

#### BLUE COW HII NI CAR N.W 1/4 AND S.W. 1/4, SEC. 4, TWP 34 WASH CITY OF ANACORTES, WASHINGTON BOUNDARY LINE z; ADJUSTMENT RNG ა ლ W.M #3

\_EGAL DESCRIPTION BEFORE BOUNDARY LINE ADJUSTMENT

PARCEL "A": (P19847)
All that partian of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Commencing of the West 1/4 corner of soid Section 4; theree South 170200" West, 55.50 feet; throne South 862500" East 139.75 each to the true point of beginning theree North for a distinct throne South Research of the South fine of State Highway fight—dr-way as conveyed to the State of Washington by each recorded March 6, 1961, under Auditor's File No. GM4800, records of State of Washington by there is Southersately doing the Southery line of soid State Highway for 19027 feath more or less, to a point 450.00 feet East of the West line of soid State State (Highway for ST220" West a distincte of 308.27, more or less, to the point of beginning thereo North 85.00 feet thereof.

106EHER With a tract of land lying in the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 4, Tomanip 34 North, Ronge 2 East of the Wildmette Meridian, described as follows:

Commencing at the West Quarter corner of said Section 4, thence South 1702'00" West, 55.50 feet; thence South 8572'00" East, 139.76 feet; thence South 6752'00" East, 139.76 feet; thence South 6752'00" East, 139.76 feet; thence south 6752'00" East opportionably 238.86 feet, more or less, to a point 4.55 feet East of the West line of said Section 4; thence North 8774.47" West, 89.33 feet; thence North 7532'10" West, 133.73 feet; thence North 1703'37" West, 51.99 feet to the true point of beginning.

Tract 1: The West 85.00 feet of that portion of the Southwest 1/4 of the Northwest 1/4 and the Mostnesst 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East, W.M., TOCETHER WITH A non-exclusive essement for ingress, egress and utilities over, across and under South 30 feet of both Tracts 1 and 2 described below and a non-exclusive easement for ingress, egress and utilities over, crosss and under a 30 foot wide stip of land lying within the North 50 feet of both Tracts 1 and 2 described below:

Commencing at the West 1/4 corner of sold Section 4; thence South 1702'00" West, 55.50 feet thrence North 8272'00" East, 139.78 feet to the true point of beginning thence North for a distance of 135.35 feet, more or less, to the South fine of State Highwory right-of-way as commend to the State of Westington by deed recorded March 6, 1961, under Auditor's Fig. No. 504800, records of South County, Westington theore Southearthy along the Southery fine of sold State Highway for 308.27 feet, more or less, to a point 425.00 feet East of the West line of sold Section 4; thereo South to a point 1961 South 6752'20" East from the true point of beginning; thence North 6752'20" West a distance of 308.27 feet, more or less, to the point of beginning.

Tract 2: That portion of the West 1/4 of Section 4, Township 34 North, Range 2 East W.M., described as follows:

Commencing at the West 1/4 corner of soid Section 4; theree South 274/00" Next along the West line of soid section. SECD frest therees south 873/00" East, 25 feet to the true point of beginning (soid point being on the Eart morph of Warrh Point Rood); theree South 873/00" East, 114.76 feet to the Eart line of that carrial work coveraged to George 0. Salkien at our by deed recorded and Salkien at our by deed recorded and Salkien at our by deed recorded and Salkien at our Boat Hard No. 462718; theree Swith 728.70 Creat doing the Seat line of the Salkien type of the Salkie of Washington for Salkien set our Salkien at Salkien in Salkien Salki

PARCEL "B": (P19848) A tract of land lying i

A tract of land lying in the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Williamette Meridian, described as follows:

Beginning at the West Quarter corner of sold Section 4; thence South 1702/00° West, 55.50 feet, theree South 8572/00° East, 193-78 feet to the true point of beginning; thence South 5752/20° East approximately Jobliz 7 feet, more rises, to a point A25 feet East of the West line of sold Section 4, to a point 340 feet South of the South porties to the West line of sold Section 4, to a point 340 feet South of the South porties of view sec conveyed to the State of Weshington by deed dated Journary 75, 1951, under Auditor's File No. 504500, records of Skogit County, Weshington: theree North 6772/270′ West 256.18 feet, more or less, to a point 140 feet East of the West line of said Section 4; thence North 1702/00° East, 281.42 feet, more or less, to a the true point of beginning.

OCEPT a tract of land lying in the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Williamsett Pide of Section 4, Township 34 North, Ronge 2 East of the Williamsette Mendion, described as follows:

PARCEL \*B\*. (P19848)
A tract of land lying in the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 4, Tomnship 34 North, Runge 2 East of the Williamette Meridian, described as follows:

Beginning of the West Quarter corner of sold Section 4; thence South 170200" West, 55.50 feet; theree South 852501 East, 139.78 feet to the true point of beginning; thence South 6772201" East oppositionally 208.27 feet, more or less, to a point 425 feet East of the West line of sold Section 4; thence South portialls for the West line of sold Section 4, to a point 340 feet South or the South read of the South Fighway right or way as conveyed to the South of Westington by deed deted formary 25, 1961, under Auditor's File No. 80480, records of Sough County, Washington: thence North 6722701 West 298.18 feet, more or less, to a point 440 feet East of the West line of sold Section 4; thence North 1702700" East, 281.42 feet, more or less, to the true point of beginning.

EXCEPT a tract of land lying in the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Williamette Meridian, described as follows:

Commencing at the West Quarter corner of said Section 4, therce South 1702/00\* West, 55.50 feet; thence South 8572/00\* East, 139.78 feet; thence South 6752/00\* East, 139.78 feet; thence South 6752/00\* East, 139.78 feet; thence South 6752/00\* East, 139.78 feet, more or less, to a point of beginning; thence South 6752/00\* East approximately 238.86 feet, more or less, to a point of Section 4; thence North 8744/70\* West, 89.35 feet; thence North 1703/70\* West, 51.99 feet to the true point of beginning.

PARCEL \*D\*.\* (P19857, P1855) and P11258)
Inter portion of the West \*1/4 of Section 4, Tomrship 34 North, Range 2 East W.M., described as fulnes: Explaining at a point 15 feet feats of the West quarter corner of Section 4, Township 34 north, Range 2 East W.M. (ead premises being on the East margin of March's Point Road), thereof south 95000 feet, more or less, to the North Read of County road known as the Stevenson Road; thereo East along the North line of said County road, 125,00 feet, thence North 795,00 feet, thereof or east, to the Southery line of those premises condemned by the State of Washington for highway purposes by Decree entered June 5, 1951, in Stagit County Sperior Court Cause No. 20055; thence wheaterly using the Southerly line of said highway to the East line of Narch's Point Road, thence such that the point of beginning:

EXCEPT THEREFROM the following described tract:

Commencing at the West Quarter corner of said Section 4; thence South Z24'00" West doing the West Ine of said Section, 55:30 feet; thence South F273'00" East 25 feet to the true point of beginning (said point being on the East imayin of March's Point Root), thence South F273'00" East 114,78" feet to the East line of that certain fred conveyed to Secrep D. Sulfron, et uz, by Deed recorded July 16, 1947, under Juditio's File No. 4051'15, records of Saight County, Weshington; thence both Z24'00" East along the East line of said Sulfron tract 138.38 feet to the Southerly line of those pranises condemned by the State of Washington for highway purposes by Decree entered June 5, 1851 in Susql County Superior Court Clause No. 25505; thereo Westerly along the Southerly line of said highway 19420 feet to the East morgin of March's Point Root; thence South 155'45" West doing sold East morgin 103.78 feet; thence continue doing said East morgin South 155'45" West doing sold East morgin 103.78 feet; thence continue doing said East morgin South 125'40" West 55.66 feet to the point of beginning.

### OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of the land herein described do hereby noted a bouldary line adjustment thereof bursuant to Ch. 19.34 of the Ancordes Municipal Code, and decline this document to be the graphic propercentation of the same, and that sold adjustment to an appropriate the same of the same, and that sold adjustment is made with free consent and in accordance with the desire of the

The undersigned further acknowledge that the approval and recording of this document does not establish new title lines. PURFHER we have also been notified to execute and record deeds with the County Auditor to convey all title interest consistent with this boundary line adjustment. In witness whereof we set our hards and sects.

Big Sky West LLC - DNeller

9/4/2020 DATE

State of Washington County of Skagit

I certify that I know of have satisfactory evidence that  $\frac{(-1/11\%/127)}{100}$  authorized to signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to

execute the instrument and acknowledged it as the  $\underline{RLA}$  Big Sky West LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. Um day of A chestory

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Name printed しょう シーランド

Residing at Description toutent and his property

ACCEPTANCE

This boundary line adjustment is hereby examined and approved for

Subdivision Administrator

BLA-2020-0002

Surl-b 

SURVEYOR
DALE K. HERRIGSTAD P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES WA 98221

360-299-8804

4320 WHISTLE LAKE ROAD, ANACORTES ENGINEERING AND SURVEYING PHONE (360) HERRIGSTAD ×

<b>&gt;</b> `	BLU	BLUE COW CAR WASH	WASH
Α	SCALE	DATE:	ON BOL
	NONE	August 2020	J2019-123
	DRAWN BY;	CHKD BY:	SHEET: OF:
	DALE H.	DKH	20

#### BLUE IN THE N.W. 1/4 AND S.W. COW CAR WASH CITY OF ANACORTES, WASHINGTON 1/4,BOUNDARY SEC. 4, TWP 34 N., LINE RNG 2 ADJUSTMENT E., W.M. #3

PARCEL "A": (P19847) All that portion of the EGAL DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

All that portion of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 Section 4, Township 34 North, Range 2 East, W.M., described as follows:

COMMENDING at the West 1/4 corner of said Section 4; theree South 10°20°C West, 55.50 feet theree South 892'20°C East 13.57 feet to the TRUE FOWLY OF ESCHINNIC; theree North for distance of 138.38 feet, more or less, to the South line of State Highway fight—of way as conveyed to the State of Manington by deed recorded March 6, 1386, under Auditor's Tile No. 65.4860. records of Single County, Mashington, theree Southeastly driving the Southerly lines of said State records of Single County, Mashington, theree Southeastly along the Southerly lines of said State Highway for 388.27 feet more or less, to a point 495.00 feet East of the Next line of said Station 4; theree South to a point 1495.00 feet for up point of beginning; theree which of 572.20°C West of advance of 308.27, more or less, to the POINT OF BESINNING, EXCEPT the West 65.00 feet thereof.

TOGETHER WITH a tract of land lying in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows

COMMERCING at the West Quarter corner of said Section 4; thence South 102/00" West, 55.50 feet; thence South 952/20" East, 93.77 feet; thence South 972.20" East, 93.67 feet to the 1782 EAVING; thence South 972.20" East popular 425 feet; East of the West line of said Section 4; thence North 874.47" West, 88.93 feet; thence North 752.70" West, 133.73 feet; thence North 856.73" West, 20.00 feet; thence South 1703.77" West, 170.87 feet; thence North 856.73" West, 20.00 feet; thence South 200.71" East, 170.87 feet; thence North 856.73" East, 20.00 feet; thence South 95.73" East, 20.00 feet; thence North 95.75" East, 20.00 feet; thence No

TOSETHER WITH A non-exclusive easement for ingress, egress and utilities over, across and under South 30 feet of both Tracts 1 and 2 described below and a non-exclusive assement for ingress, egress and utilities over, across and under a 30 foot wide stip of land lying within the North 50 feet of both Tracts 1 and 2 described below:

Northwest 1/4 of the described as follows Tract 1: The West 65.00 feet of that portion of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East, W.M.,

COMMERCING at the West 1/4 corner of said Section 4; thence South 102/00° West, 55.50 feet; thence South 8675/20° East, 133.78 feet to the IRICE DMIT OF EGNINING; thence North for a distance of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the State of State Highway (Fig. 1-4) was distance of 158.58 feet, more or less, to a point 4,25.00 feet test of the West line of said State Highway for 308,27 feet, more or less, to a point 4,25.00 feet test of the West line of said Section 4; thence South to a point Mya South F752/20° East from the true point of beginning; thence North 6752/20° Is that from the true point of beginning; thence North 6752/20° West a distance of 308.27 feet, more or less, to the POINT OF BEGINNING.

Tract 2: That partion of the West 1/4 of Section 4, Township 34 North, Range 2 East W.M., described as follows:

COMMENSIAN at the West 1/4 corner of soid Section 4; theree South 2724/00" West door be West line of soid section 5.550 feet theree South 8725/00" East, 25 feet to the TRIEL POWN OF ECONNING (east point being on the East morgin of March Point Roos), theree South 8725/00" East, 114.75 feet to the TRIEL WAS ASSETTED THE ASSETTED FOR THE MERCHANT 274/10" East doing the East foreign the Author of The No. 405/178 themselved the permission of the East foreign the East foreign the East foreign the East foreign the South 8725/10" East of Westington to The South Point South Westington (and East morgin of March Point Roos), the East foreign the South Point South (155/15" West foreign of Lord Point (155/15" West foreign of 150.78 feet 150.78 feet where South 175/15" West doing soid East morgin, a distance of 150.78 feet where Conflicture only South 175/15" West South Point South P

PARCEL "9". (P19848, P19850 and P11296)
That portion of the Northwest 1/4 of the Southwest 1/4 of Section 4,
Township 34 North, Range 2 East of the Williamstet Maridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4; thence South 102000" West, 55.50 feet; thence South 825200" East, 139.78 feet to the IRIE POWN OF BEXIMANG; thence South FO75220" East approximately 2002.77 feet, more or less, to a point 425 feet East or the West line of said Section 4; thence South porallel to the West line of said Section 4, to a point 340 feet South of the South ine of State Highway fight of way as conneged to the State of Westingon by deed dated burnlay 725.1961, under Auditor's Tile No. 60480, records of Stagit County, Westington thence North 9722200" West 296.18 feet, more or less, to a point 140 feet East of the West line of said Section 4; thence North 1702'00" East, 281.42 feet, more or less, to the true POINT OF BEGINNING.

EXCEPT a tract of land lying in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4; theree South 1702'00" West, 55.50 feet; theree South 572'02 East, 93.76 feet; theree South 572'02 East, 93.76 rest, theree South 572'020 East, 93.70 East, 93.76 rest, theree South 572'020'East, 93.76 feet, more or less, to a point 425 feet East of the West line of said Section 4; theree North 87'44'77 West, 89.33 feet; theree North 75'32'10" West, 133.73 feet; thence North 173'37" East, 51.99 feet to the POINT OF BECINNING.

ALSO EXCEPT that portion of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4; thence South 1702'00" West, 55.50 feet; thence South 8825'00" East, 139.76 feet to the ITRLE POINT OF BEGINNING, thence South 6752'20" East, 69.67 feet; thence South 1703'37" West, 10.90 feet; thence South 1703'37" West, 170.66 feet; thence North 8855'23" West, 20.00 feet; thence South 1703'37" East, 247.73 feet to the POINT OF BEGINNING.

TOCETHER WITH that portion of the West 1/4 of Section 4, Township 34 North, Range 2 East W.M. described as follows:

COMMENCIAL at a point 15 feet East of the West quarter corner of Section 4, Township 34 North, Range 2 East W.M. (said premises being on the tast margin of March's Friant Road); thereo Section 4, 503.50 feet to the TRUE FOHN OF SEGNING; thereo South, 255.50 feet, more or less, to the North line of County road known as the Stevenson Road; thereo East along the North line of said County road, 125.00 feet, thereo ke Point Road; 125.00 feet to the East margin of March's Point Road and the POINT OF BEGINNING.

PARCE. "D": (P19867)

That portion of the West 1/4 of Section 4, Township 34 North, Range 2 East W.M., described as That portion of the Park 1/4 or Section 4, Township 34 North, Range 2 East W.M. (soid premises being on the East margin of Morch's Point Road); branch South, Range 2 East W.M. (soid premises being on the East margin of Morch's Point Road); branch South 98.000 ret, more or less, to the North ime of said County road income as the Stownson Road; thence East doing the North line of said County road, 125.00 feet; thence North 795.00 feet, more or less, to the Southeyth line of these premises condemned by the State of Washington for highway purposes by Decree entered June 5, 1961, in Stagit County Spanerior Court Cause No. 26055; thence South to the POINT OF BECRINING.

# EXCEPT THEREFROM the following described tract:

COMMENCING at the West Quarter corner of said Section, 4; theres South 224'00" West doing the West line of said Section, 55.50 feet; thereo South 873'00" East St. On the TRUE POINT OF EEGINING (said point being on the East margin of Merch's Point Rod); thereo South 873'00" East 114.76 feet to the East line of that certain fract conveyed to Searge D. Sallivan, et u. by Deed recorded July 18; 1947, unler Mutther's File N. A60'718, records of Sough County, Washington; theree North 224'00" East doing the East line of said Sallivan troot 158.58 feet to the Southerly line of those prenises contemed by the State of Washington for highropy purposes by Southerly line of those prenises contemed by the State of Washington for highropy purposes by Southerly line of said highway 119.20 feet to the East margin of March's Point Rood; theree South 155.45" West doing soft East margin 103.78 feet; theree confinue along said East margin 103.78 feet; theree confinue along said East margin Souther 254'00" West 55.66 feet to the POINT OF BEGNNING.

## ALSO EXCEPT the South 289.60 feet thereof.

TOGETHER WITH a tract of land lying in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Williamette Meridian, described as follows

COMMERCING at the West Quarter corner of said Section 4; thence South 1702'00" West, 55.50 feet, thence South 85'82'00" East, 133.75 feet to the IRUE POINT OF BECINNING; thence South 67'82'20" East, 28.80 feet; Subh 1703'7" East, 218.05 feet; thence North 85'82'33" West, 20.00 feet; thence North 1703'37" East, 227.73 feet to the POINT OF BECINNING.

COA BLA-2020-0002

SCALE NONE DRAWN BY; DALE H. BOUNDARY LINE ADJUSTMENT FOR BLUE COW CAR DATE: August 2020 CHKD BY: DKH WASH SHEET: J0B N ö

ENGINEERING AND SURVEYING WHISTLE LAKE ROAD, ANACORTES HERRIGSTAD WA

SURVEYOR

DALE K, HERRIGSTAD P

4320 WHISTLE LAKE R

ANACORTES WA 98221 P.L.S. gr-row

360-299-8804