



201002160174
Skagit County Auditor

Return Address:

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
(425) 251-6222

Document Title(s): Boundary Line Adjustment	Assessor's Property Tax Parcel/Account Number: P104519 8013-000-006-0000
Reference Number(s) of Documents assigned or released if applicable: Additional reference numbers are on page _____ of document.	
Grantor(s) (Last name first, then first name and initials): 1. Fred Meyer Stores, Inc. 2. 3.	
Grantee(s) (Last name first, then first name and initials): 1. Ribera-Balko Enterprises Family Limited Partnership 2. 3.	
Legal Description (abbreviated: i.e., lot, block, plat or section, township, range): Additional legal is on page (Exhibit A) of document. Lot 1, Lot 6, Fred Meyer Retail, Burlington WA	
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	



BLA 1-10
Rec. # 5942
1/28/10

PLANNING & PERMIT CENTER
833 S. Spruce Street
Burlington, WA 98233
(360) 755-9717 Fax: (360) 755-9309
Email: bplanning@ci.burlington.wa.us

BOUNDARY LINE ADJUSTMENT



	Owner's Name	Address	CITY	Zip	Phone
LOT A	(Lot 1) Ribera-Balko Enterprises Family Limited Partnership	16400 Southcenter Parkway, Suite 308	Tukwila	WA 98188	



	Owner's Name	Address	CITY	Zip	Phone
LOT B	(Lot 6) Fred Meyer Stores, Inc. c/o Tom Gibbons, Director of Real Estate Development	3800 SE 22nd Av	Portland	OR 97202	503-232-8844

	Owner's Name	Address	CITY	Zip	Phone
LOT C					

LEGAL DESCRIPTIONS

1. Attach a copy of the existing legal description for all lots, bearing the signature of a title company or licensed land surveyor, attesting to the accuracy of the legal descriptions.
2. Attach a copy of the proposed (new) legal description for all lots, bearing the signature of a title company or licensed land surveyor, attesting to the accuracy of the legal descriptions.
3. Quit Claim Deed.

SKETCH

1. Show a scaled drawing that includes dimensions of all properties and the proposed new boundary line adjustment.
2. Show any existing easements, structures, septic tank drain field or sewer lines with dimensions and property lines.
3. Identify lots as "A", "B", etc., and section, township and range.

FEE: \$55.00

Boundary Line Adjustment

1 of 3



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SIGNATURES OF PROPERTY OWNERS

PROPERTY OWNERS INDICATING APPROVAL WITH THIS ADJUSTMENT SIGN BELOW.
(BOTH HUSBAND & WIFE MUST SIGN IF JOINTLY OWNED).

PROPERTY OWNER - LOT A *Diana Lee Fisher*
PROPERTY OWNER - LOT B *[Signature]*
PROPERTY OWNER - LOT C _____

DETERMINATION

APPROVAL IS GRANTED

SUBJECT TO _____

DISAPPROVAL BECAUSE _____

Margaret J. Clark 1/28/10
PLANNING DIRECTOR DATE



EXHIBIT 'A'

EXISTING LEGAL DESCRIPTIONS

PARCEL A:

LOT 6, FRED MEYER RETAIL STORE BINDING SITE PLAN, APPROVED DECEMBER 29, 1993, AND RECORDED JANUARY 10, 1994, UNDER AUDITOR'S FILE NO. 9401100038 IN VOLUME 11 OF SHORT PLATS, PAGES 41-48, INCLUSIVE, AS AMENDED BY DOCUMENT RECORDED NOVEMBER 3, 1997, AS AUDITOR'S FILE NO. 9711030141, IN BLOCK 13 OF SHORT PLATS, PAGE 57, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

PARCEL B:

LOT 1, FRED MEYER RETAIL STORE BINDING SITE PLAN, APPROVED DECEMBER 29, 1993, AND RECORDED JANUARY 10, 1994, UNDER AUDITOR'S FILE NO. 9401100038 IN VOLUME 11 OF SHORT PLATS, PAGES 41-48, INCLUSIVE, AS AMENDED BY DOCUMENT RECORDED NOVEMBER 3, 1997, AS AUDITOR'S FILE NO. 9711030141, IN BLOCK 13 OF SHORT PLATS, PAGE 57, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THOSE CERTAIN RIGHTS INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITIES AND PARKING AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED SEPTEMBER 10, 1993, UNDER AUDITOR'S FILE NO. 9309100062, RECORDS OF SKAGIT COUNTY, WASHINGTON.




EXISTING LOT AREAS: (PER BINDING SITE PLAN)

LOT 1 - 40,001 SQ. FT.
 LOT 6 - 908,028 SQ. FT.

NEW LOT AREAS:

LOT 1 - 43,683 SQ. FT.
 LOT 6 - 904,337 SQ. FT.

 <p>18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX</p> <p>CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES</p>	<p>SW 1/4 OF NW 1/4 SECTION 5, T34N - R4E</p>	<p>Job Number 7600</p>
	<p>FRED MEYER-BURLINGTON BOUNDARY LINE ADJUSTMENT</p>	<p>Sheet 1 of 4</p>
<p>Scale _____ Drawn <u>KMM</u> Checked <u>TSL</u> Approved <u>TSL</u> Date <u>12/11/09</u></p>		



201002160174
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File: F:\07000s\7600\survey\plats\7600b1c01.dwg Date/Time: 12/14/2009 8:14 AM Scale: 1" = 1' KMARSON Xref:

EXHIBIT 'B'

REVISED LEGAL DESCRIPTIONS

REVISED PARCEL A:

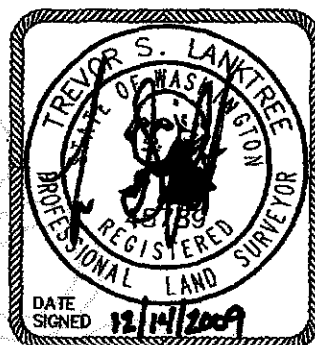
LOT 6 OF FRED MEYER RETAIL STORE BINDING SITE PLAN, RECORDED UNDER AUDITOR'S FILE NUMBER 9401100038, RECORDS OF SKAGIT COUNTY, WASHINGTON AND AMENDED BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 9711030141, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 21.00 FEET OF THE EAST 175.41 FEET OF THE MOST WESTERLY 263.48 FEET OF LOT 6 OF SAID BINDING SITE PLAN.

REVISED PARCEL B:


LOT 1 OF FRED MEYER RETAIL STORE BINDING SITE PLAN, RECORDED UNDER AUDITOR'S FILE NUMBER 9401100038, RECORDS OF SKAGIT COUNTY, WASHINGTON AND AMENDED BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 9711030141, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH 21.00 FEET OF THE EAST 175.41 FEET OF THE MOST WESTERLY 263.48 FEET OF LOT 6 OF SAID BINDING SITE PLAN.



NOTE:

THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THIS LOT BOUNDARY ADJUSTMENT IS NOT FOR THE PURPOSE OF CREATING AN ADDITIONAL LOT.

	18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX	SW 1/4 OF NW 1/4 SECTION 5, T34N - R4E	Job Number 7600
	CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	FRED MEYER-BURLINGTON BOUNDARY LINE ADJUSTMENT	Sheet 2 of 4
Scale _____	Drawn <u>KMM</u>	Checked <u>ISL</u>	Approved <u>ISL</u>
		Date <u>12/11/09</u>	



201002160174
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File: P:\07000s\7600\survey\plots\7600bld01.dwg Date/Time: 12/14/2009 8:05 AM Scale: 1" = 1' K/MASON Xref:

EXHIBIT 'C'


TITLE NOTE:

FIRST AMERICAN TITLE COMPANY ORDER NO. 421105, (DATED DECEMBER 01, 2009 AT 8:00AM) WAS RELIED UPON FOR TITLE INFORMATION AND SUPPORTING DOCUMENTS. PLEASE REFER TO THAT REPORT FOR FURTHER INFORMATION REGARDING FINANCIAL MATTERS BEYOND THE SCOPE OF THIS SURVEY.

EXCEPTIONS:

- (A) 60' EASEMENT TO PUGET SOUND POWER AND LIGHT COMPANY, FOR TRANSMISSION LINES
AFN NO.: 234986
(AS SHOWN)
- (B) 25' EASEMENT TO PUGET SOUND POWER AND LIGHT COMPANY, FOR TRANSMISSION LINES
AFN NO.: 9306240132
(AS SHOWN)
- (C) PROTECTIVE COVENANTS AND/OR EASEMENTS
AFN NO.: 930910062
1. SUBJECT TO ACCESS AND PARKING EASEMENTS AS SET FORTH IN PARAGRAPH 3 OF DOCUMENT. (BLANKET IN NATURE)
- (D) NOT APPLICABLE TO THE SURVEY, FINANCIAL IN NATURE.
- (E) MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE "FRED MEYER RETAIL STORE BINDING SITE PLAN".
AFN NO.: 9401100038
(AS SHOWN)
SAID BINDING SITE PLAN AMENDED, AFN 9711030414
- (F) WATER PIPELINE EASEMENT ALONG SOUTH LINE OF LOT 1.
AFN NO.: 9406030099
(AS SHOWN)
- (G) WATER PIPELINE RELOCATION EASEMENT.
AFN NO.: 200702230062
(AS SHOWN)
- (H) UNRECORDED UTILITY EASEMENTS AFFECTING PARCEL "B" AS DISCLOSED ON AN UNRECORDED ALTA/ACSM SURVEY DATED AUGUST 23, 1994 BY BURTON F. REANER, PLS #10424
- (I) MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE "SOUND VENTURES BINDING SITE PLAN BSP #1-98".
AFN NO.: 9807280079

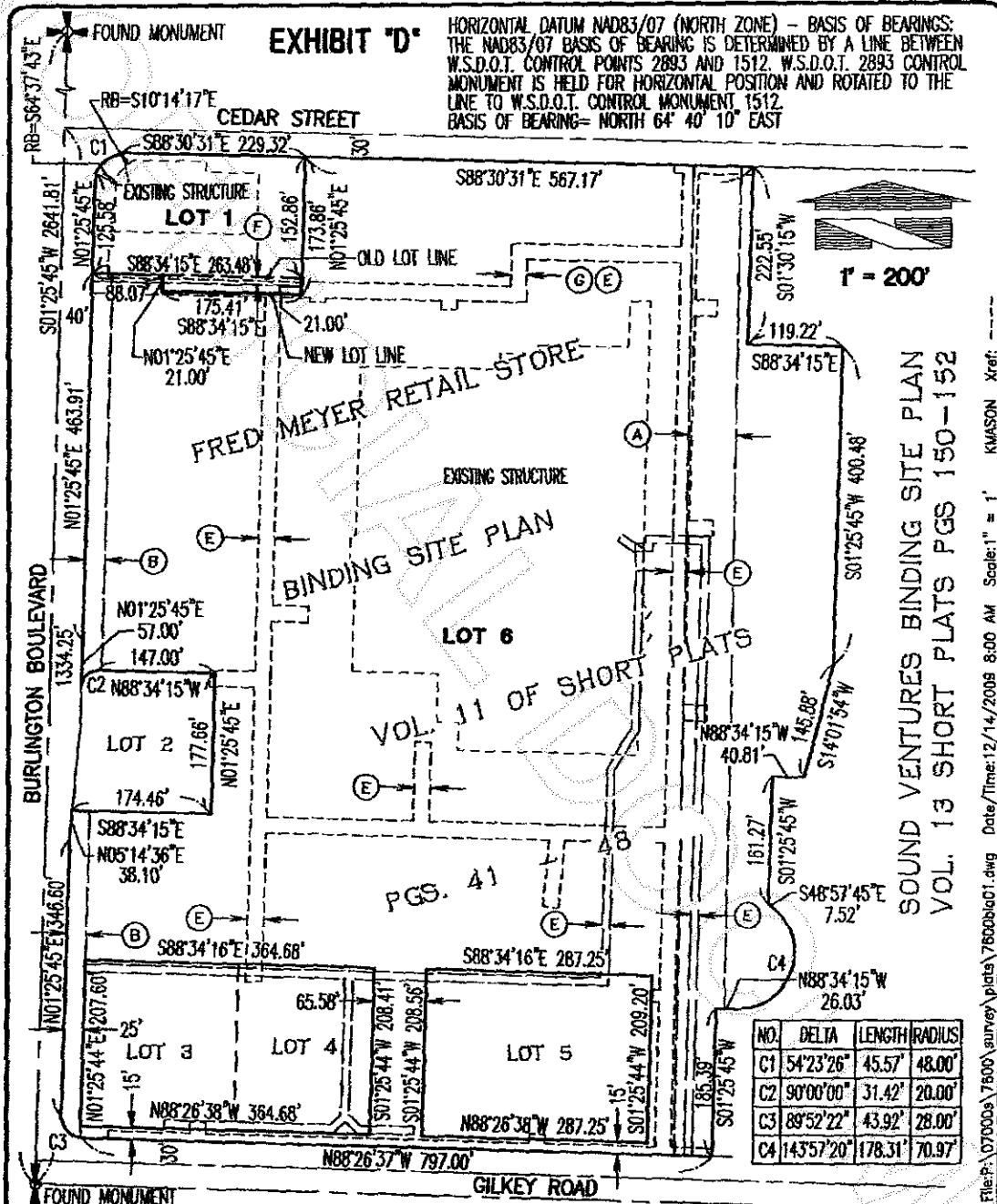
File: P:\07000s\7600\survey\plots\7600blo01.dwg Date/Time: 12/14/2009 8:00 AM Scale: 1" = 1' KMASON Xref: -----

	18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX	SW 1/4 OF NW 1/4 SECTION 5, T34N - R4E	Job Number 7600
	CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	FRED MEYER-BURLINGTON BOUNDARY LINE ADJUSTMENT	Sheet 3 of 4
Scale _____ Drawn <u>KMM</u>		Checked <u>ISL</u> Approved <u>ISL</u> Date <u>12/11/09</u>	


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EXHIBIT 'D'

HORIZONTAL DATUM NAD83/07 (NORTH ZONE) - BASIS OF BEARINGS:
 THE NAD83/07 BASIS OF BEARING IS DETERMINED BY A LINE BETWEEN
 W.S.D.O.T. CONTROL POINTS 2893 AND 1512. W.S.D.O.T. 2893 CONTROL
 MONUMENT IS HELD FOR HORIZONTAL POSITION AND ROTATED TO THE
 LINE TO W.S.D.O.T. CONTROL MONUMENT, 1512.
 BASIS OF BEARING= NORTH 64° 40' 10" EAST



SOUND VENTURES BINDING SITE PLAN
 VOL. 13 SHORT PLATS PGS 150-152

<p>BARGHAUSEN CONSULTING ENGINEERS, INC.</p>	18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX	SW 1/4 OF NW 1/4 SECTION 5, T34N - R4E	Job Number 7600
	CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	FRED MEYER-BURLINGTON BOUNDARY LINE ADJUSTMENT	Sheet 4 of 4
Scale 1" = 200' Drawn KMM Checked TSL Approved TSL Date 12/11/09			

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