

DESCRIPTIONS BEFORE BOUNDARY LINE ADJUSTMENT

PARCEL A: P15617 & P15668.
THAT PORTION OF THE NW 1/4 OF THE NW 1/4, EXCEPT THE NORTH 5 FEET THEREOF, AND THE SOUTHERLY EDGES OF THE SLOUGH, NOW USED AS A DRAINAGE DITCH, LING EASTERLY OF THE SLOUGH, NOW USED AS A DRAINAGE DITCH.

EXCEPT FROM THE ABOVE DESCRIBED TRACTS ALL ROADS, DIKE AND DITCH RIGHTS OF WAY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B: P15645.
THAT PORTION OF BLOCK A OF "PLAT OF REXVILLE" (VACATED) FILED APRIL 21, 1883, AS PER PLAT RECORDED IN VOLUME B OF PLATS, PAGE 2, RECORDS OF WHATCOM COUNTY, TOGETHER WITH THOSE PORTIONS OF VACATED POTTER STREET AND VACATED POTTER STREET, TO THE NORTH LINE, WHICH HAVE REVERTED TO SAID PREMISES BY OPERATION OF LAW, LING NORTHEASTERLY OF A LINE RUNNING ALONG THE SOUTHERLY EDGES OF DITCHES EXISTING AS OF NOVEMBER 1, 1894, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID INTERSECTION OF THE CENTERLINE OF VACATED POTTER STREET WITH THE NORTH LINE OF SAID PORTION, VACATED 15 FOOT ALLEY ALONG THE NORTH LINE OF THE SAID PLAT, AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY IN THE BOOK OF RECORDS OF SKAGIT COUNTY, WASHINGTON, FILE NO. 9206120001, IN THE THENCE SOUTH 88°55'37" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 113.24 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 63°37'22" EAST, FOR A DISTANCE OF 24.72 FEET;
THENCE SOUTH 65°27'21" EAST, CONTINUING TO FOLLOW SAID LINE, FOR A DISTANCE OF 105.37 FEET;
THENCE SOUTH 68°54'09" EAST, CONTINUING TO FOLLOW SAID LINE, FOR A DISTANCE OF 73.07 FEET;
THENCE SOUTH 73°07'49" EAST, CONTINUING TO FOLLOW SAID LINE, FOR A DISTANCE OF 31.65 FEET;
THENCE SOUTH 51°48'43" EAST, CONTINUING TO FOLLOW SAID LINE, FOR A DISTANCE OF 47.03 FEET;
THENCE SOUTH 39°30'38" EAST CONTINUING TO FOLLOW SAID LINE, FOR A DISTANCE OF 39.26 FEET TO A POINT LYING NORTH 65°00'58" WEST, A DISTANCE OF 38.19 FEET FROM THE INTERSECTION OF SAID EAST LINE OF VACATED KING STREET WITH SAID CENTERLINE OF VACATED COOK STREET, SAID POINT BEING THE END OF SAID CENTERLINE.

EXCEPT DITCH AND DIKE RIGHT OF WAY, AND EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE EXISTING COUNTY ROAD, SAID PROPERTY BEING A PORTION OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C: P15669.
THAT PORTION OF THAT PORTION OF THE NW QUARTER OF THE NW QUARTER OF SECTION 10, TOWNSHIP 33, NORTH OF RANGE 3, EAST OF W.M., LYING SOUTH OF DITCH RIGHT-OF-WAY AND WEST OF SLOUGH, AND EXCEPT ROAD, TO BE USED FOR RIGHT OF WAY PURPOSES ONLY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D: P15690 & P15618.
THAT EAST 817.3 FEET OF GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.

EXCEPT ROAD, DIKE AND DITCH RIGHTS OF WAY;
AND EXCEPT GRANARY LOT 35 BY 60 FEET ON SOUTH SIDE OF THE DIKE AS CONVEYED OCTOBER 21, 1898 TO NELS LARSON BY DEED RECORDED IN VOLUME 38 OF DEEDS, PAGE 120, RECORDS OF SKAGIT COUNTY, WASHINGTON.

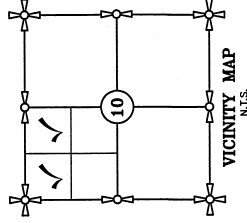
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BEVERLY MARZYCK ESTATE IN MARCH, 2024.

DATE: 12-27-2024

JOHN B. SEMRAU, P.E., PLS., CERTIFICATE NO. 28626
SKAGIT COUNTY SURVEYING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE, SUITE 209
MOUNT VERNON, WA 98273
PHONE 360-424-9566



NOTES

- THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NO. 5003353-000892, PREPARED BY LAND TITLE AND ESROW COMPANY, FILE NO. 211532-1-1, DATED 03-17-2016.
- THIS SURVEY WAS MADE ON THE BASIS OF BEARING, WASHINGTON STATE PLANE NORTH ZONE 4801 (NAD 83/09), LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., BEARING: N 05°23'35" E, AS SHOWN ON SHORT PLAT NO. PL-17-0266, AFN 201802070008.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- AREAS FOR ALL AGRICULTURE AND RIVER FRONTAGE LOTS ARE FROM SKAGIT COUNTY RECORDS OF SURVEY.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS ACCORDING TO W.A.C. CHAPTER 332A.330. 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.
- THIS SURVEY IS 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 SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON FEBRUARY 18, 2025

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT CERTIFICATION

LOT OF RECORD CERTIFICATIONS ARE HEREBY ISSUED FOR ALL LOTS INCLUDED IN THIS BOUNDARY LINE ADJUSTMENT. BY VIRTUE OF RECORDING THIS BOUNDARY LINE ADJUSTMENT, ALL NEWLY CONFIGURED LOTS THEREIN MEET THE MINIMUM LOT SIZE, OR AN EXEMPTION LISTED IN SCC 14.16.050(4)(C) AND SHALL BE CONSIDERED LOTS OF RECORD FOR ALL FUTURE CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.

REVIEWED AND APPROVED ON: FEBRUARY 18, 2025

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 22 DAY OF April, 2025 AT 5:23 P.M. UNDER AUDITOR'S FILE # 202504220060, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, P.L.L.C.

John B. Semrau
DEPUTY AUDITOR

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS CERTIFIES THAT THE BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEALS THIS 12th DAY OF February, 2025.

Beverly Marzyck Estate
BLUE LEGACY FARMS, LLC

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF Skagit
ON THIS DAY PERSONALLY APPEARED BEFORE ME Chasica L. Lanning, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED ON BEHALF OF THE BEVERLY MARZYCK ESTATE, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 21st DAY OF April, 2025.

Naomi R. Stanfill
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Skagit, WA 98273

MY COMMISSION EXPIRES: 03-17-216

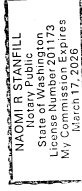
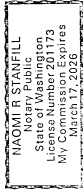
ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF Skagit
ON THIS DAY PERSONALLY APPEARED BEFORE ME Bryan Todd Lanning, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED AS THE GOVERNOR OF BLUE LEGACY FARMS, LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 11th DAY OF April, 2025.

Naomi R. Stanfill
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Skagit, WA 98273

MY COMMISSION EXPIRES: 03-17-216



BOUNDARY LINE ADJUSTMENT PL24-0248
PORTION OF BLOCK A, PLAT OF REXVILLE
GOV'T LOT 2 AND NW 1/4 OF THE NW 1/4,
OF SECTION 10, T. 33 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: BEVERLY MARZYCK ESTATE

DESCRIPTIONS AFTER BOUNDARY LINE ADJUSTMENT

BLUE LEGACY FARMS, LLC.
PARCEL A: THAT PORTION OF THE NW 1/4 OF THE NW 1/4, EXCEPT THE NORTH 5 FEET THEREOF, AND OF GOVERNMENT LOT 2, EXCEPT THE EAST 817.3 FEET THEREOF, AND EXCEPT THE NORTH 5 FEET THEREOF, ALL IN SECTION 10, TOWNSHIP 33 NORTH, RANGE 3 EAST W.M., LYING EASTERLY OF THE SLOUGH, NOW USED AS A DRAINAGE DITCH.
EXCEPT FROM THE ABOVE DESCRIBED TRACTS ALL ROADS, DIKE AND DITCH RIGHTS OF WAY.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:
THAT PORTION OF BLOCK A OF "PLAT OF REXVILLE" (VACATED) FILED APRIL 21, 1883, AS PER PLAT RECORDED IN VOLUME B OF PLATS, PAGE 2, RECORDS OF WHATCOM COUNTY, TOGETHER WITH THOSE PORTIONS OF VACATED POTTER, COOK AND WATSON STREETS, AND THE INTERSECTION OF SAID EAST LINE OF VACATED KING STREET, WHICH HAVE REVERTED TO SAID PREMISES BY OPERATION OF LAW, LYING NORTHEASTERLY OF A LINE RUNNING ALONG THE SOUTHERLY AND WESTERLY EDGES OF DITCHES EXISTING AS OF NOVEMBER 1, 1894, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID INTERSECTION OF THE CENTERLINE OF VACATED POTTER STREET WITH THE NORTH LINE OF AFOREMENTIONED VACATED 15 FOOT ALLEY ALONG THE NORTH LINE OF SAID PLAT, AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 92081, PAGE 120, RECORDS OF WHATCOM COUNTY, WASHINGTON, AND PROCEEDING SOUTHWEST TO THE TRUE POINT OF BEGINNING OF SAID LINE, FOR A DISTANCE OF 113.24 FEET; THENCE SOUTH 88°55'37" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 113.24 FEET; THENCE SOUTH 63°37'22" EAST, ALONG SAID LINE, FOR A DISTANCE OF 24.72 FEET; THENCE SOUTH 65°27'21" EAST, CONTINUING TO FOLLOW SAID LINE, FOR A DISTANCE OF 106.37 FEET; THENCE SOUTH 68°54'09" EAST, CONTINUING TO FOLLOW SAID LINE, FOR A DISTANCE OF 106.37 FEET; THENCE SOUTH 73°07'49" EAST, CONTINUING TO FOLLOW SAID LINE FOR A DISTANCE OF 31.85 FEET; THENCE SOUTH 54°18'43" EAST, CONTINUING TO FOLLOW SAID LINE, FOR A DISTANCE OF 47.03 FEET; THENCE SOUTH 39°30'38" EAST CONTINUING TO FOLLOW SAID LINE, FOR A DISTANCE OF 39.28 FEET TO A POINT LYING NORTH 65°07'58" WEST, A DISTANCE OF 38.19 FEET FROM THE INTERSECTION OF SAID EAST LINE OF VACATED KING STREET WITH SAID CENTERLINE OF VACATED COOK STREET, SAID POINT BEING THE END OF SAID CENTERLINE.

EXCEPT DITCH AND DIKE RIGHT OF WAY, AND EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE EXISTING COUNTY ROAD, SAID PROPERTY BEING A PORTION OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:
THE NORTH 20 FEET OF THAT PORTION OF THE NW QUARTER OF THE NW QUARTER OF SECTION 10, TOWNSHIP 33, NORTH OF RANGE 3, EAST OF W.M., LYING SOUTH OF DITCH RIGHT-OF-WAY AND WEST OF SLOUGH, AND EXCEPT ROAD, TO BE USED FOR RIGHT OF WAY PURPOSES ONLY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D:
THE EAST 817.3 FEET OF GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.

EXCEPT THAT PORTION, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 10; THENCE SOUTH 89°54'22" EAST ALONG THE NORTH LINE OF SAID SECTION, 2827.70 FEET TO THE NORTH 1/4 CORNER, ALSO THE NORTHEAST CORNER OF GOVERNMENT LOT 2, AND THENCE SOUTH 89°55'45" WEST, 2876.05 FEET FROM THE NORTHEAST SECTION CORNER OF SAID SECTION 10; THENCE SOUTH 0°47'51" WEST, 843.14 FEET ALONG THE EAST LINE OF GOVERNMENT LOT 2; THENCE SOUTH 89°48'36" WEST, 109.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'36" WEST, 87.05 FEET; THENCE SOUTH 81°10'54" WEST, 198.18 FEET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE 276.37 FEET MORE OR LESS, TO A POINT THAT IS SOUTH 1°48'10" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 1°48'10" WEST, 169.74 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT ROAD, DIKE AND DITCH RIGHTS OF WAY;
AND EXCEPT GRANARY LOT, 35 FEET BY 60 FEET ON SOUTH SIDE OF THE DIKE AS CONVEYED OCTOBER 21, 1888 TO NELS LARSON BY DEED RECORDED IN VOLUME 36 OF DEEDS, PAGE 120, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DESCRIPTIONS AFTER BOUNDARY LINE ADJUSTMENT

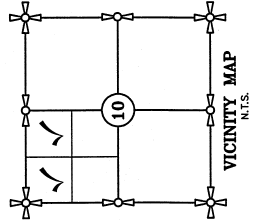
BEVERLY MARZYCK ESTATE.
MARZYCK PARCEL:
THAT PORTION OF THE EAST 817.3 FEET OF GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 10; THENCE SOUTH 89°54'22" EAST ALONG THE NORTH LINE OF SAID SECTION, 2827.70 FEET TO THE NORTH 1/4 CORNER, ALSO THE NORTHEAST CORNER OF GOVERNMENT LOT 2, AND BEARING SOUTH 89°55'45" WEST, 2876.05 FEET FROM THE NORTHEAST SECTION CORNER OF SAID SECTION 10; THENCE SOUTH 89°48'36" WEST, 109.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'36" WEST, 87.05 FEET; THENCE SOUTH 81°10'54" WEST, 198.18 FEET; THENCE SOUTH 4°51'45" EAST, 168.58 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD, KNOWN AS SUMMERS DRIVE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE 276.37 FEET MORE OR LESS, TO A POINT THAT IS SOUTH 1°48'10" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 1°48'10" WEST, 169.74 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT ROAD, DIKE AND DITCH RIGHTS OF WAY;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

12-27-2024



SHEET 2 OF 3

BOUNDARY LINE ADJUSTMENT PL24-0248
PORTION OF BLOCK A, PLAT OF REXVILLE
GOV'T LOT 2, AND NW 1/4 OF THE NW 1/4,
OF SECTION 10, T. 33 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: BEVERLY MARZYCK ESTATE

FB. 311 PG. 146-147
NPS/CS
SEMBAU ENGINEERING & SURVEYING SCALE: 1" = 60'
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566
JOB NO. 59068

