

FILED FOR RECORD THIS 17 DAY OF September, 2026
AT 11 MINUTES PAST 10 O'CLOCK AM P.M. UNDER
AUDITOR'S FILE

NO. 107609240019 RECORDS OF SKAGIT
COUNTY, WASHINGTON.

Andrea Bertone

AUDITOR	DEPUTY AUDITOR
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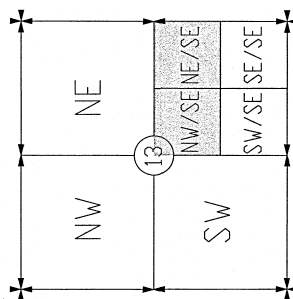
1. ☐ FOUND REBAR AND YELLOW CAP AS NOTED.
2. ☒ FOUND CONCRETE MONUMENTS IN CASE WITH COVER AS NOTED.
3. ☒ FOUND HARD NAIL AT INTERSECTION AS NOTED.
4. ☐ SET REBAR AND YELLOW CAP #27807.

5. BASIS OF BEARINGS: CENTER LINE OF MONUMENTED 6TH STREET.
6. PROS AP 201504090126.
7. 6. EQUIPMENT USED: CARLOS CR2, TOTAL STATION.
8. 7. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
9. 8. SURVEY METHOD: STANDARD FIELD TRAVERSE
10. 9. THIS IS A BOUNDARY SURVEY ONLY, NOT ALL UTILITIES WERE NOT INVESTIGATED.

1. This Boundary Line Adjustment is for the purpose of creating 2 Parcels from 6 City Lots.
2. Assessor's Account No. P55891, 3772-110-006-0001.
3. Land Description information is from First American Title Insurance Company, File No: 5003353-0009910e.
4. Zoning: OT - Old Town Overlay.
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes.
7. Storm Sewer: City of Anacortes.

PROPERTY AREA BEFORE BLA
17.981 SF

LOT ADDRESSES:		AREA AFTER BLA
LOT A	1401 6th Street	8,990 SF
LOT B	1405-1407 6th Street	8,991 SF



A PORTION OF THE NW 1/4 AND THE
NE 1/4, OF THE SE 1/4 OF SECTION 13,
TOWNSHIP 35 N., RNG. 1 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

BLA-2026-0002

SHEET 1 OF 2

BOUNDARY LINE ADJUSTMENT

PROPERTY OWNER:

JUSTS ANACORTES LLC

3001 E CAMINO DE BRAVO

TUCSON, AZ 85718

HERRIGSTAD ENGINEERING & SURVEYING

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 293-8804

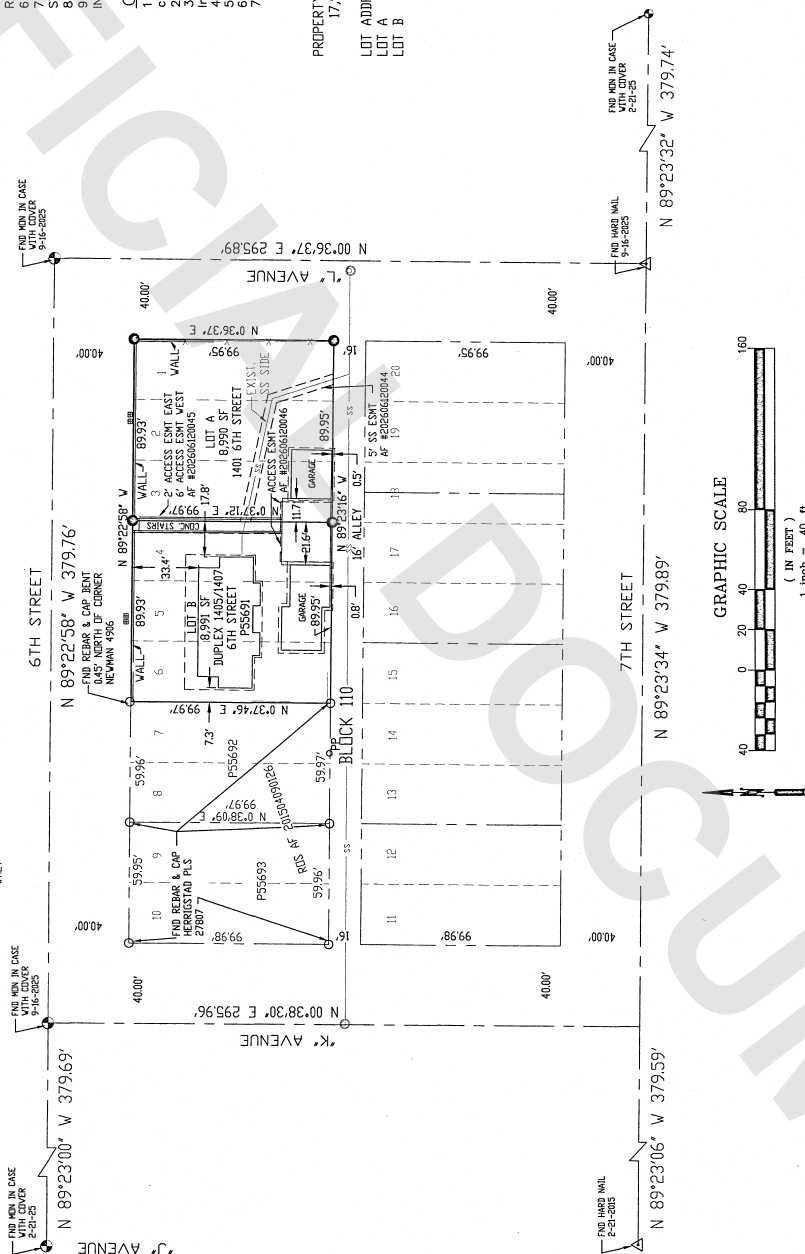
SURVEYOR
DALE K. HERRIGSTAD P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES WA 98221
360-299-8804

8-17-2026

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 TOM SHARP IN NOVEMBER 2025.

DALE K. HERRIGSTAD, P.L.S. *Dale Herrigstad*
Certificate No. 27807
Date AUGUST 17, 2026



202609240019
93/24/2026 10:11 AM Pages: 1 of 2 Fees: \$420.50
Essex County Auditor

LEGAL DESCRIPTION BEFORE ADJUSTMENT

PARCEL P55891, 1407/1405 6th Street.

Fractional Lots 1 Through 6, inclusive, Block 110, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

ALSO, that portion of that certain strip of land which is shown and designated on the said "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as "Reserved a right of way for the Seattle & Northern Railroad Company", lying within the boundaries of a tract deeded to E. Demopoulos by deed dated and recorded August 13, 1941, under Auditor's File No. 342997 in Volume 183 of Deeds, page 104, and described therein as follows:

"Abandoned Great Northern Right of Way through Block 110."

Situate in the County of Skagit, State of Washington.

LEGAL DESCRIPTION AFTER ADJUSTMENT

LOT A

Fractional Lots 1 Through 3, inclusive, Block 110, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

ALSO, that portion of that certain strip of land which is shown and designated on the said "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as "Reserved a right of way for the Seattle & Northern Railroad Company", lying within the boundaries of a tract deeded to E. Demopoulos by deed dated and recorded August 13, 1941, under Auditor's File No. 342997 in Volume 183 of Deeds, page 104, and described therein as follows:

"Abandoned Great Northern Right of Way through Block 110."

Situate in the County of Skagit, State of Washington.

LOT B

Fractional Lots 4 Through 6, inclusive, Block 110, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

ALSO, that portion of that certain strip of land which is shown and designated on the said "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as "Reserved a right of way for the Seattle & Northern Railroad Company", lying within the boundaries of a tract deeded to E. Demopoulos by deed dated and recorded August 13, 1941, under Auditor's File No. 342997 in Volume 183 of Deeds, page 104, and described therein as follows:

"Abandoned Great Northern Right of Way through Block 110."

Situate in the County of Skagit, State of Washington.

ACCEPTANCE

This Boundary Line Adjustment is hereby examined and approved for acceptance the 15th day of SEPTEMBER, 2026.

[Signature]
City Engineer

[Signature]
Planned Community & Ec. Dev. Director

DECLARATION OF LEGAL DOCUMENTATION:

BOUNDARY LINE ADJUSTMENT # BLA-2026-00012

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 11th day of AUGUST, 2026

[Signature]
JSTS ANACORTES LLC

State of Arizona

County of Pima

On this 11th day of AUGUST, 2026, I, [Signature], a duly qualified and licensed Surveyor in the State of Arizona, do hereby certify that I have examined the foregoing instrument and the evidence that Thomas Norman Sharp is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the MANAGING MEMBER of the JSTS Anacortes LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

[Signature]
Signature of Person Taking Acknowledgement

[Signature]
Title of Person

[Signature]
Serial Number, if any

[Signature]
My Commission Expires 01/01/2028



BLA-2026-0002

SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT		PROPERTY OWNER:	
		JSTS ANACORTES LLC	
		3001 E CAMINO DE BRAVO	
		TUCSON, AZ 85718	
HERRIGSTAD ENGINEERING & SURVEYING			
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 293-8804			
DWN BY: DKH	CHECK BY: DH	DATE: Jan 2026	SCALE: 1"=40'
JOB#2025-86			

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



8-17-2026