



**202308220025**

08/22/2023 11:05 AM Pages: 1 of 11 Fees: \$213.50  
Skagit County Auditor

When recorded return to:

Cheryl A. Hendrickson  
9031 Cascadia Avenue  
Everett, WA 98208

**TITLE OF DOCUMENT:** Boundary Line Agreement

**GRANTORS:** (1) Lake Tyee, Inc., a Washington non-profit corporation  
(2) Stephan E. Hendrickson and Cheryl A. Hendrickson, h/w; Ryan M. Hendrickson;  
Kyle A. Hendrickson; Cody M. Hendrickson

**GRANTEES:** (1) Lake Tyee, Inc., a Washington non-profit corporation  
(2) Stephan E. Hendrickson and Cheryl A. Hendrickson, h/w; Ryan M. Hendrickson;  
Kyle A. Hendrickson; Cody M. Hendrickson

**ABBREVIATED LEGAL DESCRIPTIONS:**

Plat of Lake Tyee Division No. 2, Common Area and Lot D-21, Plat of Lake Tyee Division No. 2;  
ptn NE ¼ NW ¼ Sec 34, T 36 N, R 8 EWM

Additional Legal Description Located in Exhibits A, B, C and D

**ASSESSOR'S PROPERTY TAX PARCEL NO'S:**

P109620 (Lake Tyee, Inc.) and P79076 (Hendrickson)

**REFERENCE NUMBERS OF RELATED DOCUMENTS:**

AFN 199609260081, AFN 202004150017

**BOUNDARY LINE AGREEMENT**

This Boundary Line Agreement (the Agreement) is between Lake Tyee, Inc. (Lake Tyee) and Stephan E. Hendrickson and Cheryl A. Hendrickson, h/w (Hendrickson). The parties make this Agreement under RCW 58.04.007, permitting property owners to resolve uncertain or disputed property boundaries by entering into a written agreement establishing the location of a common boundary line. This Agreement takes effect upon recording.

**I. Parties and Ownership.**

- 1.1 Lake Tyee Inc. owns Parcel P109620 near Concrete, in Skagit County, Washington, commonly known as Lake Tyee recreational property. The description for the Lake Tyee Inc. property is attached as Exhibit "A".
- 1.2 Hendrickson owns Parcel P79076 near Concrete, Skagit County, Washington, commonly known as 45297 Kamooks Trail, Concrete, Washington. The legal description for the Hendrickson property is attached as Exhibit "B".

**II. Basis for Boundary Line Agreement (BLA).**

- 2.1 On June 16, 2023, a survey sketch of Lot D-21 of the Plat of Lake Tyee Division No. 2 was prepared by Denny LeGro, PLS of LeGro and Associates LLC at the request of the Hendrickson family based upon the survey of subject site. The results of the survey determined that substantial existing site improvements (trailer and gravel driveway) had been previously constructed not entirely within the platted lot boundaries, as depicted upon Exhibit "E" attached, but at a location more suitable to existing ground contours and much closer to the pre-existing utility hook-ups provided for subject lot.
- 2.2 Because building improvements are subjected to review by Lake Tyee, and because a significant portion of the existing improvements fell outside of the platted lot boundary, a Boundary Line Agreement to exchange an equal amount of area between the lot owner (Hendrickson) and the Association (Lake Tyee) was proposed and approved by the Lake Tyee Board of Director's at their regularly scheduled meeting held on AUGUST 19, 2023.
- 2.3 Under RCW 58.04.007, property owners may agree to a fixed, surveyed boundary when an existing legal description is uncertain or in dispute. The parties agree that a boundary line agreement is appropriate and necessary to clarify and permanently fix their common boundary. The parties have reached an agreement such that they all recognize the "AFTER" Boundary Line Agreement Sketch attached as Exhibit "F" as accurately delineating the boundary between their respective parcels, and wish to memorialize their agreement by this instrument.

**III. The Agreed Location For The Common Boundary.**

- 3.1 By this Agreement, the center of Lot D-21, Plat of Lake Tyee Division No. 2, a 25 foot radius circle lot, shall be relocated from its' originally platted center location coordinates of N 2623.86, E 9616.90 a distance of 20.06 feet bearing N 79°46'35" E to the new lot circle center coordinates of N 2627.42, E 9636.64.

**IV. Agreement**

Now, therefore, in consideration of the mutual promises and covenants set forth herein, the sufficiency of which is acknowledged by all parties, and for no monetary consideration, it is hereby agreed as follows:

- 4.1 The boundary between Hendrickson's and Lake Tyee shall be along the line as established herein above.
- 4.2 The provisions of this Agreement shall be construed as covenants running with the land, and shall be binding on the parties hereto and their respective heirs, successors and assigns.
- 4.3 This Agreement shall be construed under the laws of the State of Washington. If any part of this Agreement is rendered unenforceable by a court of competent jurisdiction, the remaining portions shall continue to be fully enforceable.
- 4.4 The resulting boundary line will not create an additional parcel, nor will the resulting parcels be inconsistent with the performance standards with existing Skagit County Zoning regulations.
- 4.5 The resulting shared common boundary of the parcels does not remove or impinge upon any easements, covenants, restrictions, or encumbrances affecting any of the parcels consolidated.
- 4.6 Both parties acknowledge that they have been represented by counsel in the negotiation and drafting of this Agreement, or have been given the opportunity to do so, and that no specific construction shall be placed upon the party drafting the same. Each party shall bear their own costs and fees, including surveying costs, associated with this agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement in duplicate on the day and year written below.

Terry Walton  
Lake Tyee, Inc.

Date: 8/19/2023

Terry Walton  
Print Name, Title

Stephan M. Hendrickson  
Stephan M. Hendrickson

Date: 7/30/2023

Cheryl A. Hendrickson  
Cheryl A. Hendrickson

Date: 07/30/2023

Ryan M. Hendrickson  
Ryan M. Hendrickson

Date: 07-30-2023

Kyle A. Hendrickson  
Kyle A. Hendrickson

Date: 07-30-2023

Cody M. Hendrickson  
Cody M. Hendrickson

Date: 07-30-2023

STATE OF Washington }  
County of Skagit } S.S.

I hereby certify that I know or have satisfactory evidence that Terry Walton, know to be the Treasurer of Lake Tyee, Inc. is the person who appeared before me, and acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Witness my hand and official seal.

Darci Mense

Notary Public in and for the State of Washington,  
residing at Skagit Co.

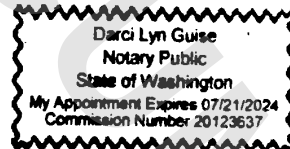






EXHIBIT "A"

LAKE TYEE INC.  
TAX PARCEL No. P109620

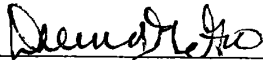
"BEFORE" BOUNDARY LINE AGREEMENT

LEGAL DESCRIPTION

That portion of the NE ¼ of the NW ¼ of Section 34, Township 36 North, Range 8 East, W.M., described as follows:

That portion of "LAKE TYEE DIVISION NO. II" as recorded in Volume 11 of Plats, Pages 15 to 24, inclusive, under Auditor's File No. 819944, records of Skagit County, Washington, referred to as the Common Area.

All situate in the County of Skagit, State of Washington.



DENNY D. LEGRO  
Registered Professional Land Surveyor  
License No. 37532  
Date: July 24, 2023

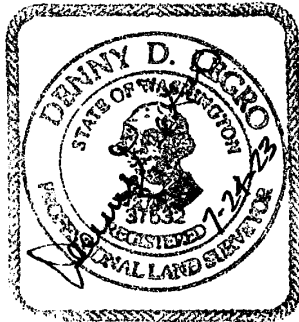


EXHIBIT "B"

STEPHAN E. HENDRICKSON & CHERYL A. HENDRICKSON, H/W  
TAX PARCEL No. P79076

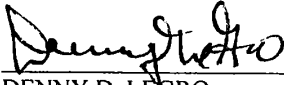
"BEFORE" BOUNDARY LINE AGREEMENT

LEGAL DESCRIPTION

Lot D-21, "LAKE TYEE II", Volume 11 of Plats, Pages 15 to 24, inclusive, as recorded under Auditor's File No. 819944, records of Skagit County, Washington.

The center point of the above described 25 foot radius circle lot is further described upon the face of the plat as the following North and East plat coordinates: N 2623.86 and E 9616.90.

All situate in the County of Skagit, State of Washington.



DENNY D. LEGRO  
Registered Professional Land Surveyor  
License No. 37532  
Date: July 24, 2023



**EXHIBIT "C"**

LAKE TYEE INC.  
TAX PARCEL No. P109620

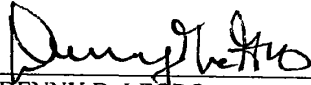
**"AFTER" BOUNDARY LINE AGREEMENT**

LEGAL DESCRIPTION

That portion of the Common Area and of Lot D-21, "LAKE TYEE DIVISION NO. II" as recorded in Volume 11 of Plats, Pages 15 to 24, inclusive, under Auditor's File No. 819944, records of Skagit County, Washington, EXCEPT the following described tract of land:

A tract of land lying within the boundaries of a 25 foot radius circle lot, the center of which originally being described upon the face of the plat by North and East plat coordinates: N 2623.86 and E 9616.90, has been relocated there from N 79°46'35" E a distance of 20.06 feet to the following North and East plat coordinates: N 2627.42 and E 9636.64 per the conditions of this Boundary Line Agreement.

All situate in the County of Skagit, State of Washington.



DENNY D. LECRO  
Registered Professional Land Surveyor  
License No. 37532  
Date: August 8, 2023





**EXHIBIT "D"**

STEPHAN E. HENDRICKSON & CHERYL A. HENDRICKSON, H/W  
TAX PARCEL No. P79076

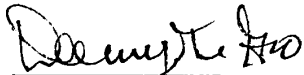
**"AFTER" BOUNDARY LINE AGREEMENT**

LEGAL DESCRIPTION

That portion of the Common Area and of Lot D-21, "LAKE TYEE DIVISION NO. II" as recorded in Volume 11 of Plats, Pages 15 to 24, inclusive, under Auditor's File No. 819944, records of Skagit County, Washington, lying within the boundaries of the following described circle:

A 25 foot radius circle lot, the center of which originally being described upon the face of the plat as the following North and East plat coordinates: N 2623.86 and E 9616.90, has been relocated N 79°46'35" E a distance of 20.06 feet to the following North and East plat coordinates: N 2627.42 and E 9636.64 per the conditions of this Boundary Line Agreement.

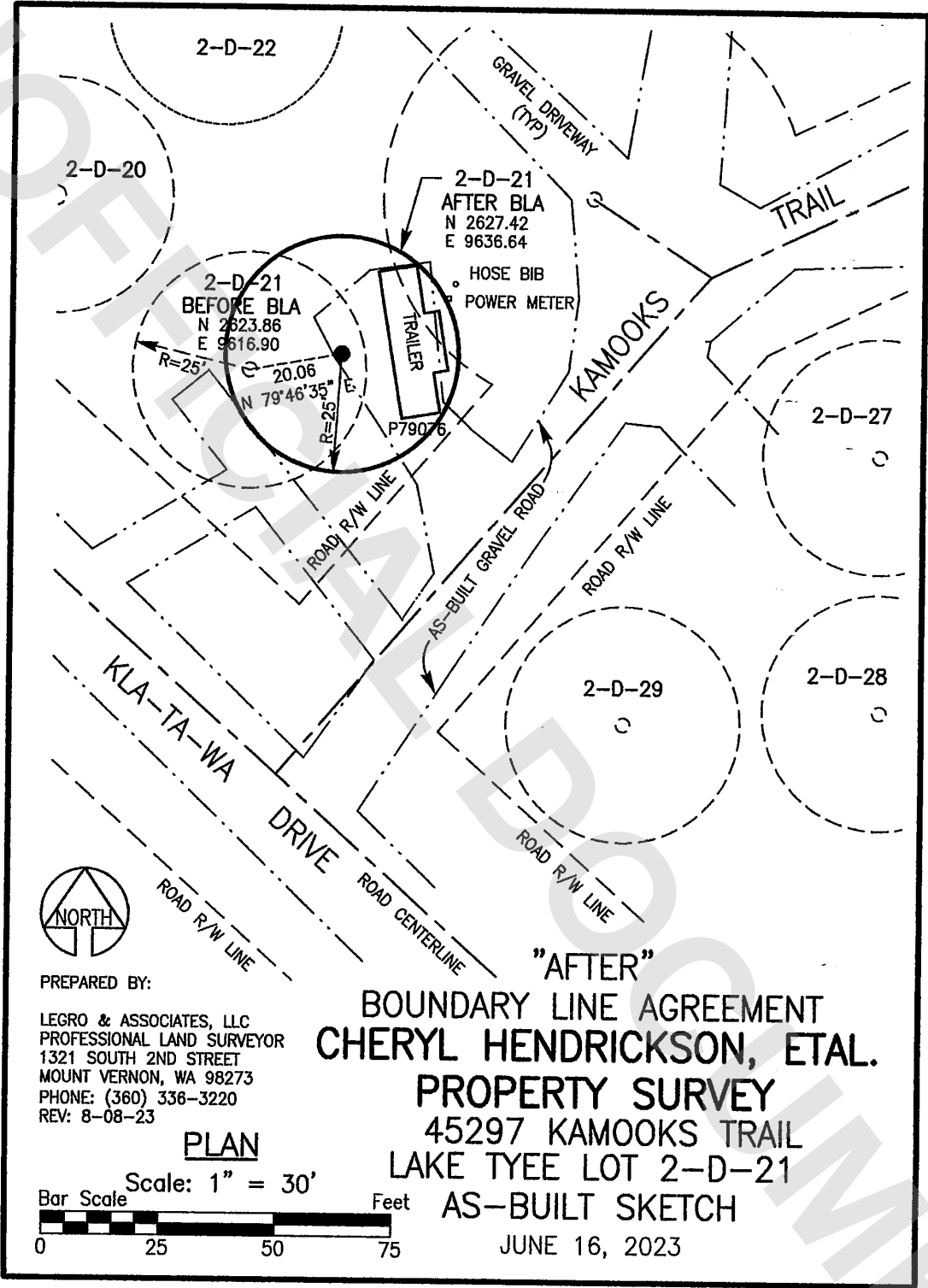
All situate in the County of Skagit, State of Washington.



DENNY D. LEGRO  
Registered Professional Land Surveyor  
License No. 37532  
Date: August 8, 2023







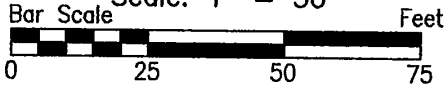
PREPARED BY:

LEGRO & ASSOCIATES, LLC  
PROFESSIONAL LAND SURVEYOR  
1321 SOUTH 2ND STREET  
MOUNT VERNON, WA 98273  
PHONE: (360) 338-3220  
REV: 8-08-23

"AFTER"  
BOUNDARY LINE AGREEMENT  
**CHERYL HENDRICKSON, ETAL.**  
PROPERTY SURVEY  
45297 KAMOOKS TRAIL  
LAKE TYEE LOT 2-D-21  
AS-BUILT SKETCH

PLAN

Scale: 1" = 30'



JUNE 16, 2023