

202009180085  
09/18/2020 11:49 AM Pages: 1 of 3 Fees: \$197.50  
Skagit County Auditor

AUDITORS CERTIFICATE  
FILED FOR RECORD THIS 15 DAY OF SEPTEMBER  
2020 AT 46 MINUTES PAST 11 O'CLOCK A.M./P.M.  
UNDER AUDITOR'S FILE

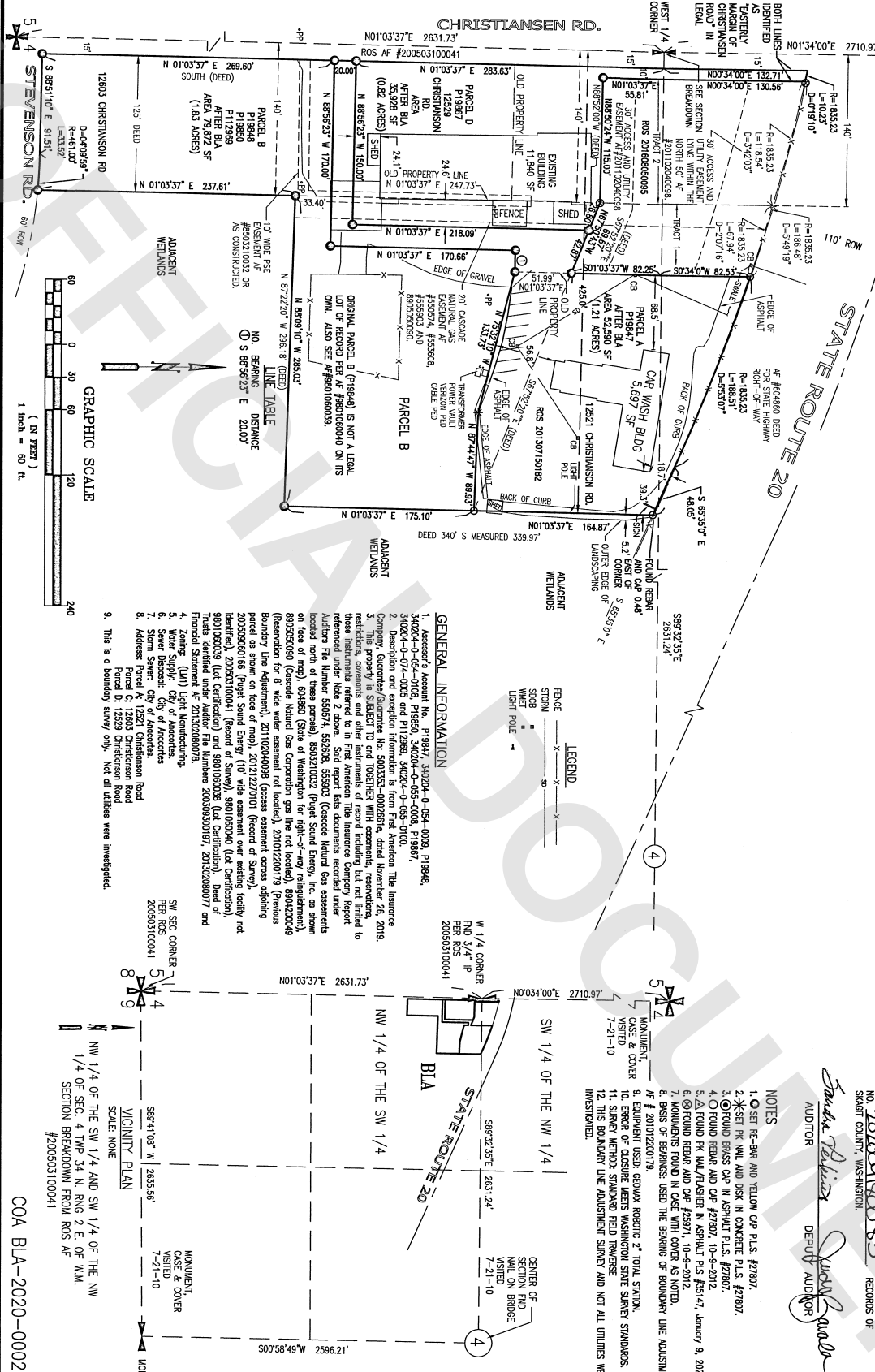
FILED FOR RECORD THIS 18 DAY OF September 2020 AT 49 MINUTES PAST 11 O'CLOCK A.M./P.M. UNDER AUDITOR'S FILE

SKAGIT COUNTY, WASHINGTON

Judy Guala  
DEPUTY AUDITOR

## NOTES

1. CURE SET-BEAR AND TELLING OUR P.L.S. #2700.
2. SET R.P. WALL AND DOCK IN CONCRETE P.L.S. #2701.
3. FOUND BESS CAP IN ASPHALT P.L.S. #2702.
4. FOUND REBAR AND CAP IN ASPHALT, 0-9-30-10.
5. Δ FOUND R.P. WALL / FUSHER IN ASPHALT P.L.S. #25147, January 9, 2020.
6. Δ FOUND REBAR AND CAP #25711, 10-9-2012.
7. MONUMENTS FOUND IN CASE WITH COVER AS NOTED.
8. BASS OF BEHAVIORS: FOUND THE BEARING OF MONUMENT LINE ALTOUSMITH
9. EQUIPMENT USED: GEOMAX ROBOTIC 2" TOTAL STATION.
10. ERROR OF CLIMBER FEELS UNUSUALLY SLOW STATION STANDARDS.
11. SURVEY METHOD: STANDARD FIELD TRAVELER
12. THIS BOUNDARY LINE ALTOUSMITH SURVEY AND NOT ALL OUTLINES WERE
13. INSPECTED.



COA BLA-2020-0002

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY

HERRIGSTADT

BOUNDARY LINE ADJUSTMENT  
FOR

DALE K. HERRIGSTAD, P.L.S. *[Signature]*

4320 WHISTLE LAKE ROAD, ANACORTES WA

SCALE 1"=60'	DATE: August 2020	JOB NO. 12019-1
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9-2-2024

Certificate No. 27807  
Date SEPTEMBER 2, 2020

PHONE (360) 299-8804

1 - 00	August 2020	02019 -
DRAWN BY: DALE H.	CHKD BY: DKH	SHEET: 0 1

# BLUE COW CAR WASH BOUNDARY LINE ADJUSTMENT #3 IN THE N.W 1/4 AND S.W. 1/4, SEC. 4, TWP 34 N., RNG 2 E., W.M. CITY OF ANACORTES, WASHINGTON

## LEGAL DESCRIPTION BEFORE BOUNDARY LINE ADJUSTMENT

PACEL 75: (P19847)  
All that portion of the Southwest 1/4 of the Northwest 1/4 of the  
Southwest 1/4 of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Beginning of the West 1/4 corner of said Section 4, thence South 102°00' West, 55.50 feet,  
thence South 88°32'00" East, 139.76 feet to the true point of beginning; thence North for a distance  
of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the  
State of Washington by deed recorded March 8, 1961, under Auditor's File No. 604860, records of  
Snohomish County, Washington, thence Southwesterly along the Southern line of said State Highway for  
308.27 feet, more or less, to a point 425 feet East of the West line of said Section 4, to a point 340 feet South of  
the South line of State Highway right of way as conveyed to the State of Washington by deed dated  
January 25, 1961, under Auditor's File No. 604860, records of Snohomish County, Washington; thence  
South to a point lying South 67°32'20" East, 139.76 feet, more or less, to the true point of beginning; thence North  
67°32'20" West, a distance of 308.27 feet, more or less, to the point of beginning; EXCEPT the West  
65.00 feet thereof.

TOGETHER WITH a tract of land lying in the Southwest 1/4 of the Northwest 1/4 of the Northwest  
1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian,  
described as follows:

Beginning of the West Quarter corner of said Section 4, thence South 102°00' West, 55.50 feet,  
thence South 88°32'00" East, 139.76 feet; thence South 67°32'20" East, 69.67 feet to the true point  
of beginning; thence South 67°32'20" East approximately 238.66 feet, more or less, to a point 425  
feet East of the West line of said Section 4, thence North 87°44'47" West, 69.63 feet; thence North  
75°32'10" West, 133.73 feet; thence North 103°37' West, 51.99 feet to the true point of beginning.  
TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under  
the West 30 feet of both tracts 1 and 2 described above, and a non-exclusive easement for ingress,  
egress and utilities over, across and under a 30 foot wide strip of land lying within the North 50  
feet of both tracts 1 and 2 described below.

Tract 1: The West 65.00 feet of that portion of the Southwest 1/4 of the Northwest 1/4 of the Northwest  
1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East, W.M.,  
described as follows:

Beginning of the West 1/4 corner of said Section 4, thence South 102°00' West, 55.50 feet,  
thence South 88°32'00" East, 139.76 feet to the true point of beginning; thence North for a distance  
of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed  
to the State of Washington by deed recorded March 8, 1961, under Auditor's File No. 604860, records of  
Snohomish County, Washington, thence Southwesterly along the Southern line of said State  
Highway for 308.27 feet, more or less, to a point 425.00 feet East of the West line of said Section  
4, thence South to a point lying South 67°32'20" East from the true point of beginning; thence  
North 67°32'20" West a distance of 308.27 feet, more or less, to the point of beginning.

Tract 2: That portion of the West 1/4 of Section 4, Township 34 North, Range 2 East W.M.,  
described as follows:

Beginning of the West 1/4 corner of said Section 4, thence South 102°00' West along the West  
line of said Section, 55.50 feet; thence South 67°32'20" East, 25 feet to the true point of beginning  
(field point being a corner of March Point Road); thence South 67°32'20" East, 114.78  
feet to the East line of that certain tract conveyed to George D. Sullivan by deed recorded  
July 16, 1947, under Auditor's File No. 408718, thence North 72°41'00" East, 69.67 feet to the  
South line of said Sullivan tract 158.58 feet, more or less, to the Southern line of those premises condemned by  
the State of Washington for highway purposes by decree entered June 5, 1961, in Snohomish County  
Superior Court Cause No. 26055; thence Westwesterly along the Southern line of said highway 119.20,  
more or less, to the East margin of March Point Road; thence South 155°45' West along said East  
margin 55.66 feet to the point of beginning.

PACEL 76: (P19848)  
A tract of land lying in the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the  
Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described  
as follows:

Beginning of the West Quarter corner of said Section 4, thence South 102°00' West, 55.50 feet,  
thence South 88°32'00" East, 139.76 feet to the true point of beginning; thence North for a distance  
of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the  
State of Washington by deed recorded March 8, 1961, under Auditor's File No. 604860, records of  
Snohomish County, Washington, thence Southwesterly along the Southern line of said State Highway for  
308.27 feet, more or less, to a point 425 feet East of the West line of said Section 4, to a point 340 feet South of  
the South line of State Highway right of way as conveyed to the State of Washington by deed dated  
January 25, 1961, under Auditor's File No. 604860, records of Snohomish County, Washington; thence  
South to a point lying South 67°32'20" East, 139.76 feet, more or less, to the true point of beginning; thence North  
67°32'20" West, a distance of 308.27 feet, more or less, to the true point of beginning; EXCEPT a tract of land lying in the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian,  
described as follows:

PACEL 76: (P19848)  
A tract of land lying in the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the  
Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described  
as follows:

Beginning of the West Quarter corner of said Section 4, thence South 102°00' West, 55.50 feet,  
thence South 88°32'00" East, 139.76 feet to the true point of beginning; thence North for a distance  
of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the  
State of Washington by deed recorded March 8, 1961, under Auditor's File No. 604860, records of  
Snohomish County, Washington, thence Southwesterly along the Southern line of said State Highway for  
308.27 feet, more or less, to a point 425 feet East of the West line of said Section 4, to a point 340 feet South of  
the South line of State Highway right of way as conveyed to the State of Washington by deed dated  
January 25, 1961, under Auditor's File No. 604860, records of Snohomish County, Washington; thence  
South to a point lying South 67°32'20" East, 139.76 feet, more or less, to the true point of beginning; thence North  
67°32'20" West, a distance of 308.27 feet, more or less, to the true point of beginning; EXCEPT a tract of land lying in the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian,  
described as follows:

Beginning of the West Quarter corner of said Section 4, thence South 102°00' West, 55.50 feet,  
thence South 88°32'00" East, 139.76 feet; thence South 67°32'20" East, 69.67 feet to the true point  
of beginning; thence South 67°32'20" East approximately 238.66 feet, more or less, to a point 425  
feet East of the West line of said Section 4, thence North 87°44'47" West, 69.63 feet; thence North  
75°32'10" West, 133.73 feet; thence North 103°37' West, 51.99 feet to the true point of beginning.  
TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under  
the West 30 feet of both tracts 1 and 2 described above, and a non-exclusive easement for ingress,  
egress and utilities over, across and under a 30 foot wide strip of land lying within the North 50  
feet of both tracts 1 and 2 described below.

## 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 of the  
land herein described, 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  
incident with this boundary line adjustment. In witness whereof we set our  
hands and seals.

Big Sky West LLC 9/11/2020  
DATE

State of Washington  
County of Snohomish

I certify that I know of how satisfactory evidence that LD Nelson

signed this instrument, on oath stated that (he/she/they) (was/were) authorized to  
execute this instrument and acknowledged it as the Big Sky West LLC of

Given under my hand and official seal this 09th day of September, 2020.

Notary Public in and for the State of Washington  
Name printed Janice A. Blum

Residing at Anacortes, Washington, Skagit County  
My commissions expires 7/26/2023



PACEL 76: (P19848) and P112980)  
That portion of the West 1/4 of Section 4, Township 34 North, Range 2 East W.M., described as  
follows: Beginning at a point 15 feet East of the West quarter corner of said Section 4, thence  
North, Range 2 East W.M. (field premises being on the East margin of March's Point Road); thence  
South 88°32'00" East, 139.76 feet, more or less, to the North line of County road known as the Stevenson Road;  
thence East along the North line of said County road, 125.00 feet; thence North 75°32'10" West, more  
or less, to the Southern line of those premises condemned by the State of Washington for highway  
purposes by decree entered June 5, 1961, in Snohomish County Superior Court Cause No. 26055;  
thence Westwesterly along the Southern line of said highway 119.20 feet to the East margin of March's Point Road; thence South  
155°45' West along said East margin 55.66 feet to the point of beginning.

## EXCEPT THEREFOLLOW the following described tract:

Beginning of the West Quarter corner of said Section 4, thence South 102°00' West along the  
West line of said Section, 55.50 feet; thence South 67°32'20" East, 25 feet to the true point of  
beginning (field point being on the East line of that certain tract conveyed to George D. Sullivan by deed  
recorded July 16, 1947, under Auditor's File No. 408718, records of Snohomish County, Washington);  
thence North 72°41'00" East along the East line of said Sullivan tract 158.58 feet to the Southern  
line of those premises condemned by the State of Washington for highway purposes by Decree  
entered June 5, 1961, in Snohomish County Superior Court Cause No. 26055; thence Westwesterly along the  
Southern line of said highway 119.20 feet to the East margin of March's Point Road; thence South  
155°45' West along said East margin 55.66 feet to the point of beginning.

## ACCEPTANCE

This boundary line adjustment is hereby examined and approved for

acceptance the day of

City Engineer

Subdivision Administrator

[Signature]  
day of

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



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

BOUNDARY LINE ADJUSTMENT FOR BLUE COW CAR WASH			
SCALE	DATE	JOB NO.	
NONE	August 2020	J2019-123	
DRAWN BY:	CHKD BY:	SHEET: OF:	
DALE H.	DKH	2	3

COA BLA-2020-0002

IN THE N.W. 1/4 AND S.W. 1/4, SEC. 4, TWP 34 N., RNG 2 E., W.M.

### LEGAL DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

All that portion of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 Section 4, Township 34 North, Range 2 East, W.M., described as follows:

COMMENCING at the West 1/4 corner of said Section 4, thence South 120°20' East, 55.50 feet; thence South 89°23'07" East, 139.76 feet to the TRUE POINT OF BEGINNING; thence North for a distance of 136.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the State of South Dakota by deed of record, and 189.00 feet to the South line of said State Highway for 308.27 feet, more or less, to a point 425.00 feet East of the West line of said Section 4, thence South to a point 675.20 feet East from the true point of beginning; thence North 67°52'20" West, a distance of 308.27, more or less, to the POINT OF BEGINNING, EXCEPT the last 63.00 feet thereat.

TOGETHER with land lying in the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Milwaukee Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4; thence South 107°00' West, 55.50 feet; thence South 88°52'00" East, 139.75 feet; thence South 67°52'20" East, 69.87 feet to the TRUE POINT OF BEGINNING; thence South 67°52'20" East approximately 238.65 feet, more or less, to point 425 feet East of the West line of said Section 4; thence North 67°44'17" West, 69.93 feet; thence North 75°52'10" West, 133.73 feet; thence North 88°56'23" West, 20.00 feet; thence South 103°37' East, 170.68 feet; thence North 88°56'23" West, 103.37 feet; thence North 103°37' East, 20.00 feet; thence North 88°56'23" East, 42.87 feet to the POINT OF BEGINNING.

TOGETHER WITH A non-exclusive easement for ingress, egress and utilities over, across and under South 30 feet of both Tracts 1 and 2 described below and a non-exclusive easement for ingress, egress and utilities over, across and under a 30 foot wide strip of land lying within the North 50 feet of both Tracts 1 and 2 described below:

Tract 1: The West 65.00 feet of that portion of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

COMMENCING at West 1st, corner of said Section 4, thence South 120°00' West, 55.50 feet; thence South 89°52'00" East, 139.76 feet to the TRUE POINT OF BEGINNING; thence North for a distance of 136.58 feet, more or less, to the South line of said Highway right-of-way as conveyed to the State of Washington, by deed recorded March 6, 1961, under Attorney's File No. 604800; records of Snohomish County, Washington; thence southeasterly along the Southern line of said Highway for 306.27 feet, more or less, to a point 423.00 feet East of the West line of said Section 4; thence South to a point 719.20 feet 67°32'20" West, a distance of 306.27 feet, more or less, to the Point of BEGINNING.

**Tract 2: That portion of the West 1/4 of Section 4, Township 34 North, Range 2 East W.M., described as follows:**

[illegible]

PARCEL B: (P19848, P19850 and P112969)  
That portion of the Northwest 1/4 of the Northwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4, thence South 102°00' West, 55.50 feet, to the West line of said Section 4, thence South 88°52'00" East, 139.75 feet to the TRUE POINT OF BEGINNING, thence South 87°52'20" East approximately 206.27 feet, more or less, to a point 425.4 feet East of the West line of said Section 4, thence South parallel to the West line of said Section 4, to a point 340 feet South of the South line of State Highway right of way, as recorded to the State of Washington by deed dated January 28, 1961, under Auditor's No. 80-68580, thence by the course of the West line of said Section 87°52'20" West, 256.31 feet, more or less, to a point 400 feet East of the West line of said Section 4, thence North 10°00'00" East, 281.42 feet, more or less, to the true POINT OF BEGINNING.

EXCEPT a tract of land lying in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

COMMENCING at the West quarter corner of said Section 4, thence South 102.00' West, 55.50 feet; thence South 88.52' 00" East, 139.76 feet; thence South 67.52' 20" East, 69.67 feet to the TRUE POINT OF BEGINNING; thence South 67.52' 20" East approximately 238.86 feet, more or less, to a point 42.5 feet East of the West line of said Section 4; thence North 87.44' 47" West, 69.93 feet; thence North 75.32' 10" West, 133.73 feet; thence North 103.37' East, 51.99 feet to the POINT OF BEGINNING.

ALSO EXCEPT that portion of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4, thence South 1°02'00" West, 55.50 feet; thence South 88°52'00" East, 139.76 feet to the TRUE POINT OF BEGINNING, thence South 67°52'20" East, 68.67 feet; thence South 1°03'37" West, 51.99 feet; thence North 88°56'23" West, 20.00 feet; thence South 1°03'37" West, 170.66 feet; thence North 88°56'23" West, 45.00 feet; thence North 1°03'37" East, 247.73 feet to the POINT OF BEGINNING.

TOGETHER WITH that portion of the West 1/4 of Section 4, Township 34 North, Range 2 East W.M., described as follows:

COMMENCING at point 1, east East of the West quarter corner of Section 4, Township 34 North, Range 2 East, W4, (said premises being on the East margin of March's Point Road); thence South, 303.63 feet to the TRUE POINT OF BEGINNING; thence South, 266.60 feet, more or less, to the North line of County road known as the Stevenson Road; thence East along the North line of said County road, 125.00 feet, thence North 271.01 feet, thence North, 88.56±23" West, 125.00 feet to the East margin of March's Point Road and the POINT OF BEGINNING.

That portion of the West 1/4 of Section 4, Township 34 North, Range 2 East, W. 1/4, described as follows: BEGINNING at the point 15 feet East of the West corner of Section 4, Township 34 North, Range 2 East, W. 1/4, and premises being on the East margin of Marsh's Point Road, thence South 89° 50' 00" East, 123.00 feet to the East line of Marsh's Point Road, 75.00 feet to the East line of the North line of said County Road No. 123.00 feet to the East line of Marsh's Point Road, or less to the Southern line of those premises canted by the State of Wisconsin for highway purposes by Deeds entered June 5, 1961, in Stoughton County Superior Court Cause No. 26595; thence Westward along the Southern line of said highway to the East line of Marsh's Point Road, thence South to the POINT OF BEGINNING.

**EXCEPT THEREFROM the following described tract:**

COMMENCING at West Quagran corner of said Section 4; thence South 22°40' East along the West line of said Section 55.90 feet; thence South 87°30' East 25 feet to the TRUE POINT OF BEGINNING (said point being on the East margin of March's Point Road); thence South 87°30' East 66.00 feet to the intersection of the East line of said Section 4 with the East line of said Section 18; 18.197 feet North of Auditor's File No. 409718; thence South 87°30' East 158.58 feet to the Southernly line of those premises condemned by the State of Washington for highway purposes by Decree entered June 5, 1961 in Single County Superior Court Cause No. 26055; thence Westerly along the Southernly line of said Highway 119.20 feet to the East margin of March's Point Road; thence South 17°55'40" West along said East margin 130.78 feet; thence continue along said East margin South 12°40' West along said East margin 53.68 feet to the POINT OF BEGINNING.

ALSO EXCEPT the South 289.60 feet thereof.

COMMENCING at the West Quarter corner of said Section 4, thence South 1°02'07" West, 55.50 feet; thence South 88°52'07" East, 139.76 feet to the TRUE POINT OF BEGINNING, thence South 67°52'20" East, 26.80 feet; South 1°03'37" East, 218.03 feet; thence North 88°56'23" West, 20.00 feet; thence North 1°03'37" East, 227.15 feet to the POINT OF BEGINNING.

COA BLA--2020--0002

## SURVEYOR

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



**HERRIGSTAD**

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

BOUNDARY LINE ADJUSTMENT FOR BLUE COW CAR WASH		
SCALE	DATE:	JOB NO.:
NONE	August 2020	J2019-123
DRAWN BY:	CHKD BY:	SHEET: OF:
DALE H.	DKH	3 3