



Notice of Application:

Notice is hereby given that an application was made for the following proposal:

Request: The applicant has applied for a Boundary Line Adjustment to adjust two contiguous lots/ parcels.

Applicant: LG Anacortes, LLC, 504 East Fairhaven Avenue, Burlington, WA 98233

File Number: BLA-2019-0002

Project Location: The subject property is addressed as 1207 Hartford Avenue & 3211 Oakes Avenue, Anacortes, Washington 98221, which are located in a portion of Section 23, Township 35 North, Range 01 East, Willamette Meridian.

Parcel Number(s): P58481 & 58480

Date of Application: April 15, 2019

Date of Completeness: April 24, 2019

Public Comment Period: Written comments must be submitted to the contact person listed below by **5:00 PM on May 8, 2019.**

Preliminary Determination of Consistency: At a minimum, this project will be subject to the following plans and regulations: Municipal Code (Zoning, etc.), and Engineering Design Standards.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

For Project Information:

Kevin Cricchio, Senior Planner; (360) 293-1937, kevinc@cityofanacortes.org; City of Anacortes Department of Planning, Community, & Economic Development, P.O. Box 547, Anacortes, WA 98221

Date Issued: April 24, 2019

Published: April 24, 2019

AUDITORS CERTIFICATE

FILED FOR RECORD THIS DAY OF _____, 20____
 AT _____ MINUTES PAST _____ O'CLOCK AM/P.M. UNDER
 AUDITOR'S FILE _____

NO. _____ RECORDS OF SKAGIT
 COUNTY, WASHINGTON.

AUDITOR _____ DEPUTY AUDITOR _____

- NOTES**
- SET REBAR AND CAP #27807.
 - FOUND MONUMENT IN CASE WITH COVER JANUARY 23, 2018.
 - △ FOUND PK NAIL AT INTERSECTION.
 - FOUND REBAR AND CAP OR BAR AS NOTED.
 - BASIS OF BEARINGS: Center line of Oakes Avenue ROS #9312070109.
 - 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.

GENERAL INFORMATION

- This Boundary Line Adjustment is for the purpose changing the boundary between two parcels.
- Assessor's Account No. 3809-702-008-0000, P58480 (Parcel B) and 3809-702-010-0006, P58481 (Parcel A).
- Land Description information is from the Title Report, order No. 01-171849-F dated April 4, 2019. This property is SUBJECT to and TOGETHER WITH surveys identified in said Title Report under Auditor's File Number 189031, 9406230072 and 201804050068 and Quit Claim Deed 201903210014.
- Zoning: (R2) Residential Low Density.
- Water Supply: City of Anacortes.
- Sewer Disposal: City of Anacortes.
- Storm Sewer: City of Anacortes.
- This is a boundary survey only. Not all utilities were investigated.

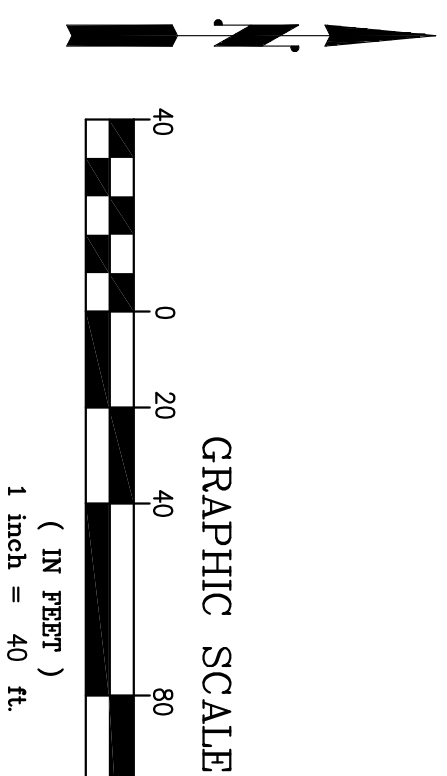
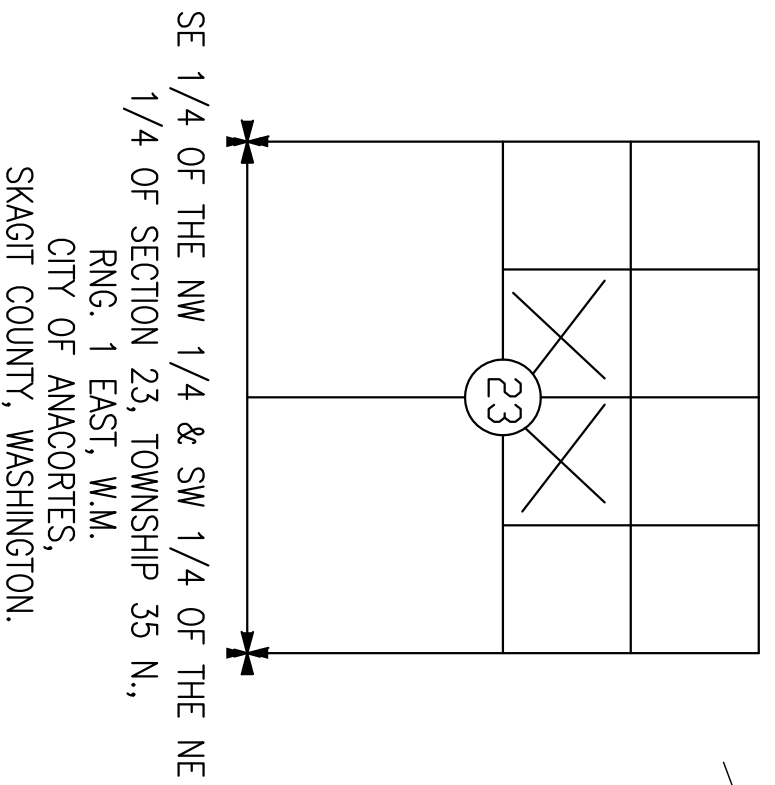
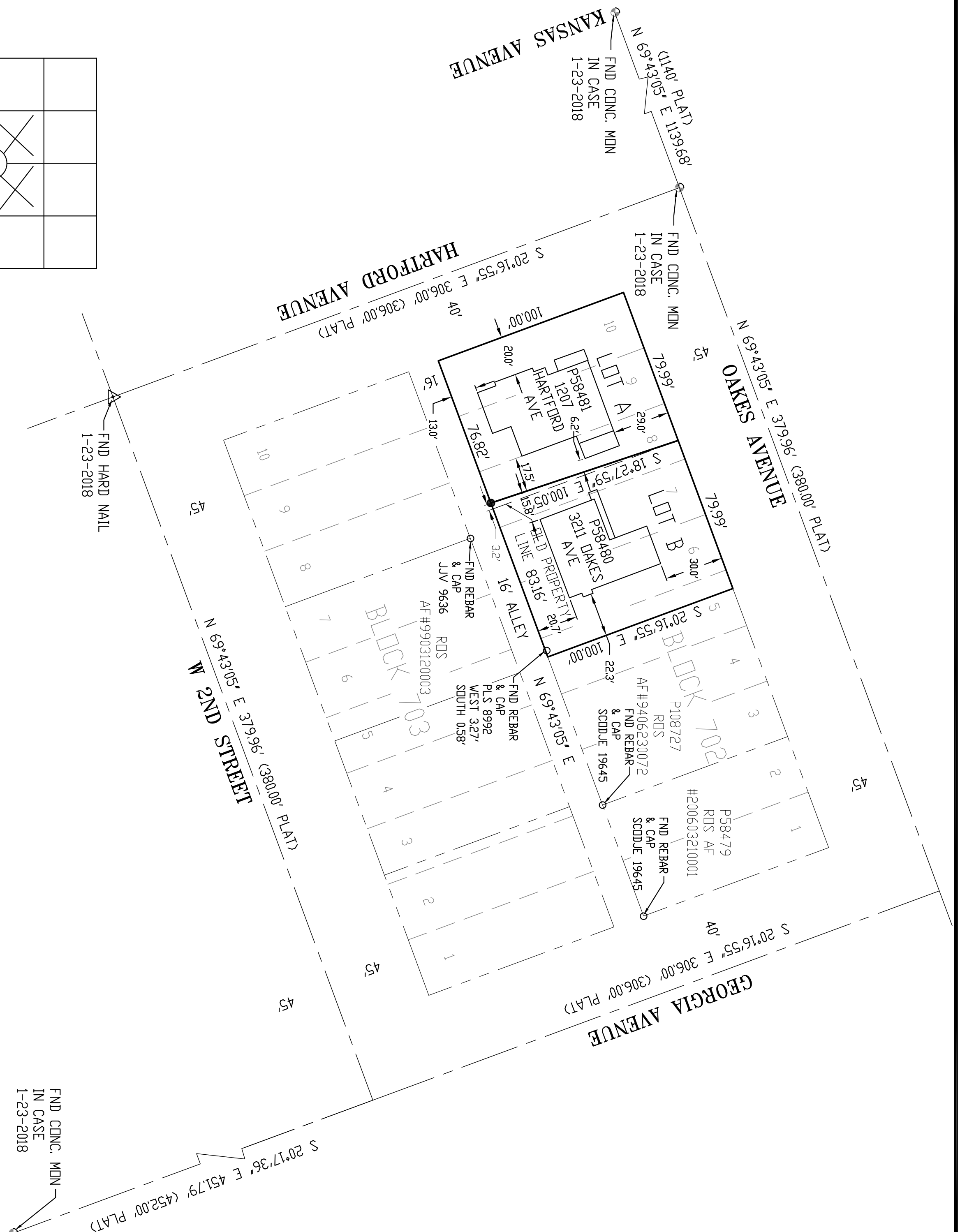
LOT ADDRESSES
 LOT A 1207 HARTFORD AVENUE
 LOT B 3211 DAKES AVENUE

LOT AREAS BEFORE BLA
 LOT A (P59481) = 7,999 SF
 LOT B (P59480) = 7,999 SF

LOT AREAS AFTER BLA **HOUSE AREA** **% COVERAGE**
 LOT A = 7,840 SF 2,074 SF 26%
 LOT B = 8,157 SF 1,665 SF 20%

Property Owner
 LG Anacortes, LLC
 504 E Fairhaven Avenue
 Burlington, WA 98233

BLA-2019-00

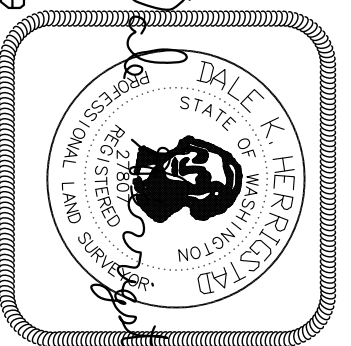


SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LG ANACORTES LLC IN APRIL 2019.

DALE K. HERRIGSTAD, P.L.S.
 Certificate No. 27807
 Date _____

April 13, 2019



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

HERRIGSTAD

ENGINEERING AND SURVEYING
 4320 WHISTLE LAKE ROAD, ANACORTES WA
 PHONE (360) 299-8804

BOUNDARY LINE ADJUSTMENT		JOB NO.:	2018-10
1207 HARTFORD AVENUE		DATE:	April 2019
FOR LG ANACORTES LLC		CHKD BY:	DKH
SCALE	1"=50'	DRAWN BY:	DKH
SHEET:	1	SHEET:	OF: 2

LEGAL DESCRIPTION BEFORE ADJUSTMENT

PARCEL 'A':

The West 20 feet of Lot 8, and all of Lots 9 and 10, Block 702, 'NORTHERN PACIFIC ADDITION TO ANACORTES,' as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington;

EXCEPT that portion as conveyed by deed recorded March 21, 2019, under Skagit County Auditor's File No. 201903210014 and more fully described as follows:

That portion of the West 20 feet of Lot 8, Block 702, 'NORTHERN PACIFIC ADDITION TO ANACORTES,' as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, BEGINNING at the Northeast corner of West 20 feet of said Lot 8; thence South 20'16.55" East, 100.00 feet; thence South 69°43'05" West, 317 feet; thence North 18°27'59" West, 100.05 feet to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL 'B':

Tract B of Survey recorded under Auditor's File No. 9406230072 in Volume 16 of Surveys, pages 4 through 6; being a portion of Lots 6 and 7, and the West 10.00 feet of Lot 5, and the East 10.00 feet of Lot 8, all in Block 702, 'NORTHERN PACIFIC ADDITION TO ANACORTES,' as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

TODGETHER WITH that portion of said Block 702, 'NORTHERN PACIFIC ADDITION TO ANACORTES', as conveyed by deed recorded March 21, 2019, under Skagit County Auditor's File No. 201903210014 and more fully described as follows:

That portion of the West 20 feet of Lot 8, Block 702, 'NORTHERN PACIFIC ADDITION TO ANACORTES,' as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Beginning at the Northeast corner of the West 20 feet of said Lot 8; thence South 20'16.55" East, 100.00 feet; thence South 69°43'05" West, 317 feet; thence North 18°27'59" West, 100.05 feet to the point of beginning. Situate in the City of Anacortes, County of Skagit, State of Washington.

LEGAL DESCRIPTION AFTER ADJUSTMENT

LOT A:

That portion of Lot 8, all of Lots 9 and 10 of Block 702, 'NORTHERN PACIFIC ADDITION TO ANACORTES,' as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington described as follows:

BEGINNING in the Northwest corner of said Lot 8; thence North 69°43'05" East, 20.00 feet; thence South 18°27'59" East, 100.05 feet; thence South 69°43'05" West, 16.89 feet; thence North 20'16.55" West, 100.00 feet to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

LOT B:

The West 10 feet of Lot 5, and all of Lots 6 and 7, and that portion of Lot 8, Block 702, 'NORTHERN PACIFIC ADDITION TO ANACORTES,' as per plat recorded in Volume 2 of Plats, pages 9 records of Skagit County, Washington as describe as follows:

BEGINNING in the Northeast corner of said Lot 8; thence South 69°43'05" West, 10.00 feet; thence South 18°27'59" East, 100.05 feet; thence North 20'16.55" West, 100.00 feet to the POINT OF BEGINNING.

Situated in the City of Anacortes, County of Skagit, State of Washington.

ACCEPTANCE

This Boundary Line Adjustment is hereby examined and approved for acceptance the _____ day of _____,

City Engineer _____

Subdivision Administrator _____

CONSENT:

Know All Men by we the undersigned owners certify that the Boundary Line Adjustment is made as a free act and deed, in Witness whereof we have hereunto set our hands and seals this _____ day of _____, 20____.

LG ANACORTES LLC

State of Washington
County of Skagit

I certify that I know of have satisfactory evidence that _____ authorized to signed this instrument, on oath stated that (he/she/they/) (was/are)

execute the instrument and acknowledged it as the _____ of LG ANACORTES LLC, 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 _____ day of _____, 20____.

Notary Public in and for the State of Washington

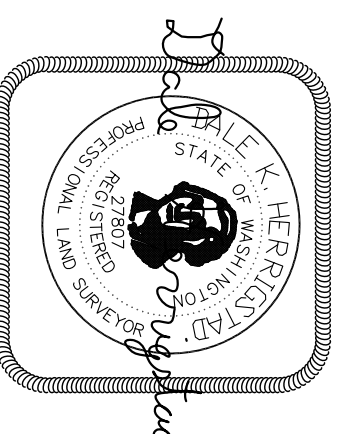
Name printed _____

Residing at _____

My commissions expires _____

BLA-2018-00

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



April 13, 2019

Property Owner
LG Anacortes, LLC
504 E Fairhaven Avenue
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**HERRIGSTAD
ENGINEERING AND SURVEYING**
4320 WHISTLE LAKE ROAD, ANACORTES WA
PHONE (360) 299-8804

BOUNDARY LINE ADJUSTMENT 1207 HARTFORD AVENUE FOR LG ANACORTES LLC		SCALE NONE	DATE: April 2019	JOB NO.: 2018-10
DRAWN BY: DKH	CHKD BY: DKH	SHEET: OF: 2 2		