



RETURN ORIGINAL DOCUMENT TO:

Name [Print] Harmsen Inc  
 Street 840 SE 8th Ave, #102  
 City, ST, zip Oak Harbor, WA 98277

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

Authorized Agent (print name) Doug Slager

<p><b>Parcel A</b></p> <p>Jimmy L Forbes                  Owner's Name                  Mary L Forbes                  Owner's Name                  PO Box 73                  Mailing Address                  Orcas, WA 98280                  City, State, Zip Code                  (360) 929-7536                  Phone</p>	<p>R13333-323-4000                  Assessor Parcel No.                  If applicable, Plat Name or Short Plat Number:                  Block No. Lot No. Recorded Auditor's File No.  <i>Jimmy L Forbes by Mary L Forbes, Atty in Fee</i>                  Owner's Signature  <i>Mary L Forbes</i>                  Owner's Signature</p>
<p><b>Parcel B</b></p> <p>Jimmy L Forbes                  Owner's Name                  Mary L Forbes                  Owner's Name                  PO Box 73                  Mailing Address                  Orcas, WA 98280                  City, State, Zip Code                  (360) 929-7536                  Phone</p>	<p><b>R13333-286-4080</b>                  Assessor Parcel No.                  If applicable, Plat Name or Short Plat Number:                  Block No. Lot No. Recorded Auditor's File No.  <i>Jimmy L Forbes by Mary L Forbes, Atty in Fee</i>                  Owner's Signature  <i>Mary L Forbes</i>                  Owner's Signature</p>
<p><b>Parcel C</b></p> <p>Owner's Name                  Owner's Name                  Mailing Address                  City, State, Zip Code                  Phone</p>	<p><b>Rec'd Island County</b>                  MAY 09 2018                  Assessor Parcel No.                  If applicable, Plat Name or Short Plat Number: <b>Community Development</b>                  Block No. Lot No. Recorded Auditor's File No.                  Owner's Signature                  Owner's Signature</p>

LOCATED IN: SE 1/4 of the NE 1/4 of Section 33, Township 33, Range 1E  
 Abbreviated Legal Description Portion of the SE 1/4 of the NE 1/4, lying westerly of Airline Wy.

FOR COUNTY USE ONLY Legal Descriptions of existing parcels found on Page(s) 1 attached  
 BLA# 200/18 Page 1 of 4 Approved: 6/25/18 By: *[Signature]*

### ACKNOWLEDGEMENTS

#### WAIVER OF CRITICAL AREAS REVIEW BY COUNTY

**(IF evidence of critical areas is not provided, this part must be signed by all property owners)**

I/We hereby certify that I/we have elected to waive critical areas review by the County and acknowledge any future alteration to a critical area or buffer, pursuant to Chapter 17.02A, Island County Code, shall not be permitted unless the extent of the proposed alteration is less than any alteration that would be have been necessary prior to approval of this Boundary Line Adjustment. This condition is binding on future owners.

Parcel <u>A</u> : (e.g. A,B,etc)	<u>Jimmy L Forbes</u> Owner Name (print name)	<u>Jimmy L Forbes by Mary L Forbes, May 9 2018</u> Owner's Signature	<u>5/11/18</u> Date
Parcel <u>A</u> : (e.g. A,B,etc)	<u>Mary L Forbes</u> Owner Name (print name)	<u>Mary L Forbes</u> Owner's Signature	<u>5/11/18</u> Date
Parcel <u>B</u> : (e.g. A,B,etc)	<u>Jimmy L Forbes</u> Owner Name (print name)	<u>Jimmy L Forbes by Mary L Forbes, May 9 2018</u> Owner's Signature	<u>5/11/18</u> Date
Parcel <u>B</u> : (e.g. A,B,etc)	<u>Mary L Forbes</u> Owner Name (print name)	<u>Mary L Forbes</u> Owner's Signature	<u>5/11/18</u> Date
Parcel _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	<u>MAY 09 2018</u> Date
Parcel _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	<u>Community Development</u> 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.

Parcel <u>A</u> : (e.g. A,B,etc)	<u>Jimmy L Forbes</u> Owner Name (print name)	<u>Jimmy L Forbes by Mary L Forbes, May 9 2018</u> Owner's Signature	<u>5/11/18</u> Date
Parcel <u>A</u> : (e.g. A,B,etc)	<u>Mary L Forbes</u> Owner Name (print name)	<u>Mary L Forbes</u> Owner's Signature	<u>5/11/18</u> Date
Parcel <u>B</u> : (e.g. A,B,etc)	<u>Jimmy L Forbes</u> Owner Name (print name)	<u>Jimmy L Forbes by Mary L Forbes, May 9 2018</u> Owner's Signature	<u>5/11/18</u> Date
Parcel <u>B</u> : (e.g. A,B,etc)	<u>Mary L Forbes</u> Owner Name (print name)	<u>Mary L Forbes</u> Owner's Signature	<u>5/11/18</u> Date
Parcel _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date
Parcel _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date

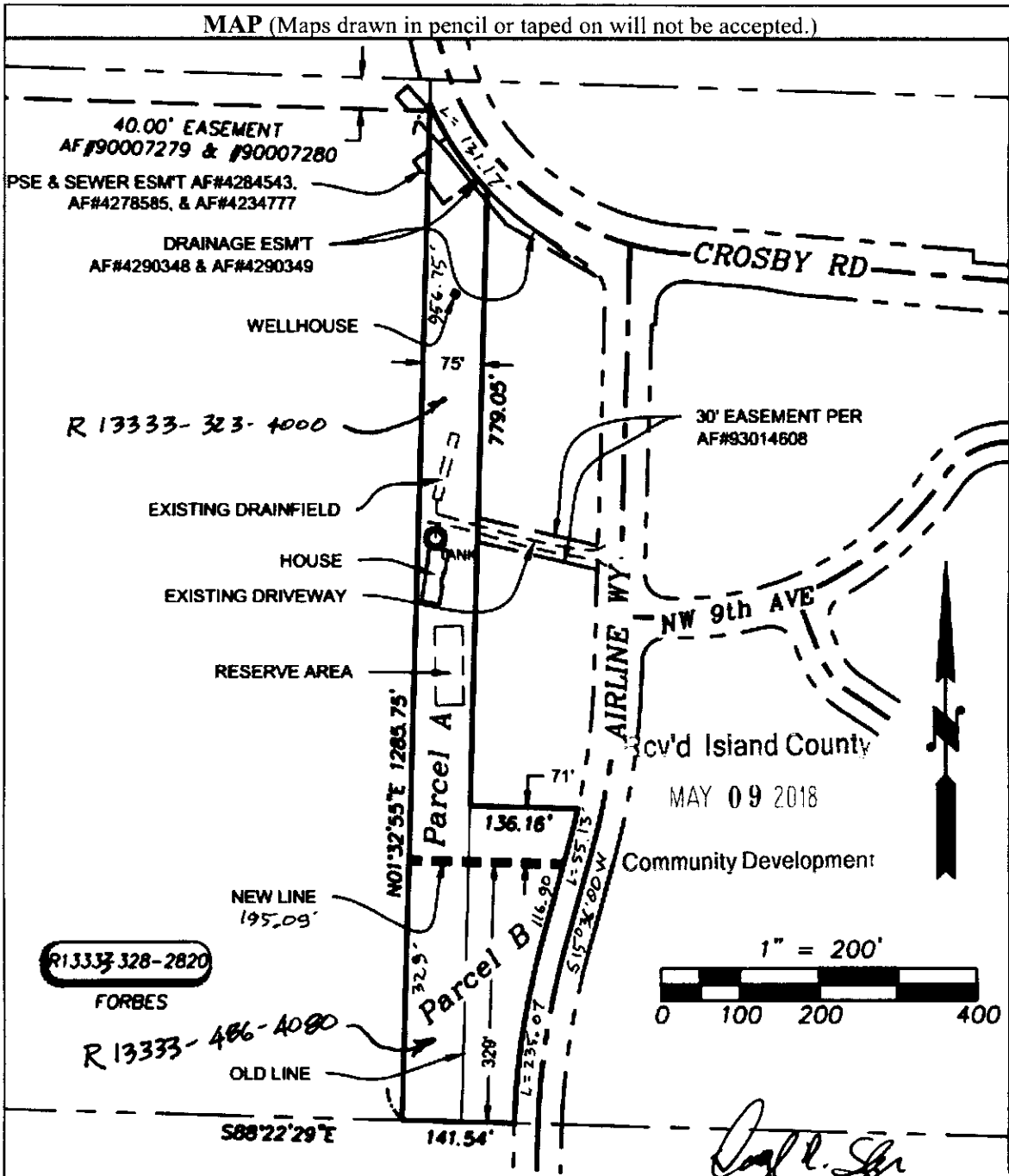
#### FUTURE COMPLIANCE WITH COUNTY CODE

**(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.

Parcel <u>A</u> : (e.g. A,B,etc)	<u>Jimmy L Forbes</u> Owner Name (print name)	<u>Jimmy L Forbes by Mary L Forbes, May 9 2018</u> Owner's Signature	<u>5/11/18</u> Date
Parcel <u>A</u> : (e.g. A,B,etc)	<u>Mary L Forbes</u> Owner Name (print name)	<u>Mary L Forbes</u> Owner's Signature	<u>5/11/18</u> Date
Parcel <u>B</u> : (e.g. A,B,etc)	<u>Jimmy L Forbes</u> Owner Name (print name)	<u>Jimmy L Forbes by Mary L Forbes, May 9 2018</u> Owner's Signature	<u>5/11/18</u> Date
Parcel <u>B</u> : (e.g. A,B,etc)	<u>Mary L Forbes</u> Owner Name (print name)	<u>Mary L Forbes</u> Owner's Signature	<u>5/11/18</u> Date
Parcel _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date
Parcel _____ : (e.g. A,B,etc)	_____ Owner Name (print name)	_____ Owner's Signature	_____ Date

<b>FOR COUNTY USE ONLY</b>	Legal means of access has been waived by the Applicant(s). See Page _____ of this BLA.
	Critical Areas Review By County has been waived by the Applicant(s).
BLA# <u>200/18</u>	Page <u>2</u> of <u>6</u> Approved: <u>6/25/18</u> By: <u>C White</u>



This map is not a formal survey.

Before development will be permitted, compliance with all applicable County Codes shall be required. This includes health, land development standards and zoning regulations.

Scale: 1" = 200 feet (standard engineering scale)

<b>Existing Boundary Line</b>		Drawn by: D. Slager, PLS		Date: 04/24/18	
<b>Proposed Boundary Line</b>		Section 33	Township 33N	Range 1E	
Parcel A: R13333-323-4000	Current Area: 2.11 Ac.	(acre/sq.ft.)	Proposed Area: 1.75 Ac	(acre/sq.ft.)	
Parcel B: R13333-286-4080	Current Area: 0.86 Ac	(acre/sq.ft.)	Proposed Area: 1.21 Ac	(acre/sq.ft.)	
Parcel C:	Current Area:	(acre/sq.ft.)	Proposed Area:	(acre/sq.ft.)	
Parcel D:	Current Area:	(acre/sq.ft.)	Proposed Area:	(acre/sq.ft.)	
Parcel E:	Current Area:	(acre/sq.ft.)	Proposed Area:	(acre/sq.ft.)	
Parcel F:	Current Area:	(acre/sq.ft.)	Proposed Area:	(acre/sq.ft.)	

Applicants' Signature: (blue ink)

Parcel A: <i>[Signature]</i>	Date: 5/1/18	Parcel A: <i>[Signature]</i>	Date: 5/1/18
Parcel B: <i>[Signature]</i>	Date: 5/1/18	Parcel B: <i>[Signature]</i>	Date: 5/1/18
Parcel C: <i>[Signature]</i>	Date:	Parcel C:	Date:
Parcel D:	Date:	Parcel D:	Date:
Parcel E:	Date:	Parcel E:	Date:
Parcel F:	Date:	Parcel F:	Date:

**FOR COUNTY USE ONLY** Legal means of access has been waived by the Applicant(s). See Page      of this BLA.  
BLA# 200/18 Page 3 of 6 Approved: 6-25-18 By: *[Signature]*

**LEGAL DESCRIPTION of EXISTING PARCELS**

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

**PARCEL A (R13333-323-4000)**

The west 75 feet of the Southeast Quarter of the Northeast Quarter of Section 33, Township 33 North, Range 1 East of the Willamette Meridian, lying south of that portion thereof as deeded to Island County for Crosby Road by instruments recorded June 16, 1986, under Auditor's File Nos. 86006931 and 86006933, records of Island County, Washington.

Situate in Island County, State of Washington.

**PARCEL B: (R13333-286-4080)**

The South 400 feet of that portion of the Southeast Quarter of the Northeast Quarter of Section 33, Township 33 North, Range 1 East of the Willamette Meridian lying West of the County Road known as Airline Way, as deeded to Island County by instrument recorded under Auditor's File No. 129773, records of Island County, Washington;

EXCEPT the West 75 feet thereof.

Situated in Island County, Washington.

**Rcv'd Island County**

**MAY 09 2018**

**Community Development**

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

**FOR COUNTY USE ONLY**

BLA# 200/18 Page 4 of 6 Approved: 6/25/18 By: C White

**LEGAL DESCRIPTION of PROPOSED PARCELS**

Attach additional pages as needed

Parcel A (Formerly R13333-323-4000)

The west 75 feet of the Southeast Quarter of the Northeast Quarter of Section 33, Township 33 North, Range 1 East of the Willamette Meridian, lying southerly of that portion thereof as deeded to Island County for Crosby Road by instruments recorded June 16, 1986, under Auditor's File Nos. 86006931 and 86006933, records of Island County, Washington.

Together With the South 400 feet of the Southeast Quarter of the Northeast Quarter lying east of the West 75 feet of said Southeast Quarter and north of the South 329 feet of said Southeast Quarter, all lying westerly of Island County Road known as Airline Way.

Containing 1.75 acres, more or less.

Situate in the County of Island, State of Washington

Rcv'd Island County

MAY 09 2018

Community Development

**Parcel B** (formerly R13333-286-4080)

The South 329 feet of the Southeast Quarter of the Northeast Quarter of Section 33, Township 33 North, Range 1 East, WM, lying westerly of Island County Road known as Airline Way.

Containing 1.21 acres, more or less.

Situate in the County of Island, State of Washington.



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

**FOR COUNTY USE ONLY**

BLA# 200/18 Page 5 of 40 Approved: 6/25/18 By: C White

Staff Findings

BOUNDARY LINE ADJUSTMENT

200/18 BLA

Assessor Parcel Number(s) R13333-323-4000 & R13333-286-4080  
 Section 33 Township 33 Range 1 Quarter Section NE  
 Existing Zoning OH-R RAID name \_\_\_\_\_  
 Minimum Lot size 5 acres Base Density 1 dwelling unit per 5 acres  
 If the parcels are within a subdivision; Number & Date of approved subdivision: \_\_\_\_\_ Auditor File # \_\_\_\_\_

Site Plan

- Yes** Map is drawn to standard engineering scale, and ALL pages have a 1" margin around all sides
- 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 as provided	Existing size	Referenced Files	Proposed size
Lot A - R13333-323-4000	2.11 ac		1.75 ac
<b>Lot B - R13333-286-4080</b>	0.86 ac		<b>1.21 ac</b>

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 involved in the adjustment 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. 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.
- 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

Health comments,		X	No objection	
Assessors comments		X	No objection	Conditions:

Based on the foregoing Findings and Conclusions, Boundary Line Adjustment Application 200/18 BLA is hereby GRANTED to Forbes

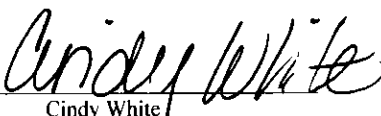
**Disclaimer:** *Island County assumes no liability in any action which may arise as a result of this boundary line adjustment.*

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

**Boundary Line Adjustment involving different ownership:** *the owners will need to do separate deeds and separate Real Estate Excise Tax Affidavits to clear title for the portions of property going from one to the other before the Assessor's Office can process the recorded boundary line adjustment.*

**Note:** Approval expires if this document is not recorded within six (6) months of the approved date below.

SIGNED THIS 25<sup>th</sup> DAY OF June, 2018.

  
 Cindy White  
 Planning Technician