

**BOUNDARY LINE ADJUSTMENT**

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700

ON October 17, 2025  
Debra Wasson (Associate Partner)  
SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES

**OWNERS CONSENT:**

Know all men by these presents that the undersigned Owners certify that the Boundary Line Adjustment is made as a free act and deed, in witness whereof we have hereunto set our hands and seals this

25 day of August 2025

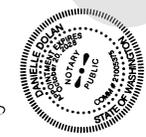
Owner [Signature]  
Owner [Signature]

**ACKNOWLEDGEMENT:**

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ON THIS DAY PERSONALLY APPEARED TO ME **MICHAEL FRANK**, KNOWN TO BE ONE OF THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 25<sup>TH</sup> DAY OF August, 2025



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT COACHE  
MY COMMISSION EXPIRES: 10-20-2028

**ACKNOWLEDGEMENT:**

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ON THIS DAY PERSONALLY APPEARED TO ME **RICHARD FRANK**, KNOWN TO BE ONE OF THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 25<sup>TH</sup> DAY OF August, 2025



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT COACHE  
MY COMMISSION EXPIRES: 10-10-2028

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Frank Properties, LLC in June 2025

[Signature]  
Stephen Anthony Zitkovich Certificate No. 46904



**LEGAL DESCRIPTION OF SKAGIT COUNTY PARCEL P 44449 BEFORE THIS BOUNDARY LINE ADJUSTMENT**

That portion of the West 320 feet of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the intersection of the West line of the Southeast 1/4 of the Southwest 1/4 of the State Secondary Highway; thence South for a distance of 300 feet; thence East to the East line of the West 320 feet of said subdivision; thence North along said East line for a distance of 260 feet; more or less, to the South line of the State Secondary Highway; thence Northwesterly along said South line to the point of beginning.

Except therefrom that portion described as follows:

Beginning at the intersection of the West line of the Southeast 1/4 of the Southwest 1/4 of the State Secondary Highway; thence South for a distance of 220 feet to the true point of beginning of this description; thence South 80 feet; thence East 80 feet; thence North 80 feet to the true point of beginning.

MATTERS OF RECORD PERTAINING TO PARCEL P 44449 FROM CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 62057924, AMENDMENT NO. NUMBER 1, APRIL 8, 2025

1. RECORDING NO.: 20241007072 RECORDING DATE: OCTOBER 7, 2024 SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES LOT OR RECORD CERTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

**LEGAL DESCRIPTION OF SKAGIT COUNTY PARCEL P 44450 BEFORE THIS ADJUSTMENT**

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the intersection of the South line of the Secondary State Highway with the West line of said Southeast 1/4 of the Southwest 1/4; thence South along the West line of said Southeast 1/4 of the Southwest 1/4, 220 feet to the true point of beginning; thence South 80 feet; thence East 80 feet; thence North 80 feet; thence West 80 feet to the true point of beginning.

EXCEPT COUNTY ROAD

Situate in Skagit County, Washington

MATTERS OF RECORD CONTAINED IN CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 62057924

1. RECORDING NO.: 20241007073 RECORDING DATE: OCTOBER 7, 2024 SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES LOT OR RECORD CERTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

**LEGAL DESCRIPTION OF SKAGIT COUNTY PARCEL P 44452 BEFORE THIS BOUNDARY LINE ADJUSTMENT**

A tract of land in the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

Commencing at the intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of State Secondary Highway as located on May 22, 1946; thence South along said West line 300 feet to the point of beginning of this description; thence East 320 feet; thence South 250 feet; thence West 320 feet to the West line of said Southeast quarter of the Southwest quarter; thence North 250 feet to the point of beginning; EXCEPT County Road as now located along said West line.

ALSO EXCEPT the South 75 feet thereof.

Situate in Skagit County.

Subject to all easement, restrictions, and reservations of record, if any.

MATTERS OF RECORD CONTAINED IN CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 62057925

1. RECORDING NO.: 20241007074 RECORDING DATE: OCTOBER 7, 2024 SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES LOT OR RECORD CERTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

**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 14.18.850 (4) (C) AND SHALL BE CONSIDERED LOTS OF RECORD FOR INDIVIDUAL CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.

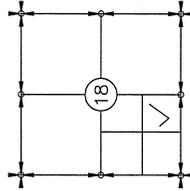
REVIEWED AND APPROVED ON:

October 17, 2025  
Debra Wasson (Associate Partner)  
SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

Located in the SE 1/4 of the SW 1/4 of Section 18, Township 35 North, Range 9 East, W.M.

**VICINITY MAP**

SECTION 18  
TWP. 35 N., RGE. 9 E., W.M.



ZITKOVICH LAND SURVEYING, PLLC  
44906 CONCRETE ROAD  
CONCRETE, WA 98237  
(360) 391-3494

AUDITORS CERTIFICATE  
Filed for record this 17 day of October, 2025  
at 9:57 AM, in Book of at pages at the  
request of Zitkovich Land Surveying, PLLC

[Signature]  
Skagit County Auditor

Deputy

AUGUST 20, 2025

Sheet 1 of 5 for Boundary Line Adjustment  
Between Frank Properties, LLC  
and Frank Properties, LLC

# Boundary Line Adjustment Map Sheet 2

LEGAL DESCRIPTION OF THE PORTION CONVEYED FROM P 44449 TO P 44450 BY THIS BOUNDARY LINE ADJUSTMENT DESCRIBED AS THE PARCEL IN EXHIBIT "H" IN THE CONVEYANCE DEED

That portion of the West 320 feet of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway; thence South along said West line a distance of 209.50 feet to the True Point of Beginning; thence continue South along said West line 10.50 feet; thence East 80.00 feet; thence South 80.00 feet; thence East 98.00 feet; thence North 31.00 feet; thence Northwesterly 91.11 feet to a point which lies East 109.00 feet from the True Point of Beginning; thence West 109.00 feet to the True point of Beginning.

Except the County Road along the West side.

LEGAL DESCRIPTION OF PORTION CONVEYED FROM P 44452 TO P 44450 BY THIS BOUNDARY LINE ADJUSTMENT DESCRIBED AS THE PARCEL EXHIBIT "I" IN THE CONVEYANCE DEED

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway; thence South along said West line a distance of 300 feet to the True Point of Beginning; thence East 178.00 feet; thence South 29.50 feet; thence West 178.00 feet to said West line; thence North 29.50 feet along said West line to the True Point of Beginning.

Except the County Road along the West side.

LEGAL DESCRIPTION OF SKAGIT COUNTY PARCEL P 44449 AFTER THIS BOUNDARY LINE ADJUSTMENT

That portion of the West 320 feet of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway; thence South for a distance of 300 feet; thence East to the East line of the West 320 feet of said subdivision; thence North along said East line for a distance of 260 feet; more or less, the South line of the State Secondary Highway; thence Northwesterly along said South line to the point of beginning.

Except therefrom that portion described as follows:

Beginning at the intersection of the West line of the Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway; thence South for a distance of 200 feet to the true point of beginning of this description; thence South 80 feet; thence East 80 feet; thence North 80 feet; thence West 80 feet to the true point of beginning.

ALSO EXCEPT therefrom that portion described as follows:

Beginning at the intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway; thence South along said West line a distance of 209.50 feet to the True Point of Beginning; thence continue South along said West line 10.50 feet; thence East 80.00 feet; thence South 80.00 feet; thence East 98.00 feet; thence North 31.00 feet; thence Northwesterly 91.11 feet to a point which lies East 109.00 feet from the True Point of Beginning; thence West 109.00 feet to the True point of Beginning.

EXCEPT from all of the above the County Road as located along the West side.

Subject to all easements, restrictions, and reservations of record, if any.

Situate in Skagit County, Washington



ZITKOYICH LAND SURVEYING, PLLC  
4906 CONCRETE ROAD,  
CONCRETE, WA 98237  
(360) 391-3494  
AUGUST 26, 2025

Sheet 2 of 5 for Boundary Line Adjustment  
Between Frank Properties, LLC  
and Frank Properties, LLC

LEGAL DESCRIPTION OF SKAGIT COUNTY PARCEL P 44450 AFTER THIS ADJUSTMENT

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the intersection of the South line of the Secondary State Highway with the West line of said Southeast 1/4 of the Southwest 1/4; thence South along the West line of said Southeast 1/4 of the Southwest 1/4, 220 feet to the True Point of Beginning; thence South 80 feet; thence East 80 feet; thence North 80 feet; thence West 80 feet to the true point of beginning.

Except County Road

TOGETHER WITH that portion of the West 320 feet of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M., described as follow:

Beginning at the intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway; thence South along said West line a distance of 209.50 feet to the True Point of Beginning; thence continue South along said West line 10.50 feet; thence East 80.00 feet; thence South 80.00 feet; thence East 98.00 feet; thence North 31.00 feet; thence Northwesterly 91.11 feet to a point which lies East 109.00 feet from the True Point of Beginning; thence West 109.00 feet to the True point of Beginning.

Except the County Road along the West side.

ALSO TOGETHER WITH that portion of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway; thence South along said West line a distance of 300 feet to the True Point of Beginning; thence East 178.00 feet; thence South 29.50 feet; thence West 178.00 feet to said West line; thence North 29.50 feet along said West line to the True Point of Beginning.

Except the County Road along the west side

Situate in the County of Skagit, State of Washington.

Subject to all easements, restrictions, and reservations of record, if any.

Note regarding future development of Parcel 44450:

Future development of parcel P44450 may not be feasible due to setback and minimum land area requirements under WAC 246-272A ( On-site Sewage Systems).

LEGAL DESCRIPTION OF SKAGIT COUNTY PARCEL P 44452 AFTER THIS BOUNDARY LINE ADJUSTMENT

A tract of land in the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

Commencing at the intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of State Secondary Highway as located on May 22, 1946; thence South along said West line 300 feet to the Point of Beginning of this description; thence East 320 feet; thence South 250 feet; thence West 320 feet to the West line of said Southeast 1/4 of the Southwest 1/4; thence North 250 feet to the point of beginning;

EXCEPT Count Road as now located along said West line,

ALSO EXCEPT the South 75 feet thereof.

ALSO EXCEPT that portion of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

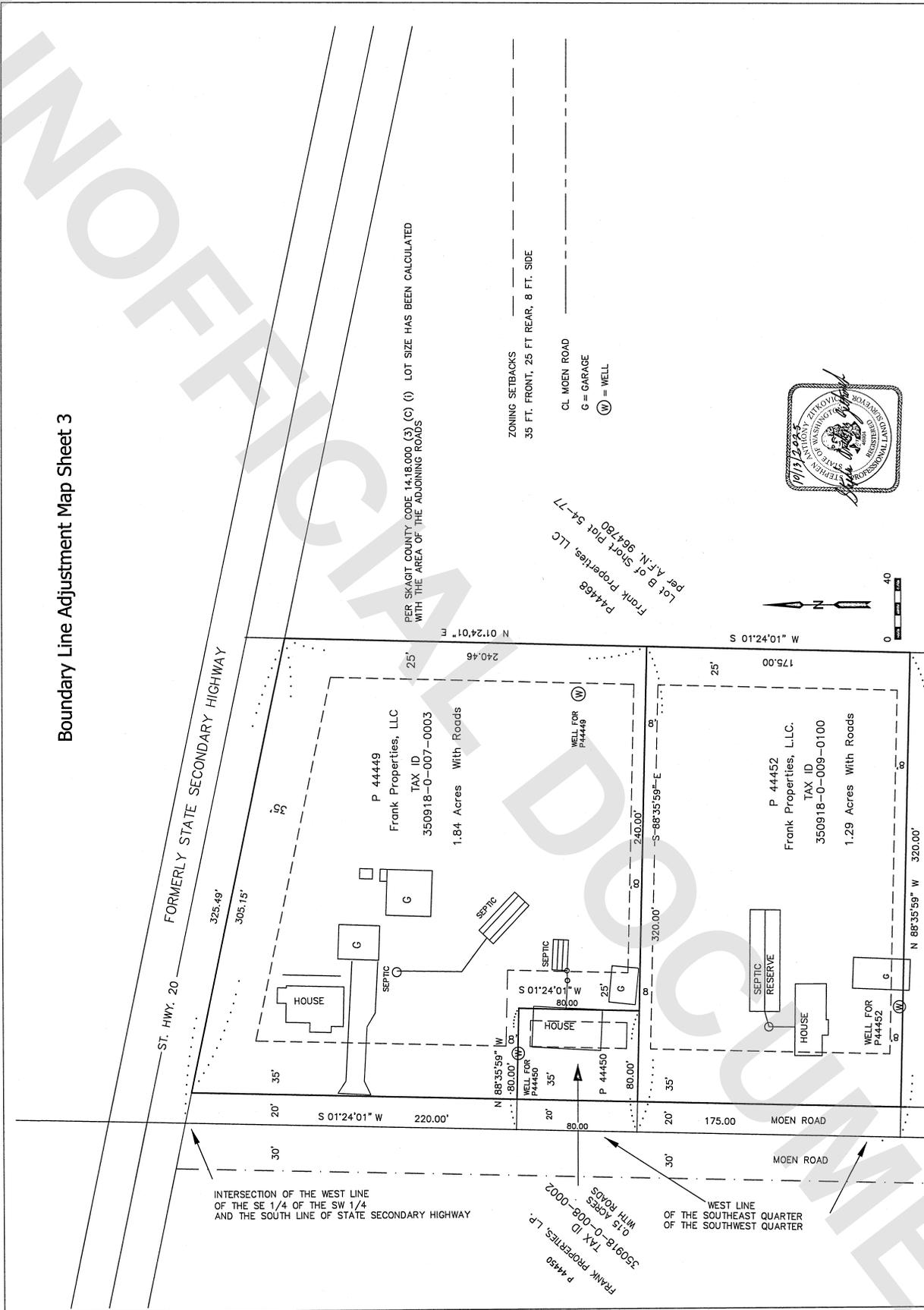
Beginning at the intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway; thence South along said West line a distance of 300 feet to the True Point of Beginning; thence East 178.00 feet; thence South 29.50 feet; thence West 178.00 feet to said West line; thence North 29.50 feet along said West line to the True Point of Beginning.

Except the County Road along the West side.

Situate in Skagit County.

Subject to all easement, restrictions, and reservations of record, if any.

Boundary Line Adjustment Map Sheet 3



Sheet 3 of 5 for Boundary Line Adjustment Map  
Showing Parcels P 44449, P 44450 & P 44452 before adjustment  
for Frank Properties, LLC, Grantors  
for Frank Properties, LLC, Grantees

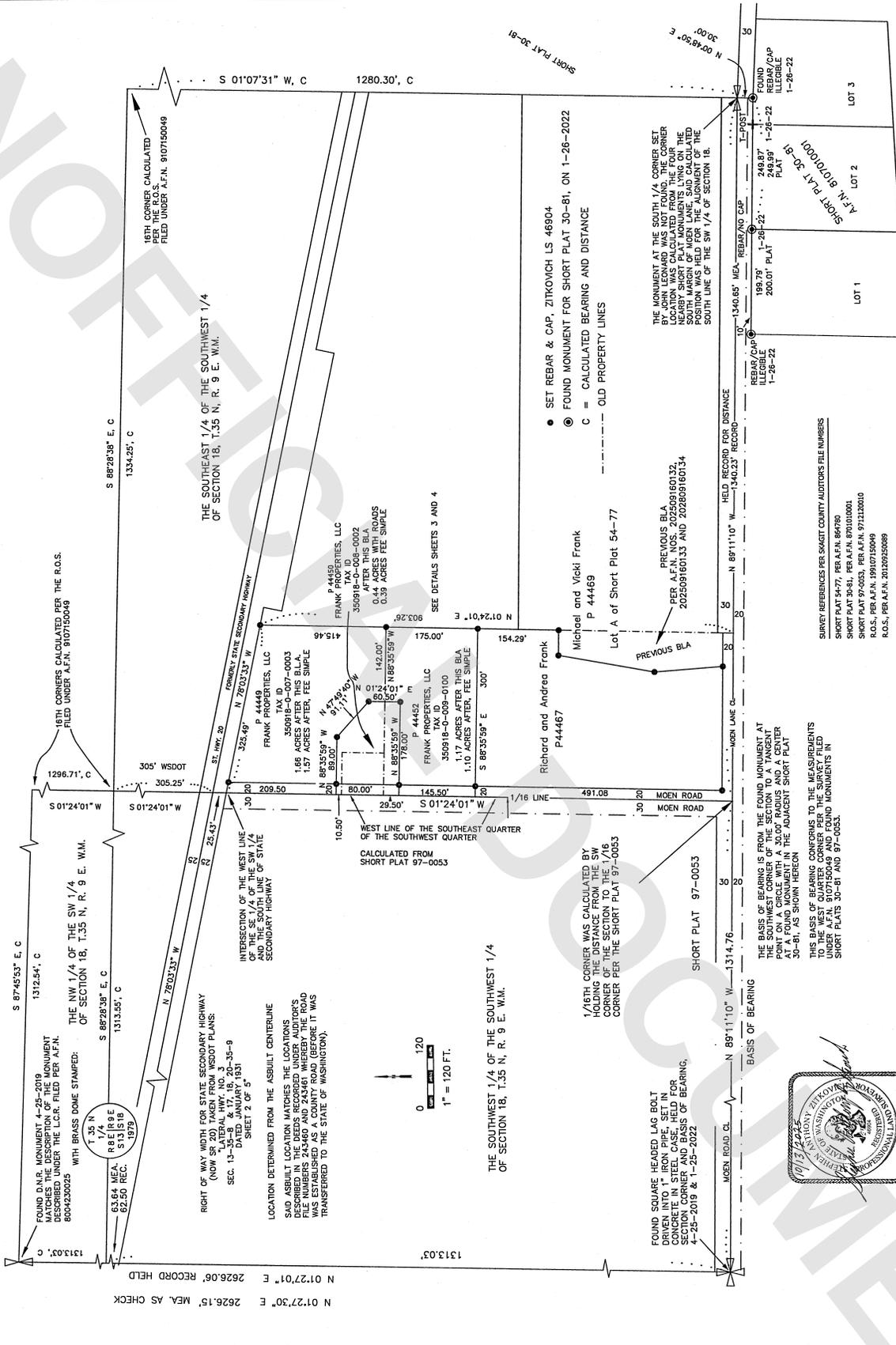
IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER  
OF SECTION 18, TWP. 35 N, RGE 9 E, W.M.,  
SKAGIT COUNTY, WASHINGTON

ZONING:  
RURAL RESERVE

ZITKOVICH LAND SURVEYING, PLLC  
44906 CONCRETE ROAD, CONCRETE, WA 98237 (360) 391-3494  
SCALE 1" = 40 FT. OCTOBER 1, 2025



SHOWING SURVEY CONTROL OF THE SW 1/4 OF SECTION 18, T 35 N, R 9 E, W.M.



FOUND D.N.R. MONUMENT 4-25-2019  
MATCHES THE DESCRIPTION OF THE MONUMENT  
UNDER THE L.C.R. FILED PER A.F.N.  
8094230023  
WITH BRASS DOME STAMPED:  
T 35 N  
1/4  
R 9 E 1/4  
S 1/4  
63.64 MEA.  
S 1/4  
62.50 REC.  
10/27

RIGHT OF WAY WIDTH FOR STATE SECONDARY HIGHWAY  
(NOW SR 20) TAKEN FROM WSDOT PLANS:  
SEC. 13-35-8 & 17, 18, 20-35-9  
DATED JANUARY 1931  
SHEET 2 OF 5

LOCATION DETERMINED FROM THE ASBUILT CENTERLINE  
SAID ASBUILT LOCATION MATCHES THE LOCATION  
OF THE MONUMENT SET BY THE SURVEYOR'S  
FILE NUMBERS 243460 AND 243461 WHEREBY THE ROAD  
WAS ESTABLISHED AS A COUNTY ROAD (BEFORE IT WAS  
TRANSFERRED TO THE STATE OF WASHINGTON).

1/16TH CORNER WAS CALCULATED BY  
HOLDING THE DISTANCE FROM THE SW  
CORNER OF THE SECTION TO THE 1/16  
CORNER PER THE SHORT PLAT 97-0053

FOUND SQUARE HEADED LAG BOLT  
DRIVEN INTO 1\"/>

THE BASIS OF BEARING IS FROM THE FOUND MONUMENT AT  
THE SOUTHWEST CORNER OF THE SECTION TO A TANGENT  
POINT ON A CIRCLE WITH A 30.00' RADIUS AND A CENTER  
POINT AT THE ADJACENT SHORT PLAT  
30-81, AS SHOWN HEREON

THIS BASIS OF BEARING CONFORMS TO THE MEASUREMENTS  
TO THE WEST QUARTER CORNER PER THE SURVEY FILED  
UNDER A.F.N. 9107150049 AND FOUND MONUMENTS IN  
SHORT PLATS 30-81 AND 97-0053.



Sheet 5 of 5 for Boundary Line Adjustment  
Between Frank Properties, LLC, Grantors  
and Frank Properties, LLC, Grantees

IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER  
OF SECTION 18, TWP. 35 N, RGE. 9 E, W.M.,  
SAGITT COUNTY, WASHINGTON

ZONING:  
RURAL RESERVE

ZITKOYICH LAND SURVEYING, PLLC  
44906 CONCRETE ROAD CONCRETE, WA 98237 (360) 391-3494  
OCTOBER 13, 2025 SCALE: 1" = 120 FT.