

12TH & D AVENUE BOUNDARY LINE ADJUSTMENT
IN THE N.W. 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

Skagit County Auditor
201606100121
6/10/2016 Page 1 of 1
\$162.00
4:12:18PM

AUDITOR
DEPUTY AUDITOR

NOTES
1. SET REBAR AND CAP #27807.
2. FOUND MONUMENT IN CASE ON 7-23-2015.
3. FOUND PK NAIL AT INTERSECTION AS NOTED ON 7-23-2015.
4. FOUND TACK IN LEAD AS NOTED ON 7-23-2015.
5. FOUND REBAR AND CAP AS NOTED ON 7-23-2015.
6. BASIS OF BEARINGS: Center line of "D" AVENUE ROS #201402130045.
7. EQUIPMENT USED: CR2 2" TOTAL STATION.
8. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
9. SURVEY METHOD: STANDARD FIELD TRAVERSE
10. THIS BOUNDARY SURVEY AND ALL UTILITIES WERE NOT INVESTIGATED.
11. THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL LINES IN ACCORDANCE WITH W.A.C.H. 352.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF SUCH CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

GENERAL INFORMATION

- This Boundary Line Adjustment is for the purpose of identifying 4 building parcels from 12 city lots in Block 1303 of the "MAP OF THE CITY OF ANACORTES, WASHINGTON".
- Assessor's Account No. P56224, 3772-203-020-0006.
- Land Description Information is from the first American Title Insurance Company, order No: A110458 dated November 13, 2015.
- Zoning: (R2) Residential Low Density.
- Water Supply: City of Anacortes.
- Sewer Disposal: City of Anacortes.
- Storm Sewer: City of Anacortes.
- This is a boundary survey only. Not all utilities were investigated.

SECTION TIE SEE
RDS AF #20041123017

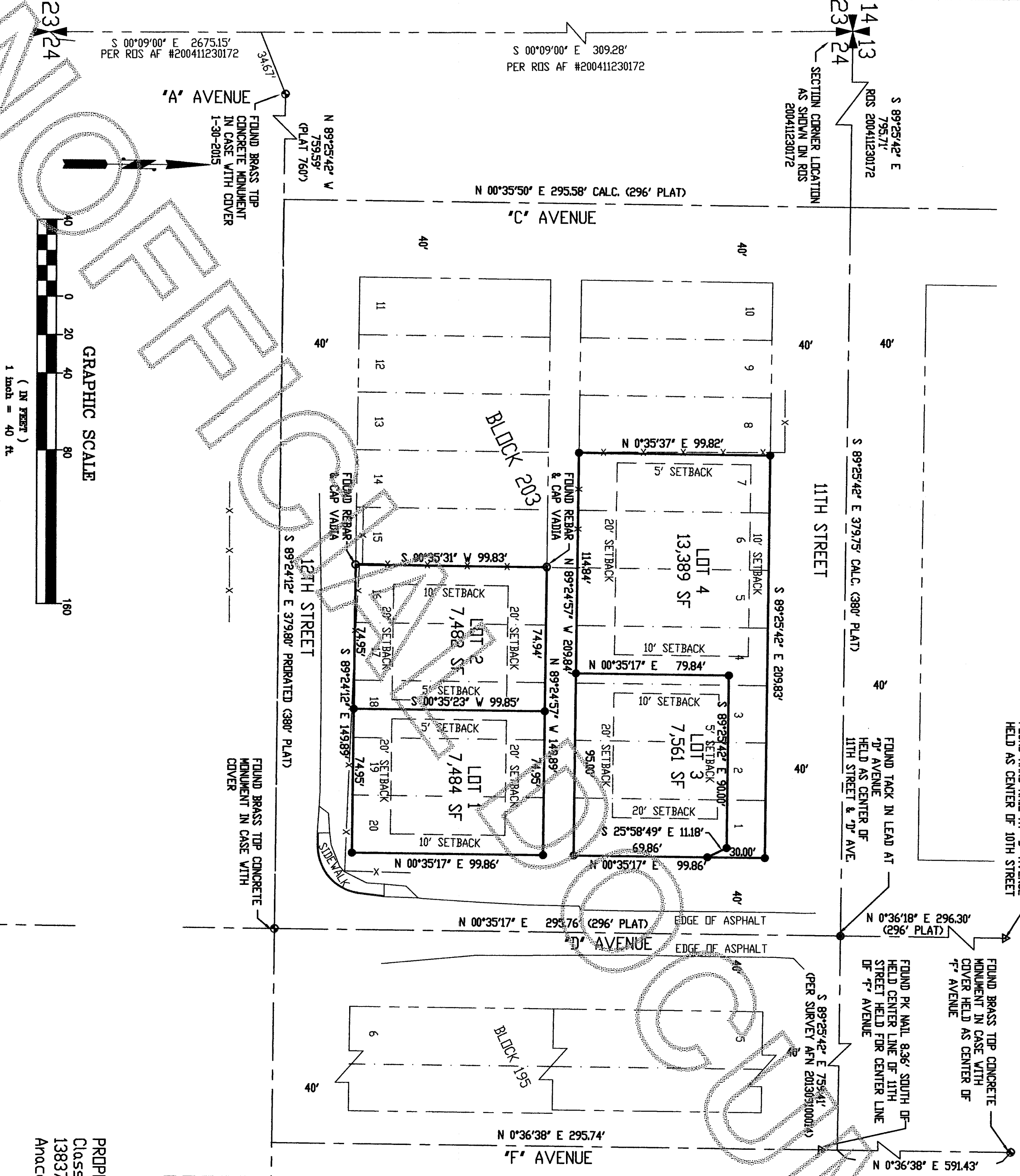
PROPERTY AREA BEFORE BLA
35,919 SF (0.82 ACRES)

ADDRESSES:

- LOT 1 1120 "D" AVENUE
- LOT 2 1118 "D" AVENUE
- LOT 3 1112 "D" AVENUE
- LOT 4 1114 "D" AVENUE

PROPERTY OWNERS
Classic Transitions LLC
13837 Redtail Ridge Lane
Anacortes, WA 98221

BLA-2016-1003



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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 SUSAN HARRIS IN MAY 2016.

DALE K. HERRIGSTAD, P.L.S.
Certificate No. 27807
Date JUNE 3, 2016

HERRIGSTAD

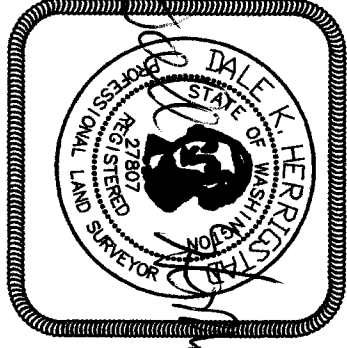
ENGINEERING AND SURVEYING
4320 WHISTLE LAKE ROAD, ANACORTES WA
PHONE (360) 299-8804

BOUNDARY LINE ADJUSTMENT

FOR
CLASSIC TRANSITIONS LLC

SCALE	DATE	JOB NO.
1"=40'	MAY 2016	2015-73
DRAWN BY:	CHKD BY:	SHEET OF:
DALE H.	DKH	1 2

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



IN THE S.W. 1/4, SEC. 23, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON

LEGAL DESCRIPTION BEFORE ADJUSTMENT

Lots 1 to 7 inclusive, and Lots 16 to 20, inclusive, Block 203, "MAP OF THE CITY OF ANACORTES", as per Plat recorded in Volume 2 of Plats, page 4, records of Skagit County.

LEGAL DESCRIPTION AFTER ADJUSTMENT

LOT 1

The East half of Lot 18 and all of lots 19 and 20, Block 203, "MAP OF THE CITY OF ANACORTES", as per Plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

LOT 2

All of lots 16 and 17 and the West half of Lot 18, Block 203, "MAP OF THE CITY OF ANACORTES", as per Plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

LOT 3

That portion of Lots 1 through 4 of Block 203, "MAP OF THE CITY OF ANACORTES", as per Plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, described as follows:

BEGINNING in the Southeast corner of said Lot 1;

thence North 89°24'57" West, 95.00 feet;

thence North 00°35'17" East, 79.84 feet;

thence South 89°25'42" East, 90.00 feet;

thence South 25°58'49" East, 11.18 feet;

thence South 00°35'17" West, 69.86 feet to the POINT OF BEGINNING.

LOT 4

All of Lots 1 through 7 of Block 203, "MAP OF THE CITY OF ANACORTES", as per Plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, EXCEPT that portion of Lots 1 through 4 described as follows:

BEGINNING in the Southeast corner of said Lot 1;

thence North 89°24'57" West, 95.00 feet;

thence North 00°35'17" East, 79.84 feet;

thence South 89°25'42" East, 90.00 feet;

thence South 25°58'49" East, 11.18 feet;

thence South 00°35'17" West, 69.86 feet to the POINT OF BEGINNING.

ACCEPTANCE

This Boundary Line Adjustment is hereby examined and approved for acceptance the 8th day of June 2016.

City Engineer

Subdivision Administrator

CONSENT:

I know All Men by we 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 8th day of June, 2016.

Classic Transitions LLC

State of Washington

County of Skagit

I certify that I know of have satisfactory evidence that MARK AND SUSAN HARRIS

signed this instrument, on oath stated that (he/she/they) (was/were) authorized to

execute the instrument and acknowledged it as the owners of

Classic Transitions 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 9th day of June, 2016.

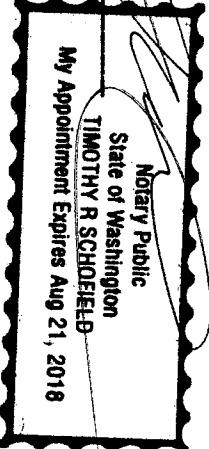
Notary Public in and for the State of Washington

Name printed Timothy R. Schonefeld

Residing at Anacortes WA

My commissions expires 8/21/2018

My commissions expires 8/21/2018



PROPERTY OWNERS
Classic Transitions LLC
13837 Redtail Ridge Lane
Anacortes, WA 98221

BLA-2016-1003

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FOR
CLASSIC TRANSITIONS LLC

HERRIGSTAD

ENGINEERING AND SURVEYING

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