

# RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

PORTION OF PLAT NO. 2, SEDRO HOME ACREAGE  
SEC. 24, TWP. 35 N, RGE. 04 E, W.M.

## LEGAL DESCRIPTION BEFORE

THE LAND IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:  
LOT 18 AND THE NORTH 6 FEET OF LOT 22, "PLAT NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 60, RECORDS OF SKAGIT COUNTY, WASHINGTON,  
EXCEPT THE EAST 116 FEET OF THE SOUTH 70 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PACED, 4/27/14.

THE LAND IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

THE EAST 116 FEET OF THE SOUTH 70 FEET OF THE FOLLOWING DESCRIBED TRACTS:

THE SOUTH 1/2 OF LOT 18 AND THE NORTH 6 FEET OF LOT 22, "PLAT NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 60, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## LEGAL DESCRIPTION AFTER

PARCELA A  
A PORTION OF LOT 18 AND THE NORTH 6 FEET OF LOT 22, "PLAT NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 60, RECORDS OF SKAGIT COUNTY, WASHINGTON,  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18, THENCE SOUTH 01° 16' 16" WEST ALONG THE EAST LINE OF SAID LOT 18, A DISTANCE OF 80.20 FEET; THENCE NORTH 88° 44' 00" WEST, A DISTANCE OF 105.00 FEET; THENCE SOUTH 01° 16' 16" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON A LINE BEING 6.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 22; THENCE NORTH 88° 44' 00" WEST ALONG SAID LINE A DISTANCE OF 105.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 01° 16' 16" WEST, A DISTANCE OF 105.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 88° 44' 30" EAST ALONG THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 301.86 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 37,954 SQUARE FEET OR 0.87 ACRES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCELA B  
THE SOUTH 1/2 OF LOT 18 AND THE NORTH 6 FEET OF LOT 22, "PLAT NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 60, RECORDS OF SKAGIT COUNTY, WASHINGTON,  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 18, THENCE SOUTH 01° 16' 16" WEST ALONG THE EAST LINE OF SAID LOT 18, A DISTANCE OF 80.20 FEET; THENCE NORTH 88° 44' 00" WEST, A DISTANCE OF 105.00 FEET; THENCE SOUTH 01° 16' 16" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON A LINE BEING 6.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 22; THENCE SOUTH 88° 44' 00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 105.00 FEET TO THE EAST LINE OF SAID LOT 22; THENCE NORTH 01° 16' 16" EAST ALONG THE EAST LINE OF SAID LOT 22 & LOT 18, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7,350 SQUARE FEET OR 0.17 ACRES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONVEYANCE PARCEL  
A PORTION OF LOT 18 AND THE NORTH 6 FEET OF LOT 22, "PLAT NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 60, RECORDS OF SKAGIT COUNTY, WASHINGTON,  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 22, THENCE SOUTH 01° 16' 16" WEST ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 6.00 FEET; THENCE NORTH 88° 44' 00" WEST AS MEASURED PARALLEL TO THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 16' 16" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 88° 44' 00" WEST, A DISTANCE OF 1.00 FEET; THENCE SOUTH 01° 16' 16" WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 88° 44' 00" EAST AS MEASURED PARALLEL TO THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 770 SQUARE FEET OR 0.02 ACRES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THIS BOUNDARY LINE ADJUSTMENT IS NOT FOR THE PURPOSES OF CREATING AN ADDITIONAL LOT (SNWC 16.16.030(1)).

## CONSENT

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

*John Bendtsen* 12-17-25  
DATE  
STATE OF WASHINGTON  
*John Bendtsen* 12/16/25  
DATE  
*John Bendtsen* 12/17/25  
DATE  
*John Bendtsen* 12-17-25  
DATE

ACKNOWLEDGEMENT  
STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) S.S.  
I HEREBY CERTIFY THAT ON THIS 17<sup>TH</sup> DAY OF DECEMBER, 2025, THE ABOVE INDIVIDUALS SIGNED CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT: BURLINGTON, WA  
MY APPOINTMENT EXPIRES: 3/9/2028

Notary Public  
State of Washington  
BRIAN ADAM GULLIKSON  
COMM. # 24023840  
MY COMM. EXP. 03/09/2028

ACKNOWLEDGEMENT  
STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) S.S.  
I HEREBY CERTIFY THAT ON THIS 17<sup>TH</sup> DAY OF DECEMBER, 2025, THE ABOVE INDIVIDUALS SIGNED CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED.

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STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) S.S.  
I HEREBY CERTIFY THAT ON THIS 17<sup>TH</sup> DAY OF DECEMBER, 2025, THE ABOVE INDIVIDUALS SIGNED CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT: BURLINGTON, WA  
MY APPOINTMENT EXPIRES: 3/9/2028

Notary Public  
State of Washington  
BRIAN ADAM GULLIKSON  
COMM. # 24023840  
MY COMM. EXP. 03/09/2028

## SURVEY NOTES

EQUIPMENT: LEICA TS16, 1" ROBOTIC TOTAL STATION AND LEICA GS18 GNSS ROVER  
METHOD: FIELD TRAVERSE AND NETWORK GPS  
RELATIVE ACCURACY AND/OR CLOSURES MEET OR EXCEED THE MINIMUM STANDARDS STATED IN WAC 332-130-006.  
332.130.060, 332.130-100 AND 332.130-130.

THIS SURVEY FOUND OCCUPANCY INDICATORS AS PER WAC 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNREGISTERED OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF THE SURVEYED PROPERTY TO THE OCCUPANCY RECORDS. NO RESOLUTION OF OWNERSHIP BASED ON UNREGISTERED RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

## UTILITY NOTES

BASIS FOR UTILITY LINES SHOWN: FIELD OBSERVATIONS  
UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON DIRECTLY MEASURED UTILITY STRUCTURES AND SURFACE INDICATORS VISIBLE FROM THE SURFACE AT THE TIME OF THIS SURVEY. COVERED OR NON-VISIBLE FEATURES MAY EXIST AND MAY NOT BE SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED WITHOUT THE SUPPORT OF UNDERGROUND UTILITY LOCATE SERVICES. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. FIELD VERIFICATION OF EXISTING UTILITIES BY POT-HOLE OR OTHER MEANS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION TO INSURE THE LOCATION OF UNDERGROUND UTILITIES.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS. THE GRANTEE ASSUMES ALL RISK AND LIABILITY THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

## BASIS OF BEARING

NORTH 102° 22' 57" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS MEASURED BETWEEN THE EAST QUARTER CORNER AND THE MONUMENTS ALONG SAID EAST LINE AS SHOWN HEREON.

## REFERENCES

BOUNDARY LINE ADJUSTMENT A/F# 9411230/100

## SITE DATA

408 & 408 BALL ST., SEDRO WOOLLEY, WA, 98683  
TAX PARCEL NO(S): P77184 & P77185  
GROSS SITE AREA: 45,304 SF (1.04 ACRES)  
NET AREA (BEFORE BLA): 37,954 SF (0.87 ACRES)  
NET AREA (AFTER BLA): 8,220 SF (0.19 ACRES)  
P77184 AREA (BEFORE BLA): 8,220 SF (0.19 ACRES)  
P77184 AREA (AFTER BLA): 7,350 SF (0.17 ACRES)

## CITY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTIES CONTAINED HEREIN DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE AND ARE PAID IN FULL.

*John Bendtsen* 12-17-25  
DATE

## 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 17 OF THE SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED

THIS 17<sup>TH</sup> DAY OF DECEMBER, 2025  
*John Bendtsen*  
CITY ENGINEER



NorthLine  
Surveying  
1580 PORT DRIVE  
BURLINGTON, WA 98233  
(360)899-9598

BOUNDARY LINE ADJUSTMENT  
FOR  
JOHN BENDTSEN  
PORTION OF SE 1/4 OF THE NE 1/4 OF SEC. 24,  
TWP. 35 N, RGE. 04 E, W.M.  
SKAGIT COUNTY  
WASHINGTON

DRAFT: BDS  
CHK: CHC  
SHEET TOP: 3  
PROJECT: 23149

LAND SURVEYOR'S CERTIFICATE  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT, CHAPTER 18.09 RCW & 332-130 WAC, AT THE REQUEST OF JOHN BENDTSEN IN MAY, 2025

RECORDING CERTIFICATE  
FILED BY: *John Bendtsen* 2025 A.D. AT 3:30 MINUTES PAST 1 O'CLOCK P.M.  
AND RECORDED IN VOLUME 10512180034 OF SURVEYS ON PAGE 1 UNDER AUDITOR'S FILE NO. 10512180034  
RECORDS OF SKAGIT COUNTY, WASHINGTON.  
*John Bendtsen*  
COUNTY AUDITOR



