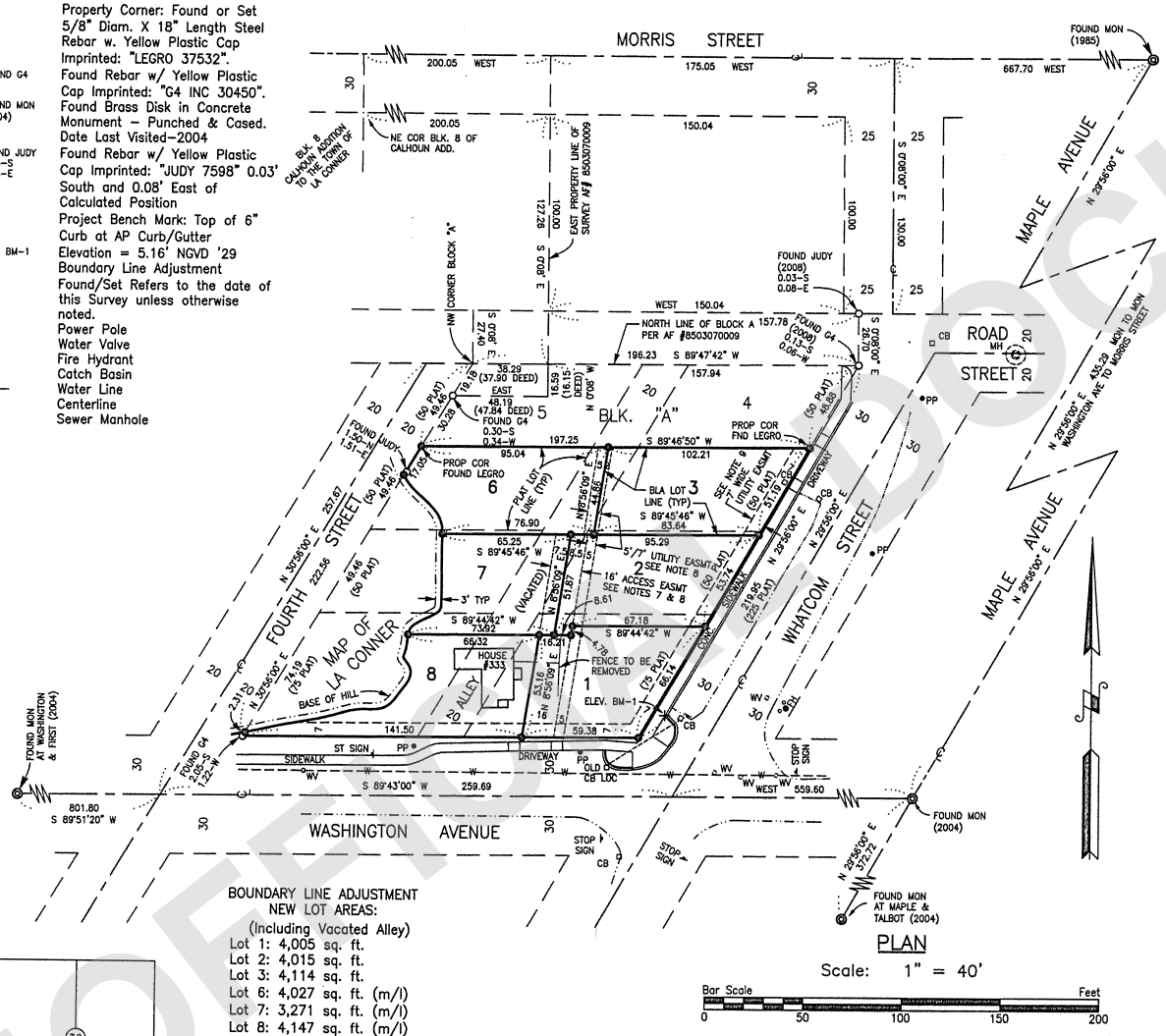
TOWN OF LA CONNER BOUNDARY LINE ADJUSTMENT

LOTS 1, 2, 3 AND PTN. LOTS 6, 7 AND 8, TGW VAC. ALLEY, BLOCK A, TOWN OF LA CONNER
LOCATED IN THE NE 1/4 SE 1/4 OF SECTION 36, T. 34 N., R. 2 E., W.M.
TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON

LEGEND

●	Property Corner: Found or Set 5/8" Diam. X 18" Length Steel Rebar w. Yellow Plastic Cap Imprinted: "LEGRO 37532".
○ FOUND G4	Found Rebar w/ Yellow Plastic Cap Imprinted: "G4 INC 30450".
◎ FOUND MON (2004)	Found Brass Disk in Concrete Monument – Punched & Cased. Date Last Visited–2004
○ FOUND JUDY 0.03–S 0.08–E	Found Rebar w/ Yellow Plastic Cap Imprinted: "JUDY 7598" 0.03' South and 0.08' East of Calculated Position
+ ELEV BM–1 BLA	Project Bench Mark: Top of 6" Curb at AP Curb/Gutter Elevation = 5.16' NGVD '29 Boundary Line Adjustment Found/Set Refers to the date of this Survey unless otherwise noted.
● PP	Power Pole
○ WV	Water Valve
○ FH	Fire Hydrant
□ CB	Catch Basin
—W—	Water Line
C/L	Centerline
◎ MH	Sewer Manhole



PLAN

Scale: 1" = 40'

Bar Scale: 0, 50, 100, 150, 200 Feet

AUDITOR'S CERTIFICATE

Filed for the record this 2 day of February, 2022 at 52 minutes past 2 o'clock P M under Auditor's File No. 202202020082. Records of Skagit County, Washington.

Sandra Perkins
Skagit County Auditor

Deputy

PROPERTY OWNER

Hollistic Development & Consulting LLC
P.O. Box 779
La Conner, WA 98257–0779

APPROVALS

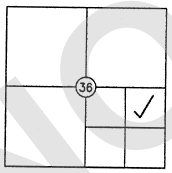
This Boundary Line Adjustment has been reviewed and approved by the Town of La Conner this 21st day of October, 2021.

Planning Director

City Engineer

GENERAL INFORMATION

1. This Boundary Line Adjustment is for the purpose of re–aligning six historically platted town lots and vacated alley to create six buildable residential lots.
2. Legal Description for this survey is from ALTA Commitment for Title Insurance, prepared by First American Title Insurance Company, Guardian NW Title & Escrow, Commitment No., 21–10201–TJ, dated 03–09–2021 at 8:00 AM. AND DEED RECORDED UNDER AF No, 202202020081.
3. Refer to Surveys recorded under Auditor's File No. 8503070009 and 200810220059, all records of Skagit County, Washington.
4. Distances shown are in feet and decimals of a foot.
5. Zoning: Residential
   Water Supply: Town of La Conner
   Sewer Disposal: Town of La Conner
   Not all utilitites were located or investigated as a condition of this boundary survey.
6. Addresses to be assigned at the time of building application.
7. 16 foot wide ingress and egress easment serving Lots 1, 6, 7 & 8 of this Boundary Line Adjustment.
8. Utility easement serving Lots 1, 2, 3, 6, 7 and 8 of this Boundary Line Adjustment.
9. 7 foot wide utility easement along the street frontage of lots 1, 2, 3 and 8 as shown for the benefit of all lots of this Boundary Line Adjustment.



VICINITY MAP
(Not to Scale)
Sec. 36, T. 34 N., R. 2 E.

BOUNDARY LINE ADJUSTMENT
NEW LOT AREAS:
(Including Vacated Alley)
Lot 1: 4,005 sq. ft.
Lot 2: 4,015 sq. ft.
Lot 3: 4,114 sq. ft.
Lot 6: 4,027 sq. ft. (m/l)
Lot 7: 3,271 sq. ft. (m/l)
Lot 8: 4,147 sq. ft. (m/l)

OLD LOT AREAS:
(Including 1/2 Vacated Alley)
Lot 1: 6,341 sq. ft.
Lot 2: 4,202 sq. ft.
Lot 3: 4,181 sq. ft.
Lot 6: 3,638 sq. ft. (m/l)
Lot 7: 2,127 sq. ft. (m/l)
Lot 8: 3,090 sq. ft. (m/l)

DENNY D. LEGRO STATE OF WASHINGTON 37532 REGISTERED PROFESSIONAL LAND SURVEYOR 9-17-21

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of this Boundary Line Adjustment represents a survey made by me or under my direct supervision and the corners have been set as shown and all distances and bearings are accurate.

LEGRO & ASSOCIATES, LLC
Professional Land Surveyor
1321 South 2nd Street
Mount Vernon, WA 98273
Phone: (360) 336–3220

DENNY D. LEGRO
Registered Professional
Land Surveyor
Lic. # 37532 Date: 9-17-21

RECORD OF SURVEY

HOLISTIC DEVELOPMENT & CONSULTING LLC
BOUNDARY LINE ADJUSTMENT PROPERTY SURVEY

LOTS 1, 2, 3 & PTN. 6, 7 & 8, TGW PTN.VACATED ALLEY
BLOCK A, TOWN OF LA CONNER
PTN NE 1/4 SE 1/4, SEC. 36, T. 34 N., R. 2 E.W.M.
TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON

Sheet 1 of 2 Sheets

202202020082
02/02/2022 02:35 PM Pages: 1 of 2 Fees: $232.50
Skagit County Auditor

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

TOWN OF LA CONNER BOUNDARY LINE ADJUSTMENT

LOTS 1, 2, 3 AND PTN. LOTS 6, 7 AND 8, TGW VAC. ALLEY, BLOCK A, TOWN OF LA CONNER
LOCATED IN THE NE 1/4 SE 1/4 OF SECTION 36, T. 34 N., R. 2 E., W.M.
TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION BEFORE B/L ADJUSTMENT

The land referred to herein below is situated in the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 34 North, Range 2 East, W.M., in the Town of La Conner, County of Skagit, State of Washington, and is more particularly described as follows:

Lots 1, 2, 3, 6, 7 and 8, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington;

TOGETHER WITH that portion of the Vacated Alley, adjoining, which has attached by operation of law pursuant to Skagit County Cause No. 85-2-00213-2.

EXCEPT that portion thereof, if any, lying Westerly of a line 3 feet East of and parallel to the base of the hill, as conveyed to Glenn B. Overstreet and June S. Overstreet, husband and wife, by that instrument recorded under Auditor's File No. 726673, records of Skagit County, Washington.

LEGAL DESCRIPTIONS AFTER B/L ADJUSTMENT

LOT 1

The land referred to herein below is situated in the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 34 North, Range 2 East, W.M., in the Town of La Conner, County of Skagit, State of Washington, and is more particularly described as follows:

That portion of Lot 1, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 1, thence N 29°56'00" E along the East line of said Lot 1, a distance of 66.14 feet; thence S 89°44'42" W, a distance of 67.18 feet; thence S 8°56'09" W, a distance of 4.78 feet; thence S 89°44'42" W, a distance of 16.21 feet; thence S 8°56'09" W, a distance of 53.16 feet to a point on the South line of said Lot 1; thence N 89°43'00" E, along the South line of said Lot 1, a distance of 59.38 feet to the point of beginning.

LOT 2

The land referred to herein below is situated in the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 34 North, Range 2 East, W.M., in the Town of La Conner, County of Skagit, State of Washington, and is more particularly described as follows:

That portion of Lots 1 and 2, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington;
TOGETHER WITH that portion of the Vacated Alley, adjoining, which has attached by operation of law pursuant to Skagit County Cause No. 85-2-00213-2; all being described as follows:

Commencing at the Southeast corner of said Lot 1, thence N 29°56'00" E along the East line of said Lot 1, a distance of 66.14 feet to the True Point of Beginning of this property description; thence continuing N 29°56'00" E along the East line of said Lots 1 and 2, a distance of 53.74 feet; thence S 89°45'46" W, a distance of 95.29 feet; thence S 8°56'09" W, a distance of 51.87 feet; thence N 89°44'42" E, a distance of 8.61 feet; thence N 8°56'09" E, a distance of 4.78 feet; thence N 89°44'42" E, a distance of 67.18 feet to the true point of beginning.

LEGAL DESCRIPTIONS AFTER BOUNDARY LINE (B/L) ADJUSTMENT CONTINUED:

LOT 3

The land referred to herein below is situated in the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 34 North, Range 2 East, W.M., in the Town of La Conner, County of Skagit, State of Washington, and is more particularly described as follows:

That portion of Lots 2 and 3, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington;
TOGETHER WITH that portion of the Vacated Alley, adjoining, which has attached by operation of law pursuant to Skagit County Cause No. 85-2-00213-2; all being described as follows:

Commencing at the Southeast corner of Lot 1, Block A, TOWN OF LA CONNER, thence N 29°56'00" E along the East line of said Block A, a distance of 119.88 feet to the True Point of Beginning of this property description; thence S 89°45'46" W, a distance of 83.64 feet; thence N 8°56'09" E, a distance of 44.86 feet to a point on the Westerly extension of the North line of said Lot 3; thence N 89°46'50" E along the North line of said Lot 3 and the Westerly extension thereof, a distance of 102.21 feet to the Northeast corner of said Lot 3; thence S 29°56'00" W along the East line of said Block A, a distance of 51.19 feet to the true point of beginning.

LOT 6

The land referred to herein below is situated in the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 34 North, Range 2 East, W.M., in the Town of La Conner, County of Skagit, State of Washington, and is more particularly described as follows:

That portion of Lots 2, 3, 6 and 7, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington;
TOGETHER WITH that portion of the Vacated Alley, adjoining, which has attached by operation of law pursuant to Skagit County Cause No. 85-2-00213-2; all being described as follows:

Commencing at the Southeast corner of Lot 1, Block A, TOWN OF LA CONNER; thence N 29°56'00" E, along the East line of said Block A, a distance of 119.88 feet; thence S 89°45'46" W, a distance of 83.64 feet to the True Point of Beginning of this property description; thence N 8°56'09" E, a distance of 44.86 feet to a point on the Easterly extension of the North line of said Lot 6; thence S 89°46'50" W, along the North line of said Lot 6 and the Easterly extension thereof, a distance of 95.04 feet to the Northwest corner of said Lot 6; thence S 30°56'00" W, along the West line of said Lot 6, a distance of 17.05 feet, more or less, to a point on a line lying 3 feet East of and parallel to the base of the hill as described in that conveyance from Ellie Leigh, seller to Glenn B. Overstreet and June S. Overstreet, husband and wife, purchaser, by that instrument recorded under Auditor's File No. 726673, records of Skagit County, Washington; thence Southerly along said line lying 3 feet East of and parallel to the base of the hill, to a point on a line which bears S 89°45'46" W, a distance of 76.90 feet, more or less, from the true point of beginning; thence N 89°45'46" E, a distance of 76.90 feet, more or less, to the true point of beginning.

LEGAL DESCRIPTIONS AFTER BOUNDARY LINE (B/L) ADJUSTMENT CONTINUED:

LOT 7

The land referred to herein below is situated in the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 34 North, Range 2 East, W.M., in the Town of La Conner, County of Skagit, State of Washington, and is more particularly described as follows:

That portion of Lots 1, 2, 7 and 8, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington;
TOGETHER WITH that portion of the Vacated Alley, adjoining, which has attached by operation of law pursuant to Skagit County Cause No. 85-2-00213-2; all being described as follows:

Commencing at the Southeast corner of Lot 1, Block A, TOWN OF LA CONNER; thence N 29°56'00" E, along the East line of said Block A, a distance of 119.88 feet, thence S 89°45'46" W, a distance of 95.29 feet to the True Point of Beginning of this property description; thence S 8°56'09" W, a distance of 51.87 feet; thence S 89°44'42" W, a distance of 73.92 feet, more or less, to a point on a line lying 3 feet East of and parallel to the base of the hill as described in that conveyance from Ellie Leigh, seller, to Glenn B. Overstreet and June S. Overstreet, husband and wife, purchaser, by that instrument recorded under Auditor's File No. 726673, records of Skagit County, Washington; thence Northerly along said line lying 3 feet East of and parallel to the base of the hill, to a point on a line which bears S 89°45'46" W, a distance of 65.25 feet, more or less, from the true point of beginning; thence N 89°45'46" E, a distance of 65.25 feet, more or less, to the true point of beginning.

LOT 8

The land referred to herein below is situated in the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 34 North, Range 2 East, W.M., in the Town of La Conner, County of Skagit, State of Washington, and is more particularly described as follows:

That portion of Lots 1 and 8, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington;
TOGETHER WITH that portion of the Vacated Alley, adjoining, which has attached by operation of law pursuant to Skagit County Cause No. 85-2-00213-2; all being described as follows:

Commencing at the Southeast corner of said Lot 1, thence S 89°43'00" W along the South line of said Lot 1, a distance of 59.38 feet to the True Point of Beginning of this property description; thence N 8°56'09" E, a distance of 53.16 feet; thence S 89°44'42" W, a distance of 66.32 feet, more or less, to a point on a line lying 3 feet East of and parallel to the base of the hill, as described in that conveyance from Ellie Leigh, seller, to Glenn B. Overstreet and June S. Overstreet,

LEGAL DESCRIPTIONS AFTER BOUNDARY LINE (B/L) ADJUSTMENT LOT 8 CONTINUED:

husband and wife, purchaser, by that instrument recorded under Auditor's File No. 726673, records of Skagit County, Washington; thence Southerly along said line lying 3 feet East of and parallel to the base of the hill, to a point on the West line of said Lot 8, which point bears N 30°56'00" E, a distance of 2.31 feet, more or less, from the Southwest corner of said Lot 8; thence S 30°56'00" W, along the West line of said Lot 8, a distance of 2.31 feet, more or less, to the Southwest corner of said Lot 8; thence N 89°43'00" E along the South line of said Lot 8, the vacated alley in said Tract A, and of said Lot 1, a distance of 141.50 feet to the true point of beginning.

OWNER'S DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS that we, the undersigned owners of the land herein described, do hereby make a boundary line adjustment thereof pursuant to Town of La Conner Municipal Code in effect on this date, 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 owners further acknowledge that the approval and recording of this document does not establish new title lines. Furthermore, we have been hereby notified to execute and record deeds with the County Auditor to convey interest consistent with this Boundary Line Adjustment.
In witness whereof we have hereunto set our hands and seals this 17TH day of SEPTEMBER, 2021.

HOLISTIC DEVELOPMENT & CONSULTING, LLC

Greg Ellis Manager
Greg Ellis, Member/Manager

ACKNOWLEDGEMENT

State of WASHINGTON } S.S.
County of SKAGIT }

I certify that I know or have satisfactory evidence that GREG ELLIS signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the MEMBER/MANAGER of the HOLISTIC DEVELOPMENT & CONSULTING, LLC, to be the free and voluntary act of such party fore the uses and purposes mentioned in the instrument.
Given under my hand and official seal this 17TH day of SEPTEMBER, 2021.

Notary Public in and for the State of WASHINGTON, residing at MOUNT VERNON.

DENNY D LEGRO NOTARY PUBLIC STATE OF WASHINGTON COMM # 48718 APPOINTMENT EXPIRES March 10, 2025

DENNY D. LEGRO STATE OF WASHINGTON 37532 PROFESSIONAL LAND SURVEYOR REGISTERED 9-17-21

Sheet 2 of 2 Sheets

RECORD OF SURVEY

HOLISTIC DEVELOPMENT & CONSULTING LLC
BOUNDARY LINE ADJUSTMENT PROPERTY SURVEY
LOTS 1, 2, 3 & PTN. 6, 7 & 8, TGW PTN. VACATED ALLEY
BLOCK A, TOWN OF LA CONNER
PTN NE 1/4 SE 1/4, SEC. 36, T. 34 N., R. 2 E.W.M.
TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON