

AUDITORS CERTIFICATE

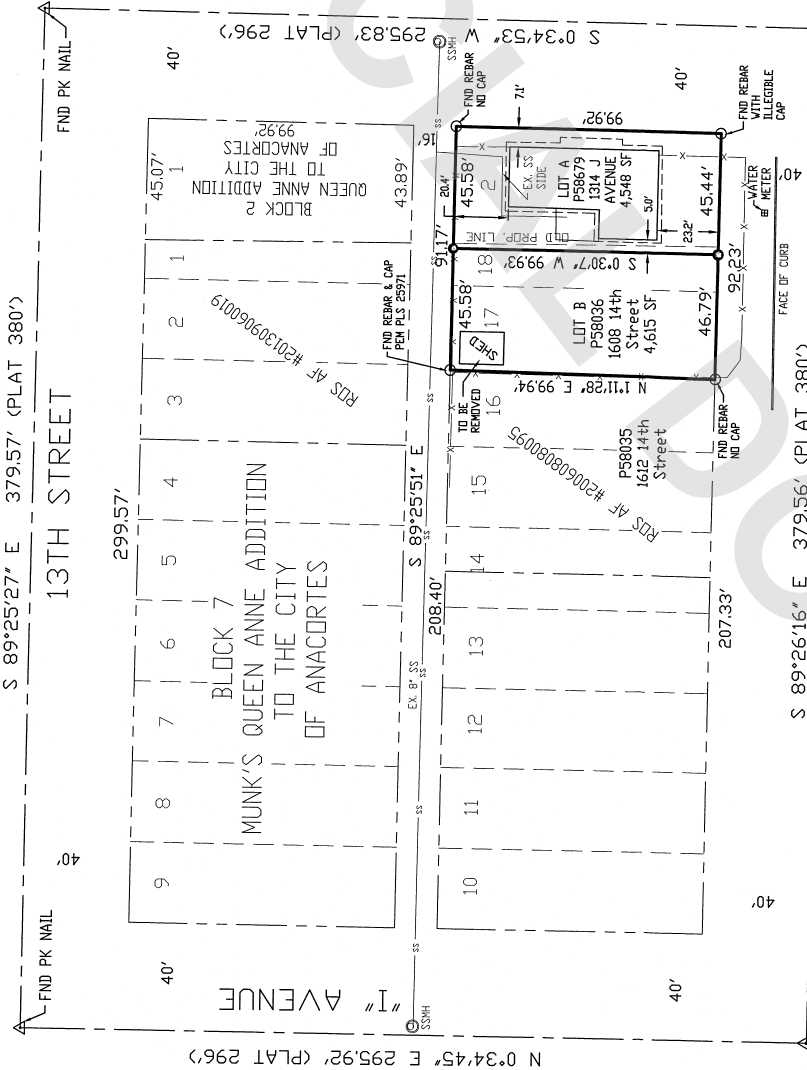
FILED FOR RECORD THIS 15 DAY OF FEBRUARY 2025
AT 11 MINUTES PAST 11 O'CLOCK AM BY UNDER
AUDITOR'S FILE
NO. 1050121 0071 RECORDS OF SKAGIT
COUNTY, WASHINGTON

AUDITOR *James Perkins* DEPUTY AUDITOR *Jim Ditch*

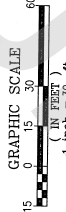
- NOTES
1. FOUND REBAR & CAP AS NOTED.
 2. FOUND PK NAIL AT INTERSECTION AS NOTED.
 3. FOUND REBAR & CAP PLS 27807.
 4. BASIS OF BEARINGS: CENTER LINE OF 14TH STREET ROS AF #200509010134.
 5. EQUIPMENT USED: GEOMAX 2" TOTAL STATION.
 6. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 7. SURVEY METHOD: STANDARD FIELD TRAVERSE.

GENERAL INFORMATION

1. This Boundary Line Adjustment is for the purpose of adjusting the property line around the existing residence to meet required setbacks.
2. The existing residence is located on Lot 17 of Block 7, Subdivision 3806-007-017, Account No. 3812-002-002-0006, P58679.
3. Land Description information is from the Subdivision Guarantee, order No. 212318-LT dated May 24, 2024. This property is SUBJECT to and TOGETHER WITH Easement identified in said Subdivision Guarantee under AF #4184, Plot of Munk's 1st Queen Anne Addition to Anacortes, #200509010134 (Record of Survey), #200608080095 (Record of Survey), #202404050071 (Maintenance Covenant).
4. Munk's 1st Queen Anne Addition to Anacortes, #200608080095.
5. Munk's 1st Queen Anne Addition to Anacortes, #200608080095.
6. Sewer Disposal: City of Anacortes.
7. Storm Sewer: City of Anacortes.
8. This is a boundary survey only. Not all utilities were investigated.
9. See Record of Survey AF #200509010134 under "SURVEY NOTES" for clarity on the west boundary of Lot 17 of Block 7.



- LEGEND
- FENCE
 - SANITARY SEWER
 - Sanitary Sewer Man Hole
 - Fire Hydrant
 - Water Meter
 - Water Valve



LOT ADDRESSES
LOT A 1314 J Avenue
LOT B 1608 14th Street

LOT AREA BEFORE BLA
TOTAL LOT = 9,163 SF

LOT AREAS AFTER BLA
LOT A = 4,548 SF
LOT B = 4,615 SF

14TH STREET

5-30-2024

SECTION 24, TOWNSHIP 35 N, RNG 1 EAST



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 JEFF MORRISON OF SKAGIT COUNTY, IN JUNE 2024.

DALE K. HERRIGSTAD, P.L.S. Certificate No. 27807
Date JANUARY 9, 2025

BLA-2024-0003

BOUNDARY LINE ADJUSTMENT

OWNERS: Jeffery and Mary Morrison
1314 J Avenue
Anacortes, WA 98221

HERRIGSTAD ENGINEERING & SURVEYING

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

SHEET 1 OF 2

DWN BY: DKH
CHECK BY: DKH
DATE: 11-5-2024
SCALE: NOTED
JOB: 2024-46

LEGAL DESCRIPTION BEFORE ADJUSTMENT

LOT 'A' (P58679)

Lot 2, Block 2, 'QUEEN ANNE ADDITION TO THE CITY OF ANACORTES', as per plat recorded in Volume 2 of Plats, page 39, records of Skagit County, Washington.

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

LOT 'B' (P58036)

Lots 17 and 18, Block 7, 'MUNKS' FIRST QUEEN ANNE ADDITION TO ANACORTES', as per plat recorded in Volume 3 of Plats, page 1, records of Skagit County, Washington.

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

LEGAL DESCRIPTION AFTER ADJUSTMENT

LOT 'A'

Lot 2, Block 2, 'QUEEN ANNE ADDITION TO THE CITY OF ANACORTES', as per plat recorded in Volume 2 of Plats, page 39, records of Skagit County, Washington.

TOWGETHER WITH that portion of Lot 18, Block 7, 'MUNKS' FIRST QUEEN ANNE ADDITION TO ANACORTES', as per plat recorded in Volume 3 of Plats, page 1, records of Skagit County, Washington, described as follows:

BEGINNING in the Southeast corner of said Lot 18;

Thence North 89°26'16" West, 292 feet;

Thence North 0°30'07" East, 99.93 feet;

Thence South 89°25'51" East, 188 feet to the Northeast corner of said Lot 18;

Thence South along the east boundary of said Lot 18 to the POINT OF BEGINNING.

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

LOT 'B'

Lots 17 and 18, Block 7, 'MUNKS' FIRST QUEEN ANNE ADDITION TO ANACORTES', as per plat recorded in Volume 3 of Plats, page 1, records of Skagit County, Washington, EXCEPT that portion of Lot 18 described as follows:

BEGINNING in the Southeast corner of said Lot 18;

Thence North 89°26'16" West, 292 feet;

Thence North 0°30'07" East, 99.93 feet;

Thence South 89°25'51" East, 188 feet to the Northeast corner of said Lot 18;

Thence South along the east boundary of said Lot 18 to the POINT OF BEGINNING.

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

State of Washington, County of Anacortes.
I, Betty Evans, Notary Public, do hereby certify that I know of have satisfactory evidence that Mary E. Morrison (was/are) authorized to execute this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the NOTARY PUBLIC of Cornerstone Home Lending, Cornerstone Capital Bank, 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 13th day of February, 2025. Notary Public in and for the State of Washington

Signed Betty Evans

Name printed Betty Evans

Residing at Cornerstone Capital Bank

My commissions expires 01/18/2028



ACCEPTANCE

This Boundary Line Adjustment is hereby examined and approved for

acceptance the 24th day of January, 2025.

[Signature]
City Engineer

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

DECLARATION OF LEGAL DOCUMENTATION:

BOUNDARY LINE ADJUSTMENT # BLA-2024-0003.

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 23 day of January, 2025.

[Signature]
Jeffery W. Morrison
Mary E. Morrison

[Signature]
Cornerstone Home Lending, Cornerstone Capital Bank

State of Washington

County of

I certify that I know or have satisfactory evidence that Jeffery W. Morrison and Mary E. Morrison, a married couple, 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 23 day of January, 2025.
Notary Public in and for the State of Washington

Signed [Signature]

Name printed Jeffery W. Morrison

Residing at Cornerstone Capital Bank

My commissions expires 1/18/28



BLA-2024-0003

SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT

OWNERS: Jeffery and Mary Morrison
1314 J Avenue
Anacortes, WA 98221

HERRIGSTAD ENGINEERING & SURVEYING

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

DWN BY: DKH
CHECK BY: DKH
DATE: 10-5-24
SCALE: NOTED
JOB2024-46