

SURVEY & BOUNDARY LINE ADJUSTMENT FOR RICHARD J BURTNESS & BURTNESS FAMILY TRUST  
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.  
CITY OF ANACORTES, SKAGIT COUNTY, WA

AUDITOR'S CERTIFICATE:  
FILED FOR RECORD AT THE REQUEST OF HARMSEN & ASSOCIATES INC.

201708300068  
Skagit County Auditor  
8/30/2017 Page 1 of 2 2:31 PM

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 HEREUNTO SET OUR HANDS AND SEALS THIS 9 DAY OF August, 2017.

PARCEL A:

RICHARD J. BURTNESS

ANITRA K. BURTNESS

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 HEREUNTO SET OUR HANDS AND SEALS THIS 9 DAY OF August, 2017.

PARCEL B:

BURTNESS FAMILY TRUST:

RICHARD J. BURTNESS (TRUSTEE)

ANITRA K. BURTNESS (TRUSTEE)

ACKNOWLEDGMENTS

STATE OF Calif.  
COUNTY OF Solano  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD J. BURTNESS AND ANITRA K. BURTNESS, 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 9 DAY OF Aug., 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF Calif.

RESIDING AT Solano County

MY APPOINTMENT EXPIRES 3/27/2018 Patricia Wynn

STATE OF Calif.  
COUNTY OF Solano  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD J. BURTNESS AND ANITRA K. BURTNESS, HUSBAND AND WIFE ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON EACH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEES OF BURTNESS FAMILY TRUST TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF Aug., 2017.

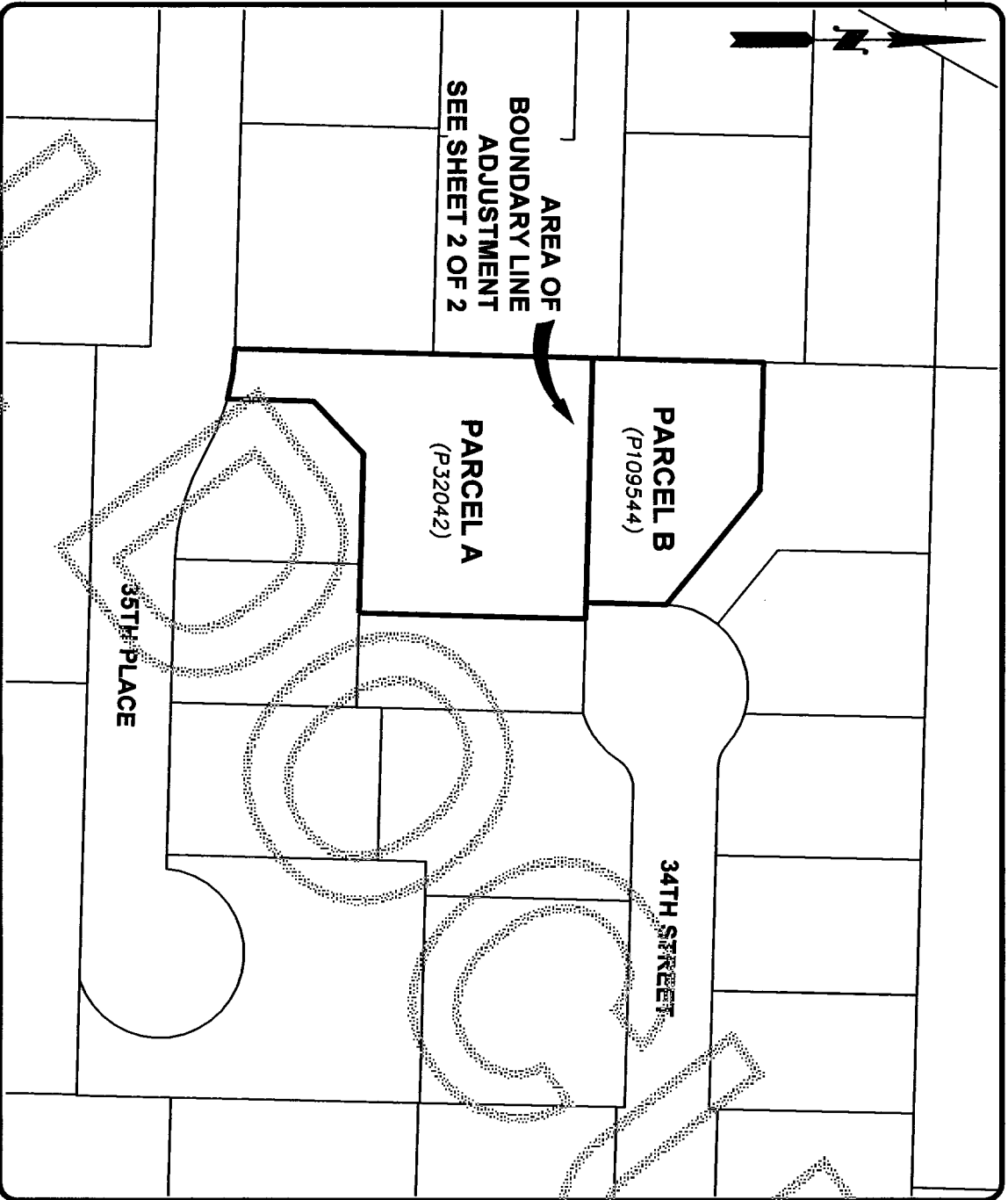
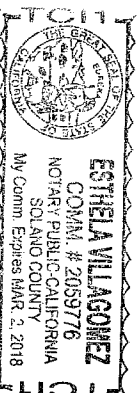
NOTARY PUBLIC IN AND FOR THE STATE OF Calif.

RESIDING AT Solano County

MY APPOINTMENT EXPIRES 3/27/2018

ACCEPTANCE

THIS BOUNDARY LINE ADJUSTMENT IS HEREBY EXAMINED AND APPROVED FOR ACCEPTANCE THIS 17 DAY OF August, 2017.



VICINITY MAP  
SCALE: 1"=100 FT  
(FROM SKAGIT COUNTY ASSESSOR DATA)

PARCEL NUMBERS AND OWNERS

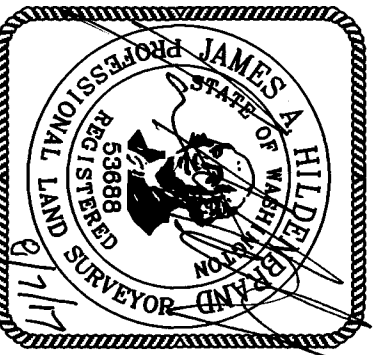
PARCEL A:  
SKAGIT COUNTY: PARCEL NUMBER P32042  
SITE ADDRESS: 1620 35TH PLACE  
OWNERS: RICHARD J. AND ANITRA K. BURTNESS

PARCEL B:  
SKAGIT COUNTY: PARCEL NUMBER P109544  
SITE ADDRESS: 1620 34TH STREET  
OWNERS: BURTNESS FAMILY TRUST;  
RICHARD J. BURTNESS (TRUSTEE)  
ANITRA K. BURTNESS (TRUSTEE)

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE WASHINGTON STATE SURVEY RECORDING ACT AT THE REQUEST OF RICHARD J. BURTNESS IN FEBRUARY, 2017.

JAMES A. HILDEBRAND, PLS. CREDS  
CERTIFICATE NO. 53688  
8/17/17



LEGAL DESCRIPTIONS BEFORE ADJUSTMENT

SOURCE OF EXISTING LEGAL DESCRIPTIONS:  
FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 5003353-0001733E,  
ISSUED JANUARY 27, 2017.

PARCEL A:

LOT 4 OF ANACORTES SHORT PLAT NAMED "BURTNESS SHORT PLAT SPL-2016-1002", RECORDED SEPTEMBER 8, 2016, UNDER AUDITOR'S FILE NO. 201609080060, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT 1 OF SHORT PLAT AN-91-001, WHICH IS A PORTION OF TRACT A OF SHORT PLAT AN-86-001, IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

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

PARCEL B:

LOT 4 OF ANACORTES SHORT PLAT NO. ANA-95-006 AS APPROVED AUGUST 19, 1996, AND RECORDED AUGUST 20, 1996, IN VOLUME 12 OF SHORT PLATS, PAGES 132 AND 133, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

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

LEGAL DESCRIPTIONS AFTER ADJUSTMENT

PARCEL A:

LOT 4 OF ANACORTES SHORT PLAT TITLED "BURTNESS SHORT PLAT SPL-2016-1002", RECORDED SEPTEMBER 8, 2016, UNDER AUDITOR'S FILE NO. 201609080060, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE NORTH FIFTEEN (15) FEET THEREOF.

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

PARCEL B:

LOT 4 OF ANACORTES SHORT PLAT NO. ANA-95-006 AS APPROVED AUGUST 19, 1996, AND RECORDED AUGUST 20, 1996, IN VOLUME 12 OF SHORT PLATS, PAGES 132 AND 133, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH FIFTEEN (15) FEET OF LOT 4 OF ANACORTES SHORT PLAT TITLED "BURTNESS SHORT PLAT SPL-2016-1002", RECORDED SEPTEMBER 8, 2016, UNDER AUDITOR'S FILE NO. 201609080060, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

BLA-2017-006

RICHARD J. & ANITRA K. BURTNESS

BURTNESS FAMILY TRUST

BOUNDARY LINE ADJUSTMENT

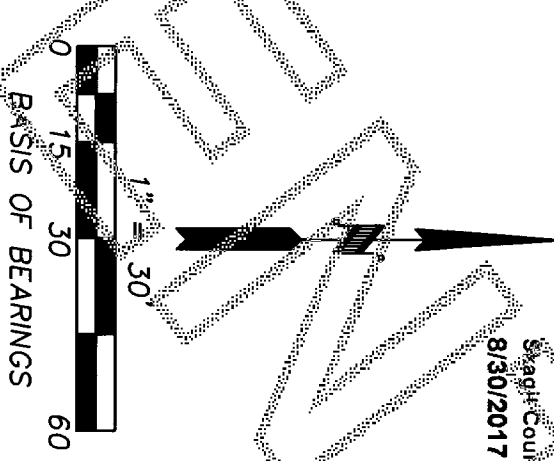
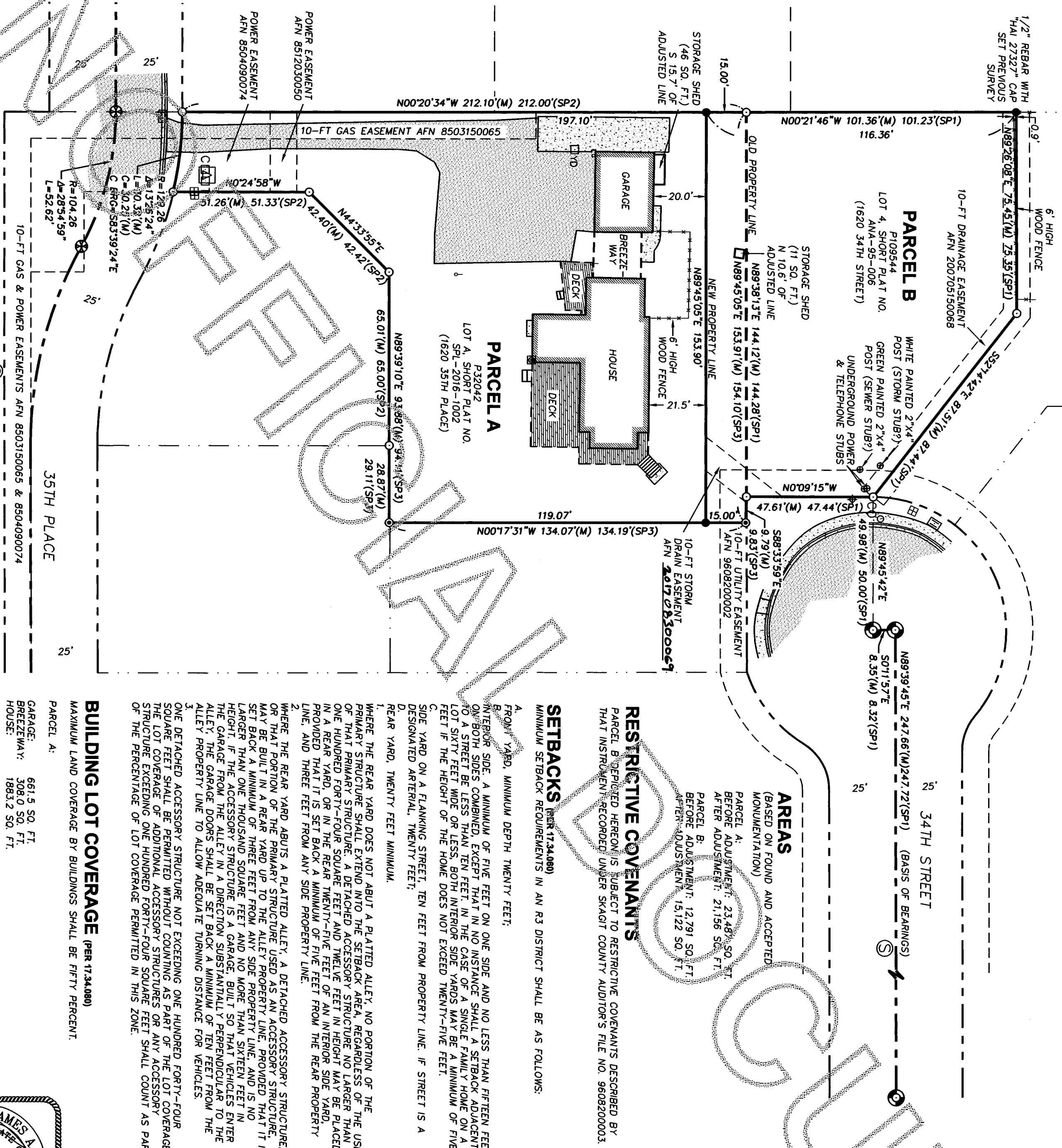
SCALE: 1" = 30'  
DRAWN BY: JAH  
2/23/2017  
REVISED: MM-108  
16-133  
JOB#

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

SHEET 1 OF 2  
S.I.R. INDEX  
SW1/4 NE 1/4  
25-38N-1E

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SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.  
CITY OF ANACORTES, SKAGIT COUNTY, WA

01/08300068  
\$183.00  
Skagit County Auditor  
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LEGEND

- DENOTES 1/2" REBAR WITH "HAI 53688" CAP SET THIS SURVEY UNLESS OTHERWISE NOTED
- ⊙ DENOTES FOUND 4" SQUARE CONCRETE MONUMENT WITH 2" BRASS DISK WITH PUNCH MARK IN CASING
- ⊕ DENOTES FOUND CONCRETE MONUMENT WITH 2" BRASS DISK WITH PUNCH MARK AT SURFACE
- DENOTES FOUND 5/8" REBAR WITH "LJV & ASSOC PLS 9636" CAP, HELD AS CORNER
- ⊙ DENOTES FOUND 5/8" REBAR WITH "LS 19637" CAP, HELD AS CORNER
- (M) DENOTES MEASURED BEARING AND DISTANCE
- (SP1) DENOTES DISTANCE OF RECORD AS SHOWN ON SHORT PLAT NO. ANA-95-006, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9608200002
- (SP2) DENOTES DISTANCE OF RECORD AS SHOWN ON SHORT PLAT NO. AN-91-001, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9105310018
- (SP3) DENOTES DISTANCE OF RECORD AS SHOWN ON SHORT PLAT NO. SP1-2016-1002, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201609080060
- AFN REFERENCE TO SKAGIT COUNTY AUDITOR'S FILE NUMBER

SURVEY NOTES

- SURVEY PROCEDURES & EQUIPMENT:  
EQUIPMENT: LEICA 1203+ 3-SECOND ELECTRONIC DIGITAL TOTAL STATION.  
PROCEDURE: FIELD TRAVERSE USING EXISTING MONUMENTATION; ALL CONTROL TRAVERSE ANGLES AND DISTANCES DOUBLE MEASURED; MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 322-130-090.
- DISTANCES ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- THIS SURVEY DEPICTS THOSE EASEMENTS AND ENCUMBRANCES REFERENCED IN THAT SUBDIVISION GUARANTEE NO. 5003353-0001733E ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, PROVIDED THAT THE EXACT LOCATION OF SAID EASEMENTS AND ENCUMBRANCES COULD BE DETERMINED BY RECORD DESCRIPTION. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES, RECORDED OR UNRECORDED, THAT MAY AFFECT THE DEPICTED PROPERTIES.
- SURFACE VISIBLE UTILITY LOCATIONS ARE DEPICTED HEREON. AN UNDERGROUND UTILITY MARK-UP SERVICE WAS NOT UTILIZED FOR THE PURPOSE OF THIS SURVEY.
- ENCROACHMENT IS DEPICTED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF WAC 332-130-050. THIS SURVEY DOES NOT RESOLVE ISSUES OF ENCROACHMENT OR OCCUPATION.

RESTRICTIVE COVENANTS

PARCEL B DEPICTED HEREON IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED BY THAT INSTRUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9608200003.

SETBACKS

MINIMUM SETBACK REQUIREMENTS IN AN R3 DISTRICT SHALL BE AS FOLLOWS:

- FRONT YARD, MINIMUM DEPTH TWENTY FEET;
- REAR YARD, MINIMUM DEPTH TWENTY FEET;
- BOTH SIDES COMBINED, EXCEPT THAT IN NO INSTANCE SHALL SETBACK ADJACENT TO A STREET BE LESS THAN TEN FEET IN THE CASE OF SINGLE-FAMILY HOMES ON A LOT SIXTY FEET WIDE OR LESS, BOTH INTERIOR SIDE YARDS MAY BE A MINIMUM OF FIVE FEET IF THE HEIGHT OF THE HOME DOES NOT EXCEED TWENTY-FIVE FEET;
- SIDE YARD ON A FLANKING STREET, TEN FEET FROM PROPERTY LINE, IF STREET IS A DESIGNATED ARTERIAL, TWENTY FEET;
- REAR YARD, TWENTY FEET MINIMUM.

WHERE THE REAR YARD DOES NOT ABUT A PLATTED ALLEY, NO PORTION OF THE PRIMARY STRUCTURE SHALL EXTEND INTO THE SETBACK AREA, REGARDLESS OF THE USE OF THAT PRIMARY STRUCTURE. A DETACHED ACCESSORY STRUCTURE NO LARGER THAN ONE HUNDRED FORTY-FOUR SQUARE FEET AND TWENTY FEET IN HEIGHT MAY BE PLACED IN A REAR YARD, OR IN THE REAR TWENTY-FIVE FEET OF AN INTERIOR SIDE YARD, PROVIDED THAT IT IS SET BACK A MINIMUM OF FIVE FEET FROM THE REAR PROPERTY LINE, AND THREE FEET FROM ANY SIDE PROPERTY LINE.

WHERE THE REAR YARD ABUTS A PLATTED ALLEY, A DETACHED ACCESSORY STRUCTURE, OR THAT PORTION OF THE PRIMARY STRUCTURE USED AS AN ACCESSORY STRUCTURE, MAY BE BUILT IN A REAR YARD UP TO THE ALLEY PROPERTY LINE, PROVIDED THAT IT IS SET BACK A MINIMUM OF THREE FEET FROM ANY SIDE PROPERTY LINE, AND IS NO LARGER THAN ONE THOUSAND SQUARE FEET AND NO MORE THAN SIXTEEN FEET IN HEIGHT. IF THE ACCESSORY STRUCTURE IS A GARAGE, BUILT SO THAT VEHICLES ENTER THE GARAGE FROM THE ALLEY IN A DIRECTION SUBSTANTIALLY PERPENDICULAR TO THE ALLEY, THE GARAGE DOORS SHALL BE SET BACK A MINIMUM OF TEN FEET FROM THE ALLEY PROPERTY LINE TO ALLOW ADEQUATE TURNING DISTANCE FOR VEHICLES.

ONE DETACHED ACCESSORY STRUCTURE NOT EXCEEDING ONE HUNDRED FORTY-FOUR SQUARE FEET SHALL BE PERMITTED WITHOUT COUNTING AS PART OF THE LOT COVERAGE. THE LOT COVERAGE OF ADDITIONAL ACCESSORY STRUCTURES OR ANY ACCESSORY STRUCTURE EXCEEDING ONE HUNDRED FORTY-FOUR SQUARE FEET SHALL COUNT AS PART OF THE PERCENTAGE OF LOT COVERAGE PERMITTED IN THIS ZONE.

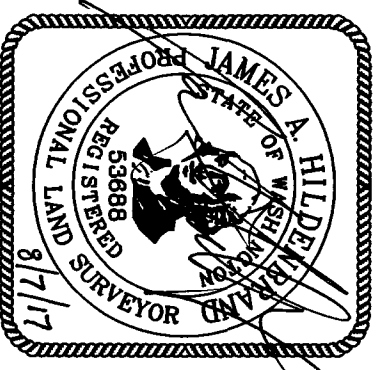
BUILDING LOT COVERAGE

MAXIMUM LAND COVERAGE BY BUILDINGS SHALL BE FIFTY PERCENT.

PARCEL A:

GARAGE: 661.5 SQ. FT.  
BREEZEWAY: 308.0 SQ. FT.  
HOUSE: 1883.2 SQ. FT.

TOTAL BUILDING LOT COVERAGE: 2852.7 SQ. FT.  
TOTAL PERCENTAGE OF BUILDING LOT COVERAGE AFTER ADJUSTMENT: 13.5%



RICHARD J & ANITRA K BURTNESSE BURTNESSE FAMILY TRUST	
BOUNDARY LINE ADJUSTMENT	
SCALE: 1" = 30'	SHEET 2 OF 2
DRAWN BY: JAH	STR. INDEX
REVIEWED: MW-108	SW1/4 NE 1/4
F/B: 16-133	26-38N-1E
JO#F:	
603 SOUTH FIRST STREET MOUNT VERNON, WA 98273 TEL: (360) 336-9199	