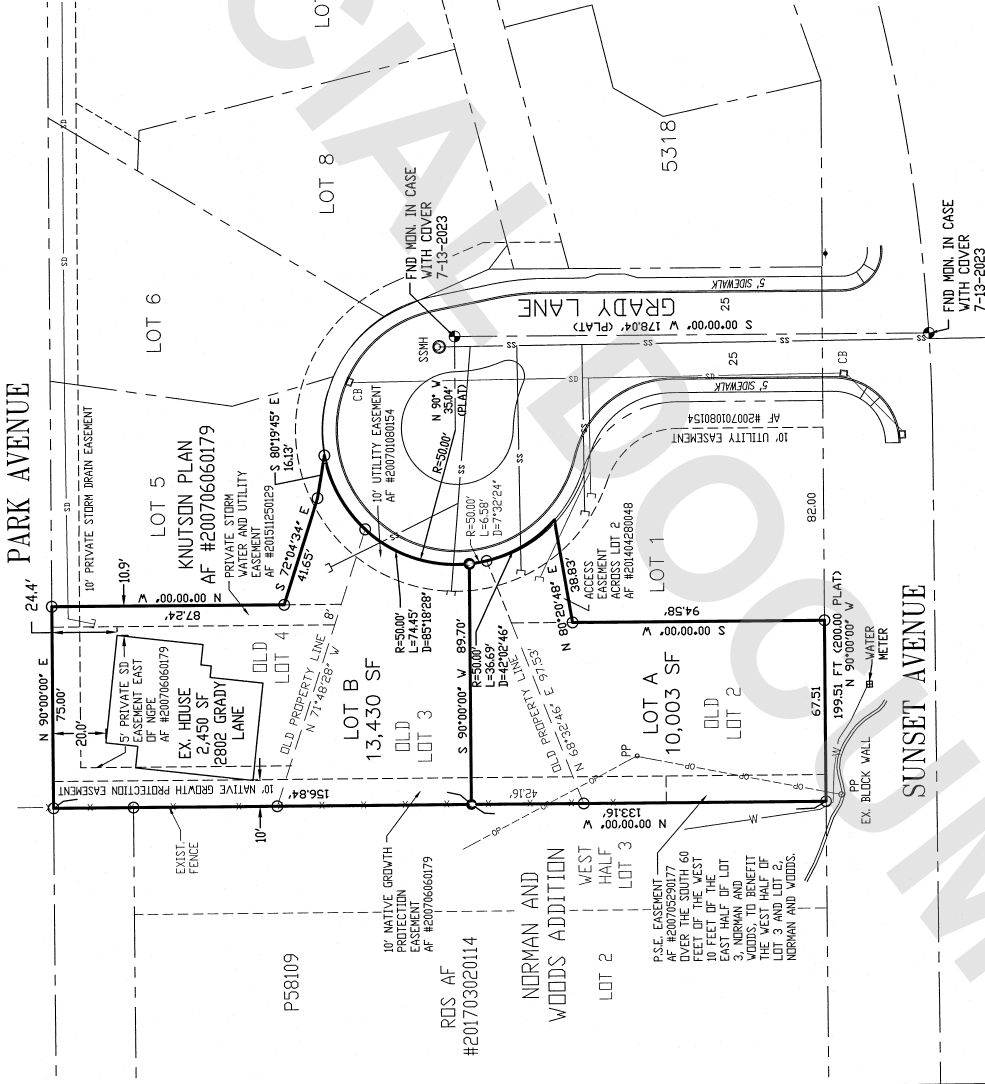


KNUTSON BOUNDARY LINE ADJUSTMENT

IN THE S.W.. 1/4, OF THE S.W.. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON



AUDITORS CERTIFICATE

FILED FOR RECORD THIS 1 DAY OF November, 20 22
AT 5:45 MINUTES PAST 10 O'CLOCK A.M. UNDER
AUDITOR'S FILE

NO. 2024/1010023 RECORDS OF SKAGIT
COUNTY, WASHINGTON

AUDITOR *Suzanne Knutson* DEPUTY AUDITOR *Michael Knutson*

NOTES

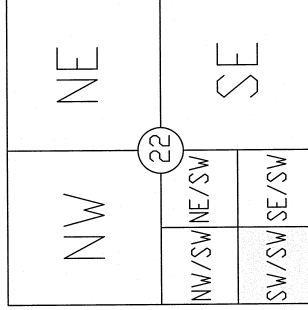
1. FOUND REBAR AND YELLOW CAP AS NOTED.
2. FOUND CONCRETE MONUMENTS IN CASE WITH COVER 8-9-2022.
3. SET REBAR AND YELLOW CAP #27807.
4. BASIS OF BEARINGS: CENTER LINE OF "M" AVENUE FROM ROS AF #201502050038.
5. EIGHTH CORNER: CARLSON CR2, TOTAL STATION.
6. EVIDENCE OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
7. SURVEY METHOD: STANDARD FIELD TRAVERSE
8. THIS IS A BOUNDARY SURVEY ONLY, NOT ALL UTILITIES WERE INVESTIGATED.

GENERAL INFORMATION

1. This Boundary Line Adjustment is for the purpose of creating 2 Lots from 3 City Lots.
2. Assessor's Account No. P126313, 4928-000-002-0000; P126314, 4928-000-003-0000; P126315, 4928-000-004-0000
3. Land Description Information is from First American Title Insurance Company Report File No. 200706060179, dated 7-13-2023. Private Right of Easement for Sunset, Ridge on Grady Lane is found under Auditor's File No. 200706060180.
4. Zoning: R2 - Residential Low Density.
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes.
7. Storm Sewer: City of Anacortes.

PROPERTY AREAS BEFORE BLA
LOT 2 7,759 SF
LOT 3 7,580 SF
LOT 4 8,054 SF

LOT ADDRESSES:
LOT A 2810 GRADY LANE 10,003 SF
LOT B 2802 GRADY LANE 13,430 SF



SURVEYOR
DALE K. HERRIGSTAD P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES WA 98221
360-299-8804

BLA-2023-0002

SHEET 1 OF 2



SURVEYORS CERTIFICATE

THIS BOUNDARY SURVEY CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF DOUG KNUTSON OF SKAGIT COUNTY, IN JUNE 2023.

DALE K. HERRIGSTAD, P.L.S. Certificate No. 27807
Date OCTOBER 29, 2024

PROPERTY OWNER:
Douglas and Suzanne Knutson
2802 Grady Lane
Anacortes, WA 98221

HERRIGSTAD ENGINEERING & SURVEYING

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

DWN BY: DKH
CHECK BY: DKH
DATE: 3-2024
SCALE: Noted
JOB#2023-72

LEGAL DESCRIPTION BEFORE ADJUSTMENT

Lots 2, 3, and 4, "KNUTSON PLAT," as per plat recorded on June 6, 2007, under Auditor's File No. 200706060179, records of Skagit County, Washington.

LEGAL DESCRIPTION AFTER ADJUSTMENT

Lots 2 and that portion of Lot 3, "KNUTSON PLAT," as per plat recorded on June 6, 2007, under Auditor's File No. 200706060179, records of Skagit County, Washington described as follows:

BEGINNING in the Southwest corner of said Lot 3 thence North 68°32'46" East, 97.53 feet; thence Northwest along an arc with a center radius that bears North 76°51'37" East with a radius of 50.00 feet, a central angle of 7°32'24" and an arc length of 6.58 feet; thence South 90°00'00" West 89.70 feet to the west boundary of said Lot 3; thence South 42.16 feet to the POINT OF BEGINNING.

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

LOT B

Lots 3 and Lot 4, "KNUTSON PLAT," as per plat recorded on June 6, 2007, under Auditor's File No. 200706060179, records of Skagit County, Washington EXCEPT that portion of said Lot 3 described as follows:

BEGINNING in the Southwest corner of said Lot 3 thence North 68°32'46" East, 97.53 feet; thence Northwest along an arc with a center radius that bears North 76°51'37" East with a radius of 50.00 feet, a central angle of 7°32'24" and an arc length of 6.58 feet; thence South 90°00'00" West 89.70 feet to the west boundary of said Lot 3; thence South 42.16 feet to the POINT OF BEGINNING.

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

ACCEPTANCE
This Boundary Line Adjustment is hereby examined and approved for acceptance the 31st day of October, 2024.

City Engineer
Planning, Community & Ec. Dev. Director

OWNER'S DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of the land herein described, do hereby make a boundary line adjustment thereof pursuant to Chapter 19.34 of the Anacortes Municipal Code, 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 undersigned further acknowledge that the approval and recording of this document does not establish new title lines. FURTHER we have also been notified to execute and record deeds with the County Auditor to convey all title interest consistent with this boundary line adjustment.

In witness whereof we set our hands and seals.
Douglas G. Knutson
Suzanne L. Knutson

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that Douglas G. Knutson and Suzanne L. Knutson, husband and wife, 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 31st day of October, 2024.
Notary Public in and for the State of Washington



Signed Anna A. Flagg
Name printed Anna A. Flagg
Residing at Anacortes WA Skagit County
My commissions expires 7-30-2024

BLA-2023-0002
SHEET 2 OF 2



BOUNDARY LINE ADJUSTMENT		PROPERTY OWNER:
Douglas and Suzanne Knutson		
2802 Grady Lane		
Anacortes, WA 98221		
HERRIGSTAD ENGINEERING & SURVEYING		
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804		
DWN BY: DKH	CHECK BY: DKH	DATE: 7-2023
SCALE: Noted		JOB#2023-72