

3618 OAKES AVENUE BOUNDARY LINE ADJUSTMENT
IN THE S.W. 1/4, OF THE N.W. 1/4, SEC. 23, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 16 DAY OF November 2024
AT 14 MINUTES PAST 1 O'CLOCK A.M. UNDER
AUDITOR'S FILE

NO. 102411060042
RECORDS OF SKAGIT
COUNTY, WASHINGTON

Tara Diebold
AUDITOR
Tara Diebold
DEPUTY AUDITOR

NOTES

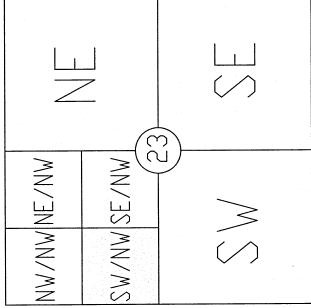
1. FOUND REBAR AND YELLOW CAP AS NOTED.
2. FOUND CONCRETE MONUMENTS IN CASE WITH COVER 12-8-2023.
3. SET REBAR AND YELLOW CAP #27807.
4. BASIS OF BEARINGS: CENTER LINE OF OAKES AVENUE FROM ROS AF #200210280079.
5. EQUIPMENT USED: GEOMAX 2", TOTAL STATION.
6. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
7. SURVEY METHOD: STANDARD FIELD TRAVERSE
8. THIS IS A BOUNDARY SURVEY ONLY, NOT ALL UTILITIES WERE NOT INVESTIGATED.

GENERAL INFORMATION

1. This Boundary Line Adjustment is to adjust the boundary between two parcels.
2. Assessor's Account No. P58161, 3809-101-007-0006; P58164, 3809-101-010-0100.
3. Land Description Information is from First American Title Insurance Company, Order No. 211082-LT dated January 2024. The plat identifies an Encroachment Agreement recorded under AF #201811190142 and shows the Oakes Ave. Right of Way is 40' x 120'.
4. Zoning: R2A - 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 A 24,500 SF
LOT B 15,132 SF

AREA AFTER BLA
LOT A 36XX DAKES AVE
19,528 SF
LOT B 3618 DAKES AVE
20,104 SF



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

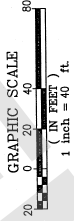
A PORTION OF THE SW 1/4 OF THE NW 1/4, SECTION 23,
TOWNSHIP 35 N., RNG. 1 EAST, W.M.
SKAGIT COUNTY, WASHINGTON
BLA-2024-0001
SHEET 1 OF 2



SURVEYORS CERTIFICATE

THIS BOUNDARY SURVEY CORRECTLY REPRESENTS A SURVEY MADE BY ME
ON THE 16TH DAY OF NOVEMBER 2024, IN CONFORMANCE WITH THE SURVEY RECORDING
ACT AND THE REQUEST OF ELIZABETH BRAUN OF KING COUNTY, IN DECEMBER
2023.

Dale K. Herrigstad
DALE K. HERRIGSTAD, P.L.S. Certificate No. 27807
Date OCTOBER 31, 2024



BOUNDARY LINE ADJUSTMENT

PROPERTY OWNERS:

P58161
BD NORTHWEST PROPERTIES LLC PAUL DIEDRICH AND ELIZABETH BRAUN
6652 EAST GREEN LAKE WAY N 6652 EAST GREEN LAKE WAY N
SEATTLE, WA 98103

HERRIGSTAD ENGINEERING & SURVEYING

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

DWN BY: DKH
CHECK BY: DKH
DATE: June-2024
SCALE: Noted
JOB#2023-113

LEGAL DESCRIPTION BEFORE ADJUSTMENT

LOT A

Lots 3 through 7, inclusive, Block 101, 'NORTHERN PACIFIC ADDITION TO ANACORTES,' as per plat thereof recorded in Volume 2 of Plats, page 9 through 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

LOT B

Lots 8, 9 and 10, Block 101, 'NORTHERN PACIFIC ADDITION TO ANACORTES,' as per plat thereof recorded in Volume 2 of Plats, page 9 through 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

LEGAL DESCRIPTION AFTER ADJUSTMENT

LOT A

Lots 3 through 6, inclusive, Block 101, 'NORTHERN PACIFIC ADDITION TO ANACORTES,' as per plat recorded in Volume 2 of Plats, page 9 through 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

LOT B

Lots 7 through 10, inclusive, Block 101, 'NORTHERN PACIFIC ADDITION TO ANACORTES,' as per plat recorded in Volume 2 of Plats, page 9 through 11, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

ACCEPTANCE

This Boundary Line Adjustment is hereby examined and approved for

acceptance the 5th day of November

CITY ENGINEER

[Signature]
Planning, Community & Ec. Dev. Director

DECLARATION OF LEGAL DOCUMENTATION:

BOUNDARY LINE ADJUSTMENT # BLA-2024-0001.

ANYONE WHO SEES THIS IS MADE AWARE:

That I/we, the undersigned, affirm under oath and state that I/we are the owner/owners of the property subject to the boundary line adjustment and am/are solely responsible for securing and executing, as well as seeking, all necessary legal advice or assistance concerning the legal documents necessary to transfer title to those portions of the properties involved in the boundary line adjustment.

That I/we, the undersigned, further affirm under oath and state that the legal documents necessary to transfer title to the properties in question have been prepared and executed so that upon the recording of the boundary line adjustment, the title to the subject properties will accurately reflect the new lot line configuration resulting from the boundary line adjustment as approved by the City of Anacortes.

DATED this 2nd day of November, 2024.

[Signature]
PAUL DIEDRICH AND ELIZABETH BRAUN

[Signature]
BD NORTHWEST PROPERTIES LLC

State of Washington

County of _____
I, certify that I know of have satisfactory evidence that Elizabeth Braun executed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the GALANTER of BD NORTHWEST PROPERTIES LLC, 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 2nd day of November, 2024.
Notary Public in and for the State of Washington

Signed [Signature]

Name printed Rachel R Reina-Ledbetter

Residing at Skagit County

My commissions expires 12/17/2027

State of Washington
County of _____
I certify that I know of have satisfactory evidence that PAUL DIEDRICH AND ELIZABETH BRAUN, 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 2nd day of November, 2024.
Notary Public in and for the State of Washington

Signed [Signature]

Name printed Rachel R Reina-Ledbetter

Residing at Skagit County

My commissions expires 12/17/2027



BLA-2024-0001

SHEET 2 OF 2



BOUNDARY LINE ADJUSTMENT

PROPERTY OWNERS:

P58161
BD NORTHWEST PROPERTIES LLC
6652 EAST GREEN LAKE WAY N
SEATTLE, WA 98103
PAUL DIEDRICH AND ELIZABETH BRAUN
6652 EAST GREEN LAKE WAY N
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