

L AVENUE CONDOS

LEGAL DESCRIPTION

PARCEL A:
The North 1/2 of Lots 19 and 20, Block 122, "MAP OF THE CITY OF ANACORTES, SNAUGHT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Snaught County, Washington.

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

PARCEL B:

Lot 18, and the South 1/2 of Lots 19 and 20, Block 122, "MAP OF THE CITY OF ANACORTES, SNAUGHT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

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

NOTES

1. Assessor's Account No's. 3772-122-020-0008 (P55798) and 3772-122-020-0107 (P55799).
2. Equipment used Geomax, 2" total station.
3. Monuments tied on 8-15-2023, except as noted.
4. Error of closure meets Washington State survey standards.
5. Survey method Standard Field Survey.
6. Zoning (R3) RESIDENTIAL 3 DISTRICT.
7. Water supply: City of Anacortes.
8. Sewer disposal: City of Anacortes.
9. All units include the existing building as referenced in the Declaration.
10. All units include the existing building as referenced in the Declaration.
11. The vertical units for 1816 and 1818 L Avenue extend from an elevation of 75 feet NAVD '88 (mean sea level), up to an elevation of 125 feet NAVD '88.
12. 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 are not been independently verified.
13. The legal description for this survey is from a Statutory Warranty Deed, AF 424071020013, dated October 20, 2017.
14. 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.

202312150041 on (date) December 15, 2023
Records of Skagit County, Washington.

PROJECT BENCH MARK

PROJECT BENCH MARK IS PK NAIL AT THE INTERSECTION OF 19TH STREET AND L AVENUE. ELEVATION = 84' NAVD 88

DEDICATION

We the undersigned owner (s) in fee simple ("hereinafter", hereby declare this survey map and plans and the dedication hereon for the purposes of the Condominium Declaration filed contemporaneously herewith. This dedication is not for any other use than to meet the requirements of the Uniform Washington Common Interest Ownership Act (UCIOA) for a survey map and plans and to submit the property herein described to the provisions of the act as provided in the declaration, we further certify all structures and improvements and all systems of all buildings containing or comprising any units hereby created are substantially completed.

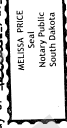
GRACE PEREZ
VICTOR PEREZ

State of South Dakota
County of Hennepin

I, Christine J. Love, Notary Public, do hereby certify that the foregoing instrument, together with the exhibits thereto, and the purposes mentioned in the instrument, were presented to me by the parties named in the instrument, and that they are 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 14th day of December, 2023, Notary Public in and for the State of South Dakota

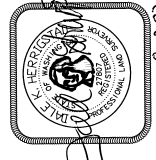
Signed Christine J. Love
Name printed Christine J. Love
Residing at 1435 Mt. View Dr. SE 5702 - US Bank, WA.
My commissions expires September 11, 2024



SURVEYORS CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Survey Recording Act at the request of Grace Perez on August 1, 2023. I hereby certify that the map and 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 shown and (2) to the extent such boundaries are not defined by physical monuments, such boundaries are shown on the map.

DALE HERRIGSTAD, PLS. Certificate No. 27807
Date DECEMBER 8, 2023



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

12-8-2023
SHEET 1 OF 2

CONDOMINIUM SURVEY

L AVENUE CONDOS
1816/1820 L Avenue, Anacortes
A PORTION OF THE SE 1/4 OF THE NE 1/4 OF
SECTION 24, TOWNSHIP 35, RING 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

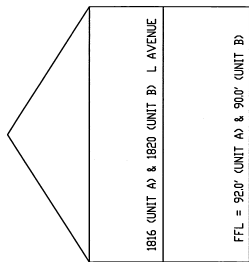
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

DWN BY: DKH
CHECK BY: dkh
DATE: Sept. 2023
SCALE: NOTED
JOB: 2023-86

LEGEND

FENCE	X	X	X	X
GAS	—	G	—	—
SANITARY	—	SS	—	—
SEWER	—	SS	—	—
STORM	—	SD	—	—
SEWER	—	SD	—	—
WATER	—	V	—	—
MAIN	—	V	—	—
OVERHEAD POWER	—	OP	—	OP
OVERHEAD TELEPHONE	—	OT	—	OT
SSD	—	SSD	—	SSD
SSM	—	SSM	—	SSM
VNET	—	VNET	—	VNET

UPPER LIMIT = 1850'



LOWER LIMIT = 750'

TYPICAL VERTICAL LIMITS
NOT TO SCALE

UNIT A 1816 L AVENUE 2,989 SF
UNIT B 1820 L AVENUE 5,978 SF

DECLARANTS

Grace Perez
407 S Barry Pine Road
Rapid City, SD 57702

Victor Perez
2218 32nd Street
Anacortes, WA 98221

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

12-8-2023

SHEET 2 OF 2

CONDOMINIUM SURVEY

L AVENUE CONDOS
1816/1820 L Avenue, Anacortes
A PORTION OF THE SE 1/4 OF THE NE 1/4 OF
SECTION 24, TOWNSHIP 35, RANG. 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

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

PROPERTY CORNER LEGEND

- SET REBAR & CHIP PLS 27807
- SET PK NAIL AND DISK PLS 27807 IN CONCRETE

PROJECT BENCH MARK

PROJECT BENCH MARK IS PK NAIL AT
THE INTERSECTION OF 19TH STREET
AND "L" AVENUE
ELEVATION = 84' NAVD 88

