

RETURN ORIGINAL DOCUMENT TO:

Name [Print] Patricia Powell  
 Street 765 Wenn Rd C201  
 City, ST, zip Greenbank, WA 98253

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

Authorized Agent (print name) Patricia Powell

<b>Parcel A</b> <u>Ducken Family LLC</u> Owner's Name  Owner's Name <u>12319 209 Ave NE</u> Mailing Address <u>Redmond, WA 98053</u> City, State, Zip Code <u>425-681-1444</u> Phone	<u>R23317-309-3750</u> Assessor Parcel No.  If applicable, Plat Name or Short Plat Number:  Block No. Lot No. Recorded Auditor's File No. <u>[Signature]</u> Owner's Signature <u>[Signature]</u> Owner's Signature
<b>Parcel B</b> <u>Ducken Family LLC</u> Owner's Name  Owner's Name <u>12319 209 Ave NE</u> Mailing Address <u>Redmond, WA 98053</u> City, State, Zip Code <u>425-681-1444</u> Phone	<u>R23317-326-4720</u> Assessor Parcel No.  If applicable, Plat Name or Short Plat Number:  Block No. Lot No. Recorded Auditor's File No. <u>[Signature]</u> Owner's Signature <u>[Signature]</u> Owner's Signature
<b>Parcel C</b> Owner's Name  Owner's Name Mailing Address City, State, Zip Code Phone	Assessor Parcel No.  If applicable, Plat Name or Short Plat Number:  Block No. Lot No. Recorded Auditor's File No. Owner's Signature Owner's Signature



LOCATED IN: SE 1/4 of the NE 1/4 of Section 17, Township 33N, Range 2E  
 Abbreviated Legal Description  
Portions of Government Lots 1 and 2, S17, T33N R2E

Boundary Line Adjustment Form (November, 2008)

FOR COUNTY USE ONLY Legal Descriptions of existing parcels found on Page(s) 4 attached  
 BLA# 229109 Page 1 of 1 Approved: 11-17-09 By: C White

## 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>Ducken Family LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>B</u> (e.g. A,B,etc)	<u>Ducken Family LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</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
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

### 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>Ducken Family LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>B</u> (e.g. A,B,etc)	<u>Ducken Family LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</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
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

RECEIVED  
NOV 9 2009  
ISLAND COUNTY  
COMMUNITY DEVELOPMENT

### 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>Ducken Family LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>B</u> (e.g. A,B,etc)	<u>Ducken Family LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</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
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

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### LEGAL DESCRIPTION of EXISTING PARCELS

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

#### PARCEL A PRIOR TO BOUNDARY LINE ADJUSTMENT

That portion of Government Lot 1 of Section 17, Township 33 North, Range 2 East, W.M., lying Southerly of the Plat of Dugualla Bay Heights Division No. 7, recorded in Volume 9 of Plats, page 69, Records of Island County, Washington, and Southerly and Easterly of the Plat of Dugualla Bay Heights Division No. 8, recorded in Volume 10 of Plats, page 52, records of Island County, Washington, and Easterly of Elk Horn Street, as shown on the above mentioned Plat of Dugualla Bay Heights Division No. 8;

Except therefrom that portion lying within Dugualla Road as shown on the Plat of Dugualla Bay Heights Division No. 4, recorded in Volume 8 of Plats, page 48, Records of Island County, Washington.

Situate in Island County, Washington.

#### PARCEL B PRIOR TO BOUNDARY LINE ADJUSTMENT

That portion of Government Lot 2 of Section 17, Township 33 North, Range 2 East, W.M., lying Southerly of the Plat of Dugualla Bay Heights Division No. 2, recorded in Volume 7 of Plats, page 32, Records of Island County, Washington, and Easterly of the Plat of Dugualla Bay Heights Division No. 5, recorded in Volume 8 of plats, page 72, Records of Island County, Washington.

Except therefrom that portion lying within Dugualla Road as shown on the Plat of Dugualla Bay Heights Division No. 4, recorded in Volume 8 of Plats, page 48, Records of Island County, Washington.

Together with that portion of Government Lot 2 of Section 17, Township 33 North, Range 2 East, W.M., lying Westerly of the Plat of Dugualla Bay Heights Division No. 1, recorded in Volume 6 of Plats, page 63 records of Island County, Washington and lying Southerly of Beacon View Drive (formerly Shore Drive) as shown on the face of said plat.

Situate in Island County, Washington.



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

#### FOR COUNTY USE ONLY

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## LEGAL DESCRIPTION of PROPOSED PARCELS

Attach additional pages as needed

### PARCEL A AFTER BOUNDARY LINE ADJUSTMENT

THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING SOUTHERLY OF THE PLAT OF DUGUALLA BAY HEIGHTS DIVISION NO. 7, RECORDED IN VOLUME 9 OF PLATS, PAGE 69, RECORDS OF ISLAND COUNTY, WASHINGTON, AND SOUTHERLY AND EASTERLY OF THE PLAT OF DUGUALLA BAY HEIGHTS DIVISION NO. 8, RECORDED IN VOLUME 10 OF PLATS, PAGE 52, RECORDS OF ISLAND COUNTY, WASHINGTON, AND EASTERLY OF ELK HORN STREET, AS SHOWN ON THE ABOVE MENTIONED PLAT OF DUGUALLA BAY HEIGHTS DIVISION NO. 8;

EXCEPT THEREFROM THAT PORTION LYING WITHIN DUGUALLA ROAD AS SHOWN ON THE PLAT OF DUGUALLA BAY HEIGHTS DIVISION NO. 4, RECORDED IN VOLUME 8 OF PLATS, PAGE 48, RECORDS OF ISLAND COUNTY, WASHINGTON.

ALSO EXCEPT THE WEST 264.6 FEET OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING SOUTHERLY OF DUGUALLA ROAD;

SITUATE IN ISLAND COUNTY, WASHINGTON.

### PARCEL B AFTER BOUNDARY LINE ADJUSTMENT

THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING SOUTHERLY OF THE PLAT OF DUGUALLA BAY HEIGHTS DIVISION NO. 2, RECORDED IN VOLUME 7 OF PLATS, PAGE 32, RECORDS OF ISLAND COUNTY, WASHINGTON, AND EASTERLY OF THE PLAT OF DUGUALLA BAY HEIGHTS DIVISION NO. 5, RECORDED IN VOLUME 8 OF PLATS, PAGE 72, RECORDS OF ISLAND COUNTY, WASHINGTON.

EXCEPT THEREFROM THAT PORTION LYING WITHIN DUGUALLA ROAD AS SHOWN ON THE PLAT OF DUGUALLA BAY HEIGHTS DIVISION NO. 4, RECORDED IN VOLUME 8 OF PLATS, PAGE 48, RECORDS OF ISLAND COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING WESTERLY OF THE PLAT OF DUGUALLA BAY HEIGHTS DIVISION NO. 1, RECORDED IN VOLUME 6 OF PLATS, PAGE 63 RECORDS OF ISLAND COUNTY, WASHINGTON AND LYING SOUTHERLY OF BEACON VIEW DRIVE (FORMERLY SHORE DRIVE) AS SHOWN ON THE FACE OF SAID PLAT.

ALSO TOGETHER WITH THE WEST 264.6 FEET OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING SOUTHERLY OF DUGUALLA ROAD;

SITUATE IN ISLAND COUNTY, WASHINGTON.



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

#### FOR COUNTY USE ONLY

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Boundary Line Adjustment Form (November, 2008)

## BOUNDARY LINE ADJUSTMENT

229/09 BLAAssessor Parcel Number(s) R23317-309-3750 & R23317-326-4720Section 17 Township 33 Range 2 Quarter Section NEExisting Zoning Rural RAID name n/aMinimum Lot size 5 acres Base Density 1 dwelling unit per 5 acres

If the parcels are within a subdivision; Number &amp;

Date of approved subdivision: n/a Auditor File # n/aSite PlanYes Map is drawn to standard engineering scale, and ALL pages have a 1" margin around all sidesYes 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 - R23317-309-3750	<u>23.3 acres</u>		<u>20.4 acres</u>
Lot B- R23317-326-4720	<u>8.7 acres</u>		<u>11.6 acres</u>
Lot C			
Lot D			

Approval Requirements

- Yes 1. The proposed boundary adjustment does not create additional Lots, Tracts or Parcels and therefore is exempt from Short Plat regulations. ICC 16.06.030
- Yes 2. The lots being created 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. Legal means of access has been provided, or a waiver of legal means of access has been signed. ICC 16.06.070.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

Building comments returned on,			No objection	X	No comment
Health comments returned on,	11/16/09	X	No objection		
Engineering comments returned on,	11/13/09	X	No objection		
Planning & Community Development	11/17/09	X	No objection		Conditions:

Based on the foregoing Findings and Conclusions, Boundary Line Adjustment Application is hereby GRANTED to Duckin Family LLC

229/09 BLA

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.

If your site is located within 400 feet of a bald eagle nest or within a bald eagle breeding or habitat area, you will be required to complete and sign a Short or Custom Eagle Management Plan before you may receive a building permit or any other permit that would involve disturbance to the land and/or vegetation.

SIGNED THIS 17<sup>th</sup> DAY OF November, 2009.

  
Cindy White  
Planning Technician