

1709 12TH STREET BOUNDARY LINE ADJUSTMENT
IN THE N.W. 1/4, N.E. 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 25th DAY OF JUNE, 2018,
AT 5:41 MINUTES PAST 5 O'CLOCK A.M./P.M. UNDER
AUDITOR'S FILE NO. 201806250011

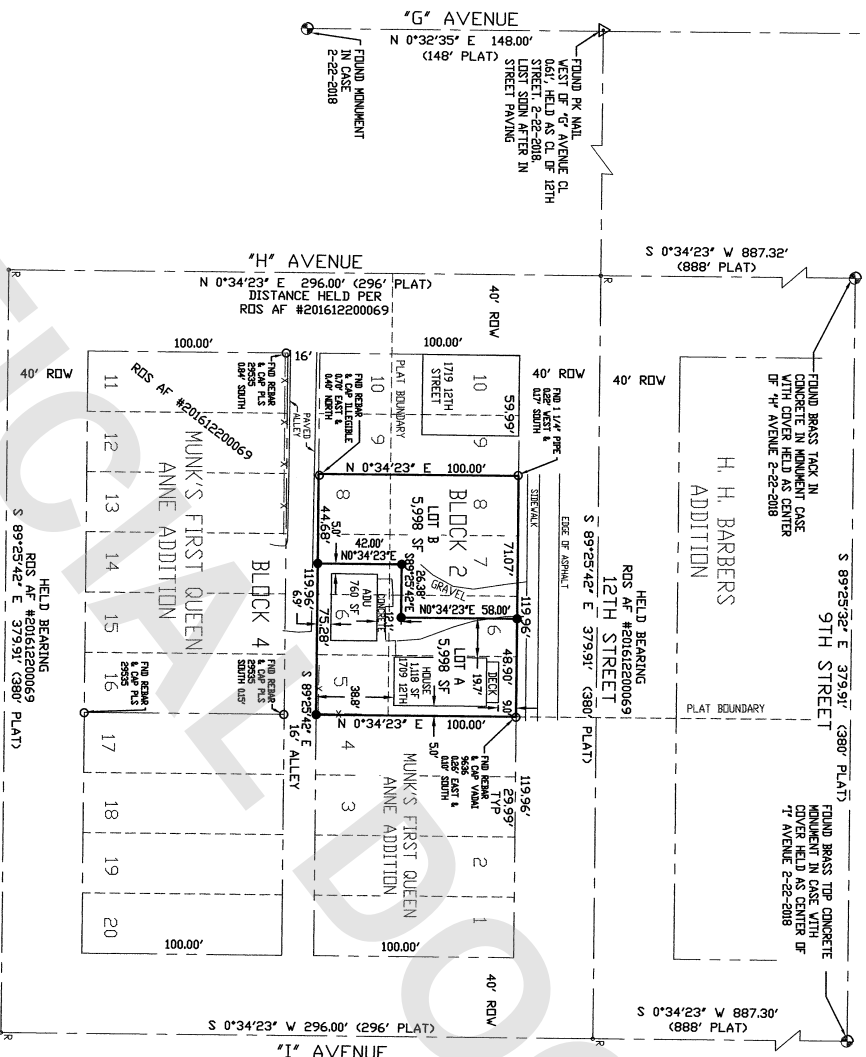
RECORDS OF SNAKE COUNTY, WASHINGTON

AUDITOR
DEPUTY AUDITOR

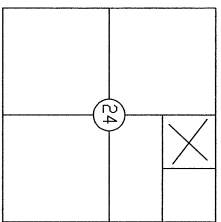
- NOTES
1. FOUND CONCRETE MONUMENT IN CASE 2-22-2018.
 2. FOUND BRASS TACK IN CONCRETE MONUMENT IN CASE WITH CENTER OF 1715 12TH STREET.
 3. FOUND BRASS TACK IN CONCRETE MONUMENT IN CASE WITH CENTER OF 1715 12TH STREET.
 4. SET REBAR & CAP 27807.
 5. OR REFERENCE POINT.
 6. BASIS OF BEARINGS: AF #201612200069.
 7. EQUIPMENT USED: CR2 2" TOTAL STATION.
 8. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 9. SURVEY METHOD: STANDARD FIELD TRAVERSE.

GENERAL INFORMATION

1. This Boundary Line Adjustment is for the purpose of identifying the boundary line between the property of the City of Anacortes and the property of the City of Anacortes.
2. Assessor's Parcel Number: 3773-002-008-0007, P56551.
3. Land Description Information is from the Subdivision Guarantee, order No. 01-16578-F dated February 27, 2018. This property is SUBJECT to and TOGETHER WITH Survey Number #201612200069 (Record of Survey), #201607280079 (Record of Survey), #201607280079 (Record of Survey) and #201607280079 (Record of Survey).
4. Zoning: (R3) Residential Medium Density.
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes.
7. Storm Sewer: City of Anacortes.
8. This is a boundary survey only. Not all utilities were investigated.



LOT COVERAGE CALCULATION
LOT A AREA = 5,998 SF
BUILDING AREA = 1,878 SF
31% COVERAGE/ 50% MAX
ALLOWED.



AFTER ADJUSTMENT
LOT AREA
LOT A 1709 12TH STREET
5,998 SF
LOT B 1715 12TH STREET
5,998 SF

SECTION 24, TOWNSHIP 35 N.,
RNG. 1 EAST, W.M.
CITY OF ANACORTES,
SKAGOT COUNTY, WASHINGTON.
AF #201612200069

Property Owners
George Bourque
1709 12th Street
Anacortes, WA 98221

BLA-2018-0002

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 DIRECTORSHIP IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GEORGE BOURQUE IN DECEMBER, 2017.
DALE K. HERRIGSTAD, P.L.S.
Date: JUNE 25, 2018

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

BOUNDARY LINE ADJUSTMENT FOR GEORGE BOURQUE			
SCALE 1"=40'	DATE June 4, 2018	JOB NO. 2018-102	
DRAWN BY: DALE H.	CHECK BY: DKH	SHEET: OF: 1 2	

1709 12TH STREET BOUNDARY LINE ADJUSTMENT IN THE N.E. 1/4, SEC. 24, TWP 35 N., RNG 1 E., W.M. CITY OF ANACORTES, WASHINGTON

LEGAL DESCRIPTION BEFORE ADJUSTMENT

PARCEL 7A' P56551

Fractional Lots 5 through 8, inclusive, Block 4, "MINKS' FIRST QUEEN ANNE ADDITION TO ANACORTES," as per plat recorded in Volume 3 of Plats, page 1, records of Skagit County, Washington.

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

PARCEL 7B' P58011

Fractional Lots 5 through 8, inclusive, Block 2, "PLAT OF H. H. BARBER'S ADD. TO ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 99, records of Skagit County, Washington.

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

LEGAL DESCRIPTION AFTER ADJUSTMENT

LOT 7A'

That portion of Fractional Lots 5 through 7, inclusive, Block 4, "MINKS' FIRST QUEEN ANNE ADDITION TO ANACORTES," as per plat recorded in Volume 3 of Plats, page 1, records of Skagit County, Washington.

And that portion of Fractional Lots 5 through 7, inclusive, Block 2, "PLAT OF H. H. BARBER'S ADD. TO ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 99, records of Skagit County, Washington, described as follows:

BEGINNING in the Northeast corner of Lot 5, Block 2, of said "PLAT OF H. H. BARBER'S ADDITION," thence North 89°25'42" West, 48.90 feet;

Thence South 0°34'23" West, 58.00 feet;

Thence North 89°25'42" West, 26.38 feet;

Thence South 0°34'23" West, 42.00 feet;

Thence North 89°25'42" East, 75.28 feet;

Thence North 0°34'23" East, 100.00 feet TO THE POINT OF BEGINNING.

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

LOT 7B'

That portion of Fractional Lots 6 through 8, inclusive, Block 4, "MINKS' FIRST QUEEN ANNE ADDITION TO ANACORTES," as per plat recorded in Volume 3 of Plats, page 1, records of Skagit County, Washington.

And that portion of Fractional Lots 7 and 8, inclusive, Block 2, "PLAT OF H. H. BARBER'S ADD. TO ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 99, records of Skagit County, Washington, described as follows:

BEGINNING in the Northwest corner of Lot 8, Block 2, of said "PLAT OF H. H. BARBER'S ADDITION," thence South 89°25'42" East, 71.07 feet;

Thence North 0°34'23" West, 58.00 feet;

Thence North 89°25'42" West, 26.38 feet;

Thence South 0°34'23" West, 42.00 feet;

Thence North 89°25'42" West, 44.68 feet;

Thence North 0°34'23" East, 100.00 feet TO THE POINT OF BEGINNING.

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 8th day of June, 2018.

City Engineer

Subdivision Administrator

CONSENT:

I, the undersigned owner, certify that the Boundary Line Adjustment is made on a free and voluntary act of such party for the uses and purposes mentioned in the instrument.

George Bourque
GEORGE BOURQUE

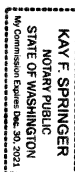
State of Washington

County of Skagit
I certify that I know or have satisfactory evidence that GEORGE BOURQUE, as his separate property, 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 7 day of June, 2018. Notary Public in and for the State of Washington

Signed Kay F. Springer
Name printed Kay F. Springer
Residing at Anacortes

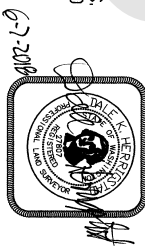
My commissions expires 12-30-2021



Property Owners
George Bourque
1709 12th Street
Anacortes, WA 98221

BLA-2018-0002

SURVEYOR
DALE K. HERRIGSTAD P.L.S.
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HERRIGSTAD
ENGINEERING AND SURVEYING
4320 WHISTLE LAKE ROAD, ANACORTES WA
PHONE (360) 299-8804

BOUNDARY LINE ADJUSTMENT
FOR GEORGE BOURQUE

SCALE	DATE:	JOB NO:
Noted	June 4, 2018	2018-102
DRAWN BY:	CHKD BY:	SHEET: OF:
DALE H.	DKH	2 2