06/27/2018 08:08:20 AM 4446858 Recording Fee \$168.00 Page 1 of 6 Boundary Line Agreement Island County Washington

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	
Parcel A	
Jimmy L Forbes	R13333-323-4000
Owner's Name	Assessor Parcel No.
Mary L Forbes	
Owner's Name	If applicable, Plat Name or Short Plat Number:
PO Box 73	
Mailing Address	Block No. Lot No. Recorded Auditor's File No.
Orcas, WA 98280	1 1 1 1 6 Man Sale oth of the
City, State, Zip Code	Sweet & Signature by Many Tale, they de For
(360) 929-7536	whom I holen
Phone	Owner's Signature
Parcel B	
Jimmy L Forbes	R13333-286-4080
Owner's Name	Assessor Parcel No.
Mary L Forbes	
Owner's Name	If applicable, Plat Name or Short Plat Number:
PO Box 73	
Mailing Address	Block No. Lot No. Recorded Auditor's File No.
Orcas, WA 98280	Jung & terry by May Town, Ath du To
City, State, Zip Code	
(360) 929-7536	My L Force
Phone	Owner's Signature
Parcel C	Rev'd Island County
Owner's Name	Assessor Parcel No. MAY 0 9 2018
Owner's Name	If applicable, Plat Community Development If applicable, Plat Community Development
Owner s Name	The state of the s
Mailing Address	Block No. Lot No. Recorded Auditor's File No.
	Owner's Signature
City, State, Zip Code	Owner's Signature
Phone	Owner's Signature
LOCATED IN: SE 1/4 of the NE 1/4 of Se Abbreviated Legal Description Portion of the	
FOR COUNTY ESE ONLY Legal Descriptions of e	xisting parcels found on Page(s)
	Approved: (2) 25/18 By: (3) M

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 A :	Jimmy L Forbes	Sound Facen by other of home of the See Jal
(e.g. A,B,etc)	Owner Name (print name)	Jany & Jessen by May & Jose, Mily See July 8
Parcel A :	Mary L Forbes	
(e.g. A,B,ctc)	Owner Name (print name)	Ovener's Signature Date
Parcel B :	Jimmy L Forbes	June 1 Signature by May have Mh A for Date 11/18
(e.g. A,B,etc)	Owner Name (print name)	Owner's Signature Date 5/1/18
Parcel B :	Mary L Forbes	Mond Fola Still
(e.g. A,B,etc)	Owner Name (print name)	Owner's Signator'd Island County Date
Parcel:		MAY 00 2019
(e.g. A,B,etc)	Owner Name (print name)	Owner's Signature MAY 09 2018 Date
Parcel:		Community Davalanmant
(e.g. A,B,etc)	Owner Name (print name)	Owner's Signature Development Date

WAIVER OF VERIFICATION OF ACCESS BY COUNTY

(<u>IF</u> 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.

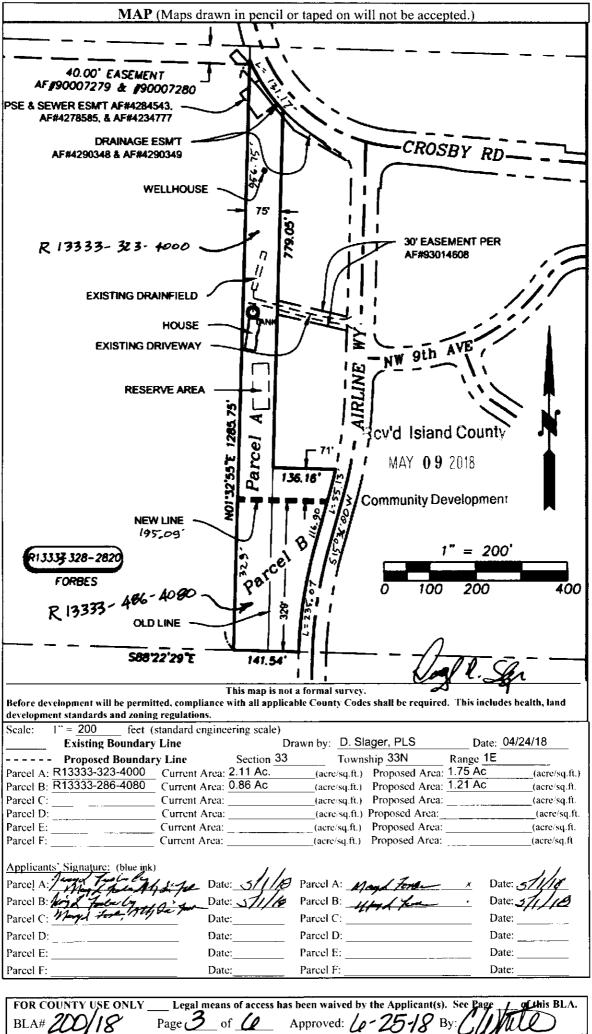
Parcel A:	Jimmy L Forbes	Jay & Form by Mayor Tome	Make bet
(e.g. A,B,etc)	Owner Name (print name)	Owner's Signature	Date S/1/8
Parcel A:	Mary L Forbes	Money of Form.	Stolia
(e.g. A,B,etc)	Owner Name (print name)	Owner's Signature	Date
Parcel B :	Jimmy L Forbes	Sim L Forder las Mount Ford	a style take
(e.g. A,B,etc)	Owner Name (print name)	Owner's Signature	Date V/E/18
Parcel_B:	Mary L Forbes	Mary & Forten	8/11/18
(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
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 <u>all</u> 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 A:	Jimmy L Forbes	Jung Free by May K. Owner's Signature	Tomber All & Fat,						
(e.g. A,B,etc)	Owner Name (print name)	Owner's Signature	Date STATE						
Parcel A:	Mary L Forbes		Alla						
(e.g. A,B,etc)	Owner Name (print name)	Owner's Signature	Date						
Parcel B:	Jimmy L Forbes	Aim L to be low low March	La Mh de fol						
(e.g. Λ ,B,etc)	Owner Name (print name)	Juny L. Jalo Cog Myd. Owner's Signature	Date 3/1/18						
Parcel B :	Mary L Forbes	Mory & Falen	Alle						
(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						
Parcel:									
(e.g. A,B,etc)	Owner Name (print name)	Owner's Signature	Date						
FOR COUNTY USE ONLY Legal means of access has been waived by the Applicant(s). See Page of this BLA.									
20	Critical Areas Review By County has been waived by the Applicant(s).								
BLA#	D//8 Page <u>Z</u> of <u>U</u>	Approved: <i>Q/25/18</i> 8	y: Chifu the						



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

BLA# 200/18 Page 4 of 4 Approved: 6/25/18 BC While

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

Page <u>5</u> of <u>0</u>

Approved: 4

25/18 By: C Wito

Staff Findings

Page 1 of 1

BOUNDARY L	NE ADJUSTMENT
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200/18 BLA

Existing Zoning Minimum Ior size Sacres Base Density I dwelling unit per 3 acres If the parcels are within a subdivision; Number & Date of approved subdivision: N/A Auditor File # Wes 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 activities and proposed boundary lines. Yes Shows all structures and setbacks. Yes Lot R. 143333-328-4000 2.11 ac 1.73 ac 1.17 ac 1.17 ac 1.17 ac 1.18 boundary adjustment does not create additional Lots, fracts or Parcels and therefore is exempt from Short Plat regulations ICC16.06.070. Yes 2. The tools involved in the adjustment are contiguous legally created lots. ICC 16.06.070.A.1 Yes 3. The proposed boundary adjustment will not create a lot of insufficient width or dimension to meet Lot size requirement for the existing zine. ICC 16.06.070.A.2 Yes 5. The boundary adjustment will not create a lot of insufficient width or dimension to meet Lot size requirement for the existing zine. ICC 16.06.070.A.2 Yes 5. The boundary adjustment will not cause any structure to fall to comply with setback requirements, or cause any setback to pecche meeting zine. ICC 16.06.070.A.8; Yes 5. The boundary adjustment will not cause any structure to fall to comply with setback requirements, or cause any structure of fall to comply with setback requirements, or cause any structure to fall to comply with setback requirements, or cause any structure to fall to comply with setback requirements, or cause any structure to fall to comply with setback requirements, or cause any structure to fall to comply with setback requirements, or cause any structure to fall to comply with setback requirements, or cause any structure to fall to comply with setback requirements, or cause any structure to fall to comply with setback requirements, or cause any setback to	Section33		33	33 Township		Ran		ige1			Quarter Section		NE	
If the parcels are within a subdivision; Number & Date of approved subdivision; Number & Date of approved subdivision. N/A Auditor File # Yes Map is drawn to standard engineering scale, and ALL pages have a 1" margin around all sides Yes Shows exhiting and proposed boundary lines. Yes Shows well sites, if any? Parcelsizes as provided Existing size Referenced Files Proposed size Lot A = R133335-228-4000 2.11 ac 1.75 a	Existing	Zonin	g		OH-R		_ F	RAID	name					
Date of approved subdivision: Yes Map is drawn to standard engineering scale, and ALL pages have a 1" margin around all sides Yes Shows all structures and perbosed boundary lines. Yes Shows well sites, if any? Yes Shows drainfields, if needed? Parcetsizes as provided Existing size Referenced Files Proposed size Lot B - R13333-284-000 2.11 ac 1.75 ac Lot B - R13333-284-000 2.11 ac 1.75 ac Lot B - R13333-284-000 3. The proposed boundary adjustment does not create additional Lots. Tracts or Parcels and therefore is exempt from Shon Plat regulations, ICC16.06.030 Yes 3. The proposed boundary adjustment does not create additional Lots. Tracts or Parcels and therefore is exempt from Shon Plat regulations, ICC16.06.030 Yes 4. The proposed boundary adjustment does not create a lot of insufficient width or dimension to meet Lot size requirement for the existing zone. ICC 16.06.070.4 (Secrept as provided in ICC 16.06.070.A.2) Yes 5. The boundary adjustment will not cause any structure to fall to comply with sebask requirements, or cause any striback to become nonconforming UCC 16.06.070.A.1 Yes 6. The proposed boundary adjustment will not cause any structure to fall to comply with sebask requirements, or cause any striback to become nonconforming or more nonconforming LCC 16.06.070.A.8) Yes 6. The proposed boundary adjustment will not voidate 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 8. An acknowledgment that compliance with all applicable County (odes contained in Titles 8, 11, 13 and 17 ICC will be required before any permits are issued has been signed ICC 16.06.070.A.8 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 is allowed pursuant to ICC 16.06.070.A.8 No	Minimu	n Lot	size	5 acres	3		E	Base I	Density	1	dwelling unit per 5 a	icres		
Yes Based on information provided, Application and map signed by all owners.					vision; Numbe	er &			N/A		Auditor Fil	le#		
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Yes Shows all structures and setbacks. Yes Yes Shows well sites, if any?	,	Yes	Basec	l on infor	mation provid	led, Applicat	ion a	nd m	ap signed b	y all o	wners.			
Yes		Yes	Show	s existing	g and proposed	d boundary li	ines.							
Parcel sizes as provided	,	Yes	- Show	s all struc	ctures and sett	acks.								
Parcel sizes as provided Lot A - R13333-323-4000 2.11 ac 1.75	;	Yes	Show	s well sit	es, if any?									
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Lot B - R13333-286-4080 0.86 ac 1.21 ac					·	e Refere	nced	Files	i.					
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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	Ye	5 .	The become	oundary	adjustment wil nforming or me	I not cause an ore nonconfor	y stru ming	icture ;. ICC	e to fail to co	omply A.4 (e	with setback requireme except as provided in IC	nts, or cause C 16.06.07	e any setba 0.A.8).	ck to
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. 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 Itealth comments, Assessors comments X No objection Assessors comments X No objection Conditions: Based on the foregoing Findings and Conclusions, Boundary Line Adjustment Application 200/18 Bl.A 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.	Ye	s 6.									• •	involving a	any of the s	ubject
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SIGNED THIS 25^{th} DAY OF <u>June</u>, 2018.

Planning Technician

BLA # 200/18 Page 6 Of 6 Approved 6/25/18 By Cindy White