

**CITY OF MARYSVILLE  
BOUNDARY LINE ADJUSTMENT  
NUMBER**

**COMMUNITY DEVELOPMENT**

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COMMUNITY DEVELOPMENT DIRECTOR

**TREASURER'S CERTIFICATION**

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 \_\_\_\_\_ TAXES.

TREASURER, SNOHOMISH COUNTY

**PORTION OF**

**SW 1/4 AND THE SE 1/4 OF THE SE 1/4,  
SEC. 19, TWP. 31 N., RGE. 5 E., W.M.**

**DEDICATION**

I AM THE OWNER, OR OWNERS, OF THE PROPERTY SUBJECT TO THE 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; AND 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.

MYRON GEMMER

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

BRADLEY GEMMER

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

**ACKNOWLEDGEMENTS**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON THAT APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT AS \_\_\_\_\_ OF MYRON GEMMER, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

PRINT NAME: \_\_\_\_\_  
DATED: \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON THAT APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT AS \_\_\_\_\_ OF BRADLEY GEMMER, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

PRINT NAME: \_\_\_\_\_  
DATED: \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_

**LEGAL DESCRIPTIONS PRIOR TO ADJUSTMENT**

**PARCEL A (TAX PARCEL NO. 31051900400900):**

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF SOUTHWEST QUARTER NORTH 88°47'30" EAST A DISTANCE OF 644.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°13'08" WEST A DISTANCE OF 687.54 FEET; THENCE NORTH 89°15'35" EAST A DISTANCE OF 30.44 FEET; THENCE NORTH 01°13'08" WEST A DISTANCE OF 658.43 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE POINT OF ENDING;

EXCEPT BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 662.05 FEET NORTH 88°47'31" EAST OF SOUTH QUARTER CORNER; THENCE 02°03'21" WEST 195.03 FEET; THENCE SOUTH 88°47'30" WEST 302.65 FEET TO A 90 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° A DISTANCE OF 70.69 FEET; THENCE SOUTH 01°12'30" EAST 131.36 FEET; THENCE NORTH 88°47'30" EAST 332.10 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN 172ND STREET N.E. (AKA LAKE GOODWIN ROAD);

AND ALSO EXCEPT THOSE PORTIONS THEREOF CONVEYED TO SNOHOMISH COUNTY DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 1847825 AND 1870393, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

(ALSO KNOW AS PARCEL A AS DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200409245129, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.)

**PARCEL B (TAX PARCEL NO. 31051900401100):**

PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA 06-004 RECORDED UNDER AUDITOR'S FILE NO. 200701125006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;

EXCEPT THAT PORTION THEREOF CONVEYED TO CITY OF MARYSVILLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 20080519067, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

**LEGAL DESCRIPTIONS AFTER ADJUSTMENT**

**PARCEL A:**

PARCEL A, AS DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200409245129, RECORDS OF SNOHOMISH COUNTY;

TOGETHER WITH THAT PORTION OF PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA 06-004, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200701125006, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THENCE SOUTH 89°56'19" EAST, ALONG THE SOUTH LINE OF SAID SECTION, 662.05 FEET; THENCE NORTH 00°47'10" WEST, 20.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL B; THENCE CONTINUING NORTH 00°47'10" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL B, 175.02 FEET TO AN ANGLE POINT ALONG SAID WESTERLY LINE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 00°16'29" EAST 299.75 FEET TO THE NORTH LINE OF THE SOUTH 494.75 FEET OF SAID SECTION; THENCE SOUTH 89°56'19" EAST, ALONG SAID NORTH LINE, 575.35 FEET TO A POINT THAT BEARS NORTH 00°32'03" EAST FROM THE NORTHEAST CORNER OF PARCEL A OF SAID BOUNDARY LINE ADJUSTMENT; THENCE NORTH 00°32'03" EAST 846.43 FEET TO THE NORTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID DESCRIBED LINE;

EXCEPT THAT PORTION THEREOF CONVEYED TO CITY OF MARYSVILLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200805190267, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

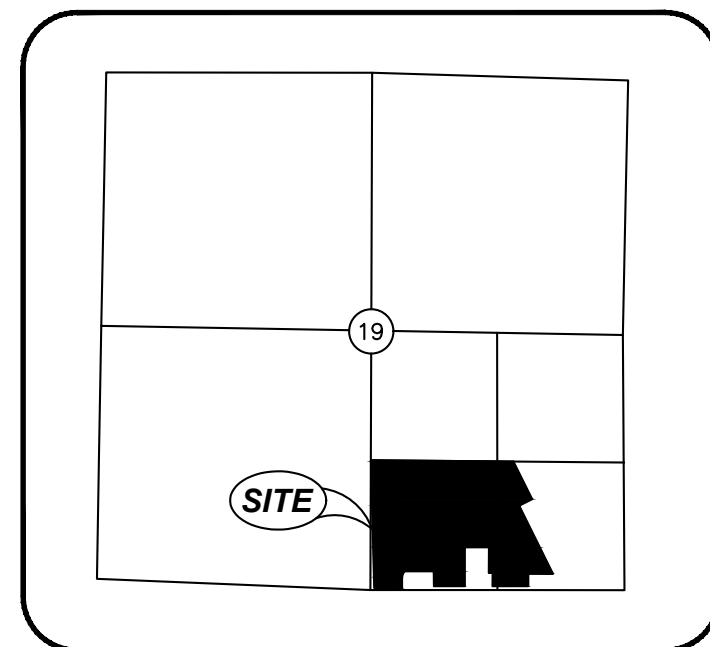
**PARCEL B:**

THAT PORTION OF PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA 06-004, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200701125006, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

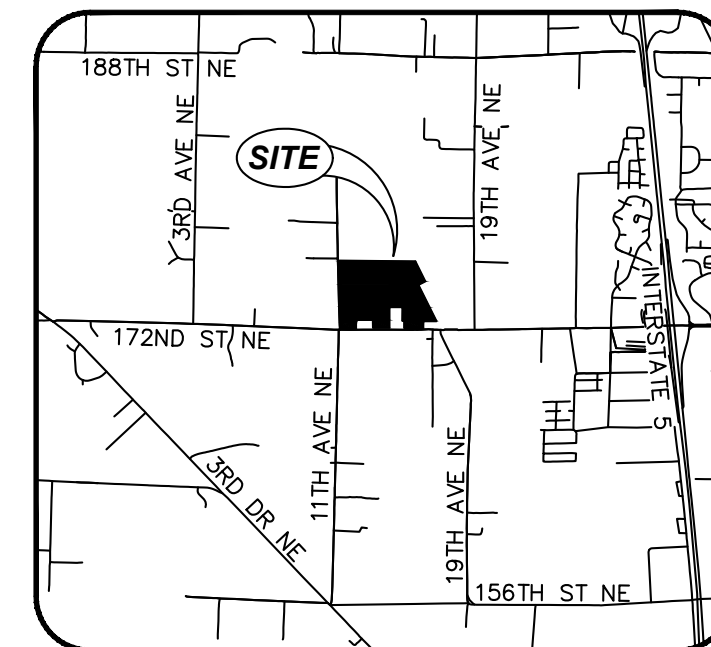
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THENCE SOUTH 89°56'19" EAST, ALONG THE SOUTH LINE OF SAID SECTION, 662.05 FEET; THENCE NORTH 00°47'10" WEST, 20.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL B; THENCE CONTINUING NORTH 00°47'10" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL B, 175.02 FEET TO AN ANGLE POINT ALONG SAID WESTERLY LINE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 00°16'29" EAST 299.75 FEET TO THE NORTH LINE OF THE SOUTH 494.75 FEET OF SAID SECTION; THENCE SOUTH 89°56'19" EAST, ALONG SAID NORTH LINE, 575.35 FEET TO A POINT THAT BEARS NORTH 00°32'03" EAST FROM THE NORTHEAST CORNER OF PARCEL A OF SAID BOUNDARY LINE ADJUSTMENT; THENCE NORTH 00°32'03" EAST 846.43 FEET TO THE NORTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID DESCRIBED LINE;

EXCEPT THAT PORTION THEREOF CONVEYED TO CITY OF MARYSVILLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200805190267, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



**SECTION INDEXING**  
NOT TO SCALE



**VICINITY MAP**  
NOT TO SCALE

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF NORTH PEAK ASSOCIATES LLC THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ MINUTES PAST \_\_\_\_M, AND RECORDED IN VOL. \_\_\_\_ OF PLATS, PAGE \_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

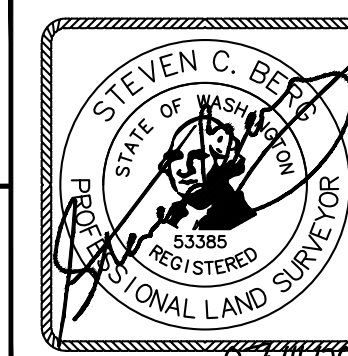
AUDITOR, SNOHOMISH COUNTY DEPUTY AUDITOR

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCATE STATUTES AND REGULATIONS GOVERNING SURVEYING.

STEVEN C. BERG, PLS #53385

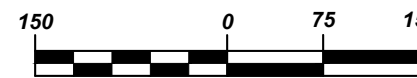
**NORTH PEAK ASSOCIATES LLC  
PROFESSIONAL LAND SURVEYORS**

17270 WOODINVILLE REDMOND ROAD NE, SUITE 705  
WOODINVILLE, WA 98072  
(206) 601-4682  
WWW.NORTHPEAKASSOCIATES.COM



**BOUNDARY LINE ADJUSTMENT  
GEMMER**

CITY OF MARYSVILLE SNOHOMISH COUNTY WASHINGTON  
DWN. BY: WIMS SCALE: N/A  
CHK. BY: SCB JOB NO.: 20-72  
DATE: 7/6/2022 SHEET 1 OF 3



**GENERAL NOTES**

- PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
- FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A 3 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
- ALL DISTANCES ARE IN FEET.
- SITE AREA AS SHOWN CONTAINS 2,000,703 SQUARE FEET OR 45.9298 ACRES, MORE OR LESS.
- THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY CHICAGO TITLE COMPANY, COMMITMENT NO. 500110915, DATED JUNE 21, 2022. THE EASEMENT SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON NOVEMBER 11, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN NOVEMBER OF 2020.

**REFERENCES**

- RECORD OF SURVEY PERFORMED BY SNOHOMISH COUNTY DEPARTMENT OF PUBLIC PUBLIC WORKS, RECORDED UNDER AUDITOR FILE NO. 201112195001.

**BASIS OF BEARINGS**

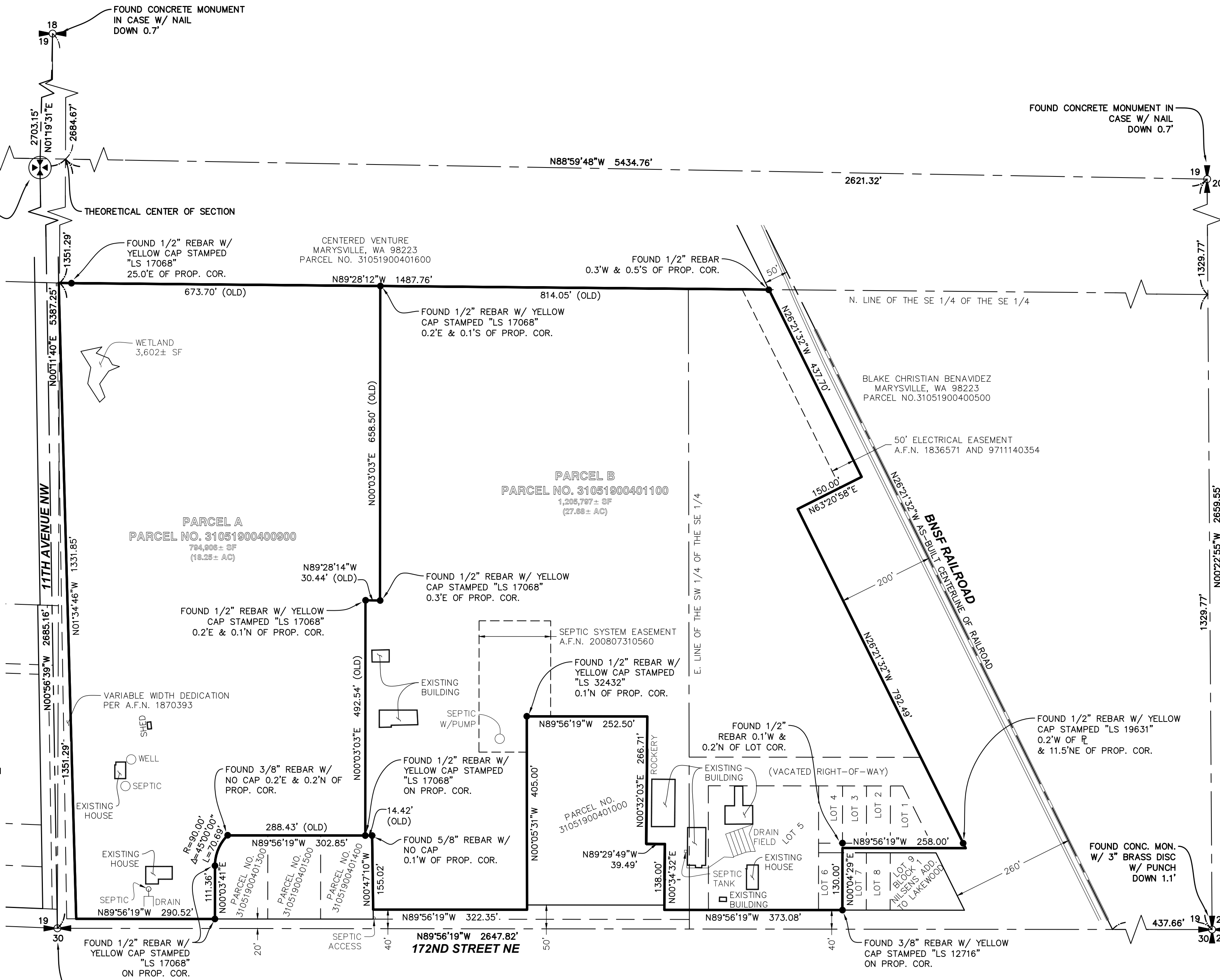
NORTH 89°56'19" WEST, BETWEEN TWO FOUND MONUMENTS ALONG 172ND STREET NE AS SHOWN HEREON.

**SURVEYOR'S NOTE**

PER REFERENCE 1, NORTH PEAK ASSOCIATES LLC HAS HELD THE 1964 FOUND AND ACCEPTED CENTER OF SECTION FOR THE LOCATION OF THE RIGHT-OF-WAY OF 11TH AVENUE NE. THE THEORETICAL CENTER OF SECTION WAS USED FOR THE CALCULATION OF THE NORTH, EAST, AND SOUTH PROPERTY LINES.

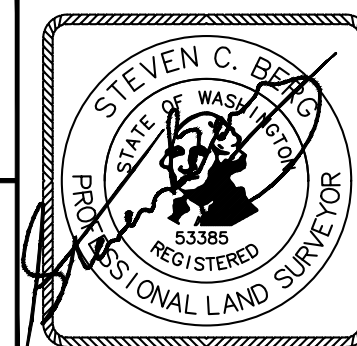
**LEGEND**

- FOUND MONUMENT (AS NOTED)
- FOUND PROPERTY CORNER (AS NOTED)
- SET 3/8" REBAR WITH YELLOW CAP STAMPED "NPA LS 53385"
- OLD ORIGINAL LOT LINE
- NEW ADJUSTED LOT LINE



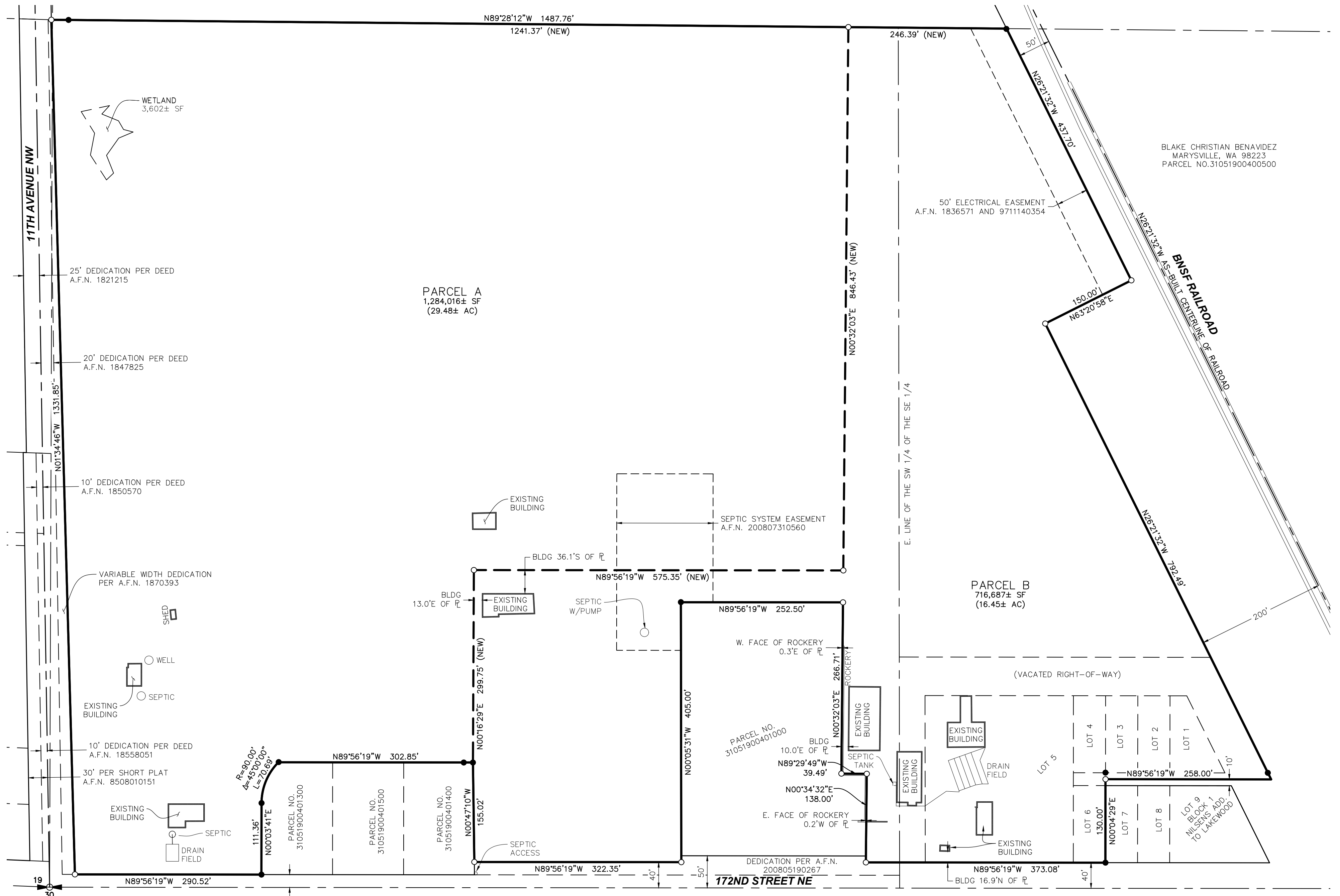
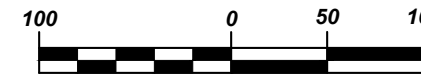
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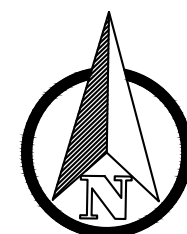
**BOUNDARY LINE ADJUSTMENT  
GEMMER**

CITY OF MARYSVILLE	SNOHOMISH COUNTY	WASHINGTON
DWN. BY: WIMS	SCALE: 1" = 150'	
CHK. BY: SCB	JOB NO.: 20-72	
DATE: 7/06/2022	SHEET 2 OF 3	



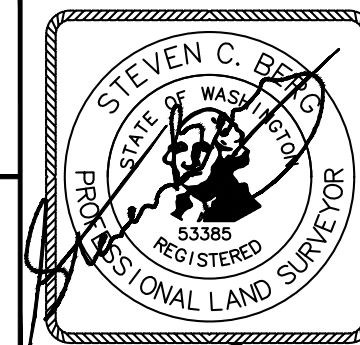
**LEGEND**

- FOUND MONUMENT (AS NOTED)
- FOUND PROPERTY CORNER (AS NOTED)
- SET 3/8" REBAR WITH YELLOW CAP STAMPED "NPA LS 53385"
- OLD ORIGINAL LOT LINE
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**BOUNDARY LINE ADJUSTMENT  
GEMMER**

CITY OF MARYSVILLE	SNOHOMISH COUNTY	WASHINGTON
DWN. BY: WIMS	SCALE: 1" = 100'	
CHK. BY: SCB	JOB NO.: 20-72	
DATE: 7/06/2022	SHEET 3 OF 3	

07/11/2022