

L AVENUE CONDOS

LEGAL DESCRIPTION

Parcel 18
The North 1/2 of Lots 19 and 20, Block 122, MAP OF THE CITY OF ANACORTES, SNAKE COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 4, records of Snake County, Washington.

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

Parcel 19

Lot 18, and the South 1/2 of Lots 19 and 20, Block 122, MAP OF THE CITY OF ANACORTES, SNAKE COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 4, records of Snake 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 used on 8-15-2023, except as noted.
4. Error of closure meets Washington State survey standards.
5. Survey was conducted on 8-15-2023.
6. Basis of Bearings: Record of Survey At #20200090040.
7. Zoning: R33 RESIDENTIAL, 3 DISTRICT.
8. Water supply: City of Anacortes.
9. Sewer disposal: City of Anacortes.
10. Datum: NAVD 88.
11. The existing building as referenced in the Declaration, together with the surrounding land shown hereon. The vertical limits for and 1820 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 intended to be complete or accurate, and have not been independently verified by the Surveyor.
13. The legal description for this survey is from a Statutory Warranty Deed, At #2071020013, 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 auditors' file no.

202312150042 on (date) 12-15-2023

Records of Skagit County, Washington.

202403290072

202403290071

83/29/2024 12:00 PM Pages: 1 of 2 Fees: \$425.00

Skagit County Auditor

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 dedicate the same for Condominium purposes this survey map and plans and any other documents and instruments that may be recorded in connection with this declaration and the same shall be subject to the provisions of the Uniform Washington Common Interest Ownership Act (UCIOA) for a survey and plans and to submit the property herein described to the provisions of the act as provided in the declaration, we further certify all structural components and mechanical systems of all buildings containing or comprising any units hereby created are substantially completed.

VICTOR PEREZ

State of South Dakota

County of Pennington

I certify that I know or have satisfactory evidence that GRACE PEREZ, signed this instrument, and acknowledged it 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 18th day of March, 2024. Notary Public in and for the State of South Dakota

Signed Grace Perez
Name printed Grace Perez

Residing at 4415 Main Street, Apt. 102, Rapid City, SD 57709
My commissions expires September 11, 2029

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that VICTOR PEREZ, signed this instrument, and acknowledged it 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 28th day of March, 2024. Notary Public in and for the State of Washington

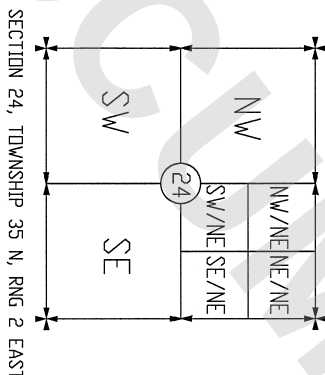
Signed Victor Perez
Name printed Victor Perez

Residing at 1212 Highway 24, Rapid City, SD 57709
My commissions expires 3-18-2026



AUDITORS CERTIFICATE
FILED FOR RECORD THIS 29th DAY OF MARCH, 2024
AT 04:00 MINUTES PAST 12:00 O'CLOCK A.M. UNDER
AUDITOR'S FILE
NO. 202403290071 RECORDS OF SNAKE
COUNTY, WASHINGTON

AUDITOR David Perkins DEPUTY AUDITOR Mike Kelly



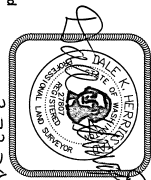
SURVEYORS CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act at the time of the survey. The survey was made on 8-15-2023. The 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, (3) to the extent determined by the walls, fences, or other physical monuments, (4) to the extent determined by the survey, and (5) to the extent determined by the survey, such boundaries are not defined by physical monuments, such boundaries are shown on the map.

DATE: HERRIGSTAD, PLS.

Certificate No. 27807

Date: MARCH 22, 2024



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

Job: 2023-96

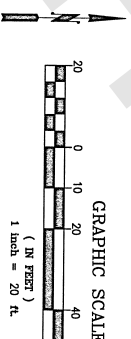
SCALE: NOTED

CHECK BY: dkh

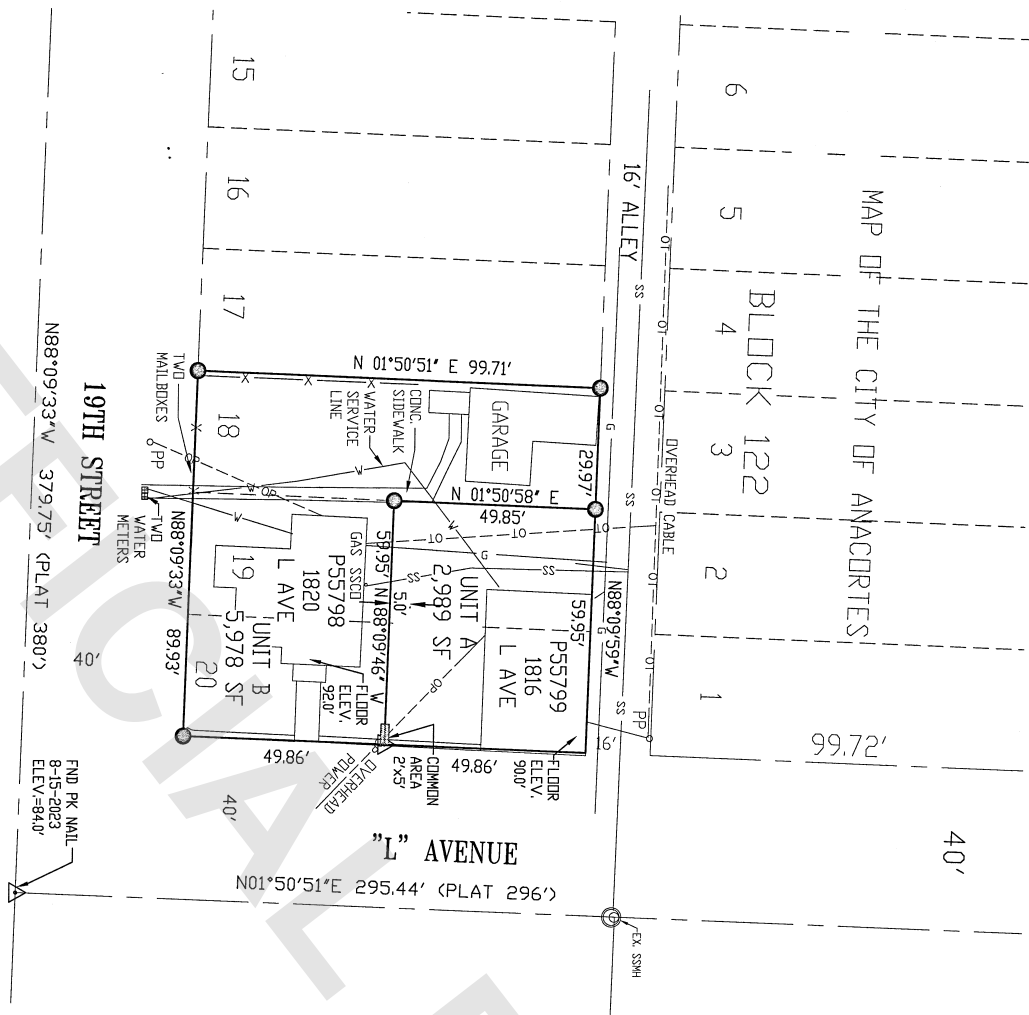
DATE: March 2024

SHEET 1 OF 2

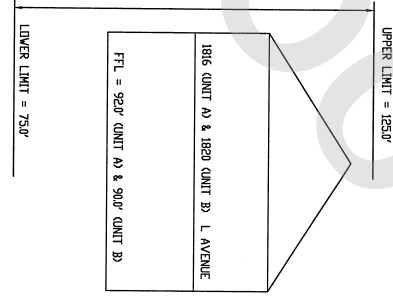
PROJECT BENCH MARK
PROJECT BENCH MARK IS PK NAIL AT
THE INTERSECTION OF 19TH STREET
AND "L" AVENUE
ELEVATION = 84' NAVD 88



- PROPERTY CORNER LEGEND
- SET REBAR & CAP PLS 27807
 - SET PK NAIL AND DISK PLS 27807 IN CONCRETE



- LEGEND
- FENCE — X — X — X —
 - GAS — G —
 - SAINTARY — SS —
 - SEWER — SD —
 - WATER — W —
 - MAIN —
 - DIVERHEAD POWER — OP — OP — OP — OP —
 - DIVERHEAD TELEPHONE — OT — OT — OT — OT —
 - SSCO
 - SSWH
 - WHEI



THIS CONDOMINIUM WAS RE-RECORDED TO
REVISED THE LOCATION OF THE COMMON
AREA AS SHOWN ON SHEET 2.

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

DECLARANTS
Grace Perez
407 S Burr's Pine Road
Rapid City, SD 57176
Victor Perez
2218 32nd Street
Anacortes, VA 98221

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



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, VA 98221 (360) 299-8804

DATE	March 2024
CHECK BY	dkh
DATE	March 2024
SCALE	NOTED
Job	2023-86

SHEET 2 OF 2

3-22-24