



201707270155

Skagit County Auditor \$82.00
7/27/2017 Page 1 of 9 3:50PM

AFTER RECORDED RETURN TO:

Advantage Business Park LLC
c/o Timothy B. White
12708 Leatherwood Lane
Bow, Washington 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 3456
JUL 27 2017

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

Document: **BOUNDARY LINE ADJUSTMENT - QUIT CLAIM DEED**

Grantors: Advantage Business Park, LLC

Grantees: Advantage Business Park, LLC

Abb. Legal: LOT 2 AND LOT 3 'HOPPER ROAD BUSINESS PARK, REVISED
BINDING SITE PLAN
[Ptn, NW/4, Section 8, Township 34 North, Range 4 East]
Full legal attached as Exhibit "A"

Assessors Tax ID No. P116576 and P116575

THE GRANTOR, Advantage Business Park, LLC, a Washington Limited Liability Company, for and in consideration of a boundary line adjustment between two contiguous parcels wholly owned by Grantor, conveys and quit claims to Advantage Business Park, LLC, a Washington Limited Liability Company, GRANTEE, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of he grantor therein:

BEFORE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

PROPERTY OWNER - LOT B

PROPERTY OWNER - LOT C

DETERMINATION

APPROVAL IS GRANTED

SUBJECT TO

DISAPPROVAL BECAUSE

(1) THIS BOUNDARY LINE ADJUSTMENT IS REQUIRED AS A CONDITION OF APPROVAL OF CONDITIONAL USE PERMIT COP1-17. THE LOTS SHALL NOT BE FURTHER DIVIDED OR ADJUSTED IF THE DIVISION OR ADJUSTMENT WOULD CAUSE EITHER LOT, OR THE DEVELOPMENT ON EITHER LOT TO VIOLATE A BURLINGTON MUNICIPAL CODE REQUIREMENT.

PLANNING DIRECTOR

7/24/2017
DATE

CITY OF BURLINGTON

(2) THIS BLA INCLUDES ONLY TWO LOTS (LOTS "A" AND "B") AND IS NOT INTENDED TO CREATE OR RECOGNIZE ANY ADDITIONAL LOTS.

CONDITIONS OF APPROVAL

AFTER LEGAL DESCRIPTION ATTACHED AS EXHIBIT B

BEFORE MAP OF PARCELS ATTACHED AS EXHIBIT C

AFTER MAP OF PARCELS ATTACHED AS EXHIBIT D

The above described property will be combined or aggregated with contiguous property owned by grantee. This lot boundary line adjustment is not for the purpose of creating an additional lot.

By the signature affixed hereto the City of Burlington approves this boundary adjustment.

In witness whereof, I have hereunto set out by my hand this 24th day of July 2017. As the Managing Member of "Advantage Business Park, LLC" of the herein-after Lots Numbered by LOT A and LOT B.

Know all men by these present that the undersigned Owners certify that this Boundary Line Adjustment is make as our free act and deed.

ADVANTAGE BUSINESS PARK, LLC

CITY OF BURLINGTON


TIMOTHY B. WHITE, MANAGER


PLANNING DIRECTOR,

Date

7/24/2017 *

* SEE CONDITIONS OF APPROVAL

EXHIBIT "A"

LEGAL DESCRIPTIONS BEFORE BLA

LOT "A" BEFORE ADJUSTMENT

LOT 3 'HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN , APPROVED JANUARY 29, 2003, RECORDED JANUARY 30, 2003, UNDER AUDITORS FILE NUMBER 200301300162, RECORDS OF SKAGIT COUNTY WASHINGTON. BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

SUBJECT TO AND TOGETHER WITH COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD

CONTAINING 48,946 SQ.FT. OR 1.12 ACRES

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

LOT "B" BEFORE ADJUSTMENT

LOT 2, "HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN", APPROVED JANUARY 29, 2003, RECORDED JANUARY 30, 2003, UNDER AUDITORS FILE NUMBER 200301300162, RECORDS OF SKAGIT COUNTY WASHINGTON. BEING A PORTION OF NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

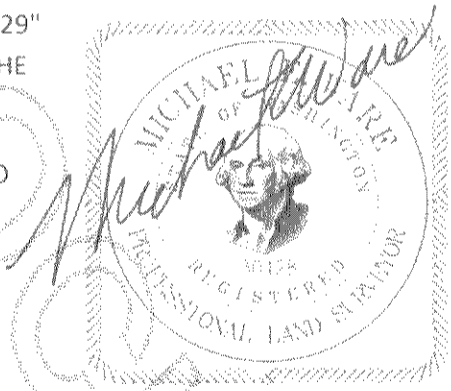
TOGETHER WITH THAT PORTION OF LOT 1 OF SAID BINDING SITE PLAN, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 87° 53' 43" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 234.38 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 2° 06' 29" EAST 138.20 FEET TO THE NORTHERLY LINE OF SAID LOT 1 AND THE TERMINUS OF SAID LINE DESCRIPTION.

SUBJECT TO AND TOGETHER WITH COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD

CONTAINING 54,280 SQ. FT. OR 1.25 ACRES.

[AKA LOT "B" BOUNDARY LINE ADJUSTMENT SURVEY AFN 201206050079. RECORDS OF SKAGIT COUNTY WASHINGTON], SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON



7-13-2017
DOCUMENT

EXHIBIT "B"

LEGAL DESCRIPTIONS AFTER BLA

LOT "A" AFTER ADJUSTMENT

LOT 3 HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN , APPROVED JANUARY 29, 2003, RECORDED JANUARY 30, 2003, UNDER AUDITORS FILE NUMBER 200301300162, RECORDS OF SKAGIT COUNTY WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

TOGETHER WITH THAT PORTION OF LOT 2 OF THE BEFORE-MENTIONED "HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN" AND ALSO KNOWN AS LOT "B" BOUNDARY LINE ADJUSTMENT SURVEY, AFN 201206050079, RECORDS OF SKAGIT COUNTY WASHINGTON,

LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHERN COMMON CORNER OF LOT'S 2 AND 3 OF THE BEFORE-MENTIONED "HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN" THENCE NORTH 87°53'43" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, 193.15 FEET AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 0° 16'26" WEST, 136.86 FEET; THENCE NORTH 15°51'47" WEST, 31.42 FEET TO THE SOUTH MARGIN OF EAST GEORGE HOPPER ROAD AND THE TERMINUS OF SAID LINE.

SUBJECT TO AND TOGETHER WITH COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD

CONTAINING 87,544 SQ.FT. OR 2.01 ACRES

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

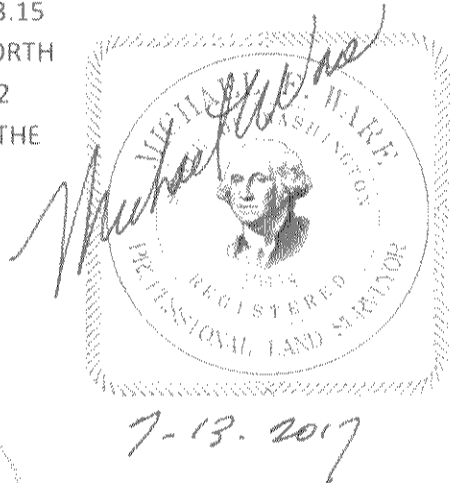


EXHIBIT "B" Continued

LOT "B" AFTER ADJUSTMENT

LOT 2, "HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN", APPROVED JANUARY 29, 2003, RECORDED JANUARY 30, 2003, UNDER AUDITORS FILE NUMBER 200301300162, RECORDS OF SKAGIT COUNTY WASHINGTON. BEING A PORTION OF NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

EXCEPT THAT PORTION LYING EAST OF THE FOLLOWING DESCRIBED LINE:

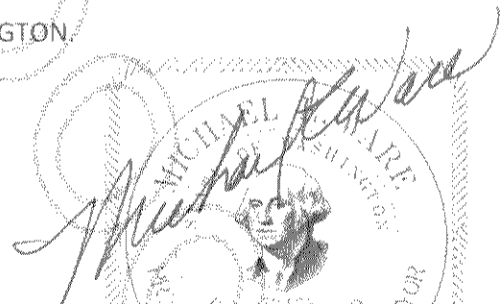
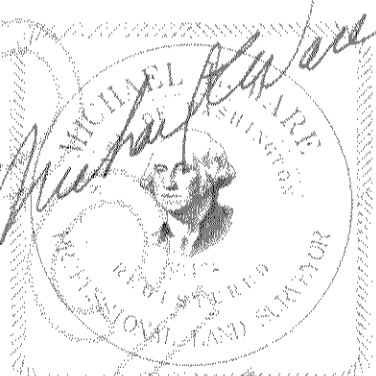
COMMENCING AT THE SOUTHERN COMMON CORNER OF LOT'S 2 AND 3 OF THE BEFORE-MENTIONED "HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN" THENCE NORTH 87°53'43" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, 193.15 FEET AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 0° 16'26" WEST, 136.86 FEET; THENCE NORTH 15°51'47" WEST, 31.42 FEET TO THE SOUTH MARGIN OF EAST GEORGE HOPPER ROAD AND THE TERMINUS OF SAID LINE.

TOGETHER WITH THAT PORTION OF LOT 1 OF SAID BINDING SITE PLAN, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 87° 52'36" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 234.29 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 2° 06' 44" EAST 138.21 FEET TO THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY MARGIN ON GEORGE HOPPER ROAD AND ALSO THE TERMINUS OF SAID LINE DESCRIPTION.

SUBJECT TO AND TOGETHER WITH COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD CONTAINING 15,686 SQ. FT. OR 0.36 ACRES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



7-13-2017

IN A PORTION OF SECTION 8, TOWNSHIP 34 N., RANGE 4 E, WM.

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.

7/24/2017
PLANNING DIRECTOR

* SEE CONDITIONS OF APPROVAL

$\theta = 7^{\circ}20'31''$
 $R = 500.00'$
 $L = 64.07'$

FOUND SURVEY MONUMENT SET PRIOR BY SURVEYOR PLS NUMBER

1. INDICATES 17652
2. INDICATES 17652 FND 0.5' S.
3. INDICATES 19645
4. INDICATES 28626
5. INDICATES 8992

B.S.P. - "HOPPER ROAD BUSINESS PARK REVISITED BINDING SITE PLAN" AFN 200.301300162

NOTE 1: BOUNDARY LINE ADJUSTMENT-SURVEY AFN 201206050079, PROVIDES BEARINGS AND DISTANCES AS FOLLOWS:

- i. S $87^{\circ}53'43''$ E - 234.38'
- ii. N $2^{\circ}06'29''$ E - 138.20'

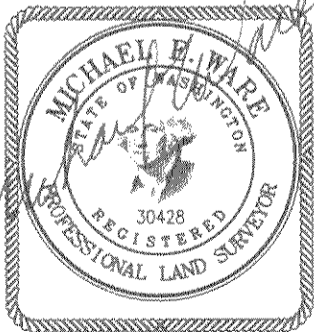
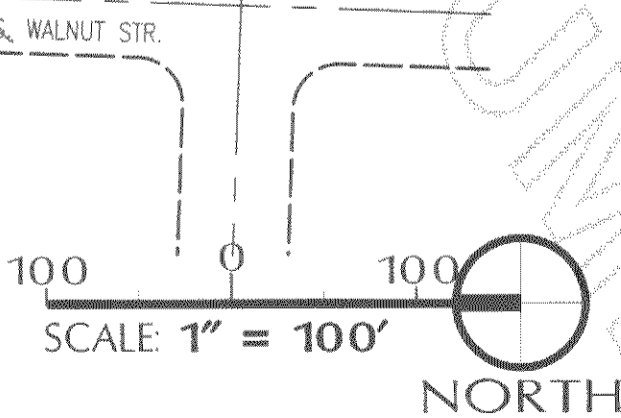
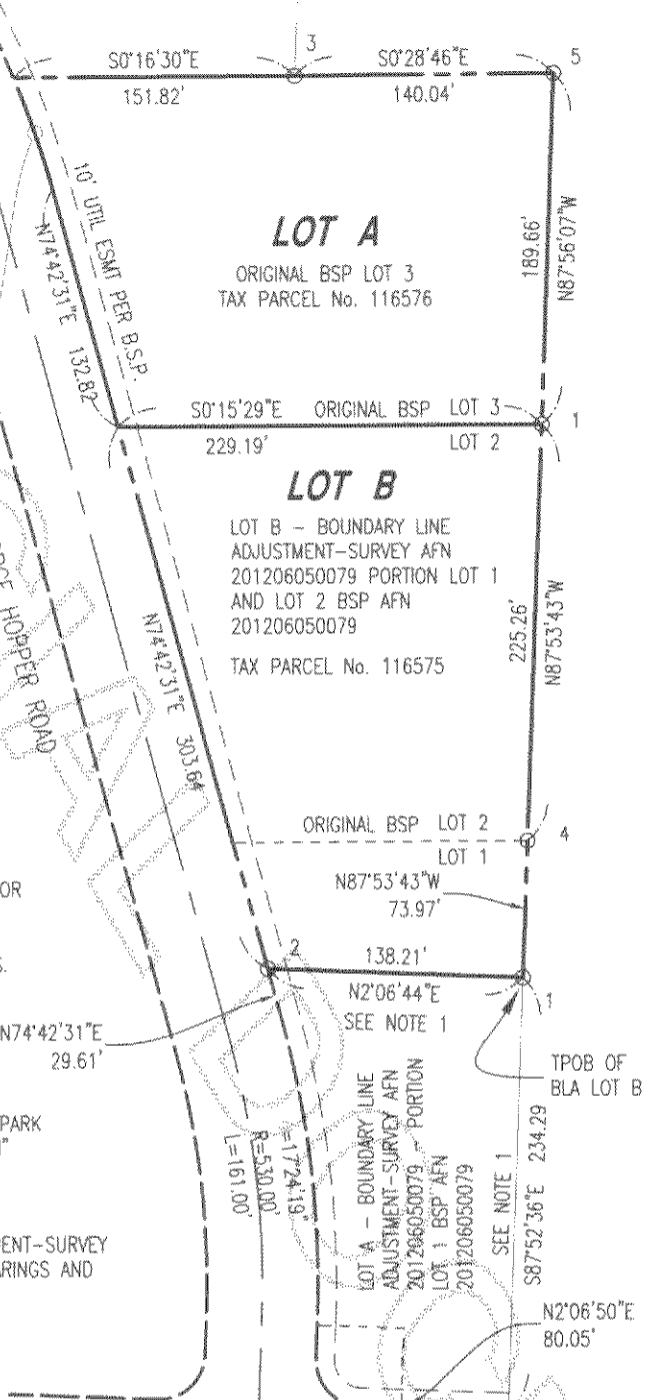


EXHIBIT C BEFORE ADJUSTMENT



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705-1111 Cleveland Avenue, Suite 202 Mount Vernon, WA 98273
Tel. 360-404-2010 Fax: 360-404-2013

SHEET DESCRIPTION
PROPOSED BOUNDARY LINE ADJUSTMENT

PROJECT
NEW HOTEL SITE PLAN FOR ADVANTAGE BUSINESS PARK, LLC

SCALE $1" = 60'$
DRAWN BY: PLAU
JOB NUMBER: 16093
DATE: 06.20.17

DRAWING NAME: 16093 BLA.dwg
SHEET: 1 OF 1

IN A PORTION OF SECTION 8, TOWNSHIP 34 N, RANGE 4 E, W.M.

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.

DATE: 7/24/2017
 PLANNING DIRECTOR: [Signature]

* SEE CONDITIONS OF APPROVAL

- FOUND SURVEY MONUMENT SET PRIOR BY SURVEYOR PLS NUMBER
- 1. INDICATES 17652
 - 2. INDICATES 17652 FND 0.5' S.
 - 3. INDICATES 19645
 - 4. INDICATES 28626
 - 5. INDICATES 8992

B.S.P. - "HOPPER ROAD BUSINESS PARK REVISITED BINDING SITE PLAN" AFN 200301300162

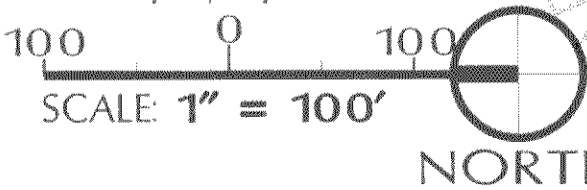
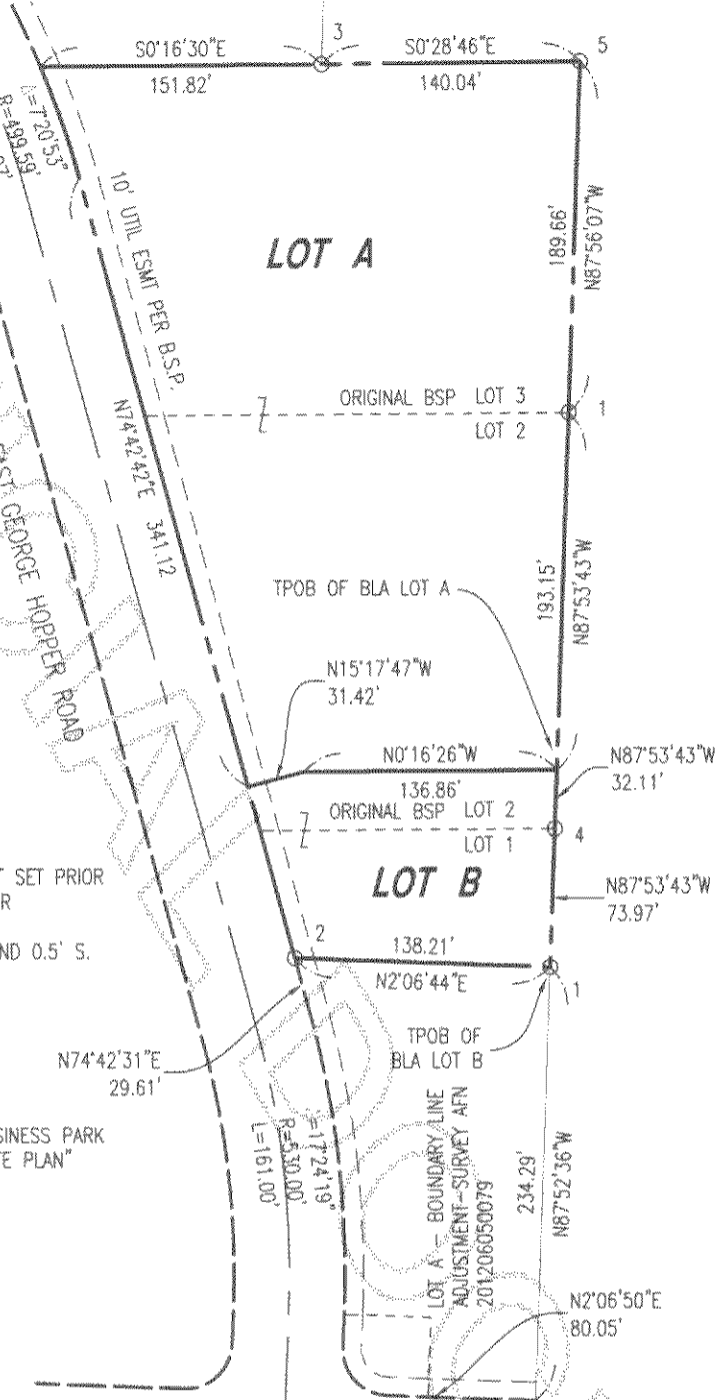


EXHIBIT D
AFTER ADJUSTMENT

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 P.O. Box 1705-1111 Cleveland Avenue, Suite 202
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 Tel. 360-404-2010 Fax: 360-404-2013

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