

CITY OF SULTAN
BOUNDARY LINE ADJUSTMENT
FILE NO. _____

APPROVAL

ON THE BASIS OF THE REPRESENTATIONS HEREBY SUBMITTED, I CONCLUDE THAT THE PROPOSED BOUNDARY LINE ADJUSTMENT IS CONSISTENT WITH APPLICABLE CITY PLANS AND DEVELOPMENT REGULATIONS AND THAT THE PROPOSED BOUNDARY LINE ADJUSTMENT IS APPROVED UNDER THE PROVISIONS OF CHAPTER 19, SULTAN MUNICIPAL CODE.

APPROVED BY: (PRINT NAME) _____
SIGNATURE _____
CITY OF SULTAN, PLANNING DIRECTOR

RECORDING NO.

VOL./PG.

PORTION OF

SW1/4, SW1/4, SEC. 32, TWP. 28 N., RNG. 8 E., W.M.

DECLARATION

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LOT BOUNDARY ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040(6) AND DECLARE THIS LOT BOUNDARY ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID LOT BOUNDARY ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS. IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS DECLARATION.

DECLARANT: _____

BY:

DECLARANT: _____

BY:

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 2019 BY _____

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

TITLE _____

MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 2019 BY _____

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

TITLE _____

MY APPOINTMENT EXPIRES _____

EXISTING LEGAL DESCRIPTIONS

PARCEL A:
PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF DATE AND THIRD STREET, SULTAN, WASHINGTON;
THENCE SOUTH 87°33'58" WEST ALONG THE NORTHERLY LINE OF SAID DATE STREET 110 FEET;
THENCE NORTH PARALLEL TO SAID THIRD STREET 122 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 122 FEET;
THENCE SOUTH 87°33'58" WEST PARALLEL TO THE NORTH LINE OF DATE STREET A DISTANCE OF 137.25 FEET;
THENCE SOUTH 122 FEET;
THENCE NORTH 87°33'58" EAST 137.25 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL A1:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND 20 FEET WIDE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF DATE STREET SOUTH 87°33'58" WEST 247.25 FEET FROM THE NORTHWEST CORNER OF THIRD STREET AND DATE STREET;
THENCE CONTINUE SOUTH 87°33'58" WEST 20.02 FEET;
THENCE NORTH PARALLEL TO THIRD STREET 244 FEET;
THENCE NORTH 87°33'58" EAST 20.02 FEET;
THENCE SOUTH 244 FEET TO THE POINT OF BEGINNING, IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF DATE STREET, SULTAN, WASHINGTON, 110 FEET WESTERLY FROM THE NORTHWEST CORNER OF DATE STREET AND THIRD STREET;
THENCE CONTINUE WESTERLY ALONG SAID NORTH LINE 137.25 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF THIRD STREET 122 FEET;
THENCE EASTERLY PARALLEL TO THE NORTH LINE OF DATE STREET 137.25 FEET;
THENCE SOUTHERLY 122 FEET TO POINT OF BEGINNING.

PARCEL B1:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND 20 FEET WIDE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF DATE STREET SOUTH 87°33'58" WEST 247.25 FEET FROM THE NORTHWEST CORNER OF THIRD STREET AND DATE STREET;
THENCE CONTINUE SOUTH 87°33'58" WEST 20.02 FEET;
THENCE NORTH PARALLEL TO THIRD STREET 244 FEET ;
THENCE NORTH 87°33'58" EAST 20.02 FEET;
THENCE SOUTH 244 FEET TO THE POINT OF BEGINNING.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS

PARCEL A:
PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF DATE AND THIRD STREET, SULTAN, WASHINGTON;
THENCE SOUTH 87°33'58" WEST ALONG THE NORTHERLY LINE OF SAID DATE STREET 110 FEET;
THENCE NORTH PARALLEL TO SAID THIRD STREET 122 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 122 FEET;
THENCE SOUTH 87°33'58" WEST PARALLEL TO THE NORTH LINE OF DATE STREET A DISTANCE OF 137.25 FEET;
THENCE SOUTH 122 FEET;
THENCE NORTH 87°33'58" EAST 137.25 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE NORTH 11.51 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE NORTH LINE OF DATE STREET, SULTAN, WASHINGTON, 110 FEET WESTERLY FROM THE NORTHWEST CORNER OF DATE STREET AND THIRD STREET;
THENCE CONTINUE WESTERLY ALONG SAID NORTH LINE 137.25 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF THIRD STREET 122 FEET;
THENCE EASTERLY PARALLEL TO THE NORTH LINE OF DATE STREET 137.25 FEET;
THENCE SOUTHERLY 122 FEET TO POINT OF BEGINNING.

PARCEL A1:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND 20 FEET WIDE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF DATE STREET SOUTH 87°33'58" WEST 247.25 FEET FROM THE NORTHWEST CORNER OF THIRD STREET AND DATE STREET;
THENCE CONTINUE SOUTH 87°33'58" WEST 20.02 FEET;
THENCE NORTH PARALLEL TO THIRD STREET 244 FEET;
THENCE NORTH 87°33'58" EAST 20.02 FEET;
THENCE SOUTH 244 FEET TO THE POINT OF BEGINNING, IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF DATE STREET, SULTAN, WASHINGTON, 110 FEET WESTERLY FROM THE NORTHWEST CORNER OF DATE STREET AND THIRD STREET;
THENCE CONTINUE WESTERLY ALONG SAID NORTH LINE 137.25 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF THIRD STREET 122 FEET;
THENCE EASTERLY PARALLEL TO THE NORTH LINE OF DATE STREET 137.25 FEET;
THENCE SOUTHERLY 122 FEET TO POINT OF BEGINNING;

EXCEPT THE NORTH 11.51 FEET THEREOF.

EXISTING LEGAL DESCRIPTIONS CONT.

PARCEL B1:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND 20 FEET WIDE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF DATE STREET SOUTH 87°33'58" WEST 247.25 FEET FROM THE NORTHWEST CORNER OF THIRD STREET AND DATE STREET;
THENCE CONTINUE SOUTH 87°33'58" WEST 20.02 FEET;
THENCE NORTH PARALLEL TO THIRD STREET 244 FEET ;
THENCE NORTH 87°33'58" EAST 20.02 FEET;
THENCE SOUTH 244 FEET TO THE POINT OF BEGINNING.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

AREA OF CONVEYANCE LEGAL DESCRIPTION

THE NORTH 11.51 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF DATE AND THIRD STREET, SULTAN, WASHINGTON;
THENCE SOUTH 87°33'58" WEST ALONG THE NORTHERLY LINE OF SAID DATE STREET 110 FEET;
THENCE NORTH PARALLEL TO SAID THIRD STREET 110.49 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 12.51 FEET;
THENCE SOUTH 87°33'58" WEST PARALLEL TO THE NORTH LINE OF DATE STREET A DISTANCE OF 137.25 FEET;
THENCE SOUTH 12.51 FEET;
THENCE NORTH 87°33'58" EAST 137.25 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EXCEPTIONS CONTAINED IN TITLE

- THIS SITE IS SUBJECT TO THE CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER SNOHOMISH COUNTY RECORDING NUMBER 8802185003. (NOTED HERE)
- THIS SITE IS SUBJECT TO AN ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION EASEMENT INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN RECORDED UNDER SNOHOMISH COUNTY RECORDING NUMBER 8808310054. (BLANKET IN NATURE OVER PARCEL B)
- THIS SITE IS SUBJECT TO AN INGRESS, EGRESS AND ROAD MAINTENANCE EASEMENT INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN RECORDED UNDER SNOHOMISH COUNTY RECORDING NUMBER 9503200258. (SHOWN HEREON)

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5003353-3168236 DATED AUGUST 8, 2019. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 21, 2019. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST, 2019.
- ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
- BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
- THIS IS A COMBINED FIELD TRAVERSE AND GPS/GNSS SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION AND GPS/GNSS UNIT WITH OPUS/WSRN CORRECTIONS WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- ALL LOT CORNERS HAVE BEEN FOUND OR STAKED.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 2019
AT ____ M. IN VOLUME _____ OF SURVEYS, AT
PAGES _____, AT THE REQUEST OF _____

SUPERINTENDENT OF RECORDS

LAND SURVEYOR'S CERTIFICATE

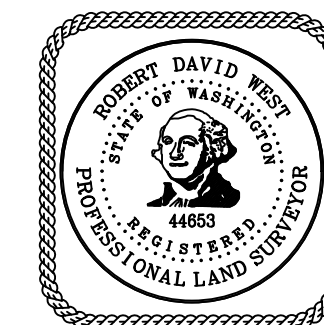
THIS BOUNDARY LINE ADJUSTMENT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROPRIATE STATE AND COUNTY STATUTE AND ORDINANCE IN _____, 20.....

ROBERT WEST, P.L.S.
CERTIFICATE NO. 44653



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877



DATE STREET
BOUNDARY LINE ADJUSTMENT

DWN. BY RAW	DATE 08-28-2019	JOB NO. 19057
CHKD. BY RDW	SCALE 1" = 30'	SHEET 1 OF 2

CITY OF SULTAN
BOUNDARY LINE ADJUSTMENT
FILE NO. _____

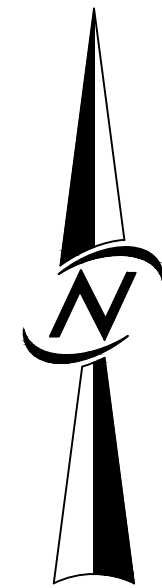
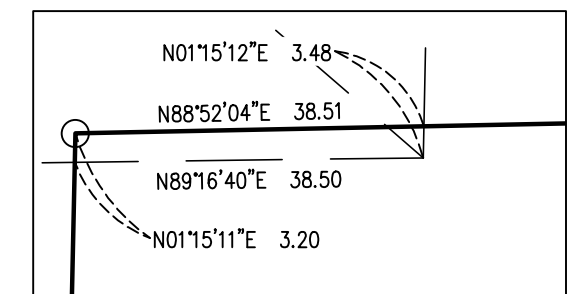
RECORDING NO.

VOL./PG.

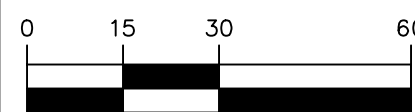
PORTION OF

SW1/4, SW1/4, SEC. 32, TWP. 28 N., RNG. 8 E., W.M.

DETAIL
NOT TO SCALE



SCALE: 1" = 30'



LEGEND

OLL OLD LOT LINE
NLL NEW LOT LINE

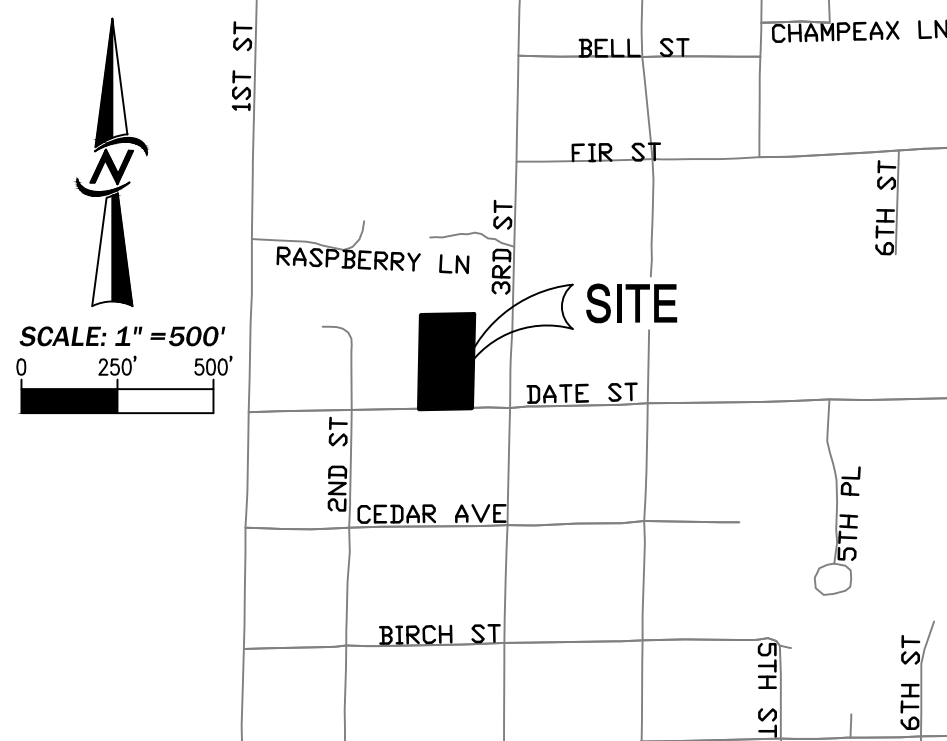
BASIS OF BEARINGS

N01°15'11"E BETWEEN TWO FOUND MONUMENTS ON THE EAST LINE OF SECTION 32.

REFERENCES

- RECORD OF SURVEY RECORDED UNDER SNOHOMISH COUNTY RECORDING NUMBER 880615013.

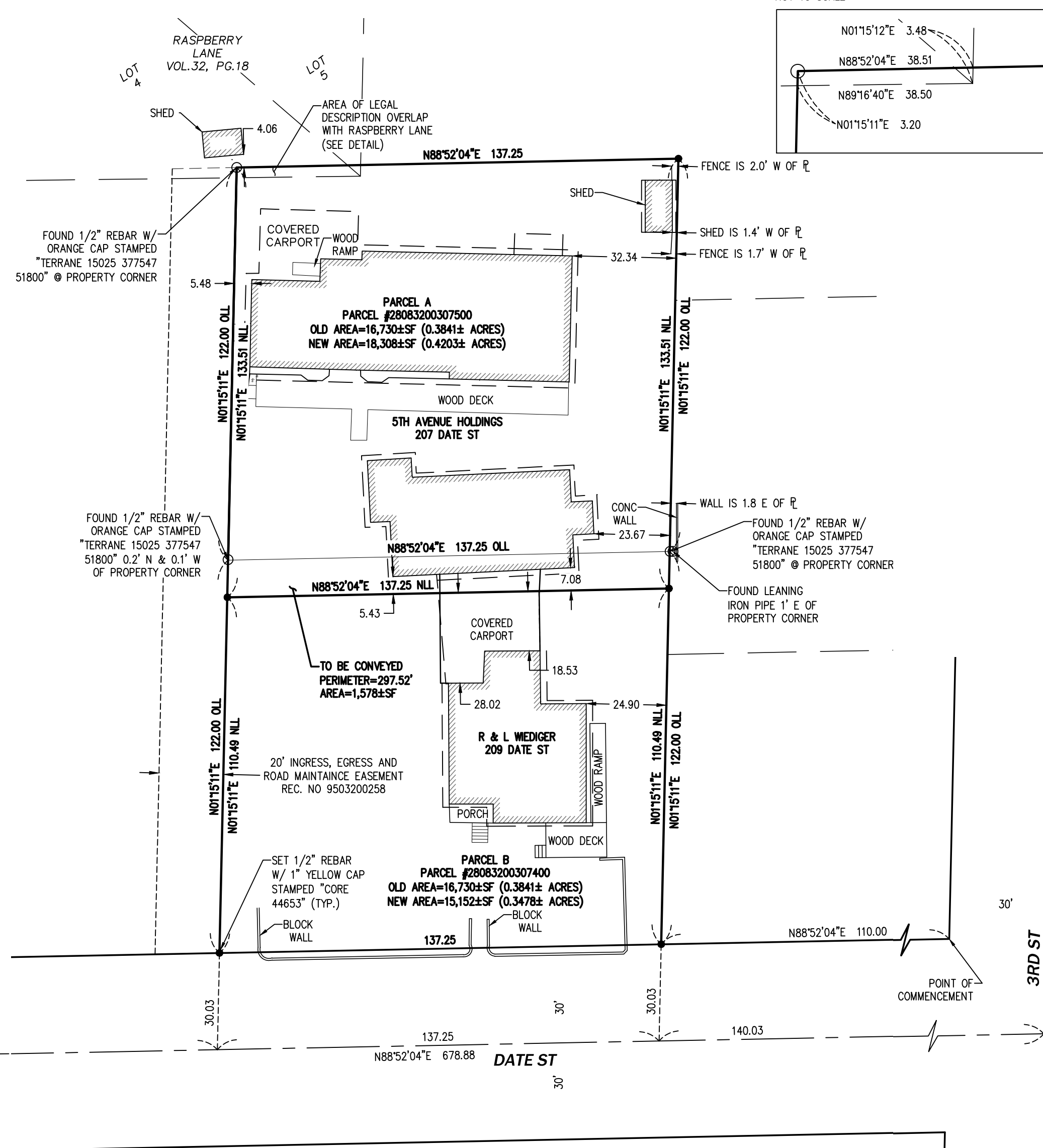
VICINITY MAP



FOUND 1 1/2" BRASS DISK
W/ 'X' IN CONCRETE
MONUMENT. DOWN 0.7
FEET. IN CASE
(HELD FOR ROTATION)

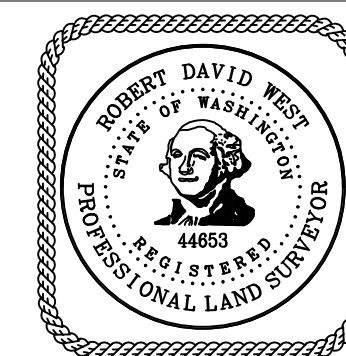
1ST STREET
N01°15'11"E (BASIS OF BEARINGS) 2639.01 (2639.80 REF. 1)
650.21

FOUND 1 1/2" BRASS DISK
W/ 'X' IN CONCRETE
MONUMENT. DOWN 0.7
FEET. IN CASE
(HELD FOR POSITION)



CIVIL ENGINEERING
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PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877



DATE STREET
BOUNDARY LINE ADJUSTMENT

DWN. BY RAW	DATE 08-30-2019	JOB NO. 19057
CHKD. BY RDW	SCALE 1" = 30'	SHEET 2 OF 2