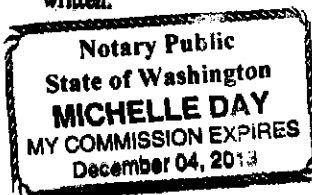
STATE OF WASHINGTON

Spokane : ss.

COUNTY OF ~~WHATCOM~~

On this 9 day of December, 2015, before me personally appeared Shannae ally-gard to me known to be the ~~owner~~ President of the limited liability company that executed the within and foregoing instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



*[Signature]*  
PRINTED NAME: Michelle Day  
Notary Public in and for the State of Washington,  
residing at Bellingham.  
My Commission Expires: 12/4/18

DRAINAGE EASEMENT-3

POOR ORIGINAL





BASIS OF BELIEFS  
MAD DO-51 WASHINGTON STA  
PLANE NORTH ZONE

THE LEGAL OWNER OF THE EAST HALF  
OF VACATED "C" AVE. SHOULD BE  
DETERMINED

RD# APR 2001021240507  
 PARCEL 1  
 26,350 SQ. FT.  
 4.90 AC.  
 AQUATIC CONSULTING, LLC  
 601-403338  
 A76000015140003 &  
 A76000015000155

N02°32'01"E  
94.12'

27.27  
17.75  
10

SW 1/4, SW 1/4 SECTION 11, TOWNSHIP 25 NORTH,  
RANGE 1 EAST, WILLACETTE MERIDIAN



**TRIAD**  
ASSOCIATES

12112-5554b Avenue A St.  
Kirkland, WA 98034-0023  
JFK (425) 821-8148  
Fax: (425) 821-3431

Date 4/28/09	Job No. 06-027
Drawn RWS	Sheet 1 OF 4
Checked QRS	

**SEE SHEET 2**

SEE SHEET 2  
RECORD OF SURVEY  
FOR  
GEMS, LLC

ANACORTES, WASHINGTON

**AUDITOR'S CERTIFICATE**

**AUDITOR'S CERTIFICATE**

Filed for record this 8 day of May, 2008  
2008 at 10:27 a.m., at the request of  
TRANS ASSOCIATES, INC. under auditor's file  
No. 200805080011  
JVINGA JOHN ZAMALE  
Seal County Auditor By Deputy

**SURVEYOR'S CERTIFICATE**

**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  
SHAHNAZ ALLY-QAID AND GEMS, LLC  
in MARCH 2008  
2008 DEPT. NO. 10824

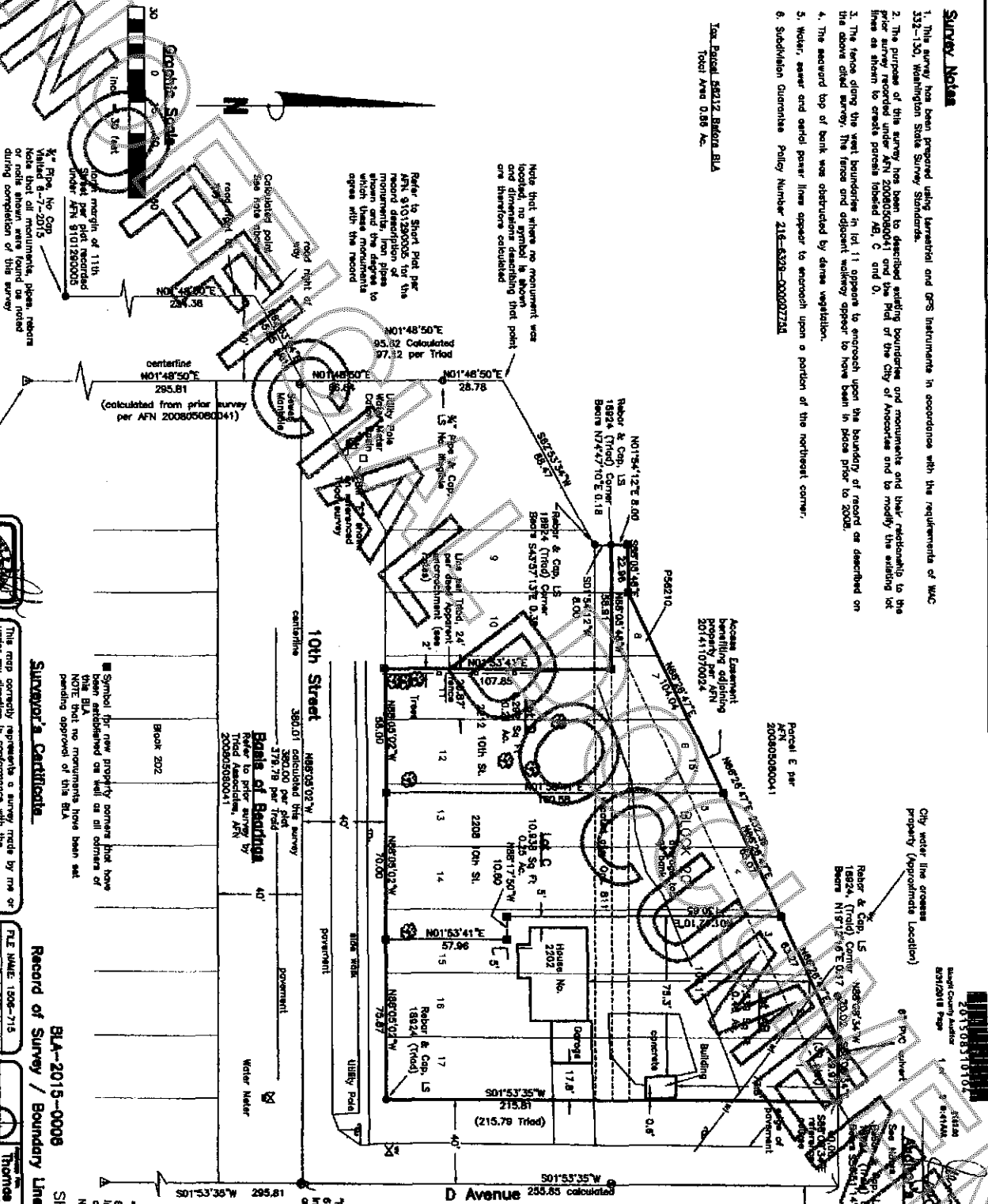


EXHIBIT "C"

**Survey Notes**

1. This survey has been prepared using laser/light and GPS instruments in accordance with the requirements of WAC 352-130, Washington State Survey Standards.
2. The purpose of this survey has been to describe existing boundaries and monuments and their relationship to the proposed boundary under AFN 200805080041 and the Plat of the City of Anacortes and to modify the existing lot lines as shown to create parcels labeled A8, C and D.
3. The fence along the west boundary in lot 11 appears to encroach upon the boundary of record as described on the above cited survey. The fence and adjacent walkway appear to have been in place prior to 2008.
4. The second top of bank was obstructed by dense vegetation.
5. Water, sewer and aerial power lines appear to encroach upon a portion of the northeast corner.
6. Subdivision Guarantee Policy Number 216-6378-000027235

Tax Parcel 58412 Before BLA  
Total Area 0.88 Ac.



3/7 Pine, No. 2015  
Valued 8-7-2015  
Note that all monuments, pieces, rebar or nails shown were found as noted during completion of the survey.

3/7 Nail Valued  
8-7-15  
Note that all monuments, pieces, rebar or nails shown were found as noted during completion of the survey.

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3/7 Nail Valued  
8-7-15  
Note that all monuments, pieces, rebar or nails shown were found as noted during completion of the survey.

**Surveyor's Certificate**

This map correctly represents a survey made by me or under my supervision in accordance with the requirements of the Survey Recording Act at the request of Thomas and Pamela Allen and Sharon Jewett owners of property in Skagit County, Washington in June, 2015.

**Record of Survey / Boundary Line Adjustment**

BLA-2015-0008  
SHEET 1 OF 2  
Thomas and Pamela Allen and Sharon Jewett  
Parish Land Surveying  
Professional Surveyors  
1000 1st Avenue, Everett, WA 98201  
Phone: 425.336.1111  
Fax: 425.336.1112  
Email: info@parishlandsurveying.com  
Web: www.parishlandsurveying.com



This map correctly represents a survey made by me or under my supervision in accordance with the requirements of the Survey Recording Act at the request of Thomas and Pamela Allen and Sharon Jewett owners of property in Skagit County, Washington in June, 2015.

DATE OF PLAT 8-18-15  
DRAWN BY: DJP  
CHECKED BY: DJP  
DATE: 8-18-15

PLS  
Parish Land Surveying  
Professional Surveyors  
1000 1st Avenue, Everett, WA 98201  
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EXHIBIT "D"

**Property Description Before Boundary Line Adjustment (BLA)**

For Parcel 56212  
Lots 1 to 8, inclusive, the East 24 feet of Lot 11 and Lot 12 to 17, inclusive, Block 201, Map of the City of Anacortes, Skagit County, Washington, as per plat recorded in Volume 2 of Plans, page 4, records of Skagit County, Washington.  
EXCEPTING THEREFROM that portion of Lot 2 to 8, inclusive, in said Block 201, that line North and West of a line drawn from the Northeast corner of Lot 2 to a point on the South line of said Lot 8, opposite the Northeast corner of Lot 9 of said Block 201 as conveyed to the East Northern Railway Company by deed dated October 27, 1913 and recorded October 30, 1913 in Volume 88 of Deeds, page 274, under Auditor's File No. 98078.  
TOGETHER WITH that portion of the vacated alley adjoining said Lots, which upon vacation attached to said premises by operation of law.  
Situate in the City of Anacortes, County of Skagit, State of Washington.

**Parcel AB After BLA**

A portion of the southwest quarter of the southwest quarter, section 13, township 23S north, range 1 east, W.M., in Skagit County, City of Anacortes, Washington, described as follows:  
Beginning at a rebar and cap marked "TRed, LS 18924", thence N01°33'41"W, 215.87 feet along the west margin of 10th Street to the point of beginning; thence N01°33'41"E, 163.02 feet thence S86°03'02"W, 143.87 feet along the north margin of 10th Street to the point of beginning; thence N01°33'41"E, 57.86 feet; thence N88°03'02"W, 10.80 feet; thence N01°33'41"E, 130.65 feet; thence S86°03'02"W, 10.80 feet; thence S01°33'41"W, 57.96 feet to a point on the north margin of Tenth Street; thence S86°03'02"E, 75.87 feet along said Tenth Street to the point of beginning.

**Parcel C After BLA**

A portion of the southwest quarter of the southwest quarter, section 13, township 23S north, range 1 east, W.M., in Skagit County, City of Anacortes, Washington, described as follows:  
Commencing at a rebar and cap marked "TRed, LS 18924", thence N88°03'02"W, 75.87 feet along the west margin of 10th Street to the point of beginning; thence N01°33'41"E, 57.86 feet; thence N88°03'02"W, 10.80 feet; thence N01°33'41"E, 130.65 feet; thence S86°03'02"W, 10.80 feet; thence S01°33'41"W, 57.96 feet to a point on the north margin of Tenth Street; thence S86°03'02"E, 75.87 feet to the point of beginning.

**Parcel D After BLA**

A portion of the southwest quarter of the southwest quarter, section 13, township 23S north, range 1 east, W.M., in Skagit County, City of Anacortes, Washington, described as follows:  
Commencing at a rebar and cap marked "TRed, LS 18924", thence N88°03'02"W, 143.87 feet along the north margin of 10th Street to the point of beginning; thence N01°33'41"E, 163.02 feet thence S86°03'02"W, 10.80 feet along the former south line of 10th Street to the point of beginning; thence N01°33'41"E, 57.86 feet; thence N88°03'02"W, 10.80 feet; thence N01°33'41"E, 130.65 feet; thence S86°03'02"W, 10.80 feet; thence S01°33'41"W, 57.96 feet to a point on the north margin of Tenth Street; thence S86°03'02"E, 75.87 feet to the point of beginning.

**Declaration and Consent**

Know all persons by these presents that we the undersigned, Frank Allen, Sharon Jarecky, and Pamela J. Allen, have this boundary line adjustment made on our free and voluntary act and consent.

**Acknowledgment**

I, early or have attested my signature and those of Sharon Jarecky and Pamela J. Allen, Pamela J. Allen signed this instrument and on oath stated that they are authorized to execute the instrument and acknowledged it as their free and voluntary act for the uses and purposes mentioned in the instrument.

My Appointment Expires: 05/28/18



**Acknowledgment**

I, early or have attested my signature and those of Frank Jarecky and Sharon Jarecky signed this instrument and on oath stated that they are authorized to execute the instrument and acknowledged it as their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Aug 31st 2015

Signature: Frank Jarecky  
Notary Public

My Appointment Expires: 05/28/18



**Acceptance**

This Boundary Line Adjustment is hereby examined and approved for acceptance the 27 day of August, 2015.

SHEET 2 OF 2

Record of Survey / Boundary Line Adjustment

BLA-2015-0008



FILE NAME: 1508-715  
SCALE: 1" = 30'  
DATE OF PLAN: 8-18-15  
DRAWN BY: REP  
DATE: 8-18-15  
BY: 13  
SSN: 15

**PLS**  
Thomas and Pamela Allen  
and Frank and Sharon Jarecky  
Parish Land Surveying  
PO Box 314, Leavenworth, WA 98821  
Phone: 509-635-1007 Fax: 509-635-1008