

# 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

N 89°13'15"E 1350.37'  
1320.33'

**SURVEYOR'S NOTES:**

- "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET BY THIS SURVEY.
- "●" DENOTES REBAR AND CAP MARKED "NWS & GPS 49276 & 50982" FOUND BY THIS SURVEY.
- "□" DENOTES HUB AND LATH SET FOR POINTS ON LINE BY THIS SURVEY.
- "\*" DENOTES CALCULATED POSITION ONLY.
- 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.
- 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 AND THE CITY OF LYNDEN SURVEY MONUMENT NETWORK FOR BASIS OF BEARINGS.
- 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:**

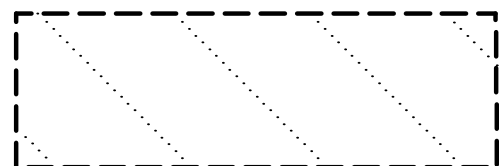
LOT NUMBER	LOT A	LOT B
TOTAL AREA	34.86 AC.	10.21 AC.
EXISTING IMPERVIOUS SURFACE AREA	0 SF	0 SF
EXISTING PERVIOUS SURFACE AREA	34.86 AC.	10.21 AC.

Course	Bearing	Distance
L1	N 02°05'52" E	80.46'
L2	N 24°28'05" W	62.32'
L3	S 88°42'26" W	323.62'
L4	R= 380.00' Tan: 48.88" CA: 14°39'31"	A= 97.22'
L5	R= 380.00' Tan: 55.79" CA: 16°42'13"	A= 110.78'
L6	R= 380.00' Tan: 59.98" CA: 17°56'20"	A= 118.98'
L7	R= 460.00' Tan: 78.45" CA: 19°21'27"	A= 155.41'
L8	R= 460.00' Tan: 70.88" CA: 17°31'13"	A= 140.66'
L9	R= 460.00' Tan: 82.78" CA: 20°24'13"	A= 163.81'
L10	N 88°42'26" E	169.64'

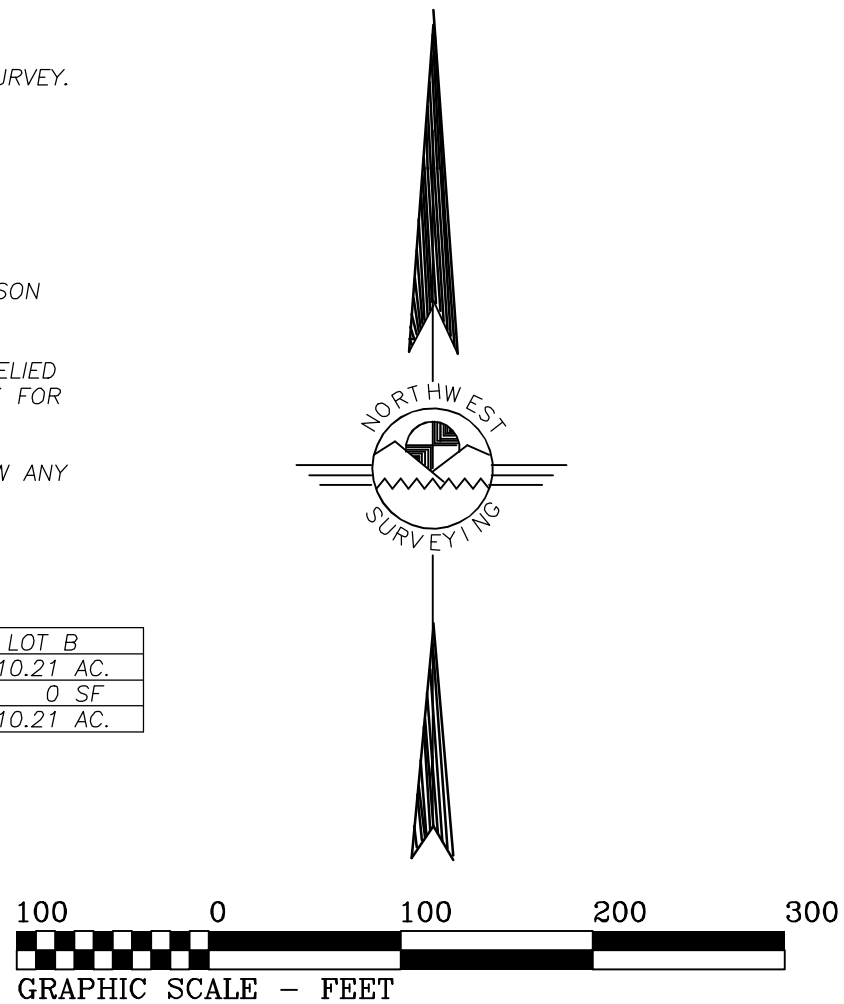
Curve	Radius	Length	Delta
C1	380.00'	326.99'	49°18'11"
C2	460.00'	459.89'	57°16'57"

**LOT B ADJUSTED AREA CALCULATIONS:**

TOTAL AREA	10.21 AC.
NORTH OF RIGHT-OF-WAY	7.32 AC.
(6.11 AC. + 1.21 AC. ADJUSTED LOT AREA)	
WITHIN RIGHT-OF-WAY	1.21 AC.
SOUTH OF RIGHT-OF-WAY	1.68 AC.



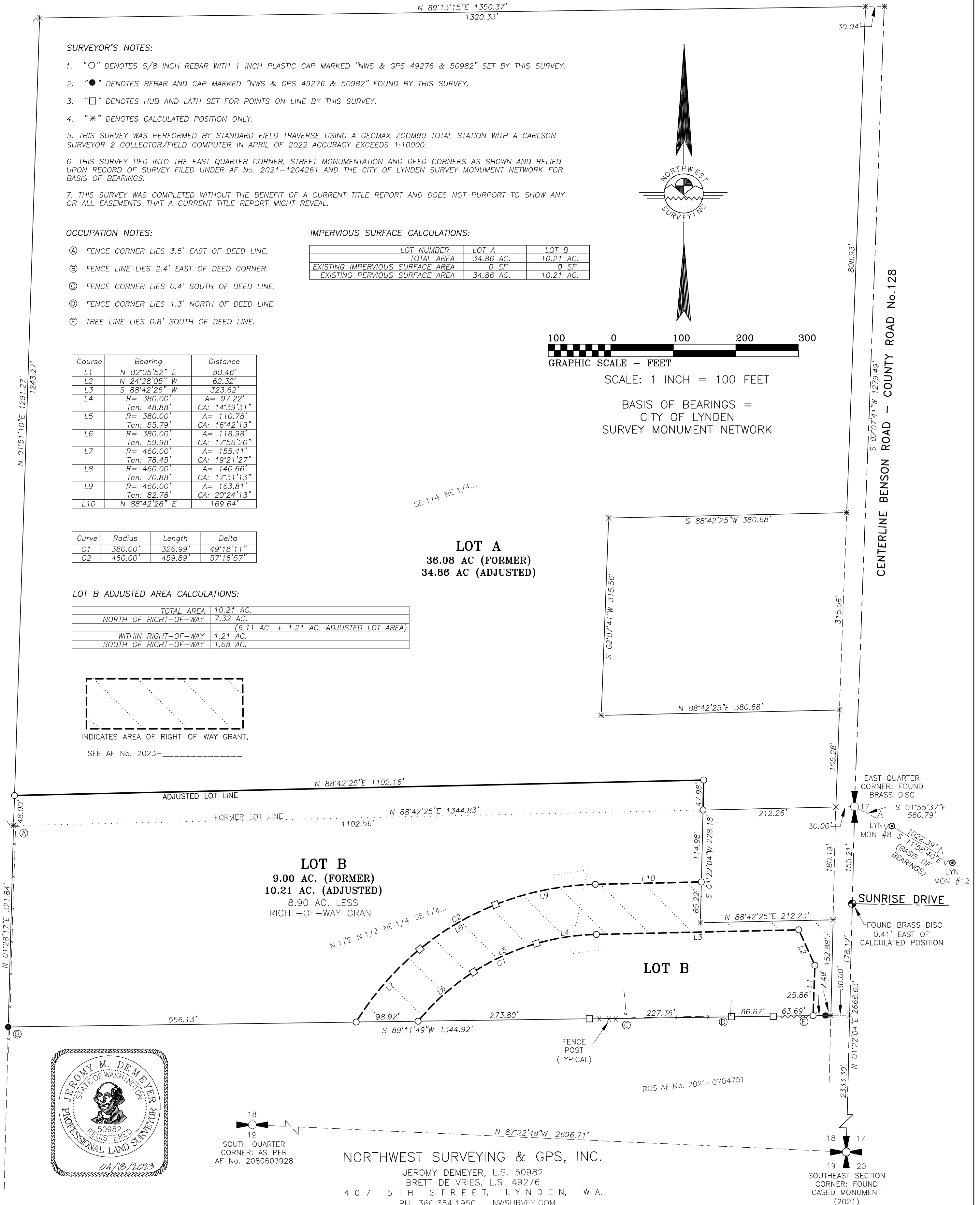
INDICATES AREA OF RIGHT-OF-WAY GRANT,  
SEE AF No. 2023-\_\_\_\_\_



SE 1/4 NE 1/4...

**LOT A**  
36.08 AC (FORMER)  
34.86 AC (ADJUSTED)

**LOT B**  
9.00 AC. (FORMER)  
10.21 AC. (ADJUSTED)  
8.90 AC. LESS  
RIGHT-OF-WAY GRANT



18  
19  
SOUTH QUARTER CORNER: AS PER AF No. 2080603928

**NORTHWEST SURVEYING & GPS, INC.**  
JEROMY DEMEYER, L.S. 50982  
BRETT DE VRIES, L.S. 49276  
407 5TH STREET, LYNDEN, WA.  
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18 17  
19 20  
SOUTHEAST SECTION CORNER: FOUND CASED MONUMENT (2021)

ROS AF No. 2021-0704751