



201705300208

Skagit County Auditor

\$98.00

5/30/2017 Page

1 of 16 4:29PM

When recorded return to:

Burlington Hill Holdings II, LLC
21606 Alderbrook Lane
Mount Vernon, WA 98274

Escrow Number: JM1924

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172350
MAY 30 2017

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

QUIT CLAIM DEED

THE GRANTOR BURLINGTON HILL HOLDINGS I, LLC, AND BURLINGTON HILLHOLDINGS II, LLC BOTH WASHINGTON LLCs for and in consideration of boundary line adjustment without consideration conveys and quit claims to BURLINGTON HILL HOLDINGS II, LLC, A WASHINGTON LLC the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Those portions of Tracts 10, 11, 18 and 19 "PLAT OF THE BURLINGTON ACREAGE PROPERTY" as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington so more fully described on attached After Legal Description Lot "B"

The above described property will be combined or aggregated as a single lot owned by the Grantee. This boundary adjustment is not for the purposes of creating an additional building lot.

This boundary adjustment is approved by BRAD JOHNSON, SENIOR PLANNER of the City of Burlington Planning Department.

SUBJECT TO MATTERS OF RECORD.

SUBJECT TO CONDITIONS OF APPROVAL
IDENTIFIED IN BLA DECISION BLA 2-17
DATED 5/12/2017 ON FILE WITH THE CITY
OF BURLINGTON

Tax Parcel Number(s): P102189 and portion of P62331

Dated: March 6, 2017.

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.

[Signature]
Adam P. Ware, Managing Member of Burlington Hill Holdings I, LLC

[Signature]
Adam P. Ware, Managing Member of Burlington Hill Holdings II, LLC

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Adam P. Ware 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 Burlington Hill Holdings I and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 6, 2017

[Signature]
Notary Public in and for the State of Washington
Residing at: Mount Vernon
My appointment expires: 12/5/2018
State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Adam P. Ware 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 Burlington Hill Holdings II and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 6, 2017
[Signature]
Notary Public in and for the State of Washington
Residing at: Mount Vernon
My appointment expires: 12/5/2018
State of Washington }
County of Skagit } SS:

AFTER LEGAL DESCRIPTIONS LOT "B"

Parcel One:

Tract 19, "Plat of the Burlington Acreage Property" as per plat recorded in Volume 1 of Plats page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Anacortes Street appurtenant thereto.

EXCEPT the 3 following described portions thereof:

- 1) Parcel "B" of Survey recorded February 6, 1980 as Skagit County Auditor's File No. 8002060006.
- 2) That portion of said Tract 19 lying Westerly of the following described line: Begin at the North $\frac{1}{4}$ corner of Section 32, Township 35 North, Range 4 East, W.M.; thence South $0^{\circ}35'18''$ West along the North/South centerline of Section 32, a distance of 1983.22 feet; thence South $89^{\circ}24'18''$ West a distance of 1290.62 feet to the True Point of Beginning of this line description; thence North $0^{\circ}37'03''$ East a distance of 150 feet; thence North $45^{\circ}37'03''$ East a distance of 212.13 feet; thence North $0^{\circ}37'03''$ East to the North line of said Tract 19, the terminus of this line description.
- 3) Beginning at the North $\frac{1}{4}$ corner of Section 32 Township 35 North, Range 4 East, W.M.; thence South $0^{\circ}35'18''$ West a distance of 1627.83 feet; thence South $89^{\circ}19'$ West a distance of 592.46 feet to the true point of beginning; thence South $89^{\circ}19'$ West a distance of 168.21 feet; thence South $0^{\circ}41'$ East a distance of 299.18 feet; thence North $89^{\circ}19'$ East a distance of 168.21 feet; thence North $0^{\circ}41'$ West a distance of 299.18 feet to the true point of beginning. (Said parcel being sometimes referred to as Tract "A" of an unrecorded survey.)

Parcel Two:

PARCEL "A":

A portion of Tracts 11 and 18, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the North $\frac{1}{4}$ corner of Section 32, Township 35 North, Range 4 East, W.M.; thence South $2^{\circ}11'42''$ West along the North-South centerline of said Section 32 for a distance of 1,171.00 feet to the true point of beginning; thence South $87^{\circ}48'18''$

East for a distance of 287.55 feet; thence South 2°11'42" West on a line parallel with the West line of said Tracts 11 and 18 for a distance of 177.60 feet to a 1 inch iron pipe; thence South 53°58'20" East for a distance of 37.58 feet to the Northerly edge of an existing gravel road; thence Westerly along the Northerly edge of said road South 29°15'57" West for a distance of 118.64 feet; thence South 32°49'30" West for a distance of 162.61 feet to a point on the North line of the parcel conveyed to James Bendtsen under Auditor's File No. 619347; thence around a curve to the right whose central angle bears North 22°45'15" West a radial distance of 166.42 feet; thence along said curve for an arc distance of 65.10 feet; thence South 89°39'31" West for a distance of 119.21 feet to a point on the North-South centerline of said Section 32; thence North 2°11'42" East along said centerline for a distance of 464.72 feet to the true point of beginning; said parcel including that portion of Anacortes Street contained within as vacated under Commissioner's File No. 14188.

EXCEPT that portion thereof, if any, lying within the Plat of "Tinas Coma" as per plat recorded as Auditor's File No. 200008110004.

Parcel Three:

PARCEL "B"

All that portion of Lot 11 and of the vacated Anacortes Street abutting thereon, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the North ¼ corner of Section 32, Township 35 North, Range 4 East, W.M., said County and State, said point being shown as a brass tack in rock on Sheet 4 of 4, BURLINGTON HILL BUSINESS PARK, PHASE II, BINDING SITE PLAN, approved October 15, 1997, recorded October 29, 1997, in Volume 13 of Short Plats, pages 53 through 56, inclusive, under Auditor's File No. 9710290033, records of Skagit County, Washington; thence South 0°47'23" West along the North-South centerline of said Section 32 for a distance of 1,071.00 feet to the true point of beginning; thence South 89°12'37" East for a distance of 75.00 feet; thence North 0°47'23" East, parallel with said North-South centerline, for a distance of 90.00 feet; thence South 89°12'37" East for a distance of 50.00 feet; thence South 0°47'23" West, parallel with said North-South centerline, for a distance of 90.00 feet; thence South 89°12'37" East for a distance of 162.55 feet to the Northerly extension of the East line of that certain tract of land shown as Parcel "A" on Record of Survey recorded in Volume 3 of Surveys, page 7, under Auditor's File No. 8002060006, records of Skagit County, Washington; thence South 0°47'23" West along said Northerly extension for a distance of 100.00 feet to the Northeast corner of said Parcel "A"; thence North 89°12'37" West along the North line of said Parcel "A" for a distance of 287.55 feet to the Northwest corner of said Parcel "A" and a point on said North-

South centerline; thence North 0°47'23" East along said North-South centerline for a distance of 100.00 feet to the true point of beginning,

EXCEPT a strip of land 23.00 feet in width and 129.08 feet in length described as follows:

Beginning at the Southeast corner of Lot 40, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington, and which point is also the Southwest corner of Lot 38 of said plat; thence North 89°12'36" West along the South line of said Lot 40, a distance of 129.08 feet to a Southwest corner of said Lot 40; thence South 0°47'24" West at right angles to the aforesaid line, a distance of 23.00 feet; thence South 89°12'36" East, a distance of 129.08 feet; thence North 0°47'24" East, a distance of 23.00 feet to the point of beginning.

PARCEL FOUR

The South 85 feet of that portion of Tract "A" of Skagit County Short Plat No. 13-84 approve May 6, 1985 and recorded May 7th 1985 as Auditor's File No. 8505070009 lying Easterly of the East line of the Westerlymost extension of Hendricks Place as delineated on said Short Plat; being a portion of Tract 10 Plat of "Burlington Acreage Property" as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington.

EXCEPT THE FOLLOWING TRACT A

Beginning at the North ¼ corner of Section 32, Township 35 North, Range 4 East, W.M., said County and State, said point being shown as a brass tack in rock on Sheet 4 of 4, BURLINGTON HILL BUSINESS PARK, PHASE II, BINDING SITE PLAN, approved October 15, 1997, recorded October 29, 1997, in Volume 13 of Short Plats, pages 53 through 56, inclusive, under Auditor's File No. 9710290033, records of Skagit County, Washington; thence South 2°11'42" West along the North-South centerline of said Section 32 for a distance of 1,158.57 feet to the true point of beginning; thence South 89°15'53" East for a distance of 178.21 feet; thence South 2°11'42" West, parallel with said North-South centerline, for a distance of 163.27 feet; thence North 89°12'37" West for a distance of 178.21 feet to said centerline; thence North 0°47'23" East on said North-South centerline, for a distance of 163.27 feet to the true point of beginning; situated in the State of Washington, County of Skagit,

Parcel FIVE:

A non-exclusive easement for ingress, egress and utilities over, across and under that certain 60-foot wide strip of land delineated on Survey recorded February 6 1980 as Auditor's File No. 8002060006 and re-delineated as "Hendricks Place" on Skagit County Short Plat No. 13-84, approved May 6, 1985 and recorded May 7, 1985 as Auditor's File No. 8505070009; all lying within Tracts 19 and 20 of the "Plat of the Burlington Acreage Property", recorded in Volume 1 of Plats, page 49 records of Skagit County, Washington.

Said Easement being appurtenant to Parcel One.

Parcel SIX:

A non-exclusive easement for ingress, egress and utilities over, across and under that portion of the following described 60-foot wide strip of land lying within those portions of Tracts "A" and "B" of Skagit County Short Plat No. 13-84, approved May 6, 1985 and recorded May 7, 1985 as Auditor's File No. 8505070009 lying within Tract 10 of the "Burlington Acreage Property", as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington:

The centerline of this 60-foot wide strip of land is described as follows: Begin at a point on the West line of Bella Vista Lane in the "Plat of Tinas Coma", recorded as Skagit County Auditor's File No. 200008110004 at the Southeasterly most point of Lot 30 of said Plat which is on the West line of said Bella Vista Lane; thence Southeasterly along the West line of said Bella Vista Lane to a point on a line 30 feet Southeasterly of and concentric to the curve which is the Southeasterly line of said Lot 30, said point being the True Point of Beginning of this centerline description; thence Southwesterly along said concentric line to its intersection with a line parallel with and 30 feet Southerly of the South line of said Lot 30; thence Westerly along said parallel line and its Westerly extension, if necessary, to the intersection with the centerline of an existing roadway lying within this 60-foot wide strip of land; thence continue Westerly, Southerly, Westerly and Northwesterly to its intersection with the Easterly line of the 30-foot wide road easement delineated on the face of said Short Plat No. 13-84; thence North 14°39'36" West (North 16°16" West) along said Easterly line to a point 30 feet Southeasterly of an angle point on said Easterly line; thence West to a point on a line delineated on said Short Plat as being parallel with and 10 feet Easterly of the Easterly line of Tract "B" of said Short Plat; thence Southwesterly along said parallel line to its intersection with the Easterly extension of the South line of said Tract "B"; from said point of intersection said parallel line becomes the centerline of the 60-foot wide road and utility easement delineated on said Short Plat as a Northerly extension of Hendricks Place; thence continue Southwesterly along said centerline to the South line of said Tract "A", the terminus of this 60-foot wide strip of land.

If the centerline of the existing roadway reference at the beginning of this centerline description is more than 30 feet Southerly of the Southeasterly and Southerly lines of Lot 30 then the centerline of this 60-foot wide strip of land shall follow said existing centerline in lieu of the 30-foot concentric and parallel lines described above.

Said Easement is appurtenant to Parcel One.

Parcel SEVEN:

A non-exclusive easement for ingress, egress and utilities over, across and under a 30-foot wide strip of land lying Northwesterly of that portion of the line described below running between Points "A" and "B"; TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across, under a 50-foot wide strip of land lying Northerly of that portion of the line described below running between Points "B" and "C":

Line:

That portion of Tract 18, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the North $\frac{1}{4}$ corner of Section 32, Township 35 North, Range 4 East, W.M.; thence South $2^{\circ}11'42''$ West along the North-South centerline of said Section 32 for a distance of 1,171.00 feet to the true point of beginning; thence South $87^{\circ}48'18''$ East for a distance of 287.55 feet; thence South $2^{\circ}11'42''$ West on a line parallel with the West line of said Tracts 11 and 18 for a distance of 177.60 feet to a 1 inch iron pipe; thence South $53^{\circ}58'20''$ East for a distance of 37.58 feet to the Northerly edge of an existing gravel road; said point being labelled point "A";

thence Westerly along the Northerly edge of said road South $29^{\circ}15'57''$ West for a distance of 118.64 feet; thence South $32^{\circ}49'30''$ West for a distance of 162.61 feet to a point on the North line of the parcel conveyed to James Bendtsen under Auditor's File No. 619347; said point being labelled Point "B";

thence around a curve to the right whose central angle bears North $22^{\circ}45'15''$ West a radial distance of 166.42 feet; thence along said curve for an arc distance of 65.10 feet; thence South $89^{\circ}39'31''$ West for a distance of 119.21 feet to a point on the North-South centerline of said Section 32; said point being labelled Point "C"; the terminus of this line description.

Said Easement is appurtenant to Parcel One.

Parcel EIGHT:

TOGETHER WITH an easement 10 feet in width for ingress and egress over and across that portion of Lot 40, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 40, and which point is also the Southwest corner of Lot 38 of said Plat of Tinas Coma; thence North 89°12'36" West along the South line of said Lot 40, a distance of 129.08 feet to a Southwest corner of said Lot 40; thence North 0°47'24" East along a Westerly line of said Lot 40, a distance of 90.00 feet to a corner of said Lot 40 and the true point of beginning of this easement description; thence North 56°59'29" West, a distance of 35.55 feet; thence North 13°47'47" West, a distance of 50.95 feet, more or less, to a point on the Southerly right of way line of the cul-de-sac to Bella Vista Lane as platted, and which point bears South 7°49'38" East, a distance of 55.00 feet from said cul-de-sac radius point; thence Westerly along the Southerly line of said cul-de-sac on a curve to the right having a central angle of 10°38'17" and a radius of 55.00 feet, an arc distance of 10.21 feet; thence South 13°47'47" East, a distance of 56.91 feet; thence South 56°59'29" East, a distance of 23.64 feet, more or less, to a point on a Southerly line of said Lot 40 which bears North 89°12'36" West, a distance of 18.76 feet from the true point of beginning; thence South 89°12'36" East along a Southerly line of said Lot 40, a distance of 18.76 feet to the true point of beginning of this easement description.

Parcel NINE:

TOGETHER WITH a non-exclusive easement delineated over and across the five following described portions of the "Plat of Tinas Coma", recorded as Skagit County Auditor's File No. 200008110004.

1. A Southeasterly 30-foot wide portion of Lot 55 thereof;
2. An Easterly 30-foot wide portion of Open Space Tract "I" thereof;
3. A Northerly and Northwesterly 20-foot wide portion of Lot 56 thereof;
4. A Westerly 20-foot wide portion of Lot 57 thereof; and
5. A Westerly 20-foot wide portion of Lot 58 thereof;

Said Easement is appurtenant to Parcel Two & Three

Parcel TEN:

TOGETHER WITH an easement 10 feet in width for ingress and egress over and across that portion of Lot 40, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, as record November 20th, 2008 under Auditors File No. 200812110068 records of Skagit County, Washington

Said Easement is appurtenant to Parcel Two & Three.

Before Legal Descriptions Lot "A"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

A portion of Tracts 11 and 18, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit Count, Washington, more particularly described as follows:

Beginning at the North ¼ corner of Section 32, Township 35 North, Range 4 East, W.M.; thence South 2°11'42" West along the North-South centerline of said Section 32 for a distance of 1,171.00 feet to the true point of beginning; thence South 87°48'18" East for a distance of 287.55 feet; thence South 2°11'42" West on a line parallel with the West line of said Tracts 11 and 18 for a distance of 177.60 feet to a 1 inch iron pipe; thence South 53°58'20" East for a distance of 37.58 feet to the Northerly edge of an existing gravel road; thence Westerly along the Northerly edge of said road South 29°15'57" West for a distance of 118.64 feet; thence South 32°49'30" West for a distance of 162.61 feet to a point on the North line of the parcel conveyed to James Bendtsen under Auditor's File No. 619347; thence around a curve to the right whose central angle bears North 22°45'15" East a radial distance of 166.42 feet; thence along said curve for an arc distance of 65.10 feet; thence South 89°39'31" West for a distance of 119.01 feet to a point on the North-South centerline of said Section 32; thence North 2°11'42" East along said centerline for a distance of 464.72 feet to the true point of beginning; said parcel including that portion of Anacortes Street contained within as vacated under Commissioner's File No. 14188.

EXCEPT that portion thereof, if any, lying within the Plat of "Tinas Coma" as per plat recorded as Auditor's File No. 200008110004.

PARCEL "B":

All that portion of Lot 11 and of the vacated Anacortes Street abutting thereon, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the North $\frac{1}{4}$ corner of Section 32, Township 35 North, Range 4 East, W.M., said County and State, said point being shown as a brass tack in rock on Sheet 4 of 4, BURLINGTON HILL BUSINESS PARK, PHASE II, BINDING SITE PLAN, approved October 15, 1997, recorded October 29, 1997, in Volume 13 of Short Plats, pages 53 through 56, inclusive, under Auditor's File No. 9710290033, records of Skagit County, Washington; thence South $0^{\circ}47'23''$ West along the North-South centerline of said Section 32 for a distance of 1,071.00 feet to the true point of beginning; thence South $89^{\circ}12'37''$ East for a distance of 75.00 feet; thence North $0^{\circ}47'23''$ East, parallel with said North-South centerline, for a distance of 90.00 feet; thence South $89^{\circ}12'37''$ East for a distance of 50.00 feet; thence South $0^{\circ}47'23''$ West, parallel with said North-South centerline, for a distance of 90.00 feet; thence South $89^{\circ}12'37''$ East for a distance of 162.55 feet to the Northerly extension of the East line of that certain tract of land shown as Parcel "A" on Record of Survey recorded in Volume 3 of Surveys, page 7, under Auditor's File No. 8002060006, records of Skagit County, Washington; thence South $0^{\circ}47'23''$ West along said Northerly extension for a distance of 100.00 feet to the Northeast corner of said Parcel "A"; thence North $89^{\circ}12'37''$ West along the North line of said Parcel "A" for a distance of 287.55 feet to the Northwest corner of said Parcel "A" and a point on said North-South centerline; thence North $0^{\circ}47'23''$ East along said North-South centerline for a distance of 100.00 feet to the true point of beginning,

EXCEPT a strip of land 23.00 feet in width and 129.08 feet in length described as follows:

Beginning at the Southeast corner of Lot 40, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington, and which point is also the Southwest corner of Lot 38 of said plat; thence North $89^{\circ}12'36''$ West along the South line of said Lot 40, a distance of 129.08 feet to a Southwest corner of said Lot 40; thence South $0^{\circ}47'24''$ West at right angles to the aforesaid line, a distance of 23.00 feet; thence South $89^{\circ}12'36''$ East, a distance of 129.08 feet; thence North $0^{\circ}47'24''$ East, a distance of 23.00 feet to the point of beginning.

TOGETHER WITH an easement 10 feet in width for ingress and egress over and across that portion of Lot 40, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 40, and which point is also the Southwest corner of Lot 38 of said Plat of Tinas Coma; thence North $89^{\circ}12'36''$ West along the South line of said Lot 40, a distance of 129.08 feet to a Southwest corner of said Lot 40;

thence North 0°47'24" East along a Westerly line of said Lot 40, a distance of 90.00 feet to a corner of said Lot 40 and the true point of beginning of this easement description; thence North 56°59'29" West, a distance of 35.55 feet; thence North 13°47'47" West, a distance of 50.95 feet, more or less, to a point on the Southerly right of way line of the cul-de-sac to Bella Vista Lane as platted, and which point bears South 7°49'38" East, a distance of 55.00 feet from said cul-de-sac radius point; thence Westerly along the Southerly line of said cul-de-sac on a curve to the right having a central angle of 10°38'17" and a radius of 55.00 feet, an arc distance of 10.21 feet; thence South 13°47'47" East, a distance of 56.91 feet; thence South 56°59'29" East, a distance of 23.64 feet, more or less, to a point on a Southerly line of said Lot 40 which bears North 89°12'36" West, a distance of 18.76 feet from the true point of beginning; thence South 89°12'36" East along a Southerly line of said Lot 40, a distance of 18.76 feet to the true point of beginning of this easement description.

Parcel Five:

A non-exclusive easement delineated over and across the five following described portions of the "Plat of Tinas Coma", recorded as Skagit County Auditor's File No. 200008110004.

1. A Southeasterly 30-foot wide portion of Lot 55 thereof;
2. An Easterly 30-foot wide portion of Open Space Tract "I" thereof;
3. A Northerly and Northwesterly 20-foot wide portion of Lot 56 thereof;
4. A Westerly 20-foot wide portion of Lot 57 thereof; and
5. A Westerly 20-foot wide portion of Lot 58 thereof.

Said easement is appurtenant to Parcel One.

TOGETHER WITH an easement 10 feet in width for ingress and egress over and across that portion of Lot 40, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, as record November 20th, 2008 under Auditors File No. 200812110068 records of Skagit County, Washington

Said Easement is appurtenant to Parcel One & Two.

BEFORE LEGAL DESCRIPTIONS LOT "B"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel One:

Tract 19, "Plat of the Burlington Acreage Property" as per plat recorded in Volume 1 of Plats page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Anacortes Street appurtenant thereto.

EXCEPT the 3 following described portions thereof:

- 1) Parcel "B" of Survey recorded February 6, 1980 as Skagit County Auditor's File No. 8002060006.
- 2) That portion of said Tract 19 lying Westerly of the following described line: Begin at the North $\frac{1}{4}$ corner of Section 32, Township 35 North, Range 4 East, W.M.; thence South $0^{\circ}35'18''$ West along the North/South centerline of Section 32, a distance of 1983.22 feet; thence South $89^{\circ}24'18''$ West a distance of 1290.62 feet to the True Point of Beginning of this line description; thence North $0^{\circ}37'03''$ East a distance of 150 feet; thence North $45^{\circ}37'03''$ East a distance of 212.13 feet; thence North $0^{\circ}37'03''$ East to the North line of said Tract 19, the terminus of this line description.
- 3) Beginning at the North $\frac{1}{4}$ corner of Section 32 Township 35 North, Range 4 East, W.M.; thence South $0^{\circ}35'18''$ West a distance of 1627.83 feet; thence South $89^{\circ}19'$ West a distance of 592.46 feet to the true point of beginning; thence South $89^{\circ}19'$ West a distance of 168.21 feet; thence South $0^{\circ}41'$ East a distance of 299.18 feet; thence North $89^{\circ}19'$ East a distance of 168.21 feet; thence North $0^{\circ}41'$ West a distance of 299.18 feet to the true point of beginning. (Said parcel being sometimes referred to as Tract "A" of an unrecorded survey.)

Parcel Two:

A non-exclusive easement for ingress, egress and utilities over, across and under that certain 60-foot wide strip of land delineated on Survey recorded February 6 1980 as Auditor's File No. 8002060006 and re-delineated as "Hendricks Place" on Skagit County Short Plat No. 13-84, approved May 6, 1985 and recorded May 7, 1985 as Auditor's File No. 8505070009; all lying within Tracts 19 and 20 of the "Plat of the Burlington Acreage Property", recorded in Volume 1 of Plats, page 49 records of Skagit County, Washington.

Said Easement being appurtenant to Parcel One.

Parcel Three:

A non-exclusive easement for ingress, egress and utilities over, across and under that portion of the following described 60-foot wide strip of land lying within those portions of Tracts "A" and "B" of Skagit County Short Plat No. 13-84, approved May 6, 1985 and recorded May 7, 1985 as Auditor's File No. 8505070009 lying within Tract 10 of the "Burlington Acreage Property, as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington:

The centerline of this 60-foot wide strip of land is described as follows: Begin at a point on the West line of Bella Vista Lane in the "Plat of Tinas Coma", recorded as Skagit County Auditor's File No. 200008110004 at the Southeasterly most point of Lot 30 of said Plat which is on the West line of said Bella Vista Lane; thence Southeasterly along the West line of said Bella Vista Lane to a point on a line 30 feet Southeasterly of and concentric to the curve which is the Southeasterly line of said Lot 30, said point being the True Point of Beginning of this centerline description; thence Southwesterly along said concentric line to its intersection with a line parallel with and 30 feet Southerly of the South line of said Lot 30; thence Westerly along said parallel line and its Westerly extension, if necessary, to the intersection with the centerline of an existing roadway lying within this 60-foot wide strip of land; thence continue Westerly, Southerly, Westerly and Northwesterly to its intersection with the Easterly line of the 30-foot wide road easement delineated on the face of said Short Plat No. 13-84; thence North 14°39'36" West (North 16°16" West) along said Easterly line to a point 30 feet Southeasterly of an angle point on said Easterly line; thence West to a point on a line delineated on said Short Plat as being parallel with and 10 feet Easterly of the Easterly line of Tract "B" of said Short Plat; thence Southwesterly along said parallel line to its intersection with the Easterly extension of the South line of said Tract "B"; from said point of intersection said parallel line becomes the centerline of the 60-foot wide road and utility easement delineated on said Short Plat as a Northerly extension of Hendricks Place; thence continue Southwesterly along said centerline to the South line of said Tract "A", the terminus of this 60-foot wide strip of land.

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If the centerline of the existing roadway reference at the beginning of this centerline description is more than 30 feet Southerly of the Southeasterly and Southerly lines of Lot 30 then the centerline of this 60-foot wide strip of land shall follow said existing centerline in lieu of the 30-foot concentric and parallel lines described above.

Said Easement is appurtenant to Parcel One.

Parcel Four:

A non-exclusive easement for ingress, egress and utilities over, across and under a 30-foot wide strip of land lying Northwesterly of that portion of the line described below running between Points "A" and "B"; TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across, under a 50-foot wide strip of land lying Northerly of that portion of the line described below running between Points "B" and "C":

Line:

That portion of Tract 18, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

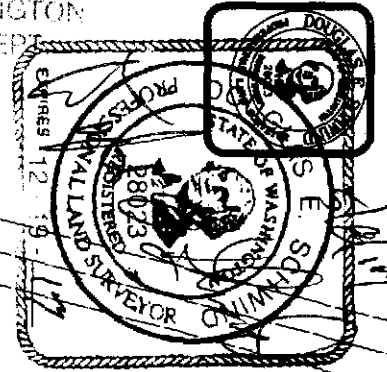
Beginning at the North $\frac{1}{4}$ corner of Section 32, Township 35 North, Range 4 East, W.M.; thence South $2^{\circ}11'42''$ West along the North-South centerline of said Section 32 for a distance of 1,171.00 feet to the true point of beginning; thence South $87^{\circ}48'18''$ East for a distance of 287.55 feet; thence South $2^{\circ}11'42''$ West on a line parallel with the West line of said Tracts 11 and 18 for a distance of 177.60 feet to a 1 inch iron pipe; thence South $53^{\circ}58'20''$ East for a distance of 37.58 feet to the Northerly edge of an existing gravel road; said point being labelled point "A"; thence Westerly along the Northerly edge of said road South $29^{\circ}15'57''$ West for a distance of 118.64 feet; thence South $32^{\circ}49'30''$ West for a distance of 162.61 feet to a point on the North line of the parcel conveyed to James Bendtsen under Auditor's File No. 619347; said point being labelled Point "B"; thence around a curve to the right whose central angle bears North $22^{\circ}45'15''$ East a radial distance of 166.42 feet; thence along said curve for an arc distance of 65.10 feet; thence South $89^{\circ}39'31''$ West for a distance of 119.01 feet to a point on the North-South centerline of said Section 32; said point being labelled Point "C"; the terminus of this line description.

Said Easement is appurtenant to Parcel One.

RECEIVED

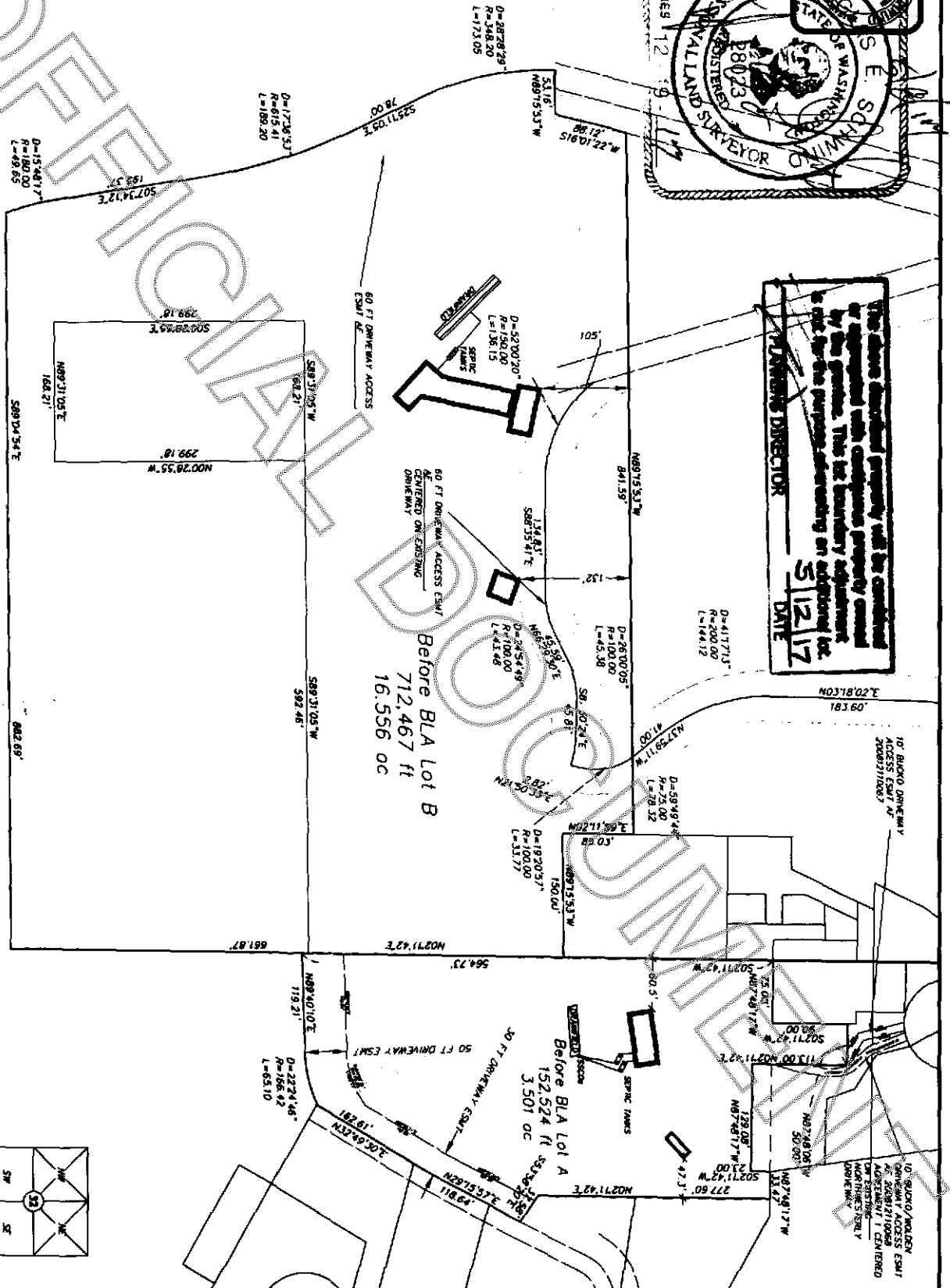
MAY 09 2017

CITY OF BURLINGTON
PLANNING DEPT



This document represents a preliminary survey and is not to be used for any legal or other purpose without the express written consent of the Surveyor. The boundary adjustment is not for the purpose of affecting an adjacent lot.

DANIEL J. SCHMITT
DATE **5/12/17**



RECORDING CERTIFICATE

FILED FOR RECORD BY THE REQUEST OF
DATE OF _____ TO _____ AM/PM AND RECORDED
UNDER AUDITOR'S FILE NO. _____
SALVAT COUNTY, WASHINGTON

DEPUTY

COUNTY AUDITOR



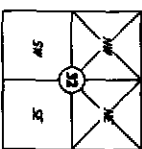
NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

2209 MONICA DRIVE
MOUNT VERNON, WASHINGTON 98273
PH: (360) 424-4865

BOUNDARY LINE ADJUSTMENT

Portion of Hendrick Lots
SURVEY in a portion of the NW 1/4 of
Section 32, T. 35 N., R. 4 E., WA

Adam Ware
in Burlington, Washington



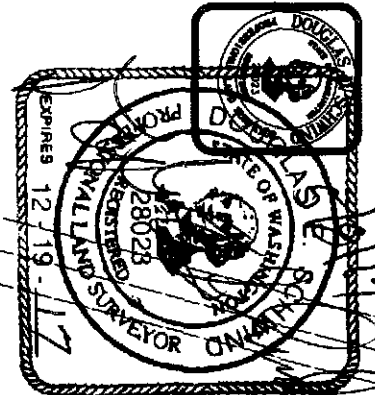
Section 32, T. 35 N., R. 4 E.
Bucks County, Washington

PROJECT 16013
DRAWING 16013
DESIGNED BY and
CHECKED BY dms
DATE 11/24/16
SHEET 1 OF 1

RECEIVED

MAY 09 2017

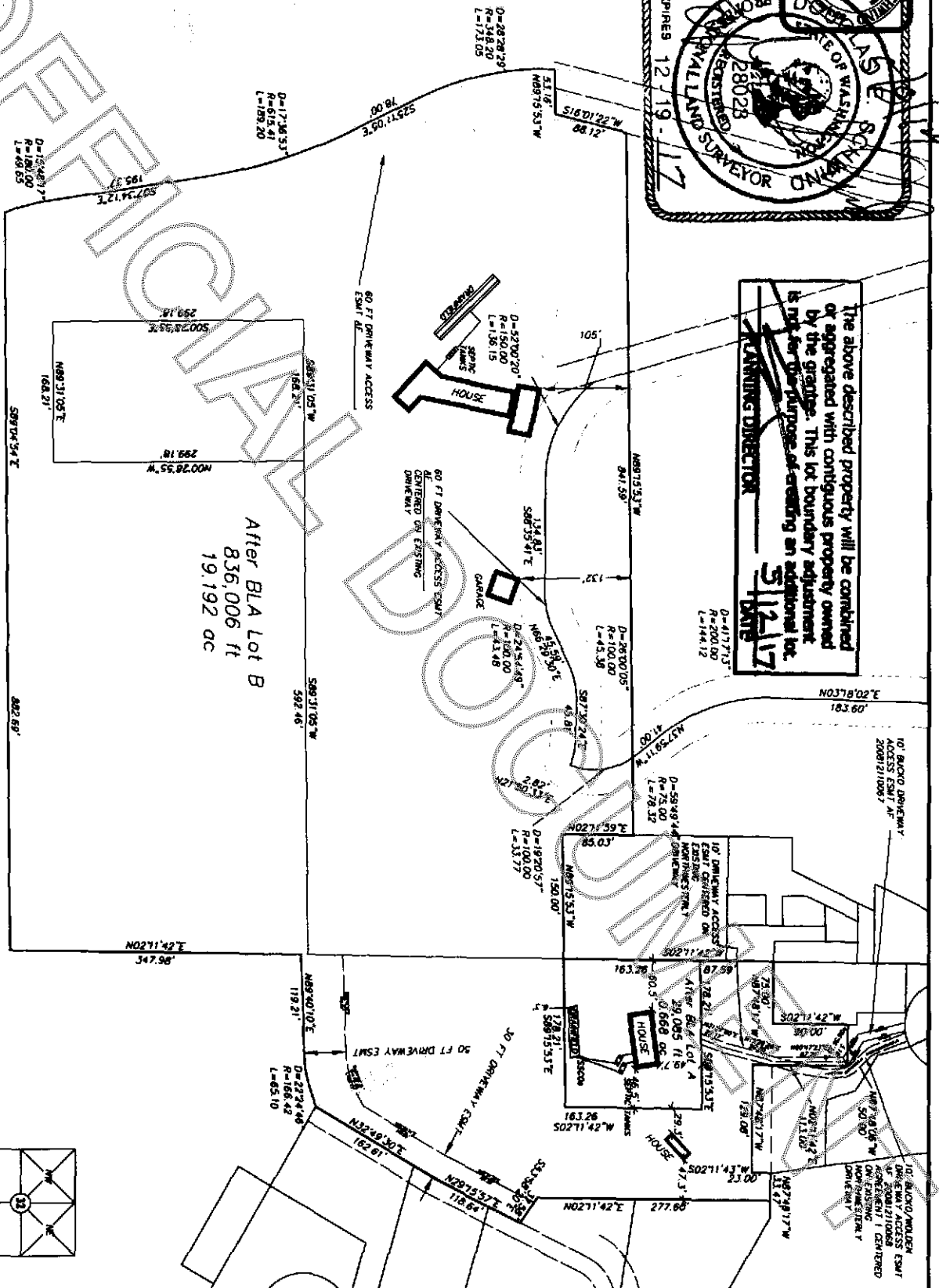
CITY OF BURLINGTON
PLANNING DEPT.



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.

PLANNING DIRECTOR

5/12/17
DATE



RECORDING CERTIFICATE

THIS MAP RECORD A THE REQUEST OF
DAY OF 20 AT AM/PM AND RECORDED
UNDER AUDITOR'S FILE NO.
SACRED COUNTY, WASHINGTON.

DEPUTY

COUNTY AUDITOR



NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

2209 MONICA DRIVE
MOUNT VERNON, WASHINGTON 98273
PH: (360) 424-4853

BOUNDARY LINE ADJUSTMENT

Portion of Hendrick Lots
SURVEY in a portion of the NW 1/4 of
Section 32, T. 35 N., R. 4 E., NW

Adam Ware
in Burlington, Washington

PROJECT 16013
DRAWING BY 16013
CHECKED BY dms
DATE 11/23/16

