

BOUNDARY LINE ADJUSTMENT

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SCHEMMER CONSULTING GROUP, PLLC



2016081800006
 Skagit County Auditor
 8/18/2016 Page 1 of 1
 2:18:00 PM
 2:10:17 AM

James J. ...
 SKAGIT COUNTY AUDITOR

OWNER: PAUL REISMAN AND HOPE STAR
 AGENT: SCHEMMER CONSULTING GROUP PLLC
 ZONING: R2
 WATER: CITY OF ANACORTES
 SEWER: CITY OF ANACORTES

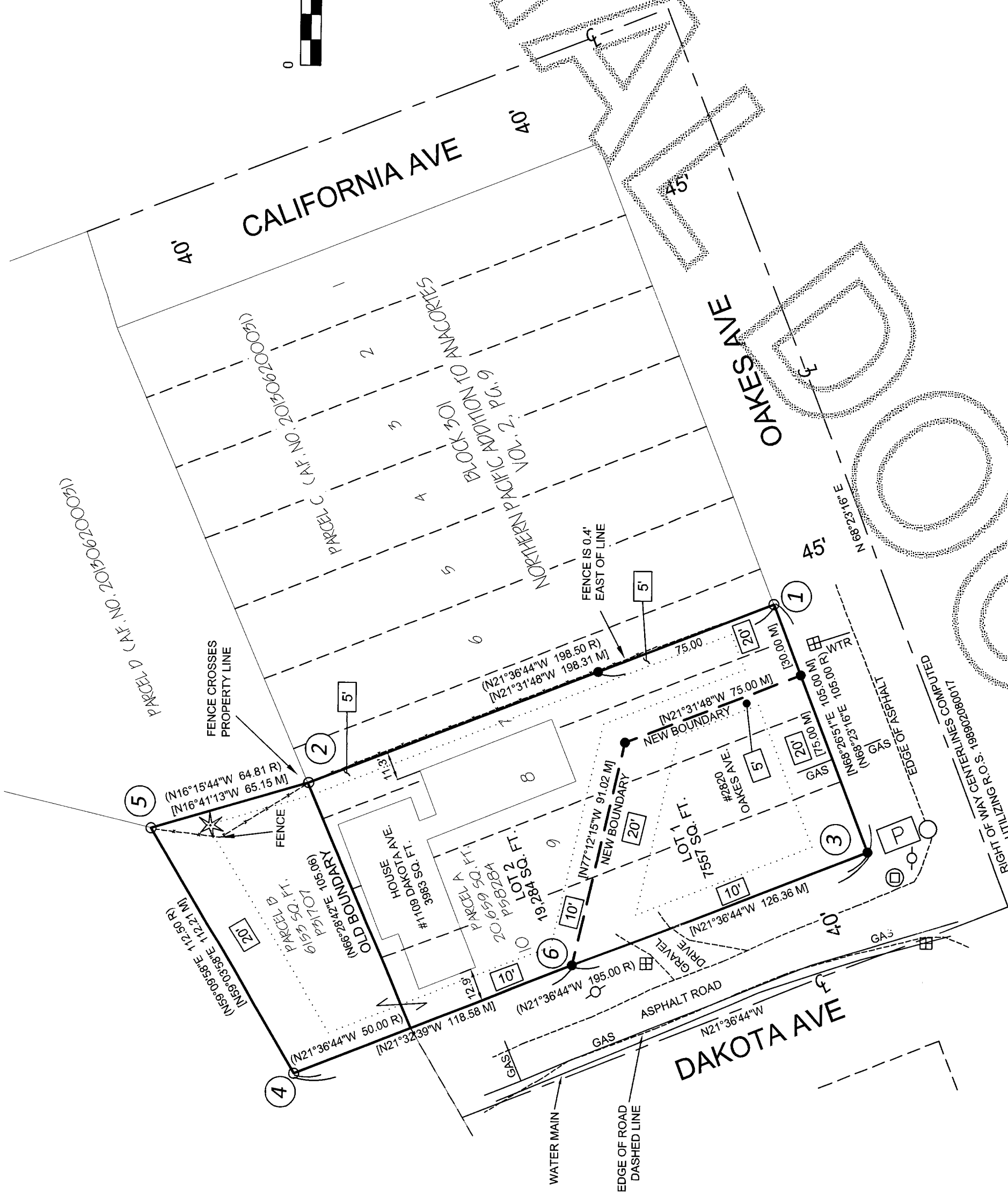
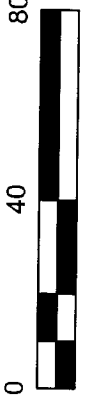
NOTES

THIS SURVEY RETRACES THE BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER SKAGIT COUNTY A.F. NO. 201306200031.

PRIMARY REFERENCE DOCUMENTS:
 BOUNDARY LINE ADJUSTMENT RECORDED AS AF NO. 201306200031
 SUBDIVISION GUARANTEE SGW-08002184

THE SURVEY WAS PERFORMED BY TRAVERSE WITH A 3 SECOND TOTAL STATION IN JUNE OF 2016. THE SURVEY MARKERS SHOWN WERE VISITED AT THAT TIME. ACCURACY EXCEEDS THE WAC 332-130-090 REQUIREMENTS.

THE BASIS OF BEARINGS IS B.L.A. A.F. NO. 201306200031

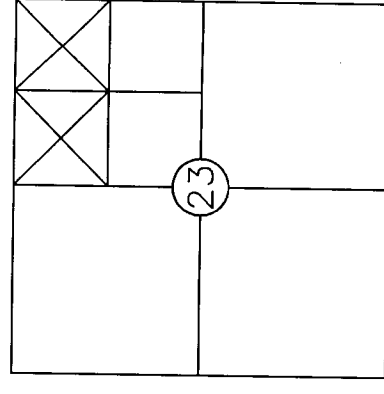


LEGEND

- (BRNG DIST R) RECORD MEASUREMENT FROM A.F. NO. 201306200031
 - (BRNG DIST M) MEASURED DISTANCE, THIS SURVEY
 - FOUND MARKER AS DESCRIBED
 - SET REBAR W/CAP "37550"
 - ⊕ CENTERLINE
 - UTILITY POLE
 - ⊕ WATER METER
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ SANITARY/SEWER MANHOLE
 - ⊕ POWER VALVE
 - ★ 30" FIR TREE
- SETBACKS**
- 20' SETBACK (FRONT AND REAR)
 - 10' SIDE SETBACK
 - 6' SIDE SETBACK

CORNER NOTES

- 1 ACCEPTED REBAR/CAP "NEWMAN 4908"
REBAR/CAP "LEONARD 8992" LIES ADJACENT TO AND SOUTH OF SKODJE'S
- 2 ACCEPTED REBAR/CAP "NEWMAN 4908"
SET REBAR AND CAP "37550"
- 3 REJECTED REBAR/CAP "VADAI 9638" AT N 5° E - 0.65° OF CALCULATED CORNER
- 4 ACCEPTED REBAR/CAP "SKODJIE 19645"
- 5 ACCEPTED NAIL/WASHER "SKODJIE 19645" IN POST FOOTING, POST IS 0.5' NORTH OF NAIL
REJECTED VADAI REBAR/CAP LOCATED N 63° W - 0.98° OF SKODJE'S NAIL/WASHER
- 6 SET REBAR/CAP "37550" ON RIGHT OF WAY LINE



NE 1/4, NE 1/4 & NW 1/4, NE 1/4
 SECTION 23, T35N, R1E, W.M.,
 SKAGIT COUNTY, WA

BLA-2016-1008

BOUNDARY LINE ADJUSTMENT
 FOR
 PAUL REISMAN AND HOPE STAR

DATE: 8-10-2016
 SCALE: 1" = 40'
 JOB NO. 16-057
 SHEET: 1 OF 2
 CAD FILE: 16-057 REISMAN BLA REV1

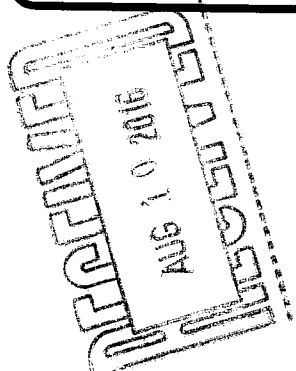
SG SCHEMMER CONSULTING GROUP, PLLC
 ENGINEERING CIVIL-STRUCTURAL-PLANNING
 SURVEYING
 RESIDENTIAL HOME DESIGN
 301.30th St. Suite C, Anacortes, WA 98221
 office: 360-293-9006 fax: 360-293-4051



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF PAUL REISMAN IN JUNE, 2016.

John K. Hoxeng
 JOHN HOXENG PLS, CERTIFICATE NO. 37550
 8-10-2016



BOUNDARY LINE ADJUSTMENT

EXISTING PROPERTY DESCRIPTION

SUBDIVISION GUARANTEE
POLICY NO. : SGW-08002184

PARCEL "A":

THE WEST 1/2 OF LOT 7 AND ALL OF LOTS 8, 9 AND 10, BLOCK 301, "NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THAT PORTION OF THE VACATED BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, ACCORDING TO THE PLAT OF "NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF BLOCK 301 OF SAID PLAT OF THE "NORTHERN PACIFIC ADDITION TO ANACORTES,";
THENCE NORTH 21°36'44" WEST 50 FEET;
THENCE NORTH 59°08'58" EAST 112.50 FEET;
THENCE SOUTH 16°15'44" EAST 64.81 FEET TO THE NORTHERLY LINE OF SAID BLOCK 301;
THENCE SOUTH 66°28'42" WEST ALONG SAID NORTHERLY LINE 105.06 FEET TO THE POINT OF BEGINNING (P.O.B.).

SITUATE IN CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

TRANSFER DESCRIPTION

THE WEST 1/2 OF LOT 7 AND ALL OF LOTS 8, 9 AND 10, BLOCK 301, "NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING WESTERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, WHICH IS DESIGNATED AS PARCEL A ON THE BOUNDARY LINE ADJUSTMENT FILED UNDER A.F. NO. 201306200031, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTHWESTERLY 30.00 FEET ALONG THE NORTH LINE OF OAKES AVENUE TO THE TRUE POINT OF BEGINNING;
THENCE NORTHWESTERLY 75.00 FEET ON A COURSE PARALLEL TO THE EAST LINE OF PARCEL A, AS SHOWN AND DESCRIBED IN THE BOUNDARY LINE ADJUSTMENT SURVEY FILED UNDER A.F. NO. 201306200031, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 77°12'15" WEST 91.02 FEET TO THE WEST LINE OF SAID PARCEL A.
SITUATE IN CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT 1 DESCRIPTION

THE WEST 1/2 OF LOT 7 AND ALL OF LOTS 8, 9 AND 10, BLOCK 301, "NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING EASTERLY AND NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, WHICH IS DESIGNATED AS PARCEL A ON THE BOUNDARY LINE ADJUSTMENT FILED UNDER A.F. NO. 201306200031, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTHWESTERLY 30.00 FEET ALONG THE NORTH LINE OF OAKES AVENUE TO THE TRUE POINT OF BEGINNING;
THENCE NORTHWESTERLY 75.00 FEET ON A COURSE PARALLEL TO THE EAST LINE OF SAID PARCEL A;
THENCE NORTH 77°12'15" WEST 91.02 FEET TO THE WEST LINE OF SAID PARCEL A.

SITUATE IN CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT 2 DESCRIPTION

THAT PORTION OF THE VACATED BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, ACCORDING TO THE PLAT OF "NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF BLOCK 301 OF SAID PLAT OF THE "NORTHERN PACIFIC ADDITION TO ANACORTES,";
THENCE NORTH 21°36'44" WEST 50 FEET;
THENCE NORTH 59°08'58" EAST 112.50 FEET;
THENCE SOUTH 16°15'44" EAST 64.81 FEET TO THE NORTHERLY LINE OF SAID BLOCK 301;
THENCE SOUTH 66°28'42" WEST ALONG SAID NORTHERLY LINE 105.06 FEET TO THE POINT OF BEGINNING (P.O.B.).

ALSO:

THE WEST 1/2 OF LOT 7 AND ALL OF LOTS 8, 9 AND 10, BLOCK 301, "NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING WESTERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL A, AS SHOWN AND DESCRIBED IN THE BOUNDARY LINE ADJUSTMENT SURVEY FILED UNDER A.F. NO. 201306200031, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTHWESTERLY 30.00 FEET ALONG THE NORTH LINE OF OAKES AVENUE TO THE TRUE POINT OF BEGINNING;
THENCE NORTHWESTERLY 75.00 FEET ON A COURSE PARALLEL TO THE EAST LINE OF SAID PARCEL A;
THENCE NORTH 77°12'15" WEST 91.02 FEET TO THE WEST LINE OF SAID PARCEL A.

SITUATE IN CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

DECLARATION AND CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Paul Reisman
PAUL REISMAN
Hope Star
HOPE STAR

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

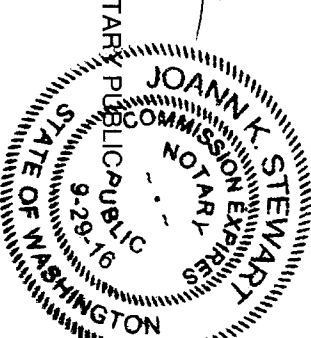
I CERTIFY OR HAVE SATISFACTORY EVIDENCE THAT PAUL REISMAN AND HOPE STAR SIGNED THIS INSTRUMENT AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: 8-16-16

SIGNATURE: *Joann K. Stewart*

Joann K. Stewart NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 9-29-16

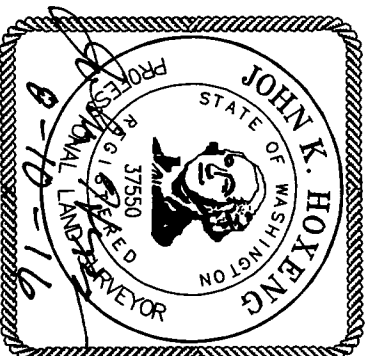


ACCEPTANCE

THIS BOUNDARY LINE ADJUSTMENT IS HEREBY EXAMINED AND APPROVED FOR ACCEPTANCE THIS 16 DAY OF August 2016.

CITY ENGINEER

SUBDIVISION ADMINISTRATOR



S Schemmer Consulting Group PLLC
ENGINEERING
SURVEYING
RESIDENTIAL HOME DESIGN
301 30th St. Suite C, Anacortes, WA 98921
office: 360-293-9006 fax: 360-293-4051

BOUNDARY LINE ADJUSTMENT FOR PAUL REISMAN AND HOPE STAR

DATE: 8-10-2016	JOB NO. 16-057
SCALE: 1" = 40'	SHEET: 2 OF 2
CAD FILE: 16-057 REISMAN BLA REV1	

BLA-2016-1008

201608180006 \$162.00
Skagit County Auditor
8/19/2016 Page 2 of 2 2:10:17AM