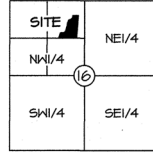




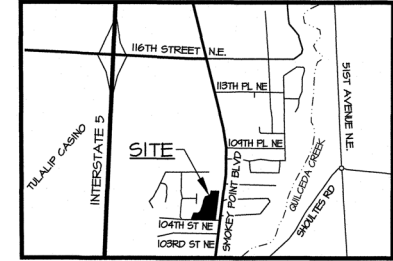
DECLARATION

I AM THE OWNER, OR OWNERS, OF THE PROPERTIES SUBJECT TO THIS BOUNDARY LINE ADJUSTMENT, AND ACKNOWLEDGE THAT I AM SOLELY RESPONSIBLE FOR SECURING AND EXECUTING ALL NECESSARY LEGAL ADVICE OR ASSISTANCE CONCERNING THE LEGAL DOCUMENTS NECESSARY TO TRANSFER TITLE TO THOSE PORTIONS OF THE PROPERTIES INVOLVED IN THE BOUNDARY LINE ADJUSTMENT. I DECLARE THAT THE LEGAL DOCUMENTS NECESSARY TO TRANSFER TITLE TO THE PROPERTY IN QUESTION HAVE BEEN PREPARED AND EXECUTED SO THAT, UPON THE RECORDING OF THE BOUNDARY LINE ADJUSTMENT, THE TITLE TO THE PROPERTIES WILL ACCURATELY REFLECT THE NEW CONFIGURATION RESULTING FROM THE BOUNDARY LINE ADJUSTMENT AS APPROVED BY THE CITY.

INDEX MAP



SECTION 16 TWP.30 N., R0E.05 E., W.M.



VICINITY MAP SCALE: 1" = 200'

DATED THIS 16th DAY OF November, 2020.

BY: Joel Hylback TITLE: Manager
104TH STREET LLC, (PARCEL A)
A WASHINGTON LIMITED LIABILITY COMPANY

Joel Hylback
JOEL HYLBACK (PARCEL B)

Anton Downs
ANTON DOWNS (PARCEL B)

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOEL HYLBACK, A SINGLE MAN, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: 11/16/2020

SIGNATURE: Lisa Olander

PRINT NAME: Lisa Olander
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING IN Snohomish County

MY APPOINTMENT EXPIRES 6/9/2021



STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANTON DOWNS, A SINGLE MAN, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: 11/16/2020

SIGNATURE: Lisa Olander

PRINT NAME: Lisa Olander
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING IN Snohomish County

MY APPOINTMENT EXPIRES 6/9/2021



ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Joel Hylback IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT

AND ACKNOWLEDGED IT AS THE Manager OF THE 104TH STREET LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: 11/16/2020

SIGNATURE: Lisa Olander

PRINT NAME: Lisa Olander
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING IN Snohomish County

MY APPOINTMENT EXPIRES 6/9/2021



SHEET INDEX

- SHEET 1 DEDICATION, ACKNOWLEDGMENTS, CERTIFICATIONS
- SHEET 2 LEGAL DESCRIPTIONS, 1/4 SECTION SUBDIVISION SOLUTION
- SHEET 3 EXISTING LOT CONFIGURATION
- SHEET 4 CONVEYANCE
- SHEET 5 ADJUSTED LOT CONFIGURATION

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 19th DAY OF Nov., 2020.

Alan
COMMUNITY DEVELOPMENT DIRECTOR

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2020 TAXES. 300511000000100
300511000000000

Brian Sullivan 12-4-20
TREASURER SNOHOMISH COUNTY
12/4/20

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND; THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING SURVEYING.

Jerome R. Andes
JEROME R. ANDES, P.L.S. 17362



11/12/20

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF 104TH STREET LLC, THIS 4 DAY OF December, 2020, AT 58 MINUTES PAST 12 P.M., AND RECORDED IN VOLUME 6 LA-Map OF SURVEYS, PAGE ---

Carth Felt
AUDITOR, SNOHOMISH COUNTY

BY: Diana Mix
DEPUTY COUNTY AUDITOR

CITY OF MARYSVILLE BLA NO. 20-004 REV. 01 JSM 11/12/20

ANDES
LAND SURVEYING, P.S.
1523 TENTH ST,
MARYSVILLE, WA 98270
PHONE: 425-350-5063

DRAWN BY: JSM JOB DATA: 3005-16-48
2020-01
CHECKED: JRA [LOELT1] FB = FILE
DATE: FFR 2020 3005-16-48 104LLC BLA 11-12-20.pdf

RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT
FOR
104TH STREET LLC
A WASHINGTON LIMITED LIABILITY COMPANY
A PORTION OF NE1/4 NW1/4
SECTION 16, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.,
CITY OF MARYSVILLE, STATE OF WASHINGTON SHEET 1 OF 5

A.F.N. 202012045002

LEGAL DESCRIPTIONS BEFORE

PARCEL A: (300516-002-001-00)

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF REPLAT OF HIDDEN LAKE ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 40, RECORDS OF SNOHOMISH COUNTY WASHINGTON, THAT IS 165.00 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID PLAT;

THENCE NORTHERLY, ALONG SAID WESTERLY LINE TO SAID NORTHWEST CORNER;

THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID PLAT AND ITS EASTERLY PROJECTION, TO THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;

THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE, TO A LINE THAT IS EASTERLY FROM, AS MEASURED PARALLEL WITH THE NORTH LINE OF SAID PLAT AND ITS EASTERLY PROJECTION, FROM THE POINT OF BEGINNING;

THENCE WESTERLY, ALONG SAID LINE TO THE POINT OF BEGINNING;

EXCEPT THE EASTERLY 16.00 FEET, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE EAST LINE THEREOF;

ALSO EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF PARCEL A, SAID REPLAT OF HIDDEN LAKE ESTATES.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B: (300516-002-002-00)

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF REPLAT OF HIDDEN LAKE ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 40, RECORDS OF SNOHOMISH COUNTY WASHINGTON, THAT IS 165.00 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID PLAT;

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID PLAT, TO THE NORTH LINE OF 104TH STREET NE;

THENCE EASTERLY, ALONG THE NORTH LINE OF SAID 104TH STREET NE, TO THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;

THENCE NORTHERLY, ALONG SAID RIGHT-OF-WAY LINE, TO A LINE THAT IS EASTERLY FROM, AS MEASURED PARALLEL WITH THE NORTH LINE OF SAID PLAT AND ITS EASTERLY PROJECTION, FROM THE POINT OF BEGINNING;

THENCE WESTERLY, ALONG SAID LINE TO THE POINT OF BEGINNING;

EXCEPT THE EASTERLY 16.00 FEET, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE EAST LINE THEREOF;

ALSO EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF PARCEL A, SAID REPLAT OF HIDDEN LAKE ESTATES.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(LEGAL DESCRIPTIONS PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NUMBER 500094720A AMENDMENT 2, DATED NOVEMBER 4, 2020)

LEGAL DESCRIPTIONS AFTER

LOT 1 AFTER CONVEYANCE

LOT 1, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT BLA 20-004,

RECORDED UNDER AUDITOR'S FILE NUMBER 2020/2045002 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

LOT 2 AFTER CONVEYANCE

LOT 2, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT BLA 20-004,

RECORDED UNDER AUDITOR'S FILE NUMBER 2020/2045002 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

SCHEDULE B: CHICAGO TITLE INSURANCE COMPANY

GUARANTEE / CERTIFICATE NUMBER 500094720A AMENDMENT 2

2. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED IN FAVOR OF: SNOHOMISH COUNTY

RECORDING DATE: JANUARY 31, 1966

RECORDING NO.: 1841514

AFFECTS: PARCEL B AND OTHER PROPERTY

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: RESERVED BY: KEN SATHER AND CAROL SATHER, HIS WIFE, AND LOUIS SCHULER, A SINGLE MAN

PURPOSE: INGRESS, EGRESS, AND UTILITIES

RECORDING DATE: SEPTEMBER 9, 1970

RECORDING NO.: 2163364

AFFECTS: EAST 20 FEET ADJACENT TO GREAT NORTHERN RAILWAY

4. RESERVATIONS AND RECITALS CONTAINED IN THE DEED:

GRANTOR: KEN SATHER AND CAROL SATHER, HIS WIFE, AND LOUIS SCHULER, A SINGLE MAN

GRANTEE: LAWRENCE H. ROBERTS AND MARY ANN ROBERTS, HIS WIFE

DATED: AUGUST 12, 1970

RECORDING DATE: SEPTEMBER 9, 1970

RECORDING NO.: 2163364

SAID DOCUMENT PROVIDES FOR, AMONG OTHER THINGS, THE FOLLOWING: THE GRANTEES, THEIR HEIRS OR ASSIGNS SHALL NOT CUT GROWING TREES WITHIN A STRIP OF LAND 10 FEET EASTERLY OF THE LINE OF THE BLUFF, AND ADJACENT TO HIDDEN LAKE, ON SUBJECT PROPERTY ADJACENT TO GREAT NORTHERN RAILWAY. AFFECTS: PARCEL A AND OTHER PROPERTY

5. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING AND CHANGING IN THE COURSE, BOUNDARIES OR HIGH WATER LINE OF INDIAN CREEK.

6. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW:

AMOUNT: \$265,000.00

DATED: MAY 24, 2020

TRUSTOR/GRANTOR: JOEL HYLBACK, ANTON DOWNS AND 104TH STREET, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

TRUSTEE: ANDERSON HUNTER LAW FIRM, P.S.

BENEFICIARY: MICHAEL H. JONES AND MARJORIE N. JONES, HUSBAND AND WIFE

RECORDING DATE: JUNE 1, 2020

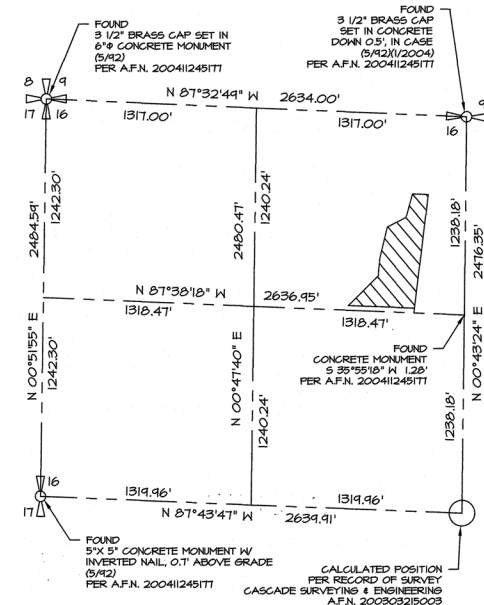
RECORDING NO.: 202006010544

AFFECTS: PARCELS A AND B AND OTHER PROPERTY

FIELD PROCEDURES AND INSTRUMENTATION

THE METHOD OF SURVEY WAS FIELD TRAVERSE WITH A LEICA TS12, ROBOTIC TOTAL STATION.

THE LINEAR AND ANGULAR CLOSURE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET FORTH IN W.A.C. 332-130-090.



1/4 SECTION SUBDIVISION
SCALE: 1" = 500'

BASIS OF BEARING

1. WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE

2. HELD MONUMENT FOR COORDINATE BASE; W.G.S. SURVEY DATA WAREHOUSE DESIGNATION 2706-13-7, DATA BASE ID: 21080

MONUMENT FOR ROTATION; W.G.S. SURVEY DATA WAREHOUSE DESIGNATION 2706-13-6, DATA BASE ID: 23044

3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID X 1.000057655 TO GROUND. GROUND X 0.999942344 TO GRID.

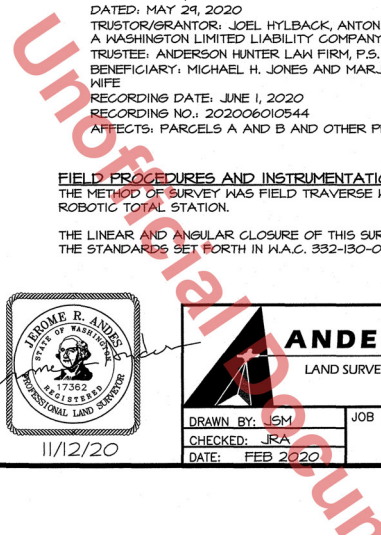
REFERENCES

R-1: REPLAT OF HIDDEN LAKE ESTATES; A.F.N. 2317158.

R-2: RECORD OF SURVEY; A.F.N. 8310255002.

SHEET INDEX

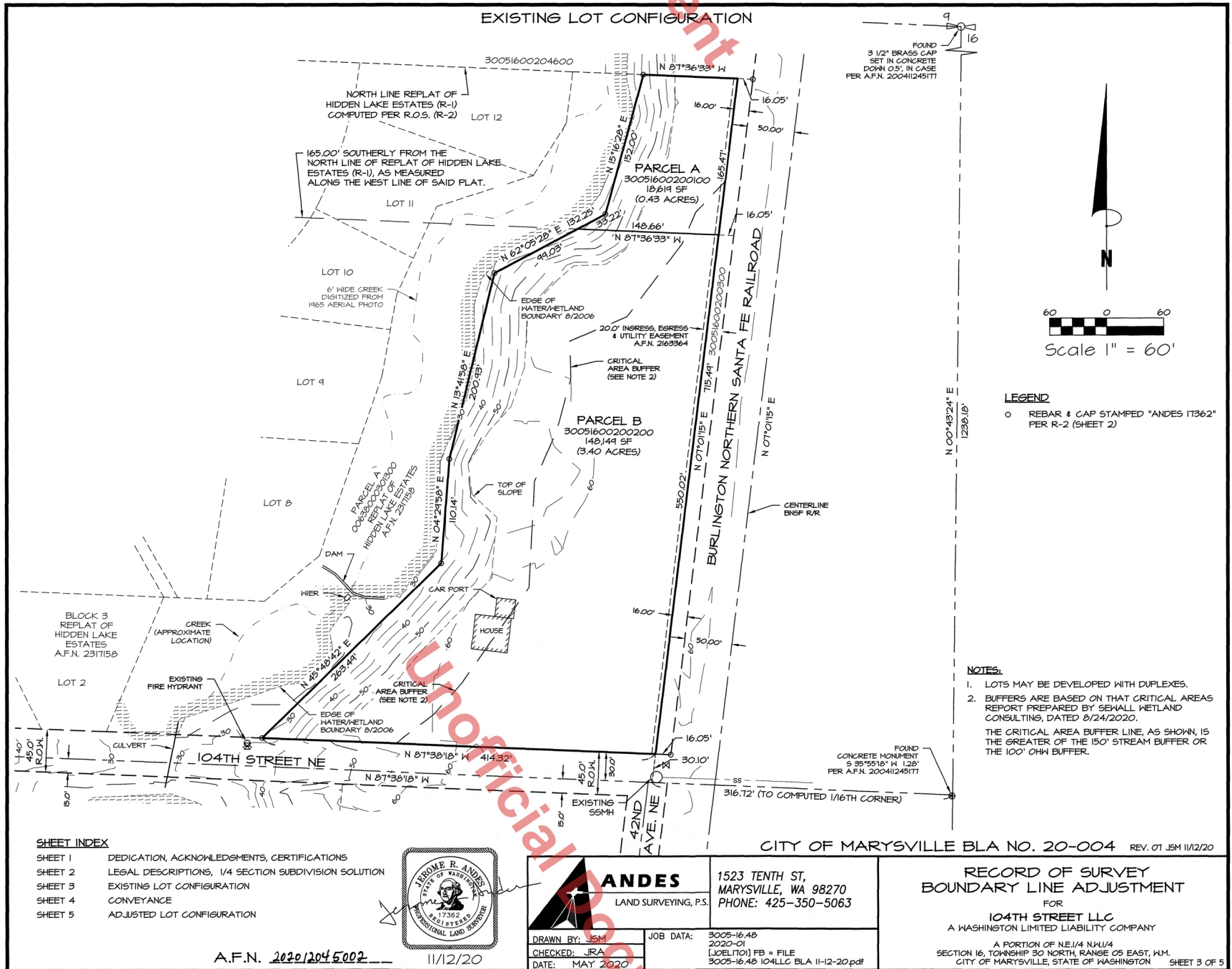
SHEET 1	DEDICATION, ACKNOWLEDGMENTS, CERTIFICATIONS
SHEET 2	LEGAL DESCRIPTIONS, 1/4 SECTION SUBDIVISION SOLUTION
SHEET 3	EXISTING LOT CONFIGURATION
SHEET 4	CONVEYANCE
SHEET 5	ADJUSTED LOT CONFIGURATION



A.F.N. 2020/2045002

11/12/20

<p>ANDES LAND SURVEYING, P.S.</p>		<p>1523 TENTH ST, MARYSVILLE, WA 98270 PHONE: 425-350-5063</p>	
		<p>CITY OF MARYSVILLE BLA NO. 20-004 REV. 01 JSM 11/12/20</p>	
<p>DRAWN BY: JSM CHECKED: JRA DATE: FEB 2020</p>		<p>JOB DATA: 3005-16.48 2020-01 [JOEL101] FB = FILE 3005-16.48 104LLC BLA 11-12-20.pdf</p>	
<p>RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT FOR 104TH STREET LLC A WASHINGTON LIMITED LIABILITY COMPANY</p> <p>A PORTION OF NE1/4 NW1/4 SECTION 16, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M. CITY OF MARYSVILLE, STATE OF WASHINGTON</p> <p style="text-align: right;">SHEET 2 OF 5</p>			



SHEET INDEX

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A.F.N. 202012045002



11/12/20

ANDES
 LAND SURVEYING, P.S.

1523 TENTH ST.
 MARYSVILLE, WA 98270
 PHONE: 425-350-5063

DRAWN BY: JSM
 CHECKED: JRA
 DATE: MAY 2020

JOB DATA: 3005-16.4B
 2020-01
 [JOEL101] FB = FILE
 3005-16.4B 104LLC BLA 11-12-20.pdf

**RECORD OF SURVEY
 BOUNDARY LINE ADJUSTMENT**

FOR
104TH STREET LLC
 A WASHINGTON LIMITED LIABILITY COMPANY

A PORTION OF NE 1/4 NW 1/4
 SECTION 16, TOWNSHIP 30 NORTH, RANGE 05 EAST, WM.
 CITY OF MARYSVILLE, STATE OF WASHINGTON

