

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

SURVEY DESCRIPTION

ORIGINAL LEGAL DESCRIPTION
QUIT CLAIM DEED AUDITOR'S FILE NO. 200308060117

LOTS 27 THROUGH 30, INCLUSIVE, BLOCK T7, LESS THE NORTH 60 FEET, OF "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF SEDRO-MOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 9605 SQ. FT.

PARCEL A (AFTER BOUNDARY LINE ADJUSTMENT)

LOTS 28 THROUGH 30, INCLUSIVE, BLOCK T7, PLAT OF "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 60.00 FEET (AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE NORTH LINE) THEREOF;

AND EXCEPT THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 30, BLOCK T7, PLAT OF "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON";

THENCE SOUTH 88°37'05" EAST ALONG THE SOUTH LINE OF LOTS 30, 24 AND 28, ALSO BEING THE NORTHERLY RIGHT-OF-WAY MARGIN OF ALEXANDER STREET, FOR A DISTANCE OF 85.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 1°24'04" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 30 FOR A DISTANCE OF 60.03 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 60.00 FEET (AS MEASURED PERPENDICULAR TO AND PARALLEL WITH SAID NORTH LINE) OF SAID LOT 28 AND BEING THE TERMINUS OF SAID LINE DESCRIPTION.

SUBJECT TO A 10.00 FOOT WIDE EASEMENT FOR SANITARY SEWER AND THE MAINTENANCE THEREOF, OVER, UNDER AND ACROSS THE NORTH 10.00 FEET OF THE ABOVE DESCRIBED PARCEL.

AND ALSO SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF SEDRO-MOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 5,103 SQ. FT.

THIS BOUNDARY LINE ADJUSTMENT IS NOT FOR THE PURPOSES OF CREATING AN ADDITIONAL BUILDING LOT.

- CONTINUED -

PARCEL B (AFTER BOUNDARY LINE ADJUSTMENT)

LOTS 27 AND 28, INCLUSIVE, BLOCK T7, PLAT OF "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 60.00 FEET (AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE NORTH LINE) THEREOF;

AND EXCEPT THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 30, BLOCK T7, PLAT OF "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON";

THENCE SOUTH 88°37'05" EAST ALONG THE SOUTH LINE OF LOTS 30, 24 AND 28, ALSO BEING THE NORTHERLY RIGHT-OF-WAY MARGIN OF ALEXANDER STREET, FOR A DISTANCE OF 85.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 1°24'04" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 30 FOR A DISTANCE OF 60.03 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 60.00 FEET (AS MEASURED PERPENDICULAR TO AND PARALLEL WITH SAID NORTH LINE) OF SAID LOT 28 AND BEING THE TERMINUS OF SAID LINE DESCRIPTION.

TOGETHER WITH A 10.00 FOOT WIDE EASEMENT FOR SANITARY SEWER AND THE MAINTENANCE THEREOF, OVER, UNDER AND ACROSS THE NORTH 10.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

LOTS 28 THROUGH 30, INCLUSIVE, BLOCK T7, PLAT OF "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 60.00 FEET (AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE NORTH LINE) THEREOF;

AND EXCEPT THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 30, BLOCK T7, PLAT OF "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON";

THENCE SOUTH 88°37'05" EAST ALONG THE SOUTH LINE OF LOTS 30, 24 AND 28, ALSO BEING THE NORTHERLY RIGHT-OF-WAY MARGIN OF ALEXANDER STREET, FOR A DISTANCE OF 85.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 1°24'04" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 30 FOR A DISTANCE OF 60.03 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 60.00 FEET (AS MEASURED PERPENDICULAR TO AND PARALLEL WITH SAID NORTH LINE) OF SAID LOT 28 AND BEING THE TERMINUS OF SAID LINE DESCRIPTION.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF SEDRO-MOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 4,502 SQ. FT.

THIS BOUNDARY LINE ADJUSTMENT IS NOT FOR THE PURPOSES OF CREATING AN ADDITIONAL BUILDING LOT.

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.



7/29/2011 Page 1 of 3 3:11:20AM
Skagit County Auditor

J. W. Wagoner
SKAGIT COUNTY AUDITOR
Andrew D. Wagoner
DEPUTY

APPROVED BY THE CITY OF SEDRO-MOOLLEY

THE WITHIN AND FOREGOING BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 16 AND TITLE 17 OF THE SEDRO-MOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 27 DAY OF July 2011.

Shawn Moore
PLANNING DIRECTOR
CITY ENGINEER

CITY TREASURERS 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.

Robyn K. Nelson
CITY TREASURER
DATE: 7-26-11

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.

Henry Dykstra
HENRY DYKSTRA, MANAGER
DATE: 7/18/11

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT) 55

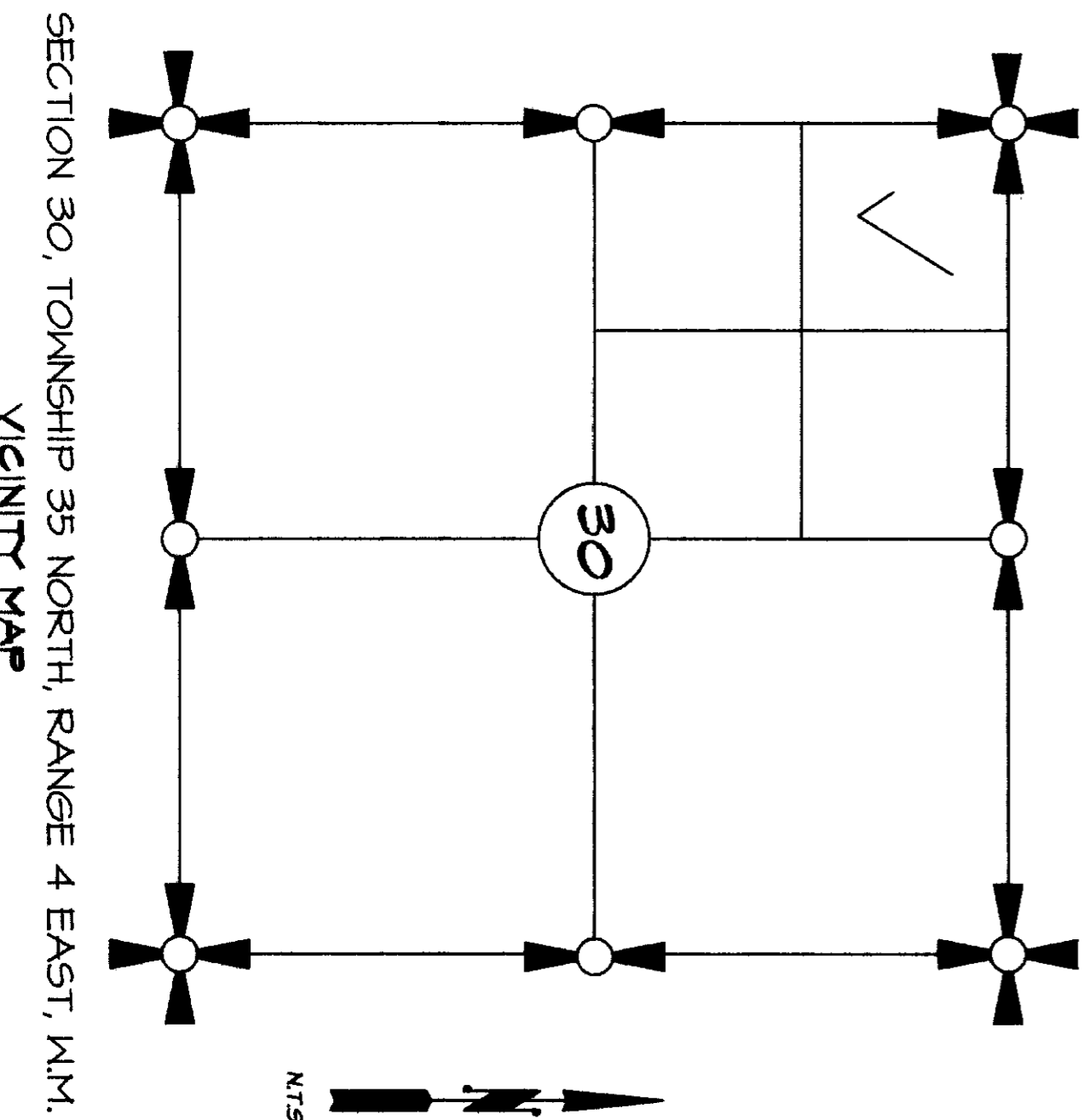
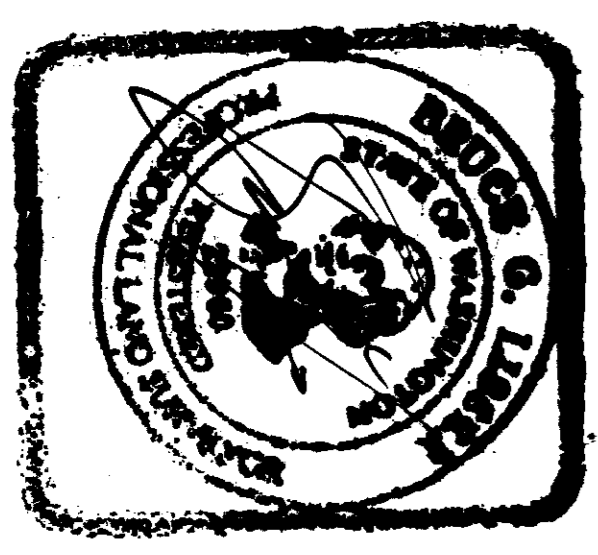
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HENRY DYKSTRA IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF DYKSTRA FAMILY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

BRUCE G. LISSER
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
My Commission Expires 7-14-2012
Bruce G. Lissier
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Mount Vernon, WA
MY APPOINTMENT EXPIRES 7-14-12

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT CHAPTER 58.90 RCM AND 352-130 MAC AT THE REQUEST OF HENRY DYKSTRA IN MARCH, 2011.

Bruce G. Lissier
BRUCE G. LISSER, P.L.L.C., CERTIFICATE NO. 22960
DATE: 06/30/11
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSER.COM



SHEET 1 OF 3
DATE: 06/30/11

BOUNDARY LINE ADJUSTMENT NO. BLA-3-11

SURVEY IN A PORTION OF THE
NW 1/4 OF THE NW 1/4 OF
SECTION 30, T. 35 N., R. 4 E., N.M.
CITY OF SEDRO-MOOLLEY
SKAGIT COUNTY WASHINGTON
FOR: DYKSTRA FAMILY LLC

FB: Pg: LISSER & ASSOCIATES, PLLC SCALE:
MERIDIAN: ASSUMED SURVEYING & LAND-USE CONSULTATION 360-419-7442
MOUNT VERNON, WA 98273 11-004 bla ros DWG

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

NOTES

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960.
 O INDICATES EXISTING IRON PIPE OR REBAR FOUND
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON SUBDIVISION GUARANTEE PREPARED BY LAND TITLE CO., ORDER NO. 134081-0, DATED MARCH 17, 2011 AND QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2010729075
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF FIRST ADDITION TO THE TOWN OF SEDRO, RECORDED IN VOLUME 3 OF PLATS, PAGE 24; CITY OF SEDRO-WOOLLEY SHORT PLAT NO. 5M-01-114 RECORDED UNDER AUDITOR'S FILE NO. 200112120003 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 9803240038, 200105160088 AND 200709220034, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
4. INSTRUMENTATION: LEICA TCR1103 THEODOLITE DISTANCE METER
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED CENTERLINE OF TOWNSHIP STREET BETWEEN ALEXANDER STREET AND STERLING STREET
 BEARING = NORTH 1°24'04" EAST
- COORDINATE INFORMATION
 MONUMENT AT TOWNSHIP AND ALEXANDER NORTHING = 5448826.024
 EASTING = 1302767.952
 MONUMENT AT TOWNSHIP AND STERLING NORTHING = 5441417.943
 EASTING = 1302775.935
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF HENRY DYKSTRA, FOR THE DELINEATION AND STAKING OF A PORTION OF THE DESCRIBED PROPERTY, AS SHOWN.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
11. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCE LINES) AS PER IAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
12. ZONING: RESIDENTIAL, R-1
13. ASSESSOR'S PARCEL NUMBER: P-16144
14. OWNER: DYKSTRA FAMILY, LLC
 16812 PETERSON ROAD
 BURLINGTON WA 98233
15. THE TITLE REPORT MENTIONED IN NOTE NO. 2 ABOVE REFERENCES A SEWER EASEMENT RECORDED UNDER A.F. NO. 840610001, THE LOCATION OF SAID EASEMENT IS NOT DISCLOSED. AN EASEMENT FOR THE BENEFIT OF PARCEL B HAS BEEN PROVIDED AS SHOWN HEREON FOR FUTURE SEWER CONNECTION TO TOWNSHIP STREET.
16. THE PARCELS DESCRIBED HEREON ARE A RECONFIGURATION OF EXISTING LOTS. THIS BOUNDARY LINE ADJUSTMENT IS NOT FOR THE PURPOSE OF CREATING ANY ADDITIONAL BUILDING LOTS.

SURVEYORS NOTE

THE LOTS IN BLOCK 77 ARE 40 FEET IN WIDTH AND WERE HELD PARALLEL WITH TOWNSHIP STREET WITH THE EXCEPTION OF LOT NUMBERS 15 AND 16 ON THE EAST SIDE OF SAID BLOCK, WHICH WERE NOT DIMENSIONED ON THE FACE OF THE PLAT. ALL OF THE EXCESS FOOTAGE WAS PLACED IN THESE LOTS. THIS SOLUTION IS CONSISTENT WITH THE PREVIOUS SURVEY SOLUTIONS IN THE BLOCK AND IS CONSISTENT WITH STANDARD PRACTICE.

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 201107290076
 Skagit County Auditor

SHEET 2 OF 3

DATE: 07/01/11

BOUNDARY LINE ADJUSTMENT NO. BLA-3-11


SURVEY IN A PORTION OF THE
 NW 1/4 OF THE NW 1/4 OF
 SECTION 30, T. 35 N., R. 4 E., M.M.
 CITY OF SEDRO-WOOLLEY
 SKAGIT COUNTY, WASHINGTON
 FOR: DYKSTRA FAMILY LLC

FB:	Fe:	LISSEY & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	11-009 bla ros.DWG
		MOUNT VERNON WA 98275 360-414-7442	

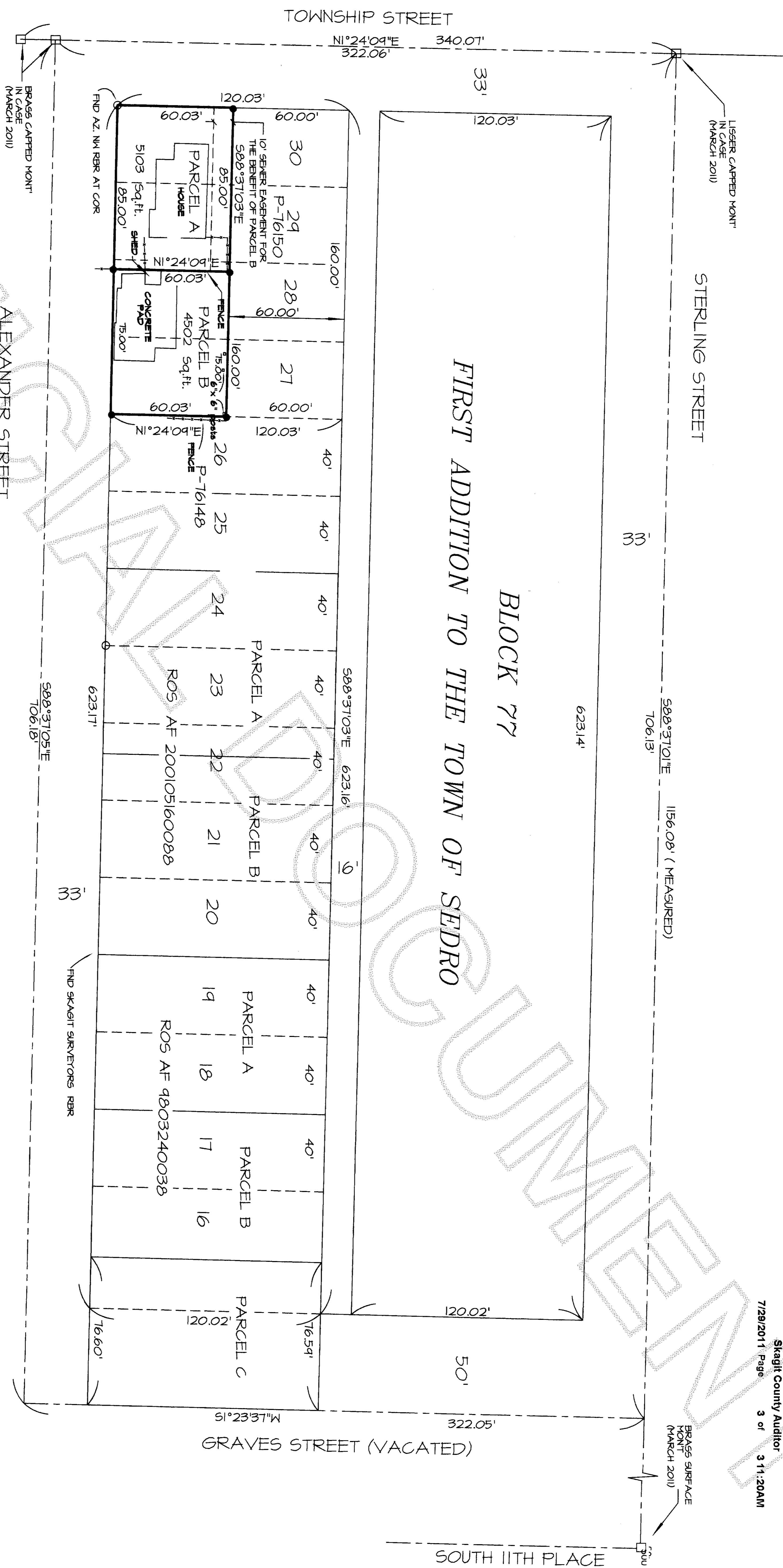


7-1-11

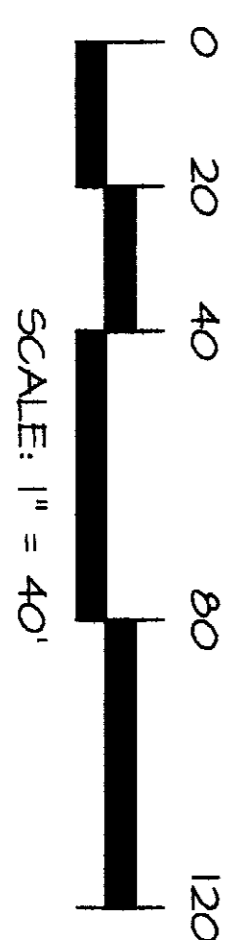
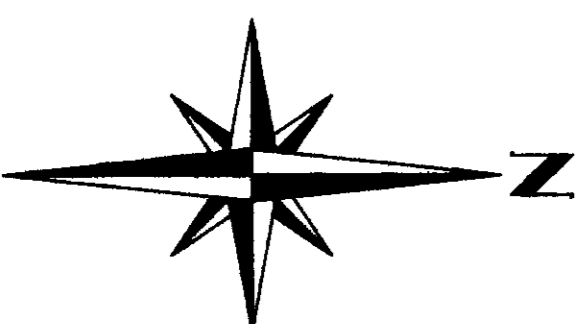
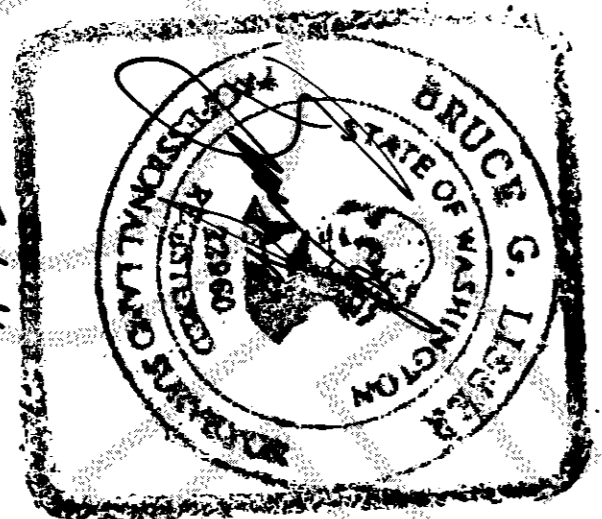
RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT


 201107290076
 Skagit County Auditor
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BLOCK 77 FIRST ADDITION TO THE TOWN OF SEDRO



PARCEL AREA AND ADDRESS INFORMATION
 PARCEL A 1621 TOWNSHIP STREET 5103 SQ. FT.
 PARCEL B 910 ALEXANDER STREET 4502 SQ. FT.



SHEET 3 OF 3

DATE: 07/01/11

BOUNDARY LINE ADJUSTMENT NO. BLA-3-11

SURVEY IN A PORTION OF THE
 NW 1/4 OF THE NW 1/4 OF
 SECTION 30, T. 35 N., R. 4 E., M.M.
 CITY OF SEDRO-MOOLLEY
 SKAGIT COUNTY, WASHINGTON
 FOR: DYKSTRA FAMILY LLC

FEB. 325	FIG. 5	LISSENER & ASSOCIATES, PLLC	SCALE: 1" = 40'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	
		360-419-7442	11-009 bla ros.dwg