

**CONSENT**  
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER, CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 14th DAY OF November, 2018.

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON }  
COUNTY OF Skagit } ss  
I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RITA S. DUFF IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

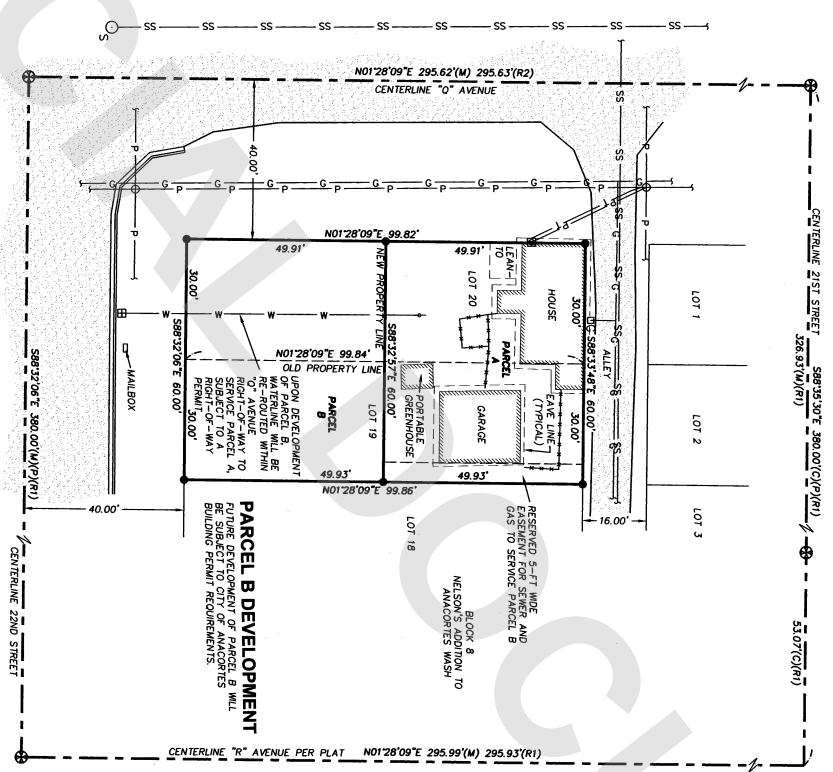
WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF November, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
RESIDING AT Skagit  
MY APPOINTMENT EXPIRES 03-17-2020  
Conny Shewmaker

**ACCEPTANCE**  
THIS BOUNDARY LINE ADJUSTMENT IS HEREBY EXAMINED AND APPROVED FOR ACCEPTANCE THIS 14th DAY OF November, 2018.

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS 14th DAY OF December, 2018.  
AT 3:14 PM, UNDER AUDITOR'S SEAL NO. 200402190032.  
AT THE REQUEST OF HANSEN & ASSOCIATES, INC.  
[Signature]  
SKAGIT COUNTY AUDITOR

**RITA S. DUFF BOUNDARY LINE ADJUSTMENT**  
LOTS 19 & 20, BLOCK 8, PLAT OF NELSON'S ADDITION TO ANACORTES IN GOVERNMENT LOT 3 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, SKAGIT COUNTY, WA



**AREAS**  
BEFORE BLA-2018-0007, LOT 19 WAS SURVEYED 3,000.00 SQ. FT. AS PLATTED (LOT 20, 2,995.50 SQ. FT. AS SURVEYED 3,000.00 SQ. FT. AS PLATTED).

**PARCEL NUMBER AND ADDRESS**  
LOT 19 AND 20, PARCELS, NUMBER 190073.  
STREET ADDRESS: 620 22ND STREET, ANACORTES, WA  
OWNER: RITA S. DUFF

**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SKAGIT COUNTY AUDITOR'S ACT AT THE REQUEST OF RITA S. DUFF IN JULY, 2018.  
[Signature]  
JAMES S. ANDERSON, P.L.S., C.T.S.  
CERTIFICATE NO. 53888



**ZONING**  
COMMERCIAL DISTRICT, SUBJECT TO REQUIREMENTS OF CITY OF ANACORTES MUNICIPAL CODE CHAPTER 17.24, CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE REQUIRES A CONDITIONAL USE PERMIT FOR LOT 19.

**MINIMUM LOT SIZE** (PER 17.24.080)  
NONE

**SETBACK REQUIREMENTS** (PER 17.24.080)  
RESIDENTIAL ZONE DISTRICTS WITH NO INTERVENING STREET OR ALLEY, THERE SHALL BE A SETBACK OF AT LEAST FIVE FEET.

- LEGEND**
- DENOTES 1/2" REBAR WITH "M4 53888" CAP SET THIS SURVEY
  - ⊙ DENOTES FOUND 4" SQUARE CONCRETE MONUMENT WITH 2" BRASS DISK WITH "200402190032" IN CASTING, RECOVERED 7/17/2018
  - (M) DENOTES MEASURED BEARING AND DISTANCE
  - (C) DENOTES CALCULATED BEARING AND DISTANCE
  - (P) DENOTES PLAT DISTANCE OF RECORD
  - (R1) DENOTES DISTANCE OF RECORD AS SHOWN ON THAT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200402190032
  - (R2) DENOTES DISTANCE OF RECORD AS SHOWN ON THAT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20081040046
- EGC GAS METER  
P POWER POLE  
SS OVERHEAD POWER  
SS SHAWMUT SEWER  
W WATER METER  
W WATER SPOUT  
SSM CHAINLINK FENCE

**LEGAL DESCRIPTION BEFORE ADJUSTMENT**  
SOURCE OF EXISTING LEGAL DESCRIPTIONS: STEWART TITLE SUBDIVISION GUARANTEE NO. 0-000040704148, ISSUED 7/27/2018.  
LOTS 19 AND 20, BLOCK 8, NELSON'S ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 102, SKAGIT COUNTY, WASHINGTON.

**LEGAL DESCRIPTIONS AFTER ADJUSTMENT**  
PARCEL A: THE NORTH HALF OF LOTS 19 AND 20, BLOCK 8, NELSON'S ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 102, SKAGIT COUNTY, WASHINGTON.  
PARCEL B: THE SOUTH HALF OF LOTS 19 AND 20, BLOCK 8, NELSON'S ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 102, SKAGIT COUNTY, WASHINGTON.

**SURVEY NOTES**

1. SURVEY PROCEDURES & EQUIPMENT:  
EQUIPMENT: LEICA 1203+3 SECOND ELECTRONIC DIGITAL TOTAL STATION, PROCEDURE: FIELD TRAVERSE, USING EXISTING MONUMENTS, METERS OF EXCESS, THE STANDARDS CONTAINED IN WAC 322-10-090.
2. BASIS OF BEARINGS: ASSUMED, 58812.06°E ALONG THE CENTERLINE OF 22ND STREET, AS MONUMENTED AND SHOWN HEREON.
3. DISTANCES ARE IN US SURVEY FEET AND DECIMALS THEREOF.
4. 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.
5. SURFACE VISIBLE UTILITIES WERE LOCATED THIS SURVEY. UNDISCOVERED UTILITIES WERE NOT LOCATED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPREHEND ALL SUCH UTILITIES SERVICED BY GAS, ELECTRIC, WATER, OR SEWER. THE SURVEYOR MAKES NO GUARANTEE THAT ALL EXISTING UTILITIES SHOULD BE KEPT HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.

**BOUNDARY LINE ADJUSTMENT**

SCALE: 1" = 20'

DRAWN BY: JAH

RECORDED: 06/22/2019

FILE NO: 2018-0007

DATE: 12-14-2018

BY: JAH

SKAGIT COUNTY AUDITOR