

BOUNDARY LINE ADJUSTMENT

PLAN# 2025-0160

A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON

ORIGINAL LEGAL DESCRIPTION

PARCEL A, PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

THENCE NORTH 88°20'48" WEST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 88°20'48" WEST, A DISTANCE OF 645.96 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 12°27'22" WEST, A DISTANCE OF 500.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 12°27'22" WEST, A DISTANCE OF 500.00 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

THENCE NORTH 88°20'48" WEST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 88°20'48" WEST, A DISTANCE OF 645.96 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 12°27'22" WEST, A DISTANCE OF 500.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 12°27'22" WEST, A DISTANCE OF 500.00 FEET TO THE TRUE POINT OF BEGINNING;

NEW LEGAL DESCRIPTION

ALL THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

THENCE NORTH 88°20'48" WEST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 88°20'48" WEST, A DISTANCE OF 645.96 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 12°27'22" WEST, A DISTANCE OF 500.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 12°27'22" WEST, A DISTANCE OF 500.00 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

THE WEST 318.65 FEET OF LOT 5C SHOWN ON BAY RIDGE BUSINESS PARK BINDING SITE PLAN NO. PL-07-0733, AND RECORDED UNDER RECORDING NUMBER 201809222072, PURSUANT TO STIPULATED AGREEMENT AS SHOWN ON SKAGIT COUNTY SHORT PLAT NO. 96-012, APPROVED OCTOBER 2, 1996, AND RECORDED IN AUDITOR'S FILE NO. 960110054, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN BOOK 27 NORTH 127222 WEST, A DISTANCE OF 1,041.74 FEET;

THENCE NORTH 88°20'48" WEST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 12°27'22" WEST, A DISTANCE OF 500.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 88°20'48" WEST, A DISTANCE OF 645.96 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 12°27'22" WEST, A DISTANCE OF 500.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 12°27'22" WEST, A DISTANCE OF 500.00 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

THENCE NORTH 88°20'48" WEST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 88°20'48" WEST, A DISTANCE OF 645.96 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 12°27'22" WEST, A DISTANCE OF 500.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 12°27'22" WEST, A DISTANCE OF 500.00 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

THE WEST 318.65 FEET OF LOT 5C SHOWN ON BAY RIDGE BUSINESS PARK BINDING SITE PLAN NO. PL-07-0733, AND RECORDED UNDER RECORDING NUMBER 201809222072, PURSUANT TO STIPULATED AGREEMENT AS SHOWN ON SKAGIT COUNTY SHORT PLAT NO. 96-012, APPROVED OCTOBER 2, 1996, AND RECORDED UNDER RECORDING NUMBERS 201809210056 AND 201809222072, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNER'S DECLARATION

I, THE UNDERSIGNED, CERTIFIES THAT THE BOUNDARY LINE ADJUSTMENT SET FORTH HEREIN IS TRUE AND CORRECT, AND THAT THE BOUNDARY LINE SHOWN ON THIS INSTRUMENT IS THE TRUE AND CORRECT BOUNDARY LINE OF THE PARCEL DESCRIBED HEREIN. I HAVE READ THIS INSTRUMENT AND I HAVE BEEN ADVISED BY MY ATTORNEY THAT THE INSTRUMENT IS VALID AND ENFORCEABLE. I HAVE SIGNED THIS INSTRUMENT FREELY AND VOLUNTARILY, WITHOUT COERCION, FRAUD, OR UNLAWFUL INFLUENCE. I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS INSTRUMENT AND I AGREE TO THE TERMS AND CONDITIONS SET FORTH HEREIN. I HAVE SIGNED THIS INSTRUMENT IN THE PRESENCE OF TWO WITNESSES WHOSE NAMES ARE SET FORTH HEREIN.

17 DAY OF July, 2026

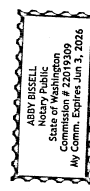
SKAGIT TRANSIT

ACKNOWLEDGEMENT

STATE OF Washington }
 COUNTY OF Skagit } ss.
 I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Eric Espenace IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND THAT (HE/SHE) WAS NOT UNDER ANY UNLAWFUL INFLUENCE, UNLAWFUL COERCION, FRAUD, OR UNLAWFUL INFLUENCE. I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS INSTRUMENT AND I AGREE TO THE TERMS AND CONDITIONS SET FORTH HEREIN. I HAVE SIGNED THIS INSTRUMENT FREELY AND VOLUNTARILY, WITHOUT COERCION, FRAUD, OR UNLAWFUL INFLUENCE. I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS INSTRUMENT AND I AGREE TO THE TERMS AND CONDITIONS SET FORTH HEREIN.

THIS 17th DAY OF January, 2026

NAME (PRINT): Attaf Bisell
 NAME (SIGN): Attaf Bisell
 NOTARY PUBLIC IN AND FOR THE STATE OF Washington
 MY APPOINTMENT EXPIRES 6/3/26



1 ALLIANCE GEOMATICS — AN ATLAS COMPANY —
 1261A 120TH AVE NE
 Bellevue, Washington 98005
 Ph: (425) 598-2200
 Fax: (425) 502-8067



SURVEYOR'S CERTIFICATION
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT, AND THE REQUIREMENTS OF THE SURVEYING ACT, AT THE REQUEST OF ROBERT L. BRAND, P.L.S.

SIGNED: Robert L. Brand DATE: 7/22/2025
 ROBERT L. BRAND, SURVEYOR
 WASHINGTON REGISTRATION NO. 4838

BOUNDARY LINE ADJUSTMENT
 REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON

Josephine 27 2026
 Skagit County Planning & Development Services

BOUNDARY LINE ADJUSTMENT
 SKAGIT TRANSIT
 PARCEL NOS. P121434, P121435, P134381

SURVEY BY:	RLB	DATE:	07-22-2025
DRAWN BY:	RLB	IAG JOB:	KPFF_24-059
CHECKED BY:	DR		

SHEET 1 OF 2 SHEETS

BY VERDE OF RECORDING THIS BOUNDARY LINE ADJUSTMENT, ALL NEWLY BOUNDARIED LOTS SHALL BE CONSIDERED LOTS OF RECORD FOR INDIVIDUAL CONFORMANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.

AUDITOR'S CERTIFICATE:
 FILED FOR RECORD 13 DAY OF February, 2026 AT 9:04 P.M. UNDER
 AUDITOR'S FILE # 20250130057 AT THE REQUEST OF ROBERT L. BRAND, P.L.S.

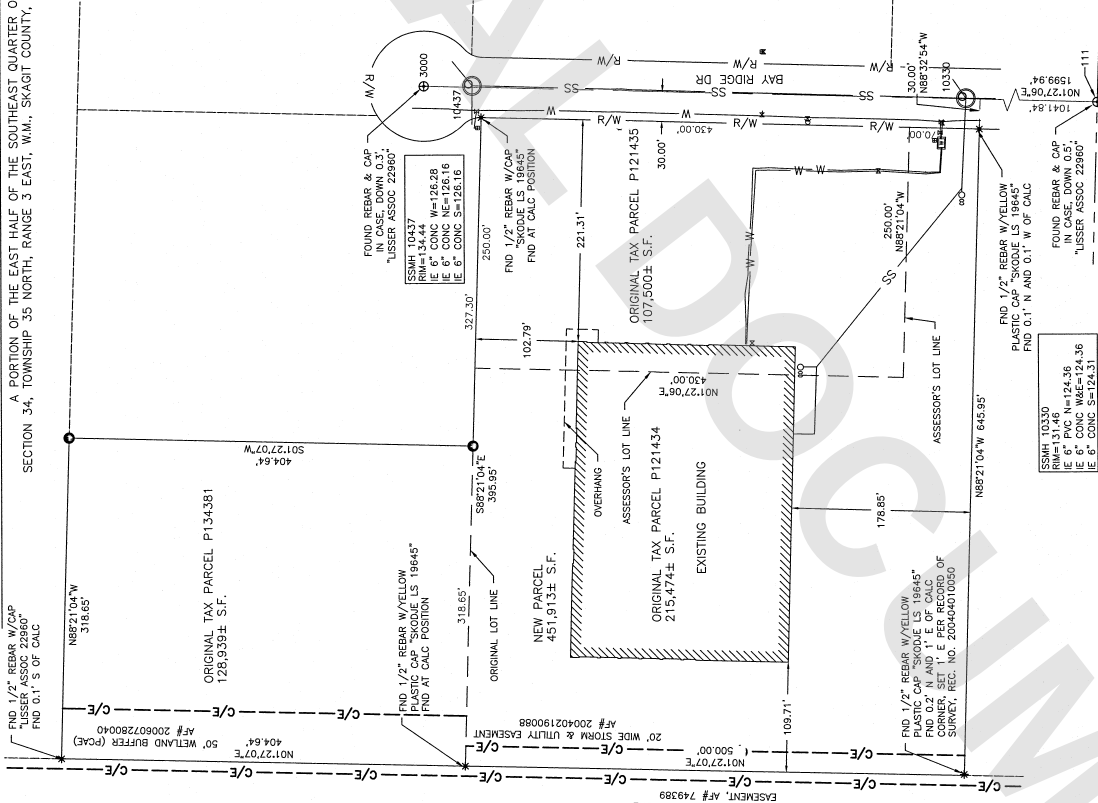
Eric Espenace
 SKAGIT COUNTY AUDITOR

PARCEL B:
 THE WESTERMOST 318.65 FEET OF LOT 5C, BAY RIDGE BUSINESS PARK (BSP, PHASE 5), RECORDED UNDER RECORDING NUMBER 201809222072, PURSUANT TO STIPULATED AGREEMENT AS SHOWN ON SKAGIT COUNTY SHORT PLAT NO. 96-012, APPROVED OCTOBER 2, 1996, AND RECORDED UNDER RECORDING NUMBERS 201809210056 AND 201809222072, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

BOUNDARY LINE ADJUSTMENT

A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON



SURVEYOR'S NOTES

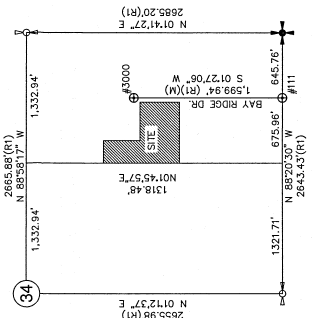
1. THE PURPOSE OF THIS SURVEY IS TO COMBINE 3 TAX PARCELS INTO 1 PARCEL, THE EXISTING TAX PARCELS ARE P121434, P121435, AND P121436.
2. THE PARCELS AND THIS BOUNDARY COMBINATION IS LOCATED WITH CONTIGUOUS PROPERTY OWNED BY THE SAME PARTY. THIS BOUNDARY ADJUSTMENT IS NOT FOR THE PURPOSE OF CREATING AN ADDITIONAL BUILDING LOT.
3. UNDER RECORDING NUMBER 200607280038, CAUSE NO. 17-2-01330-0 RECORDED UNDER SUPERIOR COURT CASE NO. 17-2-01330-0, THE SURVEYOR WAS ADVISED THAT THE TAX PARCELS P121434 AND P121435 DO NOT APPEAR TO EVER HAVE BEEN SEPARATED IN A RECORDED DOCUMENT. THE TITLE REPORT DESCRIPTION IS AS THE SURVEYOR HAS BEEN ADVISED BY THE TITLE OFFICER AND THE TITLE OFFICE.
4. TAX PARCELS P121434 AND P121435 DO NOT APPEAR TO EVER HAVE BEEN SEPARATED IN A RECORDED DOCUMENT. THE TITLE REPORT DESCRIPTION IS AS THE SURVEYOR HAS BEEN ADVISED BY THE TITLE OFFICER AND THE TITLE OFFICE.
5. INSTRUMENT(S) LEGAL MISO 11" ROBOTIC TOTAL STATION AND LEICA GS4HRK GPS.
6. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM ACCURACY STANDARDS SET FORTH BY WAC 332-130.
7. OWNERSHIP LINES THAT OTHERWISE MAY BE DETERMINED BY A COURT OF LAW.
8. ALL MONUMENTS SHOWN AS FOUND WERE VISITED JUNE, 2024.

BASIS OF BEARING

THE FOUND REBARS WITH CAPS, #111 AT THE INTERSECTION OF THE CENTER OF CUL DE SAC, BEARING BEING N 01°27'06" E.

REFERENCES

1. PLANNING SITE PLAN NO. PL-07-0713, 4 PAGES, UNDER RECORDING NUMBER 200607220120, ON JANUARY 22, 2008.
2. RECORD OF SURVEY, 1 PAGE UNDER RECORDING NUMBER 200404010050, ON APRIL 1, 2004.
3. PLANNING SITE PLAN NO. PL-05-0164, 5 PAGES, UNDER RECORDING NUMBER 200607280038, ON JULY 28, 2006.
4. SUPERIOR COURT CAUSE NO. 17-2-01330-0, RECORDING NUMBER 201608220072, ON AUGUST 22, 2018.



LEGEND

- LINE BREAK
- SET 5/8" REBAR AND CAP, LS 46878, UNLESS OTHERWISE NOTED
- ⊕ FOUND MONUMENT, AS NOTED
- ⊙ FOUND PROPERTY CORNER AS NOTED
- ⊠ FOUND SECTION CORNER
- ⊞ CALCULATED POSITION, QUARTER CORNER

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Fax: (425) 502-8067



BOUNDARY LINE ADJUSTMENT SKAGIT TRANSIT PARCEL NOS. P121434, P121435, P121436	
SURVEY BY:	RLB
DATE:	07-22-2025
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IAG JOB:	KPFF_24-059
CHECKED BY:	DR
SHEET	2
OF	2
SHEETS	2