

CITY OF MARYSVILLE
BOUNDARY LINE ADJUSTMENT
BLA21-009

COMMUNITY DEVELOPMENT

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 14th DAY OF NOVEMBER, 2022.

Keylin Miller
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 all TAXES.

See below

TREASURER SNOHOMISH COUNTY

PORTION OF

SW 1/4 OF THE SE 1/4, SEC. 29, TWP. 31 N., RGE. 5 E., W.M.

APN(S) 310529-003-031-00 and 310529-003-032-00

DEDICATION

I AM THE OWNER OF THE PROPERTY SUBJECT TO THE BOUNDARY LINE ADJUSTMENT, AND DECLARE 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.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

TERRA FIRMA DEVELOPMENT COMPANY, LTD,
A WASHINGTON CORPORATION

Naordin Sanyal
BY: Naordin Sanyal
ITS: President

ACKNOWLEDGEMENTS

CANADA (Province of British Columbia) TO ALL WHOM THESE PRESENTS MAY COME) BE SEEN, OR KNOWN:

TO WIT:
I, Calvin Leong, A NOTARY PUBLIC IN AND FOR THE PROVINCE OF British Columbia, BY ROYAL AUTHORITY DUPLY APPOINTED, RESIDING IN THE CITY OF Vancouver, British Columbia, CANADA.

DO VERIFY AND ATTEST THAT THE DOCUMENT HERETO ANNEXED, Boundary Line Adjustment WAS SIGNED BY Naordin Sanyal IN MY PRESENCE. I CONFIRM THAT Naordin Sanyal PRODUCED HIS/HER British Columbia DRIVER'S LICENCE NO. 2095491 EVIDENCING HIS/HER IDENTITY, AN ACT WHEREOF BEING REQUESTED I HAVE GRANTED UNDER MY NOTARIAL FORM AND SEAL OF OFFICE TO SERVE AND AVAIL AS OCCASION SHALL OR MAY REQUIRE.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME, AND AFFIXED BY NOTARIAL SEAL OF OFFICE.

DATED AT THE CITY OF Vancouver IN THE PROVINCE OF British Columbia THIS 14 DAY OF October, 2022

ORIGINALLY SIGNED BY: *[Signature]*
A NOTARY PUBLIC IN AND FOR THE PROVINCE OF British Columbia



Calvin Leong
Barrister & Solicitor
800-1080 Howe Street
Vancouver, BC V6Z 2T1
Calvin Leong
Notary Public in and for
the Province of British Columbia

20221145004
BOUNDARY LINE ADJUSTMENT-MAP Rec:
\$302.50
11/14/2022 1:20 PM 4 PG
SNOHOMISH COUNTY, WA

RECORD MATTERS

FROM SUBDIVISION GUARANTEE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (GUARANTEE NO.: NCS-1079688-WA1), DATED JULY 20, 2021 AT 7:30 A.M.

3. ASSESSMENT BY: MARYSVILLE
CITY OF: 44
ACCOUNT NO.: 44
ORIGINAL AMOUNT: \$172,206.00 PLUS INTEREST AT 4.60%
ORIGINAL NO. OF INSTALLMENTS: UNDISCLOSED
NO. OF INSTALLMENTS PAID: 7
NO. OF INSTALLMENTS DELINQUENT: 0
NEXT PAYMENT DUE: MARCH 31, 2022
IMPROVEMENT: CONSTR. OF A INTERSTATE 5 OVERPASS AT 156TH STREET NORTHEAST
LOCAL IMPROVEMENT DISTRICT NO.: 71
FILING DATE: JULY 26, 2010

(AFFECTS PARCEL A)

(SURVEYOR NOTE: CANNOT BE PLOTTED HEREON)

4. ASSESSMENT BY: MARYSVILLE
CITY OF: 39
ACCOUNT NO.: 39
ORIGINAL AMOUNT: \$460,435.00 PLUS INTEREST AT 4.60%
ORIGINAL NO. OF INSTALLMENTS: UNDISCLOSED
NO. OF INSTALLMENTS PAID: 7
NO. OF INSTALLMENTS DELINQUENT: 0
NEXT PAYMENT DUE: MARCH 31, 2022
IMPROVEMENT: CONSTR. OF A INTERSTATE 5 OVERPASS AT 156TH STREET NORTHEAST
LOCAL IMPROVEMENT DISTRICT NO.: 71
FILING DATE: JULY 26, 2010

(AFFECTS PARCEL B)

(SURVEYOR NOTE: CANNOT BE PLOTTED HEREON)

5. LIABILITY, IF ANY, FOR PERSONAL PROPERTY TAXES PURSUANT TO RCW 84.56.070 WHEREIN NO SALE CAN BE MADE WITHOUT PREPAYMENT OF SAID TAX, INCLUDING ADVANCE TAX. FOR FURTHER INFORMATION, PLEASE CALL THE SNOHOMISH COUNTY TREASURER'S OFFICE AT (425) 388-3307.

(SURVEYOR NOTE: CANNOT BE PLOTTED HEREON)

6. FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR WATER OR SEWER FACILITIES OF CITY OF MARYSVILLE AS DISCLOSED BY INSTRUMENT RECORDED AUGUST 12, 1982 AS RECORDING NO. 8208120212.

(SURVEYOR NOTE: CANNOT BE PLOTTED HEREON)

7. RESERVATIONS CONTAINED IN DEED:
RECORDING NUMBER: 5668
AS FOLLOWS: THE SAID RAILWAY COMPANY ITS SUCCESSORS AND/OR ASSIGNS SHALL HAVE THE RIGHT TO GO UPON THE LANDS ADJACENT TO SAID CENTER LINE TWO HUNDRED FEET ON EACH SIDE THEREOF AND CUT DOWN ALL TREES DANGEROUS TO THE OPERATION OF SAID RAILWAY.

(AFFECTS PARCEL B)

(SURVEYOR NOTE: CANNOT BE PLOTTED HEREON)

RECORD MATTERS (CONTINUED)

8. CONDEMNATION IN SNOHOMISH COUNTY SUPERIOR COURT BY THE STATE OF WASHINGTON, OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DECREE FILED UNDER CAUSE NOS. 60448 AND 90719.

(AFFECTS PARCEL A)

(SURVEYOR NOTE: CANNOT BE PLOTTED HEREON)

9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CITY OF MARYSVILLE RECOVERY CONTRACT NO. 271" RECORDED OCTOBER 26, 2006 AS RECORDING NO. 200610260422 OF OFFICIAL RECORDS.

(SURVEYOR NOTE: CANNOT BE PLOTTED HEREON)

10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING DATE: DECEMBER 19, 2011
RECORDING INFORMATION: 201112190431
IN FAVOR OF: THE CITY OF MARYSVILLE
FOR: NON-EXCLUSIVE NATIVE GROWTH PROTECTION AREA

AFFECTS: AS DESCRIBED THEREIN

(SURVEYOR NOTE: PLOTTED HEREON)

11. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: TERRA FIRMA DEVELOPMENT COMPANY, LTD., A WASHINGTON CORPORATION
GRANTEE/BENEFICIARY: ANADACOM LLC, A WASHINGTON LIMITED LIABILITY COMPANY
TRUSTEE: CHICAGO TITLE INSURANCE COMPANY
AMOUNT: \$EARNEST MONEY
RECORDED: JANUARY 13, 2021
RECORDING INFORMATION: 202101130520

(SURVEYOR NOTE: CANNOT BE PLOTTED HEREON)

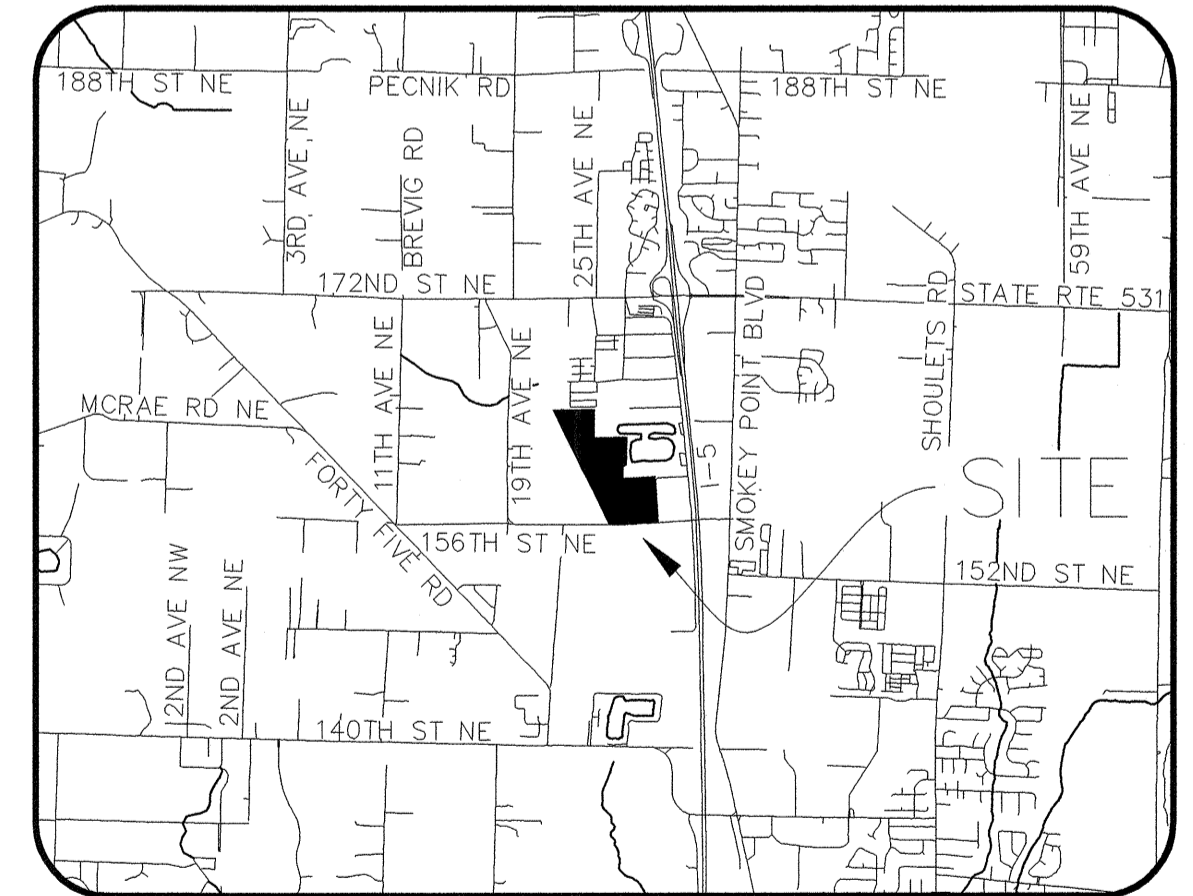
12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED JANUARY 13, 2021 AS RECORDING NO. 202101130521 OF OFFICIAL RECORDS.

(SURVEYOR NOTE: CANNOT BE PLOTTED HEREON)

13. UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.

(SURVEYOR NOTE: CANNOT BE PLOTTED HEREON)

Utility Easement 202211140351



VICINITY MAP
NOT TO SCALE

AUDITOR'S CERTIFICATE

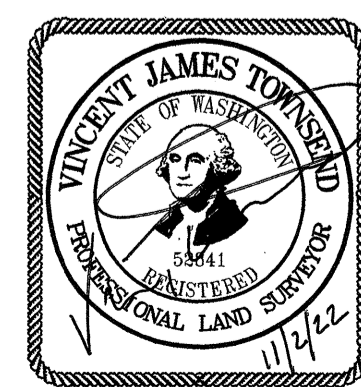
FILED FOR RECORD AT THE REQUEST OF Terra Firma Development THIS 14 DAY OF November, 2022, AT 20 MINUTES PAST 1:00 P.M. AND RECORDED IN VOLUME BLA OF PLATS PAGE(S) 1 UNDER AUDITOR'S FILE NO. 20221145004 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Barth Fell
AUDITOR, SNOHOMISH COUNTY
Diana Mix
DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, 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.

Vincent J. Townsend
VINCENT J. TOWNSEND, PROFESSIONAL LAND SURVEYOR DATE: 11/2/22
STATE OF WASHINGTON CERTIFICATE NO. 52841



Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072

T 425.806.1869

Surveying
Engineering
Planning

Kent
1851 Central Pl S, #101
Kent, WA 98030

F 425.482.2893

BOUNDARY LINE ADJUSTMENT
TWIN LAKES

SW 1/4 OF THE SE 1/4 OF SEC. 29, TWP. 31 N., RGE 5 E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

DRAWN BY: JMA DATE: 6-28-22 DRAWING FILE NAME: C21-150-BLA SCALE: NTS JOB NUMBER: C21-150 SHEET: 1 OF 4

CITY OF MARYSVILLE
BOUNDARY LINE ADJUSTMENT
BLA21-009

PORTION OF
SW 1/4 AND SE 1/4, SEC. 29, TWP. 31 N., RGE. 5 E., W.M.

PARCEL A (ORIGINAL) - LEGAL DESCRIPTION

FROM SUBDIVISION GUARANTEE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (GUARANTEE NO.: NCS-1079688-WA1), DATED JULY 20, 2021 AT 7:30 A.M.

ADJUSTED PARCEL A OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT BLA 179-93, RECORDED MARCH 18, 1996 UNDER AUDITOR'S FILE NO. 9603180555, BEING A PORTION OF PARCEL A OF EXEMPT 20 ACRE SEGREGATION ESTABLISHED BY DECLARATION OF SEGREGATION RECORDED UNDER AUDITOR'S FILE NO. 9104230242 AND CORRECTION UNDER 9109130489, AND OF PARCEL B OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 178-93 RECORDED UNDER AUDITOR'S FILE NO. 963180554, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SITUATED WITHIN THE SOUTH HALF OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF MARYSVILLE BY DEEDS RECORDED OCTOBER 16, 2007 AND NOVEMBER 10, 2009 UNDER AUDITOR'S FILE NOS. 200710160330 AND 200911100594, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL B (ORIGINAL) - LEGAL DESCRIPTION

FROM SUBDIVISION GUARANTEE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (GUARANTEE NO.: NCS-1079688-WA1), DATED JULY 20, 2021 AT 7:30 A.M.

ADJUSTED PARCEL B OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT BLA 179-93, RECORDED MARCH 18, 1996 UNDER AUDITOR'S FILE NO. 9603180555, IN SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF SECTIONS 29, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL A (ADJUSTED) - LEGAL DESCRIPTION

PARCEL A OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA 179-93 RECORDED UNDER AUDITOR'S FILE NO. 9603180555, BEING A PORTION OF PARCEL A OF EXEMPT 20 ACRE SEGREGATION ESTABLISHED BY DECLARATION OF SEGREGATION RECORDED UNDER AUDITOR'S FILE NO. 9104230242 AND CORRECTION UNDER 9109130489, AND OF PARCEL B OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 178-93 RECORDED UNDER AUDITOR'S FILE NO. 9603180554, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SITUATED WITHIN THE SOUTH HALF OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

TOGETHER WITH A PORTION OF PARCEL B OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA 179-93 RECORDED UNDER AUDITOR'S FILE NO. 9603180555;

SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL B BEING A POINT ON THE NORTHERLY MARGIN OF 156TH STREET NE;
 THENCE SOUTH 89°49'31" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL B, A DISTANCE OF 106.64 FEET;
 THENCE NORTH 01°13'48" EAST DEPARTING SAID BOUNDARY, A DISTANCE OF 349.67 FEET;
 THENCE NORTH 50°32'55" WEST, A DISTANCE OF 189.56 FEET;
 THENCE NORTH 01°55'46" WEST, A DISTANCE OF 590.00 FEET;
 THENCE NORTH 87°08'27" EAST, A DISTANCE OF 162.08 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL B;
 THENCE NORTH 01°02'18" WEST ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 59.98 FEET;
 THENCE NORTH 02°52'18" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 479.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET;
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°01'20" CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B FOR AN ARC LENGTH OF 337.98 FEET;
 THENCE SOUTH 89°06'22" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 126.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET;
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°39'32" CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, FOR AN ARC DISTANCE OF 41.30 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET;
 THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°43'01" CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, FOR AN ARC DISTANCE OF 20.39 FEET;
 THENCE SOUTH 02°50'09" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 42.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET;
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°00'00" CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, FOR AN ARC DISTANCE OF 299.50 FEET;
 THENCE SOUTH 85°09'51" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 86.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET;
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°45'39" CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, FOR AN ARC DISTANCE OF 84.89 FEET;
 THENCE SOUTH 20°06'30" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 40.19 FEET;
 THENCE SOUTH 26°22'09" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 325.00 FEET;
 THENCE NORTH 81°46'22" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 250.00 FEET;
 THENCE SOUTH 03°39'07" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 486.54 FEET;
 THENCE SOUTH 85°46'22" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 140.00 FEET TO A POINT ON THE EASTERLY MARGIN OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;
 THENCE SOUTH 26°22'09" EAST ALONG THE EASTERLY MARGIN OF THE BURLINGTON NORTHERN SANTA FE RAILROAD AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 819.38 FEET TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS CONVEYED TO CITY OF MARYSVILLE BY DEEDS RECORDED UNDER AUDITOR'S FILE NO. 200710160330 AND 200911100594, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

ALSO EXCEPT THE FOLLOWING FROM THE ABOVE DESCRIBED PARCEL A OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA 179-93 RECORDED UNDER AUDITOR'S FILE NO. 9603180555;

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL A OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA 179-93;
 THENCE SOUTH 00°42'25" WEST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF 686.98 FEET;
 THENCE NORTH 89°07'45" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 651.00 FEET;
 THENCE SOUTH 01°13'53" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 658.27 FEET;
 THENCE SOUTH 62°03'12" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 80.69 FEET;
 THENCE SOUTH 01°13'13" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 281.24 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 87°07'42" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 766.34 FEET;
 THENCE SOUTH 03°11'26" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 60.00 FEET;
 THENCE SOUTH 87°07'42" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 794.61 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET;
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°08'45", CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A FOR AN ARC LENGTH OF 95.79 FEET;
 THENCE SOUTH 00°22'18" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 311.73 FEET;
 THENCE SOUTH 54°37'42" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 50.00 FEET;
 THENCE SOUTH 84°44'52" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 29.95 FEET;
 THENCE NORTH 64°22'18" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 35.00 FEET;
 THENCE NORTH 01°02'18" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 360.02 FEET;
 THENCE NORTH 87°08'27" EAST DEPARTING THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 224.86 FEET TO THE POINT OF BEGINNING;

PARCEL B (ADJUSTED) - LEGAL DESCRIPTION

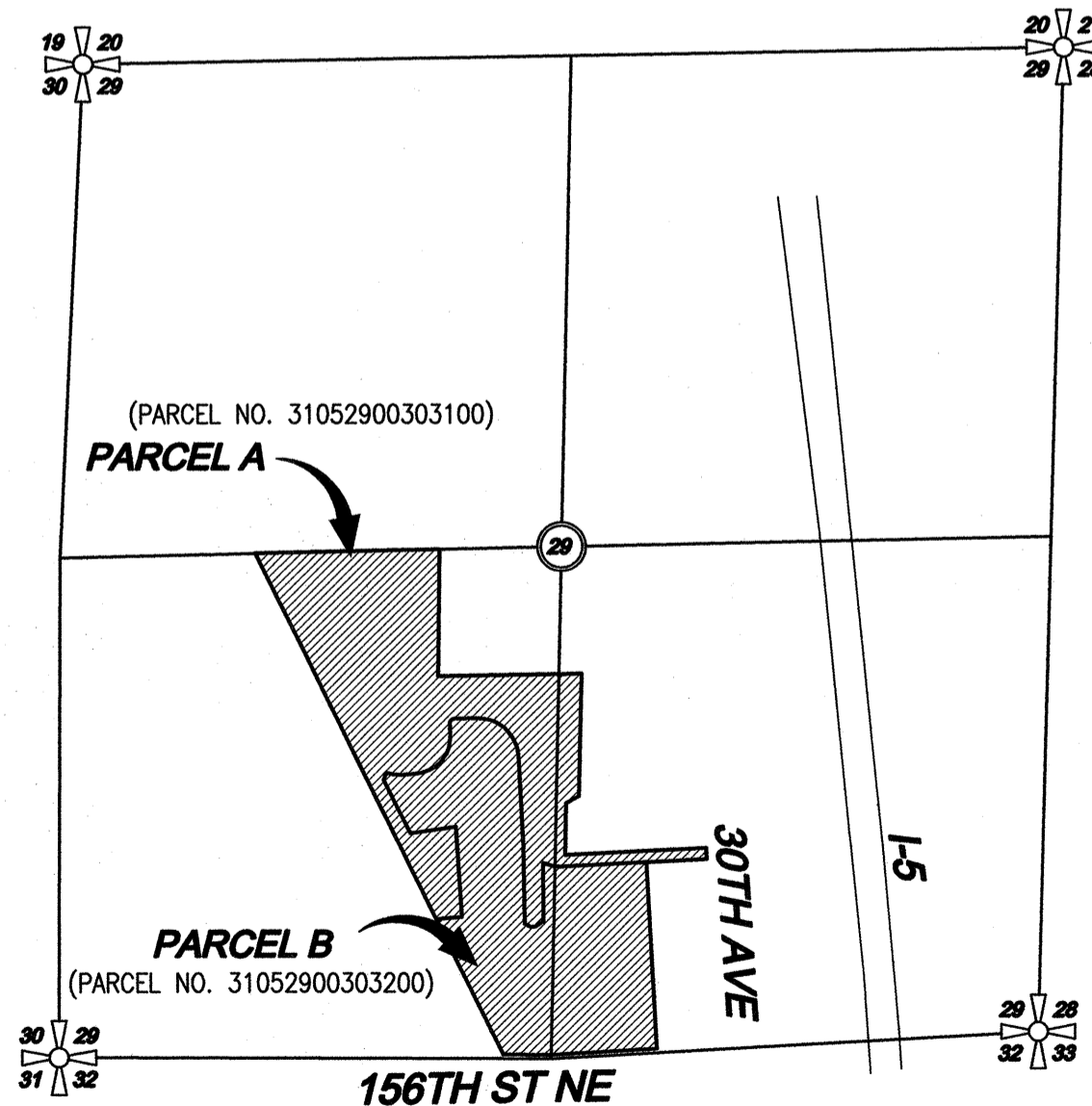
PARCEL B OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA 179-93 RECORDED UNDER AUDITOR'S FILE NO. 9603180555, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A PORTION OF PARCEL A OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA 179-93 RECORDED UNDER AUDITOR'S FILE NO. 9603180555, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

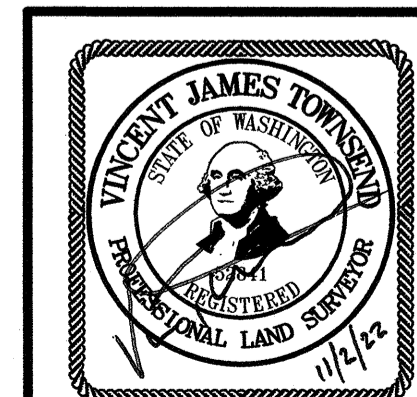
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL A OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA 179-93;
 THENCE SOUTH 00°42'25" WEST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF 686.98 FEET;
 THENCE NORTH 89°07'45" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 651.00 FEET;
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 THENCE SOUTH 62°03'12" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 80.69 FEET;
 THENCE SOUTH 01°13'13" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 281.24 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 87°07'42" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 766.34 FEET;
 THENCE SOUTH 03°11'26" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 60.00 FEET;
 THENCE SOUTH 87°07'42" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 794.61 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET;
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°08'45", CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A FOR AN ARC LENGTH OF 95.79 FEET;
 THENCE SOUTH 00°22'18" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 311.73 FEET;
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 THENCE SOUTH 84°44'52" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 29.95 FEET;
 THENCE NORTH 64°22'18" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 35.00 FEET;
 THENCE NORTH 01°02'18" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 360.02 FEET;
 THENCE NORTH 87°08'27" EAST DEPARTING THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 224.86 FEET TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING FROM THE ABOVE DESCRIBED PARCEL B OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA 179-93 RECORDED UNDER AUDITOR'S FILE NO. 9603180555;

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL B BEING A POINT ON THE NORTHERLY MARGIN OF 156TH STREET NE;
 THENCE SOUTH 89°49'31" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL B, A DISTANCE OF 106.64 FEET;
 THENCE NORTH 01°13'48" EAST DEPARTING SAID BOUNDARY, A DISTANCE OF 349.67 FEET;
 THENCE NORTH 50°32'55" WEST, A DISTANCE OF 189.56 FEET;
 THENCE NORTH 01°55'46" WEST, A DISTANCE OF 590.00 FEET;
 THENCE NORTH 87°08'27" EAST, A DISTANCE OF 162.08 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL B;
 THENCE NORTH 01°02'18" WEST ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 59.98 FEET;
 THENCE NORTH 02°52'18" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 479.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET;
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°01'20" CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B FOR AN ARC LENGTH OF 337.98 FEET;
 THENCE SOUTH 89°06'22" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 126.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET;
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°39'32" CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, FOR AN ARC DISTANCE OF 41.30 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET;
 THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°43'01" CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, FOR AN ARC DISTANCE OF 20.39 FEET;
 THENCE SOUTH 02°50'09" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 42.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET;
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°00'00" CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, FOR AN ARC DISTANCE OF 299.50 FEET;
 THENCE SOUTH 85°09'51" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 86.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET;
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°45'39" CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, FOR AN ARC DISTANCE OF 84.89 FEET;
 THENCE SOUTH 20°06'30" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 40.19 FEET;
 THENCE SOUTH 26°22'09" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 325.00 FEET;
 THENCE NORTH 81°46'22" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 250.00 FEET;
 THENCE SOUTH 03°39'07" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 486.54 FEET;
 THENCE SOUTH 85°46'22" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 140.00 FEET TO A POINT ON THE EASTERLY MARGIN OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;
 THENCE SOUTH 26°22'09" EAST ALONG THE EASTERLY MARGIN OF THE BURLINGTON NORTHERN SANTA FE RAILROAD AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, A DISTANCE OF 819.38 FEET TO THE POINT OF BEGINNING.



SECTION INDEX
NOT TO SCALE



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**BOUNDARY LINE ADJUSTMENT
TWIN LAKES**

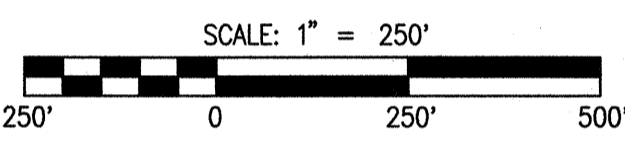
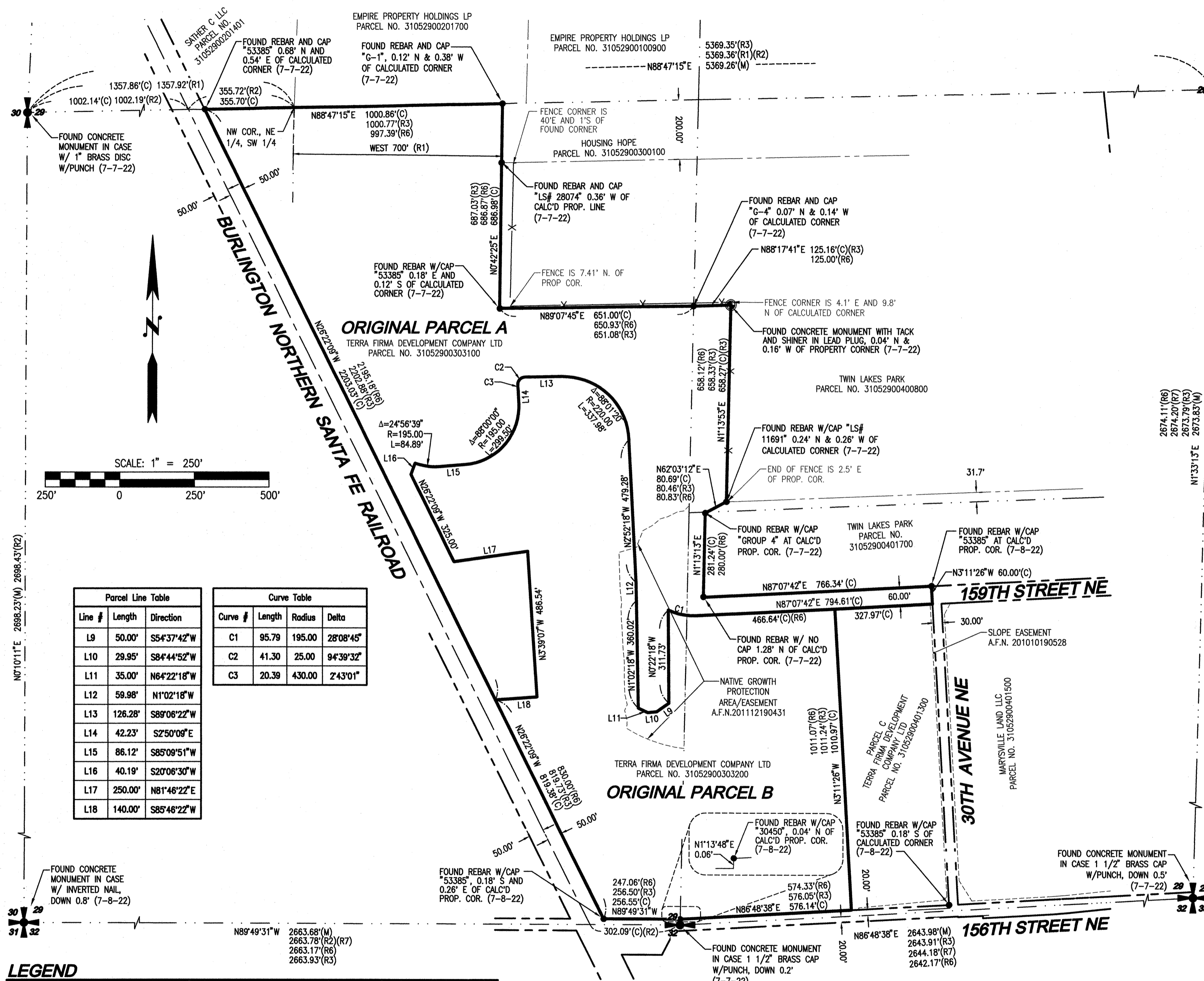
PORTIONS OF THE SW 1/4 AND THE SE 1/4 OF SEC. 29, TWP. 31 N., RGE. 5 E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:	SHEET:
JMA	6-28-22	C21-150-BLA	NTS	C21-150	2 OF 4

CITY OF MARYSVILLE
BOUNDARY LINE ADJUSTMENT
BLA21-009

PORTION OF
SW 1/4 AND SE 1/4, SEC. 29, TWP. 31 N., RGE. 5 E., W.M.

SCALE 1 INCH = 250 FT. SCALE: 1" = 250'



Line #	Length	Direction
L9	50.00'	S54°37'42"W
L10	29.95'	S84°44'52"W
L11	35.00'	N64°22'18"W
L12	59.98'	N1°02'18"W
L13	126.28'	S89°06'22"W
L14	42.23'	S2°50'09"E
L15	86.12'	S85°09'51"W
L16	40.19'	S20°06'30"W
L17	250.00'	N81°46'22"E
L18	140.00'	S85°46'22"W

Curve #	Length	Radius	Delta
C1	95.79	195.00	28°08'45"
C2	41.30	25.00	94°39'32"
C3	20.39	430.00	2°43'01"

LEGEND

- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- RIGHT-OF-WAY CENTERLINE
- x- FENCE
- BOUNDARY LINE
- BOUNDARY LINE TO BE REMOVED (ADJUSTED/CONSOLIDATED)
- REBAR & CAP
- SET 5/8" REBAR & CAP (PLS 52841 & 20109918)
- ⊙ MONUMENT FOUND
- (ORIG) ORIGINAL LOT DIMENSION (BEFORE ADJUSTMENT)
- (ADJ) ADJUSTED LOT DIMENSION (AFTER ADJUSTMENT)

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE.

BASIS OF BEARING

GEODETIC BEARING BASED ON GPS OBSERVATION
WASHINGTON STATE PLANE, NORTH ZONE, NAD 83
MONUMENTED SOUTH LINE OF THE SE 1/4 OF SECTION 29
BEARING= N 86°48'38" E

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND
TOPCON GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURERS
SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

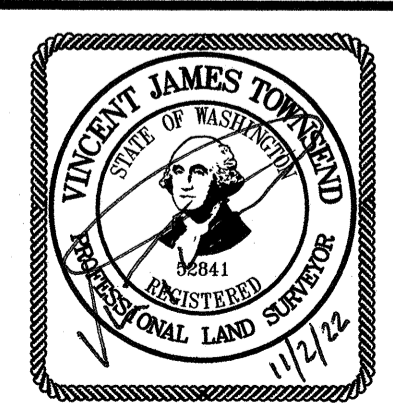
REFERENCES

- (R1) BOUNDARY LINE ADJUSTMENT AF#201310015001, FILED IN SNOHOMISH COUNTY
- (R2) BOUNDARY LINE AGREEMENT AF#201405285004, FILED IN SNOHOMISH COUNTY
- (R3) UNRECORDED ALTA/NSPS LAND TITLE SURVEY BY NORTH PEAK ASSOC. TITLED "TWIN LAKES" JOB#20-58. DATED 3-24-2021
- (R4) BOUNDARY LINE ADJUSTMENT NO.177-93, AF#9603180553, FILED IN SNOHOMISH COUNTY.
- (R5) BOUNDARY LINE ADJUSTMENT NO.178-93, AF#9603180554, FILED IN SNOHOMISH COUNTY.
- (R6) BOUNDARY LINE ADJUSTMENT NO.179-93, AF#9603180555, FILED IN SNOHOMISH COUNTY.
- (R7) BOUNDARY LINE ADJUSTMENT NO.03-005, AF#200307155002, FILED IN SNOHOMISH COUNTY.

SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
- BOUNDARY LINES SHOWN REPRESENT DEED LOCATION. OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY PERFORMED WITH THE BENEFIT A SUBDIVISION GUARANTEE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (GUARANTEE NO.: NCS-1079688-WA1), DATED JULY 20, 2021 AT 7:30 A.M.

ORIGINAL LOT CONFIGURATION



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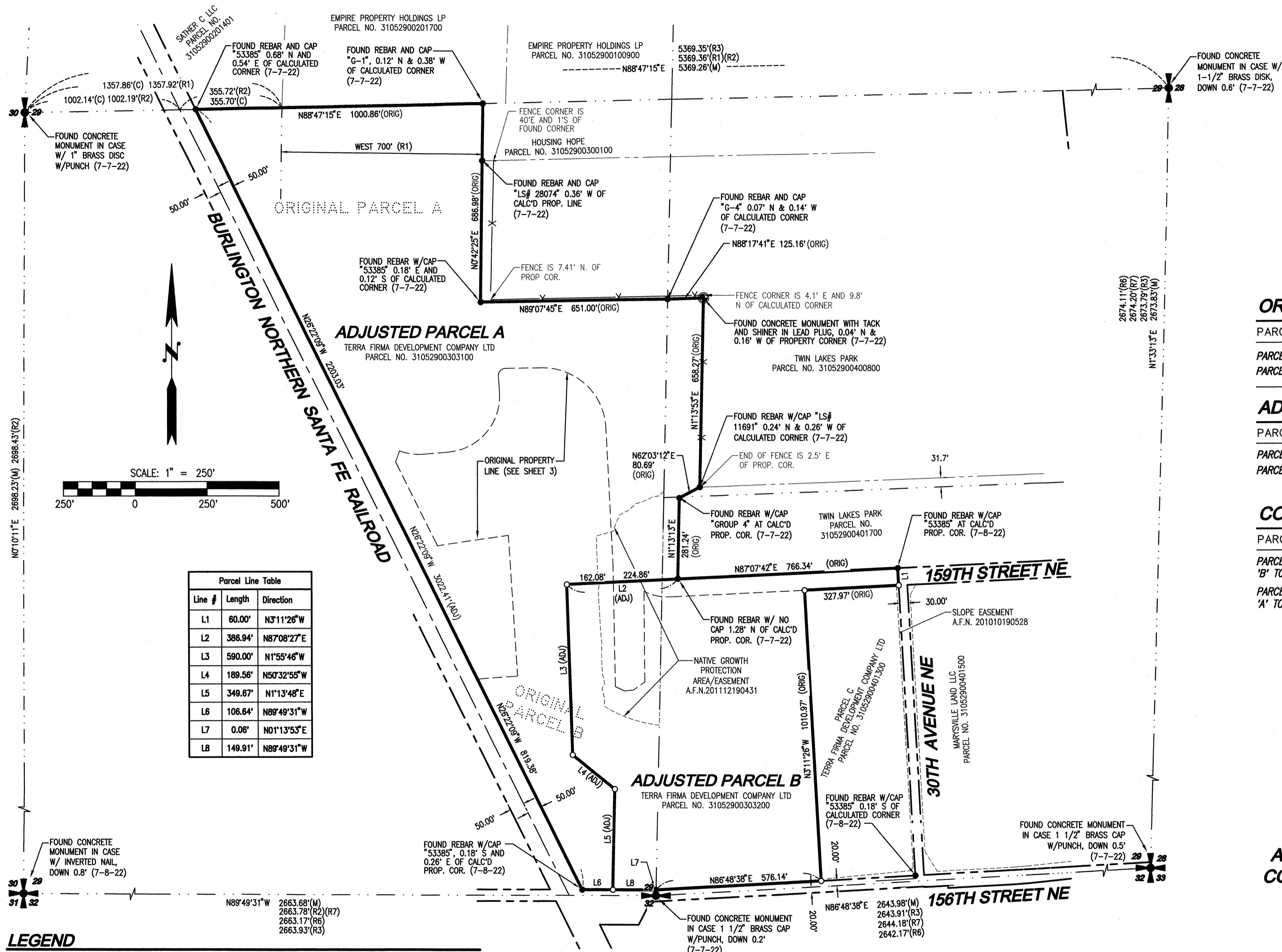
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CITY OF MARYSVILLE
BOUNDARY LINE ADJUSTMENT
BLA21-009

PORTION OF
SW 1/4 AND SE 1/4, SEC. 29, TWP. 31 N., RGE. 5 E., W.M.

SCALE 1 INCH = 250 FT. SCALE: 1" = 250'
0 250' 500'



SCALE: 1" = 250'
250' 0 250' 500'

Line #	Length	Direction
L1	60.00'	N3°11'26"W
L2	386.94'	N87°08'27"E
L3	590.00'	N1°55'46"W
L4	189.56'	N50°32'55"W
L5	349.67'	N1°13'48"E
L6	106.64'	N89°49'31"W
L7	0.06'	N01°13'53"E
L8	149.91'	N89°49'31"W

ORIGINAL LOT AREAS

PARCEL	AREA
PARCEL 'A'	1,494,153 SF (34.30 AC.)
PARCEL 'B'	1,369,562 SF (31.44 AC.)

ADJUSTED LOT AREAS

PARCEL	AREA
PARCEL 'A'	2,002,626 SF (45.97 AC.)
PARCEL 'B'	861,089 SF (19.77 AC.)

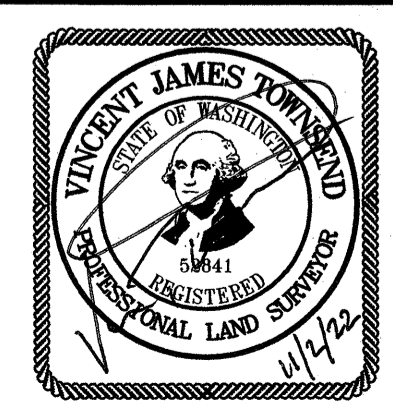
CONVEYANCE AREA

PARCEL	AREA
PARCEL 'B' TO 'A'	599,350 SF (13.76 AC.)
PARCEL 'A' TO 'B'	90,878 SF (2.08 AC.)

ADJUSTED LOT CONFIGURATION

LEGEND

- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- RIGHT-OF-WAY CENTERLINE
- FENCE
- BOUNDARY LINE
- BOUNDARY LINE TO BE REMOVED (ADJUSTED/CONSOLIDATED)
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