



202201130025

01/13/2022 09:51 AM Pages: 1 of 2 Fees: \$292.50
Skagit County AuditorLEGAL DESCRIPTION
(P58106 & P6014)

Lots 14 through 19, inclusive, Block 2, STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, WASHINGTON, as per plat recorded in Volume 2 of Public, page 102, records of Skagit County, Washington.

TOGETHER WITH Lot 28, NELSON'S ADDITION TO ANACORTES, WASH., as per plat recorded in Volume 2 of Public, page 102, records of Skagit County, Washington.

NOTES

1. Assessor's Account No. 3807-023-005, P58106 & 3803-002-017-004, P60144.
2. Equipment used Gromex, 2" total station.
3. Monument tied on 9-2-021, except as noted.
4. Error of closure meets Washington State survey standards.
5. Survey method Standard Field Traverser.
6. Survey method Boundary Line Adjustments Lot Consolidation Deed map under AF 20210570080.
7. Zoning Commercial.
8. Datum NAVD 88.
9. Utility locations are shown on sheet 2 of 2. The locations of some of the existing underground utilities are shown in an approximate way only, are not warranted to be complete or accurate and have not been independently verified.
10. The legal description for this survey is from a Boundary Line Adjustments Lot Consolidation Deed under AF 20210570080.
11. The property may be subject to Easements, Reservations, Restrictions, Exceptions, Covenants and other instruments of record.

DECLARATION REFERENCE

The Condominium Declaration prepared under the Uniform Washington Common Interest Dimeship Act (UCIDA) for the condominium to which this survey and set of plans refer, was recorded with the auditors file no. 202201130025 on (date) Jan 13, 2022.
Records of Skagit County, Washington.

PROJECT BENCH MARK

PROJECT BENCH MARK IS TOP OF CONCRETE MONUMENT IN IRON CASE WITH CORNER AT THE INTERSECTION OF 21st STREET AND 27th AVENUE.
ELEVATION = 3227 NGVD88

ELEVATION 31,
A CONDOMINIUM

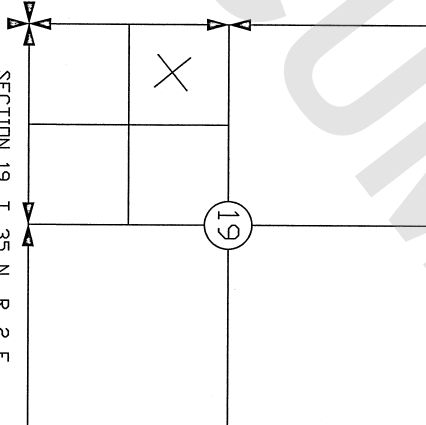
DECLARANT DECLARATION: The undersigned owner or owners of the interest in the real estate described herein hereby declare this map and dedicate the same for a common interest community named Elevation 31, a Condominium, as that term is defined in the Washington Uniform Common Interest Dimeship Act, solely to meet the requirements of the Washington Uniform Common Interest Dimeship Act and not for any public purpose. This map and any portion hereof is restricted by law and the Declaration for Elevation 31, recorded under Skagit County Recording No. 202201130025.

ANADUE 7 LLC
a Washington limited liability companyBy: Irwin Development Group, LLC,
a Washington limited liability company, its ManagerBy: David Irwin, its ManagerSTATE OF WASHINGTONCOUNTY OF KING

I certify that I know or have satisfactory evidence that David Irwin is the person who appeared before me and said person acknowledged that he signed this instrument on oath stated that he was authorized to execute this instrument and acknowledged it as the Manager of Irwin Development Group, LLC, a Washington limited liability company, as the Manager of Irwin Development Group, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 12 day of January, 2022.

Notary public in and for the State of Washington

Residing at Bellevue, WAMy appointment expires Dec 11, 2023AUDITORS CERTIFICATE
FILED FOR RECORD THIS 13 DAY OF JANUARY, 2022
AT _____ MINUTES PAST _____ O'CLOCK AM/PM UNDER
AUDITOR'S FILE
NO. 202201130025 RECORDS OF SKAGIT
COUNTY, WASHINGTONAuditor: David Irwin Deputy Auditor: Mary Zuercher

SECTION 19, T. 35 N., R. 2 E.

SURVEYORS 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 David Irwin in September, 2021. I hereby certify that this map for Elevation 31, a Condominium, is based upon an actual survey of the land shown in the map and that the boundaries and distances are correctly shown that all information shown on the map is true and correct. The interest Dimeship Act (UCIDA) is applied herein and that all horizontal and vertical boundaries of the units, (1) to the extent determined by the walls, floors, or ceilings thereof, or other physical monuments, are substantially completed in accordance with said map, or (2) to the extent shown on the map, as are not defined by physical monuments, such boundaries are shown on the map.

DALE HERRIGSTAD, P.L.S.

Certificate No. 27807Date DECEMBER 23, 2021DECLARANT
ANADUE 7 LLC
12805 Bel Red Road Suite 310
Bellevue, WA 98005SURVEYOR
Dale Herrigstad P.L.S.
4320 Whistle Lake Road
Anacortes, WA 98221
(360) 299-8804

12-23-21

SHEET 1 OF 2

MAP FOR ELEVATION 31, A CONDOMINIUM

A PORTION OF THE NW 1/4 AND SW 1/4 OF SECTION 19,
TOWNSHIP 35 N., RING 2 EAST, W.M. CITY OF ANACORTES,
SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

DRAWN BY: DHE

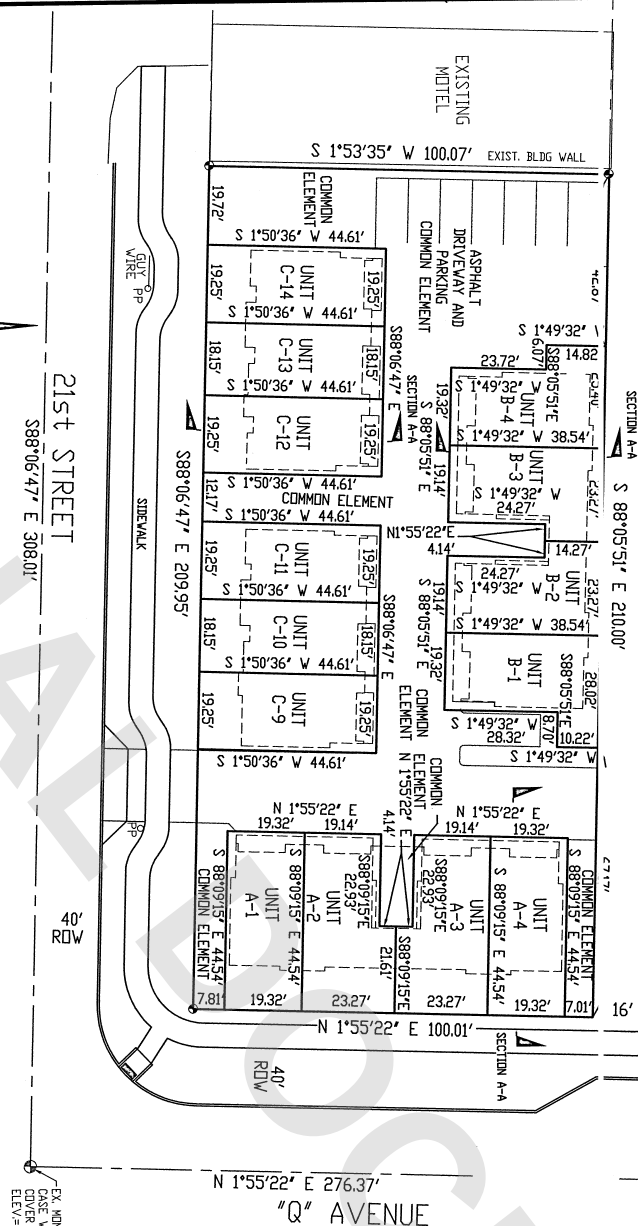
CHECKED BY: DHE

DATE: Dec. 2021

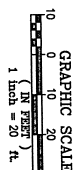
SCALE: NOTED

JOB 2020-179

BLOCK 2
STEWART'S FIRST
ADDITION
NELSON'S ADDITION
TO ANACORTES
RDS 9507140057



PROJECT BENCH MARK
PROJECT BENCH MARK IS TOP OF CONCRETE
MONUMENT IN IRON CASE WITH COVER AT
THE INTERSECTION OF 21ST STREET AND
Q AVENUE.
ELEVATION = 3227 NOV088



LOT ADDRESS AND UNIT AREA INFORMATION	UNIT	ADDRESS	AREA
	A-1	2018 Q AVENUE	861 SF
	A-2	2016 Q AVENUE	942 SF
	A-3	2012 Q AVENUE	942 SF
	A-4	2010 Q AVENUE	861 SF
	B-1	902 21st STREET	834 SF
	B-2	904 21st STREET	797 SF
	B-3	906 21st STREET	797 SF
	B-4	908 21st STREET	835 SF
	C-14	910 21st STREET	859 SF
	C-13	912 21st STREET	810 SF
	C-12	914 21st STREET	859 SF
	C-11	916 21st STREET	859 SF
	C-10	918 21st STREET	810 SF
	C-9	920 21st STREET	859 SF

UPPER LIMIT = 79.0'	UNITS 1-4 FLOOR = 40.2' UNITS 5-8 FLOOR = 40.2' UNITS 9-14 FLOOR = 40.2'
LOWER LIMIT = 29.0'	UNITS 1-4 FLOOR = 40.2' UNITS 5-8 FLOOR = 40.2' UNITS 9-14 FLOOR = 40.2'

VERTICAL LIMITS
SECTION A-A
NOT TO SCALE



DECLARANT
Anacortes 7 LLC
12825 Bel Red Road Suite 310
Bellevue, VA 98005

SURVEYOR
Blue Herigstad P.S.
4320 Whistle Lake Road
Anacortes, VA 98221
(360) 299-8804

MAP FOR ELEVATION 31 A CONDOMINIUM

A PORTION OF THE NW 1/4 AND SW 1/4 OF SECTION 19,
TOWNSHIP 35 N., RING 2 EAST, WM. CITY OF ANACORTES,
SKAGIT COUNTY, WASHINGTON

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

DATE: SEPT 2021
SCALE: NOTED
JOB: 2020-179

SHEET 2 OF 2