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202503065001
BOUNDARY LINE ADJUSTMENT-MAP
Rec: $428.50
3/6/2025 10:58 AM 1 of 2
SNOHOMISH COUNTY, WA

RMN 10/15/26

PRN 10/15/26

PAUL R. & RITA M. NELSON TRUST BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 07 EAST, W.M.

FILE NO. 25-101184-BLA

SNOHOMISH COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTIONS

PARCEL A (TPN 004274-000-006-02):

PARCEL C OF SNOHOMISH COUNTY SHORT PLAT NO. SP 324 (6-78) RECORDED MARCH 9, 1981 UNDER AUDITOR'S FILE NO. 8103090167, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B (TPN 004274-000-006-03):

PARCEL D OF SNOHOMISH COUNTY SHORT PLAT NO. SP 324 (6-78) RECORDED MARCH 9, 1981 UNDER AUDITOR'S FILE NO. 8103090167, WHICH IS ORIGINALLY RECORDED JULY 29, 1980 UNDER AUDITOR'S FILE NO. 8007290162, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS

PARCEL A (TPN 004274-000-006-02):

PARCEL C OF SNOHOMISH COUNTY SHORT PLAT NO. SP 324 (6-78) RECORDED MARCH 9, 1981 UNDER AUDITOR'S FILE NO. 8103090167, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL C;
THENCE SOUTH 14°22'06" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 223.86 FEET TO POINT OF BEGINNING;
THENCE CONTINUE SOUTH 14°22'06" EAST ALONG SAID WEST LINE, A DISTANCE OF 271.75 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL C AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIUS POINT BEARS SOUTH 14°22'06" EAST, A DISTANCE 45.00 FEET;
THENCE EASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°44'20",
AN ARC DISTANCE OF 49.27 FEET;
THENCE NORTH 14°22'06" WEST PARALLEL WITH SAID WEST LINE, A DISTANCE OF 269.38 FEET;
THENCE NORTH 70°35'36" WEST, A DISTANCE OF 48.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF PARCEL D OF SAID SHORT PLAT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL D;
THENCE SOUTH 14°22'06" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 223.86 FEET;
THENCE NORTH 70°35'36" WEST, A DISTANCE OF 59.81 FEET;
THENCE NORTH 14°22'06" WEST PARALLEL WITH SAID EAST LINE, A DISTANCE OF 203.17 FEET TO THE NORTH LINE OF SAID PARCEL D;
THENCE NORTH 89°48'12" EAST ALONG SAID NORTH LINE, A DISTANCE OF 51.27 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B (TPN 004274-000-006-03):

PARCEL D OF SNOHOMISH COUNTY SHORT PLAT NO. SP 324 (6-78) RECORDED MARCH 9, 1981 UNDER AUDITOR'S FILE NO. 8103090167, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

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SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CONVEYANCE LEGAL DESCRIPTIONS

PARCEL A TO PARCEL B:

THAT PORTION OF PARCEL C OF SNOHOMISH COUNTY SHORT PLAT NO. SP 324 (6-78) RECORDED MARCH 9,1980 UNDER AUDITOR'S FILE NO. 8007290162, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL C;
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SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B TO PARCEL A:

THAT PORTION OF PARCEL D OF SNOHOMISH COUNTY SHORT PLAT NO. SP 324 (6-78) RECORDED MARCH 9,1980 UNDER AUDITOR'S FILE NO. 8007290162, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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 2025 TAXES.

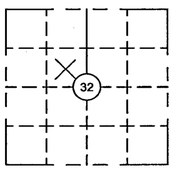
TAX PARCEL NOS. 004274-000-006-02 & 004274-000-006-03

Brian Sullivan
TREASURER, SNOHOMISH COUNTY

BY: Yury Osadchiy
DEPUTY COUNTY TREASURER

CROSS REFERENCE

SEE AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT FOR OWNER SIGNATURES AND COUNTY APPROVAL RECORDED UNDER AUDITOR'S FILE NO. 202503060100.



INDEX KEY
T28N-R07E

AF# 202503065001

2-14-2025

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF AARON ELI TYSON, THIS 6th DAY OF March, 2025, AT 58 MINUTES PAST 10 A.M. AND RECORDED IN VOL. — OF SURVEYS, PAGE(S) —, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Garth Fell
AUDITOR, SNOHOMISH COUNTY

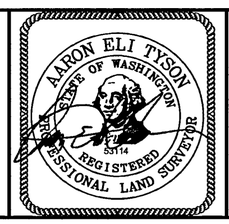
DEPUTY COUNTY AUDITOR

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 RITA NELSON IN SEPTEMBER, 2024.

2-14-2025

AARON ELI TYSON REGISTRATION #53114 DATE



HARMSEN
LAND SURVEYING • CIVIL ENGINEERING • LAND USE PLANNING
sUAS AERIAL MAPPING • WETLAND SERVICES
2822 COLBY AVE, SUITE 300 (425) 252-1884
EVERETT, WA 98201 (360) 794-7811

RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT
PAUL R. & RITA M. NELSON TRUST
SNOHOMISH COUNTY, WASHINGTON

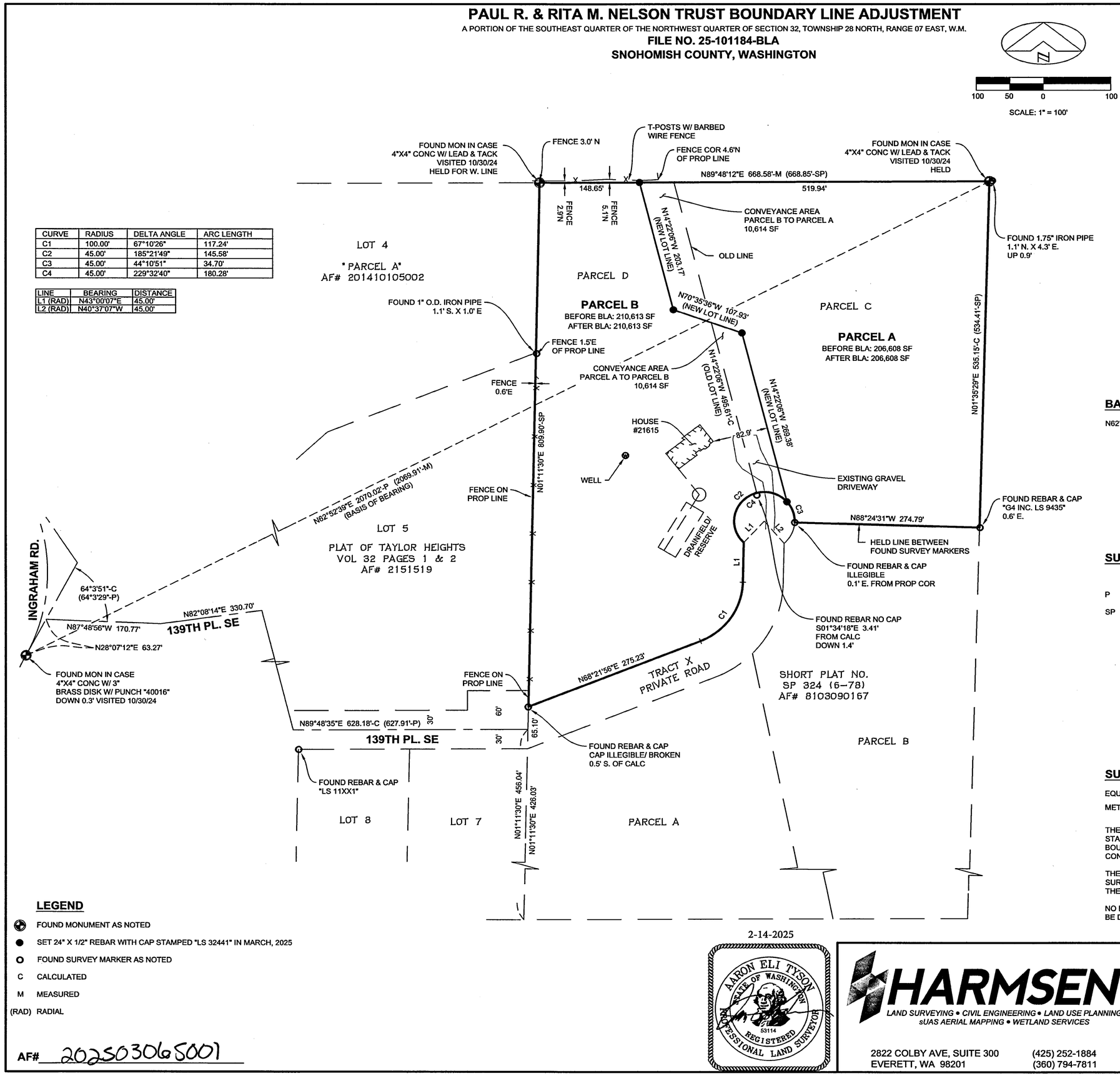
DWN. BY	DATE	JOB NO.
ASL	11-15-2024	24-343
CHKD. BY	S.T.R.	SHEET
AET	S32-T28N-R07E SE 1/4, NW 1/4	1 OF 2

PAUL R. & RITA M. NELSON TRUST BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 07 EAST, W.M.

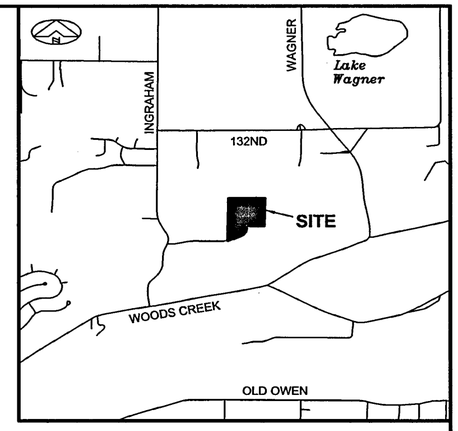
FILE NO. 25-101184-BLA

SNOHOMISH COUNTY, WASHINGTON



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	100.00'	67°10'26"	117.24'
C2	45.00'	185°21'49"	145.58'
C3	45.00'	44°10'51"	34.70'
C4	45.00'	229°32'40"	180.28'

LINE	BEARING	DISTANCE
L1 (RAD)	N43°00'07"E	45.00'
L2 (RAD)	N40°37'07"W	45.00'



VICINITY MAP

SCALE: 1" = 2,000'

BASIS OF BEARING

N62°52'39"E BETWEEN MONUMENTS AS SHOWN HEREON

SURVEY REFERENCES

PLAT OF WOODS CREEK VISTA AFN 202305245005

P PLAT OF TAYLOR HEIGHT VOL 32, PG 1-2

SP SHORT PLAT SP 324 (6-78) AFN 8103090167

ROS AFN 201410105002

SURVEY NOTES

EQUIPMENT: 3" OR LESS TOTAL STATION AND GNSS NETWORK ROVER

METHOD: FIELD TRAVERSE AND WASHINGTON STATE REFERENCE NETWORK GNSS

THE FIELD TRAVERSES USED IN THIS SURVEY MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-090. THE SET AND LOCATED BOUNDARY MONUMENT POSITIONS MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-085.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 24" X 1/2" REBAR WITH CAP STAMPED "LS 32441" IN MARCH, 2025
- FOUND SURVEY MARKER AS NOTED
- C CALCULATED
- M MEASURED
- (RAD) RADIAL

AF# 202503065001

2-14-2025

AARON ELI TYSON — STATE OF WASHINGTON — 53114 — REGISTERED PROFESSIONAL LAND SURVEYOR

HARMSEN
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