

# CITY OF LYNDEN/FRANCIS LOT LINE ADJUSTMENT

A PORTION OF THE SE 1/4 NE 1/4 AND NE 1/4 SE 1/4, SECTION 18,  
TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.,  
WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

**FORMER LAND DESCRIPTIONS:**

**PARCEL A**

THE NORTH 315 FEET OF THE SOUTH 470 FEET OF THE EAST 410 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M. EXCEPT BENSON ROAD.

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M. EXCEPT THE NORTH 315 FEET OF THE SOUTH 470 FEET OF THE EAST 410 FEET THEREOF. EXCEPT BENSON ROAD.

**PARCEL B**

THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., EXCEPT THE NORTH 180 FEET OF THE EAST 242 FEET THEREOF. EXCEPT RIGHT-OF-WAY FOR BENSON ROAD.

**PARCEL C**

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, TOWNSHIP AND RANGE; THENCE SOUTH 180 FEET; THENCE WEST 242 FEET; THENCE NORTH 180 FEET; THENCE EAST TO THE POINT OF BEGINNING. EXCEPT RIGHT-OF-WAY FOR BENSON ROAD.

ALL SITUATE IN WHATCOM COUNTY, WASHINGTON.

ALL SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

**ADJUSTED DESCRIPTIONS:**

**LOT A:**

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

**LOT B:**

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

**LOT C:**

LOT C OF THE \_\_\_\_\_ LINE ADJUSTMENT, AS PER THE MAP THEREOF, RECORDED IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WASHINGTON.

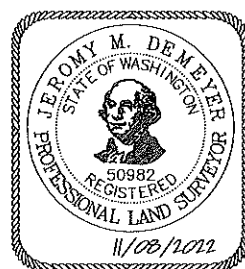
ALL SITUATE IN WHATCOM COUNTY, WASHINGTON.

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.

DATE \_\_\_\_\_  
JEROMY M. DEMEYER, P.L.S. CERTIFICATE No. 50982  
NORTHWEST SURVEYING & GPS INC, 407 5TH STREET, LYNDEN, WA 98264



**CITY OF LYNDEN APPROVAL:**

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

HEIDI GUDDE, 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 \_\_\_\_\_, 2022 AT \_\_\_\_\_ A.M./P.M. AT THE REQUEST OF NORTHWEST SURVEYING & GPS, INC.  
AND IS RECORDED UNDER AUDITOR'S FILE NUMBER 2022-\_\_\_\_\_

BY \_\_\_\_\_  
AUDITOR OF WHATCOM COUNTY DEPUTY AUDITOR

**DECLARATION:**

WE, 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.

SCOTT KORTHUIS, MAYOR, CITY OF LYNDEN  
LOT A & LOT C

DEAN FRANCIS, GOVERNOR, MOUNTAIN SUMMIT VENTURES, L.L.C.  
LOT B

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
COUNTY OF WHATCOM )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SCOTT KORTHUIS, THE MAYOR OF THE CITY OF LYNDEN, A MUNICIPAL CORPORATION, EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF THE CITY OF LYNDEN FOR THE PURPOSES STATED HEREIN.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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 DEAN FRANCIS IS 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 GOVERNOR OF MOUNTAIN VENTURES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

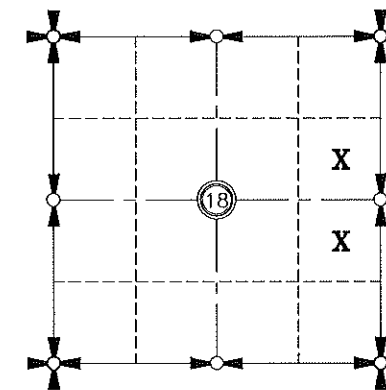
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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. 332.130. 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.



SECTION 18, TOWNSHIP 40 NORTH,  
RANGE 3 EAST OF W.M.

NORTHWEST SURVEYING & GPS, INC.  
JEROMY DEMEYER, L.S. 50982  
BRETT DE VRIES, L.S. 49276  
407 5TH STREET, LYNDEN, WA.  
PH. 360.354.1950 NWSURVEY.COM

# CITY OF LYNDEN/FRANCIS LOT LINE ADJUSTMENT

## A PORTION OF THE SE 1/4 AND NE 1/4 AND NE 1/4 SE 1/4, SECTION 18, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

N 09°13'15"E 1350.37'  
1320.33'

- SURVEYOR'S NOTES:**
1. "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET BY THIS SURVEY.
  2. "●" DENOTES REBAR AND CAP MARKED "NWS & GPS 49276 & 50982" FOUND BY THIS SURVEY.
  3. "□" DENOTES HUB AND LATH SET FOR POINTS ON LINE BY THIS SURVEY.
  4. "\*" DENOTES CALCULATED POSITION ONLY.
  5. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM90 TOTAL STATION WITH A CARLSON SURVEYOR 2 COLLECTOR/FIELD COMPUTER IN APRIL OF 2022 ACCURACY EXCEEDS 1:10000.
  6. THIS SURVEY TIED INTO THE EAST QUARTER CORNER, STREET MONUMENTATION AND DEED CORNERS AS SHOWN AND RELIED UPON RECORD OF SURVEY FILED UNDER AF No. 2021-1204261 FOR BASIS OF BEARINGS.
  7. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.

**OCCUPATION NOTES:**

- Ⓐ FENCE CORNER LIES 3.5' EAST OF DEED LINE.
- Ⓑ FENCE LINE LIES 2.4' EAST OF DEED CORNER.
- Ⓒ FENCE CORNER LIES 0.4' SOUTH OF DEED LINE.
- Ⓓ FENCE CORNER LIES 1.3' NORTH OF DEED LINE.
- Ⓔ TREE LINE LIES 0.8' SOUTH OF DEED LINE.

**IMPERVIOUS SURFACE CALCULATIONS:**

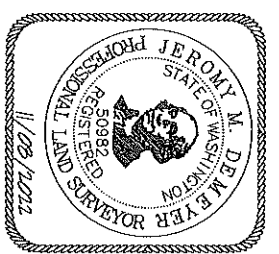
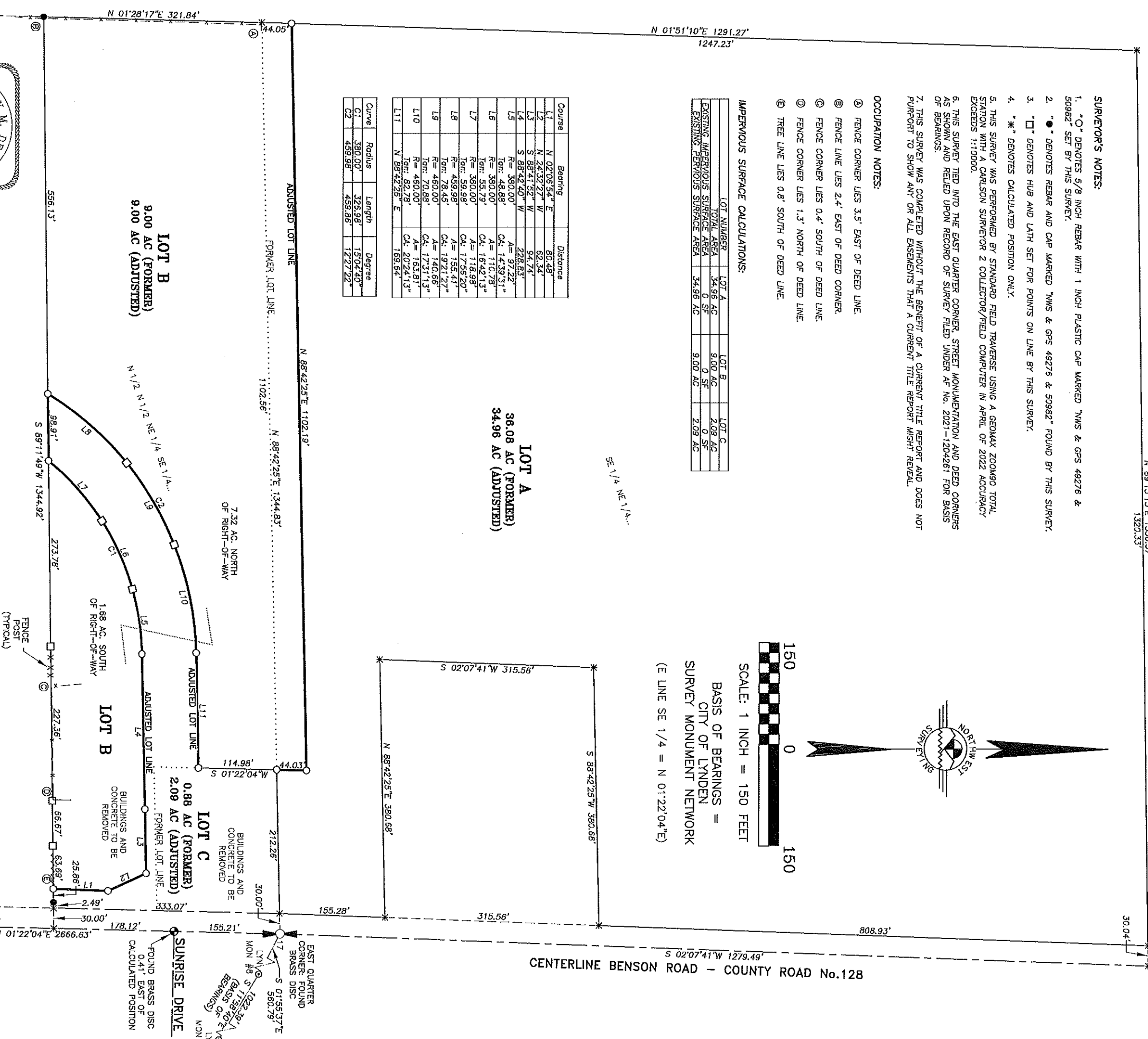
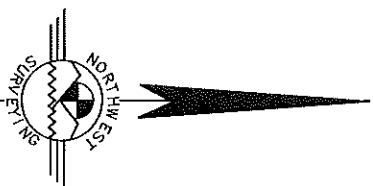
LOT NUMBER	LOT A	LOT B	LOT C
TOTAL AREA	34.96 AC	9.00 AC	2.09 AC
EXISTING IMPERVIOUS SURFACE AREA	0 SF	0 SF	0 SF
EXISTING PERVIOUS SURFACE AREA	34.96 AC	9.00 AC	2.09 AC

Course	Bearing	Distance
L1	N 02°08'54" E	80.48'
L2	N 24°32'27" W	62.34'
L3	S 88°41'52" W	94.74'
L4	S 88°42'40" W	228.83'
L5	R= 380.00'	A= 97.22'
	Int: 48.88'	CA: 14.3931*
L6	R= 380.00'	A= 110.78'
	Int: 55.79'	CA: 16.4213*
L7	R= 380.00'	A= 118.98'
	Int: 59.98'	CA: 17.5620*
L8	R= 459.98'	A= 153.41'
	Int: 78.45'	CA: 19.2127*
L9	R= 460.00'	A= 140.65'
	Int: 70.88'	CA: 17.3113*
L10	R= 460.00'	A= 163.81'
	Int: 82.78'	CA: 20.2413*
L11	N 88°42'25" E	169.54'

Curve	Radius	Length	Degree
C1	380.00'	328.98'	150°44'0"
C2	459.98'	459.86'	122°27'22"

SCALE: 1 INCH = 150 FEET

BASIS OF BEARINGS =  
CITY OF LYNDEN  
SURVEY MONUMENT NETWORK  
(E LINE SE 1/4 = N 01°22'04"E)



SOUTH QUARTER  
CORNER, AS PER  
AF No. 2080603928

NORTHWEST SURVEYING & GPS, INC.  
JEROMY DEMEYER, L.S. 50982  
BRETT DE VRIES, L.S. 49276  
4 0 7 S T R E E T, L Y N D E N, W A.  
PH. 360.354.1950 NWSURVEY.COM

SOUTHEAST SECTION  
CORNER, FOUND  
CASED MONUMENT  
(2021)

EAST QUARTER  
CORNER, FOUND  
BRASS DISC  
MON #8  
S 01°55'37"E  
560.79'  
MON #12  
S 17°53'39" E  
1022.39'  
MON #9  
S 17°53'39" E  
1022.39'  
MON #10  
S 17°53'39" E  
1022.39'  
MON #11  
S 17°53'39" E  
1022.39'

ROS AF No. 2021-0704751