

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT in the NE1/4 of the NW1/4 of Section 25, Twp. 35 N., Rng. 4 E., W.M.

Legal Descriptions of Aggregated Lots (Before)

TRACT 1. (BEFORE BOUNDARY LINE ADJUSTMENT)
That portion of Lot 4 lying east of the centerline of vacated Metcalf Street, all of Lot 5 and Lot 6, all in Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON" filed in Volume 3 of Plats at page 29, records of Skagit County, Washington; TOGETHER WITH the north half of the vacated alley that lies southerly of, adjacent to and contiguous with the above described property.

TRACT 2. (BEFORE BOUNDARY LINE ADJUSTMENT)
That portion of Lot 17 lying east of the centerline of vacated Metcalf Street, all of Lot 16 and of Lot 15, all in Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON" filed in Volume 3 of Plats at page 29, records of Skagit County, Washington; TOGETHER WITH that portion of the south half of the vacated alley along the north line of the above described property and which lies west of the southerly extension of the east line of Lot 6 of said Block 55.

ALSO TOGETHER WITH the north 25 feet of vacated Fidalgo Street lying between the east line of vacated Metcalf Street, extended south and the east line of said Lot 15, extended south which would attach by operation of law.

ALSO TOGETHER WITH that portion of the north half of vacated Fidalgo Street lying between the centerline of vacated Metcalf Street and the east line of vacated Metcalf Street, extended south.

TRACT 3. (BEFORE BOUNDARY LINE ADJUSTMENT)
Lots 7 through 10, all in Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON" filed in Volume 3 of Plats at page 29, records of Skagit County, Washington; TOGETHER WITH the north half of the vacated alley that lies southerly of, adjacent to contiguous with the above described property.

TRACT 4. (BEFORE BOUNDARY LINE ADJUSTMENT)
Lots 11 through 14 all in Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON" filed in Volume 3 of Plats at page 29, records of Skagit County, Washington; TOGETHER WITH that portion of the south half of the vacated alley along the north line of the above described property; ALSO TOGETHER WITH the north 25 feet of vacated Fidalgo Street lying adjacent thereto which would attach by operation of law.

Legal Descriptions (After)

TRACT 1. (AFTER BOUNDARY LINE ADJUSTMENT)
That portion of Lot 4 lying east of the centerline of vacated Metcalf Street, all of Lot 5 and the west 14.5 feet of Lot 6, all in Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON" filed in Volume 3 of Plats at page 29, records of Skagit County, Washington; TOGETHER WITH the north half of the vacated alley that lies southerly of, adjacent to and contiguous with the above described property.

TRACT 2. (AFTER BOUNDARY LINE ADJUSTMENT)
That portion of Lot 17 lying east of the centerline of vacated Metcalf Street, all of Lot 16 and the west 37.5 feet of Lot 15, all in Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON" filed in Volume 3 of Plats at page 29, records of Skagit County, Washington; TOGETHER WITH that portion of the south half of the vacated alley along the north line of the above described property and which lies west of the southerly extension of the east line of the west 14.5 feet of Lot 6 of said Block 55; ALSO TOGETHER WITH the north 25 feet of vacated Fidalgo Street lying between the east line of vacated Metcalf Street, extended south and the east line of said Lot 15, extended south; ALSO TOGETHER WITH that portion of the north half of vacated Fidalgo Street lying between the centerline of vacated Metcalf Street and the east line of vacated Metcalf Street, extended south.

TRACT 3. (AFTER BOUNDARY LINE ADJUSTMENT)
Lots 6 through 10, Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON" filed in Volume 3 of Plats at page 29, records of Skagit County, Washington; TOGETHER WITH all of the vacated alley that lies southerly of, adjacent to and contiguous with the above described property; EXCEPT the west 14.5 feet and the east 7 feet of all of the above.

TRACT 4. (AFTER BOUNDARY LINE ADJUSTMENT)
Lots 11 through 15, Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON" filed in Volume 3 of Plats at page 29, records of Skagit County, Washington; TOGETHER WITH the north 25 feet of vacated Fidalgo Street that lies southerly of, adjacent to and contiguous with the above described property; EXCEPT the west 37.5 feet and the east 7 feet of all of the above.

Notes

1. Basis-of-bearings - Assumed S00°02'20"W on the centerline of Third Street as shown hereon.
2. This survey was accomplished by field traverse using: 5 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
3. Boundary surveys reflect information discovered by the surveyor in the normal course of work, and do not necessarily show every possible condition affecting the property. Easements, restrictions, and other encumbrances may exist which are not shown hereon.
4. The property described herein has been combined or aggregated with contiguous property owned by the grantee. This Lot Boundary Adjustment is not for the purpose of creating an additional lot (SWMC 16.16.030(d)).
5. Conditional Use Permit #1702 allows residential use in the Industrial Zone and the existing and proposed approximate building locations as shown.
6. See Reciprocal Easements and Maintenance Agreement filed in A.F. # 200811240102.

Consent

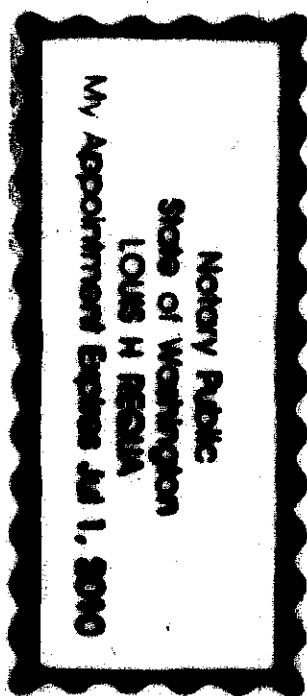
The undersigned agree that the Boundary Line Adjustment set forth herein is made with the free consent and in accordance with the desires of the owners.

Jameson Avenue LLC 11/14/08
Date
Horizon Bank 11/14/08
Date

Acknowledgments

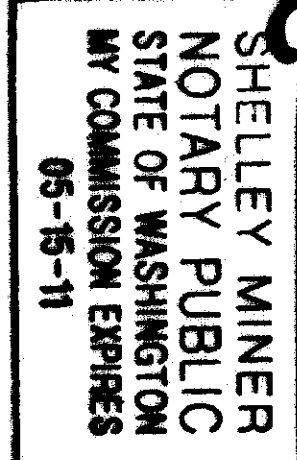
State of Washington, County of SKAGIT
I certify that I know or have satisfactory evidence that ADAM WARE signed this instrument on oath stated that he/she was authorized to execute the instrument and acknowledged it as the MANAGER of Jameson Avenue LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Shelley Miner Title Notary
Date 11/14/08 My appointment expires July 1, 2010



State of Washington, County of SKAGIT
I certify that I know or have satisfactory evidence that ADAM WARE signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the MANAGER of Horizon Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Shelley Miner Title Notary
Date 11-17-08 My appointment expires July 1, 2010



Treasurer's Certificate

I hereby certify that there are no delinquent special assessments and that all special assessments on any property contained herein dedicated as streets, alleys, or for other public uses are paid in full.

GARY K. NELSON 11-17-08
City Treasurer Date

Approvals

The within and foregoing Boundary Line Adjustment has been examined for conformance with the provisions of title 16 and title 17 of the Sedro-Woolley Municipal Code and is hereby approved this 17th day of NOVEMBER, 2008.

Planning Director

Boundary Line Adjustment Survey
for Jameson Avenue LLC

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 2008 at the request of Adam Ware.

John L. Abenroth CERT#17651
Date NOV. 12, 2008

AUDITOR'S CERTIFICATE



200811240103
Skagit County Auditor
11/24/2008 Page 1 of 2 10:57AM

J. Young by (Signature)
County Auditor or Deputy Auditor



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT in the NE1/4 of the NW1/4 of Section 25, Twp. 35 N., Rng. 4 E., W.M.

FOUND CONCRETE
MONUMENT IN CASE AND
COVER, ON 1/2/08

40'

S89°59'30"E
465.95'

Jameson
Street

40'

FOUND CONCRETE
MONUMENT WITH 1/4"
BRASS ROD IN CASE AND
COVER, ON 1/2/08

40'

40'

33'

AUDITOR'S CERTIFICATE



200811240103
Skagit County Auditor

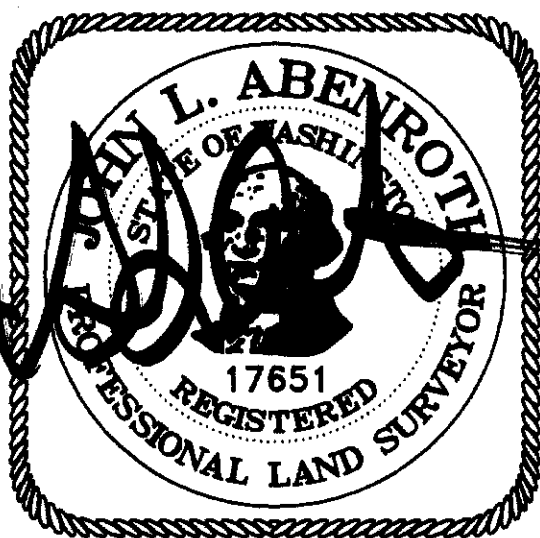
11/24/2008 Page 2 of 2 10:57AM

J. Youngquist by: [Signature]
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a
survey made by me or under my
direction in conformance with the
Survey Recording Act in July 2008
at the request of Adam Ware.

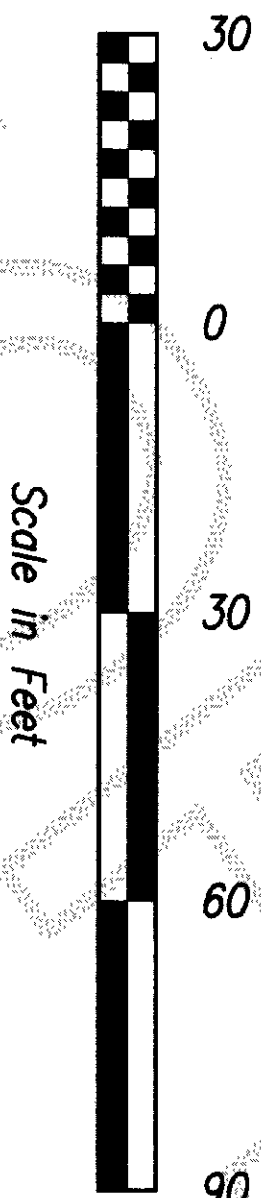
John L. Abenroth CERT#17651
Date NOV. 12, 2008



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Skagit
Surveyors & Engineers

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.

Original Aggregated Lot Lines

Dedication

Know all persons by these presents that Jameson Avenue LLC, the owners, in fee simple of the land hereby Boundary Line Adjusted, and Horizon Bank, the mortgagee thereof, hereby declare this short plat and dedicate to the public forever an additional 7 feet of right of way along the west line of the existing Third Street right of way as shown hereon.

Boundary Line Adjustment Survey
for Jameson Avenue LLC

