

Return Address:
SAGE-WALNUT TRAIL, LLC
ATTN: VICKI HARRISON
9505 19TH AVE SE, SUITE 118
EVERETT, WA 98208

Document Title:
BOUNDARY LINE ADJUSTMENT

Reference Number (if applicable):

Grantor(s): additional grantor names on page ___

- 1) BURLINGTON BOULEVARD, LLC
- 2) SAGE-WANUT TRAIL, LLC

Grantee(s): additional grantor names on page ___

- 1) SAGE-WANUT TRAIL, LLC
- 2) BURLINGTON BOULEVARD, LLC

Abbreviated Legal Description: full legal on page(s) ___

PTN SW1/4 NW1/4 SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST,
W.M. AKA TRACT 1 SHT PLT 54-78 AF#884809;
TOGETHER WITH:
TRS A, B, AND C S/P B-2/80 AF#8004030029

Assessor Parcel /Tax ID Number: additional parcel numbers on page ___

P24255, P24256, P24257, AND
P24258

EXHIBIT A1EXISTING LOT 1 – (SKAGIT COUNTY TAX PARCEL NO. P24256)

TRACT 1, SHORT PLAT NO. 54-78, REVISED, LOCATED IN SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, APPROVED JANUARY 11, 1979, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 60, AUDITOR'S FILE NO. 894653, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BURLINGTON UNDER AUDITOR'S FILE NO. 8608250015

SITUATED IN SKAGIT COUNTY, WASHINGTON.

EXISTING TRACT A – (SKAGIT COUNTY TAX PARCEL NO. P24257)

TRACT A OF BURLINGTON SHORT PLAT NO. BURL-2-80, RECORDED APRIL 3, 1980 UNDER AUDITOR'S FILE NO. 8004030029, IN VOLUME 4 OF SHORT PLAT, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF BURLINGTON SHORT PLAT NO. BURL-2-80, RECORDED APRIL 3, 1980 UNDER AUDITOR'S FILE NO. 8004030029, IN VOLUME 4 OF SHORT PLAT, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

EXISTING TRACT B – (SKAGIT COUNTY TAX PARCEL NO. P24255)

TRACT B OF BURLINGTON SHORT PLAT NO. BURL-2-80, RECORDED APRIL 3, 1980 UNDER AUDITOR'S FILE NO. 8004030029, IN VOLUME 4 OF SHORT PLAT, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF BURLINGTON SHORT PLAT NO. BURL-2-80, RECORDED APRIL 3, 1980 UNDER AUDITOR'S FILE NO. 8004030029, IN VOLUME 4 OF SHORT PLAT, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.


SITUATED IN SKAGIT COUNTY, WASHINGTON.

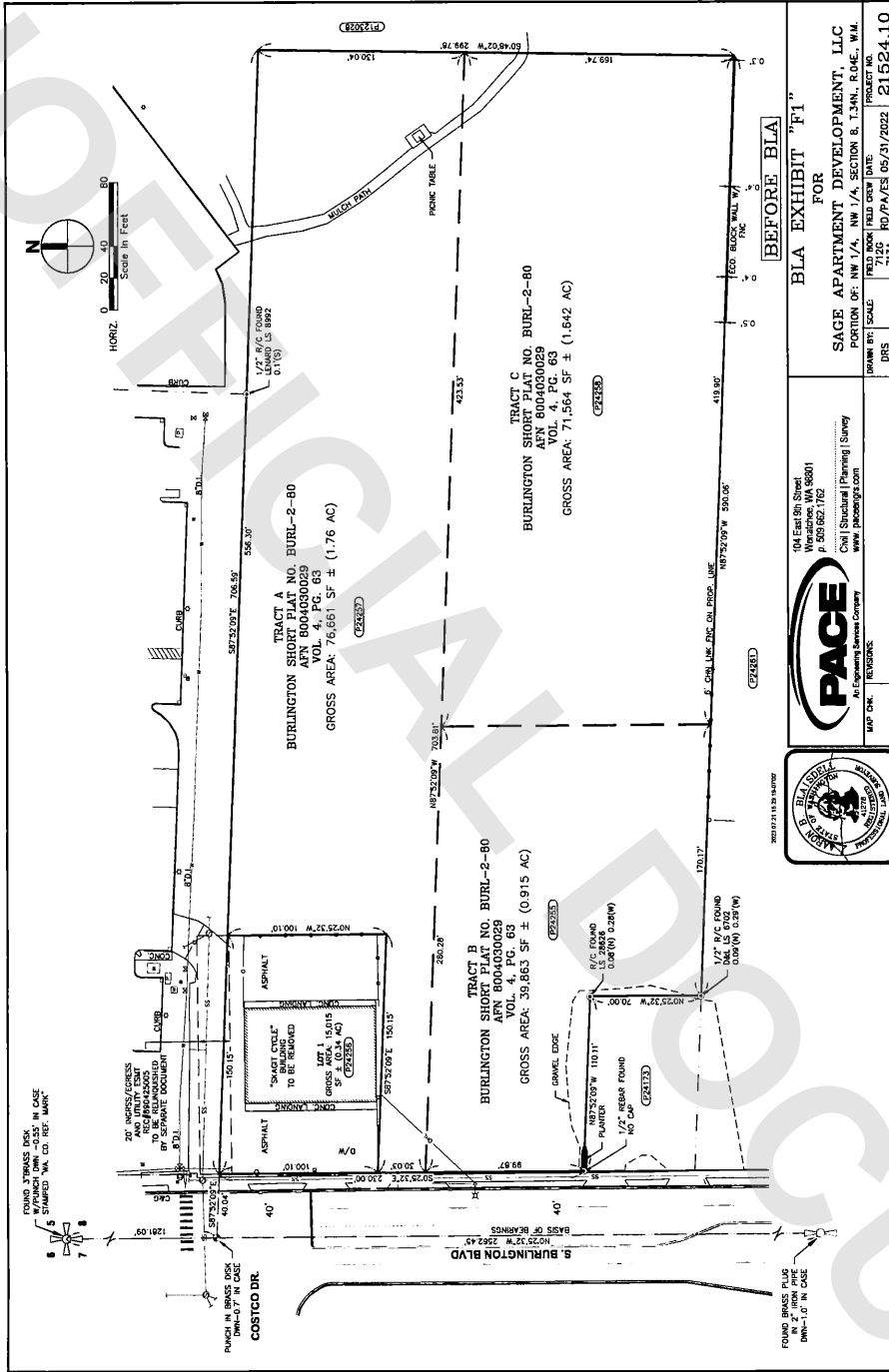
EXISTING TRACT C – (SKAGIT COUNTY TAX PARCEL NO. P24258)

TRACT C OF BURLINGTON SHORT PLAT NO. BURL-2-80, RECORDED APRIL 3, 1980 UNDER AUDITOR'S FILE NO. 8004030029, IN VOLUME 4 OF SHORT PLAT, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF BURLINGTON SHORT PLAT NO. BURL-2-80, RECORDED APRIL 3, 1980 UNDER AUDITOR'S FILE NO. 8004030029, IN VOLUME 4 OF SHORT PLAT, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

CITY OF BURLINGTON BLA APPROVAL
EXISTING LOTS 7/26/2023 



CITY OF BURLINGTON BLA APPROVAL
 EXISTING LOTS 7/26/2023

EXHIBIT A2

PROPOSED PROPERTY DESCRIPTION (AFTER BLA)

NEW LOT A

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 8; THENCE SOUTH 87°52'09" EAST, ALONG THE NORTH LINE THEREOF, 40.04 FEET TO A POINT ON THE EASTERLY MARGIN OF SOUTH BURLINGTON BOULEVARD; THENCE SOUTH 00°25'32" EAST, ALONG THE EAST MARGIN THEREOF, 78.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°52'09" EAST 2.00 FEET; THENCE NORTH 45°47'11" EAST 32.85 FEET; THENCE SOUTH 87°52'09" EAST 67.82 FEET; THENCE SOUTH 00°25'32" EAST 174.93 FEET TO THE SOUTH LINE OF TRACT B OF BURLINGTON SHORT PLAT NO. BURL-2-80, RECORDED APRIL 3, 1980 UNDER AUDITOR'S FILE NO. 8004030029, IN VOLUME 4 OF SHORT PLAT, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 87°52'09" WEST, ALONG THE SOUTH LINE THEREOF, 93.56 FEET TO A POINT ON THE AFORESAID EASTERLY MARGIN OF SOUTH BURLINGTON BOULEVARD; THENCE NORTH 00°25'32" WEST, ALONG THE EAST MARGIN THEREOF, 151.14 FEET TO THE POINT OF BEGINNING.

CONTAINS APPROX. 16,021 SQUARE FEET (0.37 ACRES +/-)

NEW LOT B

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 8; THENCE SOUTH 87°52'09" EAST, ALONG THE NORTH LINE THEREOF, 40.04 FEET TO A POINT ON THE EASTERLY MARGIN OF SOUTH BURLINGTON BOULEVARD AND THE POINT OF BEGINNING; THENCE SOUTH 00°25'32" EAST, ALONG THE EAST MARGIN THEREOF, 78.85 FEET; THENCE SOUTH 87°52'09" EAST 2.00 FEET; THENCE NORTH 45°47'11" EAST 32.85 FEET; THENCE SOUTH 87°52'09" EAST 97.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 635.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 147.20 FEET THROUGH A CENTRAL ANGLE OF 13°16'55" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 69.54 FEET THROUGH A CENTRAL ANGLE OF 13°16'55" TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM WHEN MEASURED AT RIGHT ANGLES TO SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 87°52'09" EAST, ALONG SAID PARALLEL LINE, 366.57 FEET TO THE EAST LINE OF TRACT A OF BURLINGTON SHORT PLAT NO. BURL-2-80, RECORDED APRIL 3, 1980 UNDER AUDITOR'S FILE NO. 8004030029, IN VOLUME 4 OF SHORT PLAT, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 00°48'02" EAST, ALONG SAID EAST LINE, 30.01 FEET TO SAID NORTH LINE; THENCE NORTH 87°52'09" WEST ALONG SAID NORTH LINE 706.59 FEET TO THE AFORESAID EASTERLY MARGIN OF SOUTH BURLINGTON BOULEVARD AND THE POINT OF BEGINNING.

CONTAINS APPROX. 27,630 SQUARE FEET (0.63 ACRES +/-)

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.
PLANNING DIRECTOR 7/26/23
DATE

NOTE: BLA APPROVAL ONLY. THIS APPROVAL DOES NOT AUTHORIZE ANY DEVELOPMENT OR CONSTRUCTION. NO CRITICAL AREA OR HAZARDS REVIEW

CONDUCTED. RESULTING LOTS SUBJECT TO FURTHER REVIEW FOR BUILDING & CONSTRUCTION APPROVAL.
JULY 26, 2023 - BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR, CITY OF BURLINGTON.

NEW LOT C

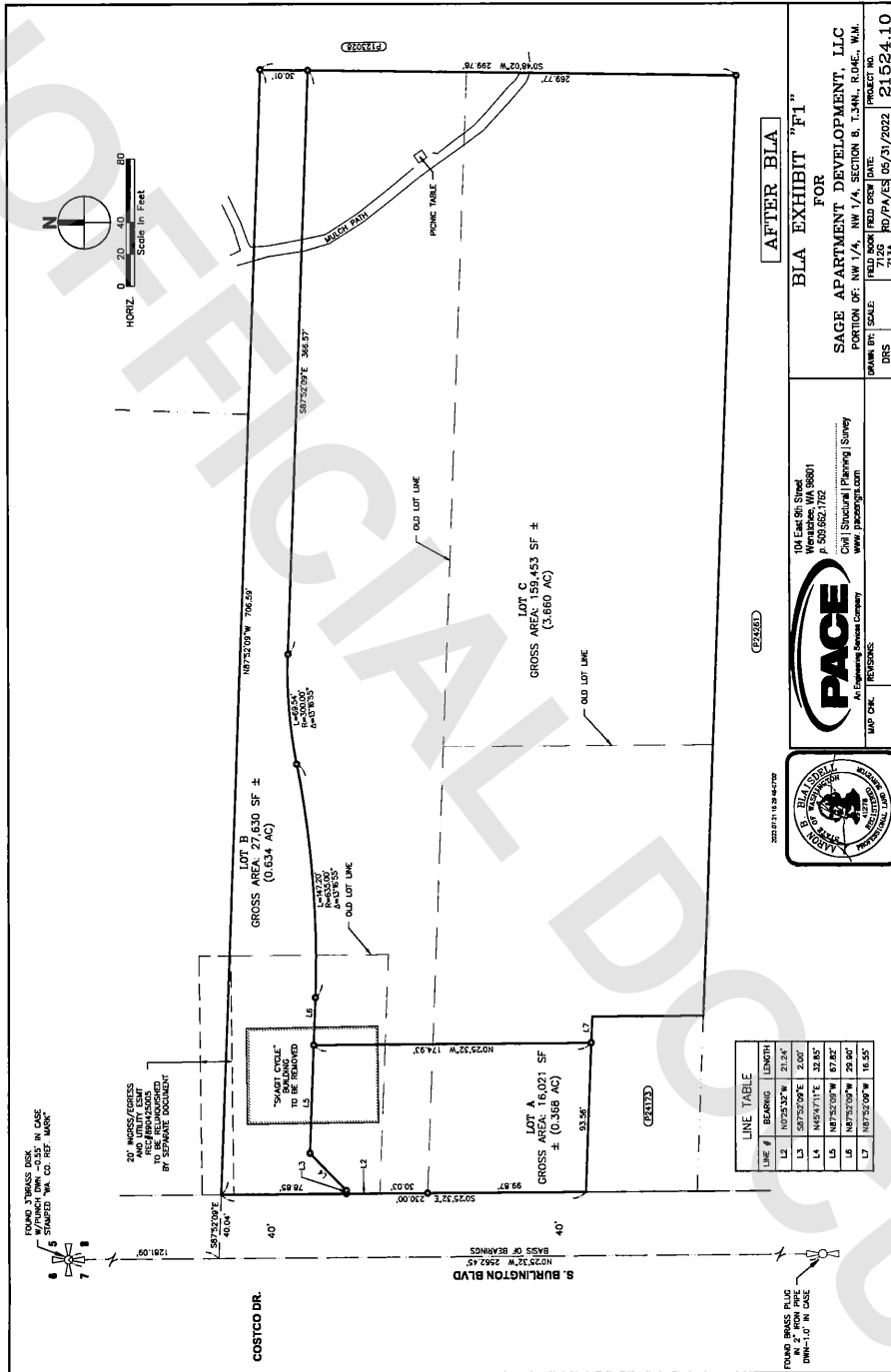
A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 8; THENCE SOUTH 87°52'09" EAST, ALONG THE NORTH LINE THEREOF, 40.04 FEET TO A POINT ON THE EASTERLY MARGIN OF SOUTH BURLINGTON BOULEVARD; THENCE SOUTH 00°25'32" EAST, ALONG THE EAST MARGIN THEREOF, 78.85 FEET; THENCE SOUTH 87°52'09" EAST 2.00 FEET; THENCE NORTH 45°47'11" EAST 32.85 FEET; THENCE SOUTH 87°52'09" EAST 67.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°52'09" EAST 29.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 635.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 147.20 FEET THROUGH A CENTRAL ANGLE OF 13°16'55" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 69.54 FEET THROUGH A CENTRAL ANGLE OF 13°16'55" TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 87°52'09" EAST, ALONG SAID PARALLEL LINE, 366.57 FEET TO THE EAST LINE OF TRACT A OF BURLINGTON SHORT PLAT NO. BURL-2-80, RECORDED APRIL 3, 1980 UNDER AUDITOR'S FILE NO. 8004030029, IN VOLUME 4 OF SHORT PLAT, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 00°48'02" WEST, ALONG THE EAST LINE AND SOUTHERLY EXTENSION THEREOF, 269.77 FEET TO THE SOUTHEAST CORNER OF TRACT C OF SAID SHORT PLAT NO. BURL-2-80; THENCE NORTH 87°52'09" WEST ALONG THE SOUTH LINE AND WESTERLY EXTENSION THEREOF, 590.06 FEET; THENCE NORTH 00°25'32" WEST, ALONG THE EAST LINE OF TRACT B OF SAID SHORT PLAT NO. BURL-2-80, A DISTANCE OF 70.00 FEET; THENCE NORTH 87°52'09" WEST, ALONG THE SOUTH LINE OF SAID TRACT B, 16.55 FEET THENCE NORTH 00°25'32" WEST 174.93 FEET TO THE POINT OF BEGINNING.

CONTAINS APPROX. 159,453 SQUARE FEET (3.66 ACRES +/-)

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.
PLANNING DIRECTOR 7/26/23
DATE





The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.

[Signature]
PLANNING DIRECTOR

7/26/23
DATE

AFTER BLA
BLA EXHIBIT "F1"
FOR
SAGE APARTMENT DEVELOPMENT, LLC
PORTION OF NW 1/4, NW 1/4, SECTION 8, T.34N., R.04E., W.1.

104 East 9th Street
Wenatchee, WA 98801
P. 509.662.1785
Civil Structural Planning Survey
www.paceengine.com

PACE
An Engineering Services Company

MAP CHK. REVISIONS
DRAWN BY: SCALE: FIELD BOOK FIELD CREW DATE: PROJECT NO.
DRS 7/13A RD/PA/ES 05/31/2022 21524.10

