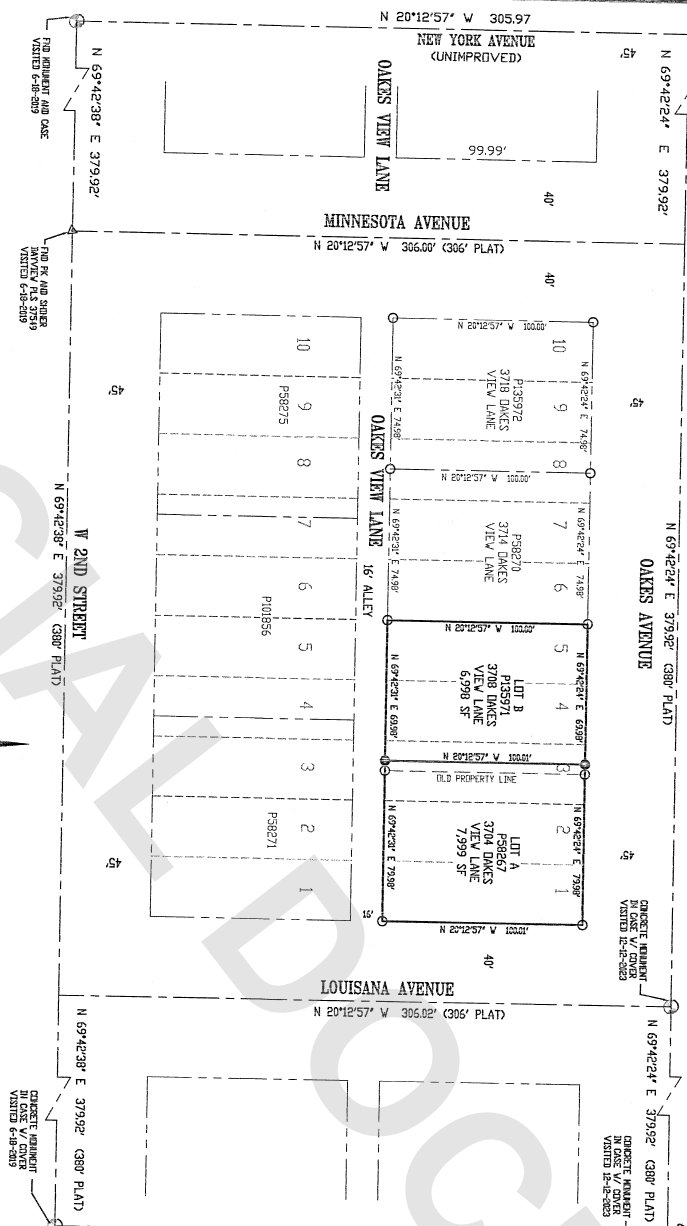


3704/3708 OAKES VIEW LANE BOUNDARY LINE ADJUSTMENT

IN THE S.W. 1/4, OF THE N.W. 1/4, SEC. 23, TWP 35 N., RNG 1 E., W.M.
 CITY OF ANACORTES, WASHINGTON



SURVEYORS CERTIFICATE
 THIS BOUNDARY SURVEY CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF BRUCE FLANAGAN OF SKAGIT COUNTY IN JUNE 2024.
 DALE K. HERRIGSTAD, P.L.S.
 Certificate No. 27807
 Date August 30, 2024



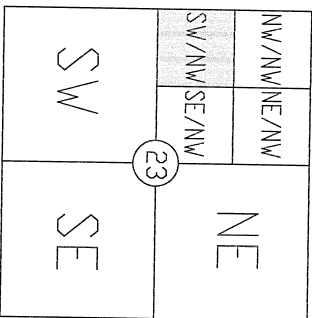
BOUNDARY LINE ADJUSTMENT
 PROPERTY OWNERS:
 BRUCE AND JUDAN FLANAGAN
 3706 WEST 2ND STREET
 ANACORTES, WA 98221

HERRIGSTAD ENGINEERING & SURVEYING
 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

DATE: June-2024
 SCALE: As Shown

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

A PORTION OF THE SW 1/4 OF
 THE NW 1/4, SECTION 23,
 TOWNSHIP 35 N., RANGE 1 EAST, W.M.
 SKAGIT COUNTY, WASHINGTON



AUDITORS CERTIFICATE
 FILED FOR RECORD THIS 2 DAY OF September 2024
 AT 5 MINUTES PAST 11 O'CLOCK AM/P.M. UNDER
 AUDITOR'S FILE #202409030038
 NO. 202409030038 RECORDS OF SKAGIT
 COUNTY, WASHINGTON.

Dale K. Herrigstad
 DALE K. HERRIGSTAD
 DEPUTY AUDITOR

Bruce Flanagan
 BRUCE AND JUDAN FLANAGAN
 AUDITOR

- AUDITOR NOTES**
1. FOUND REBAR AND YELLOW CAP JOHN HOKXENG P.L.S. 37550.
 2. FOUND CONCRETE MONUMENTS IN CASE WITH COVER AS NOTED.
 3. FOUND REBAR AND YELLOW CAP #27807.
 4. BASIS OF BEARINGS: CENTER LINE OF OAKES AVENUE FROM ROS AP #20220302008.
 5. EQUIPMENT USED: GEOMAX 2", TOTAL STATION.
 6. ERROR OF CLOSED METERS WASHINGTON STATE SURVEY STANDARDS.
 7. SURVEY METHOD: STANDARD FIELD TRAVERSE
 8. THIS IS A BOUNDARY SURVEY ONLY. NOT ALL UTILITIES WERE NOT INVESTIGATED.

- GENERAL INFORMATION**
1. This Boundary Line Adjustment is to adjust the boundary between the lots.
 2. Assessor's Parcel No. P59267, 3809-202-005-0004; P135971, 3603-202-005-0104.
 3. Land Description information is from Chicago Title Insurance Company, Certificate No. 62056585 dated May 30, 2024. Report identifies Auditor's File #20220302008 & 20220302009 (BLA record of survey), #20220302011 (Agreement to construction improvements), #202203170056 (Quit Claim Deed for B/LA) and #20231030075 (Oakes for 3708 Oakes View Lane).
 4. Water Supply: Residential Law Density.
 5. Sewer Disposal: City of Anacortes
 6. Storm Sewer: City of Anacortes

LEGAL DESCRIPTION BEFORE ADJUSTMENT

LOT A
LOTS 1 AND 2 AND THE EASTERLY HALF OF LOT 3, BLOCK 1202, NORTHERN PACIFIC ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 9 TO 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.
ALSO KNOWN AS LOT A, BOUNDARY LINE ADJUSTMENT NO. BLA-2024-0011, RECORDED ON MARCH 2, 2022 UNDER RECORDING NO. 2022030200083, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT B
LOTS 3, 4 AND 5, EXCEPT THE EASTERLY HALF OF LOT 3, BLOCK 1202, NORTHERN PACIFIC ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 9 TO 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.
ALSO KNOWN AS LOT B, BOUNDARY LINE ADJUSTMENT NO. BLA-2024-0011, RECORDED ON MARCH 2, 2022 UNDER RECORDING NO. 2022030200083, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION AFTER ADJUSTMENT

LOT A
LOTS 1 AND 2 AND THE EASTERLY 20 FEET OF LOT 3, BLOCK 1202, NORTHERN PACIFIC ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 9 TO 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LOT B
LOTS 3, 4 AND 5, EXCEPT THE EASTERLY 20 FEET OF LOT 3, BLOCK 1202, NORTHERN PACIFIC ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 9 TO 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ACCEPTANCE
This Boundary Line Adjustment is hereby examined and approved for acceptance the 2nd day of September, 2024.

City Engineer
[Signature] for John Coleman
Planning, Community & Ec. Dev. Director

DECLARATION OF LEGAL DOCUMENTATION:
BOUNDARY LINE ADJUSTMENT # BLA-2024-000X.

ANYONE WHO SEES THIS IS MADE AWARE:
That I/we, the undersigned, affirm under oath and state that I/we are the owner/owners of the property subject to the boundary line adjustment and am/are solely responsible for securing and executing, as well as seeking, all necessary legal advice or assistance concerning the legal documents necessary to transfer title to those portions of the properties involved in the boundary line adjustment.

That I/we, the undersigned, further affirm under oath and state that the legal documents necessary to transfer title to the properties in question have been prepared and executed so that upon the recording of the boundary line adjustment, the title to the subject properties will accurately reflect the new lot line configuration resulting from the boundary line adjustment as approved by the City of Anacortes.

DATED this 29th day of August, 2024.

[Signature]
BRUCE FLANAGAN JOAN FLANAGAN

State of Washington
County of _____
I certify that I know or have satisfactory evidence that BRUCE AND JOAN FLANAGAN, a married couple, 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 30 day of August, 2024.
Notary Public in and for the State of Washington
Name printed Kelli A. Manger
Residing at Selma Washburne
My commissions expires 12/19/25



BLA-2024-0004

SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT

PROPERTY OWNERS:
BRUCE AND JOAN FLANAGAN
3706 WEST 2ND STREET
ANACORTES, WA 98221

HERRIGSTAD ENGINEERING & SURVEYING

4320 Whittle Lake Road, Anacortes, WA 98221 (360) 299-8904

DWN BY: DKH
CHECK BY: DKH
DATE: June-2024
SCALE: None

1082022-89

8-30-2024

