

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



SURVEYOR'S CERTIFICATE

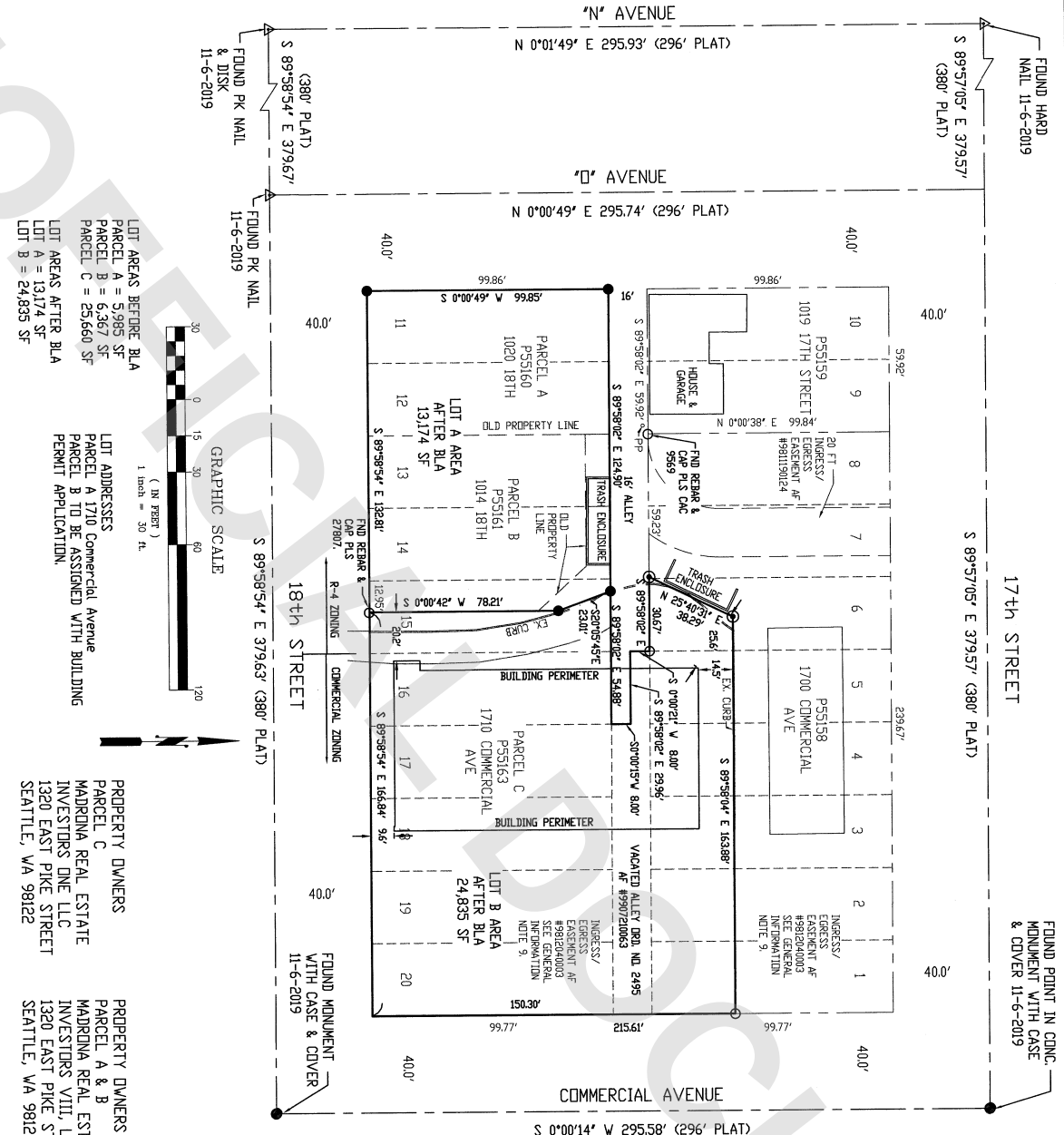
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE RECORDING ACT AT THE REQUEST OF JAMES SULLIVAN IN MAY 2019.

DALE K. HERRIGSTAD, P.L.S.
Certificate No. 27807
Date JANUARY 22, 2020

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

BOUNDARY LINE
ADJUSTMENT SURVEY

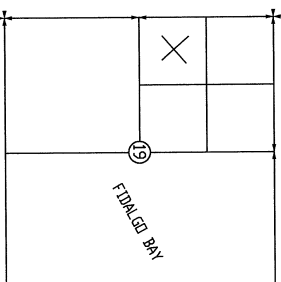
SCALE	DATE	JOB NO.
NOTED	Dec 31, 2019	2018-11
DRAWN BY:	CHKD BY:	SHEET: OF:
DALE H.	DKH	1 2



LOT AREAS BEFORE BLA
PARCEL A = 5,985 SF
PARCEL B = 6,367 SF
PARCEL C = 25,660 SF
LOT AREAS AFTER BLA
LOT A = 13,174 SF
LOT B = 24,835 SF

LOT ADDRESSES
PARCEL A 1710 Commercial Avenue
PARCEL B TO BE ASSIGNED WITH BUILDING
PERMIT APPLICATION.

PROPERTY OWNERS
PARCEL A & B
MADRONA REAL ESTATE
INVESTORS ONE LLC
1320 EAST PIKE STREET
SEATTLE, WA 98122
PARCEL C
MADRONA REAL ESTATE
INVESTORS VII, LLC
1320 EAST PIKE STREET
SEATTLE, WA 98122



CDA BLA-2019-0008

- GENERAL INFORMATION
- This Boundary Line Adjustment is for the purpose of removing the boundary line from under an existing building and relocating a property line to an existing fence line.
 - Assessor's Account No. P55160, 3772-046-012-0009, P55161, 3772-046-015-0006 AND P55163.
 - Land Description Information is from the Subdivision Quotaire order No. 02-175734-F dated December 16, 2019. This property is SUBJECT to and JOINTLY OWNED WITH AF #9810120087 (record of survey), AF #9812040003 (reciprocal Easement Agreement), AF #9812240048 (General Cascade Natural Gas Easement), AF #981190124 (20' ingress and egress easement as shown on map) and AF #201407170049 (record of survey).
 - Zoning: (C) Commercial and (R4) Residential High Density.
 - Water Supply: City of Anacortes.
 - Sewer Deposit: City of Anacortes.
 - Storm Sewer: City of Anacortes.
 - This is a boundary survey only. Not all utilities were investigated.

- NOTES
- SET REBAR AND CAP #27807.
 - FIND PK NAIL.
 - FIND REBAR AND CAP AS NOTED, 11-6-2019.
 - FOUND PK NAIL, HARD NAIL AS NOTED 11-6-2019.
 - MONUMENTS FOUND IN CASE WITH COVER ON 11-6-2019.
 - BASIS OF BEARINGS: POS #200901020067.
 - EQUIPMENT USED: Garmin Zoono, robotic Total Station.
 - ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 - SURVEY METHOD: STANDARD FIELD TRAVERSE

AUDITOR DEPUTY AUDITOR

AUDITORS CERTIFICATE
FILED FOR RECORD THIS 24 DAY OF JANUARY, 2020
AT 11 MINUTES PAST 9 O'CLOCK A.M. UNDER
AUDITOR'S FILE
NO. 202001240015
COUNTY, WASHINGTON
DALE K. HERRIGSTAD
RECORDS OF SAGIT

LEGAL DESCRIPTION BEFORE ADJUSTMENT

PARCEL "A": (955160)

Lots 11 and 12, Block 46, "MAP OF THE CITY OF ANACORTES, SKEGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

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

PARCEL "B": (955161)

Lots 13, 14 and 15, Block 46, "MAP OF THE CITY OF ANACORTES, SKEGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

EXCEPT that portion of Lots 13, 14 and 15 of said Block 46, described as follows:

Beginning in the Southwest corner of Lot 16 of said Block 46; thence West along the South boundary of Lot 15, 17.00 feet;

thence North 070°42' East, 69.93 feet;

thence North 42°29'53" West, 27.03 feet;

thence North 89°58'04" West, 54.62 feet to the West boundary of Lot 13;

thence North 070°51' East, 10.00 feet to the Northwest corner of Lot 13;

thence South 25°40'31" West, 38.27 feet to a point on the North boundary of Lot 15;

thence South along the East boundary of Lot 15 to the point of beginning.

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

PARCEL C: (25,660 SQ) (755163)

Lots 16 through 20 inclusive, Block 46, "MAP OF THE CITY OF ANACORTES, SKEGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH that portion of Lots 1 through 7 of Block 46, "MAP OF THE CITY OF ANACORTES, SKEGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, described as follows:

BEGINNING in the Southeast corner of said Lot 1;

thence North 070°28' East along the East boundary of Lot 1, 34.50 feet;

thence North 89°58'04" West, 163.89 feet along a line parallel with the South boundary of said Lot 1 through 6;

thence South 25°40'31" West, 38.27 feet to a point on the south line of said Lot 7;

thence South 89°58'04" East, 180.47 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH That portion of the alley located between Lots 1 through 5 and Lots 17 through 20, Block 46, "MAP OF THE CITY OF ANACORTES, SKEGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, as vacated by City of Anacortes Ordinance No. 2495, recorded on July 21, 1999, as Auditor's File No. 9907210063.

ALSO TOGETHER WITH that portion of Lots 13, 14 and 15 of said Block 46 described as follows:

BEGINNING in the Southwest corner of Lot 16 of said Block 46;

thence West along the South boundary of Lot 15, 17.00 feet;

thence North 070°42' East, 69.93 feet;

thence North 42°29'53" West, 27.03 feet;

thence North 89°58'04" West, 54.62 feet to the West boundary of Lot 13;

thence North 070°51' East, 10.00 feet to the Northwest corner of Lot 13;

thence South 25°40'31" West, 38.27 feet to a point on the North boundary of Lot 15;

thence South along the East boundary of Lot 15 to the POINT OF BEGINNING.

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

LEGAL DESCRIPTION AFTER ADJUSTMENT

LOT A:

Lots 11 through 14 TOGETHER with that portion of Lot 15, Block 46, "MAP OF THE CITY OF ANACORTES, SKEGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, described as follows:

BEGINNING in the Southwest corner of said Lot 15; thence North 070°28' East, 99.82 feet to the Northwest corner of said Lot 15;

thence South 89°58'02" East, 5.05 feet;

thence South 20°05'45" East, 23.01 feet;

thence South 070°42' West, 78.21 feet;

thence North 89°58'04" West, 12.85 feet to the POINT OF BEGINNING.

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

LOT B:

Lots 15 through 20 inclusive, Block 46, "MAP OF THE CITY OF ANACORTES, SKEGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH that portion of Lots 1 through 7 of said Block 46 described as follows:

BEGINNING in the Southeast corner of said Lot 1 thence North 070°28' East along the East boundary of Lot 1, 34.50 feet; thence North 89°58'04" West, 163.89 feet along a line parallel with the South boundary of said Lot 1 through 6; thence South 25°40'31" West, 38.27 feet to a point on the south line of said Lot 7; thence South 89°58'04" East, 180.47 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH That portion of the alley located between Lots 1 through 5 and Lots 17 through 20, Block 46, "MAP OF THE CITY OF ANACORTES, SKEGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, as vacated by City of Anacortes Ordinance No. 2495, recorded on July 21, 1999, as Auditor's File No. 9907210063.

EXCEPT that portion of Lot 15 described as follows:

BEGINNING in the Southwest corner of said Lot 15; thence North 070°28' East, 99.82 feet to the Northwest corner of said Lot 15;

thence South 89°58'02" East, 5.05 feet;

thence South 20°05'45" East, 23.01 feet;

thence South 070°42' West, 78.21 feet;

thence North 89°58'04" West, 12.85 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 22nd day of January 2020

City Engineer

Subdivision Administrator

Jeffrey For Dm Messauer

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 22nd day of January 2020.

Madrona Real Estate Investors One, LLC

MADRONA REAL ESTATE INVESTORS ONE, LLC

MADRONA REAL ESTATE INVESTORS VIII, LLC

State of Washington

County of Skagit

I certify that I have satisfactory evidence that *Bradford A. Haggard* signed this instrument, on each stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the *Madrona Real Estate Investors One, LLC*, 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 22nd day of January, 2020

Notary Public in and for the State of Washington

Name printed *Bradford A. Haggard*

Residing at *1000 1st Avenue, Seattle, WA 98101*

My commissions expires 1/1/2022

State of Washington

County of Skagit

I certify that I have satisfactory evidence that *Bradford A. Haggard* signed this instrument, on each stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the *Madrona Real Estate Investors One, LLC*, 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 22nd day of January, 2020

Notary Public in and for the State of Washington

Name printed *Bradford A. Haggard*

Residing at *1000 1st Avenue, Seattle, WA 98101*

My commissions expires 1/1/2022



PROPERTY OWNERS
PARCEL C
MADRONA REAL ESTATE
INVESTORS ONE LLC
1320 EAST PIKE STREET
SEATTLE, WA 98122

PROPERTY OWNERS
PARCEL A & B
MADRONA REAL ESTATE
INVESTORS VIII, LLC
1320 EAST PIKE STREET
SEATTLE, WA 98122

CDA BLA-2019-0008

SURVEYOR
DALE K. HERRIGSTAD P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES WA 98021
360-299-8804



PROPERTY OWNER
MADRONA REAL ESTATE INVESTORS ONE LLC
1320 EAST PIKE STREET
SEATTLE, WA 98122

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

BOUNDARY LINE ADJUSTMENT SURVEY FOR
Madrona Real Estate Investors One LLC
and
Madrona Real Estate Investors VIII LLC

SCALE	DATE	JOB NO.
Noted	Dec. 31, 2019	2018-11
DRAWN BY:	CHKD BY:	SHEET: OF:
DALE H.	DKH	2 2