

Return Address:

Lois I. Richardson
8297 State Highway 303 NE
Bremerton, WA 98310

AES CONSULTANTS 201712270084
Boundary Line Adjustment Rec Fee: \$ 77.00
12/27/2017 11:44 AM Page: 1 of 4
Dolores Gilmore, Kitsap Co Auditor

DECLARATION OF BOUNDARY LINE ADJUSTMENT

GRANTORS:

LOIS I. RICHARDSON

GRANTEES:

LOIS I. RICHARDSON

ABBREVIATED LEGAL DESCRIPTION:

PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION
23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY,
WASHINGTON.

ASSESSORS TAX ACCOUNT NUMBERS:

232501-4-019-2000
232501-4-064-2004
232501-4-065-2003
232501-4-066-2002

**PLEASE SEE A RECORD-OF-SURVEY FILED IN VOLUME 85 OF
SURVEYS, PAGE 113, UNDER AUDITOR'S FILE NO.
201712270085 FOR A GRAPHICAL
DEPICTION OF THIS BOUNDARY LINE ADJUSTMENT.**

**EXCISE TAX EXEMPT DEC 27 2017
Property Taxes are paid thru: 12/31/2017.**

CPA 18-00369 Richardson
Attachment C3

This declaration is made this 26th day of December, 20 17 by LOIS I. RICHARDSON as "Grantor" and "Grantee" and the owner of the real property described hereinafter as "Parcel 1", "Parcel 2", "Parcel 3" and "Parcel 4", who wishes to adjust the common property lines between said Parcels 1, 2, 3 and 4 without creating any additional lot, tract or site.

1. "Parcel 1" (Tax account No. 232501-4-019-2000) is currently described as:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE EAST 30 FEET; THENCE WEST 345 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 128 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 345 FEET, MORE OR LESS, TO THE WEST MARGIN OF STATE HIGHWAY 21-B; THENCE SOUTH ALONG THE WEST MARGIN OF STATE HIGHWAY 21-B, 128 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION FOR STATE ROUTE 303 AS PER AUDITOR'S FILE NO. 8009220009.

2. "Parcel 2" (Tax account No. 232501-4-064-2004) is currently described as:

LOT A, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

3. "Parcel 3" (Tax account No. 232501-4-065-2003) is currently described as:

LOT B, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

4. "Parcel 4" (Tax account No. 232501-4-066-2002) is currently described as:

LOT C, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

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5. Subsequent to execution of this document, "Resultant Parcel 1" shall be described as:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE EAST 30 FEET; THENCE WEST 345 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 128 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 345 FEET, MORE OR LESS, TO THE WEST MARGIN OF STATE HIGHWAY 21-B; THENCE SOUTH ALONG THE WEST MARGIN OF STATE HIGHWAY 21-B, 128 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

TOGETHER WITH THE EAST 175.00 FEET OF LOT C, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

EXCEPT THAT PORTION FOR STATE ROUTE 303 AS PER AUDITOR'S FILE NO. 8005280020.

6. Subsequent to execution of this document, "Resultant Parcel 2" shall be described as:

LOT A AND THE EAST 175.00 FEET OF LOT B, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

7. Subsequent to execution of this document, "Resultant Parcel 3" shall be described as:

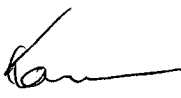
LOT B, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE EAST 175.00 FEET.

8. Subsequent to execution of this document, "Resultant Parcel 4" shall be described as:

LOT C, SHORT PLAT NO. 4422, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8705070170 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE EAST 175.00 FEET.

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**IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS INSTRUMENT
AS OF THE DATE FIRST ABOVE WRITTEN**

Lois I Richardson POA 
LOIS I. RICHARDSON

STATE OF Washington
COUNTY OF Kittitas SS

THIS IS TO CERTIFY THAT ON THIS 26 DAY OF December, 2017

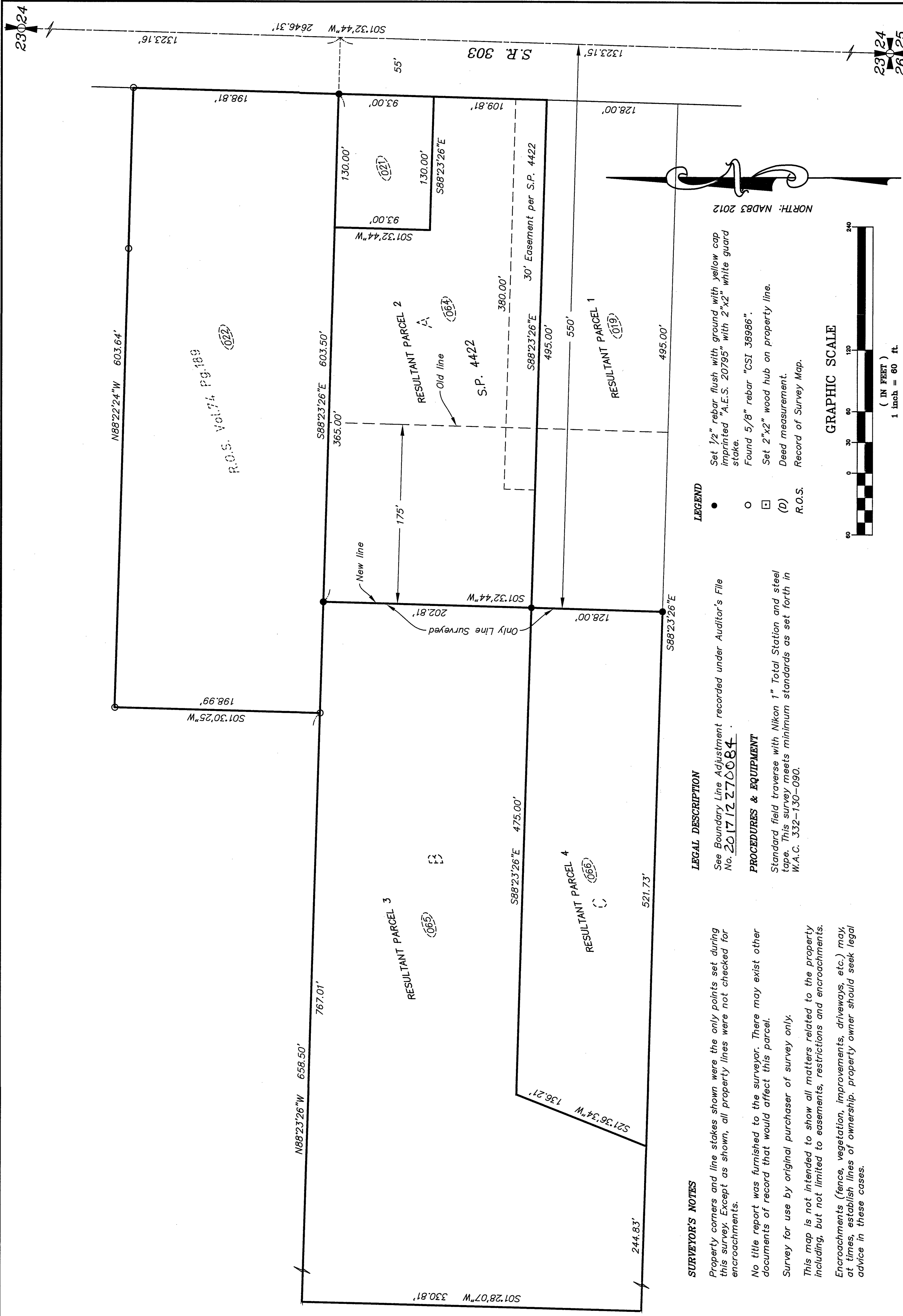
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED **LOIS I. RICHARDSON**: AND TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THIS INSTRUMENT, AND ON OATH STATED THAT IT WAS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Eva M McLaughlin
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bellevue, WA



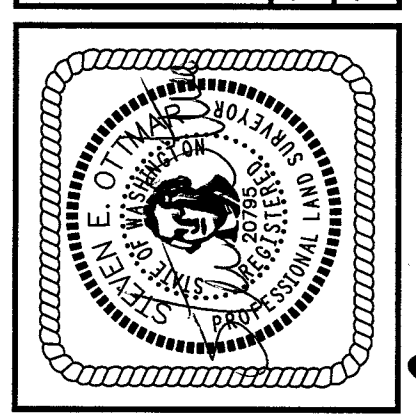
Unofficial Copy



Record of Survey for:	SHT	1	OF	1
REINOUT VANBEYNUM				
Situate in the:				
N.E. 1/4 S.E. 1/4				
S.E. 1/4 S.E. 1/4				
SEC. 23, TWP. 25N.,				
RG. 1E., W.M.				

AES
CONSULTANTS, INC.
P.O. BOX 930 • SILVERDALE, WA 98383 • (360)692-6400

Drawn By: B.J.M.
Checked By: S.E.O.
Date: 12/26/17
Job No. 6544



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 REINOUT VANBEYNUM in OCT., 2017.

Steven E. Ottmar
Steven E. Ottmar
P.L.S. 20795

AUDITOR'S CERTIFICATE
Filed for record this 27th day of Dec, 2017 at 11:44 AM, in Volume 85 of Surveys, Page 113.
Auditor's File No. 201712270085

At the request of AES Consultants Inc.
Dorothy Gilmore
DEPUTY AUDITOR

LEGEND

- Set 1/2" rebar flush with ground with yellow cap imprinted "A.E.S. 20795" with 2"x2" white guard stake.
- Found 5/8" rebar "CSI 38986".
- Set 2"x2" wood hub on property line.
- (D) Deed measurement.
- R.O.S. Record of Survey Map.

LEGAL DESCRIPTION
See Boundary Line Adjustment recorded under Auditor's File No. 201712270084.

PROCEDURES & EQUIPMENT
Standard field traverse with Nikon 1" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

SURVEYOR'S NOTES
Property corners and line stakes shown were the only points set during this survey. Except as shown, all property lines were not checked for encroachments.
No title report was furnished to the surveyor. There may exist other documents of record that would affect this parcel.
Survey for use by original purchaser of survey only.
This map is not intended to show all matters related to the property including, but not limited to easements, restrictions and encroachments.
Encroachments (fence, vegetation, improvements, driveways, etc.) may, at times, establish lines of ownership. Property owner should seek legal advice in these cases.

V.85 P.113

201712270085