## 201812140112 201812140112 2/4/2010 93-141 pr Pages: 1 of 1 Fees: \$183.00 CONSENT KNOW ALL MED PRESE PRESENTS THAT I, THE UNDERSONED OWNER, CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WINESSY WHEREOF I HAVE HEREINTO SET MY HAND AND SEAL THIS LACE DAY OF MAY CHARLES. 2018. COUNTY OF AND ALME SATISFACTORY EMDEMOE THAT RIAS. DUFF IS THE CERTIFY THAT I KNOW OR HAVE SATISFACTORY EMDEMOE THAT RIAS. DUFF IS THE PERSON MOA APPEARED BEFORE WE, AND SAID PERSON ACKNOMEDOED THAT SHE SIGHED THIS INSTRUMENT AND ACKNOMEDOED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USERS AND PURPOSES MENTIONED IN THE INSTRUMENT. ACKNOWLEDGMENT STATE OF WASHINGTON AUDITOR'S CERTIFICATE FILED FOR RECORD THIS 141 DAY OF SELE NO. AT J. H. DM., UNDER AUDITOR'S FILE NO. AT THE REDUEST OF HARMSEN STAFFOOD, TE MY APPOINTMENT EXPIRES, IJ SUBDIVISION ADMINISTRATOR THIS BOUNDARY LINE ADJUSTMENT IS HEREBY EXAMINED AND APPROVED FOR ACCEPTANCE THIS HEREBY EXAMINED AND APPROVED FOR ACCEPTANCE AND ADDRESS AND ADDRESS AND APPROVED FOR ACCEPTANCE AND ADDRESS AN ACCEPTANCE RESIDING AT SKAGET NOTARY PUBLIC IN AND FOR THE STATE OF JULISHING TOD WINESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF 11000 DEL Conno, AGIT COUNTY AUDIT CIAL AVE ζ \PROJECTS\2018\18-276 DUFF\LS\DWG\18-276 DUFF.DWG SCALE 1"=200" (FROM SKAGIT COUNTY ASSESSOR DATA) Shoemaker VICINITY MAP "Q" AVE SS 23RD ST 22ND ST 21ST ST AREA OF BOUNDARY LINE ADJUSTMENT "R" AVE 2018. AREAS BEFORE BLA: LOT 19: 2,995 SO FT AS SURVEYED (3,000 LOT 20: 2,995 SO FT AS SURVEYED (3,000 PARCEL NUMBER AND ADDRESS AFTER BLA: PARCEL A: 2,995 SO FT PARCEL B: 2,995 SO FT SURVEYOR'S CERTIFICATE 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 LOTS 19 AND 20: SKAGIT COUNTY PARCEL NUMBER P58073 SITE ADDRESS: 820 22ND STREET, ANACORTES, WA OMNER: RITA S. DUFF JAMES A. HILDENBRAND CERTIFICATE NO. 53688 N01"28'09"E 295.62'(M) 295.63'(R2) CENTERLINE "O" AVENUE CTLY REPRESENTS A SURVEY MADE BY ME OR UNDER CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SO FT AS PLATTED) SO FT AS PLATTED) 11/11/118 LOT 20 HOUSE 1 107 SSG ALLEY SE = S88'32'06"E 380.00'(M)(P)(R1) NO DEVELOPMENT SO OF PARCEL B. WATERUNE MIL BE RE-ROUTED MITHIN TO AVENUE RIGHT-OF-WAY TO SERVICE PARCEL A. SUBJECT TO A. RIGHT-OF-WAY PERMIT OF WAY MAILBOX GREENHOUSE (TYPICAL) LOT 19 GARAGE COMMERCIAL DISTRICT. SUBJECT TO REQUIREMENTS OF CITY OF ANACORETS MUNICIPAL CODE CHAPTER 17.24. CONSTRUCTION OF A SINGLE FAMILY RESIDENCE REQUIRES A CONDITIONAL USE PERMIT PER CHAPTER 19.36 SETBACK REQUIREMENTS (PER 17,24,080) NONE, EXCEPT THAT ALONG PROPERTY LINES ADJOINING RESDENTIAL ZONE DISTRICTS WITH NO INTERVENING STREET OR RESDENTIAL ZONE DISTRICTS WITH NO INTERVENING STREET OR ALLEY, THERE SHALL BE A SETBACK OF AT LEAST FIVE FEET. ZONING MINIMUM LOT SIZE (PER 17.24.050) LOT 2 PARCEL B DEVELOPMENT FUTURE DEVELOPMENT OF PARCEL B WILL BE SUBJECT TO CITY OF ANACORTES BUILDING PERMIT REQUIREMENTS. EASEMENT FOR SEWER AND GAS TO SERVICE PARCEL B LOT 3 LOT 18 CENTERLINE 22ND STREET HARMSEN & ASSOCIATES INC 19 TWN 35N RGE 2E 43 3. DISTANCES ARE IN US SURVEY FEET AND DECIMALS THEREOF. (R1) **⊞⊠**∮∺ (R2) ઉ 9 3 LEGEND SURFACE WISBLE UNLINES MERÉ LOCATED HIS SURFEY, MORGOGOUND UTILL'Y LOCATIONS ARE LAPPROMATELY DEPORTED BASED ON SURFACE UTUNY UTILL'Y LOCATIONS AND RECORD DATA PROMOBED BY THE DITY OF AMAGENTES AND LOCATIONS AND RECORD DATA PROMOBED BY THE DITY OF AMAGENTES AND CASCADE MAIDRAL GAS. THE SURFEING MARCS NO QUARMITES THAT THE CASCADE MAIDRAL GAS ARE IN THE EXACT LOCATION DEPORTED ALL EXTENSE UTULINES SHOULD BE VERREID HORSONIALLY AND VERTICALLY PROP TO CONSTRUCTION. SUMPEY PROCEDURES & EQUIPMENT: EQUIPMENT: LECA 1203+ 3-ESCOND ELECTRONIC DIGITAL TOTAL STATION. PROCEDURE: RELD TRANSES USING EXCENSI AUMURINATION; ELL COMPROS PROFESS MACIES AND DESTANCES DOUBLE MEASURET: MEETS OF EXCEDS FIRE STANDARDS CONTAINED IN MICH. 227-130-080. DRAWN BY: PARCEL A: LEGAL DESCRIPTIONS AFTER ADJUSTMENT SOURCE OF EXISTING LEGAL DESCRIPTIONS: STEWART TITLE SUBDIVISION GUARANTEE NO. G-0000040704148, ISSUED 7/27/2018: ALL COMPROLLING 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. BASIS OF BEARINGS: ASSUMED, SB8'32'06"E ALONG THE CENTERLINE OF 22ND STREET, AS MONUMENTED AND SHOWN HEREON **SURVEY NOTES** PARCEL B: THE MORTH HALF OF LOTS 19 AND 20. BLOCK 8, MELSON'S ADDITION TO AMACORITES, ACCORDING TO THE PLAT INTERCOP, RECORDED IN VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN SKAGIT COUNTY, WASHINGTON. LOTS 19 AND 20, BLOCK B, NELSON'S ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGT COUNTY, MISCHINGTON, SITUATED IN SKAGT COUNTY, MASHINGTON. LEGAL DESCRIPTION BEFORE ADJUSTMENT THE SOUTH HALF OF LOTS 19 AND 20, BLOCK B, NELSON'S ADDITION TO ANACORTES, ACCORDED IN VALUME 2 OF PLAT THEREOF, RECORDED IN VALUME 2 OF PLATS, PAGE 102, RECORDS OF SEAGIT COUNTY, MASHINGTON. SITUATE IN SKAGIT COUNTY, MASHINGTON. GAS METER POWER POLE POWER METER WATER METER WATER SPIGOT SSMH DENOTES PLAT DISTANCE OF RECORD DENOTES FOUND 4" SQUARE CONCRETE MONUMENT WITH 2" BRASS DISK WITH PUNCH MARK IN CASING, RECOVERED 7/17/2018 DENOTES 1/2" REBAR WITH "HAI 53688" CAP SET THIS SURVEY DENOTES DISTANCE OF RECORD AS SHOWN ON THAT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200811040046 DENOTES DISTANCE OF RECORD AS SHOWN ON THAT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200402190032 DENOTES CALCULATED BEARING AND DISTANCE DENOTES MEASURED BEARING AND DISTANCE MV-119 18-276 **BOUNDARY LINE ADJUSTMENT** HARMSEN RITA S. DUFF SS — SANITARY SEWER —— W —— WATER LINE —— G —— GAS LINE —— CHAINLINK FENCE ASPHALT 98273 OVERHEAD TELEPHONE OVERHEAD POWER SHEET 1 유