



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 an interior lot line shared between two contiguous subject parcels /properties and eliminate one lot line to combine two lots. The properties are located in both the R4 and Commercial Zone.

Applicant: Madrona Re Investors One LLC, 1320 East Pike Street, Seattle WA 98122

Landowner: Madrona Re Investors One LLC, 1320 East Pike Street, Seattle WA 98122

Landowner: Madrona Re Investors VIII LLC, 1320 East Pike Street, Seattle WA 98122

File Number: BLA-2019-0008

Parcel(s) Numbers Involved: P55160, P55161 & P55163

Project Location: The project site is addressed as 1710 Commercial Ave, 1020 & 1014 18th Ave, Anacortes, WA located within a portion of Section 19; Township 35 North; Range 02 East; Willamette Meridian.

Date of Application: July 30, 2019

Date of Completeness: August 1, 2019

Public Comment Period: Any person may comment on this application by writing to the address below. Written comments must be submitted to the contact person listed below by **5:00 PM on August 21, 2019.**

Preliminary Determination of Consistency: At a minimum, this project will be subject to the following plans and regulations: Anacortes Municipal Code (Zoning, etc.), 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: Tess Cooper, Associate Planner; Phone: (360) 588-8234; Email: tessc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: August 7, 2019

Publish: August 7, 2019

AUDITORS CERTIFICATE

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

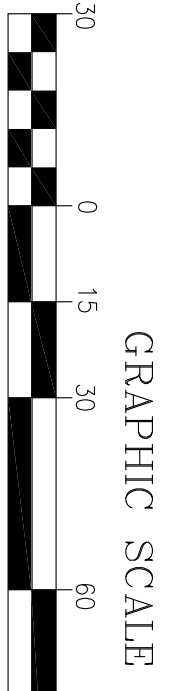
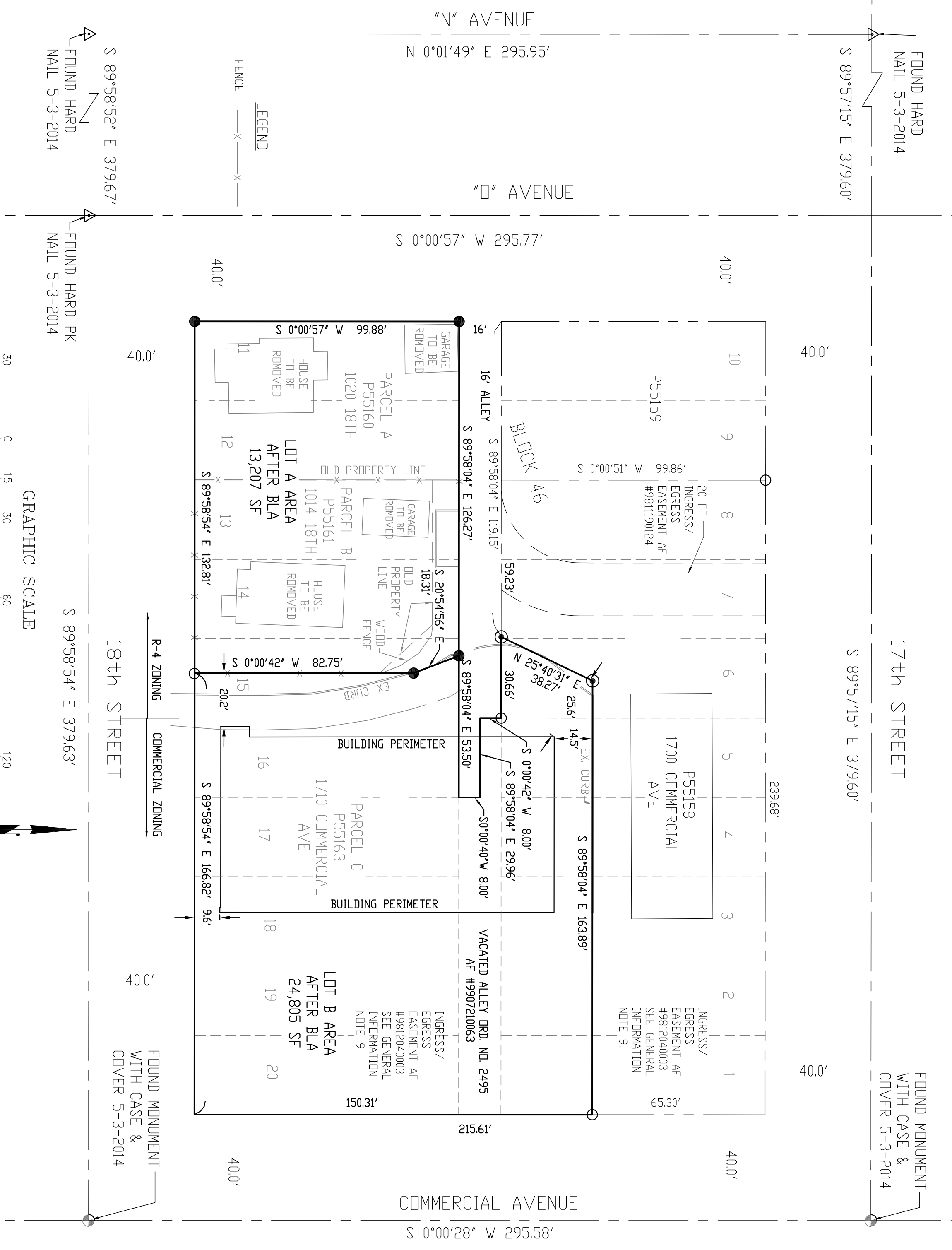
NO. _____ RECORDS DE SKAGIT
 COUNTY, WASHINGTON.

AUDITOR _____ DEPUTY AUDITOR _____

- NOTES**
- SET REBAR AND CAP #27807.
 - ⊙ FND PK NAIL WITH ORANGE WASHER.
 - ⊙ FND BRASS DISK IN CONCRETE MARKED PLS #27807.
 - ⊙ FND REBAR AND CAP #9569, 7-3-2014.
 - ⊙ FOUND PK NAIL, HARD NAIL AS NOTED 5-3-2014.
 - ⊙ MONUMENTS FOUND IN CASE WITH COVER ON 5-3-2014.
 - BASIS OF BEARINGS: ROS #200801020067.
 - EQUIPMENT USED: Geolux Zoom80, robotic Total Station.
 - ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 - SURVEY METHOD: STANDARD FIELD TRAVERSE

GENERAL INFORMATION

- This Boundary Line Adjustment is for the purpose of removing the boundary line from under an existing building and relocating a property line to an existing fence line.
- Assessor's Account No.s P55158, 3772-046-008-0005; P55161, 3772-046-015-0006; AND P55160, 3772-046-012-0009.
- Land Description: information is from the Subdivision Guarantee order No: 01-171967-E dated April 23, 2019. This property is SUBJECT to and TOGETHER WITH AF #981190124 (20' ingress and egress easement as shown on map) and AF 201407170049 (Record of survey).
- Zoning: (C) Commercial and (R4) Residential High 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.



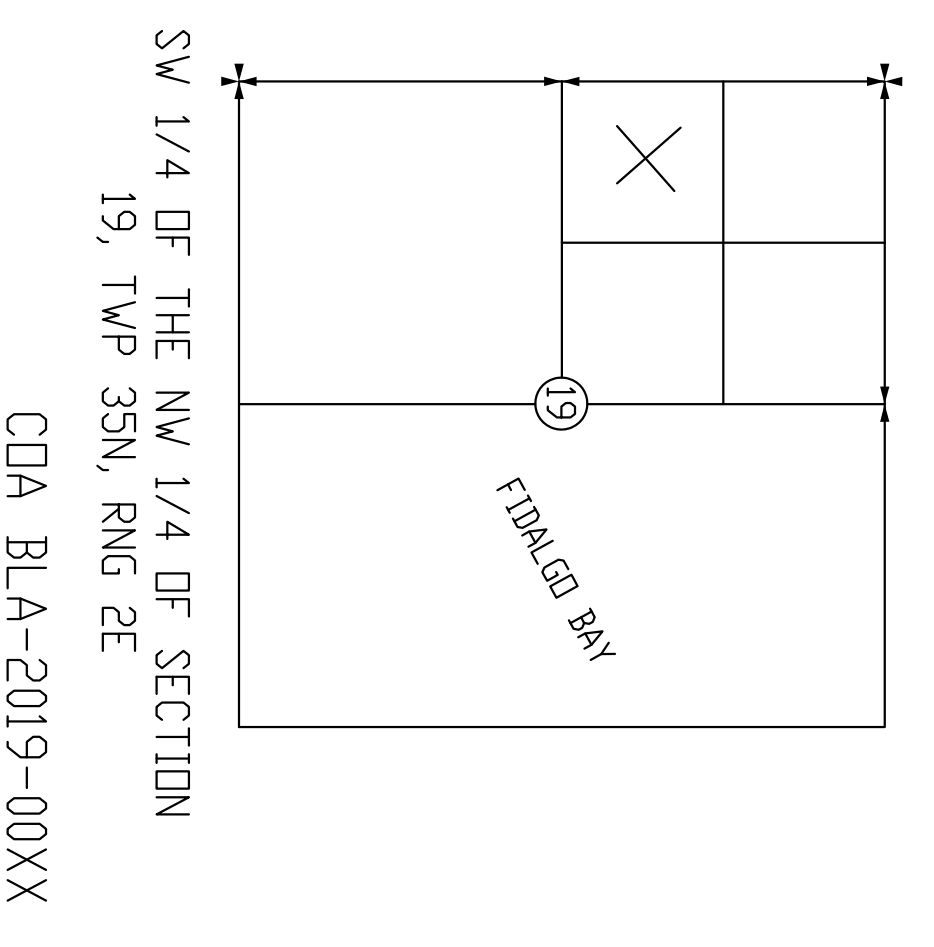
LOT AREAS BEFORE BLA
 PARCEL A = 5,985 SF
 PARCEL B = 6,367 SF
 PARCEL C = 25,660 SF

LOT AREAS AFTER BLA
 LOT A = 13,207 SF
 LOT B = 24,805 SF

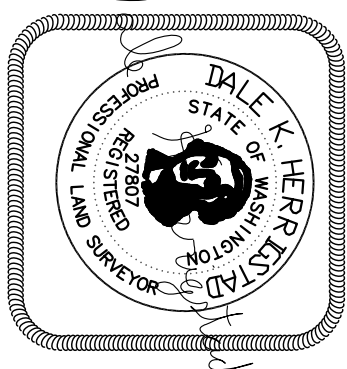
LOT ADDRESSES
 PARCEL A 1710 Commercial Avenue
 PARCEL B TO BE ASSIGNED WITH BUILDING PERMIT APPLICATION.

PROPERTY OWNERS
 PARCEL C
 MADRNA REAL ESTATE
 INVESTORS ONE LLC
 1320 EAST PIKE STREET
 SEATTLE, WA 98122

PROPERTY OWNERS
 PARCEL A & B
 MADRNA REAL ESTATE
 INVESTORS VIII, LLC
 1320 EAST PIKE STREET
 SEATTLE, WA 98122



SURVEYOR
 DALE K. HERRIGSTAD
 4320 WHISTLE LAKE ROAD
 ANACORTES WA 98221
 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 SURVEY RECORDING ACT AT THE REQUEST OF JAMES SULLIVAN IN MAY 2019.

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

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

SCALE NOTED	DATE: July 25, 2019	JOB NO.: 2018-11
DRAWN BY: DALE H.	CHKD BY: DKH	SHEET: OF: 1 2