

202008280113

08/28/2020 10:58 AM Pages: 1 of 2 Fees: \$192.50
Sheet: County Auditor

3511 "D" AVENUE BOUNDARY LINE ADJUSTMENT

AUDITORS CERTIFICATE
FILED FOR RECORD THIS 28th day of August, 2020
AT 5:28 MINUTES PAST 10 O'CLOCK AM UNDER
AUDITOR'S FILENO. 202008280113 RECORDS OF SCAFT
COUNTY, WASHINGTONAUDITOR
DEPUTY AUDITOR

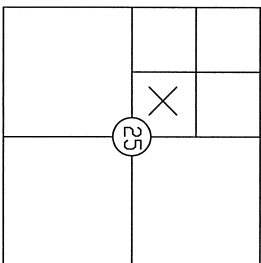
NOTES

1. EXIST. CONCRETE MON WITH BRASS CAP IN CASE WITH COVER WITTED 3-4-2019.
2. SET RE-BAR AND YELLOW CAP PLS. #27817.
3. FOUND EXISTING REBAR AND CAP MARKED AS NOTED ON PLAT.
4. EQUIPMENT USED: CARSON CR2 2" TOTAL STATION.
5. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
6. SURVEY METHOD: STANDARD FIELD TRAVERSE.
7. BASIS OF BEARINGS: CENTER LINE OF "D" AVENUE FROM ROS AF 8703160035.

LOT ADDRESSES LOT AREAS AFTER BLA
3511 "D" Avenue 169,516 SF, 3.89 ACRES

WETLAND BUFFER

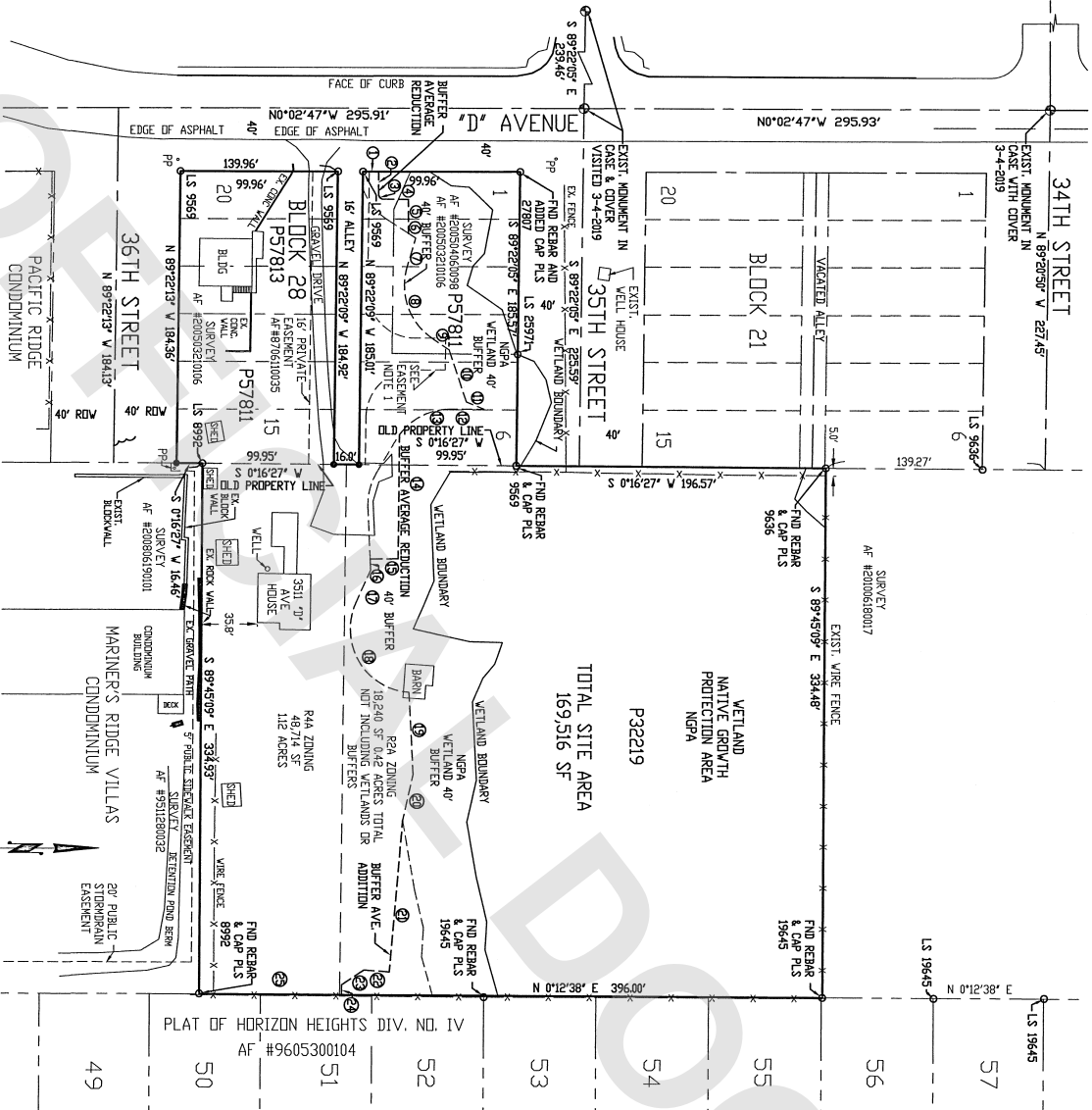
No.	Bearing	Distance	
1	N 00°12'16" E	9.983	
2	N 89°59'57" E	13.766	
3	Radius 3159	Length 5.856	Delta 106°12'50"
4	N 00°30'00" E	15.510	
5	N 89°35'41" E	21.374	
6	N 32°26'34" E	5.446	
7	S 73°29'57" E	19.293	
8	Radius 40,000		Length 50.481
9	N 34°11'29" E	13.281	Delta 72°18'33"
10	N 71°16'58" E	34.463	
11	N 22°15'28" E	12.089	
12	S 00°16'28" E	21.462	
13	Radius 40,000		Length 37.426
14	S 89°30'34" E	78.339	Delta 53°36'30"
15	S 00°33'50" E	17.774	
16	N 87°28'44" E	7.018	
17	S 65°52'29" E	22.801	
18	Radius 40,000		Length 77.075
19	N 87°00'13" E	51.927	Delta 110°24'07"
20	S 77°05'26" E	29.881	
21	S 85°05'40" E	96.265	
22	S 04°06'23" E	16.134	
23	S 33°05'32" E	17.019	
24	S 89°34'33" E	6.622	
25	S 00°12'38" E	90.457	

ACCESS ESMT TO CITY OF
ANACORTES AF 200504060096A PORTION OF THE SE 1/4 OF THE NW
1/4, SECTION 25,
TOWNSHIP 35 N, RANG. 1 EAST, W.M.

BLA-2020-0001

SHEET 1 OF 2

BOUNDARY LINE ADJUSTMENT

LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, VA 98221PROPERTY OWNERS:
William & Ann Testerman
3511 D Avenue
Anacortes, VA 98221HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 298-8804DRAWN BY: DKH
CHECK BY: DKH
DATE: August 2020
SCALE: 1"=50'SURVEYORS CERTIFICATE
THIS BOUNDARY SURVEY CORRECTLY REPRESENTS A SURVEY MADE BY ME
UNDER MY DIRECTION AND SUPERVISION WITH THE SURVEY RECORDING
ACT AT THE REQUEST OF FRANK LEE OF SCAFT COUNTY, IN AUGUST
2019.
DALE K. HERRIGSTAD, PLS.
Certificate No. 2180
Date August 26, 2020GRAPHIC SCALE
1 inch = 50 ft.

LEGAL DESCRIPTION BEFORE ADJUSTMENTPARCEL "A":
Parcel "B":

Lots 1 to 6, inclusive, and Lots 15 to 20, inclusive, block 28, "KELLOGG & FORB'S ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington.

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

PARCEL "B":

The South 396 feet of the West 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M.

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

LEGAL DESCRIPTION AFTER ADJUSTMENT

Lots 1 to 6, inclusive, and Lots 15 to 20, inclusive, block 28, "KELLOGG & FORB'S ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington.

TOGETHER WITH the South 396 feet of the West 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M.

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

GENERAL INFORMATION

1. Assessor's Account No.s 350125-2-012-0001, P32219, 3800-028-020-0011, P57813 and 3800-028-017-0008, P57811.
2. Description and exception information is taken from the ALTA Commitment for Title Insurance No. 02-18735-05, TOGETHER WITH easements.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in the ALTA Commitment for Title Insurance referenced under Note 2 above. Said report lists documents recorded under Auditors File Number AF 8706110035 (16 private easement), #8707020048 (Well maintenance agreement), #9011140042 (Encroachment agreement with the City of Anacortes for concrete retaining wall) #200504060098 (Record of Survey) #603469 (Well access agreement long abandoned), #200503210106 (Record of survey), and #201003180017 (Record of survey).
4. Residential R2A AND Residential R4A.
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes
7. Storm Sewer: City of Anacortes

ACCEPTANCE

This Boundary Line Adjustment is hereby examined and approved for acceptance the 21st day of August, 2020.

City Engineer

Subdivision Administrator

OWNER'S DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of the land herein described, do hereby make a boundary line adjustment thereof pursuant to Ch. 19.34 of the Anacortes Municipal Code, and declare this document to be the graphic representation of the same, and that said adjustment is made with free consent and in accordance with the desire of the owners.

The undersigned further acknowledge that the approval and recording of this document does not establish new title lines. FURTHER we have also been notified to execute and record deeds with the County Auditor to convey all title interest consistent with this boundary line adjustment.

In witness whereof we set our hands and seals.

WILLIAM T. TESTERMAN

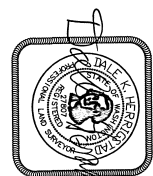
ANN G. TESTERMAN

State of Washington

I certify that I know or have satisfactory evidence that William T. Testerman and Ann G. Testerman, husband and wife, 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 27th day of August, 2020. Notary

Signed William T. Testerman
Name printed William T. Testerman
Residing at 6-19-2023
My commissions expires 6-19-2023



6-26-2020

BLA-2020-0001

City of Anacortes

SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT

LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221

PROPERTY OWNERS
William & Ann Testerman
3511 D Avenue
Anacortes, WA 98221

HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

DATE: August 2020
SCALE: None

JOB#2018-127