

BAKER VIEW BOUNDARY LINE ADJUSTMENT  
GOV'T LOT 4, SEC. 30, TWP 35 N., RNG 2 E., W.M.  
CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

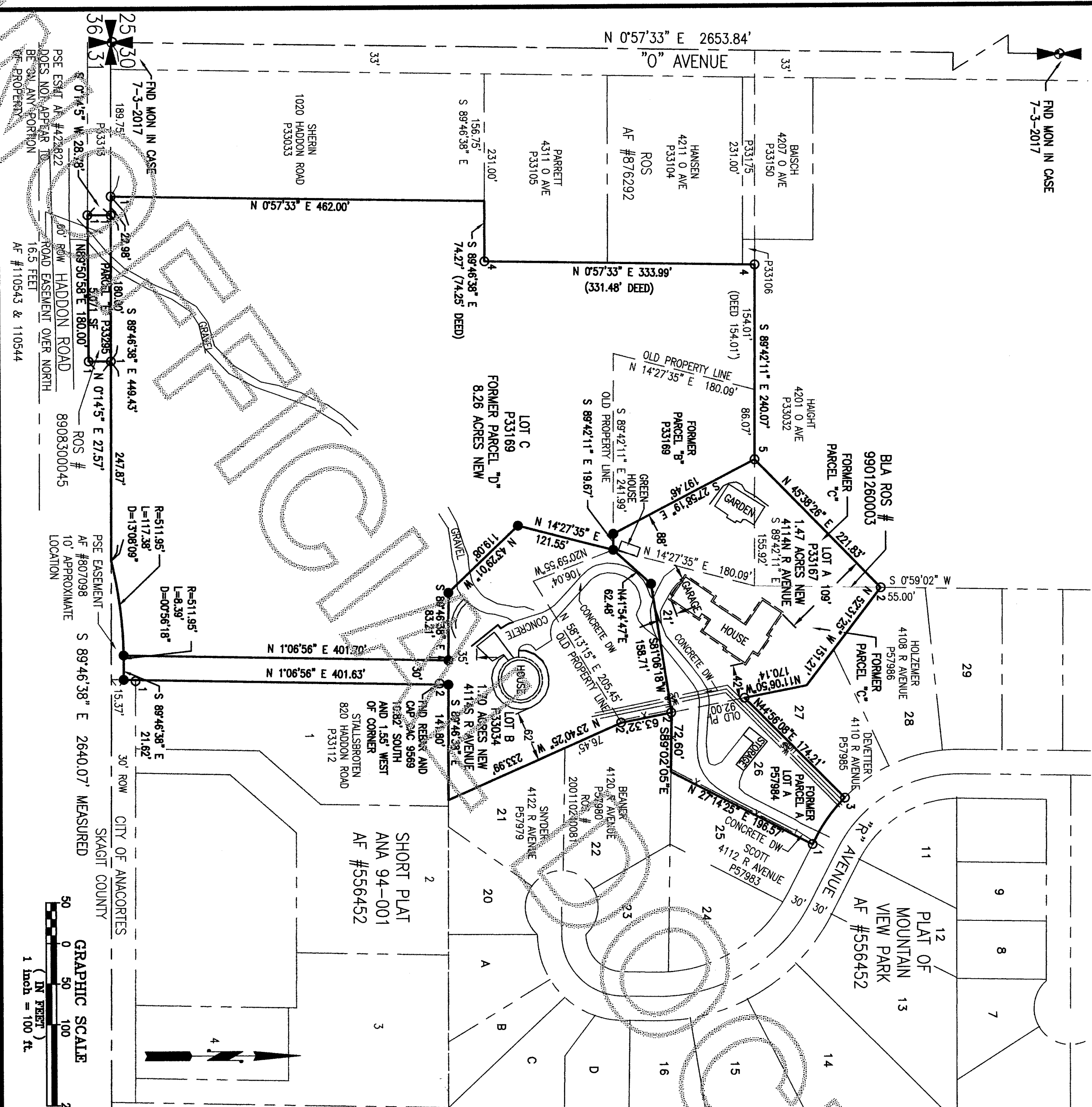
Skagit County Auditor  
201710250048  
10/25/2017 Page 1 of 3 2:30PM \$168.00

AUDITOR *James J. ...*  
DEPUTY AUDITOR *David ...*

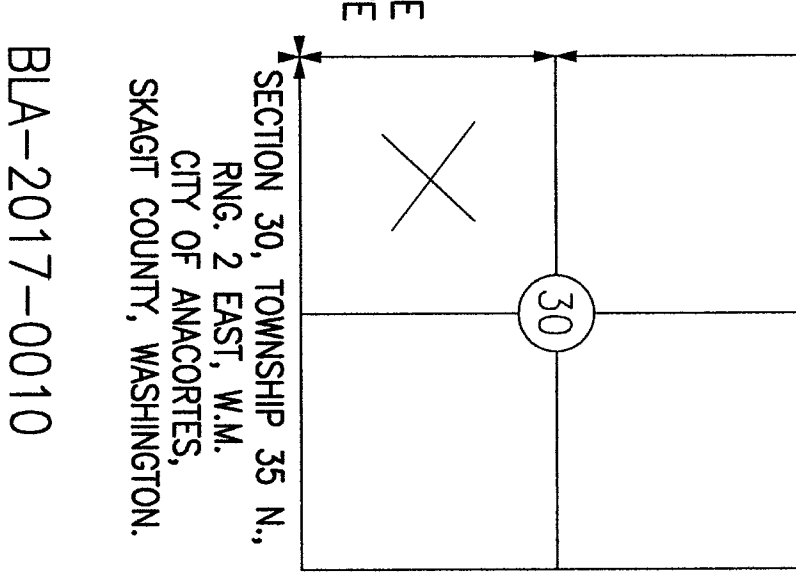
- NOTES
1. SET REBAR AND CAP #27807.
  2. FOUND MONUMENT IN CASE ON 7-3-2017.
  3. FOUND REBAR AND CAP AS NOTED ON 7-3-2017.
  5. BASIS OF BEARINGS: Plat of Mountain View Park, ROS AF #556452.
  6. EQUIPMENT USED: Carlson CR2 2" TOTAL STATION.
  7. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
  8. SURVEY METHOD: STANDARD FIELD TRAVERSE

GENERAL INFORMATION

1. This Boundary Line Adjustment is for the purpose of Adjusting common property line.
2. Assessor's Account Nos. 350230-0-193-0008, P33167; 350230-0-010-0009, P33034; 350230-0-195-0006, P33169; and 3805-000-026-0001, P57984.
3. Land Description information is from the Subdivision Guarantee, order No. 01-163791-F dated July 24, 2017.
4. 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. 9111250106 (CC&R for The Plat of Mountain View Park), #556452 (CC&R for The Plat of Mountain View Park), #9901260003 (record of survey), #200110240081 (record of survey), #422822 (PSE Easement as shown on map), #110543 and #110544 (Road easement as shown on map) and #807098 (PSE Easement as shown on map).
5. Zoning: (R1) Residential Low Density.
6. Water Supply: City of Anacortes.
7. Sewer Disposal: City of Anacortes.
8. Storm Sewer: City of Anacortes.
9. This is a boundary survey only. Not all utilities were investigated.



AREAS:	AREA BEFORE	AREA AFTER	ADDRESSES
LOT A	1.52 ACRES	1.88 ACRES	4114N R AVE
LOT B	8.94 ACRES	1.77 ACRES	4114S R AVE
LOT C	0.97 ACRES	8.26 ACRES	



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 RICK HARVEY IN JULY 2017.

DALE K. HERRIGSTAD, P.L.S.  
Certificate No. 27807  
Date OCTOBER 23, 2017

HERRIGSTAD

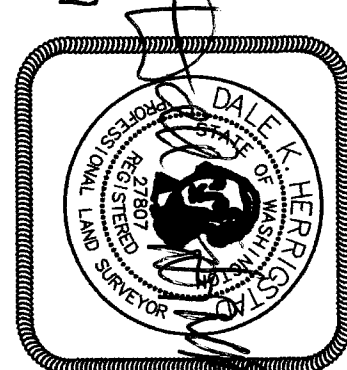
ENGINEERING AND SURVEYING  
4320 WHISTLE LAKE ROAD, ANACORTES WA  
PHONE (360) 299-8804

BOUNDARY LINE ADJUSTMENT

FOR  
BAKER VIEW LP

SCALE	DATE:	JOB NO:
1"=100'	October 2017	2017-58
DRAWN BY:	CHKD BY:	SHEET: OF:
DALE H.	DKH	1 3

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



BAKER VIEW BOUNDARY LINE ADJUSTMENT  
GOV'T LOT 4, SEC. 30, TWP 35 N., RNG 2 E., W.M.  
CITY OF ANACORTES, WASHINGTON

2017-0250048  
\$166.00  
Skagit County Auditor  
10/26/2017, Page 3 of 3 2:30PM

LEGAL AFTER BLA

LOT A

That portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 28, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON"; thence South 0°59'02" West along the West line of said Lot 28, for 55.0 feet to the true point of beginning; thence South 52°31'25" East for 151.21 feet along the West line of Lots 27 and 28, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON"; thence South 11°06'50" East, 170.14 feet along the West line of Lots 27, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON" to the Southwest corner of said Lot 27; thence South 81°06'18" West, 158.71 feet; thence South 41°54'47" West, 62.48 feet; thence North 89°42'11" West, 19.67 feet; thence North 27°58'19" West, 197.46 feet; thence North 45°38'26" East, 221.83 feet to the POINT OF BEGINNING.

TOGETHER WITH Lot 26, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 77, records of Skagit County, Washington.

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

LOT B:

That portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

BEGINNING in the Southwest corner of Lot 21, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON"; thence North 89°46'38" West, 141.80 feet along the North line of Short Plat No. ANA 94-001 as recorded in Volume 11 of Short Plats, pages 113 and 114; thence South 1°06'56" West, 401.63 feet, along the West line of said Short Plat No. ANA 94-001; thence North 89°46'38" West, 21.62 feet; thence West along a curve to the left with a radius of 511.95 feet for an arc distance of 8.39 feet and a central angle of 0°56'18"; thence North 1°06'56" East 401.70 feet; thence North 89°46'38" West, 83.21 feet; thence North 43°29'01" West, 119.08 feet; thence North 14°27'35" East, 121.55 feet; thence North 41°54'47" East, 62.48 feet; thence North 81°06'18" West, 158.71 feet; thence South 11°06'50" East, 63.32 feet; thence South 23°40'25" West, 233.99 feet to the POINT OF BEGINNING.

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

LEGAL AFTER BLA

LOT C:

That portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Commencing at the Southwest corner of said Government Lot 4; thence South 89°46'38" East along the South line of said Government Lot 4 for 189.75 feet to the Southeast corner of that certain Tract conveyed to Ronald M. Sherin and Norma E. Sherin, husband and wife, by deed recorded under Auditor's File No. 685895 and the POINT OF BEGINNING; thence South 89°46'38" East, 450.84 feet to a point on a curve; said point of a curve having a radius point bearing South 13°51'05" East, 511.95 feet; thence easterly along the arc of said curve through an arc angle of 13°08'02", an arc distance of 117.37 feet; thence North 1°06'56" East, 401.70 feet; thence North 89°46'38" West, 83.21 feet; thence North 43°29'01" West 119.08 feet; thence North 14°27'35" West 121.55 feet; thence North 89°42'11" West 19.67 feet; thence North 27°58'19" West 197.46 feet to the South line of the North 538 feet of said Government Lot 4; thence South 89°42'11" East 241.48 feet to the Northeast corner of that certain tract of land previously conveyed to Samuel J. Hartley and Bonice J. Hartley, husband and wife, by deed recorded under Auditor's File No. 8010210037; thence South 0°57'33" West along the West line of said Hartley tract for 333.99 feet to the North line of the South 462 feet of Government Lot 4; thence North 89°46'38" West along the North line of the South 462 feet of Government Lot 4 for 74.27 feet to the Northeast corner of the herein before described Sherin Tract as recorded under Auditor's File No. 685895; thence South 0°57'33" East along the East line of said Sherin Tract for 462 feet to the point of beginning.

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

PARCEL E:

That portion of the Northwest 1/4 of the Northwest 1/4, Section 31, Township 35 North, Range 2 East, W.M., being a strip of land 180 feet wide, lying 90.00 feet on each side of the following described centerline: Beginning at the Northwest corner of said Section 31 for 302.75 feet to the true point of beginning; thence easterly along the North line of said Section 31 for 302.75 feet to the true point of beginning; thence angle to the right 90° for 36 feet, more or less, to the Northerly margin of a right of way conveyed to Skagit County, Washington, as a portion of Road No. 312, as recorded in Volume 146 of Deeds, pages 400 to 435.

EXCEPT all that portion thereof lying adjacent to and North of the following described centerline:

Beginning at the Northwest corner of said Section 31; thence South 01°59'55" West along the West line of said Section 31, a distance of 60.72 feet; thence South 89°11'12" East, a distance of 210.34 feet; thence South 89°03'22" East, a distance of 2.80 feet to the true point of beginning; thence continuing South 89°03'22" East, with a width of 30.00 feet to the North, a distance of 180.02 feet to the terminus of this description.

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

ACCEPTANCE

This Boundary Line Adjustment is hereby examined and approved for

acceptance the 26<sup>th</sup> day of October, 2017

City Engineer

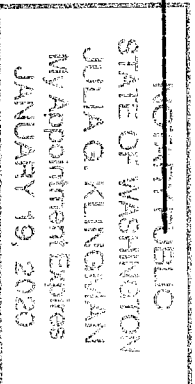
Subdivision Administrator

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 24 day of October, 2017.

Baker View Land Partnership - Fred Henry  
Baker View Limited Partnership

State of Washington  
County of Skagit  
I certify that I know of have satisfactory evidence that Bill Hartley  
signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the owner  
Baker View Limited Partnership, 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 24 day of October, 2017.  
Notary Public in and for the State of Washington  
Name printed Julia G. Klingman  
Residing at Anacortes, WA  
My commissions expires 1-19-2020



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



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

BOUNDARY LINE ADJUSTMENT FOR BAKER VIEW LP			
SCALE	DATE:	JOB NO:	
Noted	October 2017	2017-58	
DRAWN BY:	CHKD BY:	SHEET: OF:	
DALE H.	DKH	2 3	

Property Owner  
Baker View LP  
4114 R Avenue  
Anacortes, WA 98221

BLA-2017-0010



BAKER VIEW BOUNDARY LINE ADJUSTMENT  
GOV'T LOT 4, SEC. 30, TWP 35 N., RNG 2 E., W.M.  
CITY OF ANACORTES, WASHINGTON

201710230048  
Skagit County Auditor  
10/25/2017 Page 3 of 3 2:30PM \$168.00

LEGAL BEFORE BLA

PARCEL "A"

Lot 26, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 77, records of Skagit County, Washington.

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

PARCEL "B":

That portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 4; thence South 89°46'38" East along the South line of said Government Lot 4 for 189.75 feet; thence North 0°59'02" East for 464.54 feet; thence South 89°46'38" East 74.25 feet; thence North 0°59'02" East 331.48 feet; thence South 89°42' 11" East 154.01 feet to the true point of beginning; thence continue South 89°42' 11" East 241.99 feet; thence South 14°27'35" West 180.09 feet; thence North 89°42'11" West 241.99 feet; thence North 14°27'35" East to the true point of beginning.

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

PARCEL "C":

That portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 28, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON"; thence South 0°59'02" West along the West line of said Lot 28, for 55.0 feet to the true point of beginning; thence continuing South 0°59'02" West for 155.91 feet; thence South 14°27'35" West for 180.09 feet; thence South 20°59'55" East for 106.04 feet; thence North 58°13'15" East for 205.45 feet to a point on the West line of Lot 22, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON"; thence North 11°06'50" West along the West line of Lots 22, 26 and 27 for 233.46 feet; thence North 52°31' 25" West along the West line of Lots 27 and 28, for 151.21 feet to the true point of beginning.

TOGETHER WITH that portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 28, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON," as per plat recorded in Volume 7 of Plats page 77, records of Skagit County, Washington; thence South 00°59'02" West along the West line of said Lot 28, for 55.00 feet to the true point of beginning; thence continuing South 00°59'02" West for 155.91 feet to the Northeastly corner of that parcel described as Parcel "B" in that deed conveyed to Storage Associates, Inc. on the 12th day of August, 1998, under Auditor's File No. 9808120052; thence North 89°42' 11" West for 155.91 feet along the Northerly line of said Parcel "B"; thence North 45°38'26" East for 221.81 feet to the true point of beginning.

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

LEGAL BEFORE BLA

PARCEL "D":

All that portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 4; thence South 89°46'38" East along the South line of said Government Lot 4 for 189.75 feet to the Southeast corner of that certain Tract conveyed to Ronald W. Sherin and Norma E. Sherin, husband and wife, by deed recorded under Auditor's File No. 6856895 and the true point of beginning; thence continuing South 89°46'38" East for 596.72 feet to an intersection with the West line of Short Plat No. ANA 94-001 as recorded in Volume 11 of Short Plats, pages 113 and 114, extended South;

thence Northerly along said line and the West line of said Short Plat for 417 feet to the Northwest corner thereof; thence Easterly along the Northerly line of said Short Plat for 141.8 feet to the Southwest corner of the "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 77, records of Skagit County, Washington; thence North 23°40'25" West along the West boundary of said plat for 233.99 feet to the most Easterly corner of that certain tract previously conveyed to Gary O. Henery and Kathleen S. Tibbetts, husband and wife, by deed recorded under Auditor's File No. 8804280005; thence South 58° 13' 15" West along the Southerly line of said tract for 205.45 feet to the most Southerly corner thereof; thence North 20°59'55" West for 106.04 feet to the Southeastly corner of Parcel B of said Henery and Tibbetts tract as described under Auditor's File No. 8804280005; thence North 89°42' 11" West along the South line thereof or 241.99 feet; thence North 14°27'35" East for 180 feet to the South line of the North 528 feet of said Government Lot 4; thence Westerly along said South line thereof or 154.91 feet to the Northeast corner of that certain tract of land previously conveyed to Samuel J. Hartley and Gonice L. Hartley, husband and wife, by deed recorded under Auditor's File No. 8910240037; thence South along the West line of said Hartley tract for 331.48 feet to the North line of the South 482 feet of Government Lot 4; thence North 8°46'38" West along the North line of the South 482 feet of Government Lot 4 for 74.25 feet to the Northeast corner of the herein before described Sherin Tract as recorded under Auditor's File No. 6838895; thence South along the East line of said Sherin Tract for 462 feet to the point of beginning.

EXCEPT all that portion thereof described as follows:

Beginning at the Southwest corner of said Section 30; thence East along the South line of said Section 30, a distance of 649.90 feet to the true point of beginning; thence continuing East along said South line of Section 30, a distance of 136.31 feet; thence North 02°15'02" East, a distance of 15.37 feet; thence North 85°40'05" West, a distance of 21.36 feet to the P.C. of a 13°02'38" curve to the left having a central angle of 151°12'11"; thence Southwesterly along said curve, a distance of 116.55 feet, to the true point of beginning.

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

PARCEL "E":

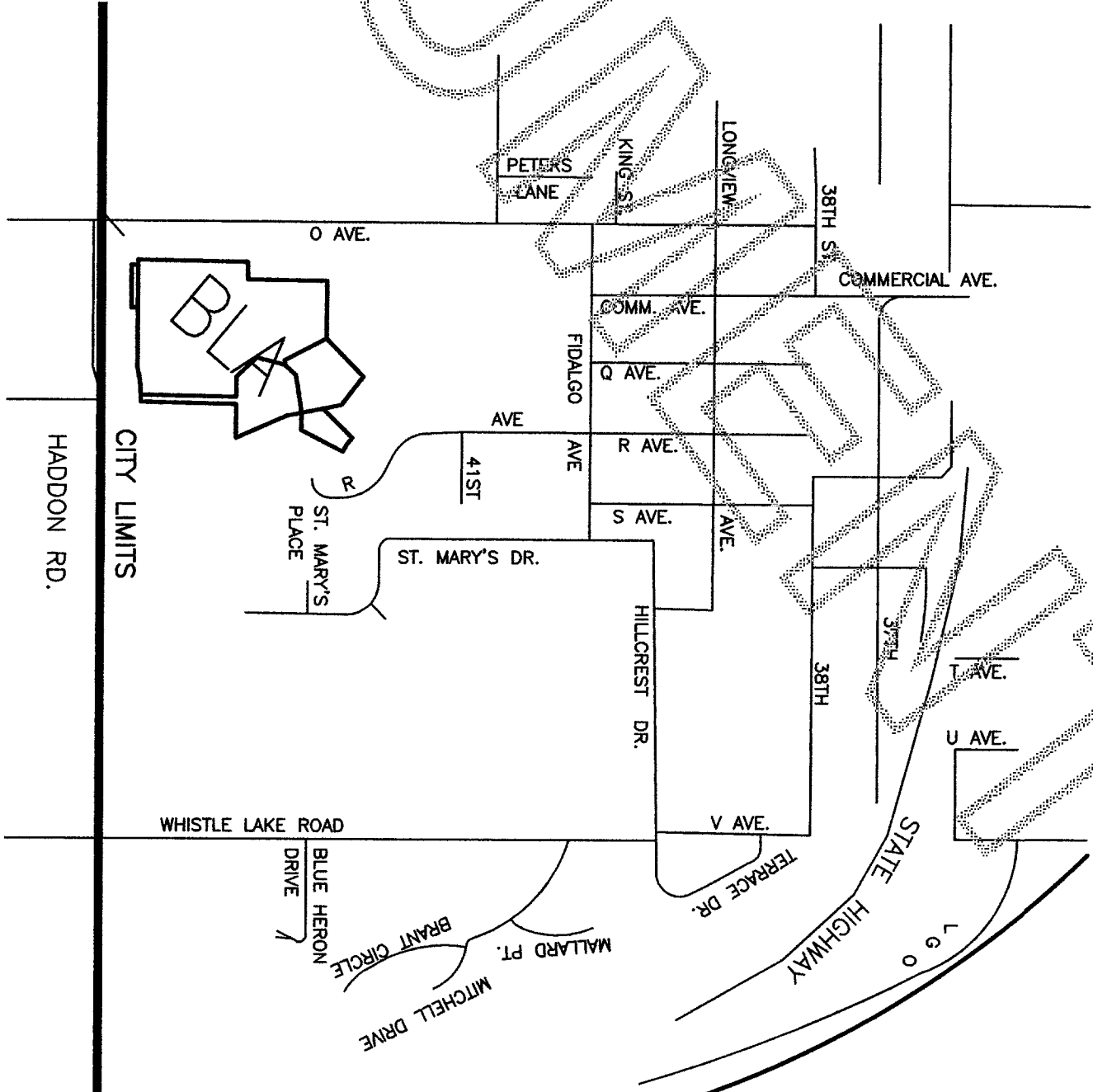
That portion of the Northwest 1/4 of the Northwest 1/4, Section 31, Township 35 North, Range 2 East, W.M., being a strip of land 180 feet wide, lying 90.00 feet on each side of the following described centerline:

Beginning at the Northwest corner of said Section 31; thence Easterly along the North line of said Section 31 for 302.75 feet to the true point of beginning; thence angle to the right 90° for 36 feet, more or less, to the Northerly margin of a right of way conveyed to Skagit County, Washington, as a portion of Road No. 312, as recorded in Volume 146 of Deeds, pages 400 to 435.

EXCEPT all that portion thereof lying adjacent to and North of the following described centerline:

Beginning at the Northwest corner of said Section 31; thence South 01°59'55" West along the West line of said Section 31, a distance of 60.72 feet; thence South 89°11'12" East, a distance of 210.34 feet; thence South 89°03'22" East, a distance of 2.80 feet to the true point of beginning; thence continuing South 89°03'22" East, with a width of 30.00 feet to the North, a distance of 180.02 feet to the terminus of this description.

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



VICINITY PLAN  
SCALE: NONE

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



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

BOUNDARY LINE ADJUSTMENT FOR BAKER VIEW LP			
SCALE	DATE:	JOB NO:	
Noted	October 2017	2017-58	
DRAWN BY:	CHKD BY:	SHEET: OF:	
DALE H.	DKH	3 3	