SURVEY & BOUNDARY LINE ADJUSTMENT FOR HANSEN & FRONTIER COMMUNICATIONS NORTHWEST INC.

GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WA

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF HARMSEN & ASSOCIATES INC.

201905060107
05/06/2019 02:47 PM Pages: 1 of 2 Fees: $189.00
Skagit County Auditor

Sandra Perkins
COUNTY AUDITOR
SKAGIT COUNTY, WA

BY DEPUTY

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER, CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 8 DAY OF January, 2019.

PARCEL A:

Kelley Stewart
FRONTIER COMMUNICATIONS NORTHWEST INC.

PRINT FULL NAME: Kelley Stewart

PRINT TITLE: DIRECTOR PRES

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 20th DAY OF June, 2016.

PARCEL B:

Kenneth L. Hansen
KENNETH L. HANSEN

Christina C. Hansen
CHRISTINA C. HANSEN

ACKNOWLEDGMENTS

STATE OF Texas
COUNTY OF Collin } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kelley Stewart IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE DIRECTOR OF FRONTIER COMMUNICATIONS NORTHWEST INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF January, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF Texas

RESIDING AT

MY APPOINTMENT EXPIRES 8-20-2022

TRINECIA NAVARRE
Notary Public, State of Texas
Comm. Expires 08-20-2022
Notary ID 128926516

STATE OF Washington
COUNTY OF Skagit } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KENNETH L. HANSEN AND CHRISTINA C. HANSEN, HUSBAND AND WIFE ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF June, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING AT 1004 commercial ave Anacortes wa 98221

MY APPOINTMENT EXPIRES Oct 25, 2016

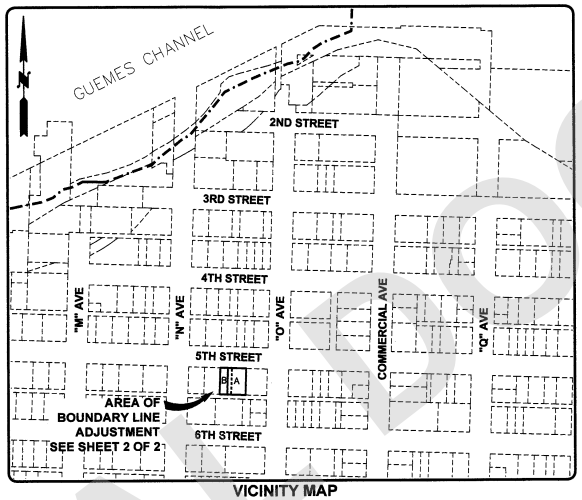
ANNA M. OBRYAN
COMMISSION EXPIRES
NOTARY
PUBLIC
OCT. 25, 2016
STATE OF WASHINGTON

ACCEPTANCE

THIS BOUNDARY LINE ADJUSTMENT IS HEREBY EXAMINED AND APPROVED FOR ACCEPTANCE THIS 28 DAY OF February, 2019.

CITY ENGINEER

SUBDIVISION ADMINISTRATOR



VICINITY MAP
SCALE 1"=300 FT
(FROM SKAGIT COUNTY ASSESSOR DATA)

PARCEL NUMBERS AND OWNERS

PARCEL A:
SKAGIT COUNTY PARCEL NUMBER P55318
SITE ADDRESS: 502 "O" AVE
OWNER: FRONTIER COMMUNICATIONS NORTHWEST INC.

PARCEL B:
SKAGIT COUNTY PARCEL NUMBER P55319
SITE ADDRESS: 1111 5TH STREET
OWNERS: KENNETH L. AND CHRISTINA C. HANSEN

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE WASHINGTON STATE SURVEY RECORDING ACT AT THE REQUEST OF THE KENNETH L. HANSEN IN MAY, 2016.

James B. Smith 6/14/16
JAMES B. SMITH, PLS, CFedS
CERTIFICATE NO. 27327

JAMES B. SMITH
STATE OF WASHINGTON
27327
REGISTERED
PROFESSIONAL LAND SURVEYOR
6/14/16

LEGAL DESCRIPTIONS BEFORE ADJUSTMENT

SOURCE OF EXISTING LEGAL DESCRIPTIONS:
LAND TITLE COMPANY ALTA OWNER'S POLICY NO. 155054-SAE, ISSUED MAY 3, 2016:

PARCEL A - FRONTIER COMMUNICATIONS NORTHWEST INC. (P55318)

LOT 3, EXCEPT THE EAST 20 FEET THEREOF AS CONVEYED TO WEST COAST TELEPHONE COMPANY BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 528883, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ALL OF LOTS 4 AND 5, BLOCK 63, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

PARCEL B - HANSEN (P55319)

LOT 6, BLOCK 63, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

LEGAL DESCRIPTIONS AFTER ADJUSTMENT

PARCEL A - FRONTIER COMMUNICATIONS NORTHWEST INC.

LOTS 3, 4, AND 5 BLOCK 63, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE EAST TWENTY (20) FEET OF SAID LOT 3, AS CONVEYED TO WEST COAST TELEPHONE COMPANY BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 528883, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO EXCEPT THE WEST FIFTEEN (15) FEET OF SAID LOT 5.

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

PARCEL B - HANSEN

LOT 6, TOGETHER WITH THE WEST FIFTEEN (15) FEET OF LOT 5, BLOCK 63, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

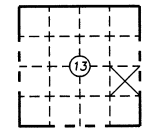
SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

GENERAL LEGEND & ABBREVIATIONS

- FOUND CASED MONUMENT, AS DESCRIBED
- FOUND ALUMINUM SURFACE MONUMENT, AS DESCRIBED
- FOUND NAIL, AS DESCRIBED
- SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "HAI 27327" THIS SURVEY
- CALCULATED POSITION, NOT SET
- CATCH BASIN
- DRAINAGE MANHOLE
- GAS METER
- SIGN ON POST
- SEWER CLEANOUT
- SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY POLE
- UTILITY POLE WITH UNDERGROUND FEED
- WATER METER

- REVISED PROPERTY LINE
- PRESENT PROPERTY LINE
- PLAT LINE
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- GAS LINE
- OT — OVERHEAD TELEPHONE LINE
- UT — UNDERGROUND TELEPHONE LINE
- OP — OVERHEAD POWER LINE
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE

AFN – AUDITOR'S FILE NUMBER
CL – CENTER LINE
CONC – CONCRETE
FT – U.S. SURVEY FEET
IN – INCHES
LS – LAND SURVEYOR
ST – STREET
SF – SQUARE FEET
TYP – TYPICAL
VOL – VOLUME



SEC 13, T 35N, R 1E W.M.

BLA-2016-1004

KENNETH L. & CHRISTINA C. HANSEN
FRONTIER COMMUNICATIONS NORTHWEST INC.

SURVEY AND BOUNDARY LINE ADJUSTMENT

SCALE: 1" = 300'	HARMSEN & ASSOCIATES INC	SHEET 1 OF 2
DRAWN BY: JTF 5/12/2016	603 SOUTH FIRST STREET MOUNT VERNON, WA 98273 TEL: (360) 336-9199	S.T.R. INDEX GOV'T LOT 2 SE 1/4 13-35N-1E
REVISED: 6/14/16 F/B: MV-107 JOB#: 16-084		

P:\WORK\PROJECTS\2016\16-084 HANSEN\LS\DWG\16-084 HANSEN BLA-ALTA.DWG

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Skagit County Auditor

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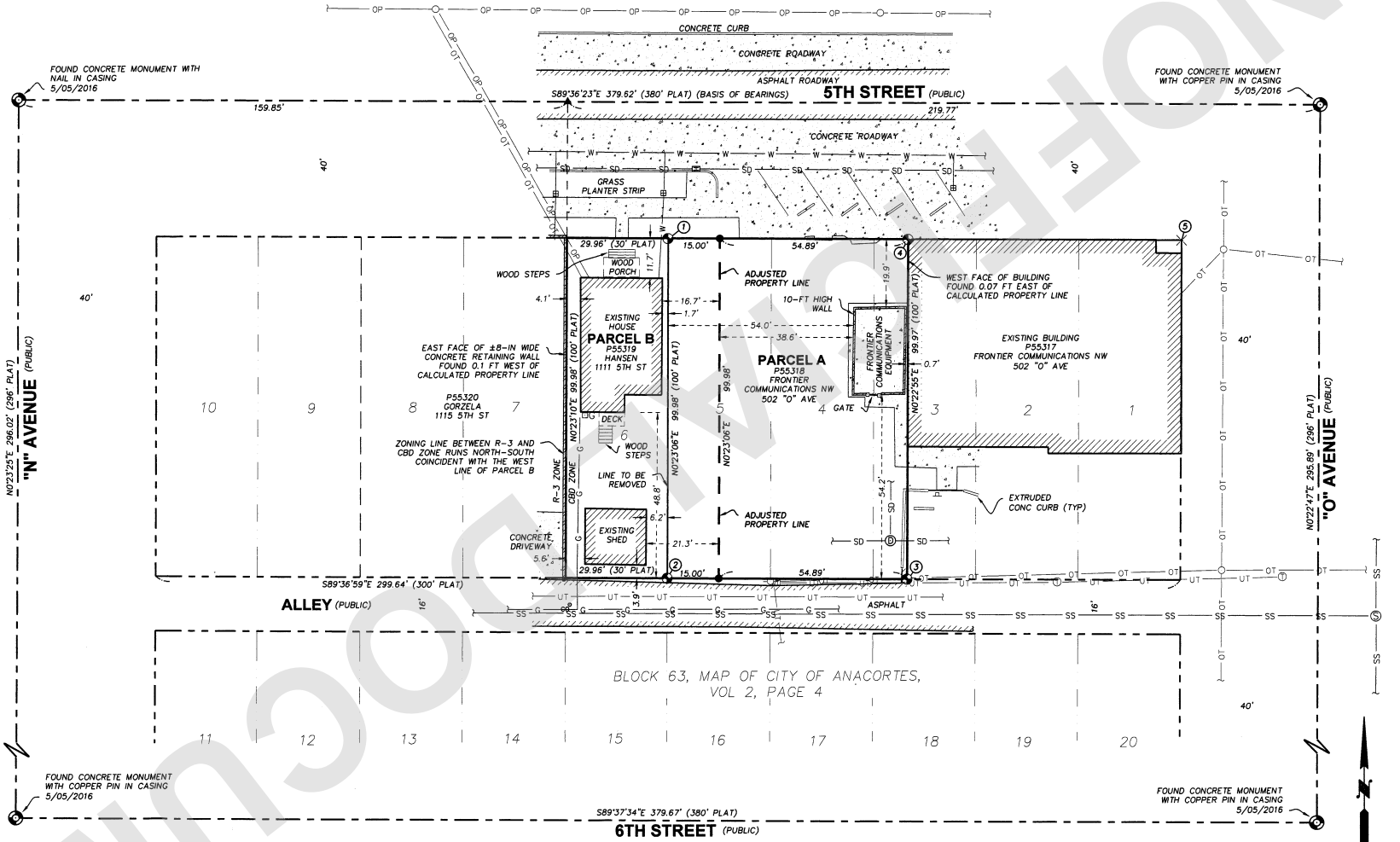
GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WA



FOUND CORNER DESCRIPTIONS

1. FOUND AND ACCEPTED 3-1/4 INCH DIAMETER ALUMINUM DISK WITH "X" MARKED "F&K LS 15640" SOUTH 53°43' WEST, 0.13 FEET FROM CALCULATED CORNER POSITION. RECORD OF SURVEY NOT FOUND.
2. FOUND AND ACCEPTED 3-1/4 INCH DIAMETER ALUMINUM DISK WITH "X" MARKED "F&K LS 15640" SOUTH 87°02' WEST, 0.06 FEET FROM CALCULATED CORNER POSITION. RECORD OF SURVEY NOT FOUND.
3. FOUND AND ACCEPTED 3-1/4 INCH DIAMETER ALUMINUM DISK WITH "X" MARKED "F&K LS 15640" SOUTH 70°04' WEST, 0.05 FEET FROM CALCULATED CORNER POSITION. RECORD OF SURVEY NOT FOUND.
4. FOUND AND ACCEPTED 3-1/4 INCH DIAMETER ALUMINUM DISK WITH "X" MARKED "F&K LS 15640" SOUTH 31°12' WEST, 0.10 FEET FROM CALCULATED CORNER POSITION. RECORD OF SURVEY NOT FOUND.
5. FOUND NAIL AT BASE OF STAIRS, EXPOSED 0.06 FEET, SLIGHTLY BENT, SOUTH 20° 26' EAST 0.03 FEET FROM CALCULATED CORNER POSITION.

SURVEY NOTES

1. BASIS OF BEARINGS: ASSUMED, SOUTH 89°36'23" EAST BETWEEN FOUND MONUMENTS ALONG THE CENTER LINE OF 5TH STREET AS SHOWN HEREON.
2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION.
3. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS SPECIFIED BY WAC 332-130-090.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES, RECORDED OR UNRECORDED, THAT MAY AFFECT THE DEPICTED PROPERTIES.
5. UNDERGROUND UTILITIES INCLUDING SANITARY SEWER, STORM SEWER, CABLE TELEVISION, POWER, TELEPHONE, WATER, AND GAS WERE LOCATED BY OBSERVED EVIDENCE, AVAILABLE AS-BUILT DATA AND BY FIELD DATA COLLECTED FROM UTILITY LOCATION SERVICE PAINT MARKS (AS REQUESTED BY THE CLIENT) TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF SUCH UTILITIES CANNOT BE ACCURATELY, COMPLETELY, OR RELIABLY DEPICTED.

SETBACKS

THE CENTRAL BUSINESS DISTRICT ZONING PROVISIONS PER AMC 17.20.050 ARE AS FOLLOWS: ALONG ANY PROPERTY LINE ADJOINING A RESIDENTIALLY ZONED DISTRICT WITH NO INTERVENING STREET OR ALLEY THERE SHALL BE A SETBACK OF AT LEAST TEN FEET. NO SETBACK IS REQUIRED AT OTHER PROPERTY LINES.

AREAS

PARCEL A:
BEFORE ADJUSTMENT: 6,986 SF
AFTER ADJUSTMENT: 5,487 SF

PARCEL B:
BEFORE ADJUSTMENT: 2,996 SF
AFTER ADJUSTMENT: 4,495 SF

JAMES B. SMITH — STATE OF WASHINGTON — 27327 — REGISTERED PROFESSIONAL LAND SURVEYOR — 5/14/16

BLA-2016-1004

KENNETH L. & CHRISTINA C. HANSEN FRONTIER COMMUNICATIONS NORTHWEST INC.	
SURVEY & BOUNDARY LINE ADJUSTMENT	
SCALE: 1" = 20' DRAWN BY: JTF 5/12/2016 REVISED: 6/14/16 F/B: MV-107 JOB#: 16-084	HARMSEN & ASSOCIATES INC 603 SOUTH FIRST STREET MOUNT VERNON, WA 98273 TEL: (360) 336-9199
SHEET 2 OF 2 S.T.R. INDEX GOV'T LOT 2 SE 1/4 13-35N-1E	

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