

JACKSON BOUNDARY LINE ADJUSTMENT  
IN THE N.W. 1/4, SEC. 18, TWP 35 N., RNG 2 E., W.M.

CITY OF ANACORTES, WASHINGTON

GUENES CHANNEL

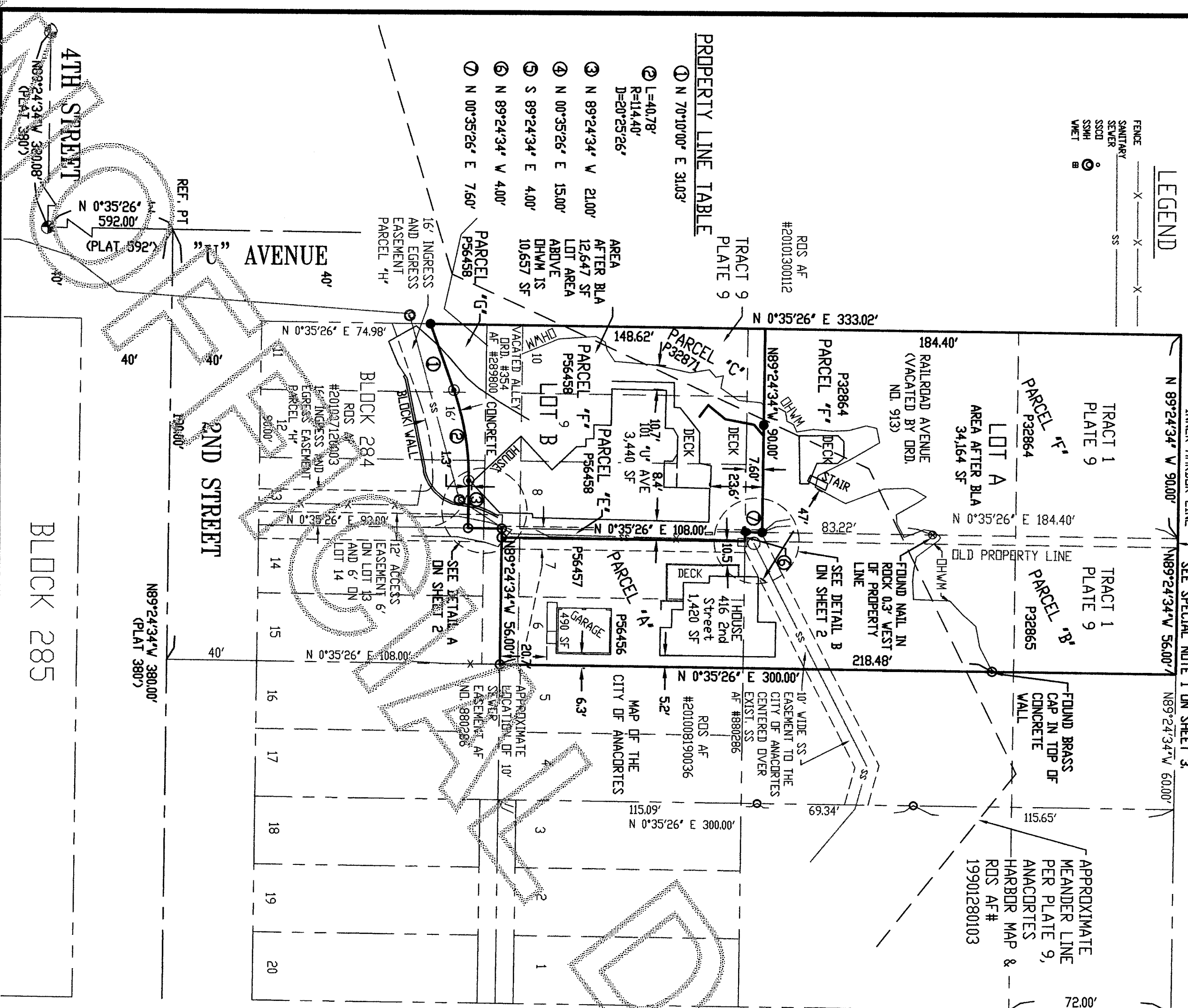
4' GAP IN EXISTING LEGAL

INNER HARBOR LINE

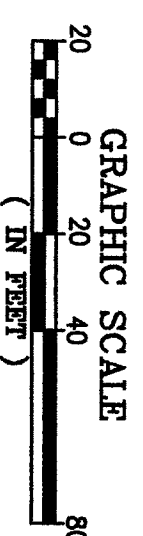
SEE SPECIAL NOTE 1 ON SHEET 3.

LEGEND

FENCE  
SANITARY  
SEWER  
SS  
SSHD  
SSMH  
SSWT  
WET



BLOCK 285



REF. PT. "V" AVENUE

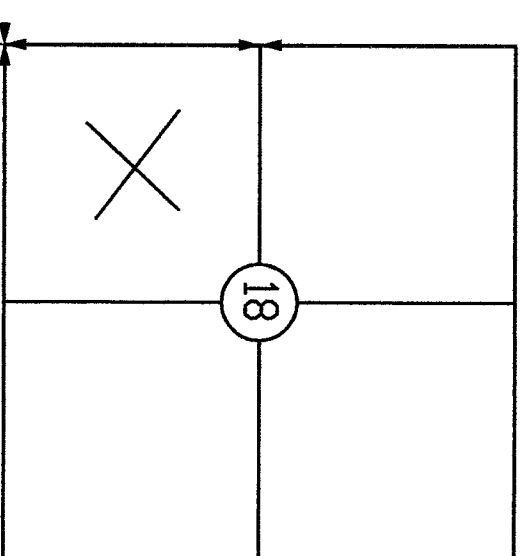
BOUNDARY ONLY  
DETAIL  
FOR CLARITY

SEE SHEET 4 FOR  
VICINITY MAP

	AREA BEFORE	AREA AFTER	ADDRESSES
AREAS:	BLA	BLA	
LOT A	17,568 SF	34,164 SF	416 2nd Street
LOT B	29,243 SF	12,647 SF	101 "U" Avenue

Property Owner  
Thomas & Wynndham Jackson  
416 2nd Street  
Anacortes, WA 98221

BLA-2017-0008



AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD



2017100900011  
10/9/2017 Page 1 of 4 1:37PM

AUDITOR  
DALE K. HERRIGSTAD  
DEPUTY AUDITOR

NOTES

- SET REBAR AND CAP #27807.
- SET PK NAIL IN CONCRETE.
- FOUND MONUMENT IN CASE ON 3-10-2017.
- FOUND REBAR AND CAP AS NOTED ON 3-10-2017.
- FOUND PK NAIL IN ROCK AT SHORELINE 3-10-2017.
- BASIS OF BEARINGS: Monumented 4th Street, ROS AF #201008190036.
- EQUIPMENT USED: CR2 2" TOTAL STATION.
- ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
- SURVEY METHOD: STANDARD FIELD TRAVERSE

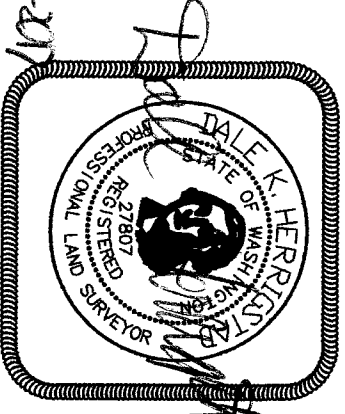
GENERAL INFORMATION

- This Boundary Line Adjustment is for the purpose of Adjusting common property line.
- Assessor's Account No. 3772-284-006-0004, P56456; 3775-284-007-0003, P56457; 3772-284-010-0008, P56458; 350218-0-004-0003, P32865; 350218-0-005-0002, P32865; 350218-0-011-0004, P32871.
- Land Description information is from the Subdivision Guarantee, order No. 01-162039-F dated March 21, 2017.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in Auditor's File No. 289800 (City of Anacortes Alley Vacation Ordinance 35(4), 60914 (water pipe lines and title company unable to find copy of recording), 880286 (Sewer easement as shown on survey drawing), 201008190036 (record of survey) and 201310310098 (Statutory Warranty Deed).
- 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.

BOUNDARY LINE ADJUSTMENT  
FOR  
JACKSON FAMILY TRUST

SCALE	DATE:	JOB NO:
Noted	Oct. 2017	2017-19
DRAWN BY:	CHKD BY:	SHEET: OF:
DALE H.	DKH	1 4

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



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 TOM JACKSON IN MARCH 2017.

DALE K. HERRIGSTAD, P.L.S.  
Certificate No. 27807  
Date OCTOBER 6, 2017

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

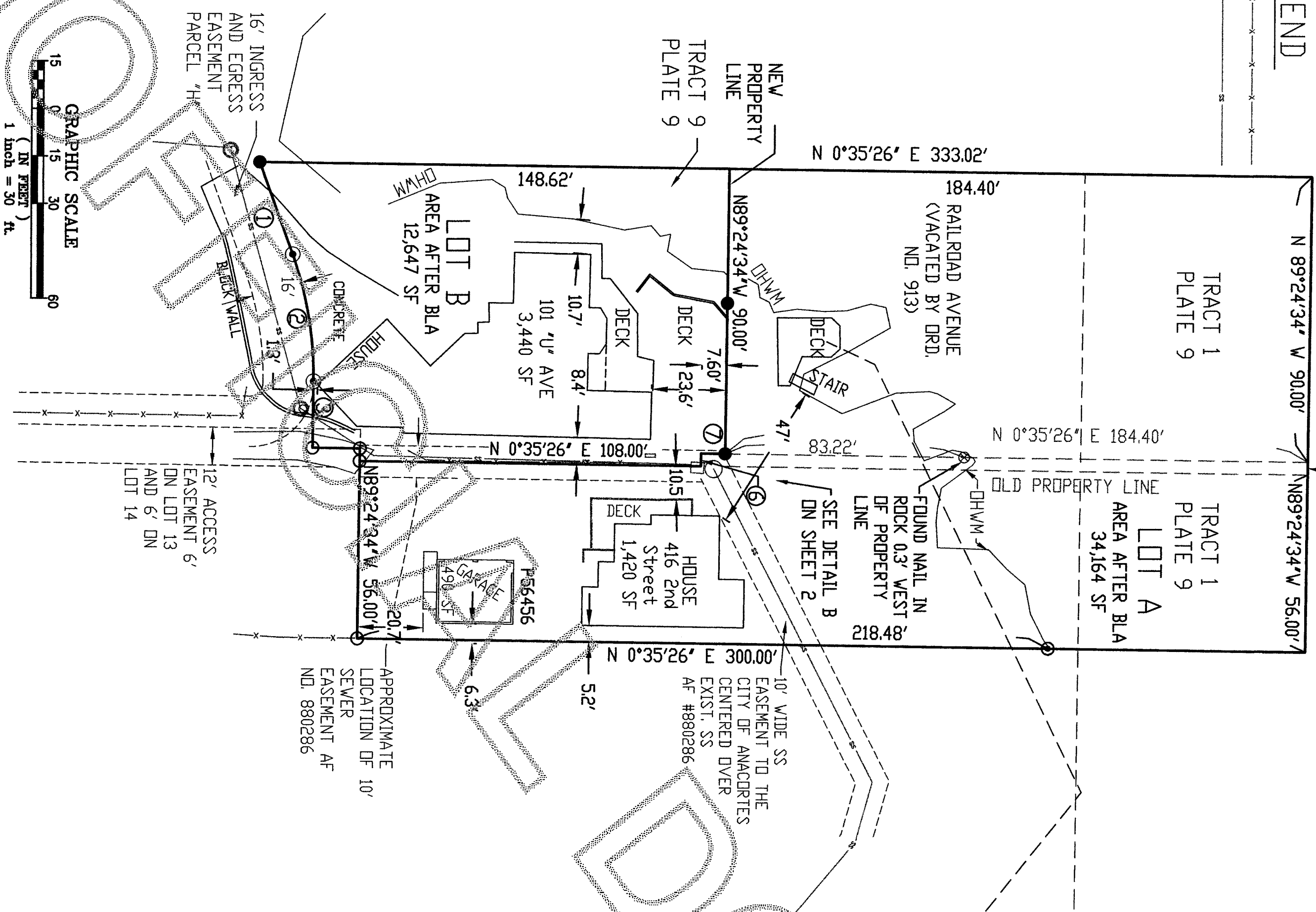
GUERMES CHANNEL

INNER HARBOR LINE

4' GAP IN EXISTING  
LEGAL DESCRIPTIONS

LEGEND

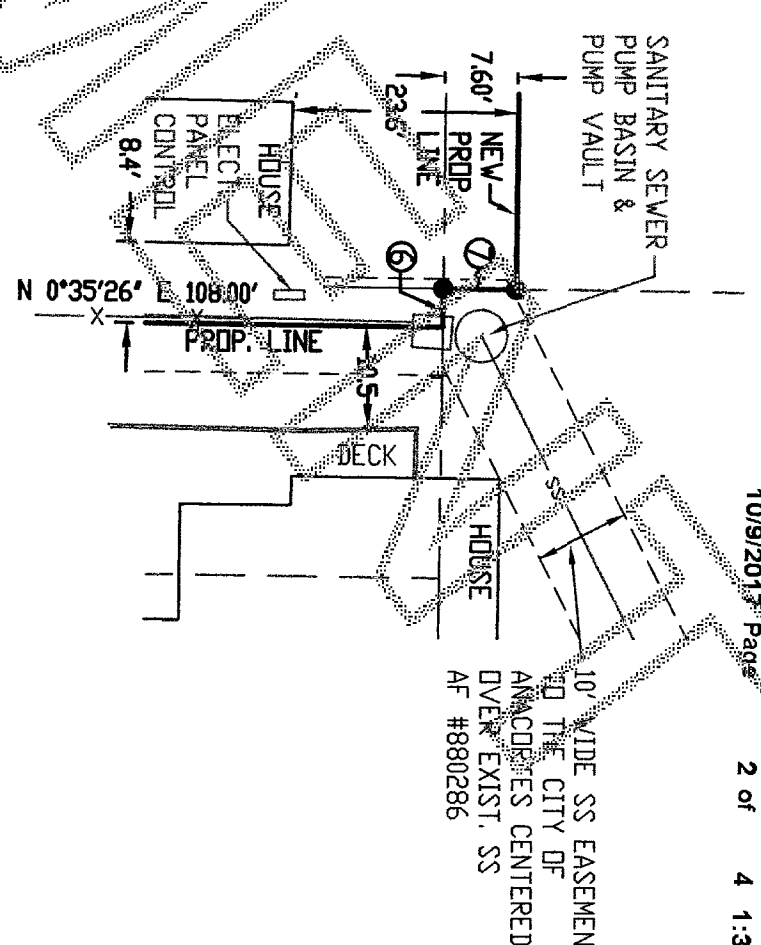
FENCE  
SANITARY  
SEWER  
SSCD  
SSMH  
SSMH  
VNET



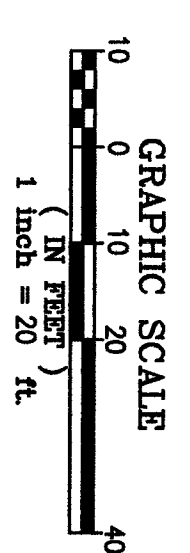
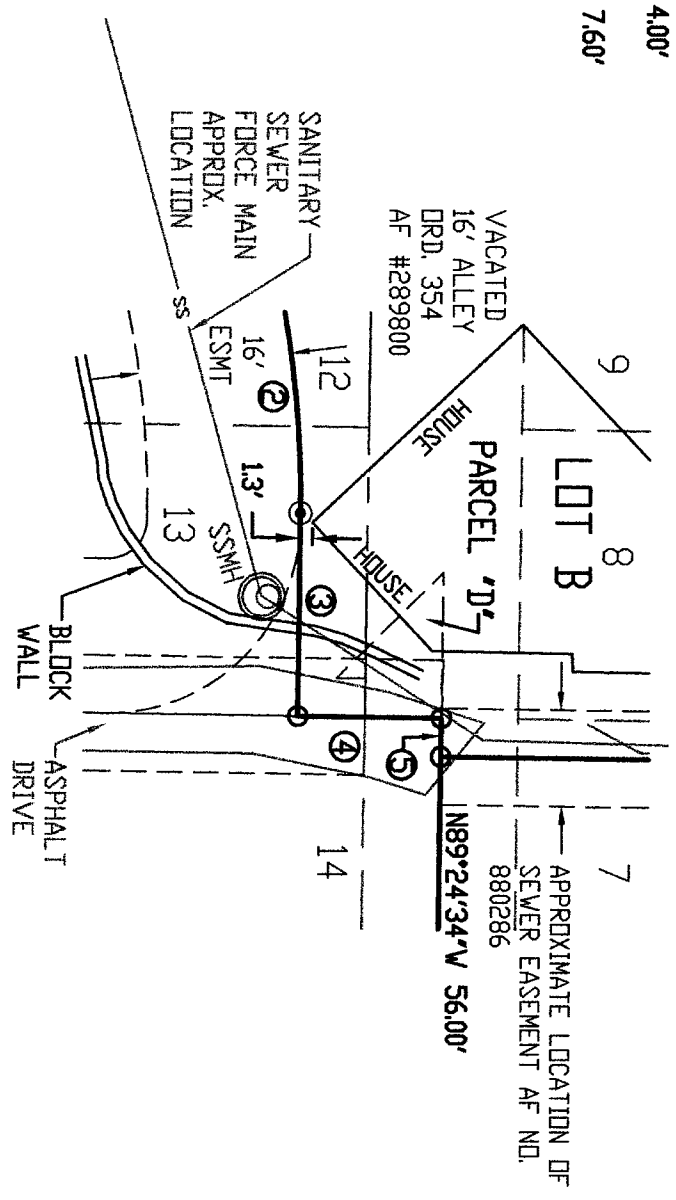
PROPERTY LINE TABLE

- ① N 70°10'00" E 210.03'
- ② L=40.78'  
R=114.40'  
D=20°25'26"
- ③ N 89°24'34" W 21.00'
- ④ N 00°35'26" E 15.00'
- ⑤ S 89°24'34" E 4.00'
- ⑥ N 89°24'34" W 4.00'
- ⑦ N 00°35'26" E 7.60'

DETAIL B  
FROM SHEET 1



DETAIL A  
FROM SHEET 1



Property Owner  
Thomas & Wyndham Jackson  
416 2nd Street  
Anacortes, WA 98221

BLA-2017-0008

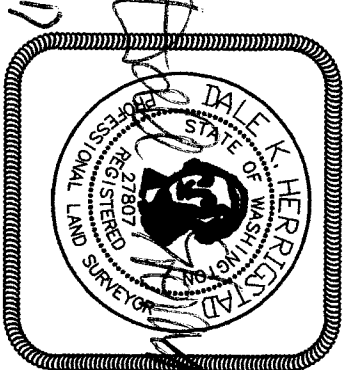
HERRIGSTAD

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

BOUNDARY LINE ADJUSTMENT  
FOR  
JACKSON FAMILY TRUST

SCALE	DATE:	JOB NO:
Noted	Oct. 2017	2017-19
DRAWN BY:	CHKD BY:	SHEET: OF:
DALE H.	DKH	2 4

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





LEGAL DESCRIPTION AFTER ADJUSTMENT

LOT A

PARCEL 'A',

The East 26 feet of Lot 7, and all of Lot 6, Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the North ¼ vacated alley adjoining

AND TOGETHER WITH that portion of vacated Railroad Avenue adjoining.

AND ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over the West 6 feet of Lot 14 and the East 6 feet of Lot 13, in Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the vacated portion of the alley adjoining thereto. Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL 'B' & PORTION OF PARCEL 'C',

That portion of Tract 1 in Plate 9 of Anacortes Tide Lands in Section 18, Township 35 North, Range 2 East, W.M., as per the official map thereof on file in the office of the Commissioner of Public Lands in Olympia, Washington, lying between the West line of the East 26 feet of Lot 7, and the East line of Lot 6, in Block 284, both projected North "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH that portion of Tract 1 in Plate 9 of Anacortes Tidelands as per the official plat thereof filed in the office of the Department of Public Lands, lying between the East line of Lot 8 and the West line of Lot 10, projected North across said Tract 1.

ALSO TOGETHER WITH vacated Railroad Avenue North of said Block 284, lying between the projected East line of Lot 8 and the projected West line of Lot 10,

EXCEPT the South 760 feet thereof.

LOT B

PARCEL 'C',

Tract 9, Plate 9, Anacortes Tidelands of Section 18, Township 35 North, Range 2 East, W.M., as per plat recorded and on file in the office of the State Land Commissioner at Olympia, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL 'D',

That portion of Lot 13, Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner thereof, thence West along said centerline 15 feet; thence Southeasterly at an angle of 45° from the centerline of said alley, 15 1/2 feet, more or less, to a point 3 feet South and 4 feet West of the Northeast corner of Lot 13 on the West line of a 4 foot easement for road purposes along the East line of said lot; thence North 3 feet to the North line of Lot 13; thence East along said North line and the South line on the vacated alley, 4 feet to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL 'E',

The West 4 feet of Lot 7, Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the North 1/2 of vacated alley adjacent thereto.

Situate in the City of Anacortes, County of Skagit, State of Washington.

SURVEYOR

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



LEGAL DESCRIPTION AFTER ADJUSTMENT CONTINUED

LOT B CONTINUED

PARCEL 'F',

Lots 8, 9 and 10, Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the North 1/2 of vacated alley, in said Block 284, lying between the projected East line of Lot 8 and the projected West line of Lot 10,

ALSO TOGETHER WITH the South 760 feet of vacated Railroad Avenue North of said Block 284, lying between the projected East line of Lot 8 and the projected West line of Lot 10.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL 'G',

That portion of Lots 11, 12 and 13, Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, described as follows:

Beginning at a point on the West line of said Block 284 which is 74.98 feet North of Southwest corner of said Block 284; thence North 70°10' East a distance of 33.13 feet to a point of curve; thence right on a curve whose central angle is 19°50' and whose radius is 114.40 feet a distance of 39.56 feet to a point of compound curve, said point being on a line which is 7.0 feet South and parallel with the South line of a 16.0 foot vacated alley in said Block 284; thence East 200 feet to the East line of Lot 13; thence North 15.00 feet to the center line of a 16.0 foot vacated alley in said Block 284; thence West 90.00 feet to the West line of said Block 284; thence South 33.02 feet to the point of beginning.

TOGETHER WITH South line of vacated alley abutting thereon.

Situate in the City of Anacortes, County of Skagit, State of Washington

PARCEL 'H',

TOGETHER WITH a non-exclusive easement for driveway purposes over the East 6 feet of Lot 13 and the South 1/2 of vacated alley abutting thereon, and the West 6 feet of Lot 14 and the South 1/2 of vacated alley abutting thereon, in Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over and across the following described property:

A right-of-way 16.0 feet in width, in Lots 11, 12 and 13 of Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington; the Northerly line of said 16.0 foot easement being described as follows:

Beginning at a point on the West line of said Block 284, which is 74.98 feet North from the Southwest corner of said Block 284; thence North 70°10' East a distance of 33.13 feet to a point of curve; thence right on a curve whose central angle is 19°50' and whose radius is 114.40 feet, for a distance of 39.56 feet to a point of compound curve, said point being on a line which is parallel with and 7.0 feet South of the South line of a 16.0 foot vacated alley in said Block 284; thence right on a curve whose central angle is 90°00' and whose radius is 20.00 feet, for a distance of 31.42 feet to a point on the East line of Lot 13, said point being North 73.00 feet from the Southeast corner of Lot 13 of Block 284 and the terminus of said line.

Situate in the City of Anacortes, County of Skagit, State of Washington.

SPECIAL NOTE ON LEGAL DESCRIPTION GAP

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Those portions of Tract (1) One of Plate (9) Nine of Anacortes Tide Lands abutting on and in front of a portion of Section 18, Township 35 North, Range 2 East, W.M., according to the map on file with the Commissioner of Public Lands in Olympia, Washington and of vacated Railroad Avenue as shown on the Map of Anacortes, as per plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington lying between the Northerly extensions of the West line of Lot 7, Block 284 of said Map of Anacortes and the Northerly extension of the West line of the East 26 feet of said Lot 7.

To be resolved by Quize Title at a later date.

SEE SHEET 4 FOR LEGAL DESCRIPTION BEFORE ADJUSTMENT



ACCEPTANCE

This Boundary Line Adjustment is hereby examined and approved for acceptance the \_\_\_\_\_ day of October, 2017.

Rubin W. Jackson, Director

Subdivision Administrator

CONSENT:

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 \_\_\_\_\_ day of Dec, 2017.

Thomas R. Jackson

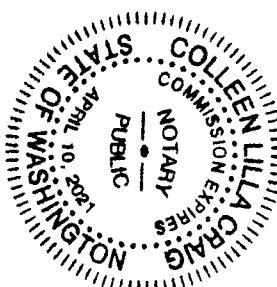
Wyndham E. Jackson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Thomas R. Jackson and Wyndham E. Jackson, Trustees of the Thomas R. Jackson and Wyndham E. Jackson Family Trust, signed this instrument, and acknowledged it 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 \_\_\_\_\_ day of October, 2017. Notary Public in and for the State of Washington.

Signed \_\_\_\_\_  
Name printed \_\_\_\_\_  
Residing at \_\_\_\_\_  
My commissions expires \_\_\_\_\_



Property Owner  
Thomas & Wyndham Jackson  
416 2nd Street  
Anacortes, WA 98221

BLA-2017-0008

HERRIGSTAD

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

BOUNDARY LINE ADJUSTMENT

FOR

JACKSON FAMILY TRUST

SCALE	Noted	DATE:	Oct. 2017	JOB NO:	2017-19
DRAWN BY:	DALE H.	CHKD BY:	DKH	SHEET:	OF:
				3	4

JACKSON BOUNDARY LINE ADJUSTMENT  
IN THE N.W. 1/4, SEC. 18, TWP 35 N., RNG 2 E., W.M.  
CITY OF ANACORTES, WASHINGTON

LEGAL DESCRIPTION BEFORE ADJUSTMENT

LOT A

PARCEL 'A'

The East 26 feet of Lot 7, and all of Lot 6, Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the North 1/2 vacated alley adjoining

AND TOGETHER WITH that portion of vacated Railroad Avenue adjoining.

AND ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over the West 6 feet of Lot 14 and the East 6 feet of Lot 13, in Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the vacated portion of the alley adjoining thereto.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL 'B'

That portion of Tract 1 in Plate 9 of Anacortes tide lands in Section 18, Township 35 North, Range 2 East, W.M., as per the official map thereof on file in the office of the Commissioner of Public Lands in Olympia, Washington, lying between the West line of the East 26 feet of Lot 7, and the East line of Lot 6, in Block 284, both projected North "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

LOT B

PARCEL 'C'

Tract 9, Plate 9, Anacortes Tidelands of Section 18, Township 35 North, Range 2 East, W.M., as per plat recorded and on file in the office of the State Land Commissioner at Olympia, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL 'D'

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Beginning at the Northeast corner thereof, thence West along said centerline 15 feet, thence Southeasterly at an angle of 45° from the centerline of said alley, 15 1/2 feet, more or less, to a point 3 feet South and 4 feet West of the Northeast corner of Lot 13 on the West line of a 4 foot easement for road purposes along the East line of said lot, thence North 3 feet to the North line of Lot 13, thence East along said North line and the South line of the vacated alley, 4 feet to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL 'E'

The West 4 feet of Lot 7, Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the North 1/2 of vacated alley adjacent thereto.

Situate in the City of Anacortes, County of Skagit, State of Washington.

LEGAL DESCRIPTION BEFORE ADJUSTMENT

LOT B CONTINUED

PARCEL 'F'

Lots 8, 9 and 10, Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the North 1/2 of vacated alley, in said Block 284, and vacated Railroad Avenue North of said Block 284, lying between the projected East line of Lot 8 and the projected West line of Lot 10.

ALSO that portion of Tract 1 in Plate 9 of Anacortes Tidelands as per the official plat thereof filed in the office of the Department of Public Lands, lying between the East line of Lot 8 and the West line of Lot 10, projected North across said Tract 1.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL 'G'

That portion of Lots 11, 12 and 13, Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, described as follows:

Beginning at a point on the West line of said Block 284 which is 7498 feet North of Southwest corner of said Block 284, thence North 70°10' East a distance of 3313 feet to a point of curve, thence right on a curve whose central angle is 19°50' and whose radius is 11440 feet a distance of 3956 feet to a point of compound curve, said point being on a line which is 70 feet South and parallel with the South line of a 160 foot vacated alley in said Block 284, thence East 200 feet to the East line of Lot 13, thence North 1300 feet to the center line of a 160 foot vacated alley in said Block 284, thence West 9000 feet to the West line of said Block 284, thence South 3302 feet to the point of beginning.

TOGETHER WITH South line of vacated alley abutting thereon.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL 'H'

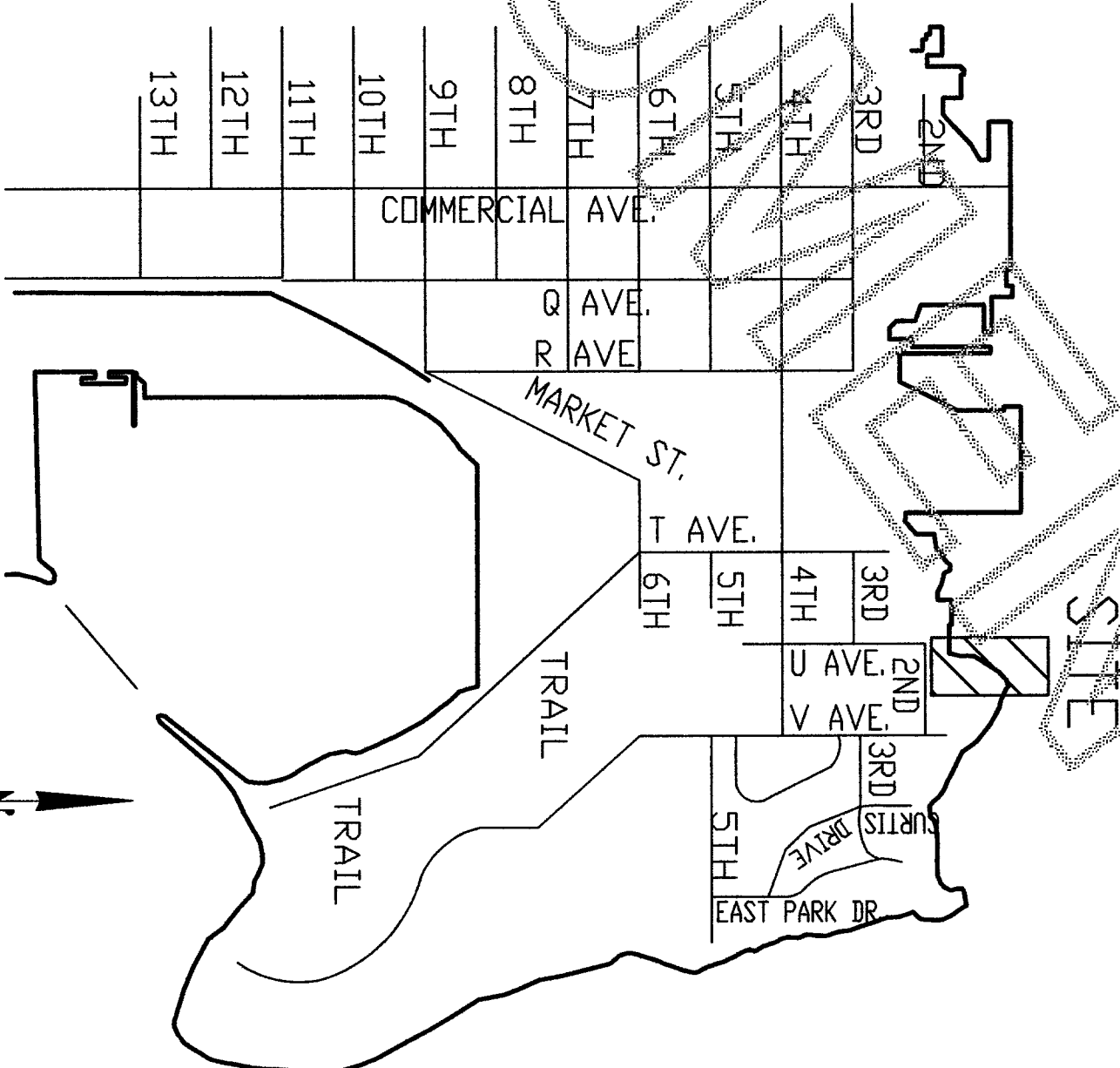
TOGETHER WITH a non-exclusive easement for driveway purposes over the East 6 feet of Lot 13 and the South 1/2 of vacated alley abutting thereon, and the West 6 feet of Lot 14 and the South 1/2 of vacated alley abutting thereon, in Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over and across the following described property:

A right-of-way 160 feet in width, in Lots 11, 12 and 13 of Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, the Northerly line of said 160 foot easement being described as follows:

Beginning at a point on the West line of said Block 284, which is 7498 feet North from the Southwest corner of said Block 284, thence North 70°10' East a distance of 3313 feet to a point of curve, thence right on a curve whose central angle is 19°50' and whose radius is 11440 feet, for a distance of 3956 feet to a point of compound curve, said point being on a line which is parallel with and 70 feet South of the South line of a 160 foot vacated alley in said Block 284, thence right on a curve whose central angle is 90°00' and whose radius is 2000 feet, for a distance of 3142 feet to a point on the East line of Lot 13, said point being North 7300 feet from the Southeast corner of Lot 13 of Block 284 and the terminus of said line.

Situate in the City of Anacortes, County of Skagit, State of Washington.



VICINITY PLAN  
NOT TO SCALE

Property Owner  
Thomas & Wynndham Jackson  
416 2nd Street  
Anacortes, WA 98221

BLA-2017-0008

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



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

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FOR JACKSON FAMILY TRUST			
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