RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT (BLA)
IN A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST , W.M.
SKAGIT COUNTY, WA

LEGAL DESCRIPTION BEFORE BLA

(PARCELS A AND B - SEE NARRATIVE)

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 993 FEET EAST OF THE NORTH QUARTER CORNER OF SAID SECTION;
THENCE EAST 228 FEET;
THENCE SOUTH 1000 FEET TO THE NORTH LINE OF THE COUNTY ROAD;
THENCE SOUTHWESTERLY ALONG THE COUNTY ROAD TO A POINT 1080 FEET SOUTH FROM THE POINT OF BEGINNING;
THENCE NORTH TO THE PLACE OF BEGINNING;

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WESTERLY OF A LINE BEGINNING 993 FEET EAST OF THE NORTH QUARTER CORNER OF SAID SECTION AND THENCE RUNNING SOUTH TO THE NORTH LINE OF THE COUNTY ROAD, WHICH IS THE TERMINAL POINT OF SAID LINE.

ALSO EXCEPT THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. AS CONVEYED IN THAT BOUNDARY LINE ADJUSTMENT DEED RECORDED AUGUST 12, 2005 UNDER AUDITOR'S FILE NUMBER 200508120006, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 WHICH LIES NORTH 88°30'20" EAST, A DISTANCE OF 993.00 FEET FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 1°17'19" EAST, A DISTANCE OF 1049.68 FEET TO THE NORTH LINE OF THE COUNTY ROAD;
THENCE SOUTH 71°06'43" WEST ALONG THE NORTH LINE OF THE COUNTY ROAD, A DISTANCE OF 13.48 FEET TO THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO DAVID F. WARREN BY DEED DESCRIBED IN AUDITOR'S FILE NUMBER 8907180076;
THENCE NORTH 0°35'53" WEST ALONG THE WEST LINE OF SAID WARREN TRACT, A DISTANCE OF 1053.84 FEET TO THE **POINT OF BEGINNING.**

SITUATE IN SKAGIT COUNTY, WASHINGTON.

PARCEL C

LOT 4 OF CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-03-90, APPROVED AUGUST 16, 1990, AND RECORDED AUGUST 21, 1990, IN VOLUME 9 OF SHORT PLATS, PAGE 253, UNDER AUDITOR'S FILE NO. 9008210101, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTION AFTER BLA

PARCEL A

A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, WHICH BEARS NORTH 89° 54' 02" EAST 993.00 FEET FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 0° 08' 23" WEST 330.92 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 0° 08' 23" WEST 718.77 FEET TO THE NORTHWESTERLY MARGIN OF RHODES ROAD;
THENCE NORTH 72° 57' 19" EAST ALONG SAID NORTHWESTERLY MARGIN FOR A DISTANCE OF 224.14 FEET;
THENCE NORTH 0° 48' 04" EAST 653.13 FEET;
THENCE NORTH 89° 59' 59" WEST 222.09 FEET THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

PARCELS B & C (CONSOLIDATED)

A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, WHICH BEARS NORTH 89° 54' 02" EAST 993.00 FEET FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 0° 08' 23" WEST 330.92 FEET;
THENCE SOUTH 89° 59' 59" EAST 222.09 FEET;
THENCE NORTH 0° 48' 04" EAST 166.93 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF CITY OF SEDRO-WOOLY SHORT PLAT NO. SW-03-90, RECORDED IN VOLUME 9 OF SHORT PLATS, PAGE 253, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9008210101;
THENCE CONTINUING NORTH 0° 48' 04" EAST ALONG THE WEST LINE OF SAID LOT 4 FOR A DISTANCE OF 164.41 FEET TO THE NORTHWEST CORNER OF THEREOF;
THENCE SOUTH 89° 54' 02" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26 FOR A DISTANCE OF 226.11 FEET TO THE **POINT OF BEGINNING**

TOGETHER WITH LOT 4 OF CITY OF SEDRO-WOOLLY SHORT PLAT NO. SW-03-90, RECORDED IN VOLUME 9 OF SHORT PLATS, PAGE 253, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9008210101.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

NARRATIVE

THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT SURVEY IS TO CONSOLIDATE PARCEL B (P37694) AND PARCEL C (P95367), WHICH RESIDE WITHIN THE CITY OF SEDRO-WOOLLEY CITY LIMITS. PARCEL A (P37695) REMAINS IN UNINCORPORATED SKAGIT COUNTY.

PARCEL B (P37694) AND PARCEL A (P37695) ARE DESCRIBED TOGETHER IN CONVEYANCES OF RECORD, BUT THE TAX PARCEL NUMBERS ARE DISTINCT IN THEIR DIVISION BY THE CITY LIMITS OF SEDRO-WOOLLEY. WHILE A METES AND BOUNDS LEGAL DESCRIPTION FOR THE CITY LIMITS DOES NOT APPEAR TO EXIST, REVIEW OF THE ADJOINING PROPERTIES AND AVAILABLE CITY AND COUNTY MAPPING INDICATES THE INTENT OF THE DIVISION BETWEEN THE CITY OF SEDRO-WOOLLEY AND UNINCORPORATED SKAGIT COUNTY IN THIS VICINITY IS ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, AS SHOWN HEREON.

THE PROPERTY DESCRIBED HEREIN WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THIS BOUNDARY LINE ADJUSTMENT IS NOT FOR THE PURPOSES CREATING AN ADDITIONAL LOT (SWMC 16.16.030(D).

SURVEY NOTES

1. BASIS OF BEARINGS: GRID NORTH, WASHINGTON COORDINATE SYSTEM NORTH ZONE, BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS. NORTH 89°54'02" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, T 35N , R 4E, W.M. AS MONUMENTED AND SHOWN HEREON.
2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION AND REAL-TIME KINEMATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) DATA CORRECTED WITH THE WASHINGTON STATE REFERENCE NETWORK.
3. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND 332-130 WAC.
4. ALL DISTANCES ARE IN INTERNATIONAL SURVEY FEET AND DECIMALS THEREOF.
5. THE LEGAL DESCRIPTIONS PROVIDED HEREON ARE DERIVED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 620019436, DATED JUNE 27, 2020, AND COMMITMENT NUMBER 620044936, DATED OCTOBER 1, 2020.
6. ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
7. OCCUPATIONAL INDICATORS ARE SHOWN ON THIS SURVEY PER WASHINGTON ADMINISTRATIVE CODE CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS OF UNWRITTEN OWNERSHIP WHICH ARE NOT RESOLVED BY THIS SURVEY.

APPLICANT

DAVID F. WARREN
22777 RHODES ROAD, SEDRO-WOOLLEY, WA 98284
360-856-1754

APPROVED FOR THE CITY OF SEDRO-WOOLLEY

THE WITHIN AND FOREGOING BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 16 AND TITLE 17 OF THE SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 8 DAY OF APRIL, 2021.

PLANNING DIRECTOR

CITY ENGINEER

CITY TREASURER'S 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.

CITY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5 DAY OF May, 2021
AT 31 MINUTES PAST 11 O'CLOCK A.M./P.M.
IN VOLUME — OF SURVEYS ON PAGE(S)
UNDER AUDITOR'S FILE NO. 202105050066
RECORDS OF SKAGIT COUNTY, WASHINGTON

SKAGIT COUNTY AUDITOR — DEPUTY AUDITOR

CONSENT

THE UNDERSIGNED AGREE THAT THE BOUNDARY LINE ADJUSTMENT SET FORTH HEREIN IS MADE WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE OWNERS.

DAVID F. WARREN — DATE 4-5-2021

FIDENCIO VELASCO — DATE 4/5/2021

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } ss.
COUNTY OF SKAGIT }

I CERTIFY THAT ON THIS 5th DAY OF April, 2021 THAT THE ABOVE INDIVIDUAL(S) SIGNED AND CERTIFIED THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED.

DATE: 4-5-2021
SIGNATURE:
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME PRINTED)
05-02-2022
MY APPOINTMENT EXPIRES

SHERLYNN WISCOMBE — COMMISSION EXPIRES — NOTARY — PUBLIC — 05-02-2022 — STATE OF WASHINGTON

STATE OF WASHINGTON } ss.
COUNTY OF SKAGIT }

I CERTIFY THAT ON THIS 5th DAY OF April, 2021 THAT THE ABOVE INDIVIDUAL(S) SIGNED AND CERTIFIED THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED.

DATE: 4-5-2021
SIGNATURE:
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME PRINTED)
05-02-2022
MY APPOINTMENT EXPIRES

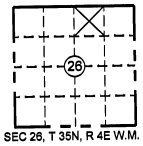
SHERLYNN WISCOMBE — COMMISSION EXPIRES — NOTARY — PUBLIC — 05-02-2022 — STATE OF WASHINGTON

SURVEYOR'S CERTIFICATION

I, JAMES B. SMITH DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND 332-130 WAC, AT THE REQUEST OF DAVID F. WARREN IN NOVEMBER, 2020.

JAMES B. SMITH, PLS, CFedS — DATE 3/29/21
CERTIFICATE NO. 27327

JAMES B. SMITH — STATE OF WASHINGTON — 27327 — REGISTERED PROFESSIONAL LAND SURVEYOR — 3/29/21



SEC 26, T 35N, R 4E W.M.

RECORD OF SURVEY/BLA

DAVID F. WARREN

SCALE: 1" = NA
DRAWN BY: JTF
DATE: 3/28/21
REVIEWED BY: JBS
F/B: MV-125
JOB#: 20-247

HARMSEN
603 SOUTH FIRST STREET
MOUNT VERNON, WA 98273
TEL: (360) 336-9199

SHEET: 1 OF 2

S.T.R. INDEX
NW 1/4, NE 1/4
SEC 26, T 35N, R 4E

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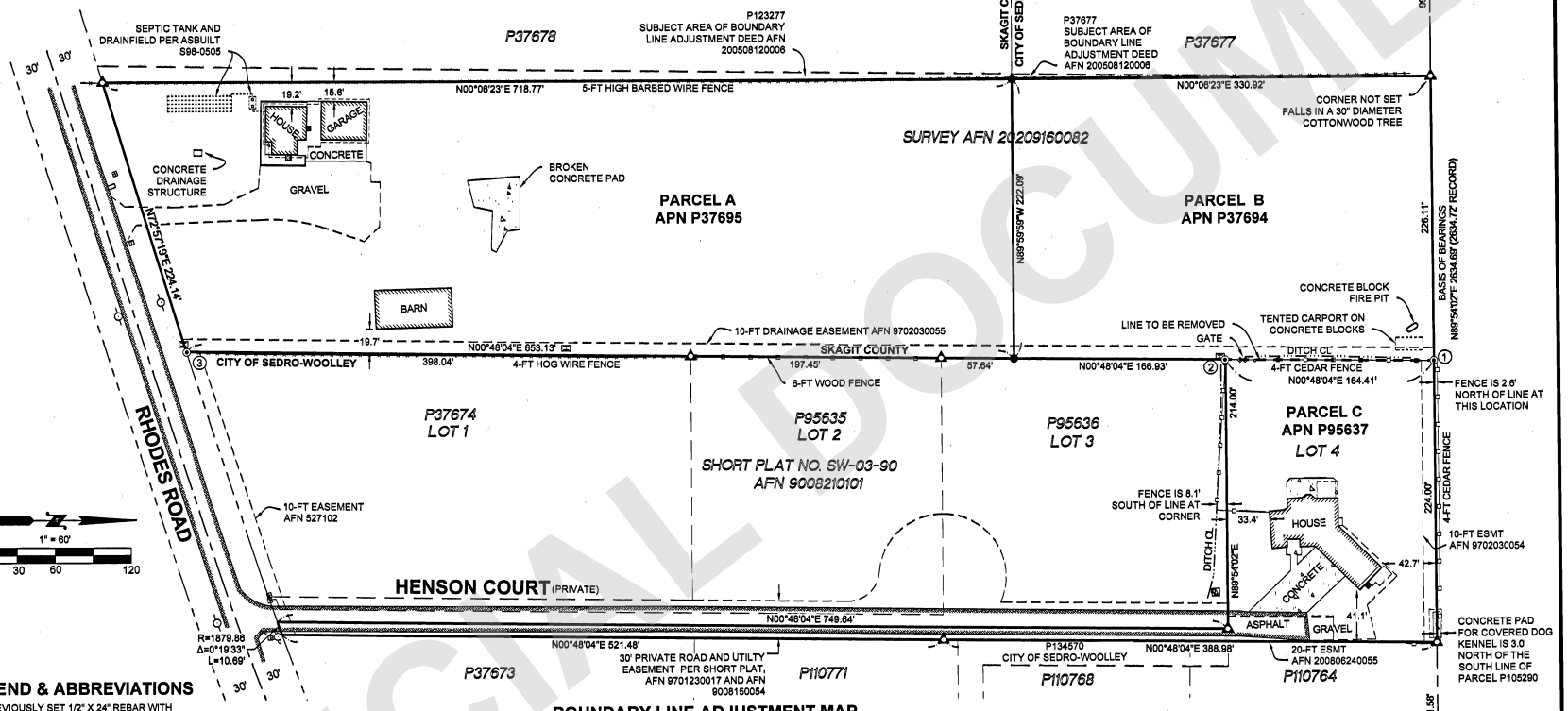
05/05/2021 11:34 AM Pages: 1 of 2 Fees: $193.50
Skagit County Auditor

UNOFFICIAL DOCUMENT

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT (BLA)
IN A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST , W.M.
SKAGIT COUNTY, WA



BOUNDARY LINE ADJUSTMENT MAP
SCALE: 1"= 60'

LEGEND & ABBREVIATIONS

- ● PREVIOUSLY SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "HAI 27327" SURVEY AFN 202009160082
- FOUND IRON PIPE AS DESCRIBED
- FOUND REBAR WITH CAP AS DESCRIBED
- CALCULATED POSITION
- WOOD FENCE
- WIRE FENCE
- POWER POLE
- POWER METER
- POWER TRANSFORMER
- GAS METER
- MAIL BOX
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- GATE POST

AFN - AUDITOR'S FILE NUMBER
APN - ASSESSOR'S PARCEL NUMBER
BLA - BOUNDARY LINE ADJUSTMENT
CONC - CONCRETE
ESMT - EASEMENT
FT - INTERNATIONAL SURVEY FEET
IN - INCH
LS - LAND SURVEYOR
R - RECORD
SHP - SHORT PLAT

PARCEL/SITE INFORMATION

PARCEL A: P37695
AREA = 3.43 ACRES
OWNER: DAVID F. WARREN
SITE ADDRESS: 22777 RHODES ROAD
SEDRO-WOOLLEY WA 98284
ZONING: URR - URBAN RESERVE RESIDENTIAL (UGA 2018, UNINCORPORATED SKAGIT COUNTY)
SEWER: SEPTIC SYSTEM (ASBUILT S98-0505)

PARCEL B: P37694
AREA = 1.70 ACRES
OWNER: DAVID F. WARREN
SITE ADDRESS: UNASSIGNED
ZONING: RESIDENTIAL 5
SEWER: CURRENTLY UN-SERVICED

PARCEL C: P95637
AREA = 1.02 ACRES
OWNER: FIDENCIO VELASCO
SITE ADDRESS: 1300 HENSON COURT
SEDRO-WOOLLEY WA 98284
ZONING: RESIDENTIAL 5
SEWER: CITY OF SEDRO-WOOLLEY SEWER CONNECTION

NOTE

THIS ADJUSTMENT COMBINES PARCELS B AND C TO CONSOLIDATE OWNERSHIP WITHIN SEDRO-WOOLLEY CITY LIMITS. THE COMBINED AREA OF PARCELS B AND C IS 2.72 ACRES. PARCEL A IS WITHIN THE BOUNDARIES OF UN-INCORPORATED SKAGIT COUNTY WITH AN AREA OF 3.43 ACRES.

FOUND POINT DESCRIPTIONS

1. FOUND REBAR WITH YELLOW PLASTIC CAP MARKED "SKA SURVEY 17651". POINT IS SOUTH 12°22'43" WEST, 0.13 FEET FROM CALCULATED CORNER PER SHORT PLAT SW-03-90, AFN 9008210101.
2. FOUND REBAR WITH YELLOW PLASTIC CAP MARKED "SKA SURVEY 17651". POINT IS SOUTH 30°57'40" EAST, 0.30 FEET FROM CALCULATED CORNER PER SHORT PLAT SW-03-90, AFN 9008210101.
3. FOUND 2-1/4" OUTSIDE DIAMETER OPEN IRON PIPE 0.2 FEET BELOW GRADE. POINT IS NORTH 19°19'49" EAST, 0.49 FEET FROM CALCULATED CORNER PER SHORT PLAT SW-03-90, AFN 9008210101.

JAMES B. SMITH
STATE OF WASHINGTON
27327
REGISTERED
PROFESSIONAL LAND SURVEYOR
5/04/21

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RECORD OF SURVEY / BLA

DAVID F. WARREN

SCALE: 1" = 60'
DRAWN BY: JTF
DATE: 3/26/21
REVIEWED BY: JBS
F/B: MV-125
JOB#: 20-247

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603 SOUTH FIRST STREET
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SHEET: 2 OF 2

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