

# CLUMPNER BOUNDARY LINE ADJUSTMENT

## IN THE S.W. 1/4 OF THE S.W. 1/4, SEC. 30, TWP 35 N., RNG 2 E., W.M. CITY OF ANACORTES, WASHINGTON

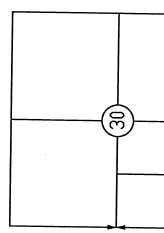
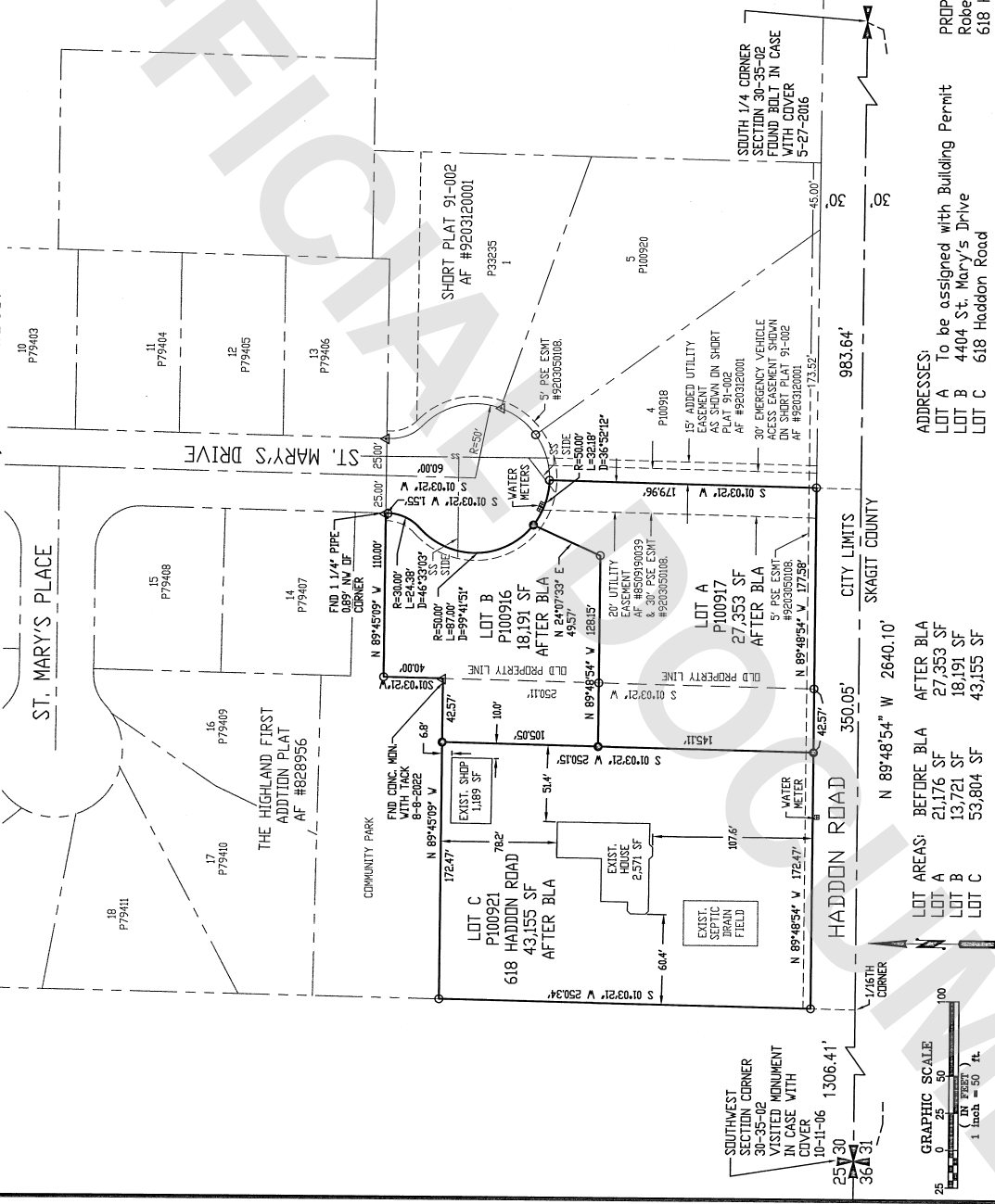
**AUDITORS CERTIFICATE**  
 FILED FOR RECORD THIS 12 DAY OF JANUARY 2023  
 AT 12:45 MINUTES PAST 1 O'CLOCK A.M. UNDER  
 AUDITOR'S FILE NO. 202310120039  
 RECORDS OF SKAGIT COUNTY, WASHINGTON

RECORDS OF SKAGIT COUNTY, WASHINGTON  
 NO. 202310120039  
 DEPUTY AUDITOR  
*Terra Deloach*  
 AUDITOR

- NOTES**
- SET REBAR AND CAP #27807.
  - FOUND CONC. MONUMENT AS NOTED.
  - FOUND PIPE OR CONC. MON. AS NOTED.
  - FOUND REBAR AND CAP AS NOTED ON 8-9-2022.
  - BASIS OF BEARINGS: South Boundary of Short Plat No. Anacortes 91-002.
  - EQUIPMENT USED: CR2 2" total station.
  - ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
  - SURVEY METHOD: STANDARD FIELD TRAVERSE
  - THIS BOUNDARY SURVEY AND ALL UTILITIES WERE NOT INVESTIGATED.
  - THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL LINES IN CONFORMANCE WITH IACORH: 332.130. THESE OCCUPATIONAL LINES DO NOT INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF SUCH CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

**GENERAL INFORMATION**

This Boundary Line Adjustment is for the purpose of Adjusting Parcel boundaries to two parcels:  
 1. Assessor's Account No. P100916, 350230-3-022-0105, P100917, 350230-3-022-0204 and P100921, 350230-022-0501.  
 2. Land Description information is from the Land Title Information Company, order No: 205053-LT dated March 10, 2021.  
 3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those referred to in Subdivision Guarantees referenced under Note #8-9-2022 above. Said report lists documents recorded 8808120083 (Case Short Plat AN-85-001), # 8808120083 (Case Short Plat AN-85-001), # 8808120083 (Case Short Plat AN-85-001) as shown on map) and #9203120001 (Short Plat ANA 91-002).
 4. Zoning: (R1) Residential Low Density.  
 5. Water Supply: City of Anacortes.  
 6. Sewer Disposal: City of Anacortes.  
 7. Storm Sewer: City of Anacortes.  
 8. This is a boundary survey only. Not all utilities were investigated.



SE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 35 N., RNG. 2 EAST, W.M. CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON. BLA-2022-0008

PROPERTY OWNERS  
 Robert & Lori Clumpner  
 618 Haddon Road  
 Anacortes, WA 98221

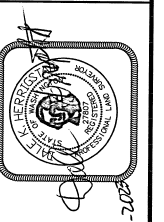
ADDRESSES:  
 LOT A To be assigned with Building Permit  
 LOT B 4404 St. Mary's Drive  
 LOT C 618 Haddon Road

LOT AREAS:  
 BEFORE BLA AFTER BLA  
 LOT A 21,176 SF 27,353 SF  
 LOT B 13,721 SF 18,191 SF  
 LOT C 53,804 SF 43,155 SF

SCALE	DATE:	JOB NO.:
Noted	Jan. 2023	2022-63
DRAWN BY:	CHKD BY:	SHEET: OF:
DALE H.	DKH	1 2

**HERRIGSTAD ENGINEERING AND SURVEYING**  
 4320 WHISTLE LAKE ROAD, ANACORTES WA  
 PHONE (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 SURVEYING REGULATIONS ACT AT THE REQUEST OF ROBERT CLUMPNER IN AUGUST 2022.  
 DALE K. HERRIGSTAD, P.L.S. Certificate No. 21907  
 Date FEBRUARY 24, 2023.



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

# CLUMPNER BOUNDARY LINE ADJUSTMENT IN THE S.W. 1/4, SEC. 30, TWP 35 N., RNG 2 E., W.M. CITY OF ANACORTES, WASHINGTON

### LEGAL DESCRIPTION BEFORE ADJUSTMENT

Lots 2, 3 and 6 of Anacortes SHORT PLAT NO. 91-002, as approved March 6, 1992, and recorded March 12, 1992, in Volume 10 of Short Plats, page 68, under Auditor's File No. 9203120001, records of Skagit County, Washington, being a portion of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 35 North, Range 2, East, W.M.  
Situate in the City of Anacortes, County of Skagit, State of Washington.

### LEGAL DESCRIPTION AFTER ADJUSTMENT

Lot A  
All of Lot 3 TOGETHER WITH the South 145.11 feet of the East 42.57 feet of Lot 6 of Anacortes SHORT PLAT NO. 91-002, as approved March 6, 1992, and recorded March 12, 1992, in Volume 10 of Short Plats, page 68, under Auditor's File No. 9203120001, records of Skagit County, Washington, being a portion of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 35 North, Range 2, East, W.M.  
Situate in the City of Anacortes, County of Skagit, State of Washington.

Lot B  
All of Lot 2 TOGETHER WITH the North 105.05 feet of the East 42.57 feet of Lot 6 of Anacortes SHORT PLAT NO. 91-002, as approved March 6, 1992, and recorded March 12, 1992, in Volume 10 of Short Plats, page 68, under Auditor's File No. 9203120001, records of Skagit County, Washington, being a portion of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 35 North, Range 2, East, W.M.  
Situate in the City of Anacortes, County of Skagit, State of Washington.

Lot C  
Lot 6 EXCEPT of the East 42.57 feet thereof, Anacortes SHORT PLAT NO. 91-002, as approved March 6, 1992, and recorded March 12, 1992, in Volume 10 of Short Plats, page 68, under Auditor's File No. 9203120001, records of Skagit County, Washington, being a portion of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 35 North, Range 2, East, W.M.  
Situate in the City of Anacortes, County of Skagit, State of Washington.

ACCEPTANCE  
This Boundary Line Adjustment is hereby examined and approved for accordance the 25th day of July

Public Works Director  
Planning, Community & Ec. Dev. Director

OWNER'S DECLARATION:  
KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of the land herein described, do hereby make a boundary line adjustment thereof pursuant to Ch. 19.34 of the Anacortes Municipal Code, and declare this document to be the graphic representation of the same, and that said adjustment is made with free consent and in accordance with the desire of the owners.

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 Auditor to convey all title interest consistent with this boundary line adjustment. In witness whereof we set our hands and seals.

Robert D. Clumpner  
Robert D. Clumpner  
Lori E. Clumpner  
Lori E. Clumpner

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Robert D. Clumpner and Lori E. Clumpner, husband and wife, 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 26 day of July, 2023. Notary Public in and for the State of Washington

Signed Sidney N. Fee  
Name printed Sidney N. Fee  
Residing at Skagit County  
My commissions expires 06/18/2027

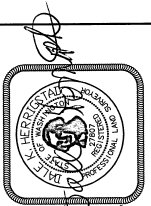


PROPERTY OWNERS  
Robert & Lori Clumpner  
618 Haddon Road  
Anacortes, WA 98221

BLA-2022-0008

BOUNDARY LINE ADJUSTMENT FOR ROBERT & LORI CLUMPNER		JOB NO: 2022-63	DATE: Jan. 2023
SCALE NONE	DATE: Jan. 2023	CHKD BY: DKH	SH:ET: OF: 2 2
DALE H.	DKH		

HERRIGSTAD  
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SURVEYOR  
DALE K. HERRIGSTAD P.L.S.  
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2-2-2023