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Skagit County Auditor  
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**Quitclaim Deed**  
(Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2467  
AUG 13 2010

Amount Paid \$  
Skagit Co. Treasurer  
By *mm* Deputy

Grantor: Roger W. Helgeson, as his separate property

Grantee: Roger W. Helgeson, as his separate property

Legal Description: Ptn of Lots 6-10, Block 125, First Addition to Burlington

Assessor's Property Tax Parcel Nos: P-128584 and P-128585

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, made this 12<sup>th</sup> day of August, 2010 by Roger W. Helgeson, an unmarried person, Grantor/Grantee.

**Recitals**

- a. Grantor/Grantee is the owner of Parcel P-128585 created by Boundary Line Adjustment and described on Exhibit "D" of that certain Quitclaim Deed (Boundary Line Adjustment) recorded under Skagit County Auditor's File No. 201003300016, more particularly described in the attached Exhibit "A".
- b. Grantor/Grantee is the owner of Parcel P-128584 created by Boundary Line Adjustment and described on Exhibit "D" of that certain Quitclaim Deed (Boundary Line Adjustment) recorded under Skagit County Auditor's File No. 200904220096, more particularly described in the attached Exhibit "B".
- c. The Grantor/Grantee wishes to adjust the boundaries between the respective lots, with a portion of Parcel P-128585, described in the attached Exhibit "C", being incorporated into the contiguous Parcel P-128584 to the south.



**Exhibit "A"**

**Helgeson Parcel (Revised Lot 9)  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-128585)  
Per Exhibit "D" Quit Claim Deed Skagit County Auditor's File No. 201003300016**

That portion of Lots 6, 7, 8, 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southwest corner of Lot 6, Block 125 said Plat of "First Addition to Burlington, Skagit Co, Wash." as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington; thence North  $0^{\circ}12'44''$  West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6; thence South  $89^{\circ}40'47''$  East along said North line of the South 4.00 feet of Lot 6, or said line extended into Lot 7 of said Block 125 for a distance of 107.85 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the TRUE POINT OF BEGINNING; thence along said proposed road margin as follows:

thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 29.84 feet, to a point of tangency; thence North  $0^{\circ}19'13''$  East for a distance of 46.50 feet;

thence North  $89^{\circ}40'47''$  West for a distance of 127.46 feet, more or less, to a point on said West line of Lot 6, Block 125; thence North  $0^{\circ}12'44''$  West along said West line for a distance of 227.83 feet, more or less, to the Northwest corner of said Lot 6; thence North  $89^{\circ}39'53''$  East along the North line of Lots 6, 7, 8, 9, and 10, Block 125 for a distance of 535.64 feet, more or less, to the Northeast corner of said Lot 10; thence South  $0^{\circ}12'44''$  East along the East line of said Lot 10, also being the Westerly right-of-way margin of Skagit Street, for a distance of 216.19 feet, to a point bearing North  $0^{\circ}12'49''$  West a distance of 81.00 feet from the Southeast corner of said Lot 10;



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thence North 89°40'47" West for a distance of 126.54 feet to a point that will be on the Easterly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;  
thence along said proposed road margin as follows:

South 0°19'13" West for a distance of 58.00 feet to a point of curvature;

thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of 90°00'00", an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 9, said Block 125;

thence North 89°40'47" West along said North line for a distance of 88.00 feet to a cusp of a curve;

thence along the arc of said curve to the left, concave to the Northwest, having an initial tangent bearing of South 89°40'47" East, a radius of 19.00 feet, through a central angle of 90°00'00", an arc distance of 29.84 to a point of tangency;

thence North 0°19'13" East for a distance of 54.63 feet;

thence North 89°40'47" West for a distance of 111.53 feet;  
thence North 0°19'13" East for a distance of 73.63 feet to a point that will be on the Southerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;  
thence along said proposed margin as follows:

North 89°39'53" West for a distance of 51.00 feet, to a point of curvature;

thence along the arc of said curve to the left, concave to the Southeast, having a radius of 19.00 feet, through a central angle of 90°00'53", an arc distance of 29.85 feet to a point of tangency;

thence South 0°19'13" West for a distance of 109.27 feet, to a point of curvature;

thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of 90°00'00", an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 7, said Block 125, at a point bearing South 89°40'47" East from the TRUE POINT OF BEGINNING;



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thence North 89°40'47" West along said North line for a distance of 88.00 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT that portion of Lots 6, 7, 8, 9, and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington; thence South 0°12'44" East along the East line of said Lot 10, also being the Westerly right-of-way margin of Skagit Street, for a distance of 25.39 feet; thence North 89°39'53" West parallel with the North line of said Lots 6, 7, 8, 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", for a distance of 272.33 feet; thence North 0°12'44" West for a distance of 10.00 feet; thence North 89°39'53" West for a distance of 159.33 feet; thence North 0°20'06" East for a distance of 15.39 feet, more or less, to the North line of said Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", at a point bearing North 89°39'53" West from the POINT OF BEGINNING; thence South 89°39'53" East along said North line of Lots 6, 7, 8, 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", for a distance of 431.51 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH the following two non-exclusive mutually beneficial easements for ingress, egress and utilities (to be future road rights-of-way to the City of Burlington dedicated on the future Helgeson 32 Lot Long Plat No. 1-07) over, under and across portions of Lots 6, 7, 8, 9, and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington; said easements being more particularly described as follows:

**Easement No. 1**

Commencing at the Southwest corner of said Lot 6, Block 125; thence North 0°12'44" West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6; thence South 89°40'47" East along said North line of the South 4.00 feet of Lot 6, or line extended into Lot 7, said Block 125, for a distance of



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107.85 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the TRUE POINT OF BEGINNING;  
thence along said proposed road margin as follows:

thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'00''$  an arc distance of 29.84 feet, to a point of tangency;  
thence North  $0^{\circ}19'13''$  East for a distance of 109.27 feet, to a point of curvature;  
thence along the arc of said curve to the right, concave to the Southeast, having a radius of 69.00 feet, through a central angle of  $90^{\circ}00'53''$ , an arc distance of 108.40 feet, to a point of tangency;  
thence South  $89^{\circ}39'53''$  East for a distance of 51.00 feet;

thence South  $0^{\circ}20'07''$  West for a distance of 50.00 feet to a point that will be on the Southerly right-of-way margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;  
thence along said proposed margin as follows:

North  $89^{\circ}39'53''$  West for a distance of 51.00 feet, to a point of curvature;  
thence along the arc of said curve to the left, concave to the Southeast, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'53''$ , an arc distance of 29.85 feet to a point of tangency;  
thence South  $0^{\circ}19'13''$  West for a distance of 109.27 feet, to a point of curvature;  
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 7, said Block 125; at a point bearing South  $89^{\circ}40'47''$  East from the TRUE POINT OF BEGINNING;  
thence North  $89^{\circ}40'47''$  West along said North line for a distance of 88.00 feet, more or less, to the TRUE POINT OF BEGINNING.

## **Easement No. 2**

Commencing at the Southwest corner of said Lot 6, Block 125;



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thence North 0°12'44" West along the West line of said Lot 6 also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;  
thence South 89°40'47" East along said North line, or line extended into Lot 7, 8 and 9 said Block 125, for a distance of 339.38 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the TRUE POINT OF BEGINNING;  
thence along said proposed road margin as follows:

thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of 90°00'00" an arc distance of 29.84 feet, to a point of tangency;  
thence North 0°19'13" East for a distance of 58.00;

thence South 89°40'47" East for a distance of 50.00 feet to a point that will be on the Easterly right-of-way margin to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;  
thence along said proposed margin as follows:

South 0°19'13" West for a distance of 58.00 feet to a point of curvature;  
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of 90°00'00", an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 9, said Block 125 at a point bearing South 89°40'47" East from the TRUE POINT OF BEGINNING;  
thence North 89°40'47" West along said North line for a distance of 88.00 feet, more or less, to the TRUE POINT OF BEGINNING.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the City of Burlington, County of Skagit, State of Washington.



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**Exhibit "B"**

**Helgeson Parcel (Revised Lot 8)  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-128584)  
Per Exhibit "D" Quit Claim Deed Skagit County Auditor's File No. 200904220096**

That portion of Lots 8 and 9, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southwest corner of Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;  
thence North  $0^{\circ}12'44''$  West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;  
thence South  $89^{\circ}40'47''$  East along said North line of the South 4.00 feet of Lot 6, or said line extended into Lots 7 and 8 of said Block 125 for a distance of 246.85 feet to the TRUE POINT OF BEGINNING;  
thence North  $0^{\circ}19'13''$  East for a distance of 73.63 feet;  
thence South  $89^{\circ}40'47''$  East for a distance of 111.53 feet, to a point that will be the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;  
thence along said proposed road margin as follows:

South  $0^{\circ}19'13''$  West for a distance of 54.63 feet, to a point of curvature;  
thence along the arc of said curve to the right, concave to the Northwest, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to said South line) of Lot 9 said Block 125, at a point bearing South  $89^{\circ}40'47''$  East from the TRUE POINT OF BEGINNING:

thence North  $89^{\circ}40'47''$  West along the North line of the South 4.00 feet of Lots 8 and 9, said Block 125 for a distance of 92.53 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities (to be future road right-of-way to the City of Burlington dedicated on the future Hazleton 32 Lot Long Plat No. 1-07) over, under and across portions of Lots 9 and 10,



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Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, said easement area being more particularly described as follows:

Commencing at the Southwest corner of said Lot 6, Block 125;  
thence North  $0^{\circ}12'44''$  West along the West line of said Lot 6 also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;  
thence South  $89^{\circ}40'47''$  East along said North line, or line extended into Lot 7, 8 and 9 said Block 125, for a distance of 339.38 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the TRUE POINT OF BEGINNING;  
thence along said proposed road margin as follows:

thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'00''$  an arc distance of 29.84 feet, to a point of tangency;  
thence North  $0^{\circ}19'13''$  East for a distance of 58.00;

thence South  $89^{\circ}40'47''$  East for a distance of 50.00 feet to a point that will be on the Easterly right-of-way margin to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;  
thence along said proposed margin as follows:

South  $0^{\circ}19'13''$  West for a distance of 58.00 feet to a point of curvature;  
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 9, said Block 125 at a point bearing South  $89^{\circ}40'47''$  East from the TRUE POINT OF BEGINNING;  
thence North  $89^{\circ}40'47''$  West along said North line for a distance of 88.00 feet, more or less, to the TRUE POINT OF BEGINNING.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situate in the City of Burlington, County of Skagit, State of Washington.



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**Exhibit "C"**

**Portion of Helgeson Parcel (Revised Lot 9)  
(Skagit County Assessor's Parcel No. P-128585)  
to be Boundary Line Adjusted to  
Helgeson Parcel (Revised Lot 8)  
(Skagit County Assessor's Parcel No. P-128584)**

That portion of Lots 8 and 9, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southwest corner of Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;  
thence North  $0^{\circ}12'44''$  West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;  
thence South  $89^{\circ}40'47''$  East along said North line of the South 4.00 feet of Lot 6, or said line extended into Lots 7 and 8 of said Block 125 for a distance of 246.85 feet to the Southwest corner of that certain parcel called Revised Lot 8, and described on Exhibit "D" of that certain Quit Claim Deed (Boundary Line Adjustment) to Roger W. Helgeson, recorded under Skagit County Auditor's File No. 200904220096;  
thence North  $0^{\circ}19'13''$  East along the West line of said Revised Lot 8 for a distance of 73.63 feet to the Northwest corner thereof and being the TRUE POINT OF BEGINNING;  
thence South  $89^{\circ}40'47''$  East along the North line of said Revised Lot 8 for a distance of 111.53 feet, more or less, to a point that will be the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 also being the Northeast corner of said Revised Lot 8;  
thence along said proposed road margin North  $0^{\circ}19'13''$  East for a distance of 30.00 feet;  
thence leaving said proposed road margin North  $89^{\circ}40'47''$  West for a distance of 111.53 feet to a point on the East line of that certain parcel called Revised Lot 7 and described on Exhibit "C" of that certain Quit Claim Deed (Boundary Line Adjustment) to Roger W. Helgeson, recorded under Skagit County Auditor's File No. 200904220096 that bears North  $0^{\circ}19'13''$  East from the TRUE POINT OF BEGINNING;  
thence South  $0^{\circ}19'13''$  West along said East line of Revised Lot 7 for a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.



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SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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

Containing 3,346 sq. ft.

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

The above-described parcel will be combined or aggregated with contiguous property to the South (P-128584) owned by the grantee.

**APPROVED**

Reviewed and approved in accordance with City of Burlington Code, Chapter 16.16.

City of Burlington

By: Margaret A. Glick  
Title: Planning Director

Date: 8/13/10



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**Exhibit "D"**

**Helgeson Parcel (Revised Lot 9) P-128585  
After Boundary Line Adjustment**

That portion of Lots 6, 7, 8, 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southwest corner of Lot 6, Block 125 said Plat of "First Addition to Burlington, Skagit Co, Wash." as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington; thence North  $0^{\circ}12'44''$  West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6; thence South  $89^{\circ}40'47''$  East along said North line of the South 4.00 feet of Lot 6, or said line extended into Lot 7 of said Block 125 for a distance of 107.85 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the TRUE POINT OF BEGINNING; thence along said proposed road margin as follows:

thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 29.84 feet, to a point of tangency;  
thence North  $0^{\circ}19'13''$  East for a distance of 46.50 feet;

thence North  $89^{\circ}40'47''$  West for a distance of 127.46 feet, more or less, to a point on said West line of Lot 6, Block 125;  
thence North  $0^{\circ}12'44''$  West along said West line for a distance of 227.83 feet, more or less, to the Northwest corner of said Lot 6;  
thence North  $89^{\circ}39'53''$  East along the North line of Lots 6, 7, 8, 9, and 10, Block 125 for a distance of 535.64 feet, more or less, to the Northeast corner of said Lot 10;  
thence South  $0^{\circ}12'44''$  East along the East line of said Lot 10, also being the Westerly right-of-way margin of Skagit Street, for a distance of 216.19 feet, to a point bearing North  $0^{\circ}12'49''$  West a distance of 81.00 feet from the Southeast corner of said Lot 10;  
thence North  $89^{\circ}40'47''$  West for a distance of 126.54 feet to a point that will be on the Easterly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;  
thence along said proposed road margin as follows:



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South  $0^{\circ}19'13''$  West for a distance of 58.00 feet to a point of curvature;  
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 9, said Block 125;  
thence North  $89^{\circ}40'47''$  West along said North line for a distance of 88.00 feet to a cusp of a curve;  
thence along the arc of said curve to the left, concave to the Northwest, having an initial tangent bearing of South  $89^{\circ}40'47''$  East, a radius of 19.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 29.84 to a point of tangency;  
thence North  $0^{\circ}19'13''$  East for a distance of 54.63 feet;

thence North  $89^{\circ}40'47''$  West for a distance of 111.53 feet;  
thence North  $0^{\circ}19'13''$  East for a distance of 73.63 feet to a point that will be on the Southerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;  
thence along said proposed margin as follows:

North  $89^{\circ}39'53''$  West for a distance of 51.00 feet, to a point of curvature;  
thence along the arc of said curve to the left, concave to the Southeast, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'53''$ , an arc distance of 29.85 feet to a point of tangency;  
thence South  $0^{\circ}19'13''$  West for a distance of 109.27 feet, to a point of curvature;  
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 7, said Block 125, at a point bearing South  $89^{\circ}40'47''$  East from the TRUE POINT OF BEGINNING;  
thence North  $89^{\circ}40'47''$  West along said North line for a distance of 88.00 feet, more or less, to the TRUE POINT OF BEGINNING.



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EXCEPT that portion of Lots 6, 7, 8, 9, and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;  
thence South  $0^{\circ}12'44''$  East along the East line of said Lot 10, also being the Westerly right-of-way margin of Skagit Street, for a distance of 25.39 feet;  
thence North  $89^{\circ}39'53''$  West parallel with the North line of said Lots 6, 7, 8, 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", for a distance of 272.33 feet;  
thence North  $0^{\circ}12'44''$  West for a distance of 10.00 feet;  
thence North  $89^{\circ}39'53''$  West for a distance of 159.33 feet;  
thence North  $0^{\circ}20'06''$  East for a distance of 15.39 feet, more or less, to the North line of said Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", at a point bearing North  $89^{\circ}39'53''$  West from the POINT OF BEGINNING;  
thence South  $89^{\circ}39'53''$  East along said North line of Lots 6, 7, 8, 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", for a distance of 431.51 feet, more or less, to the POINT OF BEGINNING.

ALSO EXCEPTING that portion of Lots 8 and 9, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southwest corner of Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;  
thence North  $0^{\circ}12'44''$  West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;  
thence South  $89^{\circ}40'47''$  East along said North line of the South 4.00 feet of Lot 6, or said line extended into Lots 7 and 8 of said Block 125 for a distance of 246.85 feet to the Southwest corner of that certain parcel called Revised Lot 8, and described on Exhibit "D" of that certain Quit Claim Deed (Boundary Line Adjustment) to Roger W. Helgeson, recorded under Skagit County Auditor's File No. 200904220096;  
thence North  $0^{\circ}19'13''$  East along the West line of said Revised Lot 8 for a distance of 73.63 feet to the Northwest corner thereof and being the TRUE POINT OF BEGINNING;



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Skagit County Auditor

thence South 89°40'47" East along the North line of said Revised Lot 8 for a distance of 111.53 feet, more or less, to a point that will be the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 also being the Northeast corner of said Revised Lot 8;

thence along said proposed road margin North 0°19'13" East for a distance of 30.00 feet;

thence leaving said proposed road margin North 89°40'47" West for a distance of 111.53 feet to a point on the East line of that certain parcel called Revised Lot 7 and described on Exhibit "C" of that certain Quit Claim Deed (Boundary Line Adjustment) to Roger W. Helgeson, recorded under Skagit County Auditor's File No. 200904220096 that bears North 0°19'13" East from the TRUE POINT OF BEGINNING;

thence South 0°19'13" West along said East line of Revised Lot 7 for a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH the following two non-exclusive mutually beneficial easements for ingress, egress and utilities (to be future road rights-of-way to the City of Burlington dedicated on the future Helgeson 32 Lot Long Plat No. 1-07) over, under and across portions of Lots 6, 7, 8, 9, and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington; said easements being more particularly described as follows:

#### **Easement No. 1**

Commencing at the Southwest corner of said Lot 6, Block 125;

thence North 0°12'44" West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;

thence South 89°40'47" East along said North line of the South 4.00 feet of Lot 6, or line extended into Lot 7, said Block 125, for a distance of 107.85 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the TRUE POINT OF BEGINNING;

thence along said proposed road margin as follows:

thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of 90°00'00" an arc distance of 29.84 feet, to a point of tangency;

thence North 0°19'13" East for a distance of 109.27 feet, to a point of curvature;



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thence along the arc of said curve to the right, concave to the Southeast, having a radius of 69.00 feet, through a central angle of  $90^{\circ}00'53''$ , an arc distance of 108.40 feet, to a point of tangency;  
thence South  $89^{\circ}39'53''$  East for a distance of 51.00 feet;

thence South  $0^{\circ}20'07''$  West for a distance of 50.00 feet to a point that will be on the Southerly right-of-way margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;  
thence along said proposed margin as follows:

North  $89^{\circ}39'53''$  West for a distance of 51.00 feet, to a point of curvature;  
thence along the arc of said curve to the left, concave to the Southeast, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'53''$ , an arc distance of 29.85 feet to a point of tangency;  
thence South  $0^{\circ}19'13''$  West for a distance of 109.27 feet, to a point of curvature;  
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 7, said Block 125; at a point bearing South  $89^{\circ}40'47''$  East from the TRUE POINT OF BEGINNING;  
thence North  $89^{\circ}40'47''$  West along said North line for a distance of 88.00 feet, more or less, to the TRUE POINT OF BEGINNING.

## **Easement No. 2**

Commencing at the Southwest corner of said Lot 6, Block 125;  
thence North  $0^{\circ}12'44''$  West along the West line of said Lot 6 also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;  
thence South  $89^{\circ}40'47''$  East along said North line, or line extended into Lot 7, 8 and 9 said Block 125, for a distance of 339.38 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the TRUE POINT OF BEGINNING;  
thence along said proposed road margin as follows:



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thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'00''$  an arc distance of 29.84 feet, to a point of tangency;

thence North  $0^{\circ}19'13''$  East for a distance of 58.00;

thence South  $89^{\circ}40'47''$  East for a distance of 50.00 feet to a point that will be on the Easterly right-of-way margin to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;

thence along said proposed margin as follows:

South  $0^{\circ}19'13''$  West for a distance of 58.00 feet to a point of curvature;

thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 9, said Block 125 at a point bearing South  $89^{\circ}40'47''$  East from the TRUE POINT OF BEGINNING;

thence North  $89^{\circ}40'47''$  West along said North line for a distance of 88.00 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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

Area = 108,132 sq. ft.



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**Exhibit "E"**

**Helgeson Parcel (Revised Lot 8) P-128584  
After Boundary Line Adjustment**

That portion of Lots 8 and 9, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southwest corner of Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;  
thence North  $0^{\circ}12'44''$  West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;  
thence South  $89^{\circ}40'47''$  East along said North line of the South 4.00 feet of Lot 6, or said line extended into Lots 7 and 8 of said Block 125 for a distance of 246.85 feet to the TRUE POINT OF BEGINNING;  
thence North  $0^{\circ}19'13''$  East for a distance of 73.63 feet;  
thence South  $89^{\circ}40'47''$  East for a distance of 111.53 feet, to a point that will be the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;  
thence along said proposed road margin as follows:

South  $0^{\circ}19'13''$  West for a distance of 54.63 feet, to a point of curvature;  
thence along the arc of said curve to the right, concave to the Northwest, having a radius of 19.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to said South line) of Lot 9 said Block 125, at a point bearing South  $89^{\circ}40'47''$  East from the TRUE POINT OF BEGINNING:

thence North  $89^{\circ}40'47''$  West along the North line of the South 4.00 feet of Lots 8 and 9, said Block 125 for a distance of 92.53 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH that portion of Lots 8 and 9, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:



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Commencing at the Southwest corner of Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington; thence North 0°12'44" West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6; thence South 89°40'47" East along said North line of the South 4.00 feet of Lot 6, or said line extended into Lots 7 and 8 of said Block 125 for a distance of 246.85 feet to the Southwest corner of that certain parcel called Revised Lot 8, and described on Exhibit "D" of that certain Quit Claim Deed (Boundary Line Adjustment) to Roger W. Helgeson, recorded under Skagit County Auditor's File No. 200904220096; thence North 0°19'13" East along the West line of said Revised Lot 8 for a distance of 73.63 feet to the Northwest corner thereof and being the TRUE POINT OF BEGINNING; thence South 89°40'47" East along the North line of said Revised Lot 8 for a distance of 111.53 feet, more or less, to a point that will be the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 also being the Northeast corner of said Revised Lot 8; thence along said proposed road margin North 0°19'13" East for a distance of 30.00 feet; thence leaving said proposed road margin North 89°40'47" West for a distance of 111.53 feet to a point on the East line of that certain parcel called Revised Lot 7 and described on Exhibit "C" of that certain Quit Claim Deed (Boundary Line Adjustment) to Roger W. Helgeson, recorded under Skagit County Auditor's File No. 200904220096 that bears North 0°19'13" East from the TRUE POINT OF BEGINNING; thence South 0°19'13" West along said East line of Revised Lot 7 for a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities (to be future road right-of-way to the City of Burlington dedicated on the future Hazleton 32 Lot Long Plat No. 1-07) over, under and across portions of Lots 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, said easement area being more particularly described as follows:

Commencing at the Southwest corner of said Lot 6, Block 125; thence North 0°12'44" West along the West line of said Lot 6 also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;



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thence South 89°40'47" East along said North line, or line extended into Lot 7, 8 and 9 said Block 125, for a distance of 339.38 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the TRUE POINT OF BEGINNING;  
thence along said proposed road margin as follows:

thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of 90°00'00" an arc distance of 29.84 feet, to a point of tangency;  
thence North 0°19'13" East for a distance of 58.00;

thence South 89°40'47" East for a distance of 50.00 feet to a point that will be on the Easterly right-of-way margin to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;  
thence along said proposed margin as follows:

South 0°19'13" West for a distance of 58.00 feet to a point of curvature;  
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of 90°00'00", an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 9, said Block 125 at a point bearing South 89°40'47" East from the TRUE POINT OF BEGINNING;  
thence North 89°40'47" West along said North line for a distance of 88.00 feet, more or less, to the TRUE POINT OF BEGINNING.

ALL OF THE ABOVE BEING SUBJECT TO a 10.00 foot wide easement for the future installation of utilities over, under and across the South 10.00 feet and the East 10.00 feet, as measured perpendicular to said South and East lines. The utility easement will be associated with future plat development.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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

Area = 11,480 sq. ft.

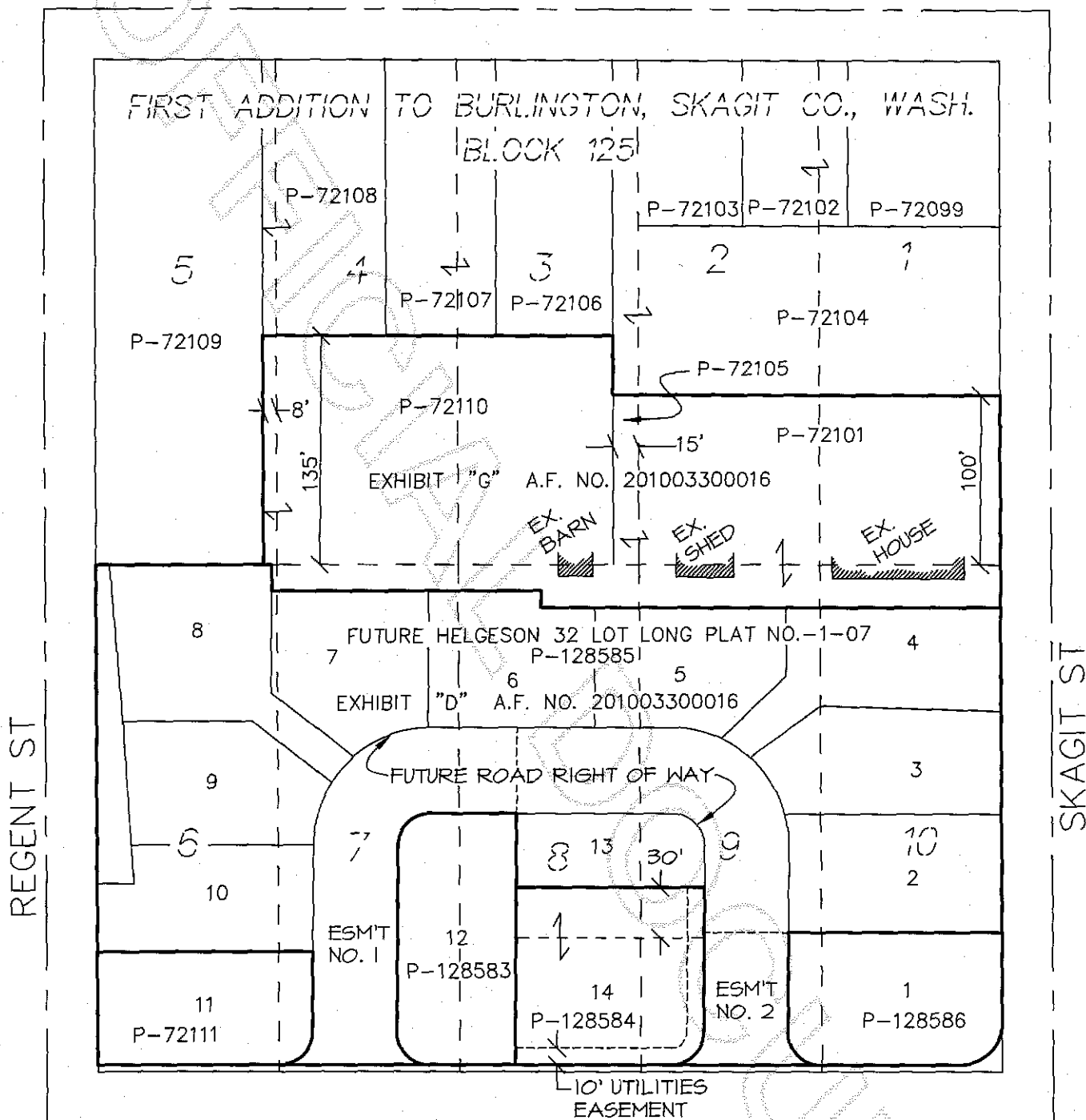


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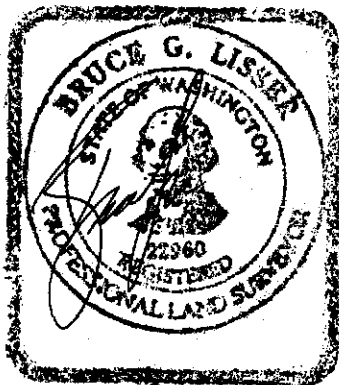
# EXHIBIT "F"

RIO VISTA AVE



0 50 100  
SCALE

SHARON AVE



8-12-10

## FARCEL AREAS AFTER BLA

P-128585 = 108,132 SQ. FT.  
P-128584 = 11,480 SQ. FT.

DWG NO. 00-099BLA\_F2 8/12/10

BOUNDARY LINE ADJUSTMENT  
IN THE NW 1/4 OF THE NE 1/4 OF  
SECTION 5, T. 34 N., R. 4 E., W.M.  
CITY OF BURLINGTON, WASHINGTON  
FOR: ROGER HELGESON

**LISSE & ASSOCIATES, PLLC**  
SURVEYING & LAND-USE CONSULTATION  
320 MILWAUKEE STREET  
MOUNT VERNON, WA 98273  
360-419-7442



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