

MUKILTEO SCHOOL DISTRICT NO. 6 LOT LINE ADJUSTMENT

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 04 EAST, W.M.

FILE NO. LLA-2023-
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTIONS

PARCEL 1 - TPN 00591100000102: PER COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY - ORDER NO. 223772-SC DATED OCTOBER 5, 2023

PARCEL 1, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001, RECORDED UNDER RECORDING NUMBER 201409165001, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON.

PARCEL 2 - TPN 28040900104200: PER COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY - ORDER NO. 223775-SC DATED OCTOBER 5, 2023

PARCEL 2, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001, RECORDED UNDER RECORDING NUMBER 201409165001, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON.

PARCEL 3 - TPN 28040900102200: PER COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY - ORDER NO. 223774-SC DATED OCTOBER 17, 2023

PARCEL 3, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001, RECORDED UNDER RECORDING NUMBER 201409165001, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON.

CONVEYANCE LEGAL DESCRIPTION PARCEL 1 TO PARCEL 3

THAT PORTION OF PARCEL 1, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001, RECORDED UNDER RECORDING NUMBER 201409165001, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL 1;
THENCE SOUTH 01°45'43" WEST, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 453.24 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF PARCEL 3 OF SAID CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001 AND THE POINT OF BEGINNING;
THENCE NORTH 50°53'15" EAST, A DISTANCE OF 149.74 FEET;
THENCE SOUTH 88°39'49" EAST, A DISTANCE OF 216.78 FEET TO A POINT ON THE EAST LINE OF SAID PACEL 1 THAT BEARS SOUTH 01°45'43" WEST, A DISTANCE OF 22.64 FEET FROM THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, SAID POINT BEING THE TERMINUS OF SAID LINE;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CONTAINING 122,654 SF, MORE OR LESS

NEW LEGAL DESCRIPTIONS

NEW PARCEL 1

PARCEL 1, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001, RECORDED UNDER RECORDING NUMBER 201409165001, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON.

EXCEPT THAT PORTION OF SAID PARCEL 1, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL 1;
THENCE SOUTH 01°45'43" WEST, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 453.24 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF PARCEL 3 OF SAID CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001 AND THE POINT OF BEGINNING;
THENCE NORTH 50°53'15" EAST, A DISTANCE OF 149.74 FEET;
THENCE SOUTH 88°39'49" EAST, A DISTANCE OF 216.78 FEET TO A POINT ON THE EAST LINE OF SAID PACEL 1 THAT BEARS SOUTH 01°45'43" WEST, A DISTANCE OF 22.64 FEET FROM THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, SAID POINT BEING THE TERMINUS OF SAID LINE;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

NEW PARCEL 2

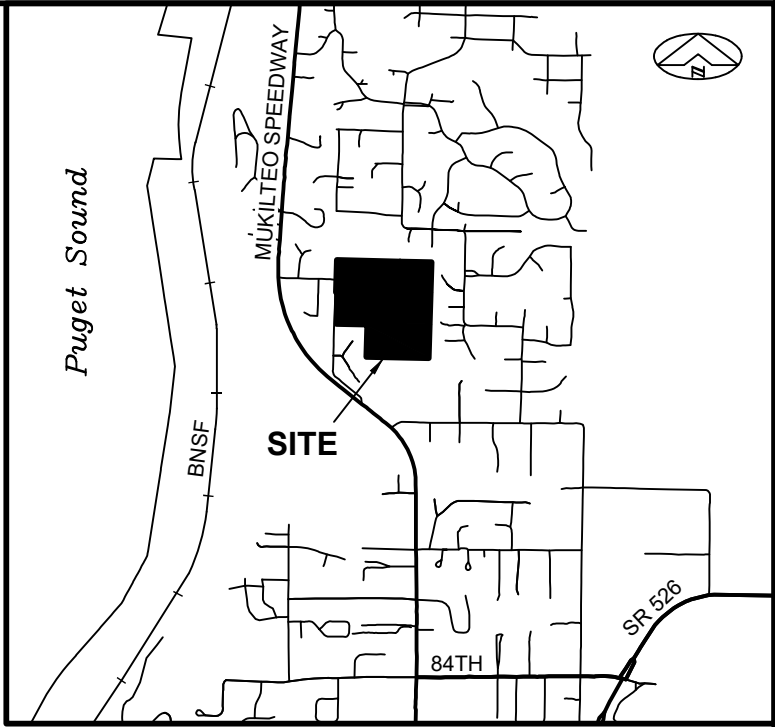
PARCEL 2 AND PARCEL 3, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001, RECORDED UNDER RECORDING NUMBER 201409165001, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON.

EXCEPT THAT PORTION OF SAID PARCEL 2, CONVEYED TO THE CITY OF MUKILTEO FOR RIGHT OF WAY, BY DEED RECORDED UNDER RECORDING NUMBER XXXXXXXXXXXXXXXXX, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF PARCEL 1, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001, RECORDED UNDER RECORDING NUMBER 201409165001, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL 1;
THENCE SOUTH 01°45'43" WEST, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 453.24 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF PARCEL 3 OF SAID CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001 AND THE POINT OF BEGINNING;
THENCE NORTH 50°53'15" EAST, A DISTANCE OF 149.74 FEET;
THENCE SOUTH 88°39'49" EAST, A DISTANCE OF 216.78 FEET TO A POINT ON THE EAST LINE OF SAID PACEL 1 THAT BEARS SOUTH 01°45'43" WEST, A DISTANCE OF 22.64 FEET FROM THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, SAID POINT BEING THE TERMINUS OF SAID LINE;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



VICINITY MAP
SCALE: 1" = 2,000'

RECEIVED
10/30/2023

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING _____ TAXES.

TAX PARCEL NOS. 0059111-000-001-02, 280409-001-042-00, 280409-001-022-00

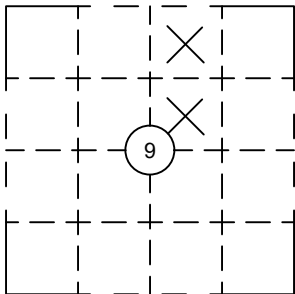
TREASURER, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY TREASURER

CROSS REFERENCE

SEE AFFIDAVIT REGARDING LOT LINE ADJUSTMENT RECORDED UNDER

AUDITOR'S FILE NO. _____.



INDEX KEY
T28N-R04E

AF# _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF AARON ELI TYSON, THIS _____
DAY OF _____, 2023, AT _____ MINUTES PAST _____ M, AND
RECORDED IN VOL. _____ OF SURVEYS, PAGE(S) _____
RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

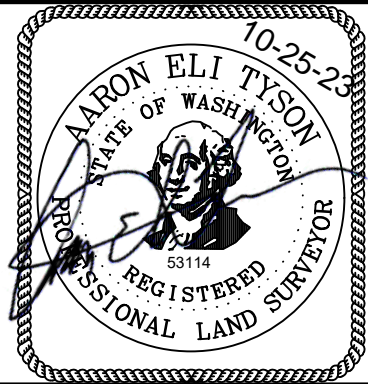
AUDITOR, SNOHOMISH COUNTY

DEPUTY COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
REQUEST OF MUKILTEO SCHOOL DISTRICT NO. 6 IN OCTOBER, 2023.

AARON ELI TYSON
REGISTRATION # 53114
10-25-23
DATE



2822 COLBY AVE, SUITE 300
EVERETT, WA 98201
(425) 252-1884
(360) 794-7811

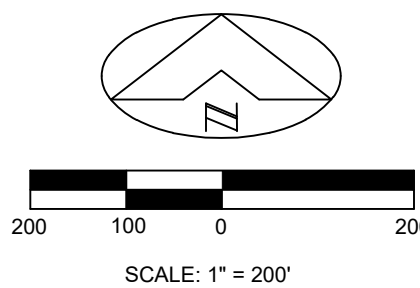
RECORD OF SURVEY
LOT LINE ADJUSTMENT
MUKILTEO SCHOOL DISTRICT NO. 6
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

DWN. BY ASL	DATE 10-05-2023	JOB NO. 22-330
CHKD. BY AET	S9-T28N-R04E NW 1/4, NE 1/4 SW 1/4, NE 1/4	SHEET 1 OF 4

MUKILTEO SCHOOL DISTRICT NO. 6 LOT LINE ADJUSTMENT

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 04 EAST, W.M.

FILE NO. LLA-2023-
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON



SURVEY CONTROL

NORTH 1/4 CORNER SECTION 9
CALCULATED PER SURVEY
AF#201409165001

NORTHEAST CORNER SECTION 9
CALCULATED PER SURVEY
AF#201409165001

PROJECT CONTROL

- ① FOUND MONUMENT IN CASE
CONC MON W/3" BRASS DISC & PUNCH
0.2' DOWN IN CASE
VISITED 9-27-2022
- ② FOUND MONUMENT IN CASE
CONC MON W/2" BRASS DISC & PUNCH
0.2' DOWN IN CASE
VISITED 9-27-2022
- ③ FOUND MONUMENT IN CASE
CONC MON W/2-1/2" BRASS DOME & PUNCHED "X"
0.2' DOWN IN CASE
VISITED 9-27-2022
- ④ FOUND MONUMENT IN CASE
CONC MON W/2" BRASS DISC & PUNCH
0.2' DOWN IN CASE
VISITED 9-27-2022
- ⑤ FOUND CONC MON W/1-3/4" BRASS DISC & "X"
- ⑥ FOUND MONUMENT IN CASE
CONC MON W/1-1/2" BRASS DISC & "X"
0.7' DOWN IN CASE
VISITED 9-27-2022
- ⑦ FOUND MONUMENT IN CASE
CONC MON W/1-1/2" BRASS DISC & "X"
0.3' DOWN IN CASE
VISITED 9-27-2022
- ⑧ FOUND MONUMENT IN CASE
CONC MON W/1-1/2" BRASS DISC
0.9' DOWN IN CASE
VISITED 11-23-2022
(EAST OF 2 MONUMENTS)
- ⑨ FOUND MONUMENT IN CASE
CONC MON W/1-1/2" BRASS DISC & "X"
0.3' DOWN IN CASE
VISITED 9-27-2022
- ⑩ FOUND REBAR & CAP "ORCA 20719" 0.6' N X 0.7' W
- ⑪ FOUND REBAR & CAP "ORCA 20719" 0.4' N X 0.6' W
- ⑫ FOUND REBAR & CAP ILLEGIBLE 0.2' N X 0.4' E
- ⑬ FOUND 3/4" IRON PIPE 0.2' N X 0.3' E

BASIS OF BEARING

N07°00'40"W BETWEEN FOUND MONUMENTS DEPICTED ON
THAT SURVEY BY GROUP FOUR, INC., AS RECORDED UNDER
AUDITOR'S FILE NUMBER 9202135002 AND SHOWN HEREON.

SURVEY REFERENCES

RECORD OF SURVEY AF# 9202135002
RECORD OF SURVEY AF# 201409165001
P LA ROMA TERRACE AF#7803290407
P1 PLAT OF SUNVIEW AF#9104120387

LEGEND

- ④ FOUND MONUMENT IN CASE, AS NOTED HEREON
- FOUND REBAR & CONTROL CAP, AS NOTED HEREON
- C CALCULATED
- ⚠ 15' DEEDED TO CITY OF MUKILTEO AF# _____

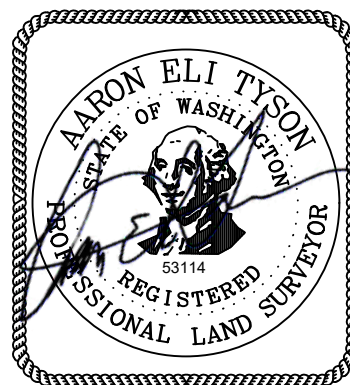
AF# _____

SURVEY NOTES

EQUIPMENT: 3" OR LESS TOTAL STATION AND GNSS NETWORK ROVER
METHOD: FIELD TRAVERSE AND WASHINGTON STATE REFERENCE
NETWORK GNSS

THE CLOSURES OF THE FIELD TRAVERSE CONDUCTED DURING THIS
SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS
STATED IN WAC 332-130-090.

SURVEY PERFORMED IN OCTOBER 2023.



10-25-23



2822 COLBY AVE, SUITE 300
EVERETT, WA 98201
(425) 252-1884
(360) 794-7811

LINE	BEARING	DISTANCE
L1	N88°45'58"W	1.20'
L2	N88°52'07"W	1.45'
L3	N01°45'44"E	10.00'
L4	N89°10'38"W	80.48'
L5	N38°33'27"E	20.00'
L6	N51°26'27"W	22.24'
L7	N89°12'31"E	59.00'
L8	N48°09'30"E	30.00'
L9	N70°17'00"E	76.00'
L10	N01°14'52"W	9.26'
L11	N01°31'31"W	52.00'
L12	N03°34'29"W	73.20'
L13	N63°51'32"E	114.00'
L14	N03°27'41"E	157.55'
L15	N51°26'27"W	75.90'
L16	N88°19'38"W	15.00'

NARRATIVE

THE BOUNDARY WAS CALCULATED PER THAT SURVEY BY HARMSSEN
LLC RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER
201409165001 WHICH IS BASED ON THAT SURVEY BY GROUP 4 INC.
RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER
9202135002. FOR CONTROL WE HAVE HELD MONUMENTS DEPICTED ON
SAID GROUP 4 SURVEY AND NOTED HEREON.

EAST QUARTER CORNER
CALCULATED PER SURVEY AF#201409165001

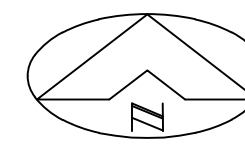
RECORD OF SURVEY
LOT LINE ADJUSTMENT
MUKILTEO SCHOOL DISTRICT NO. 6
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

DWN. BY	DATE	JOB NO.
ASL	10-05-2023	22-330
CHKD. BY		SHEET
AET	S9-T28N-R04E NW 1/4, NE 1/4 SW 1/4, NE 1/4	2 OF 4

MUKILTEO SCHOOL DISTRICT NO. 6 LOT LINE ADJUSTMENT

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 04 EAST, W.M.

FILE NO. LLA-2023-
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON



100 50 0 100
SCALE: 1" = 100'

BEFORE ADJUSTMENT

EASEMENT NOTES

- 1 15' EASEMENT TO MWWD
AF# 201301300106
- 2 20' DRAINAGE EASEMENT
PLAT OF LA ROMA TERRACE
AF# 7803290407
- 3 10' SEWER EASEMENT
AF# 7708310202
- 4 15' WATER EASEMENT
AF# 9105315002
- 5 10' SEWER EASEMENT
AF# 9105315002
- 6 15' EASEMENT TO MUKILTEO WATER DISTRICT
AF# 8112310102
- 7 10' EASEMENT TO OLYMPUS TERRACE SEWER DISTRICT
AF# 7708310199
- 8 SEWER AND DRAINAGE EASEMENT
AF# 9105315002
- 9 10' UTILITY EASEMENT
AF# 7908240307
- 10 15' DRAINAGE, UTILITY AND WALKWAY EASEMENT
AF# 7906250277
- 11 15' EASEMENT TO MUKILTEO WATER DISTRICT
AF# 8112310102
- 12 20' UTILITY EASEMENT BENEFITTING CITY OF MUKILTEO
AF# 8501110350
ALSO VACATED RIGHT OF WAY PER ORDINANCE NO. 471
AF# 8501110349
- 13 15' DRAINAGE EASEMENT PER PLAT OF SUNVIEW
AF# 9104120387
- 14 15' EASEMENT TO MUKILTEO WATER DISTRICT
PER PLAT OF SUNVIEW
AF# 9104120387
- 15 20' DRAINAGE EASEMENT PER PLAT OF SUNVIEW
AF# 9104120387
- 16 7' UTILITY EASEMENT TO SNOHOMISH COUNTY PUD
AF# 8007210176
- 17 10' EASEMENT SNOHOMISH COUNTY PUD
AF# 8702100093

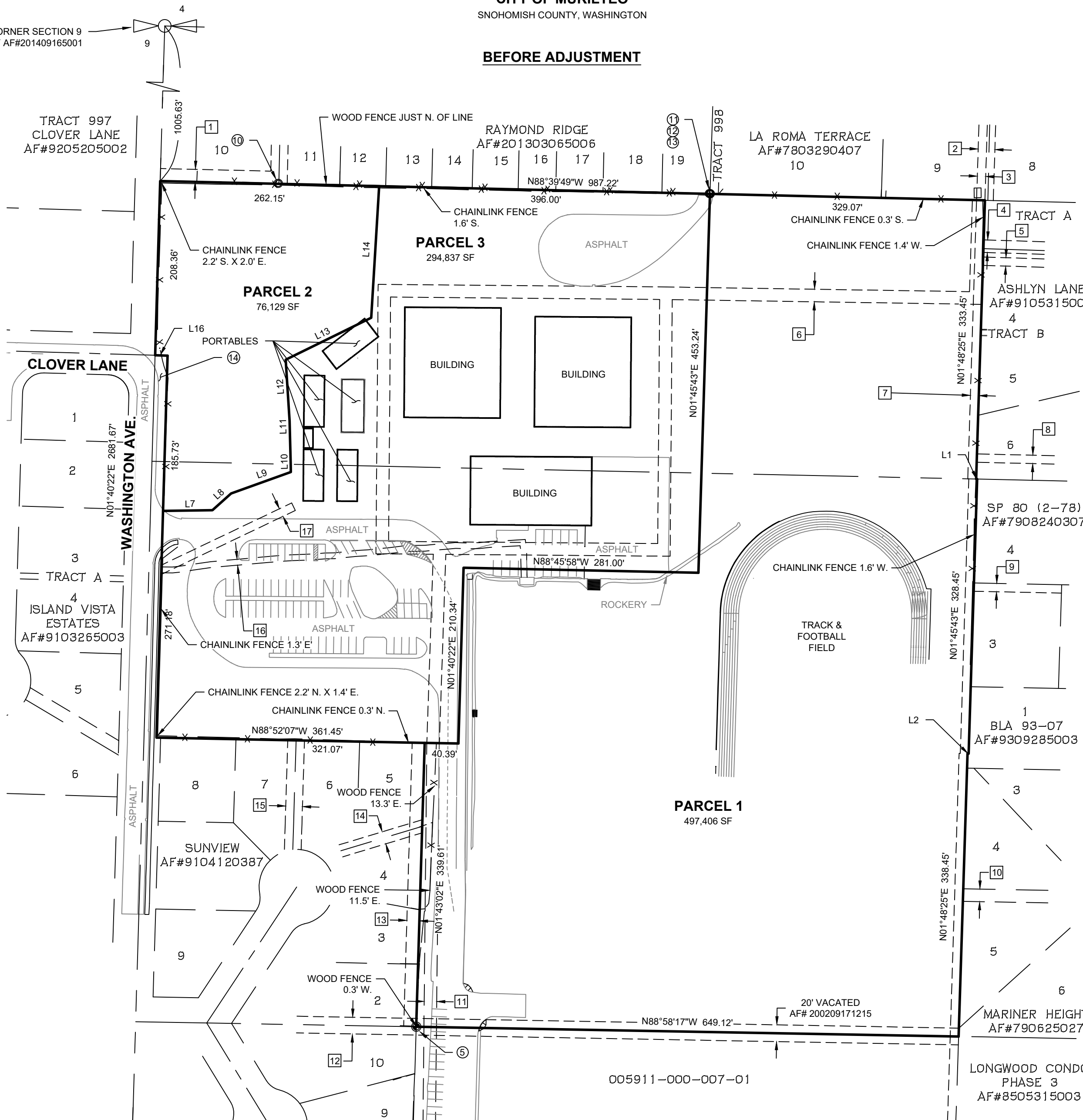
PROJECT CONTROL

- 5 FOUND CONC MON W/1-3/4" BRASS DISC &"X"
- 10 FOUND REBAR & CAP "ORCA 20719" 0.6' N X 0.7' W
- 11 FOUND REBAR & CAP "ORCA 20719" 0.4' N X 0.6' W
- 12 FOUND REBAR & CAP ILLEGIBLE 0.2' N X 0.4' E
- 13 FOUND 3/4" IRON PIPE 0.2' N X 0.3' E

LEGEND

- ⊙ FOUND MONUMENT IN CASE, AS NOTED HEREON
- FOUND REBAR & CONTROL CAP, AS NOTED HEREON
- ⚠ 15' DEEDED TO CITY OF MUKILTEO AF# _____

AF# _____



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L1	N88°45'58"W	1.20'
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L12	N03°34'29"W	73.20'
L13	N63°51'32"E	114.00'
L14	N03°27'41"E	157.55'
L16	N88°19'38"W	15.00'

ADDITIONAL EASEMENT NOTES

1. UTILITY EASEMENT TO SNOHOMISH COUNTY PUD AND FRONTIER COMMUNICATIONS RECORDED UNDER AF#201605240812 IS LOCATED ON THE SOUTHERLY PORTION OF PARCEL 1 AND DOES NOT GIVE ENOUGH INFORMATION TO DEPICT GRAPHICALLY.

10-25-23



2822 COLBY AVE, SUITE 300
EVERETT, WA 98201

(425) 252-1884
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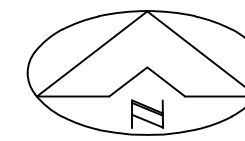
RECORD OF SURVEY
LOT LINE ADJUSTMENT
MUKILTEO SCHOOL DISTRICT NO. 6
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

DWN. BY	DATE	JOB NO.
ASL	10-05-2023	22-330
CHKD. BY		SHEET
AET	S9-T28N-R04E NW 1/4, NE 1/4 SW 1/4, NE 1/4	3 OF 4

MUKILTEO SCHOOL DISTRICT NO. 6 LOT LINE ADJUSTMENT

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FILE NO. LLA-2023-
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 100'

AFTER ADJUSTMENT

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AF# 201301300106
- 2 20' DRAINAGE EASEMENT
PLAT OF LA ROMA TERRACE
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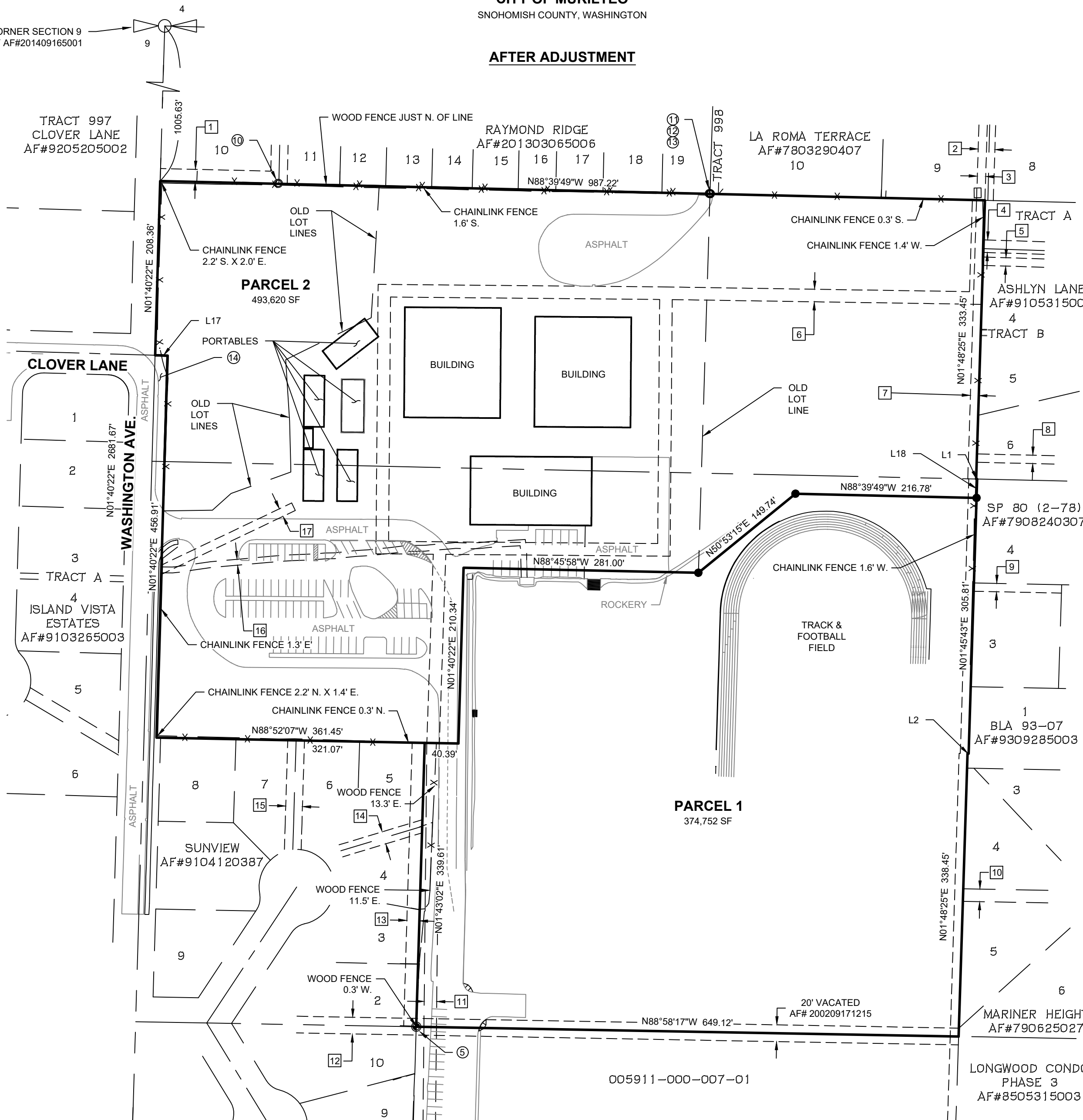
PROJECT CONTROL

- 5 FOUND CONC MON W/1-3/4" BRASS DISC &"X"
- 10 FOUND REBAR & CAP "ORCA 20719" 0.6' N X 0.7' W
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- 12 FOUND REBAR & CAP ILLEGIBLE 0.2' N X 0.4' E
- 13 FOUND 3/4" IRON PIPE 0.2' N X 0.3' E

LEGEND

- ⊙ FOUND MONUMENT IN CASE, AS NOTED HEREON
- FOUND REBAR & CONTROL CAP, AS NOTED HEREON
- SET 24" X 1/2" REBAR WITH CAP STAMPED "LS 53114" IN 2023
- ⚠ 15' DEEDED TO CITY OF MUKILTEO AF#

AF#



LINE	BEARING	DISTANCE
L1	N88°45'58"W	1.20'
L2	N88°52'07"W	1.45'
L17	N88°19'38"W	15.00'
L18	N01°45'43"E	22.64'



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LOT LINE ADJUSTMENT
MUKILTEO SCHOOL DISTRICT NO. 6
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

DWN. BY	DATE	JOB NO.
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CHKD. BY	S9-T28N-R04E NW 1/4, NE 1/4 SW 1/4, NE 1/4	SHEET
AET		4 OF 4