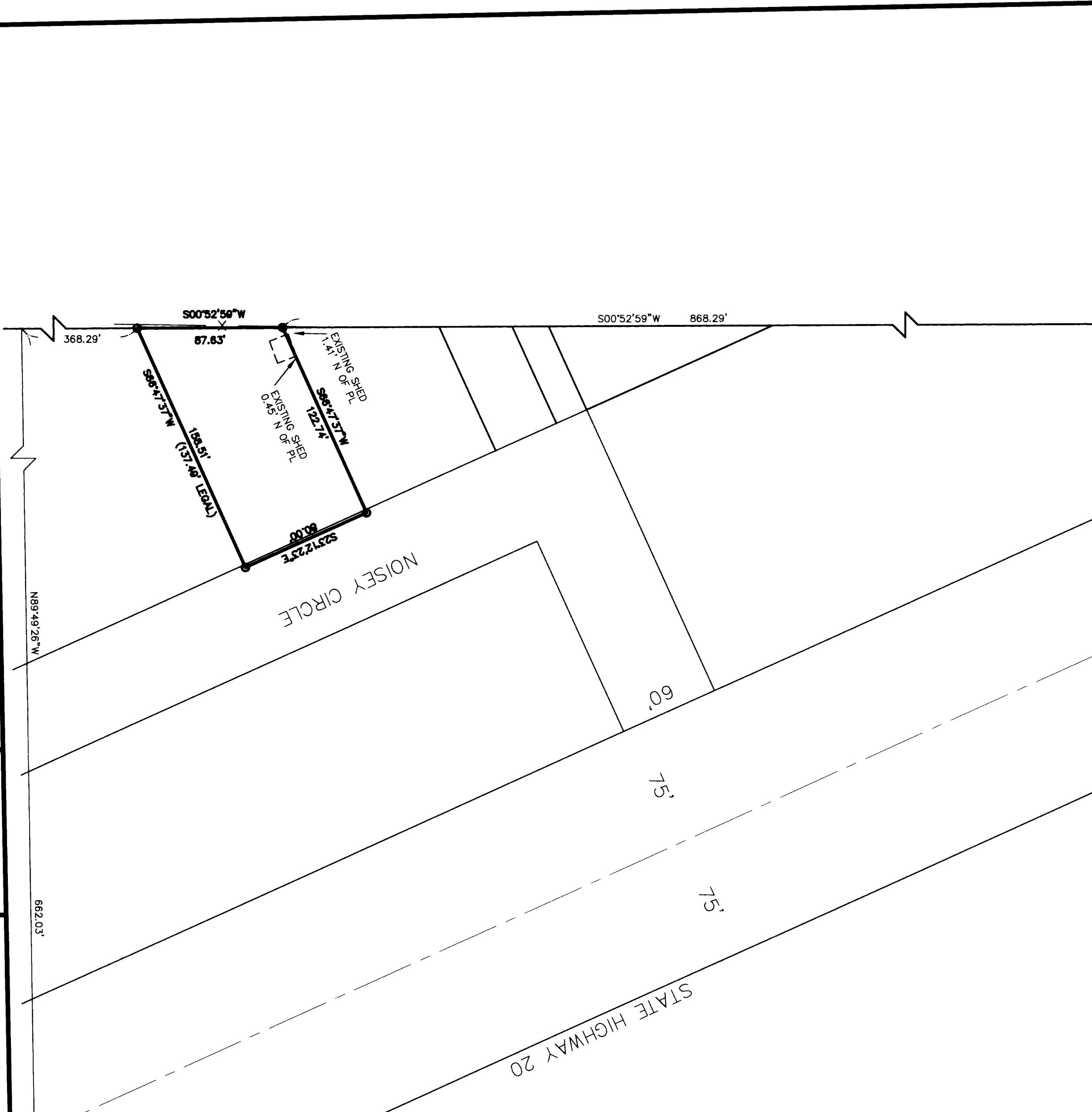
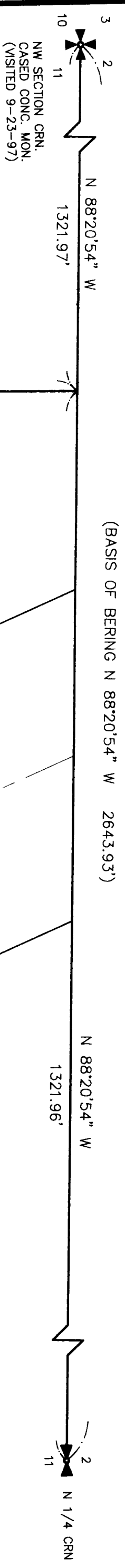


97018468

3282047

v.10 p.87



LEGAL DESCRIPTION
 THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 11, TOWNSHIP 33 NORTH, RANGE 1, EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

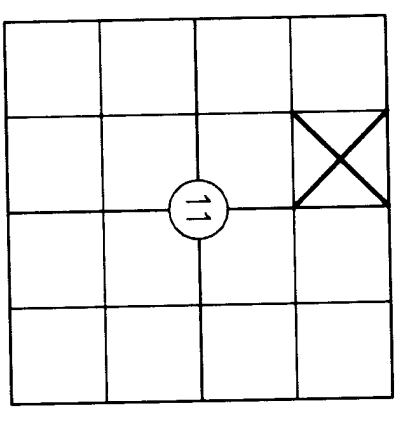
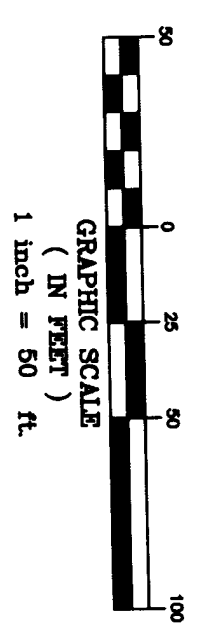
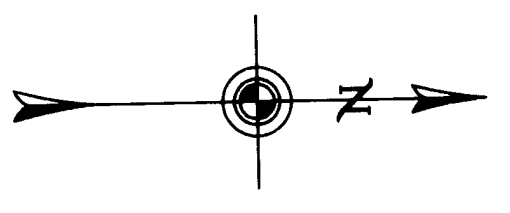
BEGINNING AT A CONCRETE MONUMENT ON THE SOUTH LINE OF SAID SUBDIVISION AND THE WEST LINE OF SECOND STATE HIGHWAY 10; THENCE NORTH 89°49'26" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 662.03 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 0°36'39" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 368.29 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 65°18' EAST 137.49 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 1°27'44" WEST 122.74 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 0°36'38" EAST 87.63 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE NORTHWEST SECTION CORNER AND THE NORTH 1/4 CORNER, N 88°20'54" W AT A DISTANCE OF 2843.93'

SURVEY REFERENCES
 ROS BY DATUM PACIFIC, Inc. RECORDED IN BOOK 10 OF SURVEYS, PAGE 69
 ROS BY DATUM PACIFIC, Inc. RECORDED IN BOOK 6 OF SURVEYS, PAGE 397
 UNRECORDED PLAT OF NORTHGATE

NOTES
 EQUIPMENT USED: ELECTRONIC TOTAL STATION
 METHOD OF SURVEY: FIELD TRAVERSE

- LEGEND**
- DENOTES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED (D.PAC LS 28414) SET THIS SURVEY.
 - ◊ DENOTES QUARTER CORNER NOT LOCATED PER THIS SURVEY
 - ⊕ DENOTES SECTION CORNER FOUND AND HELD AS NOTED
 - ⊗ DENOTES MONUMENT NOT LOCATED PER THIS SURVEY

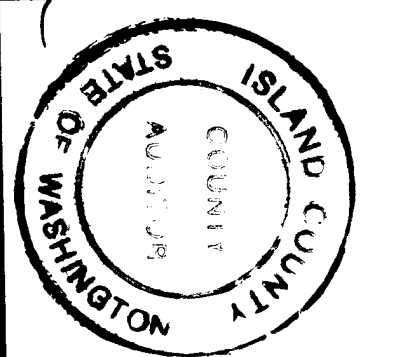


SEC. 11, TWP. 33 N., RNG. 1 E., W.M.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 6TH DAY OF November, 1997 AT 12:13 P.M. IN BOOK OF SURVEYS AT PAGE 87 AT THE REQUEST OF L. SHAYNE THATCHER, UNDER AUDITOR'S FILE NO. 97018468

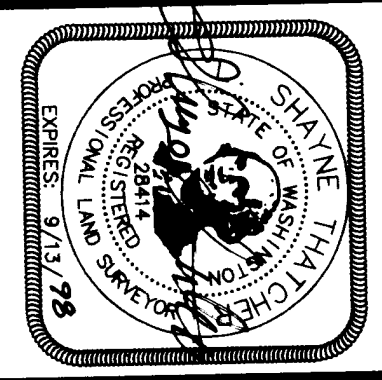
County Auditor
 L. Shayne Thatcher



SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, IN OCTOBER 1997, AT THE REQUEST OF JAMES MCCLARELY.

L. SHAYNE THATCHER CERT. NO. 28414
 DATE: 11-5-97



JSP Datum Pacific, Inc.
 Civil Engineering & Land Surveyors
 400 Box 306 St. Couderc, Wa. 98239
 (360) 678-4363
 Fax: (360) 678-8368

RECORD OF SURVEY
 A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SEC. 11 TWP. 33 N., RNG. 1 E., W.M.

ISLAND COUNTY
 F.B. No. 3-1; Pg. 56-59
 APPROVED BY: LST C:\NSDKRDRU\6519\dwg\6519 11-5-97 91626 am EST
 FOR: JAMES MCCLARELY
 SCALE: 1" = 50'
 DRAWN BY: CHS

EASEMENT (continued)

121414

Is.Co., Wash: N $\frac{1}{2}$ of W $\frac{1}{2}$ of NE $\frac{1}{4}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ of S 330 ft of gov lot 3, lying S of County road Except E ast 100 ft thereof sec 18, twp 33 N, R 2 EWM

Center line: as surveyed, staked and agreed upon by parties

EFE

Homer M. Troffer
Verna Troffer

3-17-59 by Homer M. Troffer and Verna Troffer bef Harry McMeekin, OH, 2-20-60
Puget Sound Power

EASEMENT
100 D
Co form
3-24-59

5-1-59 at 1:31

121415

Washington Land Co., Inc., a corp
c and gc ~~xxxx~~
Puget Sound Power & Light Company, a corp

and Sunset Life Insurance Company of America, a corp
Mortgagee

\$1.00 and other
electric transmission and distribution line
All alleys, avenues, streets and public places designated as such upon unrec plat of Northgate Terrace, which is subdivision of W $\frac{1}{2}$ of NE $\frac{1}{4}$ SW $\frac{1}{4}$ sec 11, twp 33 N, R 1 EWM more particularly desc as foll: Beg at point in N line of sec 11, twp 33 N, R 1 EWM distant 661.53 ft W of 1/4 corner between sec 11 and 2, above twp and range; th S 0°37'57" E 1325.12 ft; th N 89°49'26" W 662.03 ft; th N 0°36'38" W 1325.98 ft to N line of said sec 11; th S 89°44'52" E along N line of said sec 11 distance of 661.53 ft to pobs

Excepting from foregoing desc any land covered by what is known as Highway 1-D

EFE

Washington Land Co., Inc.,
A.P. Mahoney, pres

corp seal

Attest:

Elizabeth F. Mahoney
sec

Sunset Life Insurance Company of America
Neil Woody, pres

corp seal

3-23-59 by Neil Woody and Laverne C. Johnson, pres and asst sec of Sunset Life bef Earle G.A. Warren, Olympia, 4-11-61

3-18-59 by A.P. Mahoney and Elizabeth F. Mahoney, pres and sec of Wash Land bef Russell B. Johnson, OH, 8-21-60

Puget Sound Power

WD

5-1-59 at 2:32

121416

100 D
Statutory
3-30-59

Charles D. Flanagan and Marie C. Flanagan, h&w
c and w to
Raynard Construction Company, a corp

.0.00 and other



RETURN ORIGINAL DOCUMENT TO:

Name [Print] James D. Mc Cleary
Street 4335 N. Noisy Circle
City, ST, zip Oak Harbor, WA. 98277

**BOUNDARY LINE ADJUSTMENT
PART B (To be recorded)**

Authorized Agent (print name) James D. Mc Cleary

<p>Lot A Owner's Name <u>James D. Mc Cleary</u> Owner's Name Mailing Address <u>4335 N. Noisy Circle</u> <u>Oak Harbor, WA. 98277</u> City, State, Zip Code Phone <u>360-675-7485</u></p>	<p>Assessor Parcel No. <u>R13311-426-1370</u> If applicable, Plat Name or Short Plat Number: <u>Northgate Terrace</u> Block No. <u>1</u> Lot No. <u>2</u> Recorded Volume & Page <u>N/A</u> Owner's Signature <u>James D. Mc Cleary</u> Owner's Signature</p>
<p>Lot B Owner's Name <u>Gail E. Woods</u> Owner's Name <u>Anna Mae L. Woods</u> Mailing Address <u>4341 N. Noisy Circle</u> <u>Oak Harbor, WA. 98277</u> City, State, Zip Code Phone <u>360-675-1234</u></p>	<p>Assessor Parcel No. <u>R13311-437-1359</u> If applicable, Plat Name or Short Plat Number: <u>Northgate Terrace</u> Block No. Lot No. Recorded Volume & Page Owner's Signature <u>x Gail E Woods</u> Owner's Signature <u>x Anna Mae L. Woods</u></p>
<p>Lot C Owner's Name Owner's Name Mailing Address City, State, Zip Code Phone</p>	<p>Assessor Parcel No. If applicable, Plat Name or Short Plat Number: Block No. Lot No. Recorded Volume & Page Owner's Signature Owner's Signature</p>

LOCATED IN: NE 1/4 of the NW 1/4 of Section 11, Township 33N, Range 1E
Abbreviated Legal Description Southeast 10 ft of property transferred to Gail E. + Anna Mae L Woods by deed Recorded under Auditors # 287444
Full Legal Descriptions of existing parcels found on Page(s) 4 and 6 as attached



ACKNOWLEDGEMENTS

FUTURE COMPLIANCE WITH COUNTY CODE

(This part must be signed by all property owners)

I/We acknowledge that Island County does not determine that the reconfigured lots are useable or buildable during the review of this Boundary Line Adjustment, and that compliance with all applicable County Codes, including those contained in Titles 8 (Health, Welfare and Sanitation), 11 (Land Development Standards), 13 (Public Works), and 17 (Island County Critical Areas and Zoning Ordinance) will be required before any development of the modified lots is permitted or before any permits are issued by Island County.

Lot <u>A</u> : (e.g. A,B,etc)	<u>James D. Mc Cleary</u> Owner Name (print name)	<u>James D. Mc Cleary</u> Owner's Signature	<u>6/29/04</u> Date
Lot <u>B</u> : (e.g. A,B,etc)	<u>Gail E Woods</u> Owner Name (print name)	<u>Gail E Woods</u> Owner's Signature	<u>5 July 04</u> Date
Lot <u>B</u> : (e.g. A,B,etc)	<u>Anna Mae L. Woods</u> Owner Name (print name)	<u>Anna Mae L. Woods</u> Owner's Signature	<u>7/5/04</u> Date
Lot _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date
Lot _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date
Lot _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date

WAIVER OF VERIFICATION OF ACCESS BY COUNTY

(If evidence of legal access is not provided, this part must be signed by all property owners)

I/We hereby certify that I/we have waived the verification of legal means of access by the county and acknowledge it may not have been provided for at this time.

Lot <u>A</u> : (e.g. A,B,etc)	<u>James D. Mc Cleary</u> Owner Name (print name)	<u>James D. Mc Cleary</u> Owner's Signature	<u>6/29/04</u> Date
Lot <u>B</u> : (e.g. A,B,etc)	<u>Gail E. Woods</u> Owner Name (print name)	<u>Gail E Woods</u> Owner's Signature	<u>5 July 04</u> Date
Lot <u>B</u> : (e.g. A,B,etc)	<u>Anna Mae L. Woods</u> Owner Name (print name)	<u>Anna Mae L. Woods</u> Owner's Signature	<u>7/5/04</u> Date
Lot _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date
Lot _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date
Lot _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date

FOR COUNTY USE ONLY

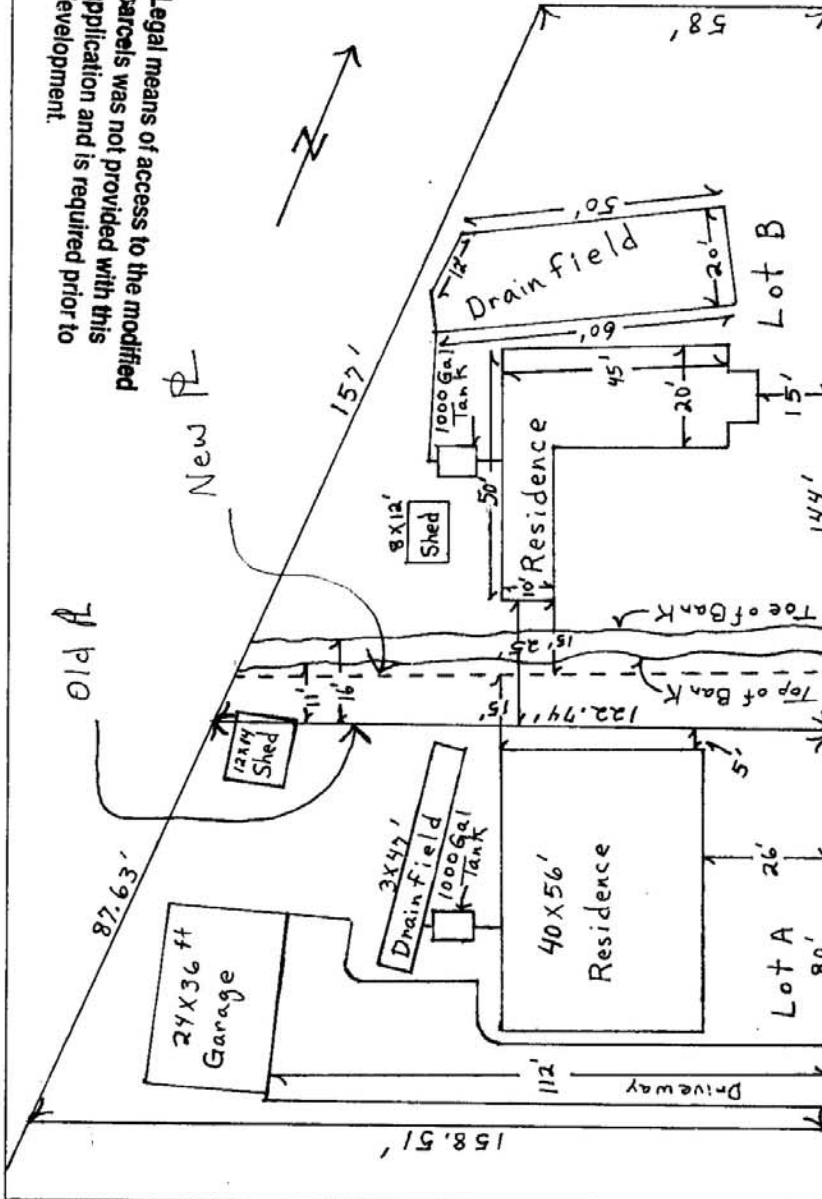
Boundary Line Adjustment Form (2-12-01)

BLA # 247/04 Page 2 of 8 Approved: 8/10/04 By: R. Knoll



MAP (Maps drawn in pencil will not be accepted.)

Legal means of access to the modified parcels was not provided with this application and is required prior to development.



Private Rd - Noisy Circle to SR20
Mahoneyville Water Association Community Property

Scale: 1" = 30 feet

Existing Boundary Line
Proposed Boundary Line

Drawn by: James D. McCleary
Date: June 30, 2004

Existing Lot A: R13311-426-1320	Current Area: 11,250 SF	Proposed Area: 12,450 SF
Existing Lot B: R13311-437-1359	Current Area: 13,013 SF	Proposed Area: 11,813 SF
Existing Lot C: _____	Current Area: _____	Proposed Area: _____
Existing Lot D: _____	Current Area: _____	Proposed Area: _____
Section NW 1/4 Sec 11 Township 33 N		Range 1 E

Applicants Signature:

Lot A: James D. McCleary	Date: 6/29/04	Lot A: _____	Date: _____
Lot B: Paul E Woods	Date: 7/5/04	Lot B: _____	Date: 7/5/04
Lot C: _____	Date: _____	Lot C: _____	Date: _____
Lot D: _____	Date: _____	Lot D: _____	Date: _____

FOR COUNTY USE ONLY

Boundary Line Adjustment Form (2-12-01)

BLA # 247/04 Page 3 of 8 Approved: 8/10/04 By: K. Knoll



LEGAL DESCRIPTION of PARCELS

Attach additional pages as needed

LOT A – EXISTING LEGAL DESCRIPTION

That portion of the Northeast Quarter of the Northwest Quarter of Section 11, Township 33 North, Range 1 East of the Willamette Meridian

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West, along said South line, a distance of 662.03 feet to the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence North 0°36'38" West along the West line of said subdivision a distance of 368.29 feet to the true point of beginning; thence North 65°18' East, a distance of 137.49 feet; thence North 24°42' West, a distance of 80 feet; thence South 65°18' West, a distance of 122.74 feet, to the West line of said subdivision; thence South 0°36'38" East, a distance of 87.63 feet to the true point of beginning;

(Also known as Lot 2, Block 1 of the unrecorded plat of Northgate Terrace.)

Situated in Island County, Washington.

RECEIVED
AUG 23 2004
ISLAND COUNTY
COURT CLERK'S OFFICE

NOTE: All additional pages must have a one (1) inch margin on all sides for recording purposes

FOR COUNTY USE ONLY

Boundary Line Adjustment Form (2-12-01)

BLA # 247/04 Page 4 of 8 Approved: 8/10/04 By: K. Knell



LEGAL DESCRIPTION of PARCELS

Attach additional pages as needed

LOT A -- NEW LEGAL DESCRIPTION

That portion of the Northeast Quarter of the Northwest Quarter of Section 11, Township 33 North, Range 1 East of the Willamette Meridian

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West, along said South line, a distance of 662.03 feet to the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence North 0°36'38" West along the West line of said subdivision a distance of 368.29 feet to the true point of beginning; thence North 65°18' East, a distance of 137.49 feet; thence North 24°42' West, a distance of 80 feet; thence South 65°18' West, a distance of 122.74 feet, to the West line of said subdivision; thence South 0°36'38" East, a distance of 87.63 feet to the true point of beginning;

(Also known as Lot 2, Block 1 of the unrecorded plat of Northgate Terrace.)

Situated in Island County, Washington.

Together with the South 10 feet of the following described property

That portion of the Northeast ¼ of the Northwest ¼ of Section 11, Township 33 North, Range 1, East W. M., described as follows:

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West along said South line, a distance of 662.03 feet to the Southwest corner of said subdivision; thence North 0°36'38" West 455.92 feet to the true point of beginning; thence North 65°18' East 122.74 feet; thence North 24°42' West 83.75 feet; thence South 65°18' West 83.7 feet, to the West line of said subdivision; thence South 0°36'38" East 91.86, feet to the true point of beginning; situate in the County of Island, State of Washington.

Together with the following described property

That portion of the Northeast ¼ of the Northwest ¼ of section 11, Township 33 North, Range 1 East W.M., described as follows:

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West along said South line a distance of 662.03 feet to the Southwest corner of said subdivision; thence North 0°36'38" West 455.92 feet; thence North 65°18' East 122.74 feet; thence North 24°42' West 83.75 feet to the TRUE POINT OF BEGINNING; thence continuing North 24°42' West to the to the intersection of the South line of a tract of land conveyed to Ronald R. Coupland and Marion L. Coupland, husband and wife on May 2, 1977 as Auditor's File No. 313020; thence Southwesterly along the Southerly line of the Coupland tract to the West line of the Northeast ¼ of the Northwest ¼ of the said Section 11; thence South along the West line of the subdivision to the Northwest corner of a tract of land conveyed to Gail E. Woods and Anna May L. Woods, husband and wife, on April 16, 1973 as Auditor's File No. 260821, thence Northeasterly along the Northerly line of said Woods tract to the TRUE POINT OF BEGINNING.

SUBJECT TO: Easement to Puget Power, Aud. No. 121415.

This property shall attach to and become an integral part of Tax Lot 59, owned by the grantee herein, and shall never be sold separately from said Tax Lot 59.

RECEIVED

ISLAND COUNTY
COMMUNITY DEVELOPMENT

NOTE: All additional pages must have a one (1) inch margin on all sides for recording purposes

FOR COUNTY USE ONLY

Boundary Line Adjustment Form (2-12-01)

BLA # 247/04 Page 5 of 8 Approved: 8/10/04 By: K. Knoll



LEGAL DESCRIPTION of PARCELS

Attach additional pages as needed and note on first page of application (Needed for Recording purposes)

LOT B – EXISTING LEGAL DESCRIPTION

That portion of the Northeast ¼ of the Northwest ¼ of Section 11, Township 33 North, Range 1, East W. M., described as follows:
Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West along said South line, a distance of 662.03 feet to the Southwest corner of said subdivision; thence North 0°36'38" West 455.92 feet to the true point of beginning; thence North 65°18' East 122.74 feet; thence North 24°42' West 83.75 feet; thence South 65°18' West 83.7 feet, to the West line of said subdivision; thence South 0°36'38" East 91.86, feet to the true point of beginning; situate in the County of Island, State of Washington.

Together with the following described property

That portion of the Northeast ¼ of the Northwest ¼ of section 11, Township 33 North, Range 1 East W.M., described as follows:
Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West along said South line a distance of 662.03 feet to the Southwest corner of said subdivision; thence North 0°36'38" West 455.92 feet; thence North 65°18' East 122.74 feet; thence North 24°42' West 83.75 feet to the TRUE POINT OF BEGINNING; thence continuing North 24°42' West to the to the intersection of the South line of a tract of land conveyed to Ronald R. Coupland and Marion L. Coupland, husband and wife on May 2, 1977 as Auditor's File No. 313020; thence Southwesterly along the Southerly line of the Coupland tract to the West line of the Northeast ¼ of the Northwest ¼ of the said Section 11; thence South along the West line of the subdivision to the Northwest corner of a tract of land conveyed to Gail E. Woods and Anna May L. Woods, husband and wife, on April 16, 1973 as Auditor's File No. 260821, thence Northeasterly along the Northerly line of said Woods tract to the TRUE POINT OF BEGINNING.

SUBJECT TO: Easement to Puget Power, Aud. No. 121415.

This property shall attach to and become an integral part of Tax Lot 59, owned by the grantee herein, and shall never be sold separately from said Tax Lot 59.

RECEIVED
AUG 10 2004
ISLAND COUNTY
COMMUNITY DEVELOPMENT

NOTE: All additional pages must have a one (1) inch margin on all sides for recording purposes

FOR COUNTY USE ONLY

Boundary Line Adjustment Form (2-12-01)

BLA # 247/04 Page 6 of 8 Approved: 8/10/04 By: R. Knoll



LEGAL DESCRIPTION of PARCELS

Attach additional pages as needed

LOT B - NEW LEGAL DESCRIPTION

That portion of the Northeast ¼ of the Northwest ¼ of Section 11, Township 33 North, Range 1, East W. M., described as follows:
Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West along said South line, a distance of 662.03 feet to the Southwest corner of said subdivision; thence North 0°36'38" West 455.92 feet to the true point of beginning; thence North 65°18' East 122.74 feet; thence North 24°42' West 83.75 feet; thence South 65°18' West 83.7 feet, to the West line of said subdivision; thence South 0°36'38" East 91.86, feet to the true point of beginning; situate in the County of Island, State of Washington.

Together with the following described property

That portion of the Northeast ¼ of the Northwest ¼ of section 11, Township 33 North, Range 1 East W.M., described as follows:
Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West along said South line a distance of 662.03 feet to the Southwest corner of said subdivision; thence North 0°36'38" West 455.92 feet; thence North 65°18' East 122.74 feet; thence North 24°42' West 83.75 feet to the TRUE POINT OF BEGINNING; thence continuing North 24°42' West to the to the intersection of the South line of a tract of land conveyed to Ronald R. Coupland and Marion L. Coupland, husband and wife on May 2, 1977 as Auditor's File No. 313020; thence Southwesterly along the Southerly line of the Coupland tract to the West line of the Northeast ¼ of the Northwest ¼ of the said Section 11; thence South along the West line of the subdivision to the Northwest corner of a tract of land conveyed to Gail E. Woods and Anna May L. Woods, husband and wife, on April 16, 1973 as Auditor's File No. 260821, thence Northeasterly along the Northerly line of said Woods tract to the TRUE POINT OF BEGINNING.

SUBJECT TO: Easement to Puget Power, Aud. No. 121415.

This property shall attach to and become an integral part of Tax Lot 59, owned by the grantee herein, and shall never be sold separately from said Tax Lot 59.

Except the South 10 feet thereof.

RECEIVED
AUG 17 2004
ISLAND COUNTY
COMMUNITY DEVELOPMENT

NOTE: All additional pages must have a one (1) inch margin on all sides for recording purposes

FOR COUNTY USE ONLY

Boundary Line Adjustment Form (2-12-01)

BLA # 247/04 Page 7 of 8 Approved: 8/10/04 By: K. Krall



Staff Findings
BOUNDARY LINE ADJUSTMENT 247/04 BLA

Assessor Parcel Number(s) R13311-426-1370 and R13311-437-1359
Section 1E Township 33 Range 11 Quarter Section NW
Existing Zoning Rural RAID name N/A
Minimum Lot size 5 acres Base Density 1 du/5 acres

If the parcels are within a subdivision:
Number & Date of approved subdivision: _____ Auditor File # _____

Site Plan

- Yes Based on information provided, Application and map signed by all owners.
- Yes Shows existing and proposed boundary lines.
- Yes Shows all structures and setbacks.
- Yes Shows well sites, if any? _____
- Yes Shows drainfields, if needed? _____

Parcel sizes	Existing size (ft ²)	Proposed size (ft ²)
Parcel A	<u>11,250</u>	<u>12,450</u>
Parcel B	<u>13,013</u>	<u>11,813</u>

Approval Requirements

- Yes 1. The proposed boundary adjustment does not create additional Lots, Tracts or Parcels and therefore is exempt from Short Plat regulations. ICC 16.06.030
- Yes 2. The lots being created are contiguous, legally created lots. ICC 16.06.070.A.1
- Yes 3. The proposed boundary adjustment does not create a split-zoned parcel. ICC 16.06.070.A.2
- Yes 4. The proposed boundary adjustment will not create a lot of insufficient width or dimension to meet Lot size requirement for the existing zone. ICC 16.06.070.A.3 (except as provided in ICC 16.06.070.A.8)
- Yes 5. The boundary adjustment will not cause any structure to fail to comply with setback requirements, or cause any setback to become nonconforming or more nonconforming. ICC 16.06.070.A.4 (except as provided in ICC 16.06.070.A.8).
- Yes 6. The proposed boundary adjustment will not violate conditions of approval of a previous permit involving any of the subject parcels. ICC 16.06.070.A.5 (except as provided in ICC 16.06.070.A.8).
- Yes 7. Legal means of access has been provided, or a waiver of legal means of access has been signed. ICC 16.06.070.A.6
- Yes 8. An acknowledgment that compliance with all applicable County Codes contained in Titles 8, 11, 13 and 17 ICC will be required before any permits are issued has been signed by the applicant. ICC 17.03.070.A.7
- Yes 9. This boundary adjustment is allowed pursuant to ICC 16.06.070.A.8. (See notes)
- Yes 10. No easements are being created or adversely affected with this action.

16.06.070.A.8 Adjustment among existing Lots. For adjustments among two (2) or more Lots in which one (1) or more of the Lots involved in the adjustment is smaller than the current zoning classification, the adjustment would allow a Lot to more nearly conform to the Lot size or setback requirements of Chapter 17.03 ICC or create more buildable Lot configurations. For example, a smaller Lot may be made larger by reducing the size of a larger Lot so that, on balance, greater conformity is achieved.

Departmental Comments

Building comments returned on, _____	no objections	<u>X</u>	no comment
Health comments returned on, <u>7/29/04</u>	<u>X</u>	no objections	
Engineering comments returned on, <u>8/10/04</u>	<u>X</u>	no objections	

Based on the foregoing Findings and Conclusions, Boundary Line Adjustment Application 247/04 BLA is hereby GRANTED to James D. McCleary

Conformance with all applicable county regulations and codes shall be required for all future development on these parcels.

SIGNED THIS 10th DAY OF August, 2004.

Keeva Kroll
Keeva Kroll, Island County Planning
& Community Development

Return Name & Address:

4318 Misy Circle
Oak Harbor, WA
98277

08/04/2015 09:14:44 AM
Recording Fee \$108.00 Page 1 of 37
Agreement
Island County Washington

4383341



Please print or type information

<p><i>Document Title(s) (or transactions contained therein):</i></p> <p>1. Private Road Maintenance Agreement</p> <p>2.</p>
<p><i>Reference Number(s) - (recording number of document being assigned, released, re-recorded, etc.)</i></p>
<p><i>Grantor(s) (Last name first, then first name and initials - seller, assignor, signator)</i></p> <p>1. Mahanayville Water Association</p> <p>2.</p> <p>3.</p> <p><i>Additional names on page ___ of document.</i></p>
<p><i>Grantee(s) (Last name first, then first name and initials - buyer, assignee, notice given to)</i></p> <p>1. Public</p> <p>2.</p> <p>3.</p> <p><i>Additional names on page ___ of document.</i></p>
<p><i>Legal Description (abbreviated: i.e., lot, block, plat or section, township, range)</i></p> <p>That Portion of the Northeast One Quarter of the Northwest One Quarter of Section 11, Township 33 North, Range 1, East W.M.</p> <p><i>Additional legal description is on page ___ of document.</i></p>
<p><i>Assessor's Property Tax Parcel or Account Number:</i></p> <p>All Parcels included in Mahanayville Water Association</p> <p><i>Additional references on page ___ of document.</i></p>

The Auditor or Recording Officer will rely on the information provided on this form. The staff will not read the document to verify the accuracy of or the completeness of the indexing information provided herein.

FILED RECORDED
VOL ISLAND COUNTY 233150
PAGE REQUEST OF

Island County Title Company
1970 JUN 30 PM 3 18

ISLAND COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
PAID

JUL 30 1970

AMOUNT PAID \$ 4.72
T. CARLENDON
ISLAND COUNTY TREASURER

J.W. LIBBEY, AUDITOR
ISLAND COUNTY, WASH.
DEPUTY

QUIT CLAIM DEED

233150

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THE GRANTOR, RECREATION LAND MANAGEMENT, INC., a Washington Corporation, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, and other valuable consideration, conveys and quit claims to MAHONEYVILLE WATER ASSOCIATION, a Washington Corporation, the following described real estate, situated in the County of ISLAND, State of Washington, including any after-acquired title:

That portion of the Northeast One Quarter of the Northwest One Quarter of Section 11, Township 33 North, Range 1, East W.M., described as follows:

Beginning at a concrete monument at the intersection of the South line of said Northeast Quarter of the Northwest Quarter and the Westerly line of Secondary State Highway 525; thence North 24°42' West 33.02 feet; thence North 89°49'26" West 137.78 feet; thence North 24°42' West 328.63 feet; thence North 65°18' East 125 feet; thence North 24°42' West 80 feet; thence South 65°18' West 125 feet; thence North 24°42' West 240 feet; thence North 65°18' East 125 feet; thence North 24°42' West 60 feet; thence South 65°18' West to the West line of said Northeast Quarter of the Northwest Quarter; thence South 0°36'38" East 65.71 feet; thence North 65°18' East 83.7 feet; thence South 24°42' East 642.75 feet; thence South 89°49'26" East to the point of beginning; situate in the County of Island, State of Washington.

Together with the well, pump, pumphouse, water distribution system and facilities connected therewith.

Said property is granted to the Grantee on the expressed condition that the Grantor reserves through the Grantee Corporation eleven (11) water right units with each unit being available to service a single family dwelling unit in accordance with the uniformly established rules and regulations as adopted by the Grantee's Board of Directors or membership in accordance with its Articles of Incorporation and By-Laws.

~~In consideration of this transfer the parties agree that the Grantee will not provide water to non-members except upon the written consent of the Grantor.~~ *WJY*

In consideration of this transfer the parties hereto further agree that each member and potential member of the Corporation shall pay the sum of \$ ~~281.50~~ per water unit to the Grantor. That one or more of the potential water users have not paid, or agreed to pay, the consideration as outlined and the Grantee agrees to assist Grantor in the recovery of those amounts from the appropriate water users, their successors or assigns, and agrees further not to furnish water to said users or potential users without first obtaining the amount of \$ ~~281.50~~ from said water users and delivering that amount to the Grantor. However, some of the members and potential water users have paid their share of the consideration in cash and have been allowed a discount for that payment and shall not be charged an additional amount. Other members and potential water users have agreed to pay their

EDWARD G. BERGMA
Attorney at Law
505-5th St., P.O. Box 1177
BASTON'S BENTON
ONE HARBOR, WASH.
EDWARD G-1000

Jul 30 1970

PRIVATE ROAD MAINTENANCE AGREEMENT

An Agreement made this original date of July 30, 2015, applicable to the parcel owners and users of adjoining parcels of land, situated on Noisy Circle; a private road in Oak Harbor, Washington, County of Island, serving the following parcels:

R133114421520, R133114361560, R133114281590, R133114151500, R133114141660, R133114061690, R133113981720, R133113911770, R133113881520, R133113981430, R133114111400, R133114181390, R133114261370, R133114371350

WHEREAS, the Mahoneyville Water Association, designated as the President, Vice President, Secretary/Treasurer and General Maintenance persons, desire to enter into an agreement, in order to provide for the maintenance , repair and upkeep of said road.

WHEREAS, it is agreed that all other current and/or future parcel/property owners may add their signatures to this document

IT IS HEREBY AGREED:

1. The Roadway Property shall be subject to a perpetual, nonexclusive easement for ingress and egress granting access to all the parcel owners and their occupants, agents, employees, guests, services and emergency vehicles, and those individuals appointed by Island County to conduct road reviews and property assessments as required.
2. The Roadway Property shall be subject to a perpetual, nonexclusive public utility easement for the purpose of permitting above and below ground public utilities to be installed and maintained.
3. Mahoneyville Water Association Board Members shall be elected by a majority rule of the property owners, will serve a term as agreed to by the parcel owners, and can be replaced or renewed at any time by a simple majority vote of the parcel owners.
4. Said Board Members shall be responsible for monitoring the condition of the road surface and initiating maintenance, repair, and improvement activities as deemed necessary, to maintain the minimum road surface standards and safety, for the best interest of the community.

5. The terms "maintenance" and "repair" shall include, but not limited to, repairing road surface, adding stone, clearing obstructions, grading or scraping as necessary, cleaning or re-cutting ditches, trimming brush along the roadside, unplugging or opening culverts or drainpipes and performing any and all other necessary work required to maintain said road in a condition that will allow for reasonable and safe access of standard passenger and emergency vehicles.

6. All repair costs are to be paid for by the Mahoneyville Water Association fund, consisting of, but not limited to, monthly water dues paid to association from parcel owners. Before authorizing expenditures for large road improvements, the Mahoneyville Water Association will notify parcel owners of said cost, unless deemed necessary for safety of the community.

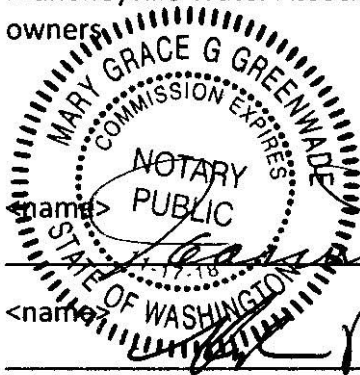
7. It is the responsibility of each parcel owner to maintain their property, to the property lines established by Island County for said property, up to the common use road deemed Noisy Circle.

8. No machinery, trailers, vehicles or other property may be stored or parked directly on this Private Road to ensure safe and thorough access to all residents.

9. In the event that a parcel/property is sold, all future owners, their tenants or other will receive a copy of this road agreement.

10. This agreement shall encumber and run with the land as long as this road, Noisy Circle, is deemed private.

11. This Road Agreement may be amended at any time that is deemed necessary, by the Mahoneyville Water Association Board Members, and made available to all parcel/property owners.

	<p><name> <u><i>[Signature]</i></u> <date> <u>7-31-15</u></p>
	<p><name> <u><i>[Signature]</i></u> <date> <u>7-31-15</u></p>
	<p><name> <u><i>[Signature]</i></u> <date> <u>7-31-2015</u></p>
	<p><name> <u>James D. McEly</u> <date> <u>8-3-2015</u></p>



Acknowledgment by Individual

State of Washington County of Island

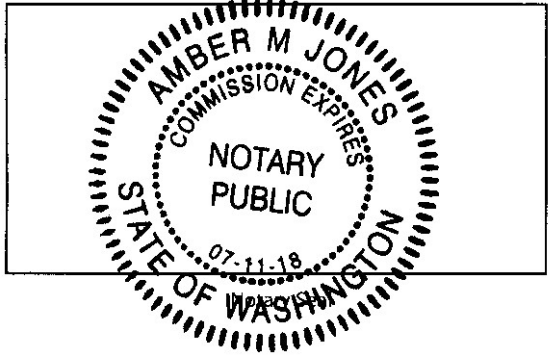
On this 31 day of July, 20 15, before me, Amber M. Jones
Name of Notary Public

the undersigned Notary Public, personally appeared:
Victor R Serna *[Signature]*

Name of Signer(s)
 Proved to me on the oath of _____
 Personally known to me
 Proved to me on the basis of satisfactory evidence ISS 7/25/13
WAPL SERNAVR 354NA EXP 8/01/18
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



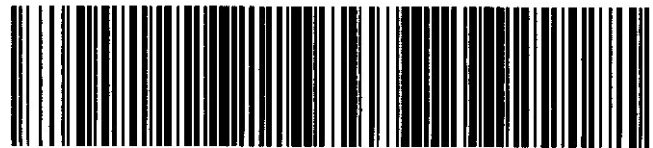
[Signature]
(Signature of Notary Public)
My commission expires 7.11.18

Optional: A thumbprint is only needed if state statutes require a thumbprint.

Right Thumbprint of Signer
Top of thumb here

Description of Attached Document

Type or Title of Document
Private Road Maintenance Agreement
Document Date 7/31/15 Number of Pages 2
Signer(s) Other Than Named Above



Scanner Enabled Stores should scan this form
Manual Submission Route to Deposit Operations



Acknowledgment by Individual

State of Washington County of Island

On this 31 day of July, 20 15 before me, Mary G. Greenwood
Name of Notary Public

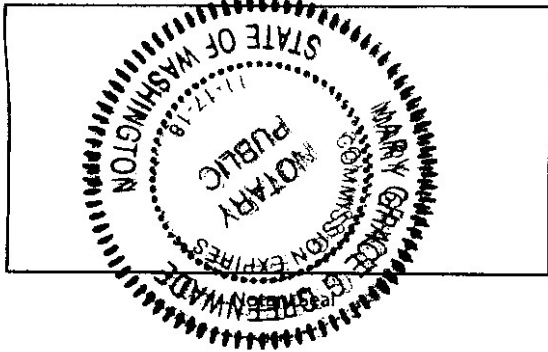
the undersigned Notary Public, personally appeared
Kyle Rosenbaum

Name of Signer(s)

- Proved to me on the oath of _____
- Personally known to me
- Proved to me on the basis of satisfactory evidence state of Washington Driver License
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



[Signature]
(Signature of Notary Public)

My commission expires 11-17-18

Optional: A thumbprint is only needed if state statutes require a thumbprint.

Right Thumbprint of Signer
Top of thumb here

Description of Attached Document

Type or Title of Document
Private Road Maintenance Agreement

Document Date
7/31/15

Number of Pages
2

Signer(s) Other Than Named Above





Acknowledgment by Individual

State of WASHINGTON County of ISLAND

On this 31 day of JULY, 20 15, before me, Amber M Jones
Name of Notary Public

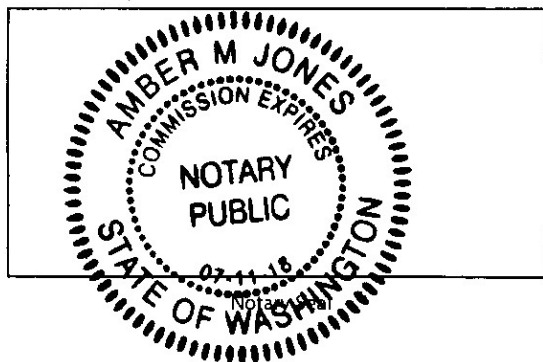
the undersigned Notary Public, personally appeared
James D. McCleary *James D. McCleary*

Name of Signer(s)

- Proved to me on the oath of _____
- Personally known to me
- Proved to me on the basis of satisfactory evidence WADL MCLLEJDS34R6 ESS 2/12/14 EXP 12/26/15
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Amber M Jones
(Signature of Notary Public)

My commission expires 7-11-15

Optional: A thumbprint is only needed if state statutes require a thumbprint.

Right Thumbprint of Signer
Top of thumb here

Description of Attached Document

Type or Title of Document
Private Road Maintenance Agreement

Document Date 7/31/15 Number of Pages 2

Signer(s) Other Than Named Above





STEWART TITLE COMPANY

91002589

FILED FOR RECORD AT REQUEST OF

THIS SPACE PROVIDED FOR RECORDER'S USE

91002589

3/13/91

Island County, WA

WHEN RECORDED RETURN TO

Name Jordan F. Ford

Address 4345 N 6800

City, State, Zip Cap Harbor, WA 98227

LPB No. 12

THE GRANTOR Paul W. Raack Quit Claim Deed

for and in consideration of Gift To Friend

conveys and quit claims to Jordan F. Ford

the following described real estate, situated in the County of Island State of Washington:

See Legal Description Attached

EXCISE TAX EXEMPT

MAR 13 1991

MAXINE R. SAUTER
ISLAND COUNTY TREASURER

Dated 3/13/1991

Paul W. Raack

By _____
President

By _____
Secretary

STATE OF WASHINGTON,)
County of Island) ss.

I hereby certify that I know or have satisfactory evidence that Paul W. Raack is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that _____ authorized to execute the instrument and acknowledged it as the _____ of _____ to be the true and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 13, 1991

Samuel A. Baker

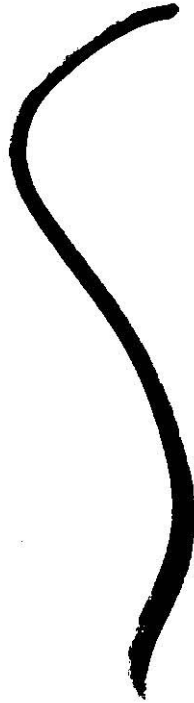
Notary Public in and for the State of Washington,
residing at Coupeville

STATE OF WASHINGTON,)
County of _____) ss.

I certify that I know or have satisfactory evidence that _____ is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that _____ authorized to execute the instrument and acknowledged it as the _____ of _____ to be the true and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington,
residing at _____



That portion of the Northeast Quarter of the Northwest Quarter in Section 11, Township 33 North, Range 1 E.M., described as follows:

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 525;

thence North 24°42' 650.08 feet to the true point of beginning;

thence continue North 24°42' West 80 feet;

thence South 65°18' West 125 feet;

thence South 24°42' East 80 feet;

thence North 65°18' East 125 feet to the true point of beginning.

Situate in Island County, Washington.



When recorded return to:
First American Title of Island County
P O Box 727
Oak Harbor WA 98277
L53684 \$33

BARGAIN AND SALE DEED

THE GRANTOR(S) **Beneficial Mortgage Corporation** for and in consideration of **Ten Dollars and other valuable consideration**, in hand paid, bargains, sells, and conveys to **Roger A. Howe and Lora L. Logan, husband and wife**

the following described estate, situated in the County of **Island** State of **Washington**:

See Exhibit "A" attached hereto and by reference made a part hereof

Subject to:

- Manufactured home title elimination application recorded under Auditor's File No. 97009517
- Easement in favor of Puget Sound Power & Light Company, recorded under Auditor's File No. 121415

Abbreviated Legal: (Required if full legal not inserted above.) Ptn. Sec. 11, Twp. 33 N, R 1 EWM, NE 1/4, NW 1/4

Tax Parcel Number(s): R13311-436-1560, Key#33859/TC110

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Dated: **January 22, 2007**

ISLAND COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 26 2007

Beneficial Mortgage Corporation

By *Dana M. Hoppus*

**Dana M. Hoppus
Asst. Vice President**

AMOUNT PAID \$ 979
ISLAND COUNTY TREASURER

STATE OF California ss.
COUNTY OF Los Angeles

**Dana M. Hoppus
Asst. Vice President**

I certify that I know or have satisfactory evidence that (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he is/she is/they are authorized to execute the instrument and acknowledge it as the Assistant Vice President of **Beneficial Mortgage Corporation** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: January 24, 2007

J Gray
Notary name printed or typed: J GRAY
Notary Public in and for the State of California
Residing at Los Angeles County
My appointment expires: February 25, 2009

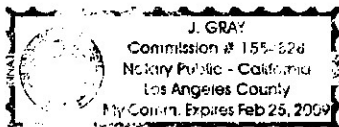




Exhibit A

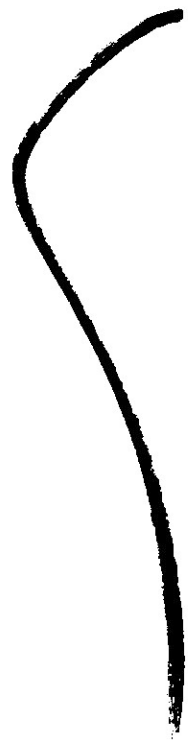
That portion of the Northeast Quarter of the Northwest Quarter of Section 11, Township 33 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 525;
thence North 24°42' West a distance of 570.08 feet to the true point of beginning;
thence continue North 24°42' West a distance of 80 feet;
thence South 65°18' West a distance of 125 feet;
thence South 24°42' East a distance of 80 feet;
thence North 65°18' East a distance of 126 feet to the true point of beginning.

(Also known as Lot 2, Block 2, of the unrecorded Plat of Northgate Terrace)

Situate in the County of Island, State of Washington.

Abbreviated legal: Ptn. Sec. 11, Twp. 33 N, R 1 EWM; NE 1/4, NW 1/4



#97 008112 TYPE: WD \$8.00
BK 727 PG 2965 6/2/97 3:02:43 PM
ISLAND COUNTY AUDITOR
DEPUTY: CS REQUESTED BY:
Land Title Company

AFTER RECORDING MAIL TO:

Name Lorin E. Koshler
Address 4334 N. Noisy Circle
City, State, Zip Oak Harbor, WA 98277

ISLAND COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 2 1997

Escrow No. E1859
LT-56786

AMOUNT PAID \$ 656.46
MAXINE R. SAUTER
ISLAND COUNTY TREASURER

Statutory Warranty Deed

THE GRANTOR RICHARD K. HEDDLESTEN and CONNIE J. HEDDLESTEN,
husband and wife.

for and in consideration of forty six thousand dollars and no cents
in hand paid, conveys and warrants to LORIN E. KOEHLER and CHIICO A. KOEHLER, husband
and wife.

the following described real estate, situated in the County of Island, State of Washington:

Assessor's Tax Parcel No.: R13311-408-1590
Abbreviated Legal Description:
That portion of the Northeast 1/4 of the Northwest 1/4 in Section 11,
Township 33 North, Range 1 East W.M., described as follows:
Beginning at a concrete monument on the South line of said subdivision and
the West line of Secondary State Highway 1-D; thence North 24°42' West
490.08 feet to the point of beginning; thence continuing North 24°42' West
80 feet; thence South 65°18' West 125 feet; thence South 24°42' East 80
feet; thence North 65°18' East 125 feet to the true point of beginning;

TOGETHER WITH 1972 Brookwood Mobile Home 20x48, Vin #

Situate in the County of Island, State of Washington.

SUBJECT TO: Easements, Restrictions, Reservations and Provisions of
record, if any.

Dated this 29 day of May, 1997

By Richard K. Heddlesten By

By Connie J. Heddlesten By

STATE OF Washington

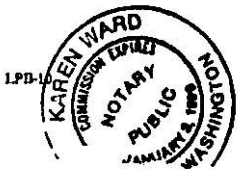
COUNTY OF Cowlitz

I certify that I know of have satisfactory evidence that Richard K. Heddlesten and

Connie J. Heddlesten are the person s who appeared before me, and said person s
acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 5-29-97

Karen Ward KAREN WARD
Notary Public in and for the State of Washington
Residing at Bellevue
My appointment expires: 1-3-99



AFTER RECORDING MAIL TO:
Mr. KYLE ROSENBAUM
4318 NOISEY CIRCLE
Oak Harbor, WA 98277

#98 027290 TYPE: WD \$10.00
BK 772 PG 2758 12/15/98 3:25:14 PM
ISLAND COUNTY AUDITOR
DEPUTY: LR REQUESTED BY:
Land Title Company

ISLAND COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 15 1998

AMOUNT PAID 1126.52
MAXINE R. SAUTER
ISLAND COUNTY TREASURER

STATUTORY WARRANTY DEED 10 -

Escrow No. 98458
Title Order No. LT-61498

THE GRANTOR JERRY E. ERICKSON AND NANCY K. ERICKSON, HUSBAND AND WIFE

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys and warrants to KYLE ROSENBAUM, A Single Man

the following described real estate, situated in the County of Island, State of Washington:

Legal Description (abbreviated): PTN NE 1/4, NW 1/4, SEC 11, T33N, R1E W.M.
additional legal(s) on page 2

Assessor's Property Tax Parcel/Account Number(s): R13311-414-1660; R13311-406-1690;
M133114061690

Subject to easements, restrictions, reservations, covenants and conditions of record as shown on
attached Exhibit "B" and by this reference made a part hereof.

Dated: December 4, 1998.

Jerry E. Erickson
JERRY E. ERICKSON

Nancy K. Erickson
NANCY K. ERICKSON

State of Washington

)ss.

County of Island

I certify that I know or have satisfactory evidence that JERRY E. ERICKSON and NANCY K. ERICKSON
is/are the person(s) who appeared before me, and said person(s) acknowledged that THEY signed this
instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned
in this instrument.

Dated: December 11 1998

Marcie K. Paleck

MARCIE K. PALECK

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires Oct 15 2000



LPB-10

Order No.: LT-61498

EXHIBIT-A

PARCEL A:

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 33 North, Range 1 East W.M., described as follows:

Beginning at a concrete monument on the South line of said subdivision and the west line of S.S.H. 20; thence North 24°42'00" West 330.08 feet to the point of beginning; thence continuing North 24°42'00" West 80 feet; thence South 65°19'00" West 125 feet; thence South 24°42'00" East 80 feet; thence North 65°13'00" East 125.00 feet to the true point of beginning.

SI-51-E1

(ALSO KNOWN AS Lot 5 in Block 2 of the unrecorded Plat of Northgate Terrace.)

Situate in the County of Island, State of Washington.

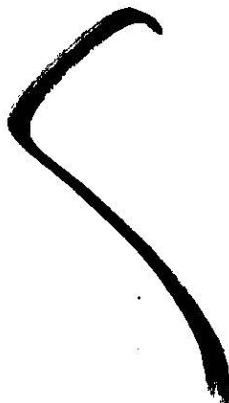
PARCEL B:

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 33 North, Range 1 East W.M., described as follows:

Beginning at a concrete monument on the South line of said subdivision and the West line of SSN 20; thence North 24°42'00" West 250.08 feet to the point of beginning; thence continuing North 24°42'00" West 80 feet; thence South 65°18'00" West 125 feet; thence South 24°42'00" East 80 feet; thence North 65°18'00" East 125.00 feet to the true point of beginning.

(ALSO KNOWN AS Lot 6 in Block 2 of the unrecorded Plat of Northgate Terrace.)

Situate in the County of Island, State of Washington.



Order No. LT-61498

SCHEDULE B-1

A. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Area Affected: Said premises
 Dated: March 24, 1959
 Recorded: May 1, 1959
 Recording No.: 121415

B. Survey as recorded August 25, 1998 under Auditor's File No. 98017481 in Volume 10 of Surveys, page 211, records of Island County, Washington.

SI-51-11

#97 014449 TYPE: FUD \$9.00
BK 734 PG 2035 9/5/97 3:25:51 PM
ISLAND COUNTY AUDITOR
DEPUTY: LR REQUESTED BY:
Island Title Company

WHEN RECORDED RETURN TO:

NAME: MARIE O. RICHARDSON
ADDRESS: 643 RICHARDSON CT.
CITY, STATE, ZIP: OLAK HARBOR, WA 98377

8

Chicago Title Insurance Company

A-2000

9-5-97

DOCUMENT TITLE(s) 9.00

1. WARRANTY FULFILLMENT DEED

2.

3.

4.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional numbers on page 347303 of document

GRANTOR(s):

1. ESTHER A. KRIEG

2.

3.

Additional names on page _____ of document

GRANTEE(s):

1. RICHARDSON, MARIE O.

2. RICHARDSON, MARGIE L.

3.

Additional names on page _____ of document

LEGAL DESCRIPTION THAT PORTION OF THE NORTHEAST QUARTER OF THE

Lot-Unit: _____ Block: _____ Volume: _____ Page: NORTHWEST QTR.

Section: 11 Township: 33 NORTH Range: 1 EAST

Plat Name: _____

Additional legal description is on page _____ of document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

Additional legal description is on page R133 11-398-1700 of document Pg. 2

The Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

This Space Reserved for Recorder's Use:

Filed for Record at Request of:

Zylstra, Beeksma, Waller & Skinner
3101 300 Avenue West
Oak Harbor, WA 98277

WARRANTY FULFILLMENT DEED

THE GRANTOR, ESTHER A. KRIEG, dealing with her separate property, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid, conveys and warrants to RALPH W. LONG, the following described real estate, situated in the County of Island, State of Washington:

That portion of the Northeast Quarter of the Northwest Quarter of Section 11, Township 33 North, Range 1 East W.M., described as follows:

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 525; thence North 24°42' West 170.00 feet to the true point of beginning; thence continue North 24°42' West 80 feet; thence South 65°18' West 125 feet; thence South 24°42' East 80 feet; thence North 65°18' East 125 feet to the true point of beginning.

ALSO, a 1964 Melody mobile home, 50/10.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated January 31, 1979, and conditioned for the conveyance of the above-described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale on February 7, 1979.

DATED this 11 day of April, 1989.

R13311-398-1720

Esther A. Krieg
ESTHER A. KRIEG

STATE OF WASHINGTON)
(ss.
County of Island)

EXCISE TAX PAID
2/7/79 ON CONTRACT
MAXINE R. SAUTER
County Treasurer

I certify that I know or have satisfactory evidence that ESTHER A. KRIEG signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 11 day of April, 1989.



Luis Zylstra
NOTARY PUBLIC in and for the State of Washington, residing at Oak Harbor.
My Commission Expires 9/15/89

9-5-87



4131822
Page: 1 of 2
04/22/2005 03:11P

ISLAND COUNTY AUDITOR GCD

Return Address:

Douglas A. Saar
Law Office of Christon C. Skinner
740 SE Pioneer Way
Oak Harbor, WA 98277

EXCISE TAX EXEMPT

APR 22 2005

LINDA E. RIFFE
ISLAND COUNTY TREASURER

M 040105A

QUITCLAIM DEED

20-

<i>Reference No.:</i>	N/A
<i>Grantor(s):</i>	Richard Bergdoll, an Individual
<i>Grantee(s):</i>	Lora Lynn Logan
<i>Legal Description (abbrev.):</i>	NE 1/4 of NW 1/4 of S 11, T 33N, R 1 E (Full legal on 1)
<i>Assessor's Tax Parcel ID#:</i>	R13311-391-1770

The GRANTOR, Richard Bergdoll, an individual, for and in consideration of love and affection, conveys and quitclaims to Lora Lynn Logan, an undivided one-fifth (1/5) interest in the following-described real estate situate in the County of Island, State of Washington, to-wit:

That portion of the Northeast Quarter of the Northwest Quarter of Section 11, Township 33 North, Range 1, East of the Willamette Meridian, described as follows:

Beginning at a concrete monument on the south line of said subdivision and the West line of SSH 1-D:
Thence North 24°42'; West a distance of 33.02 feet to the true point of beginning;
Thence continuing North 24°42' West a distance of 137.06 feet;
Thence South 65°18' West a distance of 125 feet;
Thence South 24°42' East a distance of 88.63 feet;
Thence South 89°49'26" East a distance of 137.78 feet to the true point of beginning.

(Also known as Lot 8, Block 2, of the unrecorded plat of Northgate Terrace)

TOGETHER WITH an undivided one-fifth (1/5) interest in the mobile home situated thereon a 1960 Venus, Serial No. S2VC6074; Island County Assessor Tax Parcel No. M133113911770

85007948



Transamerica Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE:
RECORDED
VOL
PAGE
Land Title Company of Island County
JUL 23 3 02 PM '85
RECORDER
ISLAND COUNTY, WASH.
DEPUTY

400

FILED FOR RECORD AT REQUEST OF

Land Title Company
P.O. Box 1138
Oak Harbor, Wa. 98277

WHEN RECORDED RETURN TO

Name
Address
City, State, Zip

LT 31827

Statutory Warranty Deed

THE GRANTOR JOHN E. BUECHNER and MARY H. BUECHNER, husband and wife,

for and in consideration of Ten and No/100 (\$10.00) dollars and other good and valuable consideration in hand paid, conveys and warrants to SPENCER D. SAUNDERS and LYNETTE Y. SAUNDERS, as Joint Tenants with the Right of Survivorship the following described real estate, situated in the County of Island, State of Washington:

see attached legal description

Subject to : Easement as evidenced by Auditor's File No. 121415.

ISLAND COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
PAID
JUL 23 1985
AMOUNT PAID \$ 154.70
ISLAND COUNTY TREASURER

The Grantees herein by signing the acceptance below, evidence their intention to acquire said premise as Joint Tenants with the Right of Survivorship and not as Tenants in Common or as Community Property.

Dated July 19, 1985

John E. Buechner

Spencer D. Saunders

Mary H. Buechner

Lynette Y. Saunders

STATE OF WASHINGTON
COUNTY OF

STATE OF WASHINGTON
COUNTY OF

On this day personally appeared before me John E. & Mary H. Buechner to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

On this day of 19 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and to me known to be the President and Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned. authorized to affix in the corporate seal of Witness my hand and official seal this



GIVEN under my hand and official seal this

DESCRIPTION:

LT-31827

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 33 North, Range 1, East of the W.M., described as follows:

Beginning at a concrete monument on the South line of said Subdivision and the West line of Secondary State Highway 20; thence North $89^{\circ} 49' 26''$ West along said South line, a distance of 543.15 feet to the Southwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; and the TRUE POINT OF BEGINNING; thence South $89^{\circ} 49' 26''$ East 339.23 feet; thence North $24^{\circ} 42'$ West 159 feet; thence South $65^{\circ} 18'$ West 300.57 feet, to the West line of said subdivision; thence South $0^{\circ} 36' 38''$ East 17.77 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Island, State of Washington.



11/03/2010 03:13:03 PM
Recording Fee \$63.00 Page 1 of 2
Quit Claim Deed
Island County Washington

4284214



WHEN RECORDED RETURN TO:

Name: Russell I Mudder
Address: 2980 Hunt Road
City, State, Zip: Oak Harbor, WA 98277

STG-25410

Escrow Number: STG-25410

Filed for Record at Request of: *Stewart Title of Island County*

QUIT CLAIM DEED

THE GRANTOR(S), Michael Franssen, as his separate estate for and in consideration of Nine Thousand Dollars and Zero Cents conveys and quit claims to Russell I. Mudder, a single person the following described real estate, situated in the County of Island, State of Washington, together with all after acquired title of the grantor(s) therein:

That portion of the Northeast quarter of the Northwest quarter of Section 11, Township 33 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a concrete monument on the South line of said subdivision and the West line of secondary State Highway 1-D;
thence North 89°49'26" West along said South line a distance of 662.03 feet to the Southwest corner of said Northeast quarter of the Northwest quarter;
thence North 00°36'38" West along the West line of said subdivision a distance of 17.77 feet to the true point of beginning;
thence North 65°18' East a distance of 300.57 feet;
thence North 24°42' West a distance of 160.00 feet;
thence South 65°18' West a distance of 229.00 feet to the West line of said subdivision;
thence South 00°36'38" East along said West line a distance of 175.26 feet to the true point of beginning.

Situate in the County of Island, State of Washington.

Subject To: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

Assessor's Property Tax Parcel/Account Number: R13311-398-1430



4056016
Page: 1 of 2
04/22/2003 03:28P

ISLAND COUNTY AUDITOR MD

AFTER RECORDING MAIL TO:

*PAUL A. NEUMILLER
Attorney & Mediator
275 S.E. Cabot Drive, Ste. A9
Oak Harbor, WA 98277*

EXCISE TAX EXEMPT

APR 22 2003

LINDA E. RIFFE
ISLAND COUNTY TREASURER

STATUTORY WARRANTY DEED

VERONA L. HOBBS, a single woman ("Grantor"), conveys and warrants to VERONA L. HOBBS, Trustee of the REVOCABLE TRUST OF VERONA L. HOBBS, dated March 10, 2003, ("Grantee"), all right, title and interest, if any, which Grantor has in and to that certain real property situate in Island County, Washington, including any interest therein which Grantor may hereafter acquire, legally described as follows:

That portion of the Northeast Quarter of the Northwest Quarter in Section 11, Township 33 North, Range 1, East of the Willamette Meridian, described as follows:

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West along said South line a distance of 662.03 feet to the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence North 0°36'38" West along the West line of said subdivision 193.03 feet to the true point of beginning; thence North 65° 18' East 229.03 feet; thence North 24°42' West 80 feet; thence South 65°18' West 193.26 feet to the West line of said subdivision; thence South 0°36'38" East 87.63 feet to the true point of beginning.

Situate in the County of Island, State of Washington.

TAX PARCEL ACCOUNT NO. R13311-411-1400

AFTER RECORDING MAIL TO:
Mr. and Mrs. Victor Serna
4329 Noisy Circle
Oak Harbor, WA 98277



4147818
Page: 1 of 2
09/09/2005 03:37P

Filed for Record at Request of
Land Title Company of Island Co.
Escrow Number: E8689-PCF
Title Number: LT-87211

Statutory Warranty Deed

33-

Grantor(s): Linda Bohle
Grantee(s): Victor R. Serna and Diane S. Serna
Abbreviated legal:
Ptn NE 1/4 - NW 1/4, in Sec 11-33N-R1 EWM
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): R13311-418-1390

THE GRANTOR Linda Bohle, a single person for and in consideration of ONE HUNDRED SIXTY TWO THOUSAND AND NO/100 in hand paid, conveys and warrants to Victor R. Serna and Diane S. Serna, husband and wife the following described real estate, situated in the County of Island, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. LT-87211.

Dated September 7, 2005

Linda Bohle
Linda Bohle

ISLAND COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 09 2005
2883.60

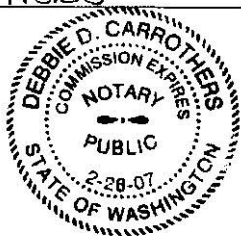
AMOUNT PAID BY
LINDA E RIEFF
ISLAND COUNTY TREASURER

STATE OF Washington }
COUNTY OF Island } SS:

I certify that I know or have satisfactory evidence that Linda Bohle the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/8/05

Debbie D. Carrothers



Notary Public in and for the State of Washington
Residing at Island County
My appointment expires: 2/28/07



EXHIBIT A

That portion of the Northeast Quarter of the Northwest Quarter of Section 11, Township 33 North, Range 1 East W.M.

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D;
 thence North 89°48'26" West, along said South line, a distance of 662.03 feet to the Southwest corner of said Northeast Quarter of the Northwest Quarter;
 thence North 0°36'38" West along the West line of said subdivision a distance of 193.03 feet to the true point of beginning;
 thence North 65°18' East, a distance of 229.03 feet;
 thence North 24°42' West, a distance of 160 feet;
 thence South 65°18' West, a distance of 137.49 feet, to the West line of said subdivision;
 thence South 0°36'38" East, a distance of 175.26 feet to the true point of beginning;

EXCEPT that portion described as follows:

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D;
 thence North 89°49'26" West along said South line a distance of 662.03 feet to the Southwest corner of said Northeast Quarter of the Northwest Quarter;
 thence North 0°36'38" West along the West line of said subdivision, a distance of 193.03 feet to the true point of beginning;
 thence North 65°18' East, a distance of 229.03 feet;
 thence North 24°42' West, a distance of 80 feet;
 thence South 65°18' West, a distance of 193.26 feet to the West line of said subdivision;
 thence South 0°36'38" East, a distance of 87.63 feet to the true point of beginning.

(Also known as Lot 3, Block 1 of the unrecorded plat of Northgate Terrace).

Situate in the County of Island, State of Washington.



4110485
Page: 1 of 2
08/23/2004 01:09P

AFTER RECORDING MAIL TO:

Name James D. Mc Cleary

Address 4335 N. Noisy Circle

City, State, Zip Oak Harbor, WA. 98277

Filed for Record at Request of: James D. Mc Cleary

QUIT CLAIM DEED

THE GRANTOR(S) Gail E. and Anna Mae L. Woods
for and in consideration of \$1,000⁰⁰, One Thousand Dollars
conveys and quit claims to James D. Mc Cleary
the following described real estate, situated in the County of Island, state of Washington,
together with all after acquired title of the grantor(s) therein: attachment, page one
of one. Exhibit A. The NE of the NW, 11, 33N-1 E

ISLAND COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 23 2004

AMOUNT PAID \$ 17.30
LINDA E RIFFE
ISLAND COUNTY TREASURER

Assessor's Property Tax Parcel/Account Number: R13311-437-1359

Dated: 8.20.04

Gail E Woods

Gail E Woods

Anna Mae L. Woods

Anna Mae L. Woods

STATE OF Washington

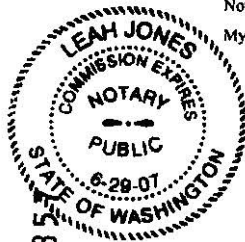
COUNTY OF Island

I certify that I know or have satisfactory evidence that Gail + Annamae Woods
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and
acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8.20.04

[Signature]
Notary Public in and for the state of Washington

My appointment expires: 10.29.07



Exhibit



4110485

Page: 2 of 2

08/28/2004 01:09P

ISLAND COUNTY AUDITOR

GCD

The South 10 feet of the following described property

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 33 North, Range 1, East W.M., described as follows:

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North $89^{\circ}49'26''$ West along said South line, a distance of 662.03 feet to the Southwest corner of said subdivision; thence North $0^{\circ}36'38''$ West 455.92 feet to the true point of beginning; thence North $65^{\circ}18'$ East 122.74 feet; thence North $24^{\circ}42'$ West 83.75 feet; thence South $65^{\circ}18'$ West 83.7 feet, to the West line of said subdivision; thence South $0^{\circ}36'38''$ East 91.86 feet to the true point of beginning; situate in the County of Island, State of Washington.

Together with the following described property

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of section 11, Township 33 North, Range 1 East W.M., described as follows:

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North $89^{\circ}49'26''$ West along said South line a distance of 662.03 feet to the Southwest corner of said subdivision; thence North $0^{\circ}36'38''$ West 455.92 feet; thence North $65^{\circ}18'$ East 122.74 feet; thence North $24^{\circ}42'$ West 83.75 feet to the TRUE POINT OF BEGINNING; thence continuing North $24^{\circ}42'$ West to the intersection of the South line of a tract of land conveyed to Ronald R. Coupland and Marion L. Coupland, husband and wife on May 2, 1977 as Auditor's File No. 313020; thence Southwesterly along the Southerly line of the Coupland tract to the West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the said Section 11; thence South along the West line of the subdivision to the Northwest corner of a tract of land conveyed to Gail E. Woods and Anna May L. Woods, husband and wife, on April 16, 1973 as Auditor's File No. 260821, thence Northeasterly along the Northerly line of said Woods tract to the TRUE POINT OF BEGINNING.

SUBJECT TO: Easement to Puget Power, Aud. No. 121415.

This property shall attach to and become an integral part of Tax Lot 59, owned by the grantee herein, and shall never be sold separately from said Tax Lot 59.

Attachment: Page one of one



4110003
Page: 1 of 8
08/17/2004 01:49P

ISLAND COUNTY AUDITOR

BLA

RETURN ORIGINAL DOCUMENT TO:
Name (Print) James D. McCleary
Street 4335 N. Noisy Circle
City, ST, zip Oak Harbor, WA. 98277

**BOUNDARY LINE ADJUSTMENT
PART B (To be recorded)**

Authorized Agent (print name) James D. McCleary

<p>Lot A Owner's Name <u>James D. McCleary</u> Owner's Name _____ Mailing Address <u>4335 N. Noisy Circle</u> <u>Oak Harbor, WA. 98277</u> City, State, Zip Code <u>360-675-7485</u> Phone</p>	<p><u>R13311-426-1370</u> Assessor Parcel No. <u>Northgate Terrace</u> If applicable, Plat Name or Short Plat Number: <u>1 2 N/A</u> Block No. Lot No. Recorded Volume & Page <u>James D. McCleary</u> Owner's Signature Owner's Signature _____</p>
<p>Lot B Owner's Name <u>Gail E. Woods</u> Owner's Name <u>Anna Mae L. Woods</u> Mailing Address <u>4341 N. Noisy Circle</u> <u>Oak Harbor, WA. 98277</u> City, State, Zip Code <u>360-675-1234</u> Phone</p>	<p><u>R13311-437-1359</u> Assessor Parcel No. <u>Northgate Terrace</u> If applicable, Plat Name or Short Plat Number: Block No. Lpt No. Recorded Volume & Page <u>Gail E Woods</u> Owner's Signature <u>Anna Mae L. Woods</u> Owner's Signature</p>
<p>Lot C Owner's Name _____ Owner's Name _____ Mailing Address _____ City, State, Zip Code _____ Phone _____</p>	<p>Assessor Parcel No. _____ If applicable, Plat Name or Short Plat Number: _____ Block No. Lot No. Recorded Volume & Page _____ Owner's Signature _____ Owner's Signature _____</p>

LOCATED IN: NE 1/4 of the NW 1/4 of Section 11, Township 33N, Range 1E
Abbreviated Legal Description Southeast 10 ft of property
transferred to Gail E. + Anna Mae L Woods by deed
Recorded under Auditors # 287444
Full Legal Descriptions of existing parcels found on Page(s) 4 and 6 as attached

FOR COUNTY USE ONLY Boundary Line Adjustment Form (2-12-01)
BLA # 247/04 Page 1 of 8 Approved: 8/10/04 By: K. Koell



4110003
Page: 2 of 8
08/17/2004 01:49P

ISLAND COUNTY AUDITOR BLA

ACKNOWLEDGEMENTS

FUTURE COMPLIANCE WITH COUNTY CODE

(This part must be signed by all property owners)

I/We acknowledge that Island County does not determine that the reconfigured lots are useable or buildable during the review of this Boundary Line Adjustment, and that compliance with all applicable County Codes, including those contained in Titles 8 (Health, Welfare and Sanitation), 11 (Land Development Standards), 13 (Public Works), and 17 (Island County Critical Areas and Zoning Ordinance) will be required before any development of the modified lots is permitted or before any permits are issued by Island County.

Lot <u>A</u> : (e.g. A,B,etc)	<u>James D. McCleary</u> Owner Name (print name)	<u>James D. McCleary</u> Owner's Signature	<u>6/29/04</u> Date
Lot <u>B</u> : (e.g. A,B,etc)	<u>Gail E Woods</u> Owner Name (print name)	<u>Gail E Woods</u> Owner's Signature	<u>5 July 04</u> Date
Lot <u>B</u> : (e.g. A,B,etc)	<u>Anna Mae L. Woods</u> Owner Name (print name)	<u>Anna Mae L. Woods</u> Owner's Signature	<u>7/5/04</u> Date
Lot _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date
Lot _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date
Lot _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date

WAIVER OF VERIFICATION OF ACCESS BY COUNTY

(If evidence of legal access is not provided, this part must be signed by all property owners)

I/We hereby certify that I/we have waived the verification of legal means of access by the county and acknowledge it may not have been provided for at this time.

Lot <u>A</u> : (e.g. A,B,etc)	<u>James D. McCleary</u> Owner Name (print name)	<u>James D. McCleary</u> Owner's Signature	<u>6/29/04</u> Date
Lot <u>B</u> : (e.g. A,B,etc)	<u>Gail E. Woods</u> Owner Name (print name)	<u>Gail E Woods</u> Owner's Signature	<u>5 July 04</u> Date
Lot <u>B</u> : (e.g. A,B,etc)	<u>Anna Mae L. Woods</u> Owner Name (print name)	<u>Anna Mae L. Woods</u> Owner's Signature	<u>7/5/04</u> Date
Lot _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date
Lot _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date
Lot _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date

FOR COUNTY USE ONLY

Boundary Line Adjustment Form (2-12-01)

BLA # 247/04 Page 2 of 8 Approved: 8/10/04 By: R. Knell



4110003
Page: 4 of 9
08/17/2004 01:49P

LEGAL DESCRIPTION of PARCELS

Attach additional pages as needed

LOT A - EXISTING LEGAL DESCRIPTION

That portion of the Northeast Quarter of the Northwest Quarter of Section 11, Township 33 North, Range 1 East of the Willamette Meridian

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°48'28" West, along said South line, a distance of 862.03 feet to the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence North 0°36'38" West along the West line of said subdivision a distance of 368.29 feet to the true point of beginning; thence North 65°18' East, a distance of 137.49 feet; thence North 24°42' West, a distance of 80 feet; thence South 65°18' West, a distance of 122.74 feet, to the West line of said subdivision; thence South 0°36'38" East, a distance of 87.63 feet to the true point of beginning;

(Also known as Lot 2, Block 1 of the unrecorded plat of Northgate Terrace.)

Situated in Island County, Washington.

RECEIVED
ISLAND COUNTY
COMMUNITY DEVELOPMENT

NOTE: All additional pages must have a one (1) inch margin on all sides for recording purposes

FOR COUNTY USE ONLY

Boundary Line Adjustment Form (2-12-01)

BLA # 247/04 Page 7 of 8 Approved: 8/10/04 By: K. Knell



LEGAL DESCRIPTION of PARCELS

Attach additional pages as needed

LOT A - NEW LEGAL DESCRIPTION

That portion of the Northeast Quarter of the Northwest Quarter of Section 11, Township 33 North, Range 1 East of the Willamette Meridian

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West, along said South line, a distance of 662.03 feet to the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence North 0°36'38" West along the West line of said subdivision a distance of 368.29 feet to the true point of beginning; thence North 65°18' East, a distance of 137.49 feet; thence North 24°42' West, a distance of 80 feet; thence South 65°18' West, a distance of 122.74 feet, to the West line of said subdivision; thence South 0°36'38" East, a distance of 87.63 feet to the true point of beginning;

(Also known as Lot 2, Block 1 of the unrecorded plat of Northgate Terrace.)

Situated in Island County, Washington.

Together with the South 10 feet of the following described property

That portion of the Northeast ¼ of the Northwest ¼ of Section 11, Township 33 North, Range 1, East W. M., described as follows:

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West along said South line, a distance of 662.03 feet to the Southwest corner of said subdivision; thence North 0°36'38" West 455.92 feet to the true point of beginning; thence North 65°18' East 122.74 feet; thence North 24°42' West 83.75 feet; thence South 65°18' West 83.7 feet, to the West line of said subdivision; thence South 0°36'38" East 91.86, feet to the true point of beginning; situate in the County of Island, State of Washington.

Together with the following described property

That portion of the Northeast ¼ of the Northwest ¼ of section 11, Township 33 North, Range 1 East W.M., described as follows:

Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West along said South line a distance of 662.03 feet to the Southwest corner of said subdivision; thence North 0°36'38" West 455.92 feet; thence North 65°18' East 122.74 feet; thence North 24°42' West 83.75 feet to the TRUE POINT OF BEGINNING; thence continuing North 24°42' West to the to the intersection of the South line of a tract of land conveyed to Ronald R. Coupland and Marion L. Coupland, husband and wife on May 2, 1977 as Auditor's File No. 313020; thence Southwesterly along the Southerly line of the Coupland tract to the West line of the Northeast ¼ of the Northwest ¼ of the said Section 11; thence South along the West line of the subdivision to the Northwest corner of a tract of land conveyed to Gail E. Woods and Anna May L. Woods, husband and wife, on April 16, 1973 as Auditor's File No. 260821, thence Northeasterly along the Northerly line of said Woods tract to the TRUE POINT OF BEGINNING.

SUBJECT TO: Easement to Puget Power, Aud. No. 121415.

This property shall attach to and become an integral part of Tax Lot 59, owned by the grantee herein, and shall never be sold separately from said Tax Lot 59.

RECEIVED

ISLAND COUNTY
COMMUNITY DEVELOPMENT

NOTE: All additional pages must have a one (1) inch margin on all sides for recording purposes

FOR COUNTY USE ONLY

Boundary Line Adjustment Form (2-12-01)

BLA # 247/04 Page 5 of 8 Approved: 8/10/04 By: K. Knoll



4110003
Page: 6 of 8
08/17/2004 01:49P

LEGAL DESCRIPTION of PARCELS

Attach additional pages as needed and note on first page of application (Needed for Recording purposes)

LOT B - EXISTING LEGAL DESCRIPTION

That portion of the Northeast ¼ of the Northwest ¼ of Section 11, Township 33 North, Range 1, East W. M., described as follows:
Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West along said South line a distance of 662.03 feet to the Southwest corner of said subdivision; thence North 0°36'38" West 455.92 feet to the true point of beginning; thence North 65°18' East 122.74 feet; thence North 24°42' West 83.75 feet; thence South 65°18' West 83.7 feet, to the West line of said subdivision; thence South 0°36'38" East 91.86, feet to the true point of beginning; situate in the County of Island, State of Washington.

Together with the following described property

That portion of the Northeast ¼ of the Northwest ¼ of section 11, Township 33 North, Range 1 East W.M., described as follows:
Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West along said South line a distance of 662.03 feet to the Southwest corner of said subdivision; thence North 0°36'38" West 455.92 feet; thence North 65°18' East 122.74 feet; thence North 24°42' West 83.75 feet to the TRUE POINT OF BEGINNING; thence continuing North 24°42' West to the to the Intersection of the South line of a tract of land conveyed to Ronald R. Coupland and Marion L. Coupland, husband and wife on May 2, 1977 as Auditor's File No. 313020; thence Southwesterly along the Southerly line of the Coupland tract to the West line of the Northeast ¼ of the Northwest ¼ of the said Section 11; thence South along the West line of the subdivision to the Northwest corner of a tract of land conveyed to Gail E. Woods and Anna May L. Woods, husband and wife, on April 16, 1973 as Auditor's File No. 260821, thence Northeasterly along the Northerly line of said Woods tract to the TRUE POINT OF BEGINNING.

SUBJECT TO: Easement to Puget Power, Aud. No. 121415.

This property shall attach to and become an integral part of Tax Lot 59, owned by the grantee herein, and shall never be sold separately from said Tax Lot 59.

[Signature]
JEAN COOPER
ISLAND COUNTY DEPUTY CLERK

NOTE: All additional pages must have a one (1) inch margin on all sides for recording purposes



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LEGAL DESCRIPTION of PARCELS

Attach additional pages as needed

LOT B - NEW LEGAL DESCRIPTION

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 33 North, Range 1, East W. M., described as follows:
Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West along said South line, a distance of 662.03 feet to the Southwest corner of said subdivision; thence North 0°36'38" West 455.92 feet to the true point of beginning; thence North 65°18' East 122.74 feet; thence North 24°42' West 83.75 feet; thence South 65°18' West 83.7 feet, to the West line of said subdivision; thence South 0°36'38" East 91.86, feet to the true point of beginning; situate in the County of Island, State of Washington.

Together with the following described property

That portion of the Northeast 1/4 of the Northwest 1/4 of section 11, Township 33 North, Range 1 East W.M., described as follows:
Beginning at a concrete monument on the South line of said subdivision and the West line of Secondary State Highway 1-D; thence North 89°49'26" West along said South line a distance of 662.03 feet to the Southwest corner of said subdivision; thence North 0°36'38" West 455.92 feet; thence North 65°18' East 122.74 feet; thence North 24°42' West 83.75 feet to the TRUE POINT OF BEGINNING; thence continuing North 24°42' West to the to the intersection of the South line of a tract of land conveyed to Ronald R. Coupland and Marion L. Coupland, husband and wife on May 2, 1977 as Auditor's File No. 313020; thence Southwesterly along the Southerly line of the Coupland tract to the West line of the Northeast 1/4 of the Northwest 1/4 of the said Section 11; thence South along the West line of the subdivision to the Northwest corner of a tract of land conveyed to Gail E. Woods and Anna May L. Woods, husband and wife, on April 16, 1973 as Auditor's File No. 260821, thence Northeasterly along the Northerly line of said Woods tract to the TRUE POINT OF BEGINNING.

SUBJECT TO: Easement to Puget Power, Aud. No. 121415.

This property shall attach to and become an integral part of Tax Lot 59, owned by the grantee herein, and shall never be sold separately from said Tax Lot 59.

Except the South 10 feet thereof.

RECEIVED
ISLAND COUNTY
CLERK'S OFFICE

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FOR COUNTY USE ONLY

Boundary Line Adjustment Form (2-12-01)

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Staff Findings
BOUNDARY LINE ADJUSTMENT 247/04 BLA

Assessor Parcel Number(s) R13311-426-1370 and R13311-437-1359
 Section 1E Township 33 Range 11 Quarter Section NW
 Existing Zoning Rural RAID name N/A
 Minimum Lot size 5 acres Base Density 1 du/5 acres

If the parcels are within a subdivision:
 Number & Date of approved subdivision: _____ Auditor File # _____

Site Plan

- Yes Based on information provided, Application and map signed by all owners.
- Yes Shows existing and proposed boundary lines.
- Yes Shows all structures and setbacks.
- Yes Shows well sites, if any?
- Yes Shows drainfields, if needed?

Parcel sizes	Existing size (ft ²)	Proposed size (ft ²)
Parcel A	<u>11,250</u>	<u>12,450</u>
Parcel B	<u>13,013</u>	<u>11,813</u>

Approval Requirements

- Yes 1. The proposed boundary adjustment does not create additional Lots, Tracts or Parcels and therefore is exempt from Short Plat regulations. ICC16.06.030
- Yes 2. The lots being created are contiguous, legally created lots. ICC 16.06.070.A.1
- Yes 3. The proposed boundary adjustment does not create a split-zoned parcel. ICC 16.06.070.A.2
- Yes 4. The proposed boundary adjustment will not create a lot of insufficient width or dimension to meet Lot size requirement for the existing zone. ICC 16.06.070.A.3 (except as provided in ICC 16.06.070.A.8)
- Yes 5. The boundary adjustment will not cause any structure to fail to comply with setback requirements, or cause any setback to become nonconforming or more nonconforming. ICC 16.06.070.A.4 (except as provided in ICC 16.06.070.A.8).
- Yes 6. The proposed boundary adjustment will not violate conditions of approval of a previous permit involving any of the subject parcels. ICC 16.06.070.A.5 (except as provided in ICC 16.06.070.A.8).
- Yes 7. Legal means of access has been provided, or a waiver of legal means of access has been signed. ICC16.06.070.A.6
- Yes 8. An acknowledgment that compliance with all applicable County Codes contained in Titles 8, 11, 13 and 17 ICC will be required before any permits are issued has been signed by the applicant. ICC 17.03.070.A.7
- Yes 9. This boundary adjustment is allowed pursuant to ICC 16.06.070.A.8. (See notes)
- Yes 10. No easements are being created or adversely affected with this action.

16.06.070.A.8 Adjustment among existing Lots. For adjustments among two (2) or more Lots in which one (1) or more of the Lots involved in the adjustment is smaller than the current zoning classification, the adjustment would allow a Lot to more nearly conform to the Lot size or setback requirements of Chapter 17.03 ICC or create more buildable Lot configurations. For example, a smaller Lot may be made larger by reducing the size of a larger Lot so that, on balance, greater conformity is achieved.

Departmental Comments

Building comments returned on, _____ no objections X no comment
 Health comments returned on, 7/29/04 X no objections
 Engineering comments returned on, 8/10/04 X no objections

Based on the foregoing Findings and Conclusions, Boundary Line Adjustment Application 247/04 BLA
 is hereby GRANTED to James D. McCleary

Conformance with all applicable county regulations and codes shall be required for all future development on these parcels.

SIGNED THIS 10th DAY OF August, 2004.

Keeva Kroll
 Keeva Kroll, Island County Planning
 & Community Development