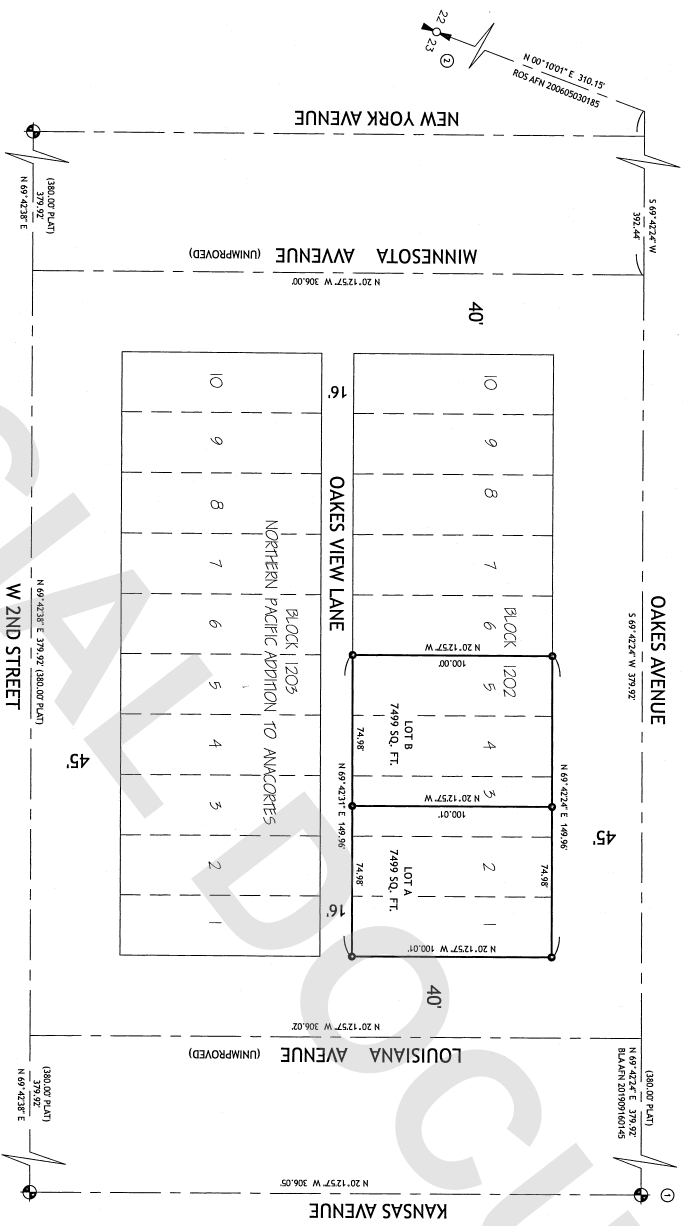
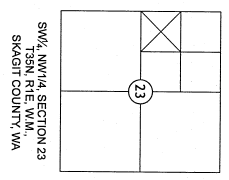
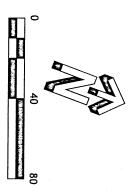


BOUNDARY LINE ADJUSTMENT  
 IN THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON



LEGEND (MARCH 2021)  
 SET REBAR WITH CAP #37550  
 MONUMENT IN CASE



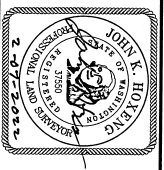
NOTES  
 I CONDUCTED THIS SURVEY BY TRAVERSE WITH A 3 SECOND TOTAL STATION IN MARCH 2021. THE SURVEY MARKERS SHOWN ON THE MAP WERE VISITED AT THAT TIME UNLESS OTHERWISE NOTED. THE ACCURACY EXCEEDS THE WAC 332-130-090 STANDARD FOR SUBURBAN LOTS.  
 THE SURVEY MARKERS SHOWN HEREUPON WERE VISITED IN MARCH 2021 UNLESS NOTED OTHERWISE.  
 THIS SURVEY DOES NOT RESOLVE SUCH CLAIMS.  
 FENCES, BARREWS AND OTHER OCCUPANCIAL INDICATORS MAY INDICATE A POTENTIAL FOR UNWRITTEN TITLE CLAIMS.  
 THE SURVEY MARKERS SHOWN HEREUPON WERE VISITED IN MARCH 2021 UNLESS NOTED OTHERWISE.  
 BASIS OF BEARINGS: NORTH 89°42'38" EAST ALONG THE MONUMENTED CENTER LINE OF WEST 2ND STREET  
 FROM NEW YORK AVENUE TO KANSAS AVENUE.

OWNER: IAN FLANAGAN  
 3706 W 2ND ST  
 ANACORTES, WA 98221  
 TAX PARCEL: P58267  
 PARCEL AREA BEFORE ADJUSTMENT: 14997 SQ. FT.  
 LOT A ADDRESS: 3704 OAKES VIEW LN  
 LOT B ADDRESS: 3708 OAKES VIEW LN

BLA-2021-0011

AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS 2 DAY OF March 2022  
 AT 9:00 AM IN BOOK OF \_\_\_\_\_ OF \_\_\_\_\_  
 AT THE REQUEST OF HOKCO SURVEY, PLLC  
 COUNTY AUDITOR: *Naomi Linnovics*  
 COUNTY AUDITOR: Naomi Linnovics  
 AUDITOR'S FILE NO.: 202203020008

SURVEYOR'S CERTIFICATE  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND THE REQUEST OF BRUCE FLANAGAN IN SEPTEMBER 2021.  
*Bruce Flanagan* 2/7/2022  
 JOHN HOKING PLS. CERTIFICATE NO. 37550



HOKCO SURVEY PLLC  
 1313 E MARLE ST. STE 302  
 BELLINGHAM, WA 98225  
 360-224-3806 www.hoxcosurvey.com

FLANAGAN BOUNDARY LINE ADJUSTMENT	
Date	02-07-2022
Scale	1" = 40'
Job no.	21-012
Sheet	1 of 2

**BOUNDARY LINE ADJUSTMENT**  
IN THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

**PROPERTY DESCRIPTION BEFORE ADJUSTMENT**

FIRST AMERICAN TITLE CO. ORDER NO. 21-10229-70  
THE LAND IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON,  
DESCRIBED AS FOLLOWS:  
LOTS 1, 2, 3, 4 AND 5, BLOCK 1022, "NORTHERN PACIFIC  
ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 2  
OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON,  
SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

**DESCRIPTIONS AFTER ADJUSTMENT**

LOT A  
LOTS 1 AND 2 AND THE EASTERN HALF OF LOT 3, BLOCK 1022,  
"NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER PLAT  
RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.  
SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.  
LOT B  
LOTS 3, 4 AND 5, EXCEPT THE EASTERN HALF OF LOT 3, BLOCK  
1022, "NORTHERN PACIFIC ADDITION TO ANACORTES," AS PER  
PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.  
SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

**OWNERS' DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS  
HEREOF, DO HEREBY MAKE A BOUNDARY LINE  
ADJUSTMENT THEREOF IN ACCORDANCE WITH THE  
CODE, AND DECLARE THIS DOCUMENT TO BE THE GRAPHIC REPRESENTATION OF  
THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH OUR FREE CONSENT.  
THE UNDERSIGNED FURTHER ACKNOWLEDGE THAT THE APPROVAL AND RECORDING  
OF THIS DOCUMENT DOES NOT ESTABLISH NEW TITLE LINES, FURTHER WE HAVE  
ALSO BEEN NOTIFIED TO EXECUTE AND RECORD DEEDS WITH THE COUNTY  
ADJUTOR TO CONVEY ALL TITLE INTERESTS CONSISTENT WITH THIS BOUNDARY  
LINE ADJUSTMENT.  
IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

BRUCE FLANAGAN

JOAN FLANAGAN

**ACKNOWLEDGEMENT**  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY OR HAVE SATISFACTORY EVIDENCE THAT BRUCE FLANAGAN SIGNED  
THIS INSTRUMENT, AND ON DASH STATED THAT HE IS AUTHORIZED TO EXECUTE THE  
INSTRUMENT, AND THAT HE IS THE OWNER AND VOLUNTARILY ACT FOR  
THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: February 9, 2022  
SIGNATURE: Kim Smith NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: 10-6-2024



**ACKNOWLEDGEMENT**

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
I CERTIFY OR HAVE SATISFACTORY EVIDENCE THAT JOAN FLANAGAN SIGNED THIS  
INSTRUMENT, AND ON DASH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE  
INSTRUMENT AND ACKNOWLEDGED IT AS HER FREE AND VOLUNTARY ACT FOR  
THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: February 9, 2022  
SIGNATURE: Kim Smith NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: 10-6-2024




**ACCEPTANCE**

THIS BOUNDARY LINE ADJUSTMENT HAS BEEN REVIEWED AND  
IS HEREBY APPROVED THIS 1st DAY OF March, 2022.  
PUBLIC: [Signature]  
PLANNING, COMMUNITY & EC. DEV. DIRECTOR

BLA-2021-0011





**HOXCO**  
SURVEY  
PLC

1313 E MAPLE ST STE 302  
BELLINGHAM WA 98225  
360-224-3806 www.hoxcosurvey.com

FLANAGAN

BOUNDARY LINE ADJUSTMENT

Date	2022
02-07-2022	21-012
Job no.	21-012
Sheet	2 of 2