

**CITY OF SEDRO-WOOLLEY  
WASHINGTON**

**ORDINANCE No. 2077-24**

**AN ORDINANCE OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON APPROVING ANNEXATION OF CERTAIN UNINCORPORATED AREA, KNOWN AS THE HANSON ANNEXATION, INTO THE CITY, AND INCORPORATING THE SAME WITHIN THE CORPORATE LIMITS THEREOF, PROVIDING FOR THE ASSUMPTION OF EXISTING INDEBTEDNESS, REQUIRING SAID PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN SAID CITY, IMPOSING THE CITY'S COMPREHENSIVE LAND USE DESIGNATION, AND THE ZONING DESIGNATION UNDER THE OFFICIAL ZONING MAP ESTABLISHED BY SAID CITY.**

**WHEREAS**, the City of Sedro-Woolley received a petition for annexation pursuant to RCW 35A.14.120 of certain property generally located northwest of city limits, southwest of the Burlington Northern Railroad grade, east of Garden of Eden Rd., adjacent to city limits, being located in portions of Sections 13 and 14, Township 35 North, Range 4 East, W.M. said properties being contiguous to the city limits and legally described in Exhibit A to include County Parcel Numbers P36481, P36653, P36652, P36639, P127101, P127102, P127103, P36482, P120257, P120260, P120258, P120259, P103825, P103826, and P120256; and

**WHEREAS**, the City received a 10% Petition Notice of Intent to Annex pursuant to the so-called Direct Petition Method of RCW 35A.14.120 on January 17, 2023, and the City Council accepted the proposal without modification at its February 8, 2023 Council meeting; and

**WHEREAS**, the City received a Petition for Annexation which included signatures of owners of record of more than 60% of the assessed value of the Annexation Territory on May 5, 2023; and

**WHEREAS**, Skagit County Assessor certified on May 19, 2023 that the petition signatures provided in compliance with RCW 35A.14.120 through 35A.14.150 and RCW 35A.01.040 have an assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area; and

**WHEREAS**, on April 24, 2024, the City Council unanimously approved the motion to “authorize the Mayor to sign Resolution No. 1132-24, and to allow staff to submit to the Skagit County Boundary Review Board for review and consideration the 60% annexation petition for the Hanson Annexation; and

**WHEREAS**, the City Council also again declared in Resolution 1132-24 “the property proposed for annexation shall be subject to the Residential R-5 land use classification and zoning designation as set forth on the current Sedro-Woolley Comprehensive Plan and Zoning maps.” Further, the City Council declared “the property proposed for annexation shall be subject to and assume a pro-rata share of indebtedness of the City which has been approved by the voters, contracted, or incurred prior to, or existing at the date of annexation;” and

**WHEREAS**, on May 16, 2024, City staff submitted the proposed annexation to the Boundary Review Board which was deemed complete by the Boundary Review Board beginning the 45-day review period; and

**WHEREAS**, the 45-day review period ended on June 30, 2024, and with no request for review being filed as outlined in RCW 36.93.100 and RCW 36.93.120 the action is deemed approved by the Boundary Review Board; and

WHEREAS, pursuant to RCW 35A.14.130, a public hearing was held on August 14, 2024; and

**WHEREAS**, the proposed annexation area is comprised of 15 parcels (48.66 acres) with proposed Comprehensive land use designations Residential, and proposed zoning designation of Single-Family Residential (SR-5) upon annexation; and

**WHEREAS**, upon annexation, the annexation area should be subject to the assumption of existing indebtedness and be assessed and taxed at the same rate and basis as other property within the City; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, HEREBY ORDAIN AS FOLLOWS:**

**Section 1. Annexation.** The property legally described in **Exhibit A**, and the boundaries depicted on the map attached as **Exhibit B** is hereby approved for annexation into the City of Sedro-Woolley.

**Section 2. Assessment and Taxation.** The property described in **Exhibit A** shall be assessed and taxed at the same rate and on the same basis as other property within the City of Sedro-Woolley, including assessments or taxes for the payment of its pro rata share and all outstanding indebtedness of the City contracted or incurred prior to or existing on the effective date of the annexation is hereby imposed on said property in common with all properties within the City of Sedro-Woolley.

**Section 3. Land Use Designation.** The property described in **Exhibit A** is hereby subject to the City of Sedro-Woolley Comprehensive Plan and zoning regulations as adopted. The

property described in **Exhibit A** is hereby designated Single Family Residential 5 (SR 5) under the City’s zoning designations, as depicted in **Exhibit C**.

**Section 4. Severability.** The various parts, sections, and clauses of this ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

**Section 5. Transmittal.** The City Clerk shall:

1. File two certified copies of this Ordinance with the Skagit County Boundary Review Board.
2. Record a certified and true copy of this Ordinance with the Skagit County Auditor’s Office.
3. Provide notice of this annexation to the Office of Financial Management pursuant to RCW 35A.14.700.
4. Provide other notices as deemed necessary.

Section 6. **Effective Date.** This Ordinance shall take effect from and after five (5) days after its passage and publication as required by law.

**PASSED AND APPROVED** by the Sedro-Woolley City Council this 14th day of August 2024.

CITY OF SEDRO-WOOLLEY  
 Docusign Envelope ID: EBB2DA0D1582408...  
 Julia Johnson

Julia Johnson, Mayor

ATTEST: Docusign by:

By: Kelly Kohnken  
 ZC53B290694B4A9...

Kelly Kohnken, City Clerk

APPROVED AS TO FORM:

By: Nikki Thompson  
 8E783717B449479...

Nikki Thompson, City Attorney

Date of Publication: August 20, 2024

Effective Date: August 14, 2024

Exhibit A

(Annexation Area Legal Description)

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 35, RANGE 04 EAST W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF GARDEN OF EDEN SHORT PLAT, APPROVED JANUARY 31, 2008 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200802040080; THENCE EAST ALONG THE NORTH LINE OF LOTS 1 AND 2 OF SAID GARDEN OF EDEN SHORT PLAT TO THE SOUTHWESTERLY MARGIN OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY MARGIN, ALSO BEING THE NORTHEASTERLY LINES OF LOTS 2 AND 3 OF SAID GARDEN OF EDEN SHORT PLAT, TO THE NORTHEAST CORNER OF SAID LOT 3, BEING A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13, ALSO BEING THE EAST LINE OF SAID GARDEN OF EDEN SHORT PLAT, TO THE SOUTHEAST CORNER OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 4 OF SHORT PLAT 93-006, APPROVED MAY 13, 1993 AND RECORDED UNDER AUDITOR'S FILE NO. 9305190015; THENCE WEST ALONG THE SOUTH LINE OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT, ALSO BEING THE NORTH LINE OF LOT 4 OF SAID SHORT PLAT 93-006, TO THE NORTHWEST CORNER OF LOT 4 OF SAID SHORT PLAT 93-006, ALSO BEING THE NORTHEAST CORNER OF LOT 7 OF SHORT PLAT PL00-0167, APPROVED APRIL 24, 2003 AND RECORDED UNDER AUDITOR'S FILE NO. 200304240149; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7 AND THE EAST LINE OF TRACT A OF SAID SHORT PLAT PL00-0167 TO THE NORTH LINE OF LOT 6 OF SAID SHORT PLAT PL00-0167; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 TO THE SOUTHEAST CORNER THEREOF BEING A POINT ON THE NORTH LINE OF THE PLAT OF JONES ESTATES, APPROVED JULY 3, 2019 AND RECORDED UNDER AUDITOR'S FILE NO. 201907160029; THENCE WEST ALONG THE NORTH LINE OF SAID PLAT OF JONES ESTATES, ALSO BEING THE SOUTH LINE OF SAID SHORT PLAT PL00-0167, TO THE NORTHWEST CORNER OF LOT 20 OF SAID PLAT OF JONES ESTATES, ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SHORT PLAT 80-78, APPROVED NOVEMBER 1, 1978 AND RECORDED UNDER AUDITOR'S FILE NO. 890505; THENCE SOUTH ALONG THE EAST LINE OF LOT 1 OF SAID SHORT PLAT 80-78, ALSO BEING THE WEST LINE OF LOTS 18, 19, AND 20 OF SAID PLAT OF JONES ESTATES, TO THE SOUTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT 80-78; THENCE WEST ALONG THE SOUTH LINE OF LOT 1 OF SAID SHORT PLAT 80-78, ALSO BEING THE NORTH LINE OF LOTS 15 AND 16 OF SAID PLAT OF JONES ESTATES, TO THE EAST RIGHT-OF-WAY MARGIN OF BIRCH LANE, ALSO BEING THE NORTHWEST CORNER OF LOT 15 OF SAID PLAT OF JONES ESTATES; THENCE NORTH ALONG THE EAST MARGIN OF SAID BIRCH LANE TO THE NORTHWEST CORNER OF TRACT A OF SAID SHORT PLAT PL00-0167; THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACT A TO THE SOUTHWEST CORNER OF LOT 8 OF SAID SHORT PLAT PL00-0167; THENCE NORTH ALONG THE WEST LINE OF LOT 8 OF SAID SHORT PLAT PL00-0167, ALSO BEING THE EAST LINE OF LOT 1 OF SHORT PLAT 93-006, TO THE NORTHWEST CORNER OF LOT 8 OF SAID SHORT PLAT PL00-0167, ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT 93-006, BEING A POINT ON THE SOUTH LINE OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT; THENCE WEST ALONG THE SOUTH LINE OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT, ALSO BEING THE NORTH LINE OF LOT 1 OF SAID SHORT PLAT 93-006, TO THE SOUTHWESTERLY CORNER OF

LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT 93-006, BEING A POINT ON THE EAST RIGHT-OF-WAY MARGIN OF BIRCH LANE; THENCE NORTH ALONG SAID EAST MARGIN OF BIRCH LANE, A DISTANCE OF 640.78 FEET, MORE OR LESS, TO AN ANGLE POINT ON THE WESTERLY LINE OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT; THENCE WEST ALONG THE SOUTHERLY LINE OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION OF BIRCH LANE RIGHT-OF-WAY CONVEYED TO SKAGIT COUNTY.

ALSO TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 35, RANGE 04 EAST W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 35, RANGE 04 EAST W.M.;

THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, ALSO BEING THE SOUTH LINE OF LOT 1 OF SHORT PLAT 46-85, APPROVED DECEMBER 12, 1985 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8512130023, TO THE SOUTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT 46-85, ALSO BEING THE SOUTHWEST CORNER OF LOT 2 OF SAID SHORT PLAT 46-85;

THENCE NORTH ALONG THE WEST LINE OF LOT 2 OF SAID SHORT PLAT 46-85, ALSO BEING THE EAST LINE OF LOT 1 OF SAID SHORT PLAT 46-85, TO THE SOUTH RIGHT-OF-WAY MARGIN OF KIENS LANE OF GARDEN OF EDEN SHORT PLAT, APPROVED JANUARY 31, 2008 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200802040080, ALSO BEING THE NORTHWEST CORNER OF LOT 2 OF SAID SHORT PLAT 46-85, ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT 46-85; THENCE WEST ALONG THE PROLONGATED SOUTH RIGHT-OF-WAY MARGIN OF KIENS LANE OF SAID GARDEN OF EDEN SHORT PLAT TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 63.86 FEET, MORE OR LESS, TO A POINT ALONG SAID WEST LINE BEING THE INTERSECTION OF SAID WEST LINE AND THE PROLONGATION OF THE NORTH RIGHT-OF-WAY MARGIN OF KIENS LANE OF SAID GARDEN OF EDEN SHORT PLAT, ALSO BEING THE SOUTH LINE OF SHORT PLAT 85-77, APPROVED NOVEMBER 8<sup>TH</sup>, 1977 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 868364;

THENCE EAST ALONG THE PROLONGATED NORTH RIGHT-OF-WAY MARGIN OF KIENS LANE OF SAID GARDEN OF EDEN SHORT PLAT, ALSO BEING THE SOUTH LINE OF SAID SHORT PLAT 85-77, TO THE SOUTHEAST CORNER OF SAID SHORT PLAT 85-77, ALSO BEING THE ANGLE POINT OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT;

THENCE NORTH ALONG THE EAST LINE OF SAID SHORT PLAT 85-77, ALSO BEING THE WESTERLY LINE OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT, TO THE NORTHEAST CORNER OF SAID SHORT PLAT 85-77, ALSO BEING THE NORTHWESTERLY CORNER OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT; THENCE EAST ALONG THE NORTH LINE OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, ALSO BEING THE NORTHEASTERLY

*CORNER OF APPLE LANE OF REPLAT OF FREDLUND ADDITION DIV. NO. 1, APPROVED FEBRUARY 22, 1973 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 781161;  
THENCE WEST ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, ALSO BEING THE NORTH LINE OF SAID REPLAT OF FREDLUND ADDITION DIV. NO. 1, TO THE POINT OF BEGINNING.*

*EXCEPT ANY PORTION OF GARDEN OF EDEN ROAD RIGHT-OF-WAY CONVEYED TO SKAGIT COUNTY.*

*SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, LIENS, LEASES, COVENANTS AND OTHER INSTRUMENTS OF RECORD.*

*SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.*

*INCLUDED TAX PARCEL NUMBERS: P127101, P127102, P127103, P36482, P120257, P120256, P103826, P36481, P103825, P120259, P120258, P120260, P36653, P36652 and P36639.*

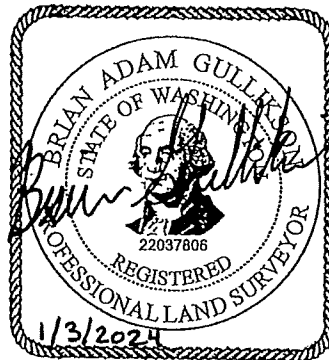


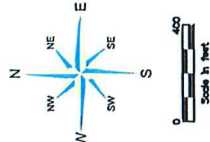
EXHIBIT B - Skagit County Assessor's Map



6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T 35 N R 04 E

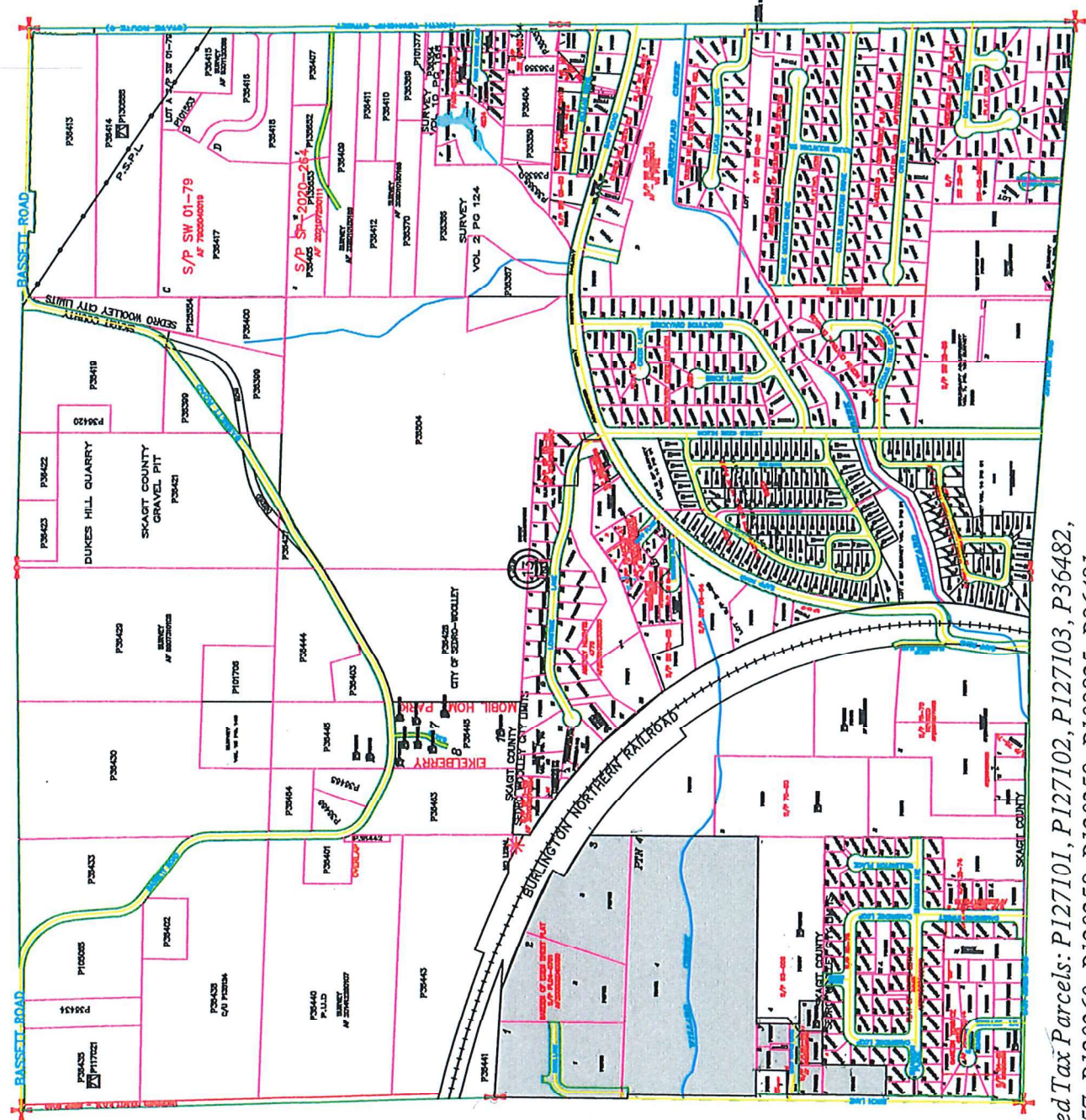
**\* ATTENTION**  
 THIS MAP CONTAINS A PARCEL ACCOUNT THAT HAS NOT BEEN PLACED WITH THE EXACT LOCATION OF THE PARCEL.  
 IS UNDESIRABLE.



This map was prepared from available data and is intended to show the general location of parcels. It is not intended to show the exact location of parcels. The County Assessor's Office is not responsible for errors or omissions on this map. The County Assessor's Office is not responsible for any loss or damage resulting from the use of this map.

DATE	INIT.
DRAWN BY	10/29/04
REVISED	12/10/23
PLOTTED	12/10/23
COUNTY	SUBMITTED

Section 13  
 T 35 N R 04 E



Included Tax Parcels: P127101, P127102, P127103, P36482, P120257, P120260, P120258, P120259, P103825, P36481, P103826, P120256

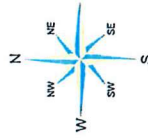
EXHIBIT B - Skagit County Assessor's Map



6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T 35 N R 04 E

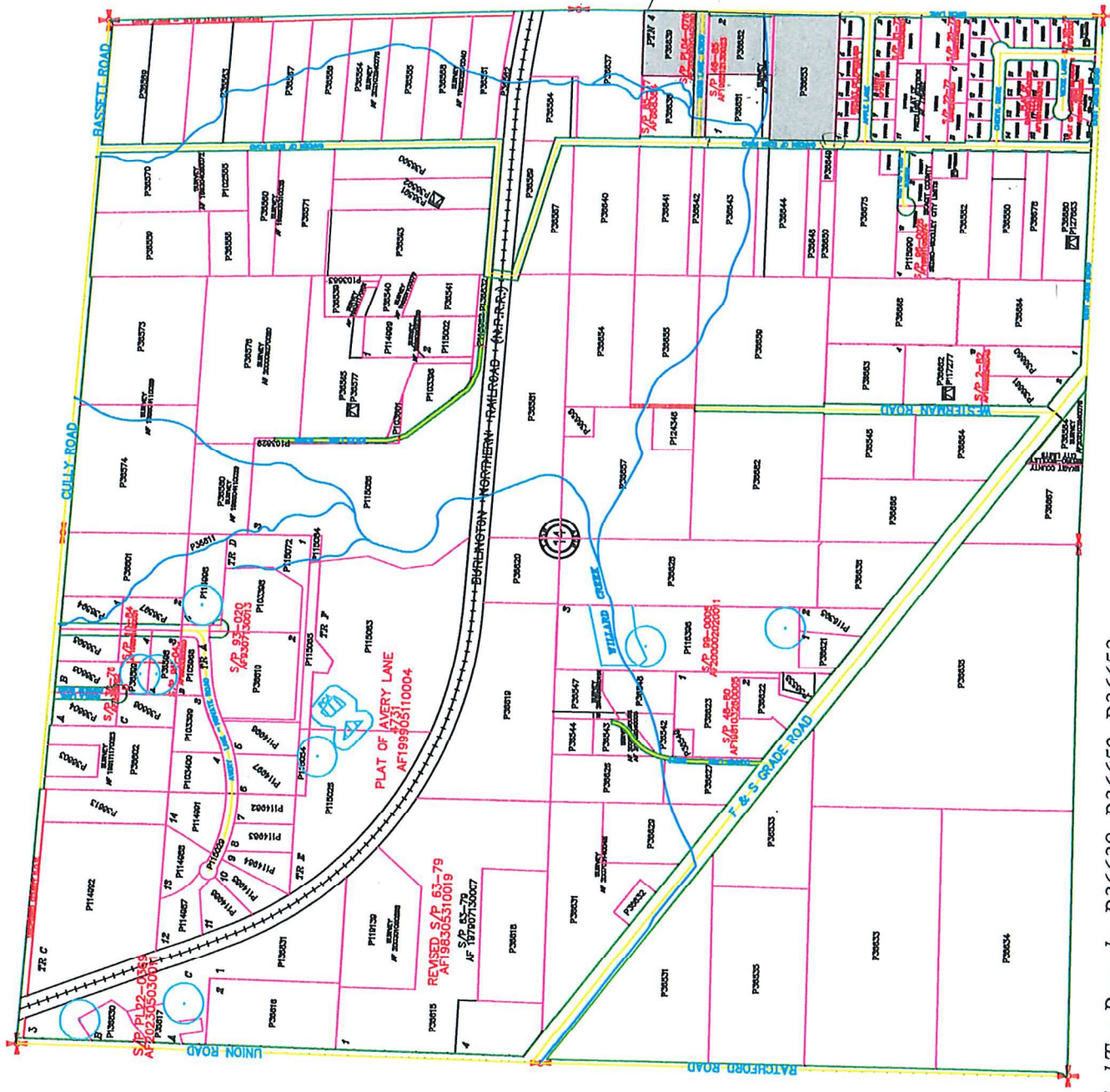
\* ATTENTION  
THIS MAP CONTAINS A PARCEL ACCOUNT  
THAT HAS BEEN PLACED WITH THE  
EXACT LOCATION OF THE PARCEL.  
IS UNUSUAL.



This map was prepared by the county's staff and is intended to be used as a guide only. It is not intended to be used as a legal document. The county is not responsible for any errors or omissions on this map. The county is not a surveying firm and does not provide surveying services. This map is not a substitute for a field survey.

DATE	INIT.
DRAWN BY 3/4/2	BY
REVISED 3/4/2	BY
PLOTTED 3/4/2	BY
MAP PRODUCED BY	SKAGIT COUNTY PLANNING SERVICES

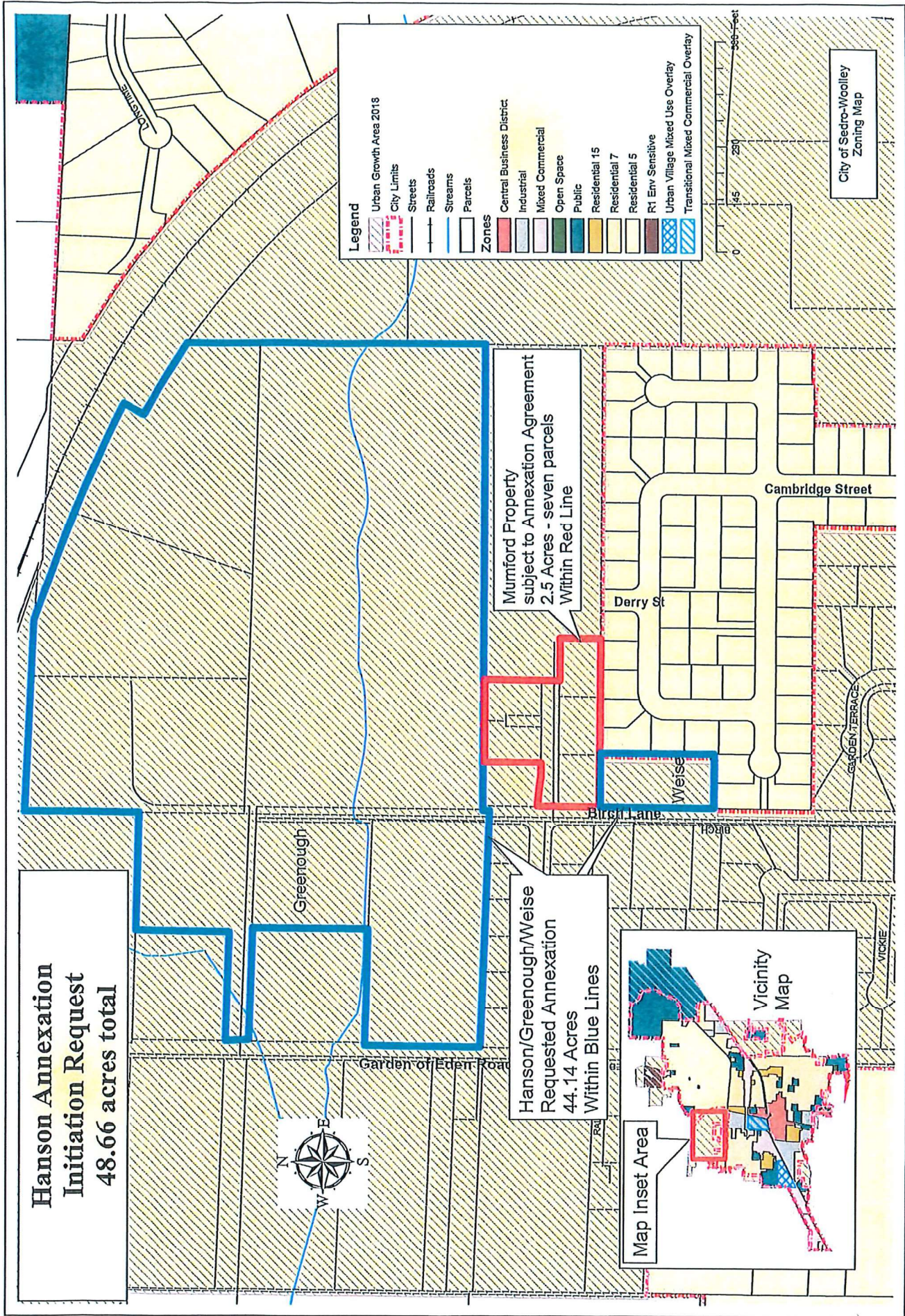
Section 14  
T 35 N R 04 E



Included Tax Parcels: P36639, P36652, P36653



*EXHIBIT C - Map of Annexation Area*



RESOLUTION NO. 1132-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON,  
STATING INTENT TO ANNEX APPROXIMATELY 59.988 ACRES OF REAL PROPERTY  
CONTIGUOUS TO THE NORTHERN PORTION OF THE CITY

WHEREAS, Laura Hanson owns real property within the Sedro-Woolley urban growth area; and

WHEREAS, Laura Hanson initiated proceedings to annex the real property to the City by filing a notice of intent to commence annexation proceedings on January 17, 2023; and

WHEREAS, the City Council held a meeting on February 8, 2023 with the initiating parties as required by RCW 35A.14.120; and

WHEREAS, the City Council agreed to accept a Petition for Annexation between the initiating parties and the City; and

WHEREAS, the initiating parties filed a Petition for Annexation with the City on May 5, 2023; and

WHEREAS, the Skagit County Assessor issued a Determination of Sufficiency on May 19, 2023 certifying that the Petition for Annexation meets the 60% ownership criteria of RCW 35A.14.120 and the City received said Determination on May 19, 2023; and

WHEREAS, the City Council determined that the Petition for Annexation meets the requirements of RCW 35A.14.120-150 and is sufficient according to the requirements of RCW 35A.14.120; and

WHEREAS, the City Council determined that the best interests and general welfare of the City and the real property will be served by the annexation; now therefore,

THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, HEREBY  
RESOLVES AS FOLLOWS:

**Section 1.** The City hereby declares its intention to annex and make part of the City of Sedro-Woolley, Washington, that portion of Skagit County, Washington not heretofore incorporated as any part of a city or town, lying north of the City limits, being the following described real property, situated in Skagit County, Washington, to wit:

Legally described on the attached Exhibit A, and illustrated in the attached map in Exhibit B.

**Section 2.** The City Planning Director is authorized and directed to prepare and file a notice of intention to annex with the Skagit County Boundary Review Board, and to carry out all the requirements of state law with regard to the proposed annexation.

**Section 3.** When annexed property is accepted by future ordinance, said annexation shall be subject to the following conditions:

A. The property proposed for annexation shall be subject to the laws and regulations of the City of Sedro-Woolley, as now and hereafter adopted.

B. The property proposed for annexation shall be subject to and assume a pro-rata share of indebtedness of the City which has been approved by the voters, contracted, or incurred prior to, or existing at the date of annexation.

C. The property proposed for annexation shall be subject to the Residential-5 land use classification and zoning designation as set forth on the current Sedro-Woolley Comprehensive Plan and Zoning maps.

**PASSED** by majority vote of the members of the Sedro-Woolley City Council this 24th day of April, 2024, and signed in authentication of its passage this 6th day of May, 2024.

DocuSigned by:

*Julia Johnson*

3C84008CC8784BD  
MAYOR JULIA JOHNSON

ATTEST:

DocuSigned by:

*Kelly Kohnken*

2C53B290694B4A9  
CLERK KELLY KOHNKEN

APPROVED AS TO FORM:

DocuSigned by:

*Nikki Thompson*

8E78371B448479  
CITY ATTORNEY NIKKI THOMPSON

Exhibit A

(Annexation Area Legal Description)

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 35, RANGE 04 EAST W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF GARDEN OF EDEN SHORT PLAT, APPROVED JANUARY 31, 2008 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200802040080;  
THENCE EAST ALONG THE NORTH LINE OF LOTS 1 AND 2 OF SAID GARDEN OF EDEN SHORT PLAT TO THE SOUTHWESTERLY MARGIN OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY;  
THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY MARGIN, ALSO BEING THE NORTHEASTERLY LINES OF LOTS 2 AND 3 OF SAID GARDEN OF EDEN SHORT PLAT, TO THE NORTHEAST CORNER OF SAID LOT 3, BEING A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13;  
THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13, ALSO BEING THE EAST LINE OF SAID GARDEN OF EDEN SHORT PLAT, TO THE SOUTHEAST CORNER OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 4 OF SHORT PLAT 93-006, APPROVED MAY 13, 1993 AND RECORDED UNDER AUDITOR'S FILE NO. 9305190015;  
THENCE WEST ALONG THE SOUTH LINE OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT, ALSO BEING THE NORTH LINE OF LOT 4 OF SAID SHORT PLAT 93-006, TO THE NORTHWEST CORNER OF LOT 4 OF SAID SHORT PLAT 93-006, ALSO BEING THE NORTHEAST CORNER OF LOT 7 OF SHORT PLAT PL00-0167, APPROVED APRIL 24, 2003 AND RECORDED UNDER AUDITOR'S FILE NO. 200304240149;  
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7 AND THE EAST LINE OF TRACT A OF SAID SHORT PLAT PL00-0167 TO THE NORTH LINE OF LOT 6 OF SAID SHORT PLAT PL00-0167;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6 TO THE NORTHEAST CORNER THEREOF;  
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 TO THE SOUTHEAST CORNER THEREOF BEING A POINT ON THE NORTH LINE OF THE PLAT OF JONES ESTATES, APPROVED JULY 3, 2019 AND RECORDED UNDER AUDITOR'S FILE NO. 201907160029;  
THENCE WEST ALONG THE NORTH LINE OF SAID PLAT OF JONES ESTATES, ALSO BEING THE SOUTH LINE OF SAID SHORT PLAT PL00-0167, TO THE NORTHWEST CORNER OF LOT 20 OF SAID PLAT OF JONES ESTATES, ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SHORT PLAT 80-78, APPROVED NOVEMBER 1, 1978 AND RECORDED UNDER AUDITOR'S FILE NO. 890505;  
THENCE SOUTH ALONG THE EAST LINE OF LOT 1 OF SAID SHORT PLAT 80-78, ALSO BEING THE WEST LINE OF LOTS 18, 19, AND 20 OF SAID PLAT OF JONES ESTATES, TO THE SOUTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT 80-78;  
THENCE WEST ALONG THE SOUTH LINE OF LOT 1 OF SAID SHORT PLAT 80-78, ALSO BEING THE NORTH LINE OF LOTS 15 AND 16 OF SAID PLAT OF JONES ESTATES, TO THE EAST RIGHT-OF-WAY MARGIN OF BIRCH LANE, ALSO BEING THE NORTHWEST CORNER OF LOT 15 OF SAID PLAT OF JONES ESTATES;  
THENCE NORTH ALONG THE EAST MARGIN OF SAID BIRCH LANE TO THE NORTHWEST CORNER OF TRACT A OF SAID SHORT PLAT PL00-0167;  
THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACT A TO THE SOUTHWEST CORNER OF LOT 8 OF SAID SHORT PLAT PL00-0167;  
THENCE NORTH ALONG THE WEST LINE OF LOT 8 OF SAID SHORT PLAT PL00-0167, ALSO BEING THE EAST LINE OF LOT 1 OF SHORT PLAT 93-006, TO THE NORTHWEST CORNER OF LOT 8 OF SAID SHORT PLAT PL00-0167, ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT 93-006, BEING A POINT ON THE SOUTH LINE OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT;  
THENCE WEST ALONG THE SOUTH LINE OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT, ALSO BEING THE NORTH LINE OF LOT 1 OF SAID SHORT PLAT 93-006, TO THE SOUTHWESTERLY CORNER OF

LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT 93-006, BEING A POINT ON THE EAST RIGHT-OF-WAY MARGIN OF BIRCH LANE; THENCE NORTH ALONG SAID EAST MARGIN OF BIRCH LANE, A DISTANCE OF 640.78 FEET, MORE OR LESS, TO AN ANGLE POINT ON THE WESTERLY LINE OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT; THENCE WEST ALONG THE SOUTHERLY LINE OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION OF BIRCH LANE RIGHT-OF-WAY CONVEYED TO SKAGIT COUNTY.

ALSO TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 35, RANGE 04 EAST W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 35, RANGE 04 EAST W.M.;

THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, ALSO BEING THE SOUTH LINE OF LOT 1 OF SHORT PLAT 46-85, APPROVED DECEMBER 12, 1985 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8512130023, TO THE SOUTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT 46-85, ALSO BEING THE SOUTHWEST CORNER OF LOT 2 OF SAID SHORT PLAT 46-85;

THENCE NORTH ALONG THE WEST LINE OF LOT 2 OF SAID SHORT PLAT 46-85, ALSO BEING THE EAST LINE OF LOT 1 OF SAID SHORT PLAT 46-85, TO THE SOUTH RIGHT-OF-WAY MARGIN OF KIENS LANE OF GARDEN OF EDEN SHORT PLAT, APPROVED JANUARY 31, 2008 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200802040080, ALSO BEING THE NORTHWEST CORNER OF LOT 2 OF SAID SHORT PLAT 46-85, ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT 46-85;

THENCE WEST ALONG THE PROLONGATED SOUTH RIGHT-OF-WAY MARGIN OF KIENS LANE OF SAID GARDEN OF EDEN SHORT PLAT TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 63.86 FEET, MORE OR LESS, TO A POINT ALONG SAID WEST LINE BEING THE INTERSECTION OF SAID WEST LINE AND THE PROLONGATION OF THE NORTH RIGHT-OF-WAY MARGIN OF KIENS LANE OF SAID GARDEN OF EDEN SHORT PLAT, ALSO BEING THE SOUTH LINE OF SHORT PLAT 85-77, APPROVED NOVEMBER 8<sup>TH</sup>, 1977 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 868364;

THENCE EAST ALONG THE PROLONGATED NORTH RIGHT-OF-WAY MARGIN OF KIENS LANE OF SAID GARDEN OF EDEN SHORT PLAT, ALSO BEING THE SOUTH LINE OF SAID SHORT PLAT 85-77, TO THE SOUTHEAST CORNER OF SAID SHORT PLAT 85-77, ALSO BEING THE ANGLE POINT OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT;

THENCE NORTH ALONG THE EAST LINE OF SAID SHORT PLAT 85-77, ALSO BEING THE WESTERLY LINE OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT, TO THE NORTHEAST CORNER OF SAID SHORT PLAT 85-77, ALSO BEING THE NORTHWESTERLY CORNER OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT; THENCE EAST ALONG THE NORTH LINE OF LOT 4 OF SAID GARDEN OF EDEN SHORT PLAT TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, ALSO BEING THE NORTHEASTERLY

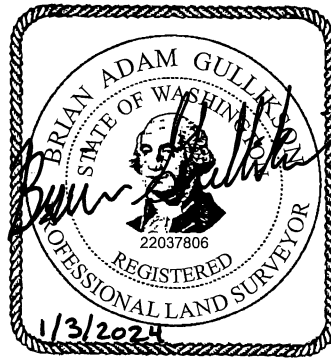
*CORNER OF APPLE LANE OF REPLAT OF FREDLUND ADDITION DIV. NO. 1, APPROVED FEBRUARY 22, 1973 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 781161;  
THENCE WEST ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, ALSO BEING THE NORTH LINE OF SAID REPLAT OF FREDLUND ADDITION DIV. NO. 1, TO THE POINT OF BEGINNING.*

*EXCEPT ANY PORTION OF GARDEN OF EDEN ROAD RIGHT-OF-WAY CONVEYED TO SKAGIT COUNTY.*

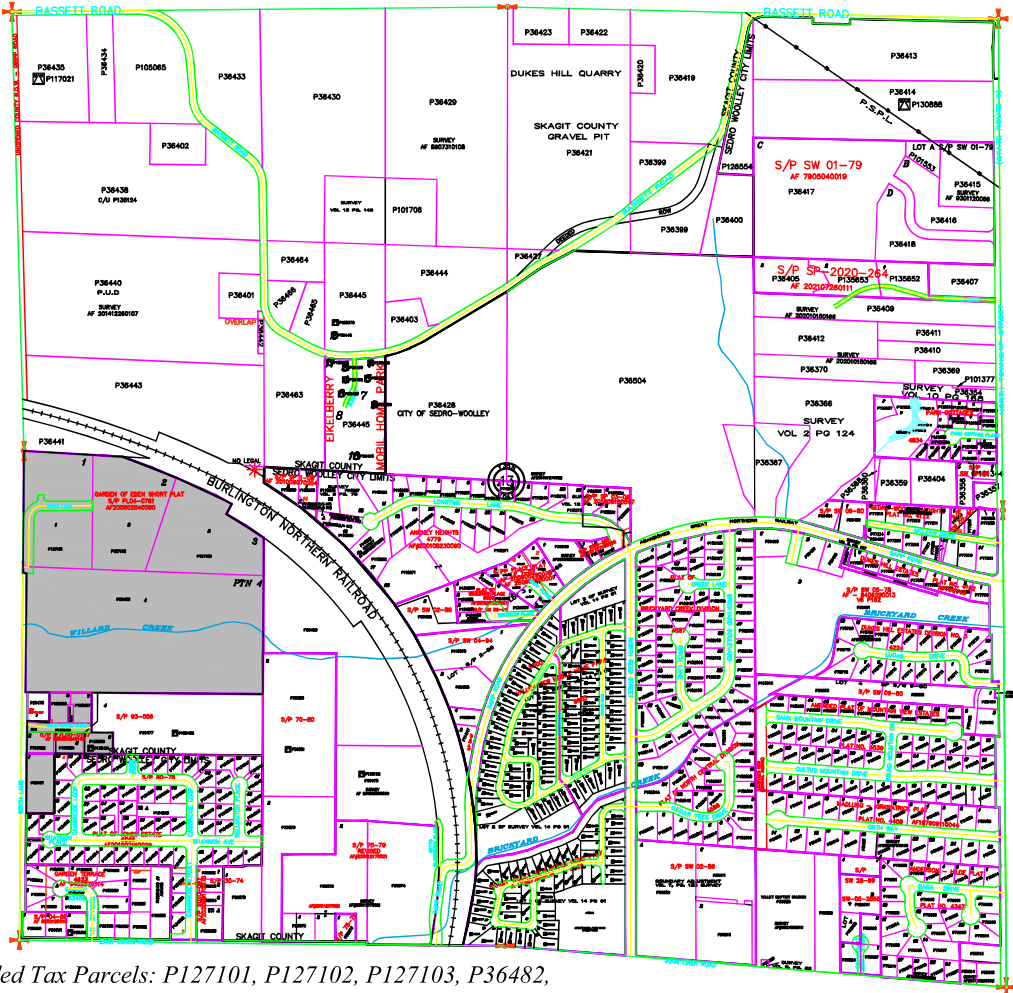
*SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, LIENS, LEASES, COVENANTS AND OTHER INSTRUMENTS OF RECORD.*

*SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.*

*INCLUDED TAX PARCEL NUMBERS: P127101, P127102, P127103, P36482, P120257, P120256, P103826, P36481, P103825, P120259, P120258, P120260, P36653, P36652 and P36639.*



# IT B - Skagit County Assessor's Map

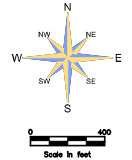


## SKAGIT COUNTY

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T 35 N R 04 E

**\* ATTENTION**  
 THIS MAP CONTAINS A PARCEL ACCOUNT THAT HAS BEEN PLACED WITH THE BEST AVAILABLE INFORMATION. THE EXACT LOCATION OF THIS PARCEL IS UNKNOWN.



These maps were created from available public records and existing map systems, not from field surveys. The accuracy of the information is not guaranteed. The information is provided for informational purposes only. The user assumes all liability for any errors or omissions. The user agrees to hold the Assessor harmless for any errors or omissions. The user agrees to hold the Assessor harmless for any errors or omissions. The user agrees to hold the Assessor harmless for any errors or omissions.

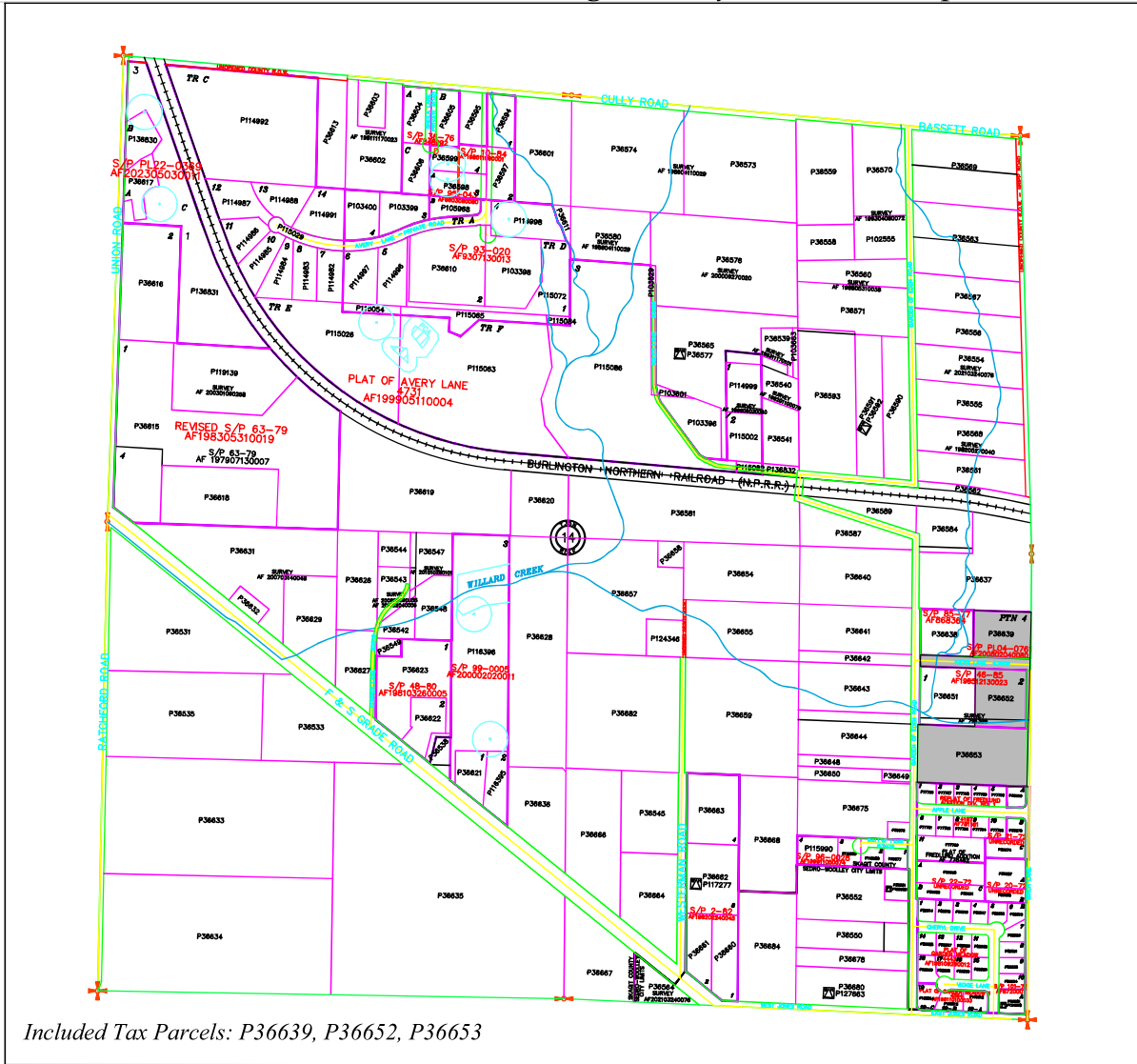
\* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY \*

	DATE	INIT.
DRAWN BY	10/29/06	LHS
REVISED	2/10/23	JS
PLOTTED	2/10/23	JS

Section 13  
 T 35 N R 04 E

Included Tax Parcels: P127101, P127102, P127103, P36482, P120257, P120260, P120258, P120259, P103825, P36481, P103826, P120256

## EXHIBIT B - Skagit County Assessor's Map



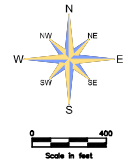
Included Tax Parcels: P36639, P36652, P36653

# SKAGIT COUNTY

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T 35 N R 04 E

**ATTENTION**  
 THIS MAP CONTAINS A PARCEL ACCOUNT THAT HAS BEEN PLACED WITH THE BEST AVAILABLE INFORMATION; THE EXACT LOCATION OF THIS PARCEL IS UNKNOWN.



These maps were created from available public records. The assessor's map is not a substitute for field survey. It is the responsibility of the user to verify the accuracy of the information shown on this map. The assessor's map is not a substitute for field survey. It is the responsibility of the user to verify the accuracy of the information shown on this map. The assessor's map is not a substitute for field survey. It is the responsibility of the user to verify the accuracy of the information shown on this map.

	DATE	INIT.
DRAWN BY	3/9/08	RY
REVISED	5/9/08	JS
PLOTTED	5/9/08	JS
MAP PRODUCED BY SKAGIT COUNTY MAPPING SERVICES		

Section 14  
 T 35 N R 04 E