

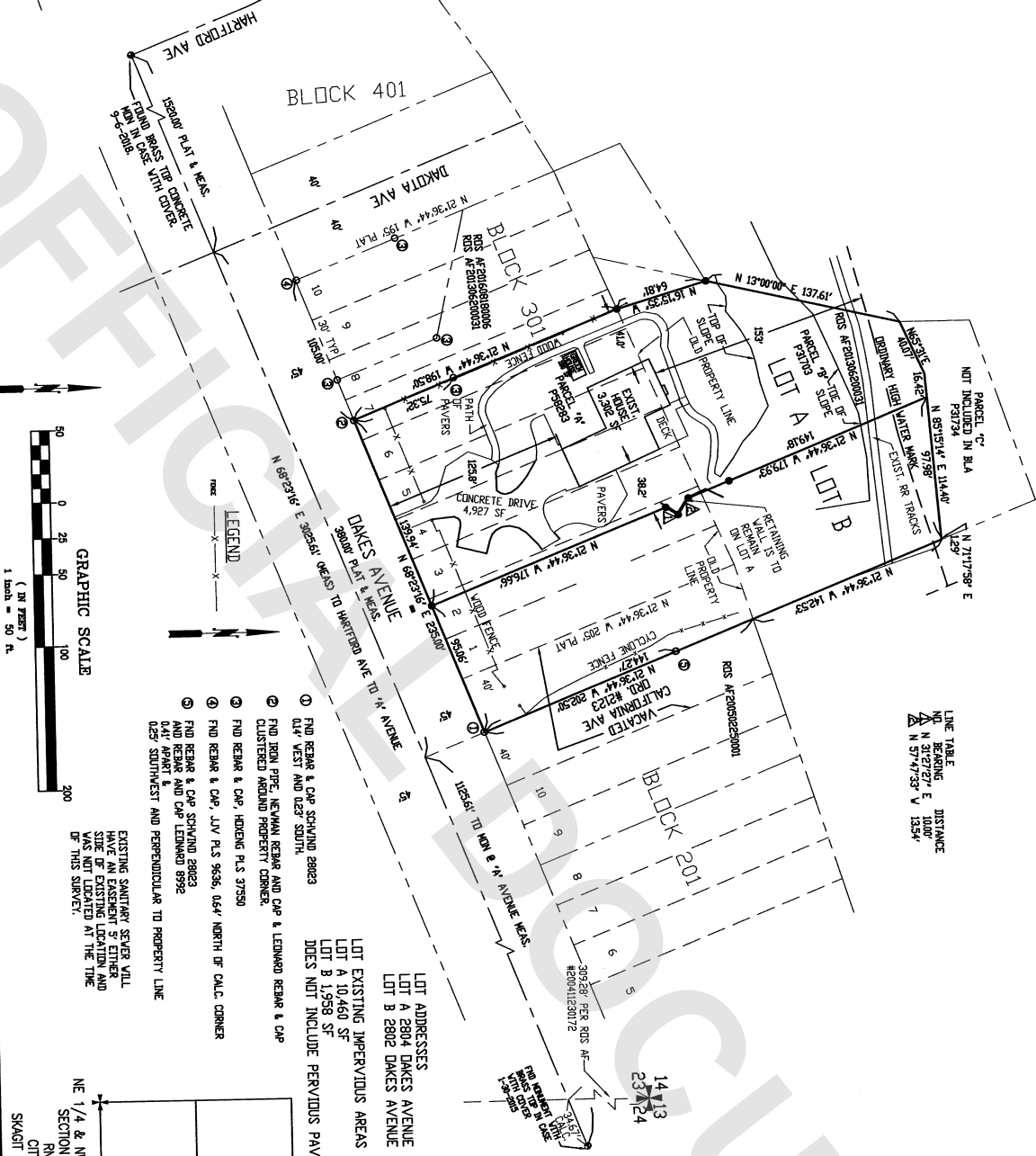
SURVEYOR
DALE K. HERRIGSTAD P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES WA 98221
360-299-8804



SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN COMPLYING WITH THE REQUIREMENTS OF THE SURVEY
RECORDING ACT AT THE REQUEST OF SAMUEL HILL IN AUGUST 2018.
DALE K. HERRIGSTAD, P.L.S.
Certificate No. 27807
Date FEBRUARY 21, 2019

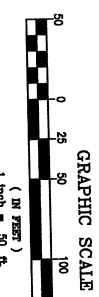
HERRIGSTAD
ENGINEERING AND SURVEYING
4320 WHISTLE LAKE ROAD, ANACORTES WA
PHONE (360) 299-8804

BOUNDARY LINE ADJUSTMENT
2804 DAKES AVENUE
FOR SAMUEL & DIANE HILL
SCALE: 1"=50'
DATE: FEB. 2019
JOB NO.: 2018-106
DRAWN BY: DKH
CHECKED BY: DKH
SHEET: 1 OF 2

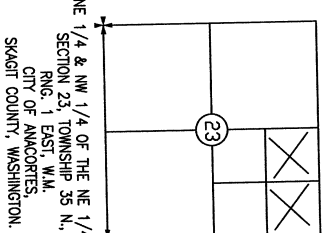


LINE TABLE

LINE BEARING	DISTANCE
N 85°14' E 114.4'	129'
N 31°27' E 100'	100'
N 57°47'33" V 125.4'	125.4'



EXISTING SWIMMING POOL VILLAGE
WAS LOCATED AT THE SITE OF EXISTING
LOCATION AND WAS NOT LOCATED AT THE TIME
OF THIS SURVEY.



Property Owner
Samuel & Diane Hill
15090 Beaver Marsh Road
Mount Vernon, WA 98273
BLA-2018-0010

- LEGEND
- ① FIND REBAR & CAP SPACING 28023
0.4' WEST AND 0.2' SOUTH.
 - ② FIND IRON PIPE, NEWMAN REBAR AND CAP & LEONARD REBAR & CAP
CLUSTERED AROUND PROPERTY CORNER.
 - ③ FIND REBAR & CAP, HODGINS PLS 37350
 - ④ FIND REBAR & CAP, JUV PLS 9656, 0.64' NORTH OF CALC. CORNER
 - ⑤ FIND REBAR & CAP SPACING 28023
 - ⑥ FIND REBAR AND CAP LEONARD 8992
0.2' SOUTHWEST AND PERPENDICULAR TO PROPERTY LINE
- LOT ADDRESSES
LOT A 2804 DAKES AVENUE
LOT B 2802 DAKES AVENUE
- LOT AREAS BEFORE BLA
PARCEL 'A' (P38283)= 47.491 SF
PARCEL 'B' (P31703)= 34.032 SF
- LOT AREAS AFTER BLA
LOT A = 47.454 SF
LOT B = 34.069 SF
- DOES NOT INCLUDE PERVIOUS PAYER AREA

AUDITORS CERTIFICATE
FILED FOR RECORD THIS 21 DAY OF FEBRUARY 2019
AT 12 MINUTES PAST 1 O'CLOCK AMONG UNDER
AUDITORS FILE
NO. 201902210063
COUNTY, WASHINGTON
RECORDS OF SKAGIT
AUDITOR *Janet Nelson* DEPUTY AUDITOR

NOTES
1. FOUND CONCRETE MONUMENT IN CASE AS NOTED
2. FOUND REBAR & CAP ON PIPE AS NOTED.
3. SET REBAR & CAP PLS 28023, 28023.031, CENTER LINE
4. BASIS OF BEARINGS: ROS # 280130620031, CENTER LINE
5. EQUIPMENT USED: CH2 2" TOTAL STATION
6. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY
STANDARDS.
7. SURVEY METHOD: STANDARD FIELD TRANSVERSE

GENERAL INFORMATION
1. This Boundary Line Adjustment is for the purpose changing
the boundary between two parcels, 28023-301-007-0002, P38283 and
28023-301-007-0002, P31703.
2. Land Description information is from the Title Report, order
No. 02-188505-02 dated July 5, 2018. This property is
SUBJECT to and TOGETHER WITH Survey identified in said Title
Report under Auditor's file Number 8802310032 (Property line
and easement agreement), 8802310032, 8802310001 (Oak Claim
Deed), 880712008 (Boundary Line Adjustment), 880712008
(Boundary Line Adjustment), 880712008 (Boundary Line Adjustment) and
880712008 (Boundary Line Adjustment).
3. Water Supply: City of Anacortes.
4. Sewer Disposal: City of Anacortes.
5. Storm Sewer: City of Anacortes.
6. This is a boundary survey only. Not all utilities were
Investigated.

LEGAL DESCRIPTION BEFORE ADJUSTMENT

PARCEL 4A:

Lots 1 through 6 and the East 1/2 of Lot 7, Block 301, NORTHERN PACIFIC ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH the West 1/2 of vacated California Avenue which attaches hereto by operation of law, and by Anacortes City Ordinance No. 2123 and recorded under Auditor's File No. 891220068, records of Skagit County, Washington, as would attach by operation of law. Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL 7B:

That portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the Plat Map of NORTHERN PACIFIC ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of Block 301 of said Plat; thence North 21°36'44" West along the Eastern line of said Block 301, a distance of 203.00 feet to the Northeast corner of said Block 301, being the true point of beginning; thence South 66°28'42" West along the Northern boundary line of said Block 301, a distance of 234.48 feet; thence North 13°00'00" East, a distance of 217.62 feet; thence North 63°31'00" East, a distance of 40.00 feet; thence North 63°15'14" East, a distance of 114.42 feet; thence North 71°17'58" East, a distance of 129 feet to a point on the Northwestern projection of the centerline of California Avenue; thence South 21°36'44" East, a distance of 142.33 feet to the Northern end of California Avenue; thence South 71°51'31" West, a distance of 40.08 feet to the Northeast corner of said Block 301 being the true point of beginning. EXCEPT that portion of vacated Burlington Northern Railroad right of way, NORTHERN PACIFIC ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Block 301 of said Plat; thence North 66°28'42" East, 63.64 feet to the Southwest corner of that certain parcel of land described in deed recorded under Auditor's File No. 890280053, records of Skagit County, Washington and the true point of beginning; thence North 13°00'00" East, along the East line of said parcel, 80.00 feet to the Northwest corner of said parcel; thence South 16°15'44" East, 64.81 feet to the Northeast corner of the West 1/2 of Lot 7, said Block 301; thence South 66°28'42" West, along the North line of said Block 301, 33.42 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

LEGAL DESCRIPTION AFTER ADJUSTMENT

LOT A

That portion of Lot 2 and all of Lots 3 through 6 and the East 1/2 of Lot 7, Block 301, NORTHERN PACIFIC ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH that portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the Plat Map of NORTHERN PACIFIC ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

COMMENCING in the Southwest corner of Lot 10 of said Block 301 thence North 68°23'16" East, 105.00 feet along the South boundary of said Block 301 to the POINT OF BEGINNING; thence continue North 68°23'16" East, 139.94 feet; thence North 21°36'44" West, 176.66 feet; thence North 31°21'27" East, 10.00 feet; thence North 51°47'33" West, 13.54 feet; thence North 21°36'44" West, 179.93 feet; thence South 85°15'14" West, 16.42 feet; thence South 63°31'00" West, 40.07 feet; thence South 13°00'00" West, 137.61 feet; thence South 16°15'35" East, 64.81 feet; thence South 12°36'44" East, 198.30 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

LOT B

Lot 1 and that portion of Lot 2, Block 301, NORTHERN PACIFIC ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH the West 1/2 of vacated California Avenue which attaches hereto by operation of law, and by Anacortes City Ordinance No. 2123 and recorded under Auditor's File No. 891220068, records of Skagit County, Washington, as would attach by operation of law.

ALSO TOGETHER WITH that portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the Plat Map of NORTHERN PACIFIC ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 1 of said Block 301 thence North 68°23'16" East, 40.00 feet to the center line of vacated California Avenue to the POINT OF BEGINNING; thence North 21°36'44" West, 34.50 feet along the center line of and projected center line of vacated California Avenue; thence South 71°17'58" West, 129 feet; thence South 85°15'14" West, 97.98 feet; thence South 21°36'44" East, 179.93 feet; thence South 57°47'33" East, 13.54 feet; thence South 31°21'27" West, 10.00 feet; thence South 21°36'44" East, 176.66 feet; thence North 68°23'16" East, 95.06 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

CONSENT:

Know All Men by these 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 21st day of Feb., 2019.

SAWUEL P. HILL

DAVE L. HILL

State of Washington
County of Skagit
I certify that I have or have satisfactory evidence that SAWUEL P. HILL and DAVE L. HILL, husband and wife, signed this instrument, and acknowledged it to be the free and voluntary act of each party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 20th day of Feb., 2019. Notary Public in and for the State of Washington.
Signed Elaine Hill
Name printed Elaine Hill
Residing at Anacortes
My commission expires 2/19/2022

Subdivision Administrator

ACCEPTANCE
This Boundary Line Adjustment is hereby examined and approved for acceptance the 21st day of February, 2019

City Engineer

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



Property Owner
Samuel & Diane Hill
15090 Beaver Marsh Road
Mount Vernon, WA 98273

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

BOUNDARY LINE ADJUSTMENT
2804 DAKES AVENUE
FOR SAWUEL & DIANE HILL

SCALE	DATE	JOB NO.
NONE	Feb. 2019	2018-106
DRAWN BY: DKH	CHKD BY: DKH	SHEET: OF: 2 2

BLA-2018-0010