

**LANDUSE-19-0041 SWIN
BOUNDARY LINE MODIFICATION**

Recorded



00077460201906260030070079

Return to:
San Juan Surveying, PO Box 611, Friday Harbor,
WA 98250

Recorded at the request of:
CHICAGO TITLE

245410737

BOUNDARY LINE MODIFICATION

**THIS BOUNDARY LINE MODIFICATION WILL NOT BE VALID UNLESS IT IS RECORDED
WITH THE SAN JUAN COUNTY AUDITOR WITHIN SIX MONTHS OF THE APPROVAL DATE.**

Because a boundary line modification (BLM) is not a conveyance there is no Grantee. For purposes of recording a BLM, the Auditor's Office treats all parties as both Grantors and Grantees.

Grantor(s) statement: I certify that all of the information submitted herewith is true and correct. I understand that this application is for boundary alterations between adjacent parcels and that approval does not constitute approval for creation of additional parcels or lots.

A, B Grantor(s) Name Rikki Swin
and address: 685 Spring St, Box 1039
(please print) Friday Harbor, WA 98250

A, B Grantor(s) signature:

SJC DEPARTMENT OF

MAY 21 2019

COMMUNITY DEVELOPMENT

X Grantor(s) Name _____
and address: _____
(please print) _____

X Grantor(s) signature: _____

Parcel Number	Abbreviated Legal Description	Auditor's File Number of Latest Deed	Existing Area	New Area
A. 451411002	W1/2 S1/2 NE-NE Sec 14, T 35N, R 4W	2019-0130006	9.90	10.0
B. 451411003	E1/2 S1/2 NE-NE Sec 14, T 35N, R 4W	2019-0130006	9.91	9.81
C.				

*ACRES PER SIC 615

Has either parcel in the proposed change been involved in any way in a Simple Land Division in the last five years? Yes ☐ No ☒

Is any of the property classified as "Open Space" or "Designated Forest Land" for taxation purposes? Yes ☐ No ☒

Date received: 5/21/19

Receipt Number: LA 19-0042

ISLAND SAN JUAN

SUBMITTAL DATE _____

COMPREHENSIVE PLAN DESIGNATION RFF-10SHORELINE DESIGNATION N/A

SJC DEPARTMENT OF

Approval does not change ownership of land. If ownership is to be conveyed, the applicant shall effect an appropriate legal instrument for conveyance.

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Approvals of boundary line modifications shall expire if the authorized deeds transferring property ownership, together with a copy of the approved boundary line modification and map, are not recorded within six months of the approval, unless the application identified the modification as subject to a pending development permit application as a documented contingency agreement between the prospective land seller and purchaser. In that event, the recordings required above shall be filed within 30 days of the effective date of the approved development permit or shall become void upon the denial of a development permit. Documentation authorizing the transfer of property ownership may be placed on the original boundary line map along with the legal descriptions of those portions of land being transferred. (SJCC 18.70.030G)

LAND DIVISION ADMINISTRATOR'S CERTIFICATE: Pursuant to SJCC 18.70.030 Community Development & Planning has reviewed this application and found it in compliance with the codes applicable at the time of the application. All boundary line modifications are subject to SJCC 18.70.030(A)5 " Pursuant to RCW 58.17.060 the property subject to this authorization may not be divided in any manner within a period of five (5) years without the filing of an application for a long subdivision unless eligible for redivision by short plat in accordance with state law.

Approved ☒Denied ☐

Julie Thompson
Administrator

5-29-19
Date

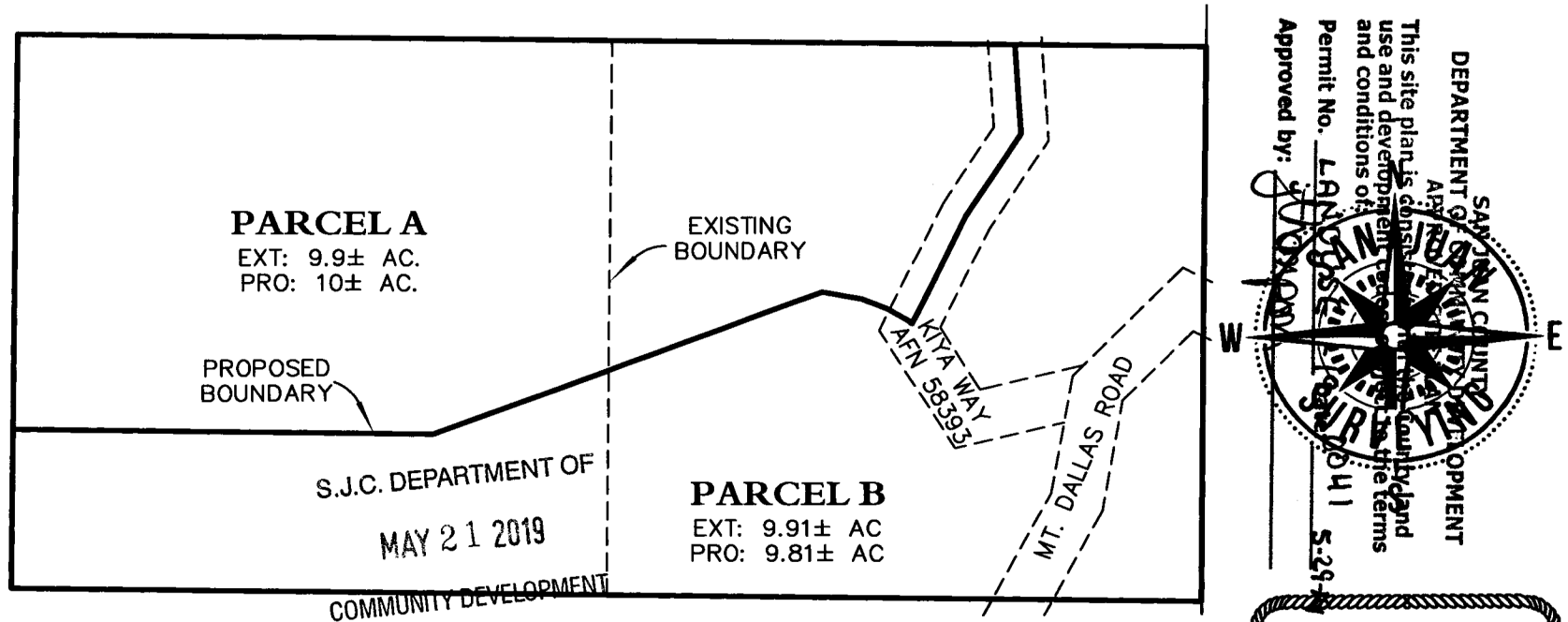
TREASURER'S CERTIFICATE: All taxes and assessments of the current year, 2019, including advance taxes per RCW 58.08.040, for current year tax not yet levied or certified and any delinquent taxes or assessments which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office. If any penalty fees are due under the provisions of the Open Space or DFL Law (84.33 and 84.34RCW) this does not guarantee that they have been paid.

ML Gilman 6-26-19
San Juan County Treasurer Date
Financial Clerk

NOTE: This modification is not valid unless it is recorded with the San Juan County Auditor within 6 months of the approval date, together with a map (8 1/2"X11") containing an original approval stamp signed by the Director of Community Development & Planning or designee.

BOUNDARY LINE MODIFICATION EXHIBIT

A PORTION OF THE NE/NE, SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 WEST,
W.M., SAN JUAN COUNTY, WASHINGTON.



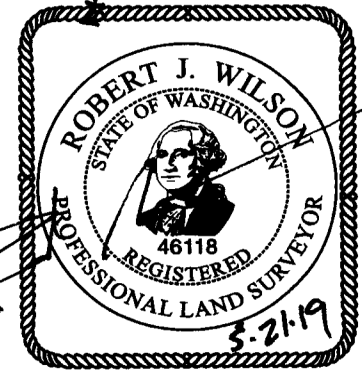
SURVEYOR'S NOTES

1. THIS IS AN EXHIBIT TO ACCOMPANY A BOUNDARY LINE MODIFICATION APPLICATION. THIS IS NOT INTENDED TO BE A SURVEY. THE AREAS SHOWN ON THIS EXHIBIT ARE PER SAN JUAN COUNTY GIS.
2. NO STRUCTURES, WELLS, OR DRAINFIELDS WERE OBSERVED ON THESE PARCELS.

15-149 (8.5X11) - 5/16/2019 - STM

SCALE: 1" = 200'

DEPARTMENT OF COMMUNITY DEVELOPMENT
APPROVED BY: [Signature]
This site plan is consistent with the terms of the permit and development conditions of the terms of the permit.
Permit No. LANS-2019-0041
5-29-19



EXISTING LAND DESCRIPTION OF
PARCEL A
BEFORE BOUNDARY LINE MODIFICATION

2008 0530007 PAGE 5 OF 5
SAN JUAN COUNTY, WASHINGTON

The West half of the South half of the Northeast quarter of the Northeast quarter of Section 14,
Township 35 North, Range 4 West, W.M., in San Juan County, Washington.

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EXISTING LAND DESCRIPTION OF
PARCEL B
BEFORE BOUNDARY LINE MODIFICATION

2008 0530007 PAGE 5 OF 5
SAN JUAN COUNTY, WASHINGTON

The East half of the South half of the Northeast quarter of the Northeast quarter of Section 14,
Township 35 North, Range 4 West, W.M., in San Juan County, Washington.

S.J.C. DEPARTMENT OF

MAY 21 2019

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LAND DESCRIPTION

Modified Parcel A

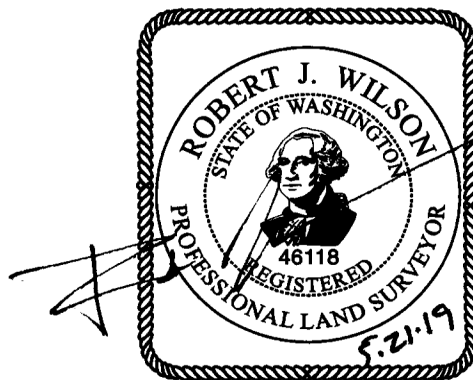
That portion of the South Half of the Northeast Quarter of the Northeast Quarter of Section 14, Township 35 North, Range 4 West, W.M., in San Juan County, Washington, described as follows:

Commencing at the Southwest corner of said South half; thence along the West boundary of said South half North $0^{\circ}54'12''$ West 185.00 feet to the True Point of Beginning; thence leaving said West boundary South $89^{\circ}00'03''$ East 469.30 feet; thence North $69^{\circ}27'15''$ East 465.53 feet, more or less, to a point lying 15 feet South of the South margin of an existing driveway; thence parallel and 15 feet Southerly of said South margin South $79^{\circ}00'44''$ East 44.10 feet; thence South $67^{\circ}50'52''$ East 30.75 feet; thence South $59^{\circ}26'31''$ East 28.59 feet; thence South $46^{\circ}32'32''$ East 4.28 feet, more or less, to a point on the centerline of that easement described in Auditor's File No. 58393, records of said County; thence leaving said parallelism and along said centerline North $26^{\circ}01'35''$ East 139.06 feet; thence North $32^{\circ}57'00''$ East 113.50 feet; thence North $3^{\circ}36'00''$ West 104.25 feet, more or less, to a point on the North boundary of said South half; thence leaving said centerline and along said North boundary North $89^{\circ}03'27''$ West 1113.76 feet to the Northwest corner of said South half; thence leaving said North boundary and along the West boundary of said South half South $0^{\circ}54'12''$ West 460.32 feet, more or less, to the True Point of Beginning.

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MAY 21 2019

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San Juan Surveying

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LAND DESCRIPTION Modified Parcel B

The South Half of the Northeast Quarter of the Northeast Quarter of Section 14, Township 35 North, Range 4 West, W.M., in San Juan County, Washington;

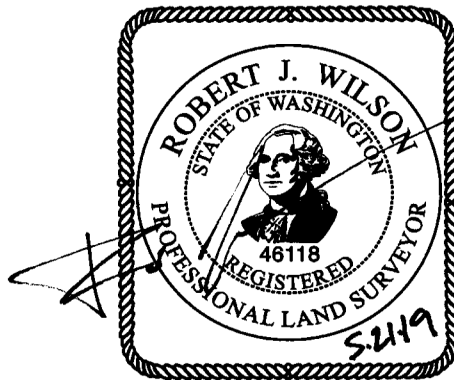
EXCEPT that portion described as follows:

Commencing at the Southwest corner of said South half; thence along the West boundary of said South half North $0^{\circ}54'12''$ West 185.00 feet to the True Point of Beginning; thence leaving said West boundary South $89^{\circ}00'03''$ East 469.30 feet; thence North $69^{\circ}27'15''$ East 465.53 feet, more or less, to a point lying 15 feet South of the South margin of an existing driveway; thence parallel and 15 feet Southerly of said South margin South $79^{\circ}00'44''$ East 44.10 feet; thence South $67^{\circ}50'52''$ East 30.75 feet; thence South $59^{\circ}26'31''$ East 28.59 feet; thence South $46^{\circ}32'32''$ East 4.28 feet, more or less, to a point on the centerline of that easement described in Auditor's File No. 58393, records of said County; thence leaving said parallelism and along said centerline North $26^{\circ}01'35''$ East 139.06 feet; thence North $32^{\circ}57'00''$ East 113.50 feet; thence North $3^{\circ}36'00''$ West 104.25 feet, more or less, to a point on the North boundary of said South half; thence leaving said centerline and along said North boundary North $89^{\circ}03'27''$ West 1113.76 feet to the Northwest corner of said South half; thence leaving said North boundary and along the West boundary of said South half South $0^{\circ}54'12''$ West 460.32 feet, more or less, to the True Point of Beginning.

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