

SKYVIEW LOT LINE ADJUSTMENT
A PORTION OF THE NW QUARTER OF THE NE QUARTER OF SECTION 15,
TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.,
WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

FORMER LAND DESCRIPTIONS:

LOT A
A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., WHATCOM COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 9, 10, 15 AND 16, BEARS SOUTH 88°25'15" WEST; THENCE DUE EAST ALONG THE CENTERLINE OF THE BLAINE-SUMAS HIGHWAY, 668.98 FEET; THENCE SOUTH 00°27'00" EAST, 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°27'00" EAST ALONG A FENCE MARKING THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 638.90 FEET TO A FENCE MARKING THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°34'51" EAST ALONG SAID SOUTH LINE, 205.00 FEET; THENCE NORTH 00°27'00" WEST, 640.40 FEET; THENCE WEST 205.00 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT RIGHT-OF-WAY FOR BADGER ROAD ALONG THE NORTHERLY BOUNDARY THEREOF;

ALSO, EXCEPT A PARCEL LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 02°05'57" EAST, A DISTANCE OF 6.88 FEET TO AN EXISTING FENCE LINE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°05'52" EAST, A DISTANCE OF 311.71 FEET; THENCE SOUTH 87°11'56" EAST, A DISTANCE OF 143.01 FEET; THENCE SOUTH 02°05'52" WEST, A DISTANCE OF 312.74 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 86°45'30" WEST ALONG SAID FENCE LINE; A DISTANCE OF 134.03 FEET TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPT A PARCEL LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 02°05'52" EAST, A DISTANCE OF 6.88 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 86°45'30" EAST ALONG SAID FENCE LINE, A DISTANCE OF 205.04 FEET; THENCE SOUTH 02°05'52" WEST, A DISTANCE OF 4.36 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 87°27'45" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 205.01 FEET TO THE POINT OF BEGINNING.

LOT B
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., EXCEPT THE WEST 205 FEET THEREOF; AND EXCEPT THE EAST 286 FEET THEREOF; ALSO EXCEPT RIGHT-OF-WAY FOR BADGER ROAD ALONG THE NORTHERLY BOUNDARY THEREOF.

ADJUSTED DESCRIPTIONS:

LOT A:
LOT A OF THE SKYVIEW LOT LINE ADJUSTMENT, AS PER THE MAP THEREOF, RECORDED IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WASHINGTON.

LOT B:
LOT B OF THE SKYVIEW LOT LINE ADJUSTMENT, AS PER THE MAP THEREOF, RECORDED IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WASHINGTON.

ALL SITUATE IN WHATCOM COUNTY, WASHINGTON.
ALL SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON AN ACTUAL SURVEY MADE IN COMPLIANCE WITH STATE LAWS.

JEROMY M. DEMEYER, P.L.S. CERTIFICATE No. 50982 DATE _____
NORTHWEST SURVEYING & GPS INC, 407 5TH STREET, LYNDEN, WA 98284

CITY OF LYNDEN APPROVAL:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS LOT LINE ADJUSTMENT/SHORT PLAT FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY SUBDIVISION AND ZONING ORDINANCES AND HEREBY APPROVE THE SAME.

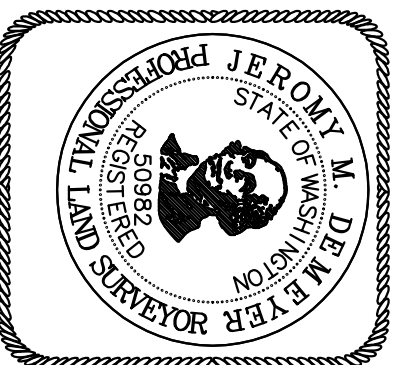
THIS _____ DAY OF _____, 2021.

HEIDI GUDDÉ, AICP PLANNING DIRECTOR

AUDITOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT WAS FILED FOR RECORD IN THE OFFICE OF WHATCOM COUNTY, WASHINGTON THIS _____ DAY OF _____, 2021 AT _____ A.M./P.M. AT THE REQUEST OF NORTHWEST SURVEYING & GPS, INC. AND IS RECORDED UNDER AUDITOR'S FILE NUMBER 2021-_____.

AUDITOR OF WHATCOM COUNTY _____ BY _____ DEPUTY AUDITOR



NORTHWEST SURVEYING & GPS, INC.

JEROMY DEMEYER, L.S. 50982
BRETT DE VRIES, L.S. 49276
5TH STREET, LYNDEN, WA
PH. 360.354.1950 NWSURVEY.COM

DECLARATION:

THE UNDERSIGNED OWNER(S) HEREBY DECLARE THIS LOT LINE ADJUSTMENT IS MADE WITH OUR FREE CONSENT AND ACCORDANCE WITH OUR WISHES AND DO HEREBY GRANT AND RESERVE ANY EASEMENTS SHOWN HEREON FOR THE USES INDICATED HEREON.

MIKE KOOY - MANAGER _____ TYLER BAILEMA - MANAGER _____
TMI HOLDINGS, L.L.C. TMI HOLDINGS, L.L.C.

IAN VANRY - MANAGER _____
TMI HOLDINGS, L.L.C.

TIMOTHY KOETJE - MEMBER _____ JEREMY PARRIERA - MEMBER _____
HALO HOLDINGS, L.L.C. HALO HOLDINGS, L.L.C.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MIKE KOOY, TYLER BAILEMA AND IAN VANRY ARE THE PERSONS WHO APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MANAGERS OF THE TMI HOLDINGS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, _____

RESIDING AT _____ WASHINGTON MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TIMOTHY KOETJE AND JEREMY PARRIERA ARE THE PERSONS WHO APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MEMBERS OF HALO HOLDINGS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, _____

RESIDING AT _____ WASHINGTON MY COMMISSION EXPIRES _____

OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND/OR IMPROVEMENTS IN ACCORDANCE WITH W.A.C. CH. 322.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

IMPERVIOUS SURFACE CALCULATIONS:

LOT NUMBER	LOT A	LOT B
TOTAL AREA	124,595 SF	78,306 SF
TOTAL IMPERVIOUS SURFACE AREA	20,926 SF	3,952 SF
TOTAL PERVIOUS SURFACE AREA	103,669 SF	74,354 SF