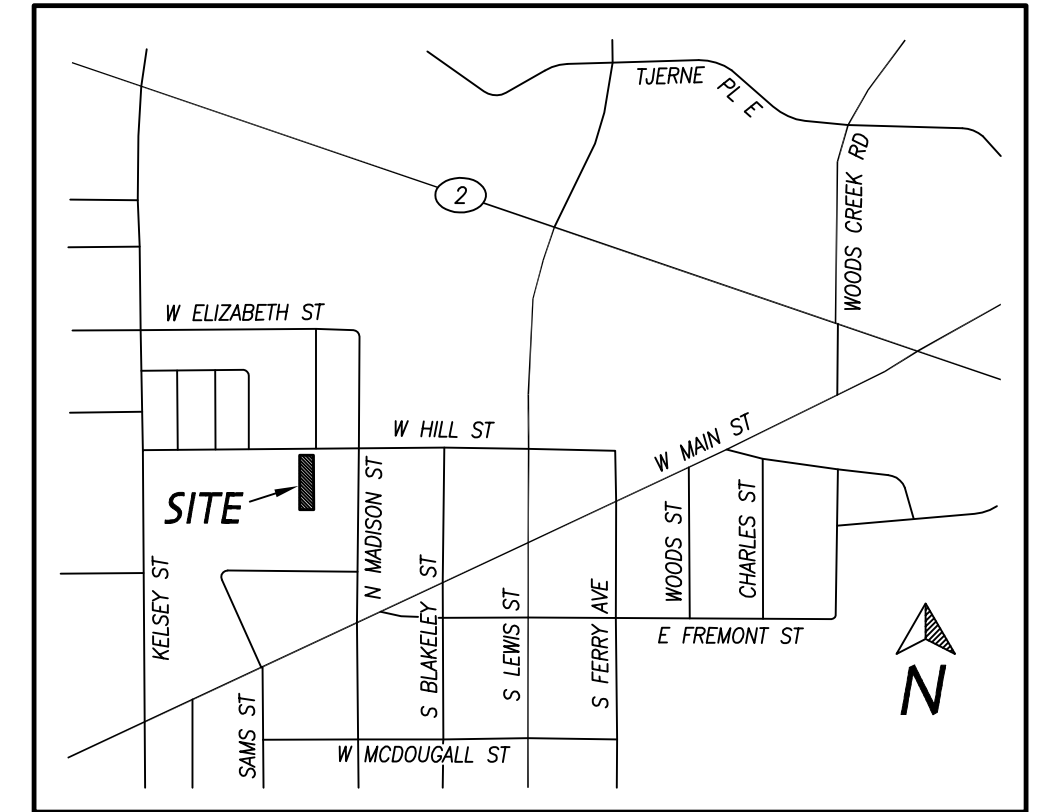


CITY OF MONROE

BOUNDARY LINE ADJUSTMENT MAP
FILE NO. BLA
SITE ADDRESS: 314 W. HILL ST.

RECEIVED
08/12/2021
CITY OF MONROE



VICINITY MAP
1" = 800'

DECLARATION

WE THE UNDERSIGNED ARE IN AGREEMENT WITH AND APPROVE OF BOUNDARY LINE ADJUSTMENT
AS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT ON (DATE) AND AS FURTHER
DELINEATED ON THIS SURVEY.

BY: RICK BYNUM, MASTON PROPERTIES & CONSTRUCTION, LLC.

ALLEN F. CRAIG

REPRESENTATIVE OF KC CAPITAL, LLC.

EXISTING LEGAL DESCRIPTION

PARCELS A, C, & E, CITY OF MONROE BOUNDARY LINE ADJUSTMENT NO. BA 200402 RECORDED UNDER
RECORDING NO. 200505235192, BEING A PORTION OF LOTS 17 THROUGH 22, BLOCK 20, MONROE LAND &
IMPROVEMENT CO'S PLAT OF MONROE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS,
PAGE 57, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

ADJUSTED LEGAL DESCRIPTIONS

NEW PARCEL A
PARCELS A AND C, CITY OF MONROE BOUNDARY LINE ADJUSTMENT NO. BA 200402 RECORDED UNDER
RECORDING NO. 200505235192, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID PARCEL C, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL E, SAID BOUNDARY LINE ADJUSTMENT NO. BA 200402,
THENCE SOUTH 00'49'04" EAST ALONG THE EAST LINE OF SAID PARCEL E A DISTANCE OF 87.63 FEET TO THE
NORTHEAST CORNER OF SAID PARCEL C AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00'49'04" EAST ALONG THE EAST LINE OF SAID PARCEL C A DISTANCE OF 11.98
FEET;
THENCE SOUTH 89'05'39" WEST A DISTANCE OF 57.97 FEET TO THE WEST LINE OF SAID PARCEL C;
THENCE NORTH 01'10'37" WEST ALONG SAID WEST LINE A DISTANCE OF 24.58 FEET TO THE NORTHWEST
CORNER OF SAID PARCEL C;
THENCE THE FOLLOWING THREE COURSES ALONG THE NORTH LINE OF SAID PARCEL C;
NORTH 89'09'09" EAST A DISTANCE OF 25.62 FEET;
SOUTH 00'49'04" EAST A DISTANCE OF 12.54 FEET;
NORTH 89'09'09" EAST A DISTANCE OF 32.50 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

NEW PARCEL E
PARCEL E, CITY OF MONROE BOUNDARY LINE ADJUSTMENT NO. BA 200402 RECORDED UNDER RECORDING NO.
200505235192, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF PARCEL C, SAID BOUNDARY LINE ADJUSTMENT NUMBER BA 200402, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL E, THENCE SOUTH 00'49'04" EAST ALONG THE
EAST LINE OF SAID PARCEL E A DISTANCE OF 87.63 FEET TO THE NORTHEAST CORNER OF SAID PARCEL C
AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00'49'04" EAST ALONG THE EAST LINE OF SAID PARCEL C A DISTANCE OF 11.98
FEET;
THENCE SOUTH 89'05'39" WEST A DISTANCE OF 57.97 FEET TO THE WEST LINE OF SAID PARCEL C;
THENCE NORTH 01'10'37" WEST ALONG SAID WEST LINE A DISTANCE OF 24.58 FEET TO THE NORTHWEST
CORNER OF SAID PARCEL C;
THENCE THE FOLLOWING THREE COURSES ALONG THE NORTH LINE OF SAID PARCEL C;
NORTH 89'09'09" EAST A DISTANCE OF 25.62 FEET;
SOUTH 00'49'04" EAST A DISTANCE OF 12.54 FEET;
NORTH 89'09'09" EAST A DISTANCE OF 32.50 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CONVEYANCE DESCRIPTION

THAT PORTION OF PARCEL C, CITY OF MONROE BOUNDARY LINE ADJUSTMENT NO. BA 200402 RECORDED
UNDER RECORDING NO. 200505235192, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

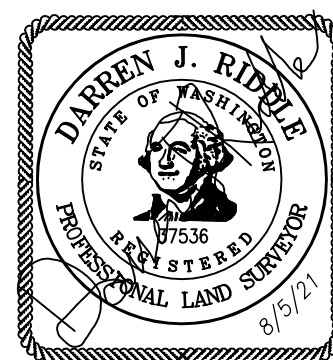
COMMENCING AT THE NORTHEAST CORNER OF PARCEL E, SAID BOUNDARY LINE ADJUSTMENT NO. BA 200402,
THENCE SOUTH 00'49'04" EAST ALONG THE EAST LINE OF SAID PARCEL E A DISTANCE OF 87.63 FEET TO THE
NORTHEAST CORNER OF SAID PARCEL C AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00'49'04" EAST ALONG THE EAST LINE OF SAID PARCEL C A DISTANCE OF 11.98
FEET;
THENCE SOUTH 89'05'39" WEST A DISTANCE OF 57.97 FEET TO THE WEST LINE OF SAID PARCEL C;
THENCE NORTH 01'10'37" WEST ALONG SAID WEST LINE A DISTANCE OF 24.58 FEET TO THE NORTHWEST
CORNER OF SAID PARCEL C;
THENCE THE FOLLOWING THREE COURSES ALONG THE NORTH LINE OF SAID PARCEL C;
NORTH 89'09'09" EAST A DISTANCE OF 25.62 FEET;
SOUTH 00'49'04" EAST A DISTANCE OF 12.54 FEET;
NORTH 89'09'09" EAST A DISTANCE OF 32.50 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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 RICK BYNUM IN APRIL 2021. I HEREBY
CERTIFY THAT THIS MAP IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE
DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS ARE SET AND
STAKED CORRECTLY ON THE GROUND AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND
LOCAL STATUTES AND REGULATIONS.

Darren J. Riddle 8/5/21
DARREN J. RIDDLE DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 37536



TITLE RESTRICTIONS & EASEMENTS

PER TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY
GUARANTEE/ORDER NO. 3791053:

- 1. SUBJECT TO DEED OF TRUST, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS
RECORDED UNDER RECORDING NUMBER 202106180423. THE BENEFICIAL INTEREST OF SAID DEED OF TRUST
WAS ASSIGNED TO KC CAPITAL, LLC BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 202106180574.
2. SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY
DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE MONROE
LAND & IMPROVEMENT CO'S PLAT OF MONROE RECORDED IN VOLUME 3 OF PLATS, PAGE 57.
3. SUBJECT TO TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND
ENCROACHMENTS AS CONTAINED IN RECORDED BOUNDARY LOT ADJUSTMENT RECORDED MAY 23, 2005, UNDER
AUDITOR'S FILE NUMBER 200505235192.

DETERMINATION

ON THE BASIS OF THE REPRESENTATIONS HEREBY SUBMITTED, THE DIRECTOR OF COMMUNITY DEVELOPMENT
HAS APPROVED THIS BOUNDARY LINE ADJUSTMENT UNDER THE PROVISION OF CHAPTER
22.68.060, CITY OF MONROE MUNICIPAL CODE.

DATE COMMUNITY DEVELOPMENT DIRECTOR
CITY OF MONROE

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAS BECOME A LIEN UPON THE
LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY
OFFICE, UP TO AND INCLUDING THE YEAR

EXECUTED THIS DAY OF 20

COUNTY TREASURER TAX PARCEL NUMBERS:
00517402001700
00517402001901
00517402002101

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DARREN J. RIDDLE THIS DAY OF 20
AT MINUTES PAST M, AND RECORDED IN VOL. OF PLATS, PAGES, RECORDS
OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: DEPUTY COUNTY AUDITOR

ACKNOWLEDGMENTS

STATE OF WASHINGTON )
COUNTY OF SNOHOMISH ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICK BYNUM IS THE PERSON WHO APPEARED
BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH AND STATED
THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT, AS THE MANAGING MEMBER OF MASTON
PROPERTIES AND CONSTRUCTION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY.

DATE:

SIGNATURE: NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

NOTARY NAME TO BE PRINTED

RESIDING AT:

MY APPOINTMENT EXPIRES:

STATE OF WASHINGTON )
COUNTY OF SNOHOMISH ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALLAN CRAIG IS THE PERSON WHO APPEARED
BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO
BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE:

SIGNATURE: NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

NOTARY NAME TO BE PRINTED

RESIDING AT:

MY APPOINTMENT EXPIRES:

STATE OF WASHINGTON )
COUNTY OF SNOHOMISH ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT IS THE PERSON WHO
APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH AND
STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT, AS THE PRESIDENT OF KC CAPITAL, LLC, A
WASHINGTON LIMITED LIABILITY COMPANY.

DATE:

SIGNATURE: NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

NOTARY NAME TO BE PRINTED

RESIDING AT:

MY APPOINTMENT EXPIRES:

Pacific Coast Surveys, Inc.
LAND SURVEYING & MAPPING
P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425-512-7099 FAX 425-357-3577
www.PCSurveys.net

BOUNDARY LINE ADJUSTMENT MAP FOR:
MASTON PROPERTIES
& ALLAN CRAIG
SE1/4 NE1/4 SEC.1, T.27N., R.6E., W.M.
DRAWN BY DATE DRAWING FILE NAME SCALE JOB NO.
JRA 08.05.21 212275bla.dwg N/A 21-2275

A.F. NO. SHEET 1 of 2

**CITY OF MONROE**

BOUNDARY LINE ADJUSTMENT MAP  
 FILE NO. \_\_\_\_\_  
 SITE ADDRESS: 314 W. HILL ST.

**EQUIPMENT & PROCEDURES**

**METHOD OF SURVEY:**  
 SURVEY PERFORMED BY FIELD TRAVERSE

**INSTRUMENTATION:**  
 LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION

**PRECISION:**  
 MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

**BASIS OF BEARING:**  
 THE CENTERLINE OF HILL STREET AS THE BEARING OF N 89°10'55" E

**LEGEND**

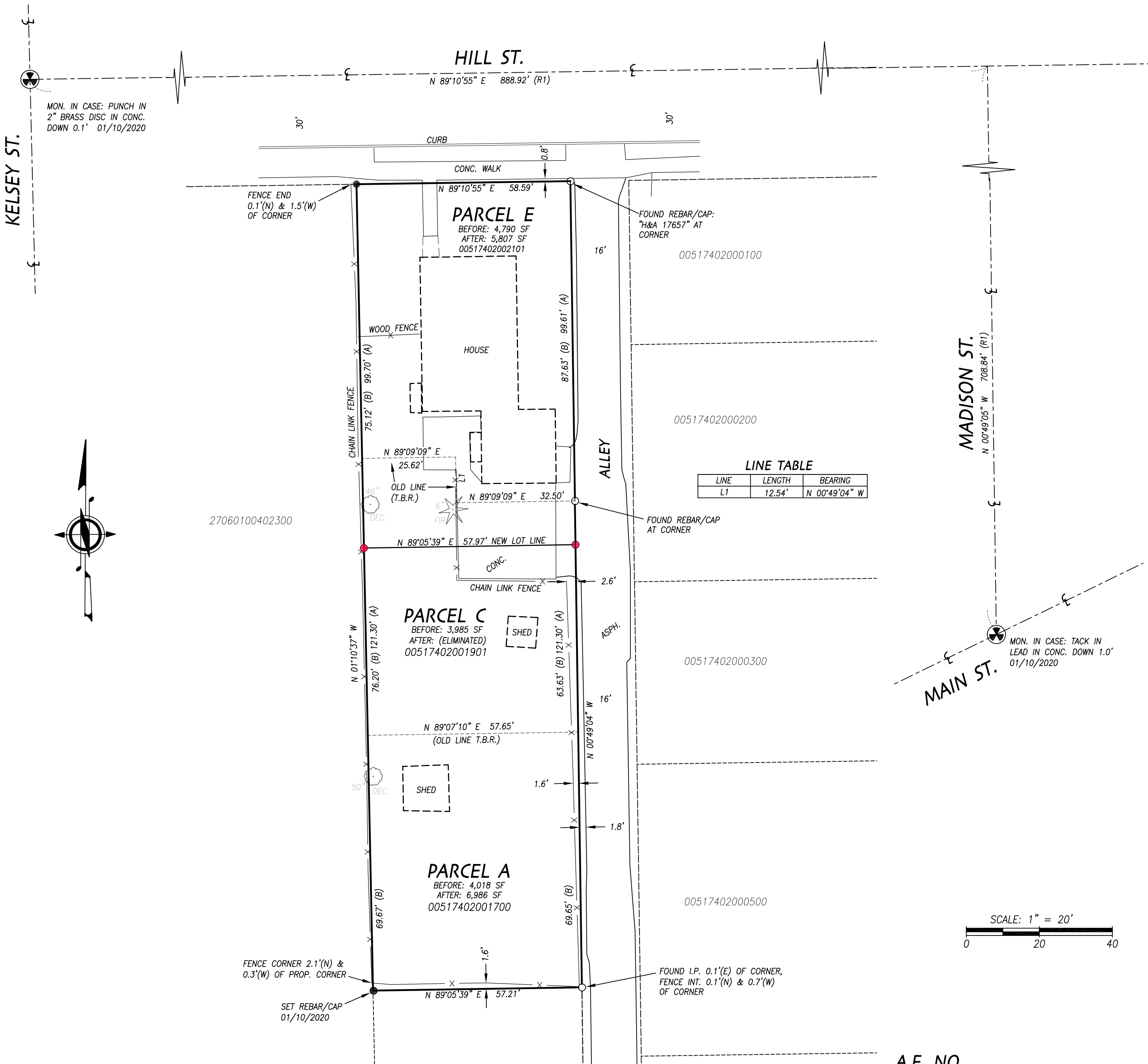
- SET 1/2" X 24" REBAR W/CAP STAMPED "PCS 37536"
- EXISTING REBAR W/CAP, AS NOTED
- ⊕ FOUND CONCRETE MONUMENT AS NOTED
- ⌒ RIGHT OF WAY CENTERLINE
- T.B.R. TO BE REMOVED
- (B) BEFORE ADJUSTMENT
- (A) AFTER ADJUSTMENT
- DEC. DECIDUOUS TREE (VARIETY NOT RECOGNIZED)

**SURVEY REFERENCES**

- (R1) RECORD OF SURVEY BY HARMSSEN & ASSOCIATES, AFN-200006155001
- (R2) RECORD OF BOUNDARY LINE ADJUSTMENT, CITY OF MONROE BA-200402, BY HARMSSEN & ASSOCIATES, AFN-200505235192
- (R3) RECORD OF BOUNDARY LINE ADJUSTMENT BY PACIFIC COAST SURVEYS, AFN-202012075001

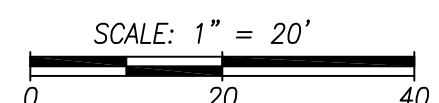
**NOTES**

- 1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.
- 2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

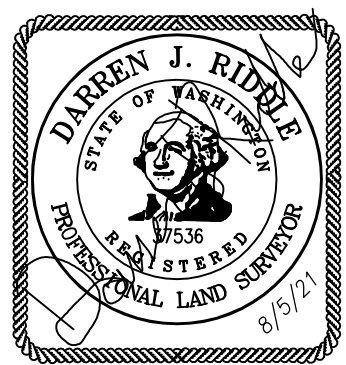


**LINE TABLE**

LINE	LENGTH	BEARING
L1	12.54'	N 00°49'04" W



A.F. NO. \_\_\_\_\_ SHEET 2 of 2  
 BOUNDARY LINE ADJUSTMENT MAP FOR:  
**MASTON PROPERTIES & ALLAN CRAIG**  
 SE1/4 NE1/4 SEC.1, T.27N., R.6E., W.M.



**Pacific Coast Surveys, Inc.**  
 LAND SURVEYING & MAPPING  
 P.O. BOX 13619  
 MILL CREEK, WA 98082  
 PH. 425-512-7099 FAX 425-357-3577  
 www.PCSurveys.net

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
JRA	08.05.21	212275bla.dwg	1" = 20'	21-2275