

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

6/11/21



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KANS YALIN IN MARCH 2021.

DALE K. HERRIGSTAD, P.L.S.
Certificate No. 77807
Date MAY 11, 2021

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

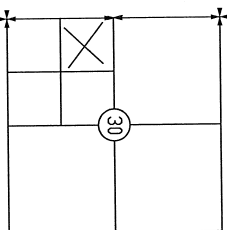
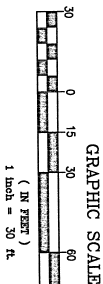
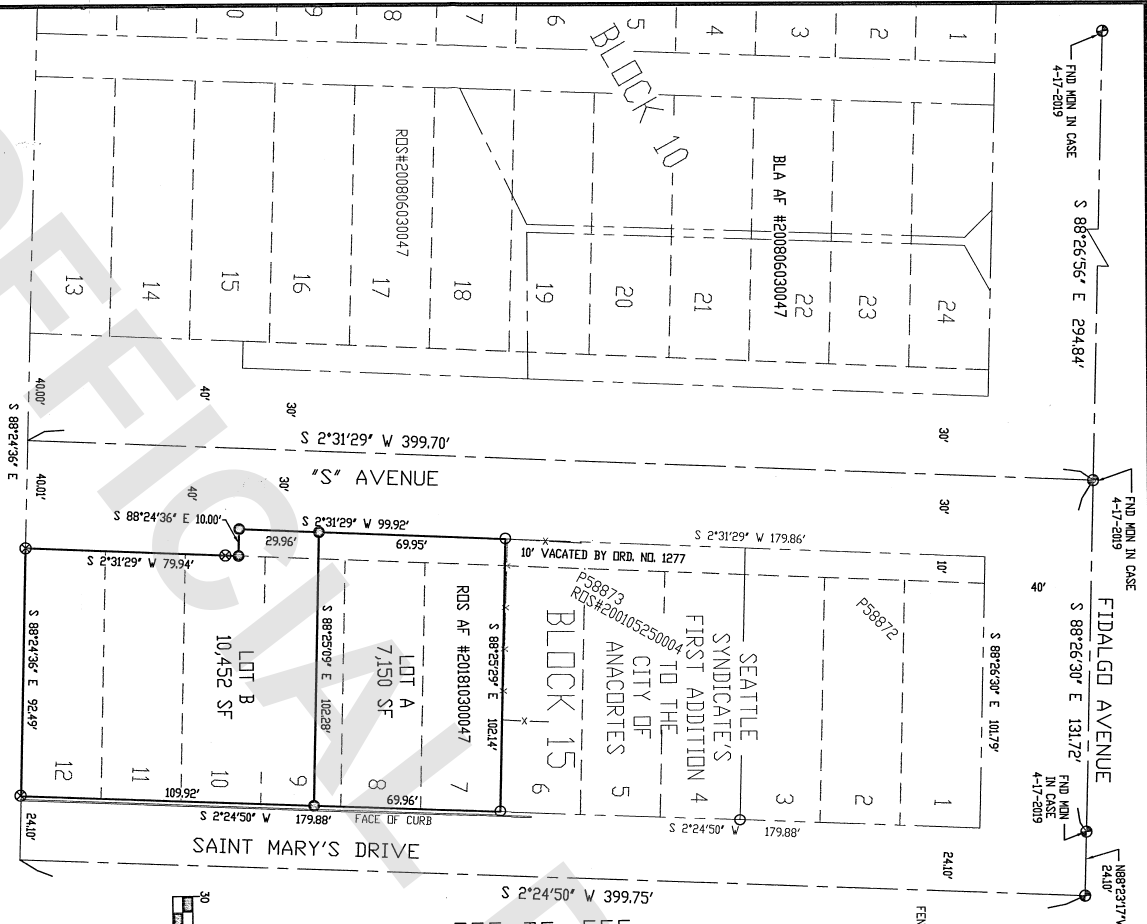
BOUNDARY LINE ADJUSTMENT
FOR KEYSTONE PROPERTY
SERVICES LLC

SCALE	DATE	JOB NO.
Noted	April 2021	2021-20

DRAWN BY:	CHKD BY:	SHEET:
DALE H.	DKH	1

Property Owner
P58874
Keystone Property Services LLC
1007 8th Street
Anacortes, WA 98221

BLA-2021-0008



LOT ADDRESSES
LOT A, 4008 Saint Mary's Drive
LOT B, 4010 Saint Mary's Drive
LOT AREA BEFORE BLA
P58874 = 17,652 SF
LOT AREAS AFTER BLA
LOT A = 7,150 SF
LOT B = 10,452 SF

SURVEYOR'S NOTES:
1. Record of Survey AF #201810300047 indicated Vacated Right-of-Way of 'S' Avenue from Southern line of said survey as north 74.94 feet. Vacation Ordinance 1277 identifies the location of 'S' Avenue as a line parallel to and eighty feet north of the south line of Seattle Syndicate Addition.

GENERAL INFORMATION
1. This Boundary Line Adjustment is for the purpose of identifying building lots from 6 city lots.
2. Assessor's Account No. 3813-015-012-0005, P58874.
3. Land Description information is from the Subdivision Guarantee, order No. 01-184028-F dated March 9, 2021.
4. Zoning: (R2A) Residential Low Density.
5. Water Survey: City of Anacortes.
6. Storm Sewer: City of Anacortes.
7. This is a boundary survey only. Not all utilities were investigated.
8. Survey Method: STANDARD FIELD TRANSVERSE

NOTES
1. FOUND CONCRETE MONUMENT IN CASE ON 3-25-2021.
2. FOUND REBAR AND CAP PLS 27807.
3. SET REBAR AND CAP PLS 27807.
4. BASIS OF BEARINGS: ROS AF #201810300047 CENTER LINE OF FIDALGO AVENUE.
5. EQUIPMENT USED: CR2 2" TOTAL STATION.
6. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
7. SURVEY METHOD: STANDARD FIELD TRANSVERSE

AUDITORS CERTIFICATE
FILED FOR RECORD THIS 25th DAY OF JUNE 2021
AT SEAGULL COUNTY CLERK'S OFFICE
AUDITOR'S FILE NO. 202106250022 RECORDS OF SEAGULL COUNTY, WASHINGTON

Sandra Taylor
AUDITOR
Nancy Linayres
DEPUTY AUDITOR

LEGAL DESCRIPTION BEFORE ADJUSTMENT

Lots 7, 8, 9, 10, 11 and 12, Block 15, "SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.", as per plat recorded in Volume 1 of Plats, page 85, records of Skagit County, Washington.

TOGETHER WITH the Eastern 10 feet of vacated 5' Avenue abutting said lots.

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

LEGAL DESCRIPTION AFTER ADJUSTMENT

LOT 7th
Lots 7, 8 and the North 10 feet of Lot 9, Block 15, "SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.", as per plat recorded in Volume 1 of Plats, page 85, records of Skagit County, Washington.

TOGETHER WITH the Eastern 10 feet of vacated 5' Avenue, abutting said lots.

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

LOT 7th

The South 20 feet of Lot 9 and all of Lots 10, 11 and 12, Block 15, "SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.", as per plat recorded in Volume 1 of Plats, page 85, records of Skagit County, Washington.

TOGETHER WITH the Eastern 10 feet of vacated 5' Avenue, abutting said lots.

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

ACCEPTANCE

This Boundary Line Adjustment map has been reviewed and is hereby approved this June 10th day of 2021.

Public Works Director

Planning, Community & Ec. Dev. Director

CONSENT:

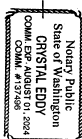
Know All Men by we the undersigned owners certify that the Boundary Line Adjustment is made as a free act and deed, in Witness whereof we have hereunto set our hands and seals this 15th day of June, 2021.

KEYSTONE PROPERTY SERVICES LLC

State of Washington
County of Skagit
I, Christina M. Eddy, being duly sworn, depose and say that I am the owner of the property described in the instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the sole owner of Keystone Property Services, 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 15th day of June, 2021.

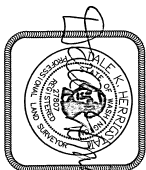
Notary Public in and for the State of Washington
Name printed Christina M. Eddy
Reading at 600 W. 4th
My commissions expires 06-01-2024



Property Owner
P58874
Keystone Property Services LLC
1007 8th Street
Anacortes, WA 98221

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