RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

BEING A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTIONS:

ACCORDING TO RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED ON ***DECEMBER 20, 2024,*** *UNDER SKAGIT COUNTY AUDITOR'S FILE NO.* ***202412200052****:*

PARCEL A (P37331):

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE **NORTH 0° 59' 30" EAST** ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF **860.63 FEET** TO THE **TRUE POINT OF BEGINNING;**

THENCE CONTINUING **NORTH 0° 59' 30" EAST** ALONG SAID EAST LINE A DISTANCE OF **455.14 FEET** TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE **NORTH 89° 26' 04" WEST** ALONG SAID NORTH LINE A DISTANCE OF **420.71 FEET;**

THENCE **SOUTH 0° 59' 30" WEST,** PARALLEL WITH SAID EAST LINE, A DISTANCE OF **452.02 FEET;**

THENCE **SOUTH 89° 00' 30" EAST** A DISTANCE OF **420.70 FEET** TO THE **TRUE POINT OF BEGINNING.**

SITUATE WITHIN THE CITY LIMITS OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

CONTAINS **190,821 SQUARE FEET ±**

PARCEL B (P37206):

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE **NORTH 0° 59' 30" EAST** ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF **501.13 FEET** TO THE **TRUE POINT OF BEGINNING;**

THENCE **SOUTH 89° 56' 10" WEST** A DISTANCE OF **636.17 FEET;**

THENCE **NORTH 0° 59' 12" EAST,** PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF **821.63 FEET** TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE **SOUTH 89° 26' 04" EAST** ALONG SAID NORTH LINE A DISTANCE OF **215.44 FEET;**

THENCE **SOUTH 0° 59' 30" WEST,** PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF **452.02 FEET;**

THENCE **SOUTH 89° 00' 30" EAST** A DISTANCE OF **420.70 FEET** TO A POINT ON SAID EAST LINE;

THENCE **SOUTH 0° 59' 30" WEST** ALONG SAID EAST LINE A DISTANCE OF **359.50 FEET** TO THE **TRUE POINT OF BEGINNING.**

SITUATE WITHIN THE CITY LIMITS OF SEDRO-WOOLLEY,
SKAGIT COUNTY, WASHINGTON.

CONTAINS **329,592 SQUARE FEET ±**

SURVEYOR'S NOTES:

1. **BASIS OF BEARINGS:** RELATED TO WASHINGTON COORDINATE SYSTEM (NAD 83/11), NORTH ZONE
   LINE HELD: SOUTH LINE OF SOUTHWEST QUARTER SECTION 23: BEING S89°56'10"W - 2644.45'.
   SEE ALSO RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. **202412200052**
2. DATE OF SURVEY: **OCTOBER 2019, OCTOBER 2023, JUNE 2024,** AND **MARCH 2026.**
3. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY WAC 332-130-090.
4. THE PURPOSE OF THIS SURVEY WAS TO RECOVER OR MONUMENT THE CORNERS OF THE DESCRIBED PARCEL, AND TO DEPICT ANY OCCUPATIONAL INDICATORS.
5. PER RCW 58.090.90, THIS SURVEY DEPICTS PHYSICAL EVIDENCE OF ENCROACHMENT OR OVERLAP BY OCCUPATION OR IMPROVEMENT, WHICH MAY INCLUDE POTENTIAL CLAIMS OF UNWRITTEN RIGHTS. NO LEGAL RESOLUTION OF SUCH CLAIMS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
6. THIS SURVEY WAS ACCOMPLISHED USING A COMBINATION OF RELATIVE GNSS OBSERVATIONS WITH A BASE/ROVER RTK CONFIGURATION AND STANDARD FIELD TRAVERSE PROCEDURES WITH A TOTAL STATION. ALL MONUMENTS SHOWN WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
7. SOURCE OF DEPICTED UTILITY INFORMATION: CONDUCTIBLE UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON FIELD MEASUREMENTS OF ABOVE GROUND APPURTENANCES AND PAINT MARKS BY THE UTILITY OWNER.
8. ACCURACY OF DEPICTED UTILITY INFORMATION: ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY BE DIFFERENT. ALL UTILITIES SHOULD BE VERIFIED BEFORE COMMENCING CONSTRUCTION. THE LOCATION OF UNDERGROUND UTILITIES BEYOND AS DESCRIBED ABOVE WAS NOT PART OF THIS SURVEY'S CONTRACTED SCOPE OF WORK.
9. THIS SURVEY RELIED UPON FIRST AMERICAN TITLE INSURANCE CO. GUARANTEE NO. **5003353-0009509E** WITH AN EFFECTIVE DATE OF **APRIL 15, 2025.**

NEW LEGAL DESCRIPTIONS:

PARCEL A (P37331):

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE **NORTH 0° 59' 30" EAST** ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF **877.54 FEET** TO THE **POINT OF BEGINNING;**

THENCE CONTINUING **NORTH 0° 59' 30" EAST** ALONG SAID EAST LINE A DISTANCE OF **438.23 FEET** TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE **NORTH 89° 26' 04" WEST** ALONG SAID NORTH LINE **420.71 FEET;**

THENCE **SOUTH 0° 59' 30" WEST 33.66 FEET;**

THENCE **SOUTH 89° 00' 13" EAST 9.99 FEET;**

THENCE **SOUTH 0° 59' 45" WEST 160.00 FEET;**

THENCE **NORTH 89° 00' 15" WEST 9.98 FEET;**

THENCE **SOUTH 0° 59' 30" WEST 290.85 FEET;**

THENCE **SOUTH 89° 00' 30" EAST 229.04 FEET** TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF **71.50 FEET;**

THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 46.78 FEET THROUGH A CENTRAL ANGLE OF **37° 29' 10";**

THENCE **NORTH 53° 30' 21" EAST 25.04 FEET** TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF **94.00 FEET;**

THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF **61.50 FEET** THROUGH A CENTRAL ANGLE OF **37° 29' 10";**

THENCE **SOUTH 89° 00' 30" EAST 71.08 FEET** TO THE **POINT OF BEGINNING.**

SITUATE WITHIN THE CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

CONTAINS **4.51 ACRES,** MORE OR LESS.

PARCEL B (P37206):

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE **NORTH 0° 59' 30" EAST** ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF **501.13 FEET** TO THE **POINT OF BEGINNING;**

THENCE **SOUTH 89° 56' 10" WEST 636.17 FEET;**

THENCE **NORTH 0° 59' 12" EAST,** PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF **821.63 FEET** TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE **SOUTH 89° 26' 04" EAST** ALONG SAID NORTH LINE A DISTANCE OF **215.44 FEET;**

THENCE **SOUTH 0° 59' 30" WEST 33.66 FEET;**

THENCE **SOUTH 89° 00' 13" EAST 9.99 FEET;**

THENCE **SOUTH 0° 59' 45" WEST 160.00 FEET;**

THENCE **NORTH 89° 00' 15" WEST 9.98 FEET;**

THENCE **SOUTH 0° 59' 30" WEST 290.85 FEET;**

THENCE **SOUTH 89° 00' 30" EAST 229.04 FEET** TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF **71.50 FEET;**

THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF **46.78 FEET** THROUGH A CENTRAL ANGLE OF **37° 29' 10";**

THENCE **NORTH 53° 30' 21" EAST 25.04 FEET** TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF **94.00 FEET;**

THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF **61.50 FEET** THROUGH A CENTRAL ANGLE OF **37° 29' 10";**

THENCE **SOUTH 89° 00' 30" EAST 71.08 FEET** TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE **SOUTH 0° 59' 30" WEST** ALONG SAID EAST LINE **376.41 FEET** TO THE **POINT OF BEGINNING.**

SITUATE WITHIN THE CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

CONTAINS **7.44 ACRES,** MORE OR LESS.

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.

4-30-26
DATE

ROBERT JANICKI
GATEWAY VILLAGE, LLC
103 N. TOWNSHIP ST.
SEDRO-WOOLLEY, WA 98284

NOTARY PUBLIC
STATE OF WASHINGTON
CARRIE M VELDMAN
License # 152630
Commission Expires
April 30th, 2027

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF Whatcom } SS

I HEREBY CERTIFY THAT ON THIS 30th DAY OF April, 2026 THAT THE ABOVE INDIVIDUAL(S) SIGNED CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED.

DATE 4-30-2026 NAME: Carrie Veldman

NOTARY PUBLIC IN AND FOR THE STATE OF: WA

RESIDING AT: Bellingham, WA

MY APPOINTMENT EXPIRES: 4-30-2027

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 TITLE 17 OF THE SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY

APPROVED THIS 7 DAY OF May 2026

PLANNING DIRECTOR

CITY ENGINEER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY CONTAINED HEREIN DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USES ARE PAID IN FULL.

CITY TREASURER

5/7/2026
DATE

BLA NOTE:

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

EASEMENT NOTES:

1. SUBJECT PROPERTY BENEFITS FROM AN ACCESS AND UTILITY EASEMENT (RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. **202310240038**) BURDENING THE ENTIRETY OF TRACT R OF AMENDED GATEWAY BINDING SITE PLAN (SEE SHEETS 2 AND 3).
2. AN EASEMENT FOR INGRESS AND EGRESS RECORDED UNDER AUDITOR FILE NOS. **545940** AND **200903260116** HAS BEEN EXTINGUISHED PER A.F. NO. **202309190101** AND IS NOT DEPICTED ON THIS EXHIBIT.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 8 DAY OF May,
2026, AT 9:45 A.M. AT THE REQUEST OF JEPSON AND ASSOCIATES.

SKAGIT COUNTY AUDITOR — BY-DEPUTY

AUDITOR'S FILE NO. 202605080020

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 THE RJ GROUP IN FEBRUARY 2023.

4-17-26

CHRISTOPHER MICHAEL JEPSON — CERTIFICATE NO. 55832

CHRISTOPHER MICHAEL JEPSON
STATE OF WASHINGTON
55832
REGISTERED
PROFESSIONAL LAND SURVEYOR
4-17-26

PTN. SE1/4 SW1/4, SECTION 23, TOWNSHIP 35 N., RANGE 4 E., W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
PHONE: (360) 733-5760 | FAX: (360) 647-8939 | EMAIL: CHRIS@JEPSONSURVEYING.COM

CLIENT:	RJ GROUP		
DATE:	3/25/2026		
DWG. NO.:	19097.03-BLA-REV.DWG		
JOB NO:	19097.03	F.B. NO.	ZW30
DRAWN BY:	RRC	SHEET:	1 of 2
CHECKED BY:	CMJ		

202605080020
05/08/2026 09:45 AM Pages: 1 of 2 Fees: $428.50
Skagit County Auditor

INFORMATION ONLY

UNOFFICIAL DOCUMENT

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

HODGIN STREET SITE PLAN GATEWAY BINDING AM

PTN. SE1/4 SW1/4, SECTION 23, TOWNSHIP 35 N., RANGE 4 E., W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
822 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
PHONE: (360) 733-5763 | FAX: (360) 647-8939 | EMAIL: CHRIS@JEPSONSURVEYING.COM

CLIENT:	RJ GROUP
DATE:	3/25/2026
DWG. NO.:	19097.03-BLA-REV.DWG
JOB NO:	19097.03
F.B. NO.	ZW30
DRAWN BY:	RRC
SHEET:	2 of 2
CHECKED BY:	CMJ

LEGEND:
- FOUND 1/2" REBAR/CAP (AS NOTED)
- SET 1/2" REBAR/CAP (PLS NO. 55832) MAR. 2026
- SET 1/2" REBAR/CAP (PLS NO. 55832) JUNE 2024
- SET 1/2" REBAR/CAP (PLS NO. 55832) OCT. 2019
- POWER VAULT
- UTILITY POLE
- COMM VAULT
- UTILITY VAULT
- WATER VALVE
- WATER VAULT
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN MANHOLE
- CULVERT
- GAS METER
- CHAIN LINK FENCE
- WOOD PANEL FENCE
- BUILDING LINE
- EXISTING EASEMENT
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STORM DRAIN
- OVERHEAD POWER
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF CONCRETE

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	25.04'	N53°30'21"E
L2	71.08'	S89°00'30"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	46.78'	71.50'	37°29'10"
C2	61.50'	94.00'	37°29'10"

EXISTING BUILDING NOTE:
ALL EXISTING BUILDINGS SHOWN HEREON ARE TO BE REMOVED.

SCALE: 1" = 60'