



Department of Community Development

Mailing Address: 152 W Cedar Street

Physical Address: 615 N. 5th Ave.

Sequim, WA 98382

Phone: (360) 683-4908

Fax: (360) 681-0552

www.sequimwa.gov

APPLICATION FOR A BOUNDARY LINE ADJUSTMENT/LOT MERGER

For Department Use Only:

Application Fee of \$600.00 plus consultant fee, if any;

non-refundable Receipt Number:

Date: 4/29/19 paid

Clerk:

Application Number: BLA19-001

Associated Applications: OZM19-001

APPLICANT(S) INFORMATION

Owner's Name and Mailing Address of Lot A: Burrowes Properties LLC

Owner's Telephone and E-mail: (360) 808-0113; burrowes@olypen.com

Owner's Name and Mailing Address of Lot B: Security Services NW Inc.

Owner's Telephone and E-mail: PO Box 660, Pt. Townsend WA 98368

Representative's Name: Olympic Peninsula Surveying & Drafting, Inc.; Brian Cays

Representative's E-mail Address: opsurveying@olypen.com

Representative's Mailing Address: PO Box 3234, Sequim WA 98382

Representative's Telephone: (360) 460-2934

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Are there any structures located across property lines? [X] No [] Yes

This Boundary Line Adjustment is for a? [X] Boundary Line Adjustment [] Lot Merger

Please provide the existing Address, Legal Description and/or Parcel Number(s)? 033020-310005; 033020-79-0050 Use and attach additional pages if necessary.

Boundary Line Adjustment/Lot Merger Application Submittal Requirements Checklist

*****It is the responsibility of the applicant to ensure that all submittal requirements listed below are turned in as part of this application. Incomplete applications will not be accepted by the City of Sequim Planning Department. *****


- A complete Boundary Line Adjustment/Lot Merger application with all submittal materials (\$600.00-fee).
- Title Report or other proof of ownership.
- Location of streams, irrigation ditches, drainage ditches, wetlands, ponds, floodways or other water courses on or within 200' of the proposed project.
- Location, extent and type of wooded areas and all trees greater than eight inches in diameter, or identified as species of local significance.
- A scaled vicinity map showing the subject property in reference to surrounding properties, streets, subdivisions, municipal boundaries, identified critical areas within 500' of the subject property, and including a north arrow.
- Copies of any existing and/or proposed deed restrictions or covenants.
- Draft maintenance agreements and proposed management entities responsible for tax payments and maintenance of common facilities (such as roads, stormwater facilities, open spaces, trails, parks, etc.)
- Any additional materials, as determined by the department during preliminary discussions to be necessary to fully evaluate the application.
- A description of how parking requirements will be met, if applicable.
- Five Copies of an 18" x 24" or larger Boundary Line Adjustment/Lot Merger map prepared by a Washington State licensed and registered land surveyor, drawn at a horizontal scale of 50-feet or fewer to the inch depicting the following items:**
 - The name of the project.
 - Legal Description of the entire parcel.
 - Date, scale and north arrow.
 - Boundary lines, right-of-way for streets, easements and property lines of lots.
 - Location of all open spaces.

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- Location of all utilities and other improvements, with accurate bearings, dimensions of angles and arcs, and all curve data describing the location of improvements.
- Street (right-of-way) widths and names.
- Lot acreage, dimensions and lot numbers (before and after).
- Locations of private and/or public easements, their dimensions and their purpose.
- After the preliminary review is complete and signed off by the City of Sequim, the applicant shall submit a Final BLA/Lot Merger map (which has its own fee) for review (\$240.00).

*****The City of Sequim Planning Department may require additional information necessary for decision making purposes.*****

I certify that the above information is true and correct to the best of my knowledge and accept responsibility for all claims and damages which may be occasioned to any other land or persons by actions authorized by the City of Sequim in relation to this Boundary Line Adjustment/Lot Merger.



 Owner(s)

4/11/19

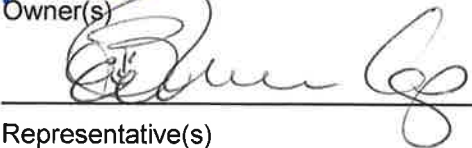
 Date



 Owner(s)

2/18/19

 Date



 Representative(s)

2/18/19

 Date

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2017-1354450 Warranty Deed
Page 1 of 2
Clallam Title Company
Clallam County Washington 09/07/2017 11:22:46 AM

When recorded return

Security Services Northwest, Inc.
PO Box 660
Port Townsend, WA 98368

Filed for Record at Request of
Clallam Title Company
Escrow Number: 124018JK

NO 112713 #15,953.00
CLALLAM COUNTY TRANSACTION EXCISE TAX

DATE PAID SEP - 7 2017

AMOUNT \$896,000.00
COUNTY TREASURER
BY: *J. Williams*

Statutory Warranty Deed

THE GRANTOR Jerry J. Starman, an unmarried man on April 13, 2005, date of acquiring title, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Security Services Northwest, Inc., a Washington Corporation the following described real estate, situated in the County of Clallam, State of Washington

Abbreviated Legal: 5, Towne Center Business Pk

Tax Parcel Number(s): 033020 790050

Lot 5 of Towne Center Business Park, according to the Plat thereof filed in Volume 13 of Plats at Page(s) 82, records of Clallam County, Washington.

Situate in the County of Clallam, State of Washington.

Subject to: As fully described on Exhibit "A" attached hereto and made a part hereof

Dated August 21, 2017

J. J. Starman
Jerry J. Starman

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STATE OF Washington
COUNTY OF Clallam } SS:

I certify that I know or have satisfactory evidence that Jerry J. Starman

is the person who appeared before me, and said person acknowledged that signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 25, 2017

Jennifer Williams

Notary Public in and for the State of Washington
Residing at West Angeles
My appointment expires: January 13, 2021



EXHIBIT A

SUBJECT TO:

Easement, including terms and provisions contained therein:

Recorded: September 26, 1911
Recording No.: Volume 88, page 253
In favor of: Olympic Power Company
For: Electric transmission line and pole line right of way
Affects: Said premises and other property

The legal description in said easement is not sufficient to determine its exact location within said premises.

Easement, including terms and provisions contained therein:

Recorded: December 7, 1995
Recording No.: 732017
In Favor Of: Public Utility District No. 1, of Clallam County, a municipal corporation
For: Electric transmission and/or distribution system

Easement, including terms and provisions contained therein:

Recorded: June 11, 1997
Recording No.: 756119
In Favor Of: Public Utility District No. 1, of Clallam County, a municipal corporation
For: Electric transmission and/or distribution system

Covenants, conditions, restrictions, easements and assessments; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(C).

Recorded: December 3, 1997
Recording No.: 1997 1001210

Right of the Lot Owners Association to levy assessments, as provided for by instrument recorded December 3, 1997, under Auditor's File No. 1997 1001210.

Restrictions, conditions, dedications, notes, easements and provisions contained and/or delineated on the face of the Plat recorded in Volume 13 of Plats at page(s) 82 in Clallam County, Washington.

Property Use and Development Agreement and Amendment thereto imposed by instruments recorded on December 16, 1997, under Recording Nos. 1997 1001803 and 1997 1001804.

Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants and secured parties to remove trade fixtures at the expiration of the terms

Initial Initial

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2002 JUL 16 PM 2:43



2002 1088642

Clallam
County

CL-41331

WHEN RECORDED MAIL TO:

Craig S. Gilbert
Perkins Coie LLP
411 108th Ave. NE, Suite 1800
Bellevue, Washington 98004-5584

Document Title: Statutory Warranty Deed

Reference Number(s) of Documents assigned or released:

Grantor: Burrowes Properties, L.L.C., a Washington limited liability company, ~~Stanley R. Burrowes, an individual, Mark R. Burrowes and Deborah A. Burrowes, husband and wife, and Mark R. Burrowes as Trustee of the Stanley and Jean Burrowes Trust for Grandchildren, a Washington Trust~~

Grantee: Bell Homestead, LLC, a Washington limited liability company

Legal Description: Ptns of SW 20-30-3

Assessor's Property Tax Parcel/Account Numbers: 033020329020, 033020310005, 033020310075, 033020340000

STATUTORY WARRANTY DEED

~~Burrowes Properties, L.L.C., a Washington limited liability company, Stanley R. Burrowes, an individual and Mark R. Burrowes and Deborah A. Burrowes, husband and wife~~ (collectively, "GRANTOR") for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, hereby CONVEY AND WARRANT to Bell Homestead, LLC, a Washington limited liability company, the following described real estate, in the County of Clallam, State of Washington:

See Exhibit A attached hereto and incorporated herein by reference.

*as to a portion of said premises, and Stanley R. Burrowes, as his separate estate and the heirs and/or devisees of Jean S. Burrowes, deceased, and Mark R. Burrowes and Deborah A. Burrowes, husband and wife, as to the remainder,

NO. 57039
CLALLAM COUNTY
TRANSACTION EXCISE TAX

DATE PAID JUL 16 2002

AMOUNT COUNTY TREASURER BY Cathy Roth, Deputy

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SUBJECT TO those exceptions set forth in Exhibit B attached hereto and incorporated herein by reference.

Dated this 26 day of JUNE, 2002.

Burrowes Properties, L.L.C.

By: [Signature]
Its: MANAGER

[Signature]
Stanley R. Burrowes, an individual

[Signature]
Mark R. Burrowes, an individual

[Signature]
Deborah A. Burrowes, an individual

"Unofficial Copy"

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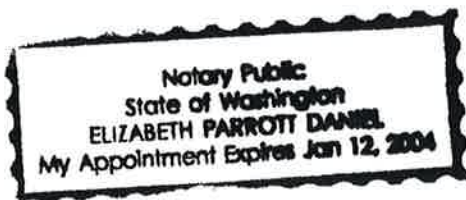
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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 20th day of June, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MARK BURROWES to me known to be the MANAGER of Burrowes Properties, L.L.C., the entity that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity for the uses and purposes therein mentioned, and on oath stated that she/he was authorized to execute the said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Elizabeth Parrott Daniel
Print Name: Elizabeth Parrott Daniel
Notary Public in and for the State of Washington,
residing at Belleve, WA
My commission expires: 1/12/2004

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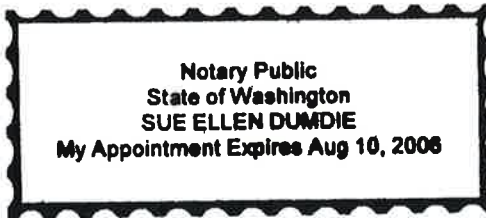
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STATE OF WASHINGTON)
) ss.
COUNTY OF ~~KING~~ Chilam)

On this 26 day of June, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Stanley R. Burrowes, known to me to be the individual named in and who executed the foregoing document, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

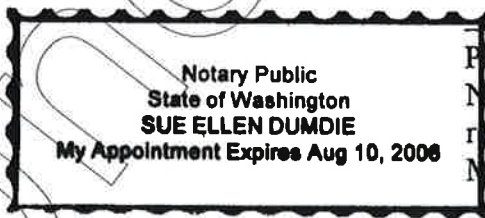


Sue Ellen Dumdrie
Print Name: Sue Ellen Dumdrie
Notary Public in and for the State of Washington,
residing at Sequim
My commission expires: Aug. 10, 2006

STATE OF WASHINGTON)
) ss.
COUNTY OF ~~KING~~ Chilam)

On this 26 day of June, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mark R. Burrowes, known to me to be the individual named in and who executed the foregoing document, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

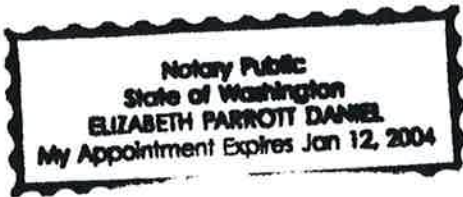


Sue Ellen Dumdrie
Print Name: Sue Ellen Dumdrie
Notary Public in and for the State of Washington,
residing at Sequim
My commission expires: Aug. 10, 2006

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 26th day of June, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Deborah A. Burrowes, known to me to be the individual named in and who executed the foregoing document, and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Elizabeth Parrott Daniel
Print Name: Elizabeth Parrott Daniel
Notary Public in and for the State of Washington,
residing at Bellevue WA
My commission expires: 1/12/2004

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EXHIBIT A

Legal Description

PARCEL A:

That portion of the Northeast quarter of the Southwest quarter of Section 20, Township 30 North, Range 3 West, W.M., Clallam County, Washington, Described as follows:

Beginning at the Southeast corner of said Northeast quarter of the Southwest quarter; thence North $01^{\circ}44'38''$ East along the East line thereof a distance of 697.40 feet; thence North $87^{\circ}56'57''$ West, a distance of 1,324.59 feet to the West line of said Northeast quarter of the Southwest quarter; thence South $01^{\circ}49'40''$ West along said West line, a distance of 697.27 feet to the Southwest corner thereof; thence South $87^{\circ}56'38''$ East along the South line of said Northeast quarter of the Southwest quarter, a distance of 1,325.61 feet to the Point of Beginning.

PARCEL B:

Lot 2 of revised S. Burrowes Short Plat recorded on April 23, 1986 in Volume 16 of Short Plats, page 51, under Auditor's File No. 577100, being a portion of the Northwest quarter of the Southwest quarter in Section 20, Township 30 North, Range 3 West, W.M., Clallam County, Washington; AND That portion of Maple Street (extended) East of the intersection of Maple Street and Sunnyside Avenue, as shown in said S. Burrowes Short Plat, described as follows:

Starting at a point 608.00 feet East of the Northeast corner of Maple Street and Sunnyside Avenue, said point being the True Point of Beginning; thence East 177.59 feet to the East line of said Northwest quarter of the Southwest quarter; thence South 60.00 feet; thence West 177.59 feet; thence North 60.00 feet to the True Point of Beginning; AND ALSO, the East 30 feet of the North 271.86 feet of the South 633.89 feet of the Northwest quarter of the Southwest quarter of Section 20, Township 30 North, Range 3 West, W.M., Clallam County, Washington.

PARCEL C:

That portion of the Southeast quarter of the Southwest quarter of Section 20, Township 30 North, Range 3 West, W.M., Clallam County, Washington, lying Northerly of the Chicago, Milwaukee, St. Paul and Pacific Railroad right of way.

EXCEPT that portion conveyed to the State of Washington by deeds recorded August 30, 1995, under Auditor's File No. 727653 and 727654.

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EXHIBIT B

Exceptions

1. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: September 26, 1911
Recording No.: 57876
In Favor of: Olympic Power Company
For: Power lines
Affects: A portion of Parcel A.
2. Exceptions and Reservations as contained in instrument;
Recorded: August 3, 1918
Recording No.: 77019
As follows: Saving and excepting all minerals and oil rights.
Affects: Parcel C and other property
3. Rights of the public in county Road known as Brown Road as disclosed by the records of the Clallam County Assessor.
Affects: The Easterly portion of Parcel A
4. Agreement, including its terms, covenants and provisions;
Between: David Burrowes and Louise Burrowes, husband and wife and Chicago, Milwaukee, St. Paul and Pacific Railroad, et al
Recorded: March 28, 1940
Recording No.: 188592
For: Damages from water seepage; see copy hereto attached.
Affects: Parcel C and other property
5. Agreement, including its terms, covenants and provisions;
Between: Mark Riordan Burrowes, et al and the City of Sequim
Recorded: July 7, 1978
Recording No.: 484111
For: Dedication of streets and alleys to City of Sequim for public purposes and Short Plat acceptance
Affects: Burrowes Short Plat in Volume 16, page 51, and vacated streets and alleys abutting.

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6. Easement, including its terms, covenants and provisions as disclosed by instrument;
Dated: April 13, 1955
Recorded: May 18, 1955
Recording No: 287230
In Favor of: The Pacific Telephone and Telegraph Company
For: Telephone and telegraph communication lines
Affects: Parcel A.
7. Easement, including its terms, covenants and provisions as disclosed by instrument;
Dated: April 21, 1976
Recorded: May 28, 1976
Recording No: 454618
In Favor of: Public Utility District No. 1 of Clallam County
For: Electric transmission and/or distribution line or system
Affects: A portion of Parcel C.
8. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: April 3, 1979
Recording No: 494034
In Favor of: Pacific Northwest Bell Telephone Company, a Washington corporation
For: Underground communication lines
Affects: Portion of Maple Street extended, lying within Parcel B.
9. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: September 30, 1988
Recording No: 608646
In Favor of: Public Utility District No. 1 of Clallam County
For: Electric transmission and/or distribution line or system
Affects: A portion of Parcel C.
10. Agreement, including its terms, covenants and provisions;
Between: Property owners and City of Sequim
Recorded: April 10, 1991
Recording No.: 649140
For: Latecomer's sewer line
Affects: Said premises and other property.
11. Agreement, including its terms, covenants and provisions;
Between: Burrows, et al and City of Sequim
Recorded: April 19, 1991
Recording No.: 649694
For: Sewerline
Affects: Said premises and other property.

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12. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: August 30, 1995
Recording Nos: 727653 and 727654
In Favor of: State of Washington
For: All rights of ingress and egress (including all existing, future or potential easements of access light, view and air)
Affects: A portion of Parcel C.
13. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: March 7, 1997
Recording No: 751586
In Favor of: State of Washington
For: All rights of ingress and egress (including all existing, future and potential easements of access, light, view and air)
Affects: A portion of Parcel C and other property.
14. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: March 7, 1997
Recording No: 751586
For: Right of reasonable access
Affects: A portion of Parcel C and other property.
15. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: March 7, 1997
Recording No: 751587
In Favor of: State of Washington
For: Extending, repairing and maintaining culverts
Affects: A portion of Parcel C.
16. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: November 6, 1998
Recording No: 1998 1018779
In Favor of: The City of Sequim, a municipal corporation
For: Municipal utilities
Affects: South 30 feet of the East 1,325.56 feet, except the East 12 feet of Parcel A.
17. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: November 6, 1998
Recording No: 1998 1018780
In Favor of: The City of Sequim, a municipal corporation
For: Municipal utilities
Affects: The North 30 feet of the East 1,325.56 feet of Parcel C.

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