



202206210017

06/21/2022 09:24 AM Pages: 1 of 4 Fees: \$382.50
Skagit County Auditor

LEGAL DESCRIPTION

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 1/2 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.

NOTES

1. Assessor's Account No. 3800-028-020-0011, P57813.
2. Equipment used: Geomax 2" total station.
3. Monuments tied on 3-4-2019, except as noted.
4. Error of closure meets Washington State survey standards.
5. Survey method: Standard Field Traverse.
6. Basis of bearings: Boundary Line Adjustment map under AF 20200828013.
7. Zenith: R44 and R24.
8. Vertical 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 by the owner, surveyor or their representative.
10. The legal description for this survey is from a Boundary Line Adjustment map under AF 20200828013.
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 Ownership Act (UCIOA) for the condominium to which this survey and set of plans refer, was recorded with the auditor's file no.

202206210017 on (date) June 21, 2022, Records of Skagit County, Washington.

PROJECT BENCH MARK

PROJECT BENCH MARK IS TOP OF CONCRETE MONUMENT IN IRON CASE WITH CUP OVER AT THE INTERSECTION OF DE 35TH STREET AND 7TH AVENUE.
ELEVATION = 272.21' NGVD88

SKAGIT COMMONS, 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 SKAGIT COMMONS, a Condominium, as that term is defined in the Washington Uniform Common Interest Ownership Act, solely to meet the requirements of the Washington Uniform Common Interest Ownership Act and not for any public purpose. This map and any portion thereof is restricted by law and the Declaration for SKAGIT COMMONS, recorded under Skagit.

County Recording No. 202206210017

By: D Hill Group, LLC,
a Washington limited liability company,

Janice Carle, its Manager

STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Janice Carle 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 D Hill 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 17th day of June, 2022



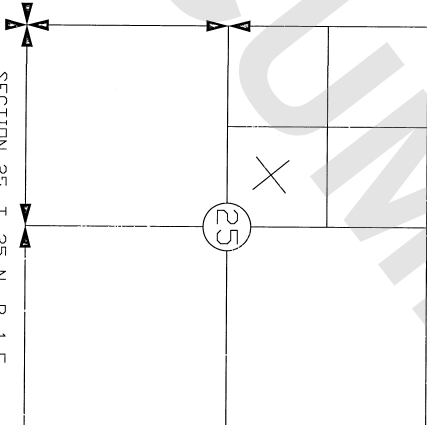
Notary public in and for the State of Washington

Residing at: Bottell
My appointment expires: July 17, 2023

AUDITORS CERTIFICATE
FILED FOR RECORD THIS 21 DAY OF June 2022
AT 2:45 MINUTES PAST 2 O'CLOCK OF THE DAY UNDER
AUDITOR'S FILE
NO. 202206210017
RECORDS OF SKAGIT COUNTY, WASHINGTON

AUDITOR

DEPUTY AUDITOR



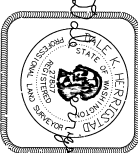
SECTION 25, T. 35 N., R. 1 E.

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 Frank Lacy in April 2022. I hereby certify that this map for Skagit Commons, a Condominium, is based upon an actual survey of the property herein described that the bearings and distances are correctly shown that all information required by the Uniform Washington Common Interest Ownership Act (UCIOA) is supplied 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 such boundaries are not defined by physical monuments, such boundaries are shown on the map.

DALE HERRIGSTAD, P.L.S.

Date: June 1, 2022
Certificate No. 2788



June 1, 2022

DECLARANT
D Hill Group LLC
PO Box 189
Anacortes, WA 98221
(360) 299-8804

SURVEYOR
Dale Herrigstad P.L.S.
4320 Whistle Lake Road
Anacortes, WA 98221
(360) 299-8804

SHEET 1 OF 4

SKAGIT COMMONS, A CONDOMINIUM

A PORTION OF THE SE 1/4 AND NW 1/4 OF SECTION 25, TOWNSHIP 35 N., R. 1 E., W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

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

DRAWN BY: DHE

CHECK BY: DHE

DATE: June 2022

SCALE: NOTED

JOB 2022-64

JOB 2022-64



99.96

SURVEY
AF #202008280113

40' BUFFER

WETLAND BOUNDARY

16' ALLEY

N 89°22'09" W 184.92

PARKING
COMMON
ELEMENT

COMMON
ELEMENT

PARCEL
P57813

"D" AVENUE

EDGE OF ASPHALT 40'

N0°02'47"W
99.96'

N 89°22'13" W 184.39

36TH STREET ROW (UNIMPROVED)

SECTION A-A

LIMITED COMMON ELEMENT
(LCE)

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

PROJECT BENCH MARK

PROJECT BENCH MARK IS TOP OF
CONCRETE MONUMENT IN IRON CASE WITH
COVER AT THE INTERSECTION OF
35th STREET AND 'D' AVENUE.
ELEVATION = 272.21' NGVD88



June 1, 2023

BUILDING 1 FLOOR ELEVATIONS

SECTION A-A

BUILDING 1 ROOF	1	313.0'
BUILDING 2 FLOOR 3	3	303.0'
BUILDING 1 FLOOR 2	2	293.0'
BUILDING 1 FLOOR 1	1	283.0'
BUILDING 1 FLOOR 0	0	274.0'

DECLARANT
D Hill Group LLC
PO Box 189
Anacortes, WA 98221

SURVEYOR
Dale Herrigstad PLS
4320 Whistle Lake Road
Anacortes, WA 98221
(360) 299-8804

SHEET 3 OF 4

SKAGIT COMMONS A CONDOMINIUM

A PORTION OF THE SE 1/4 AND NW 1/4 OF SECTION 25,
TOWNSHIP 35 N., RNG. 1 EAST, W.M. CITY OF ANACORTES,
SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING
4700 WILLOW LANE, SUITE 100, WA 98004 (760) 200-8804

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

DWN BY: DKH
CHECK BY: DH
DATE: June 2022
SCALE: NOTED
JOB 2022-64

