

PORTALIS LOT 2 & 3 BOUNDARY LINE ADJUSTMENT

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

CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

201507140087
Shelby County Auditor
11/4/2015 Page 2 of 2 3:05PM
\$143.00

AUDITOR: *[Signature]*
DEPUTY AUDITOR: *[Signature]*

NOTES

1. FOUND REBAR AND CAP #11941.
2. MONUMENTS FOUND CAST ALLUMINUM SURFACE MARKED FAKKEMAKKINGMA, INC. LA 11941.
3. FOUND CONCRETE MONUMENT.
4. SET REBAR AND YELLOW CAP #27807.
5. BASIS OF BEARINGS: SHORT PLAT ANA-04-005, AF #200411030031.
6. EQUIPMENT USED: CARLSON CR2, TOTAL STATION.
7. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
8. SURVEY METHOD: STANDARD FIELD TRAVERSE
9. THIS IS A BOUNDARY SURVEY ONLY, NOT ALL UTILITIES WERE NOT INVESTIGATED.

GENERAL INFORMATION

1. This Boundary Line Adjustment is for the purpose of adjusting a common property line.

2. Assessor's Account No. P31655, 350122-0-021-0007 and P31580, 350122-0-013-0007.

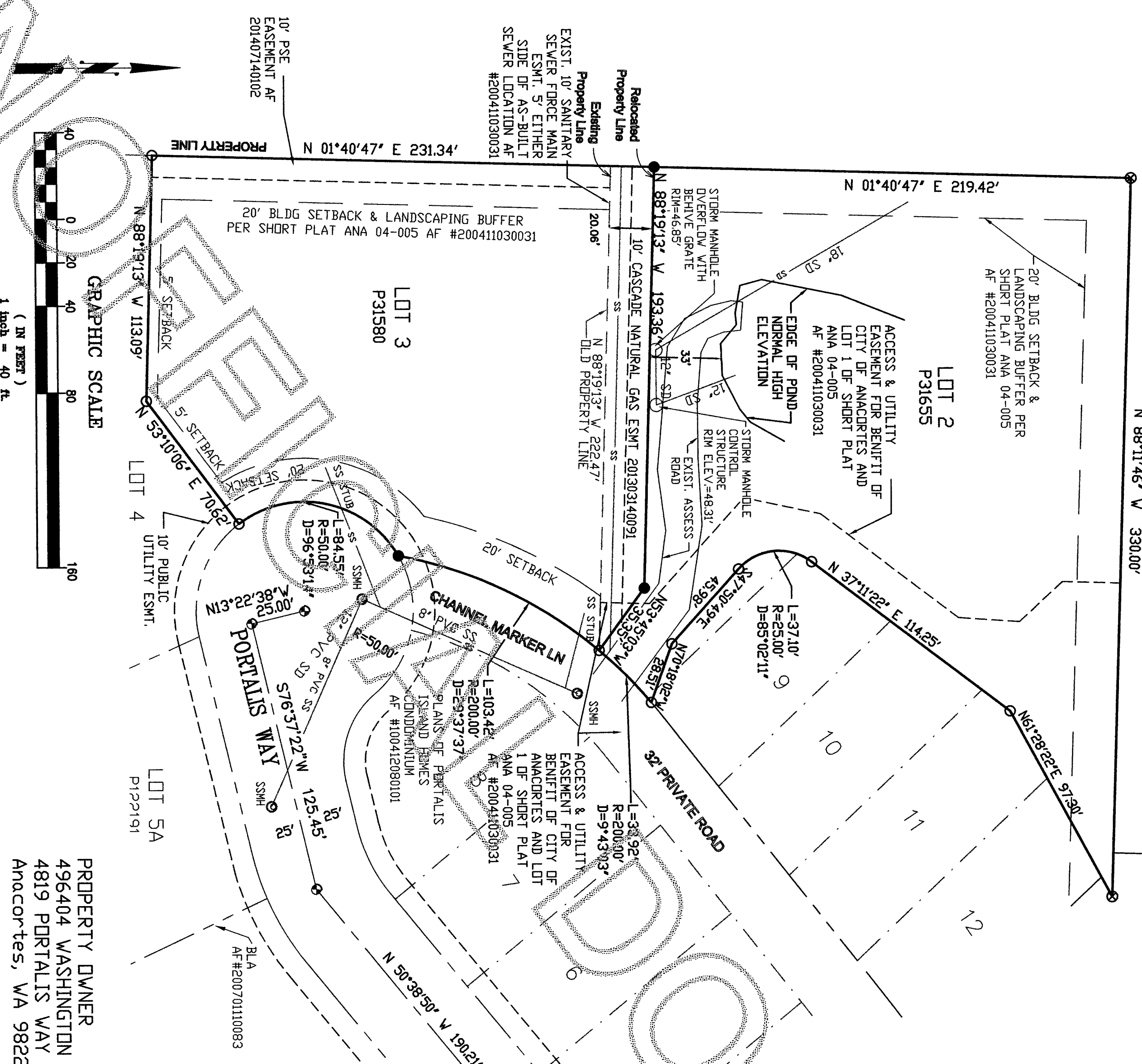
3. Land Description information is from First American Title Insurance Company, Guarantee No: 5003353-0001351e. This Guarantee identifies the following easements and Covenants: AF 200307150202 (PSE 10 foot easement along road frontage), AF 200409290021 (non-defined Corncast easement assumed to be in 10 feet of road frontage), AF 200411030031 (Short Plat), AF 201303140091 (Cascade Natural Gas easement to LN Ship Harbor Inn, Inc.), AF 201402210120 (CC & R's) AF 201407140102 (10' PSE easement on west side of Lot 3 as shown on map).

4. Zoning: (CM) Commercial Marine
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes
7. Storm Sewer: City of Anacortes.

PARCEL AREAS BEFORE AND AFTER BEFORE BLA	AFTER BLA
LOT 2 53,733 SF (1.23 ACRES)	49,563 SF (1.14 ACRES)
LOT 3 36,641 SF (0.84 ACRES)	40,811 SF (0.94 ACRES)

ADDRESSES WILL BE PROVIDED AT A LATER TIME DEPENDING ON THE NUMBER OF UNITS CONSTRUCTED.

COA BLA-2015-0006



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

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 ALLAN SCHROEDER IN JUNE 2015.
DALE K. HERRIGSTAD, P.L.S.
Certificate No. 27807
Date 9/20/2015

HERRIGSTAD ENGINEERING AND SURVEYING
4320 WHISTLE LAKE ROAD, ANACORTES WA
PHONE (360) 299-8804

BOUNDARY LINE ADJUSTMENT FOR PORTALIS INC.		JOB NO:
SCALE: 1"=40'	DATE: July 2015	2015-54
DRAWN BY: DALE H.	CHKD BY: DKH	SHEET: 1 OF 2

PORTALIS LOT 2 & 3 BOUNDARY LINE ADJUSTMENT
IN THE S.W. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON

LEGAL DESCRIPTION BEFORE ADJUSTMENT

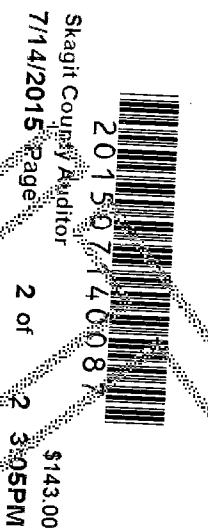
The land referred to herein is situated in the State of Washington, County of Skagit, and is described as follows:
 Lots 2 and 3, City of Anacortes Short Plat No. ANA704-005, approved November 2, 2004, recorded November 3, 2004, under Skagit County Auditor's File No. 200411030031; being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 35 North, Range 1 East, W.M.

LEGAL DESCRIPTION AFTER ADJUSTMENT

LOT 2
 Lot 2, City of Anacortes Short Plat No. ANA704-005, approved November 2, 2004, recorded November 3, 2004, under Skagit County Auditor's File No. 200411030031; being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 35 North, Range 1 East, W.M., EXCEPT that portion of Lot 2 as follows:
 BEGINNING in the Southwest corner of said Lot 2; thence North 1°40'47" East, 20.00 feet; Thence South 88°19'13" East, 193.38 feet; thence South 53°45'03" East, 35.32 feet; thence North 88°19'13" West, 222.47 feet to the POINT OF BEGINNING.

Situated in the State of Washington, County of Skagit.
LOT 3
 Lot 3, City of Anacortes Short Plat No. ANA704-005, approved November 2, 2004, recorded November 3, 2004, under Skagit County Auditor's File No. 200411030031; being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 35 North, Range 1 East, W.M., TOGETHER WITH that portion of Lot 2 of Said Short Plat as follows:
 BEGINNING in the Southwest corner of said Lot 2; thence North 1°40'47" East, 20.00 feet; Thence South 88°19'13" East, 193.38 feet; thence South 53°45'03" East, 35.32 feet; thence North 88°19'13" West, 222.47 feet to the POINT OF BEGINNING.

Situated in the State of Washington, County of Skagit.



ACCEPTANCE

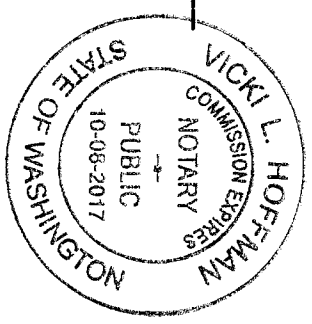
This Boundary Line Adjustment is hereby examined and approved for acceptance the 14 day of July, 2015
 City Engineer [Signature]
 Subdivision Administrator [Signature]

CONSENT:

Know All Men by we the undersigned owners certify that the Boundary Line Adjustment is made as a free act and deed, in witness whereof we have hereunto set our hands and seals this 14 day of July, 2015

496404 Washington, Inc.

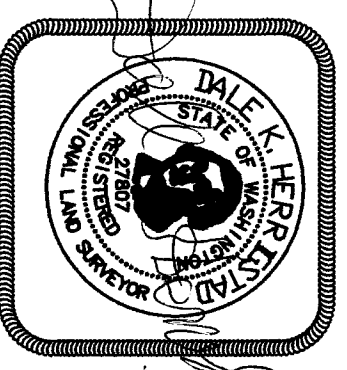
State of Washington
 County of Skagit
 I certify that I know of have satisfactory evidence that A. SCHROEDER signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the PRESIDENT of 496404 WASHINGTON INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
 Given under my hand and official seal this 14 day of July, 2015.
 Notary Public in and for the State of Washington
 Name printed Victoria Hoffmann
 Residing at Corvallis, Oregon
 My commissions expires 10-8-17



DRAFT
 OFFICIAL

CDA BLA-2015-0006

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



PROPERTY OWNER
 496404 WASHINGTON INC
 4819 PORTALIS WAY
 Anacortes, WA 98221

HERRIGSTAD
ENGINEERING AND SURVEYING
 4320 WHISTLE LAKE ROAD, ANACORTES WA
 PHONE (360) 299-8804

BOUNDARY LINE ADJUSTMENT		JOB NO:	
FOR		2015-54	
PORTALIS INC.		SHEET: OF:	
SCALE	DATE:		
NONE	July 2015		
DRAWN BY:	CHKD BY:		
DALE H.	DKH		