

RETURN ORIGINAL DOCUMENT TO:

Name [Print] Patricia Powell  
 Street 765 Wann 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 (1)</b> <u>Ducken Family LLC</u> Owner's Name Owner's Name <u>12319 209<sup>th</sup> Ave NE</u> Mailing Address <u>Redmond, WA 98053</u> City, State, Zip Code <u>425-681-1444</u> Phone	<u>R23317-450-2020</u> Assessor Parcel No. If applicable, Plat Name or Short Plat Number: Block No. Lot No. Recorded Auditor's File No. <u>John Ducken</u> Owner's Signature <u>John Ducken</u> Owner's Signature
<b>Parcel B (2)</b> <u>See above - A</u> Owner's Name Owner's Name Mailing Address City, State, Zip Code Phone	<u>R23317-462-0920</u> Assessor Parcel No. If applicable, Plat Name or Short Plat Number: Block No. Lot No. Recorded Auditor's File No. <u>John Ducken</u> Owner's Signature <u>John Ducken</u> Owner's Signature
<b>Parcel C (3)</b> <u>See above - A</u> Owner's Name Owner's Name Mailing Address City, State, Zip Code Phone	<u>R23317-467-0230</u> Assessor Parcel No. If applicable, Plat Name or Short Plat Number: Block No. Lot No. Recorded Auditor's File No. <u>John Ducken</u> Owner's Signature <u>John Ducken</u> Owner's Signature

LOCATED IN: 1/4 of the 1/4 of Section 17, Township 33N, Range 2E  
 Abbreviated Legal Description

Porter Govt Lots 3 and 4, Sec 17, T33N, R2E, WM

Boundary Line Adjustment Form (November, 2008)

FOR COUNTY USE ONLY Legal Descriptions of existing parcels found on Page(s) 5 & 6 attached  
 BLA# 214/09 Page 1 of 11 Approved: 11-19-09 By: C. White

<b>Parcel D</b> <sup>(4)</sup> <i>See above - A</i> <hr/> Owner's Name <hr/> Owner's Name <hr/> Mailing Address <hr/> City, State, Zip Code <hr/> <div style="text-align: right;">Phone</div>	<div style="text-align: right; font-size: 1.2em;"><i>R23317-500-0370</i></div> <hr/> Assessor Parcel No. <hr/> If applicable, Plat Name or Short Plat Number: <hr/> <div style="display: flex; justify-content: space-between;"> <div>Block No.</div> <div>Lot No.</div> <div>Recorded Auditor's File No.</div> </div> <hr/> <div style="display: flex; justify-content: space-between;"> <div><i>[Signature]</i></div> <div></div> </div> <hr/> <div style="display: flex; justify-content: space-between;"> <div><i>[Signature]</i></div> <div></div> </div> <hr/>
<b>Parcel E</b> <sup>(5)</sup> <i>See above - A</i> <hr/> Owner's Name <hr/> Owner's Name <hr/> Mailing Address <hr/> City, State, Zip Code <hr/> <div style="text-align: right;">Phone</div>	<div style="text-align: right; font-size: 1.2em;"><i>R23317-452-0610</i></div> <hr/> Assessor Parcel No. <hr/> If applicable, Plat Name or Short Plat Number: <hr/> <div style="display: flex; justify-content: space-between;"> <div>Block No.</div> <div>Lot No.</div> <div>Recorded Auditor's File No.</div> </div> <hr/> <div style="display: flex; justify-content: space-between;"> <div><i>[Signature]</i></div> <div></div> </div> <hr/> <div style="display: flex; justify-content: space-between;"> <div><i>[Signature]</i></div> <div></div> </div> <hr/>
<b>Parcel F</b> <div style="text-align: center; font-size: 1.5em; margin-top: 10px;"><i>N/a</i></div> <hr/> Owner's Name <hr/> Owner's Name <hr/> Mailing Address <hr/> City, State, Zip Code <hr/> <div style="text-align: right;">Phone</div>	<div style="text-align: center; font-size: 1.5em; margin-top: 10px;"><i>N/a</i></div> <hr/> Assessor Parcel No. <hr/> If applicable, Plat Name or Short Plat Number: <hr/> <div style="display: flex; justify-content: space-between;"> <div>Block No.</div> <div>Lot No.</div> <div>Recorded Auditor's File No.</div> </div> <hr/> <div style="display: flex; justify-content: space-between;"> <div></div> <div></div> </div> <hr/> <div style="display: flex; justify-content: space-between;"> <div></div> <div></div> </div> <hr/>

## 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/1:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>B/2:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>C/3:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>D/4:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>E/5:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>n/a</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> 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/1:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>B/2:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>C/3:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>D/4:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>E/5:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>n/a</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date

### 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.

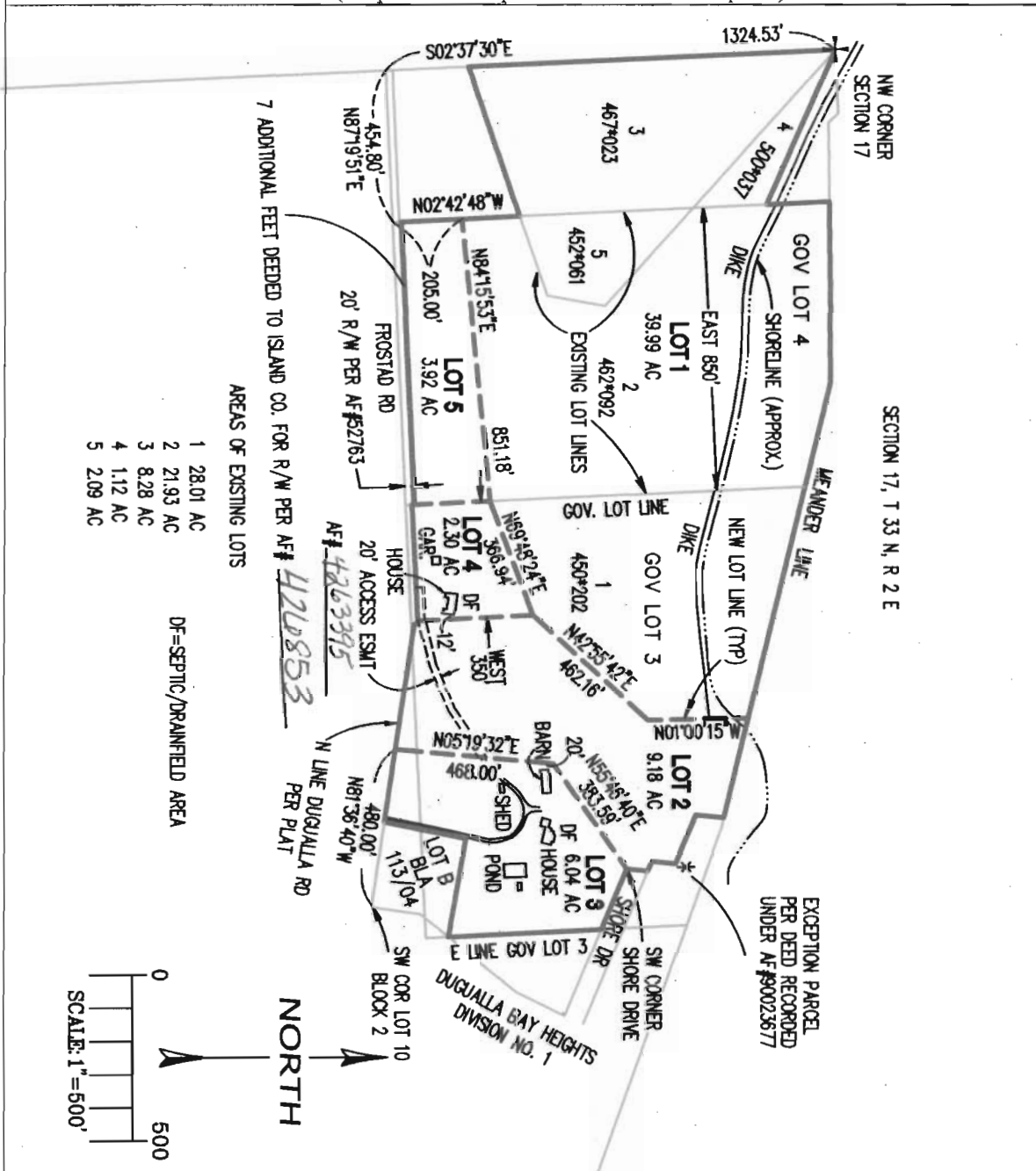
Parcel <u>A/1:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>B/2:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>C/3:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>D/4:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>E/5:</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date
Parcel <u>n/a</u> (e.g. A,B,etc)	<u>Duckens LLC</u> Owner Name (print name)	<u>[Signature]</u> Owner's Signature	<u>11-4-09</u> Date

#### FOR COUNTY USE ONLY

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Boundary Line Adjustment Form (November, 2008)

MAP (Maps drawn in pencil will not be accepted.)



This map is not a formal survey.  
Before development will be permitted, compliance with all applicable County Codes shall be required. This includes but is not limited to health, land development standards, critical areas, zoning regulations.

Scale: 1" = 5700 feet (standard engineering scale)  
Existing Boundary Line  
----- Proposed Boundary Line  
Section 17 Township 33N Range 2E

Parcel A: 450.2020	Current Area: 28.01 AC (sq.ft.)	Proposed Area: 39.94 AC (sq.ft.)
Parcel B: 462.0920	Current Area: 21.93 AC (sq.ft.)	Proposed Area: 9.18 AC (sq.ft.)
Parcel C: 467.0230	Current Area: 8.28 AC (sq.ft.)	Proposed Area: 6.04 AC (sq.ft.)
Parcel D: 500.0370	Current Area: 1.12 AC (sq.ft.)	Proposed Area: 2.30 AC (sq.ft.)
Parcel E: 452.0610	Current Area: 2.09 AC (sq.ft.)	Proposed Area: 3.92 AC (sq.ft.)
Parcel F:	Current Area:	Proposed Area:

Parcel No.  
Applicants' Signature: (blue ink)  
Parcel A: [Signature] Date: 11-4-09  
Parcel B: [Signature] Date: 11-4-09  
Parcel C: [Signature] Date: 11-4-09  
Parcel D: [Signature] Date: 11-4-09  
Parcel E: [Signature] Date: 11-4-09  
Parcel F: [Signature] Date: 11-4-09

FOR COUNTY USE ONLY  
See Page 3 of this BLA.  
BLA# 214/09 Page 4 of 11  
Legal means of access has been waived by the Applicant(s).  
Critical Areas Review By County has been waived by the Applicant(s).  
Approved: 11-19-09 By: C. White  
Boundary Line Adjustment Form (November, 2008)

### LEGAL DESCRIPTION of EXISTING PARCELS

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

#### EXISTING LOT 1

Government Lot 3 of Section 17, Township 33 North, Range 2 East, W.M.;

**EXCEPT** therefrom any portion lying within the Plat of Dugualla Bay Heights, Division No. 1, recorded in Volume 6 of Plats, page 63, Records of Island County, Washington;

**ALSO EXCEPT** therefrom that portion as described in deed recorded December 31, 1990, Auditor's File No. 90023677, Records of Island County, Washington;

**ALSO EXCEPT** a 20 foot strip of land along a portion of the southerly boundary for road purposes as conveyed to Island County in deed recorded March 13, 1941, under Auditor's File No. 52763, Records of Island County, Washington;

**TOGETHER WITH** that portion of the Southeast Quarter of the Northwest Quarter of Section 17, Township 33 North, Range 2 East, W.M., lying Northerly of county road right of way known as Dugualla Road and lying Westerly of Block 2, Plat of Dugualla Bay Heights, Division No. 1, as recorded in Volume 6 of Plats, page 63, Records of Island County, Washington;

**EXCEPT** that portion of Government Lot 3 and of the Southeast Quarter of the Northwest Quarter of Section 17, Township 33 North, Range 2 East, W.M., lying Northerly of county road right of way known as Dugualla Road and lying Westerly of Block 2, Plat of Dugualla Bay Heights, Division No. 1, as recorded in Volume 6 of Plats, page 63, Records of Island County, Washington, described as follows:

Beginning at the Southwest corner of Lot 10, Block 2, of said Plat of Dugualla Bay Heights Division No. 1;

thence North 08°23'20" East along the west line of said Block 2 a distance of 145.00 feet;

thence continuing along said West line North 39°37'30" East 91.30 feet to the intersection with the East line of said Government Lot 3;

thence North 80°12'25" West 301.61 feet;

thence South 11°42'26" West 245.37 feet, more or less, to the North right of way line of Dugualla Road;

thence South 81°36'40" East along said right of way line 259.58 feet to the point of beginning,

Situate in Island County, Washington.

#### EXISTING LOT 2

The East 850 feet of Government Lot 4 of Section 17, Township 33 North, Range 2 East, W.M.;

**EXCEPT** That portion of Second Class tidelands as conveyed by the State of Washington, located in front of Government Lot 4, Section 17, Township 33 North, Range 2 East, W.M., lying East of the following described line:

Beginning at the corner common to Sections 7, 8, 17 and 18, said Township 33 North, Range 2 East, W.M.;

thence South a distance of 1098.7 feet;

thence North 76°08' East a distance of 467 feet to the true point of beginning of said line;

thence North 540 feet to the terminus of said line.

**ALSO EXCEPT** therefrom the South 20 feet for public road and highway purposes as conveyed to Island County, in instrument recorded March 13, 1941, under Auditor's File No. 52763, records of Island County, Washington.

**ALSO EXCEPT** the North 7 feet of the South 27 feet of the East 850 feet of said Government Lot 4, deeded to Island County, for right-of-way, per Auditor's file number \_\_\_\_\_;

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)

### LEGAL DESCRIPTION of EXISTING PARCELS

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

#### EXISTING LOT 3

Second Class tidelands as conveyed by the State of Washington, located in front of Government Lot 4, Section 17, Township 33 North, Range 2 East, W.M., described as follows:

Beginning at the corner common to Sections 7, 8, 17 and 18, said Township 33 North, Range 2 East, W.M.;  
thence South a distance of 1098.7 feet;  
thence North  $76^{\circ}08'$  East a distance of 467 feet;  
thence North a distance of 540 feet;  
thence North  $46^{\circ}$  West a distance of 632 feet, more or less to the point of beginning;

**EXCEPT** therefrom that portion, if any, lying within the following described parcel:

Beginning at the corner common to said Sections 7, 8, 17 and 18;  
thence South  $46^{\circ}$  East a distance of 632 feet;  
thence North a distance of 210 feet;  
thence North  $63^{\circ}55'$  West a distance of 510 feet, more or less, to the point of beginning.

Situate in Island County, Washington.

#### EXISTING LOT 4

Second Class tidelands as conveyed by the State of Washington, located in front of Government Lot 4, Section 17, Township 33 North, Range 2 East, W.M., described as follows:

Beginning at the corner common to said Sections 7, 8, 17 and 18, Township 33 North, Range 2 East, W.M.;  
thence South  $46^{\circ}$  East a distance of 632 feet;  
thence North 210 feet;  
thence North  $63^{\circ}55'$  West a distance of 510 feet, more or less, to the point of beginning.

Situate in Island County, Washington.

#### EXISTING LOT 5

That portion of Second Class tidelands as conveyed by the State of Washington, located in front of Government Lot 4, Section 17, Township 33 North, Range 2 East, W.M., lying East of the following described line:

Beginning at the corner common to Sections 7, 8, 17 and 18, said Township 33 North, Range 2 East;  
thence South a distance of 1098.7 feet;  
thence North  $76^{\circ}08'$  East a distance of 467 feet to the true point of beginning of said line;  
thence North 540 feet to the terminus of said line.

Situate in Island County, Washington.

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#### FOR COUNTY USE ONLY

BLA# 214/09 Page 4 of 11 Approved: 11-19-09 By: C White

Boundary Line Adjustment Form (November, 2008)

LEGAL DESCRIPTION of PROPOSED PARCELS

Attach additional pages as needed

NEW LOT 1

THAT PORTION OF THE EAST 850 FEET OF GOVERNMENT LOT 4 AND THAT PORTION OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;  
THENCE S02°37'30"E, ALONG THE WEST LINE OF SAID SECTION 17, FOR 1324.53 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4;  
THENCE N87°19'51"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, FOR 454.80 FEET TO THE WEST LINE OF THE EAST 850 FEET OF SAID GOVERNMENT LOT 4;  
THENCE N02°42'48"W, ALONG SAID WEST LINE, FOR 205.00 FEET TO THE POINT OF BEGINNING;  
THENCE N84°15'53"E FOR 851.18 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 4;  
THENCE N69°48'24"E FOR 366.94 FEET;  
THENCE N42°55'42"E FOR 462.16 FEET;  
THENCE N01°00'15"W TO THE NORTH LINE OF SAID GOVERNMENT LOT 3 AND THE TERMINUS OF SAID LINE;

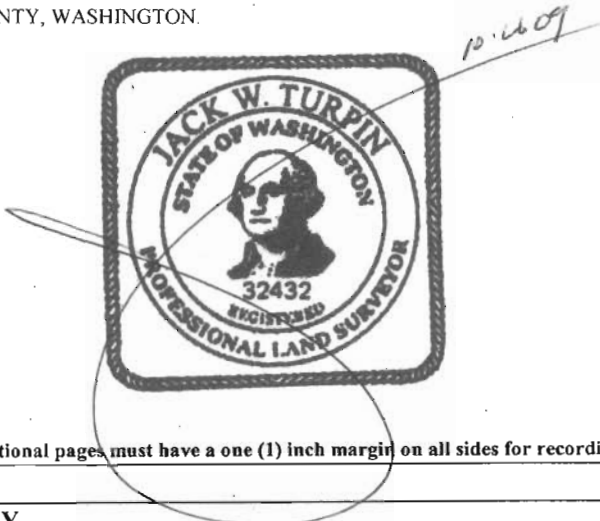
EXCEPT THAT PORTION OF SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING EAST OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.;  
THENCE SOUTH A DISTANCE OF 1098.7 FEET;  
THENCE NORTH 76°08' EAST A DISTANCE OF 467 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;  
THENCE NORTH 540 FEET TO THE TERMINUS OF SAID LINE.

TOGETHER WITH SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, SAID TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.;  
THENCE SOUTH A DISTANCE OF 1098.7 FEET;  
THENCE NORTH 76°08' EAST A DISTANCE OF 467 FEET;  
THENCE NORTH A DISTANCE OF 540 FEET;  
THENCE NORTH 46° WEST A DISTANCE OF 632 FEET, MORE OR LESS TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CORNER COMMON TO SAID SECTIONS 7, 8, 17 AND 18;  
THENCE SOUTH 46° EAST A DISTANCE OF 632 FEET;  
THENCE NORTH A DISTANCE OF 210 FEET;  
THENCE NORTH 63°55' WEST A DISTANCE OF 510 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH THAT PORTION OF SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING EAST OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.;  
THENCE SOUTH A DISTANCE OF 1098.7 FEET;  
THENCE NORTH 76°08' EAST A DISTANCE OF 467 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;  
THENCE NORTH 540 FEET TO THE TERMINUS OF SAID LINE.

SITUATE IN ISLAND COUNTY, WASHINGTON.



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Boundary Line Adjustment Form (November, 2008)



## LEGAL DESCRIPTION of PROPOSED PARCELS

Attach additional pages as needed

### NEW LOT 2

THAT PORTION OF GOVERNMENT LOT 3 AND THE SE1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING NORTHERLY OF DUGUALLA ROAD AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;  
THENCE S02°37'30"E, ALONG THE WEST LINE OF SAID SECTION 17, FOR 1324.53 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, SAID SECTION 17;  
THENCE N87°19'51"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, FOR 454.80 FEET TO THE WEST LINE OF THE EAST 850 FEET OF SAID GOVERNMENT LOT 4;  
THENCE N02°42'48"W, ALONG SAID WEST LINE, FOR 205.00 FEET;  
THENCE N84°15'53"E FOR 851.18 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 4;  
THENCE N69°48'24"E FOR 366.94 FEET TO THE EAST LINE OF THE WEST 350 FEET OF SAID GOVERNMENT LOT 3, THE POINT OF BEGINNING;  
THENCE N42°55'42"E FOR 462.16 FEET;  
THENCE N01°00'15"W TO THE NORTH LINE OF SAID GOVERNMENT LOT 3 AND THE TERMINUS OF SAID LINE;

**EXCEPT** THAT PORTION OF GOVERNMENT LOT 3 AND THE SE1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 2, DUGUALLA BAY HEIGHTS, DIVISION NO. 1, RECORDED IN VOLUME 6 OF PLAT, PAGE 63, RECORDS OF ISLAND COUNTY, WASHINGTON;  
THENCE N81°36'40"W, ALONG THE NORTH LINE OF DUGUALLA ROAD, FOR 480.00 FEET TO THE POINT OF BEGINNING;  
THENCE N05°19'32"E FOR 468.00 FEET;  
THENCE N55°46'40"E FOR 383.59 FEET TO THE SOUTHWEST CORNER OF SHORE DRIVE RIGHT-OF-WAY, PER SAID PLAT OF DUGUALLA BAY HEIGHTS, DIVISION NO. 1, AND THE TERMINUS OF SAID LINE;

**ALSO EXCEPT** THAT PORTION AS DESCRIBED IN DEED RECORDED DECEMBER 31, 1990, AUDITOR'S FILE NO. 90023677, RECORDS OF ISLAND COUNTY, WASHINGTON.

**ALSO EXCEPT** ANY PORTION LYING WITHIN THE PLAT OF DUGUALLA BAY HEIGHTS, DIVISION NO. 1, RECORDED IN VOLUME 6 OF PLATS, PAGE 63, RECORDS OF ISLAND COUNTY, WASHINGTON.

**ALSO EXCEPT** THE WEST 350 FEET OF SAID GOVERNMENT LOT 3:

**ALSO EXCEPT** THEREFROM THE SOUTH 20 FEET FOR PUBLIC ROAD AND HIGHWAY PURPOSES AS CONVEYED TO ISLAND COUNTY, IN INSTRUMENT RECORDED MARCH 13, 1941, UNDER AUDITOR'S FILE NO. 52763, RECORDS OF ISLAND COUNTY, WASHINGTON.

SITUATE IN ISLAND COUNTY, WASHINGTON.



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### FOR COUNTY USE ONLY

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Approved: 11-19-09

By: C. White

Boundary Line Adjustment Form (November, 2008)



## LEGAL DESCRIPTION of PROPOSED PARCELS

Attach additional pages as needed

### NEW LOT 3

THAT PORTION OF GOVERNMENT LOT 3 AND THE SE1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING NORTHERLY OF DUGUALLA ROAD, SOUTHERLY OF SHORE DRIVE AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 2, DUGUALLA BAY HEIGHTS, DIVISION NO. 1, RECORDED IN VOLUME 6 OF PLAT, PAGE 63, RECORDS OF ISLAND COUNTY, WASHINGTON;

THENCE N81°36'40"W, ALONG THE NORTH LINE OF DUGUALLA ROAD, FOR 480.00 FEET TO THE POINT OF BEGINNING;

THENCE N05°19'32"E FOR 468.00 FEET;

THENCE N55°46'40"E FOR 383.59 FEET TO THE SOUTHWEST CORNER OF SHORE DRIVE RIGHT-OF-WAY, PER SAID PLAT OF DUGUALLA BAY HEIGHTS, DIVISION NO. 1, AND THE TERMINUS OF SAID LINE;

**EXCEPT** THAT PORTION OF GOVERNMENT LOT 3 AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING NORTHERLY OF COUNTY ROAD RIGHT OF WAY KNOWN AS DUGUALLA ROAD AND LYING WESTERLY OF BLOCK 2, PLAT OF DUGUALLA BAY HEIGHTS DIVISION NO. 1 AS RECORDED IN VOLUME 6 OF PLATS, PAGE 63, RECORDS OF ISLAND COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 2, OF SAID PLAT OF DUGUALLA BAY HEIGHTS DIVISION NO. 1;

THENCE NORTH 08°23'20" EAST ALONG THE WEST LINE OF SAID BLOCK 2 A DISTANCE OF 145.00 FEET;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 39°37'30" EAST 91.30 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID GOVERNMENT LOT 3;

THENCE NORTH 80°12'25" WEST 301.61 FEET;

THENCE SOUTH 11°42'26" WEST 245.37 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF DUGUALLA ROAD;

THENCE SOUTH 81°36'40" EAST ALONG SAID RIGHT OF WAY LINE 259.58 FEET TO THE POINT OF BEGINNING;

**ALSO EXCEPT** ANY PORTION LYING WITHIN THE PLAT OF DUGUALLA BAY HEIGHTS, DIVISION NO. 1, RECORDED IN VOLUME 6 OF PLATS, PAGE 63, RECORDS OF ISLAND COUNTY, WASHINGTON.

SITUATE IN ISLAND COUNTY, WASHINGTON.



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

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Boundary Line Adjustment Form (November, 2008)

## LEGAL DESCRIPTION of PROPOSED PARCELS

Attach additional pages as needed

### NEW LOT 4

THAT PORTION OF THE WEST 350 FEET OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;  
THENCE S02°37'30"E, ALONG THE WEST LINE OF SAID SECTION 17, FOR 1324.53 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, SAID SECTION 17;  
THENCE N87°19'51"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, FOR 454.80 FEET TO THE WEST LINE OF THE EAST 850 FEET OF SAID GOVERNMENT LOT 4;  
THENCE N02°42'48"W, ALONG SAID WEST LINE, FOR 205.00 FEET;  
THENCE N84°15'53"E FOR 851.18 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE POINT OF BEGINNING;  
THENCE N69°48'24"E FOR 366.94 FEET TO THE EAST LINE OF THE WEST 350 FEET OF SAID GOVERNMENT LOT 3 AND THE TERMINUS OF SAID LINE;

**EXCEPT** THEREFROM THE SOUTH 20 FEET FOR PUBLIC ROAD AND HIGHWAY PURPOSES AS CONVEYED TO ISLAND COUNTY, IN INSTRUMENT RECORDED MARCH 13, 1941, UNDER AUDITOR'S FILE NO. 52763, RECORDS OF ISLAND COUNTY, WASHINGTON.

SITUATE IN ISLAND COUNTY, WASHINGTON.

### NEW LOT 5

THAT PORTION OF THE EAST 850 FEET OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;  
THENCE S02°37'30"E, ALONG THE WEST LINE OF SAID SECTION 17, FOR 1324.53 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4;  
THENCE N87°19'51"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, FOR 454.80 FEET TO THE WEST LINE OF THE EAST 850 FEET OF SAID GOVERNMENT LOT 4;  
THENCE N02°42'48"W, ALONG SAID WEST LINE, FOR 205.00 FEET TO THE POINT OF BEGINNING;  
THENCE N84°15'53"E FOR 851.18 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE TERMINUS OF SAID LINE;

**EXCEPT** THEREFROM THE SOUTH 20 FEET FOR PUBLIC ROAD AND HIGHWAY PURPOSES AS CONVEYED TO ISLAND COUNTY, IN INSTRUMENT RECORDED MARCH 13, 1941, UNDER AUDITOR'S FILE NO. 52763, RECORDS OF ISLAND COUNTY, WASHINGTON.

**ALSO EXCEPT** THE NORTH 7 FEET OF THE SOUTH 27 FEET OF THE EAST 850 FEET OF SAID GOVERNMENT LOT 4, DEEDED TO ISLAND COUNTY FOR RIGHT-OF-WAY, PER AUDITOR'S FILE NUMBER \_\_\_\_\_;

SITUATE IN ISLAND COUNTY, WASHINGTON.



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

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Boundary Line Adjustment Form (November, 2008)

## BOUNDARY LINE ADJUSTMENT

214/09 BLA

Assessor Parcel Number(s) R23317-450-2020; R23317-462-0920; R23317-467-0230; R23317-500-0370 &amp; R23317-452-0610

Section	17	Township	33	Range	2	Quarter Section	NW
Existing Zoning	Rural			RAID name			
Minimum 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:

Auditor File #

## Site Plan

- |     |   |
|-----|---|
| Yes | 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 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

Parcel sizes as provided	Existing size	Referenced Files	Proposed size
Lot A R23317-450-2020	28.01 acres	113/04 bla	39.99 acres
Lot B R23317-462-0920	21.93 acres		9.18 acres
Lot C R23317-467-0230	8.28 acres		6.04 acres
Lot D R23317-500-0370	1.12 acres		2.30 acres
Lot E R23317-452-0610	2.09 acres		3.92 acres

## Approval Requirements

- |     |     |   |
|-----|-----|---|
| Yes | 1.  | The <b>proposed</b> 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 <b>lots</b> being created are contiguous, <b>legally</b> created lots. ICC 16.06.070.A.1  |
| Yes | 3.  | The <b>proposed</b> boundary adjustment does not create a split-zoned parcel. ICC 16.06.070.A.2   |
| Yes | 4.  | The <b>proposed</b> boundary adjustment <b>will not</b> create a lot of insufficient width or dimension to meet Lot size requirement for the existing zone. ICC 16.06.070.A.3 ( <b>except as provided in ICC 16.06.070.A.8</b> )            |
| 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 ( <b>except as provided in ICC 16.06.070.A.8</b> ). |
| Yes | 6.  | The <b>proposed</b> boundary adjustment will not violate conditions of approval of a previous permit involving any of the subject parcels. ICC 16.06.070.A.5 ( <b>except as provided in ICC 16.06.070.A.8</b> ).                            |
| Yes | 7.  | Legal means of access has been provided, or <b>a waiver of legal means of access has been signed. ICC 16.06.070.A.6</b>   |
| 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	11/19/09	X	No objection		Conditions:


Based on the foregoing Findings and Conclusion: Boundary Line Adjustment Application is hereby GRANTED to Ducken Family LLC

214/09 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 19<sup>th</sup> DAY OF November, 2009.  
Cindy White  
Planning Technician