

**Surveyor's 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 Phillip Steffen and Denise Steffen.

I hereby certify that this map for 37th Street Condominium is based upon an actual survey of the property herein described. That the survey was made in accordance with the Surveying Act and that all information required by the Washington Uniform Common Interest Ownership Act 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, (2) to the extent such boundaries are not defined by physical monuments, such boundaries are shown on the map.

*Robert F. Parrish*  
 Robert F. Parrish Certificate No. 29335 Expiration Date 12-01-2024  
 Date 07-15-2024

**Acknowledgement For Surveyor**

State of Washington }  
 County of Son Juan } SS

I certify that I know or have satisfactory evidence that Robert F. Parrish P.L.S. is the person who appeared before me and said person acknowledged that he signed this instrument and has acknowledged it to be a free and voluntary act of such person for the uses and purposes in this instrument and in the Washington Uniform Common Interest Ownership Act.

*Robert F. Parrish*  
 Notary Public in and for the State of Washington  
 Residing at Blaine, WA  
 Date 07-15-2024

My commission expires 07-01-2027



**Notes**

This survey has been completed from a closed random traverse using an instrument measuring angles to 3 second of arc and distances rounded to hundredths of feet consistent with the requirements of WAC 332.130.

The purpose of this survey has been to locate and describe the existing boundaries as marked by the monuments shown and surveys of record and to convert this property into a two unit condominium and recorded in the Public Records by First American Title, Subdivision Guarantee No. 5003353-0008994.

The solar array on the roof of Unit 1 and the aerial electric service line and the water lines Unit 2, constitute the common elements of this condominium.

Vertical Datum: City of Anacortes (Subtract 4.77 to convert to NAD 83) 1929.) The vertical limit or boundary of this condominium is 50 feet above the existing grade as measured from the middle of the common unit boundary, 80' elevation, this datum and 15 feet below the same point. Note that this property displays minimal terrain.

All land is subject to Development Rights in Declaration.

**Auditor's Certificate**

Filed for record this 27 day of June, 2024  
 at 2:18 PM in volume \_\_\_\_\_ of condominiums at page \_\_\_\_\_  
 of the request of Parrish Land Surveying.

Auditor's File Number 202406270224

*Shirley A. Baxley*  
 Shirley A. Baxley  
 Skagit County Auditor

**Declarant and Owner Dedication**

The undersigned owner or owners of the interest in the real estate described herein hereby dedicates this map and dedicate the same for a common interest community known as 37th Street Condominium in accordance with 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 the 37th Street Condominium recorded under Skagit County Recording No. 202406270224

Date 17th of June, 2024  
 37th Street Properties, LLC.  
*Denise Steffen*  
 Denise Steffen/Member  
 Phillip Steffen/Member

**Acknowledgement For Declarant**

State of North Carolina }  
 County of Cleveland } SS

On this day personally appeared before me Phillip Steffen, Member, 37th Street Properties LLC, to me know to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

Given under my official hand and seal this 17th day of June, 2024  
*Phillip Steffen*  
 Notary Public in and for the State of North Carolina  
 Residing at Cleveland, NC  
 Date 06-17-2024

My commission expires 02-23-2025



**Acknowledgement For Declarant**

State of North Carolina }  
 County of Cleveland } SS

On this day personally appeared before me Denise Steffen, Member, 37th Street Properties LLC, to me know to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes herein mentioned.

Given under my official hand and seal this 17th day of June, 2024  
*Denise Steffen*  
 Notary Public in and for the State of North Carolina  
 Residing at Cleveland, NC  
 Date 06-17-2024

My commission expires 02-23-2022



Contents  
 Sheet 1 - Dedication, Declarations, Surveyor Certificate, Auditor's Certificate  
 Sheet 2 - Survey Control Plan / Site Plan / Unit Plan, Legal Description  
 Sheet 3 - Unit elevation view

**P.L.S.**  
 PHILIP and DENISE STEFFEN  
 Parcel 33117, 817 and 819 37th St.  
 Anacortes, Skagit County, WA.  
 Parrish Land Surveying  
 1000 1st St. SE, Anacortes, WA 98201  
 (360) 291-5200  
 www.parrishland.com

**Basis of Bearings**  
Survey recorded under  
Survey Number  
202301230067.

**Legal Description**  
Tax Parcel 33118, Auditor's File Number 201901310032  
The West 130 feet of the East 440 feet of that portion of the following described tract lying south of the South line of 37th Street as established by the City of Anacortes.  
Beginning at the Southwest corner of Government Lot 2, of Section 30, Township 35 North, Range 2 E., W.M.;  
thence East 520.5 feet;  
thence North 186.5 feet to the true point of beginning;  
thence East 520.5 feet;  
thence South 250.3 feet;  
thence West 520.5 feet to the true point of beginning.  
Subject to a residential life time lease recorded under Auditor's File Number 201910240061.  
Also subject to a right of way easement benefiting General Telephone Co. in the west ten feet of Unit One.  
Refer to prior survey Auditor's File Number 7908200037, Parcel A therein.

P-33117  
Refer to Boundary Line  
Adjustment AFN  
202112210150

General Telephone Co.  
right of way 10' easement  
N88°20'35"W 0.50  
S00°55'05"W 12.50

Refer to Survey AFN  
202309120142

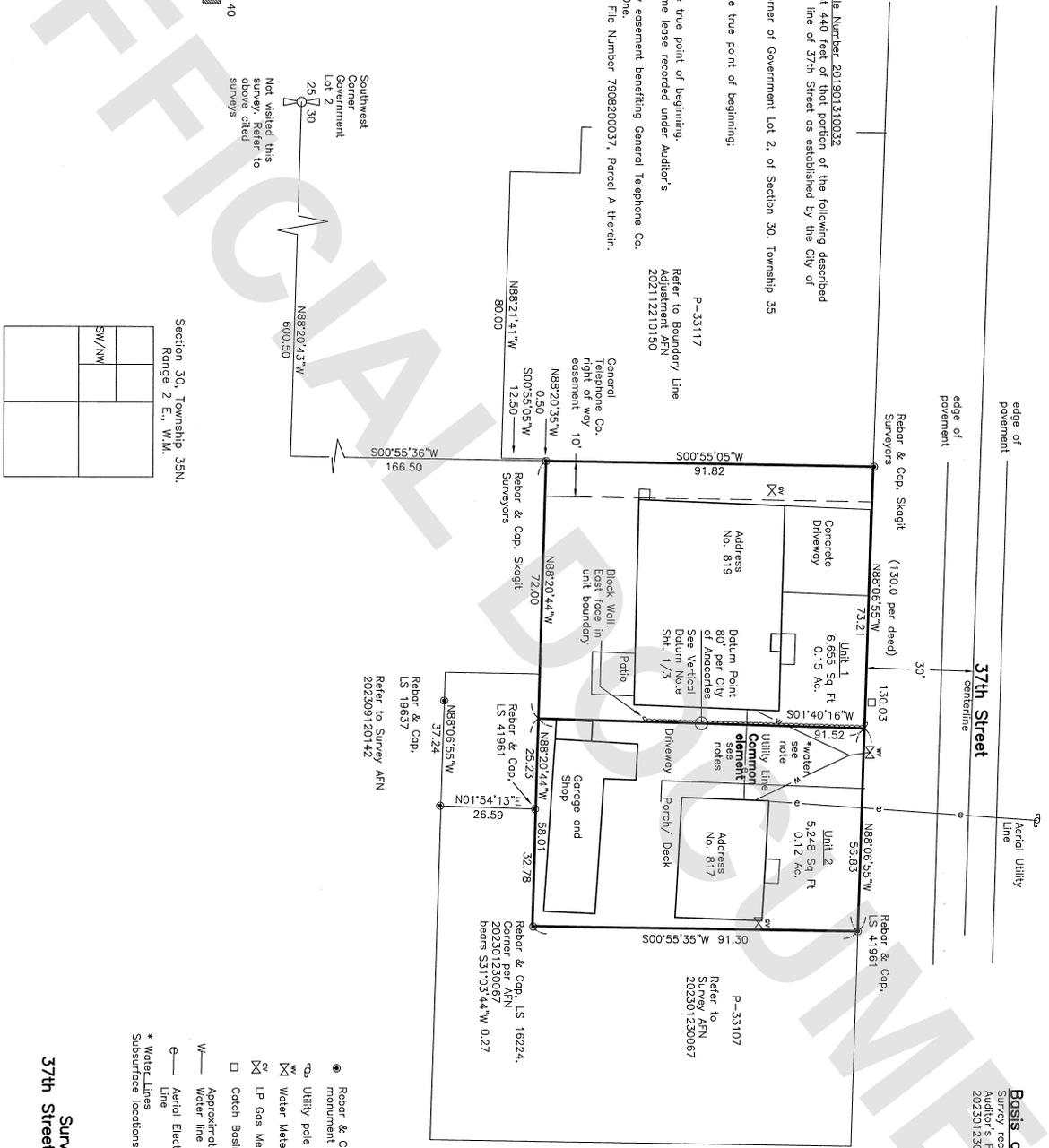
Refer to Survey AFN  
202301230067  
Refer to Survey AFN  
202301230067



Not visited this survey. Refer to surveys cited.

Section 30, Township 35N,  
Range 2 E., W.M.

SW	NW



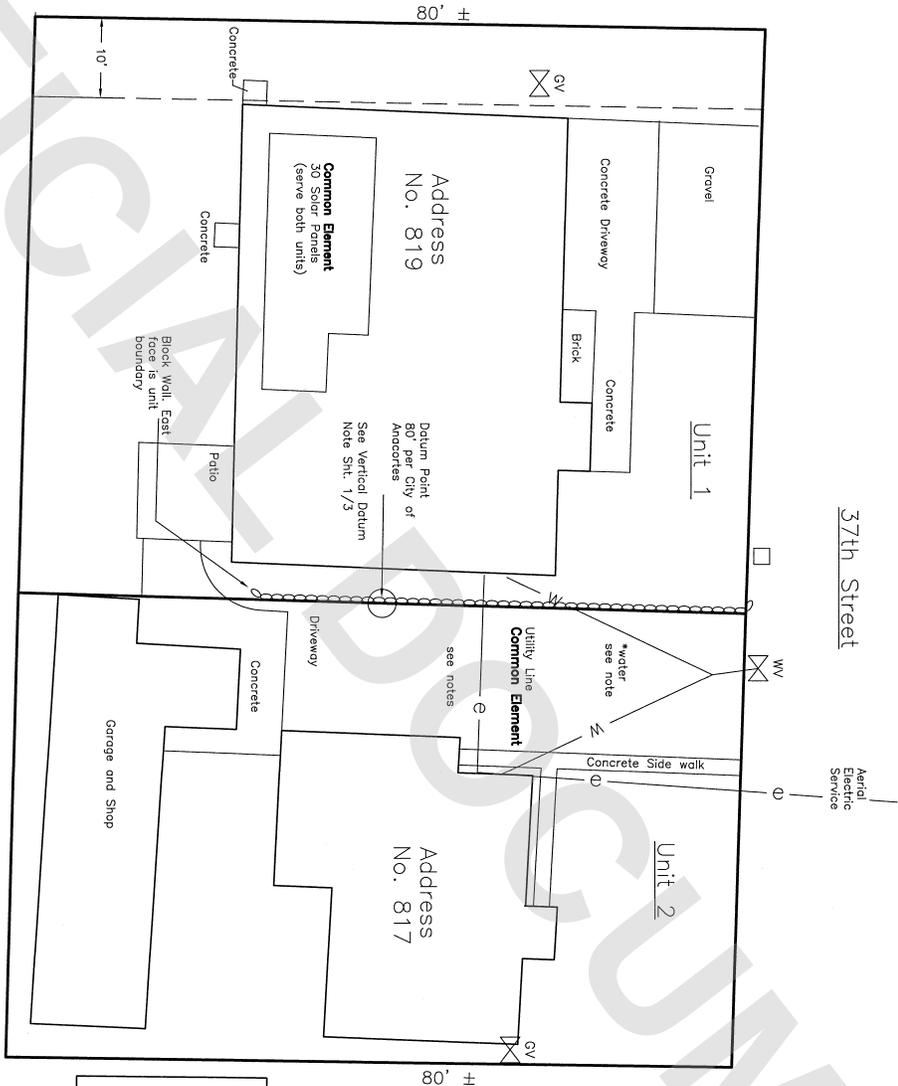
- Rebar & Cap corner monument as noted
  - Utility pole & aerial line
  - ⊗ Water Meter
  - ⊗ LP Gas Meter
  - Catch Basin
  - Approximate Location of
    - W— Water line
    - Aerial Electric Service Line
- \* Water Lines  
Subsource locations are approximate



File Name 2404--850  
SCALE: 1" = 10'  
DATE OF PLAN: 4-17-24  
DRAWN BY: RFP  
F.B. No. 47  
SHEET 2 OF 3  
SECTION 35N  
RANGE 2E

**PLS**  
Phillip and DENISE STEFFEN  
Parcel 33117, 817 and 819, 37th St.  
Anacortes, Skagit County, WA.  
**Parrish Land Surveying**  
PO Box 314, Lopez, Washington 98561  
(360) 468-3444 email parrish@reckland.com

Survey Map  
37th Street Condominium  
SHEET 2 OF 3



- Rebar & Cap corner monument as noted
  - Utility pole & aerial line
  - ⊗ Water Meter
  - ⊗ LP Gas Meter
  - Catch Basin
  - W— Approximate Location of Water line
  - E— Aerial Electric Service Line
- \* Water Lines  
Subsurface locations are approximate

**Survey Map**  
**37th Street Condominium**

SHEET 3 OF 3

**PLS**

PHILIP and DENISE STEPHEN  
Parish 3317, 817 and 819 37th St.  
Anacortes, Skagit County, WA.

**Parish Land Surveying**  
PO Box 314, Lopez, Washington 98261  
(360) 468-4950 email parish@parishland.com