A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.

DECLARATION OF LEGAL DOCUMENTATION

BOUNDARY LINE ADJUSTMENT # BLA-2025 - 0002

KNOW ALL PEOPLE BY THESE PRESENTS:
THAT I, THE UNDERSIGNED, AFFIRM UNDER OATH AND STATE THAT **RANDY BURGESS, GUMBO PROPERTIES, LLC.** IS THE OWNER OF THE PROPERTY SUBJECT TO THE BOUNDARY LINE ADJUSTMENT AND AM SOLELY RESPONSIBLE FOR SECURING AND EXECUTING, AS WELL AS SEEKING, ALL NECESSARY LEGAL ADVICE OR ASSISTANCE CONCERNING THE LEGAL DOCUMENTS NECESSARY TO TRANSFER TITLE TO THOSE PORTIONS OF THE PROPERTIES INVOLVED IN THE BOUNDARY LINE ADJUSTMENT.

THAT I, THE UNDERSIGNED, FURTHER AFFIRM UNDER OATH AND STATE THAT THE LEGAL DOCUMENTS NECESSARY TO TRANSFER TITLE TO THE PROPERTIES IN QUESTION HAVE BEEN PREPARED AND EXECUTED SO THAT UPON THE RECORDING OF THE BOUNDARY LINE ADJUSTMENT, THE TITLE TO THE SUBJECT PROPERTIES WILL ACCURATELY REFLECT THE NEW LOT LINE CONFIGURATION RESULTING FROM THE BOUNDARY LINE ADJUSTMENT AS APPROVED BY THE CITY OF ANACORTES.

DATED THIS 16 DAY OF January, 2026.

SIGNATURE 1: _____

TITLE 1: RANDY BURGESS, OWNER, GUMBO PROPERTIES, LLC

STATE OF WASHINGTON)
) SS.
COUNTY OF Skagit)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RANDY BURGESS, OWNER, GUMBO PROPERTIES, LLC. SIGNED THIS INSTRUMENT AND THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 1/16/26

SIGNATURE: _____

RESIDING AT: Mount Vernon, WA

MY APPOINTMENT EXPIRES: 1/13/27

PATRICK SEVERIN 69453 NOTARY PUBLIC COMMISSION EXPIRES 01-13-27 STATE OF WASHINGTON

LEGAL DESCRIPTION BEFORE

PARCEL 'A' (P32939):
THAT PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH SIDE OF 18TH STREET PRODUCED IN THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE ORIGINAL PLAT OF SAID CITY ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, AND 90.00 FEET EAST OF THE EAST LINE OF COMMERCIAL AVENUE; THENCE RUNNING SOUTH 180.00 FEET; THENCE RUNNING EAST 85.00 FEET; THENCE RUNNING NORTH TO THE WEST LINE OF THE RIGHT OF WAY OF THE SEATTLE AND MONTANA RAILWAY (NOW GREAT NORTHERN RAILROAD); THENCE RUNNING NORTHWESTERLY ALONG THE SAID RIGHT OF WAY TO A POINT DUE EAST OF THE PLACE OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 18TH STREET, IF PRODUCED EASTERLY FROM 18TH STREET AS SHOWN ON THE PLAT OF "CITY OF ANACORTES", ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE EAST LINE OF COMMERCIAL AVENUE; THENCE NORTH ALONG THE EAST LINE OF COMMERCIAL AVENUE, 63 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF 18TH STREET PRODUCED, A DISTANCE OF 70.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF COMMERCIAL AVENUE, 63.00 FEET TO THE NORTH LINE OF 18TH STREET PRODUCED; THENCE WEST ALONG THE NORTH LINE OF 18TH STREET PRODUCED, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.
AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF ANACORTES BY INSTRUMENT RECORDED MAY 12, 1999, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9905120020.
(THE ABOVE DESCRIBED PROPERTY DELINEATED AS A PORTION OF THAT SURVEY FILED IN VOLUME 15 OF SURVEYS, PAGES 45 AND 46, AND RECORDED DECEMBER 1, 1993, UNDER AUDITOR'S FILE NO. 9312010077, ALL RECORDS OF SKAGIT COUNTY, WASHINGTON).
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
PARCEL C:(P32940)
LOT 2 OF ANACORTES SHORT PLAT NO. ANA 94-002, APPROVED NOVEMBER 28, 1994 AND RECORDED DECEMBER 8, 1994, UNDER AUDITOR'S FILE NO. 9412080088 IN VOLUME 11 OF SHORT PLATS, PAGE 154, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 2 IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.
SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.
PARCEL C:(P32949)
LOT 3 OF ANACORTES SHORT PLAT NO. ANA 94-002, APPROVED NOVEMBER 28, 1994 AND RECORDED DECEMBER 8, 1994, UNDER AUDITOR'S FILE NO. 9412080088 IN VOLUME 11 OF SHORT PLATS, PAGE 154, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 2 IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.
SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

(TITLE REPORT BASE ON REPORT 400286-LT FIRST AMERICAN TITLE REPORT LAND TITLE AND ESCROW DATED AUGUST 8, 2025)

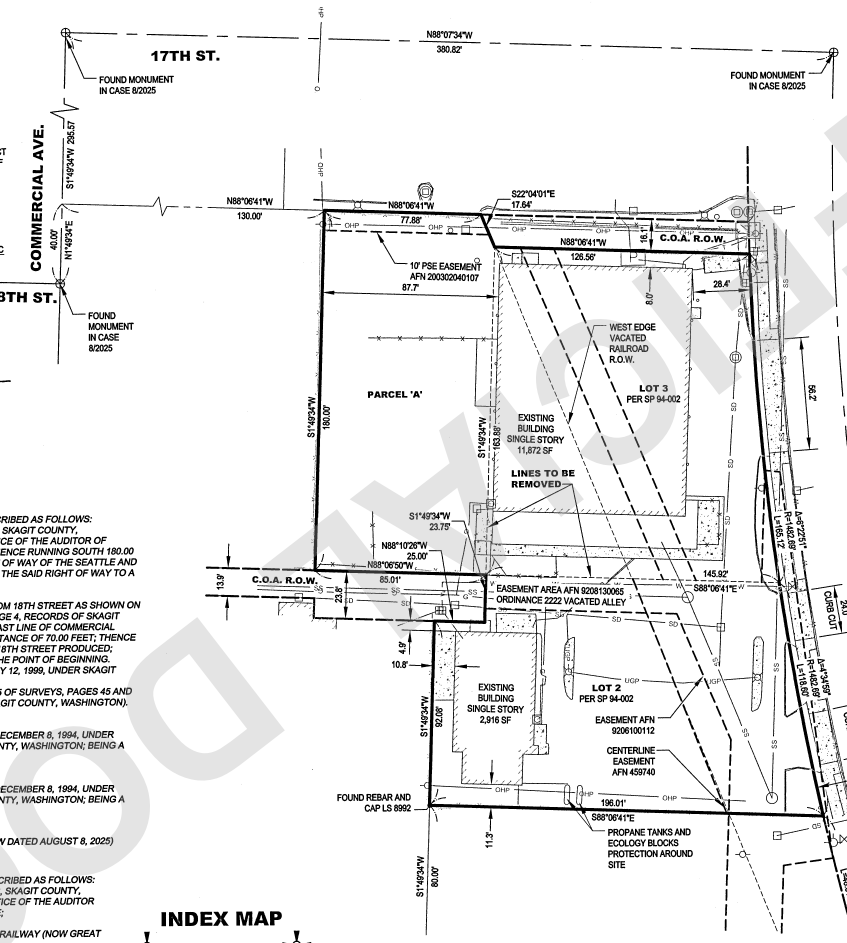
LEGAL DESCRIPTION AFTER

THAT PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH SIDE OF 18TH STREET PRODUCED IN THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE ORIGINAL PLAT OF SAID CITY ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, AND 90.00 FEET EAST OF THE EAST LINE OF COMMERCIAL AVENUE;
THENCE RUNNING SOUTH 180.00 FEET; THENCE RUNNING EAST 85.00 FEET;
THENCE RUNNING NORTH TO THE WEST LINE OF THE RIGHT OF WAY OF THE SEATTLE AND MONTANA RAILWAY (NOW GREAT NORTHERN RAILROAD);
THENCE RUNNING NORTHWESTERLY ALONG THE SAID RIGHT OF WAY TO A POINT DUE EAST OF THE PLACE OF BEGINNING;
THENCE WEST TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 18TH STREET, IF PRODUCED EASTERLY FROM 18TH STREET AS SHOWN ON THE PLAT OF "CITY OF ANACORTES", ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE EAST LINE OF COMMERCIAL AVENUE; THENCE NORTH ALONG THE EAST LINE OF COMMERCIAL AVENUE, 63 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF 18TH STREET PRODUCED, A DISTANCE OF 70.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF COMMERCIAL AVENUE, 63.00 FEET TO THE NORTH LINE OF 18TH STREET PRODUCED; THENCE WEST ALONG THE NORTH LINE OF 18TH STREET PRODUCED, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.
AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF ANACORTES BY INSTRUMENT RECORDED MAY 12, 1999, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9905120020.
(THE ABOVE DESCRIBED PROPERTY DELINEATED AS A PORTION OF THAT SURVEY FILED IN VOLUME 15 OF SURVEYS, PAGES 45 AND 46, AND RECORDED DECEMBER 1, 1993, UNDER AUDITOR'S FILE NO. 9312010077, ALL RECORDS OF SKAGIT COUNTY, WASHINGTON).
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
TOGETHER WITH:
LOTS 2 AND 3 OF ANACORTES SHORT PLAT NO. ANA 94-002, APPROVED NOVEMBER 28, 1994 AND RECORDED DECEMBER 8, 1994, UNDER AUDITOR'S FILE NO. 9412080088 IN VOLUME 11 OF SHORT PLATS, PAGE 154, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 2 IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.
SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYORS RECORDING CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, WM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE SURVEY RECORDING ACT AND WAC 332-130 AT THE REQUEST OF SDG, LLC, IN THE MONTH OF AUGUST, 2025.

MYLES J. STANDISH PLS 52089 — DATE 1-15-26



AUDITORS CERTIFICATE

FILED FOR RECORD THIS 16 DAY OF January, 2026 AT 3:10 P.M. AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC, WITHIN THE RECORDS OF SKAGIT COUNTY WASHINGTON, UNDER AUDITORS FILE NUMBER 202601260069

SKAGIT COUNTY AUDITOR — SKAGIT COUNTY DEPUTY

LEGEND

- EXISTING RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING WATERLINE
- EXISTING OVERHEAD POWERLINE
- EXISTING DRAINFIELD LINE PER AS-BUILT
- EXISTING PROPERTY CORNER AS NOTED
- EXISTING STORM DRAIN
- EXISTING FENCE LINE
- EXISTING WATER VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING CONCRETE
- EXISTING SEWER MANHOLE
- EXISTING GAS METER
- EXISTING WATER GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING BLOWOFF
- EXISTING SURVEY MONUMENT
- EXISTING WATER METER/HOTBOX
- EXISTING POWER VAULT
- EXISTING POWER POLE
- EXISTING SEWER CLEANOUT

SITE INFORMATION

THE PURPOSE OF THIS DOCUMENT IS CONSOLIDATE THREE LOTS INTO ONE LOT
ADDRESS: 1720 Q AVENUE, ANACORTES, WA 98221
AREA AFTER BLA: 57,887 SQ. FT. (1.33 ACRES)

FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TRIMBLE S5" AND A TRIMBLE R 10-2 GPS RECEIVER, STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

RESEARCH

1) R.O.S. AFN 199312010077
2) CITY OF ANACORTES SHORT PLAT AFN 199412080088
3) R.O.S. AFN 200211040158
4) R.O.S. AFN 200503030091
5) R.O.S. AFN 198702240042

EASEMENTS

1. PUGET POWER AND LIGHT COMPANY AFN 459740
2. INGRESS, EGRESS AND SEWER LINE AFN 522234
3. MINERAL RESERVATION AFN 693445
4. MINERAL RESERVATION AFN 8803090052
5. UTILITY EASEMENT TO THE CITY OF ANACORTES AFN 9206100112
6. UTILITY EASEMENT IN VACATED ALLEY WAY AFN 9208130065
7. PSE 10' EASEMENT AFN 200302040107
8. COMCAST AERIAL EASEMENT AFN 201003080048

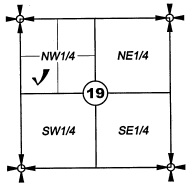
(TITLE REPORT BASE ON REPORT 400286-LT FIRST AMERICAN TITLE REPORT LAND TITLE AND ESCROW DATED AUGUST 8, 2025)

BASIS OF BEARING

MONUMENTED CENTERLINE OF 17TH ST. BEARS NORTH 88°07'34" WEST.

40 0 40
SCALE: 1" = 40'
NORTH

INDEX MAP



SW 1/4 OF THE NW 1/4 SECTION 19, TWP. 35 N., RGE. 2 E., W.M.

CITY OF ANACORTES APPROVAL

THIS BOUNDARY LINE ADJUSTMENT IS HEREBY EXAMINED AND APPROVED FOR ACCEPTANCE THIS 16 DAY OF JANUARY, 2026

CITY ENGINEER — PLANNING DIRECTOR

MYLES J. STANDISH — STATE OF WASHINGTON — 52089 — REGISTERED PROFESSIONAL LAND SURVEYOR — 1-15-26

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

CITY OF ANACORTES LOT COMBINATION

OWNER
GUMBO PROPERTIES, L.L.C.
A PORTION OF GOV'T LOT 2 OF SECTION 19, TWP. 35 N., RGE. 2 E., W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

DATE: 09.25.25	BY: M. STANDISH	SCALE: 1"= 40'
PROJECT NO. 25064		FILE: 25064BLA.dwg

202601260069
01/26/2026 03:28 PM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

UNOFFICIAL DOCUMENT