

## LOT LINE ADJUSTMENT APPLICATION

<b>Property address or general location (cross-streets):</b> 1601 RAINIER ST, Port Townsend, 98368	<b>Office Use Only</b>  Permit # <u>LUP22-074</u>  Associated Permits: _____ _____ _____
<b>Existing Legal Description(s) (or Tax #): Parcel Number:</b> _____ <small style="text-align: center;">Please see the pages 4-13 for the Existing Legal Descriptions.</small>  Addition: _____, Block(s): _____  Lot(s): _____	
<b>Proposed New Legal Descriptions (attach additional pages if necessary):</b> Parcel A: Parcel B: <b>Please see the pages 4-13 for the Proposed New Legal Descriptions.</b>	
<b>Property Owner:</b> Name: <u>Montebanc Management, LLC C/O Paul Devenzio</u> Address: <u>400 NW Gilman Blvd. #2781</u> City/St/Zip: <u>Issaquah, WA 98027</u> Phone: <u>206-391-8366</u> Email: <u>Montebanc.mgt@comcast.net</u>	<b>Contact/Representative (if different):</b> Name: <u>ESM Consulting Engineers</u> Address: <u>33400 8th Ave South, STE 205</u> City/St/Zip: <u>Federal Way, WA 98003</u> Phone: <u>253-838-6113</u> Email: <u>John.Everett@esmcivil.com</u>
<b>Are any structures and/or fences located across property lines?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
<b>Have any known wetlands or their buffers been identified on the property?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, attach wetland report.	
<b>Are there any steep slopes (greater than 15%) on the property?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, attach geotechnical report.	

I hereby certify that the information provided is correct, that I am either the owner or authorized to act on behalf of the owner and that all the activities associated with this permit will be in accordance with State Laws and the Port Townsend Municipal Code.

Print Name: Thomas Carter

Signature:

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DEC 20 2022  
CITY OF PORT TOWNSEND  
DSD

Date: 12/13/2022

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



See attached for details on plan submittal requirements and cost.

## Lot Line Adjustment Application Submittal Requirements Checklist

- ✓  Completed Lot Line Adjustment application form (Page 1)
- ✓  Application fee
  - Type I: No reorientation, "minor", i.e. minor boundary changes, to correct a controversy regarding the location of a lot line, etc. - \$369.04
  - Type II: Reorientation, beyond "minor" - \$653.56 paid 12/20/22.  
(includes \$30.00 sign board deposit)
- ✓  Type II only: The latest list of tax parcels and their owners within 300 feet of the property, prepared by a Title Company, with said owner's names and addresses typed on mailing labels. (City will supply envelopes.)
- ✓  Three 8½x11 copies of an accurate drawing and three full size copies (18x24 or larger) of the preliminary survey showing the following: ✓ 2 to County + 1 to PW
  - Existing lot lines proposed to be changed, indicated by light broken lines
  - The proposed lines for all affected lots, indicated by bold solid lines
  - The area and dimension of each lot following the proposed adjustment
  - Location and dimensions of all structures/improvements existing upon the affected lots, and the distance between each such structure/improvements and the proposed lot/boundary lines, with structures proposed to be removed from the site depicted with broken lines and structures to remain on the site depicted with solid lines.
  - ✓  Original legal description of the entire property together with new separate legal descriptions for each parcel, labeling them specifically as Parcel A, B, etc.  
(+ Applicant prepared SOI)
  - North Arrow and scale
  - All parcel numbers of affected lots
  - The location and dimensions of any easements within or adjacent to any affected lots
  - The location, right-of-way widths, pavement widths, and names of all existing or platted streets, whether public or private, and other public ways (paths/ trails) within or adjacent to the affected lots
  - The location of all existing and proposed water, sewer and storm drainage facilities. If applicable, include existing or proposed septic system.
  - The location of any critical areas and/or buffers as described in PTMC 19.05, including all floodplains, lying within or adjacent to the property

**NOTE: The applicant may prepare the initial drawing if the land is vacant or there is no question regarding setbacks of existing structure(s). Otherwise, and when the City deems it necessary to do so, the initial drawing must be prepared by a licensed surveyor.**



A licensed surveyor must prepare the final drawing, and the survey must be recorded after the lot line adjustment is approved.

N/A

If there are existing structures on-site, show and calculate the total amount of impervious surfaces (i.e. building roof areas, driveways) in square feet and current method of stormwater management (i.e. downspouts, drywells, etc.). *not necessary*

• geotech 8-11-21

Critical Areas special reports where required by (PTMC 19.05 - Critical Areas)

• wetland ✓ 8-11-21

Photocopy of the property deed

N/A

If on-site wastewater (septic tanks) disposal exists or is proposed under the limited circumstances where city code does not require connection to the city's municipal sewer system, the applicant shall provide written verification from the Jefferson County Environmental Health department that the site is adequate to accommodate an on-site sewage disposal system.

N/A

SEPA permit application, required for any fill or excavation over 100 cubic yards, the construction of 9 or more dwelling units, a building 4,000 sq. ft. or more in size with 20 or more parking spaces, and/or if the lots are located in a critical area. Critical Area maps are available at the DSD office or on the website.

For more information, see Port Townsend Municipal Code Chapter 18.08, or the website:

<http://www.cityofpt.us/>

*Title Insurance -*

*3 parcels, A, B + C:*

*001-092-005*

*001-092-006*

*001-091-002*



Madrona Ridge  
Job No. 2090-003-021-0005  
November 11, 2022

## EXHIBIT A

### LEGAL DESCRIPTION FOR PARCEL A PRIOR TO ADJUSTMENT

That portion of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 30 North, Range 1 West, W.M., in Jefferson County, Washington, more particularly described as follows:

The East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 9;

TOGETHER WITH the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 9;

ALSO TOGETHER WITH that portion of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 9 described as follows:

BEGINNING at the Northwest corner of said Northeast  $\frac{1}{4}$ ;  
THENCE South  $02^{\circ}01'49''$  West along the West Line of said Northeast quarter a distance of 551.99 feet to the TRUE POINT OF BEGINNING;  
THENCE leaving said West line, South  $88^{\circ}42'53''$  East a distance of 418.27 feet;  
THENCE South  $01^{\circ}40'58''$  West parallel with Rainier Street (Roy Street) as established per the plat of Motor Line Addition as recorded in Volume 2 of Plats, Page 10, records of Jefferson County, Washington, a distance of 1,087.90 feet to the North boundary of 15th Street (Oregon Street) as platted in Glenwood Addition to Port Townsend as per plat recorded in Volume 1 of Plats Page 62, records of Jefferson County, Washington;  
THENCE North  $88^{\circ}30'10''$  West along said Northerly boundary of 15th Street, a distance of 424.85 feet to the West line of said Northeast  $\frac{1}{4}$ ;  
THENCE North  $02^{\circ}01'49''$  East along said West line, a distance of 1086.40 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Jefferson, State of Washington.

Assessor Parcel No. 001091002

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CITY OF PORT TOWNSEND  
DSD

Madrona Ridge  
Job No. 2090-003-021-0005  
November 11, 2022

## EXHIBIT A

### LEGAL DESCRIPTION FOR PARCEL A PRIOR TO ADJUSTMENT

That portion of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 30 North, Range 1 West, W.M., in Jefferson County, Washington, more particularly described as follows:

The East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 9;

TOGETHER WITH the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 9;

ALSO TOGETHER WITH that portion of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 9 described as follows:

BEGINNING at the Northwest corner of said Northeast  $\frac{1}{4}$ ;  
THENCE South  $02^{\circ}01'49''$  West along the West Line of said Northeast quarter a distance of 551.99 feet to the TRUE POINT OF BEGINNING;  
THENCE leaving said West line, South  $88^{\circ}42'53''$  East a distance of 418.27 feet;  
THENCE South  $01^{\circ}40'58''$  West parallel with Rainier Street (Roy Street) as established per the plat of Motor Line Addition as recorded in Volume 2 of Plats, Page 10, records of Jefferson County, Washington, a distance of 1,087.90 feet to the North boundary of 15th Street (Oregon Street) as platted in Glenwood Addition to Port Townsend as per plat recorded in Volume 1 of Plats Page 62, records of Jefferson County, Washington;  
THENCE North  $88^{\circ}30'10''$  West along said Northerly boundary of 15th Street, a distance of 424.85 feet to the West line of said Northeast  $\frac{1}{4}$ ;  
THENCE North  $02^{\circ}01'49''$  East along said West line, a distance of 1086.40 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Jefferson, State of Washington.

Assessor Parcel No. 001091002

Madrona Ridge  
Job No. 2090-003-021-0005  
November 11, 2022

## EXHIBIT B

### LEGAL DESCRIPTION FOR PARCEL B PRIOR TO ADJUSTMENT

That portion of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 30 North, Range 1 West, W.M., Jefferson County, Washington, more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast  $\frac{1}{4}$ ;

THENCE South  $02^{\circ}01'49''$  West along the West line of said Northeast  $\frac{1}{4}$  a distance of 551.99 feet;

THENCE leaving said West line, South  $88^{\circ}42'53''$  East a distance of 418.27 feet to the TRUE POINT OF BEGINNING;

THENCE South  $01^{\circ}40'58''$  West parallel with Rainier Street (Roy Street) as established per the plat of Motor Line Addition as recorded in Volume 2 of Plats, page 10, records of Jefferson County, Washington, a distance of 538.05 feet to a point on the Westerly prolongation of the North boundary of 16th Street as established per said plat of Motor Line Addition;

THENCE South  $88^{\circ}42'33''$  East along said Westerly prolongation of 16th Street a distance of 585.01 feet to the West boundary of said Rainier Street;

THENCE North  $01^{\circ}40'58''$  East along said Westerly boundary of Rainier Street, a distance of 104.90 feet;

THENCE leaving said Westerly boundary North  $14^{\circ}23'53''$  West a distance of 108.30 feet;

THENCE North  $01^{\circ}40'58''$  East a distance of 73.98 feet;

THENCE North  $41^{\circ}36'25''$  West a distance of 347.98 feet;

THENCE North  $88^{\circ}42'53''$  West a distance of 316.40 feet to the True Point of Beginning.

Situate in the County of Jefferson, State of Washington.

Assessor Parcel No. 001092005

Madrona Ridge  
Job No. 2090-003-021-0005  
November 11, 2022

## EXHIBIT C

### LEGAL DESCRIPTION FOR PARCEL C PRIOR TO ADJUSTMENT

That portion of the West ½ of the Northeast ¼ of Section 9, Township 30 North, Range 1 West, W.M., Jefferson County, Washington, more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast ¼;

THENCE South 02°01'49" West along the West line of said Northeast ¼ a distance of 551.99 feet;

THENCE leaving said West line, South 88°42'53" East a distance of 418.27 feet;

THENCE South 01°40'58" West parallel with Rainier Street (Roy Street) as established per the plat of Motor Line Addition as recorded in Volume 2 of Plats, page 10, records of Jefferson County, Washington, a distance of 538.05 feet to a point on the Westerly prolongation of the North boundary of 16th Street as established per said plat of Motor Line Addition AND also the TRUE POINT OF BEGINNING;

THENCE continuing South 01°40'58" West a distance of 549.85 feet to the North boundary of 15<sup>th</sup> Street (Oregon Street) as platted in Glenwood Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, page 62, records of Jefferson County, Washington;

THENCE South 88°30'10" East along said Northerly boundary of 15th Street, a distance of 585.00 feet to the Westerly boundary of Rainier Street;

THENCE North 01°40'58" East along said Westerly boundary of Rainier Street, a distance of 551.96 feet to said Westerly prolongation of the North boundary of 16th Street;

THENCE North 88°42'33" West along said Westerly prolongation, a distance of 585.01 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Jefferson, State of Washington.

Assessor Parcel No. 001092006

Madrona Ridge  
Job No. 2090-003-021-0005  
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## EXHIBIT D

### LEGAL DESCRIPTION FOR PARCEL 1 AFTER ADJUSTMENT

That portion of the east half of the northwest quarter AND of the west half of the northeast quarter of Section 9, Township 30 North, Range 1 West, W.M., in Jefferson County, Washington, being more particularly described as follows:

BEGINNING at the northwest corner of said northeast quarter;

THENCE along the west line of said northeast quarter, S 02°01'49" W, 551.99 feet to the TRUE POINT OF BEGINNING;

THENCE S 88°42'53" E, 734.67 feet;

THENCE S 41°36'25" E, 347.98 feet;

THENCE S 01°40'58" W, 73.98 feet;

THENCE S 14°23'53" E, 108.31 feet to the westerly margin of Rainier Street (also known as Roy Street) as established per the plat of Motor Line Addition as recorded in Volume 2 of Plats, Page 10, Records of Jefferson County, Washington;

THENCE along said westerly margin, S 01°40'58" W, 656.86 feet to the northerly margin of 15<sup>th</sup> Street (also known as Oregon Street) as platted in Glenwood Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, Page 62, Records of Jefferson County, Washington;

THENCE along said northerly margin, N 88°30'10" W, 5.14 feet;

THENCE N 01°29'50" E, 26.00 feet;

THENCE N 88°30'10" W, 169.43 feet;

THENCE N 02°01'49" E, 111.53 feet;

THENCE N 87°58'11" W, 55.00 feet;

THENCE N 02°01'49" E, 257.03 feet;

THENCE N 42°48'37" W, 112.82 feet;

THENCE N 87°58'11" W, 50.44 feet;

THENCE N 02°01'49" E, 90.00 feet;  
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THENCE N 87°58'11" W, 75.00 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 150.00 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 461.35 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.000 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 90.12 feet to the west line of the east half of the southeast quarter of the northeast quarter of said northwest quarter of Section 9;

THENCE along said west line, N 02°02'22" E, 401.68 feet to the northwesterly corner of said subdivision;

THENCE along the northerly line of said subdivision, S 88°36'27" E, 336.42 feet to the east line of the said northwest quarter of Section 9;

THENCE along said east line, N 02°01'49" E, 108.65 feet to the TRUE POINT OF BEGINNING.

Containing 17.233 acres (750,650 square feet), more or less.

Madrona Ridge  
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## EXHIBIT E

### LEGAL DESCRIPTION FOR PARCEL 2 AFTER ADJUSTMENT

That portion of the east half of the northwest quarter AND of the west half of the northeast quarter of Section 9, Township 30 North, Range 1 West, W.M., in Jefferson County, Washington, being more particularly described as follows:

BEGINNING at the northwest corner of said northeast quarter;

THENCE along the west line of said northeast quarter, S 02°01'49" W, 660.64 feet to the north line of the east half of the southeast quarter of the northeast quarter of said northwest quarter of Section 9;

THENCE along said northerly line, N 88°36'27" W, 336.42 feet to the northwest corner of said subdivision;

THENCE along the west line of said subdivision, S 02°02'22" W, 401.68 feet to the TRUE POINT OF BEGINNING;

THENCE continuing along said west line and the west line of the east half of the northeast quarter of the southeast quarter of said northwest quarter of Section 9, S 02°02'22" W, 363.42 feet;

THENCE S 76°10'42" E, 250.78 feet;

THENCE N 37°47'40" E, 155.76 feet;

THENCE N 02°01'49" E, 68.28 feet;

THENCE S 87°58'11" E, 210.00 feet;

THENCE S 02°01'49" W, 324.48 feet;

THENCE N 88°28'27" W, 210.01 feet;

THENCE S 02°01'49" W, 26.00 feet to the northerly margin of 15<sup>th</sup> Street (also known as Oregon Street) as platted in Glenwood Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, Page 62, Records of Jefferson County, Washington;

THENCE along said northerly margin, S 88°30'10" E, 1004.71 feet;

THENCE N 01°29'50" E, 26.00 feet;

THENCE N 88°30'10" W, 169.43 feet;

THENCE N 02°01'49" E, 111.53 feet;

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Page 2

THENCE N 87°58'11" W, 55.00 feet;

THENCE N 02°01'49" E, 257.03 feet;

THENCE N 42°48'37" W, 112.82 feet;

THENCE N 87°58'11" W, 50.44 feet;

THENCE N 02°01'49" E, 90.00 feet;

THENCE N 87°58'11" W, 75.00 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 150.00 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 461.35 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

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THENCE N 87°58'11" W, 90.12 feet to the TRUE POINT OF BEGINNING.

Containing 11.427 acres (497,755 square feet), more or less.

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November 11, 2022

## EXHIBIT F

### LEGAL DESCRIPTION FOR PARCEL 3 AFTER ADJUSTMENT

That portion of the east half of the northwest quarter AND of the west half of the northeast quarter of Section 9, Township 30 North, Range 1 West, W.M., in Jefferson County, Washington, being more particularly described as follows:

BEGINNING at the northwest corner of said northeast quarter;

THENCE along the west line of said northeast quarter, S 02°01'49" W, 660.64 feet to the north line of the east half of the southeast quarter of the northeast quarter of said northwest quarter of Section 9;

THENCE along said northerly line, N 88°36'27" W, 336.42 feet to the northwest corner of said subdivision;

THENCE along the west line of said subdivision and the west line of the east half of the northeast quarter of the southeast quarter of said northwest quarter of Section 9, S 02°02'22" W, 765.10 feet to the TRUE POINT OF BEGINNING;

THENCE S 76°10'42" E, 250.78 feet;

THENCE N 37°47'40" E, 155.76 feet;

THENCE N 02°01'49" E, 68.28 feet;

THENCE S 87°58'11" E, 210.00 feet;

THENCE S 02°01'49" W, 324.48 feet;

THENCE N 88°28'27" W, 210.01 feet;

THENCE S 02°01'49" W, 26.00 feet to the intersection of the northerly margin of 15<sup>th</sup> Street (also known as Oregon Street) as platted in Glenwood Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, Page 62, Records of Jefferson County, Washington with the westerly margin of Spring Street (Saint Elias Avenue) as platted per said plat being coincident with the east line of said northwest quarter of Section 9;

THENCE along said westerly margin, S 02°01'49" W, 343.54 feet to the southeast corner of said east half of the northeast quarter of the southeast quarter of said northwest quarter of Section 9;

THENCE along the south line of said subdivision, N 88°32'38" W, 336.63 feet to the southwest corner of said subdivision;

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THENCE along the west line of said subdivision, N 02°02'22" E, 555.82 feet to the TRUE POINT OF BEGINNING.

Containing 5.731 acres (249,635 square feet), more or less.

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## EXHIBIT B

### LEGAL DESCRIPTION FOR PARCEL B PRIOR TO ADJUSTMENT

That portion of the West ½ of the Northeast ¼ of Section 9, Township 30 North, Range 1 West, W.M., Jefferson County, Washington, more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast ¼;

THENCE South 02°01'49" West along the West line of said Northeast ¼ a distance of 551.99 feet;

THENCE leaving said West line, South 88°42'53" East a distance of 418.27 feet to the TRUE POINT OF BEGINNING;

THENCE South 01°40'58" West parallel with Rainier Street (Roy Street) as established per the plat of Motor Line Addition as recorded in Volume 2 of Plats, page 10, records of Jefferson County, Washington, a distance of 538.05 feet to a point on the Westerly prolongation of the North boundary of 16th Street as established per said plat of Motor Line Addition;

THENCE South 88°42'33" East along said Westerly prolongation of 16th Street a distance of 585.01 feet to the West boundary of said Rainier Street;

THENCE North 01°40'58" East along said Westerly boundary of Rainier Street, a distance of 104.90 feet;

THENCE leaving said Westerly boundary North 14°23'53" West a distance of 108.30 feet;

THENCE North 01°40'58" East a distance of 73.98 feet;

THENCE North 41°36'25" West a distance of 347.98 feet;

THENCE North 88°42'53" West a distance of 316.40 feet to the True Point of Beginning.

Situate in the County of Jefferson, State of Washington.

Assessor Parcel No. 001092005

Madrona Ridge  
Job No. 2090-003-021-0005  
November 11, 2022

## EXHIBIT C

### LEGAL DESCRIPTION FOR PARCEL C PRIOR TO ADJUSTMENT

That portion of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 30 North, Range 1 West, W.M., Jefferson County, Washington, more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast  $\frac{1}{4}$ ;

THENCE South  $02^{\circ}01'49''$  West along the West line of said Northeast  $\frac{1}{4}$  a distance of 551.99 feet;

THENCE leaving said West line, South  $88^{\circ}42'53''$  East a distance of 418.27 feet;

THENCE South  $01^{\circ}40'58''$  West parallel with Rainier Street (Roy Street) as established per the plat of Motor Line Addition as recorded in Volume 2 of Plats, page 10, records of Jefferson County, Washington, a distance of 538.05 feet to a point on the Westerly prolongation of the North boundary of 16th Street as established per said plat of Motor Line Addition AND also the TRUE POINT OF BEGINNING;

THENCE continuing South  $01^{\circ}40'58''$  West a distance of 549.85 feet to the North boundary of 15<sup>th</sup> Street (Oregon Street) as platted in Glenwood Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, page 62, records of Jefferson County, Washington;

THENCE South  $88^{\circ}30'10''$  East along said Northerly boundary of 15th Street, a distance of 585.00 feet to the Westerly boundary of Rainier Street;

THENCE North  $01^{\circ}40'58''$  East along said Westerly boundary of Rainier Street, a distance of 551.96 feet to said Westerly prolongation of the North boundary of 16th Street;

THENCE North  $88^{\circ}42'33''$  West along said Westerly prolongation, a distance of 585.01 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Jefferson, State of Washington.

Assessor Parcel No. 001092006

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## EXHIBIT D

### LEGAL DESCRIPTION FOR PARCEL 1 AFTER ADJUSTMENT

That portion of the east half of the northwest quarter AND of the west half of the northeast quarter of Section 9, Township 30 North, Range 1 West, W.M., in Jefferson County, Washington, being more particularly described as follows:

BEGINNING at the northwest corner of said northeast quarter;

THENCE along the west line of said northeast quarter, S 02°01'49" W, 551.99 feet to the TRUE POINT OF BEGINNING;

THENCE S 88°42'53" E, 734.67 feet;

THENCE S 41°36'25" E, 347.98 feet;

THENCE S 01°40'58" W, 73.98 feet;

THENCE S 14°23'53" E, 108.31 feet to the westerly margin of Rainier Street (also known as Roy Street) as established per the plat of Motor Line Addition as recorded in Volume 2 of Plats, Page 10, Records of Jefferson County, Washington;

THENCE along said westerly margin, S 01°40'58" W, 656.86 feet to the northerly margin of 15<sup>th</sup> Street (also known as Oregon Street) as platted in Glenwood Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, Page 62, Records of Jefferson County, Washington;

THENCE along said northerly margin, N 88°30'10" W, 5.14 feet;

THENCE N 01°29'50" E, 26.00 feet;

THENCE N 88°30'10" W, 169.43 feet;

THENCE N 02°01'49" E, 111.53 feet;

THENCE N 87°58'11" W, 55.00 feet;

THENCE N 02°01'49" E, 257.03 feet;

THENCE N 42°48'37" W, 112.82 feet;

THENCE N 87°58'11" W, 50.44 feet;

THENCE N 02°01'49" E, 90.00 feet;  
Madrona Ridge  
November 11, 2022  
Page 2

THENCE N 87°58'11" W, 75.00 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 150.00 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 461.35 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.000 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 90.12 feet to the west line of the east half of the southeast quarter of the northeast quarter of said northwest quarter of Section 9;

THENCE along said west line, N 02°02'22" E, 401.68 feet to the northwesterly corner of said subdivision;

THENCE along the northerly line of said subdivision, S 88°36'27" E, 336.42 feet to the east line of the said northwest quarter of Section 9;

THENCE along said east line, N 02°01'49" E, 108.65 feet to the TRUE POINT OF BEGINNING.

Containing 17.233 acres (750,650 square feet), more or less.

Madrona Ridge  
Job No. 2090-003-021-0005  
November 11, 2022

## EXHIBIT E

### LEGAL DESCRIPTION FOR PARCEL 2 AFTER ADJUSTMENT

That portion of the east half of the northwest quarter AND of the west half of the northeast quarter of Section 9, Township 30 North, Range 1 West, W.M., in Jefferson County, Washington, being more particularly described as follows:

BEGINNING at the northwest corner of said northeast quarter;

THENCE along the west line of said northeast quarter, S 02°01'49" W, 660.64 feet to the north line of the east half of the southeast quarter of the northeast quarter of said northwest quarter of Section 9;

THENCE along said northerly line, N 88°36'27" W, 336.42 feet to the northwest corner of said subdivision;

THENCE along the west line of said subdivision, S 02°02'22" W, 401.68 feet to the TRUE POINT OF BEGINNING;

THENCE continuing along said west line and the west line of the east half of the northeast quarter of the southeast quarter of said northwest quarter of Section 9, S 02°02'22" W, 363.42 feet;

THENCE S 76°10'42" E, 250.78 feet;

THENCE N 37°47'40" E, 155.76 feet;

THENCE N 02°01'49" E, 68.28 feet;

THENCE S 87°58'11" E, 210.00 feet;

THENCE S 02°01'49" W, 324.48 feet;

THENCE N 88°28'27" W, 210.01 feet;

THENCE S 02°01'49" W, 26.00 feet to the northerly margin of 15<sup>th</sup> Street (also known as Oregon Street) as platted in Glenwood Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, Page 62, Records of Jefferson County, Washington;

THENCE along said northerly margin, S 88°30'10" E, 1004.71 feet;

THENCE N 01°29'50" E, 26.00 feet;

THENCE N 88°30'10" W, 169.43 feet;

THENCE N 02°01'49" E, 111.53 feet;

THENCE N 87°58'11" W, 55.00 feet;

THENCE N 02°01'49" E, 257.03 feet;

THENCE N 42°48'37" W, 112.82 feet;

THENCE N 87°58'11" W, 50.44 feet;

THENCE N 02°01'49" E, 90.00 feet;

THENCE N 87°58'11" W, 75.00 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 150.00 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 461.35 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

Madrona Ridge  
November 11, 2022  
Page 3

THENCE N 87°58'11" W, 90.12 feet to the TRUE POINT OF BEGINNING.

Containing 11.427 acres (497,755 square feet), more or less.

Madrona Ridge  
Job No. 2090-003-021-0005  
November 11, 2022

## EXHIBIT F

### LEGAL DESCRIPTION FOR PARCEL 3 AFTER ADJUSTMENT

That portion of the east half of the northwest quarter AND of the west half of the northeast quarter of Section 9, Township 30 North, Range 1 West, W.M., in Jefferson County, Washington, being more particularly described as follows:

BEGINNING at the northwest corner of said northeast quarter;

THENCE along the west line of said northeast quarter, S 02°01'49" W, 660.64 feet to the north line of the east half of the southeast quarter of the northeast quarter of said northwest quarter of Section 9;

THENCE along said northerly line, N 88°36'27" W, 336.42 feet to the northwest corner of said subdivision;

THENCE along the west line of said subdivision and the west line of the east half of the northeast quarter of the southeast quarter of said northwest quarter of Section 9, S 02°02'22" W, 765.10 feet to the TRUE POINT OF BEGINNING;

THENCE S 76°10'42" E, 250.78 feet;

THENCE N 37°47'40" E, 155.76 feet;

THENCE N 02°01'49" E, 68.28 feet;

THENCE S 87°58'11" E, 210.00 feet;

THENCE S 02°01'49" W, 324.48 feet;

THENCE N 88°28'27" W, 210.01 feet;

THENCE S 02°01'49" W, 26.00 feet to the intersection of the northerly margin of 15<sup>th</sup> Street (also known as Oregon Street) as platted in Glenwood Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, Page 62, Records of Jefferson County, Washington with the westerly margin of Spring Street (Saint Elias Avenue) as platted per said plat being coincident with the east line of said northwest quarter of Section 9;

THENCE along said westerly margin, S 02°01'49" W, 343.54 feet to the southeast corner of said east half of the northeast quarter of the southeast quarter of said northwest quarter of Section 9;

THENCE along the south line of said subdivision, N 88°32'38" W, 336.63 feet to the southwest corner of said subdivision;

Madrona Ridge  
November 11, 2022  
Page 2

THENCE along the west line of said subdivision, N 02°02'22" E, 555.82 feet to the TRUE POINT OF BEGINNING.

Containing 5.731 acres (249,635 square feet), more or less.

\\esm8\engr\esm-jobs\2090\003\021\document\ld-001.docx



RECEIVED

When recorded return to:

City of Port Townsend  
Development Services Department  
250 Madison Street, Suite 3  
Port Townsend, WA 98368

DEC 20 2009

CITY OF PORT TOWNSEND  
DSD

## LOT LINE ADJUSTMENT STATEMENT OF INTENT

This recording is for the purpose of assisting with a Lot Line Adjustment pursuant to RCW 58.17.040(6). It does not create any additional lots, tracts, parcels, or division as the land described herein shall merge or be integrated into abutting property presently owned by the proponent. Nor does the Lot Line Adjustment result in any new lots, tract, parcels or division which contain insufficient area and dimension to meet minimum city and sanitation requirements for width and area for a building site.

Grantor/Grantee: Montebanc Management, LLC

Reference: City of Port Townsend File No. LUP\_\_-\_\_

Current Assessor's Parcel Nos.:

001-092-005  
001-092-006  
001-091-002

### EXISTING LEGAL DESCRIPTIONS:

#### PARCEL A PRIOR TO ADJUSTMENT

That portion of the East ½ of the Northwest ¼ and the West ½ of the Northeast ¼ of Section 9, Township 30 North, Range 1 West, W.M., in Jefferson County, Washington, more particularly described as follows:

The East ½ of the Southeast ¼ of the Northeast ¼ of the Northwest ¼ of said Section 9;

TOGETHER WITH the East ½ of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of said Section 9;

ALSO TOGETHER WITH that portion of the West ½ of the Northeast ¼ of said Section 9 described as follows:

BEGINNING at the Northwest corner of said Northeast ¼;  
THENCE South 02°01'49" West along the West Line of said Northeast quarter a distance of 551.99 feet to the TRUE POINT OF BEGINNING;  
THENCE leaving said West line, South 88°42'53" East a distance of 418.27 feet;

THENCE South 01°40'58" West parallel with Rainier Street (Roy Street) as established per the plat of Motor Line Addition as recorded in Volume 2 of Plats, Page 10, records of Jefferson County, Washington, a distance of 1,087.90 feet to the North boundary of 15th Street (Oregon Street) as platted in Glenwood Addition to Port Townsend as per plat recorded in Volume 1 of Plats Page 62, records of Jefferson County, Washington;  
THENCE North 88°30'10" West along said Northerly boundary of 15th Street, a distance of 424.85 feet to the West line of said Northeast ¼;  
THENCE North 02°01'49" East along said West line, a distance of 1086.40 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Jefferson, State of Washington.

PARCEL B PRIOR TO ADJUSTMENT

That portion of the West ½ of the Northeast ¼ of Section 9, Township 30 North, Range 1 West, W.M., Jefferson County, Washington, more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast ¼;

THENCE South 02°01'49" West along the West line of said Northeast ¼ a distance of 551.99 feet;

THENCE leaving said West line, South 88°42'53" East a distance of 418.27 feet to the TRUE POINT OF BEGINNING;

THENCE South 01°40'58" West parallel with Rainier Street (Roy Street) as established per the plat of Motor Line Addition as recorded in Volume 2 of Plats, page 10, records of Jefferson County, Washington, a distance of 538.05 feet to a point on the Westerly prolongation of the North boundary of 16th Street as established per said plat of Motor Line Addition;

THENCE South 88°42'33" East along said Westerly prolongation of 16th Street a distance of 585.01 feet to the West boundary of said Rainier Street;

THENCE North 01°40'58" East along said Westerly boundary of Rainier Street, a distance of 104.90 feet;

THENCE leaving said Westerly boundary North 14°23'53" West a distance of 108.30 feet;

THENCE North 01°40'58" East a distance of 73.98 feet;

THENCE North 41°36'25" West a distance of 347.98 feet;

THENCE North 88°42'53" West a distance of 316.40 feet to the True Point of Beginning.

Situate in the County of Jefferson, State of Washington.

PARCEL C PRIOR TO ADJUSTMENT

That portion of the West ½ of the Northeast ¼ of Section 9, Township 30 North, Range 1 West, W.M., Jefferson County, Washington, more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast ¼;

THENCE South 02°01'49" West along the West line of said Northeast ¼ a distance of 551.99 feet;

THENCE leaving said West line, South 88°42'53" East a distance of 418.27 feet;

THENCE South 01°40'58" West parallel with Rainier Street (Roy Street) as established per the plat of Motor Line Addition as recorded in Volume 2 of Plats, page 10, records of Jefferson County, Washington, a distance of 538.05 feet to a point on the Westerly prolongation of the North boundary of 16th Street as established per said plat of Motor Line Addition AND also the TRUE POINT OF BEGINNING;

THENCE continuing South 01°40'58" West a distance of 549.85 feet to the North boundary of 15<sup>th</sup> Street (Oregon Street) as platted in Glenwood Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, page 62, records of Jefferson County, Washington;

THENCE South 88°30'10" East along said Northerly boundary of 15th Street, a distance of 585.00 feet to the Westerly boundary of Rainier Street;

THENCE North 01°40'58" East along said Westerly boundary of Rainier Street, a distance of 551.96 feet to said Westerly prolongation of the North boundary of 16th Street;

THENCE North 88°42'33" West along said Westerly prolongation, a distance of 585.01 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Jefferson, State of Washington.

**PROPOSED LEGAL DESCRIPTIONS (which are as shown on attached Exhibit B):**

PARCEL 1 AFTER ADJUSTMENT

That portion of the east half of the northwest quarter AND of the west half of the northeast quarter of Section 9, Township 30 North, Range 1 West, W.M., in Jefferson County, Washington, being more particularly described as follows:

BEGINNING at the northwest corner of said northeast quarter;

THENCE along the west line of said northeast quarter, S 02°01'49" W, 551.99 feet to the TRUE POINT OF BEGINNING;

THENCE S 88°42'53" E, 734.67 feet;

THENCE S 41°36'25" E, 347.98 feet;

THENCE S 01°40'58" W, 73.98 feet;

THENCE S 14°23'53" E, 108.31 feet to the westerly margin of Rainier Street (also known as Roy Street) as established per the plat of Motor Line Addition as recorded in Volume 2 of Plats, Page 10, Records of Jefferson County, Washington;

THENCE along said westerly margin, S 01°40'58" W, 656.86 feet to the northerly margin of 15<sup>th</sup> Street (also known as Oregon Street) as platted in Glenwood Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, Page 62, Records of Jefferson County, Washington;

THENCE along said northerly margin, N 88°30'10" W, 5.14 feet;

THENCE N 01°29'50" E, 26.00 feet;

THENCE N 88°30'10" W, 169.43 feet;

THENCE N 02°01'49" E, 111.53 feet;

THENCE N 87°58'11" W, 55.00 feet;

THENCE N 02°01'49" E, 257.03 feet;

THENCE N 42°48'37" W, 112.82 feet;

THENCE N 87°58'11" W, 50.44 feet;

THENCE N 02°01'49" E, 90.00 feet;

THENCE N 87°58'11" W, 75.00 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 150.00 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 461.35 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.000 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 90.12 feet to the west line of the east half of the southeast quarter of the northeast quarter of said northwest quarter of Section 9;

THENCE along said west line, N 02°02'22" E, 401.68 feet to the northwesterly corner of said subdivision;

THENCE along the northerly line of said subdivision, S 88°36'27" E, 336.42 feet to the east line of the said northwest quarter of Section 9;

THENCE along said east line, N 02°01'49" E, 108.65 feet to the TRUE POINT OF BEGINNING.  
Containing 17.233 acres (750,650 square feet), more or less.

#### LEGAL DESCRIPTION FOR PARCEL 2 AFTER ADJUSTMENT

That portion of the east half of the northwest quarter AND of the west half of the northeast quarter of Section 9, Township 30 North, Range 1 West, W.M., in Jefferson County, Washington, being more particularly described as follows:

BEGINNING at the northwest corner of said northeast quarter;

THENCE along the west line of said northeast quarter, S 02°01'49" W, 660.64 feet to the north line of the east half of the southeast quarter of the northeast quarter of said northwest quarter of Section 9;

THENCE along said northerly line, N 88°36'27" W, 336.42 feet to the northwest corner of said subdivision;

THENCE along the west line of said subdivison, S 02°02'22" W, 401.68 feet to the TRUE POINT OF BEGINNING;

THENCE continuing along said west line and the west line of the east half of the northeast quarter of the southeast quarter of said northwest quarter of Section 9, S 02°02'22" W, 363.42 feet;

THENCE S 76°10'42" E, 250.78 feet;

THENCE N 37°47'40" E, 155.76 feet;

THENCE N 02°01'49" E, 68.28 feet;

THENCE S 87°58'11" E, 210.00 feet;

THENCE S 02°01'49" W, 324.48 feet;

THENCE N 88°28'27" W, 210.01 feet;

THENCE S 02°01'49" W, 26.00 feet to the northerly margin of 15<sup>th</sup> Street (also known as Oregon Street) as platted in Glenwood Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, Page 62, Records of Jefferson County, Washington;

THENCE along said northerly margin, S 88°30'10" E, 1004.71 feet;

THENCE N 01°29'50" E, 26.00 feet;

THENCE N 88°30'10" W, 169.43 feet;

THENCE N 02°01'49" E, 111.53 feet;

THENCE N 87°58'11" W, 55.00 feet;

THENCE N 02°01'49" E, 257.03 feet;

THENCE N 42°48'37" W, 112.82 feet;

THENCE N 87°58'11" W, 50.44 feet;

THENCE N 02°01'49" E, 90.00 feet;

THENCE N 87°58'11" W, 75.00 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 150.00 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 461.35 feet to a point of curvature;

THENCE southwesterly 23.56 feet along the arc of a tangent curve to the left, having a radius of 15.00 feet, through a central angle of 90°00'00";

THENCE N 87°58'11" W, 40.00 feet to a point of curvature;

THENCE northwesterly 23.56 feet along the arc of a non-tangent curve to the left, having a radius of 15.00 feet, the radius point of which bears N 87°58'11" W, through a central angle of 90°00'00" to a point of tangency;

THENCE N 87°58'11" W, 90.12 feet to the TRUE POINT OF BEGINNING.

Containing 11.427 acres (497,755 square feet), more or less.

#### PARCEL 3 AFTER ADJUSTMENT

That portion of the east half of the northwest quarter AND of the west half of the northeast quarter of Section 9, Township 30 North, Range 1 West, W.M., in Jefferson County, Washington, being more particularly described as follows:

BEGINNING at the northwest corner of said northeast quarter;

THENCE along the west line of said northeast quarter, S 02°01'49" W, 660.64 feet to the north line of the east half of the southeast quarter of the northeast quarter of said northwest quarter of Section 9;

THENCE along said northerly line, N 88°36'27" W, 336.42 feet to the feet to the northwest corner of said subdivision;

THENCE along the west line of said subdivision and the west line of the east half of the northeast quarter of the southeast quarter of said northwest quarter of Section 9, S 02°02'22" W, 765.10 feet to the TRUE POINT OF BEGINNING;

THENCE S 76°10'42" E, 250.78 feet;

THENCE N 37°47'40" E, 155.76 feet;

THENCE N 02°01'49" E, 68.28 feet;

THENCE S 87°58'11" E, 210.00 feet;

THENCE S 02°01'49" W, 324.48 feet;

THENCE N 88°28'27" W, 210.01 feet;

THENCE S 02°01'49" W, 26.00 feet to the intersection of the northerly margin of 15<sup>th</sup> Street (also known as Oregon Street) as platted in Glenwood Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, Page 62, Records of Jefferson County, Washington with the westerly margin of Spring Street (Saint Elias Avenue) as platted per said plat being coincident with the east line of said northwest quarter of Section 9;

THENCE along said westerly margin, S 02°01'49" W, 343.54 feet to the southeast corner of said east half of the northeast quarter of the southeast quarter of said northwest quarter of Section 9;

THENCE along the south line of said subdivision, N 88°32'38" W, 336.63 feet to the southwest corner of said subdivision;

THENCE along the west line of said subdivision, N 02°02'22" E, 555.82 feet to the TRUE POINT OF BEGINNING.

Containing 5.731 acres (249,635 square feet), more or less.

Subject to: all easement, restrictions, covenants and reservations of record, if any.

**SIGNATURES:**

IN WITNESS WHEREOF, the parties named below have executed this instrument as of the dates written herein below.

Montebanc Management, LLC

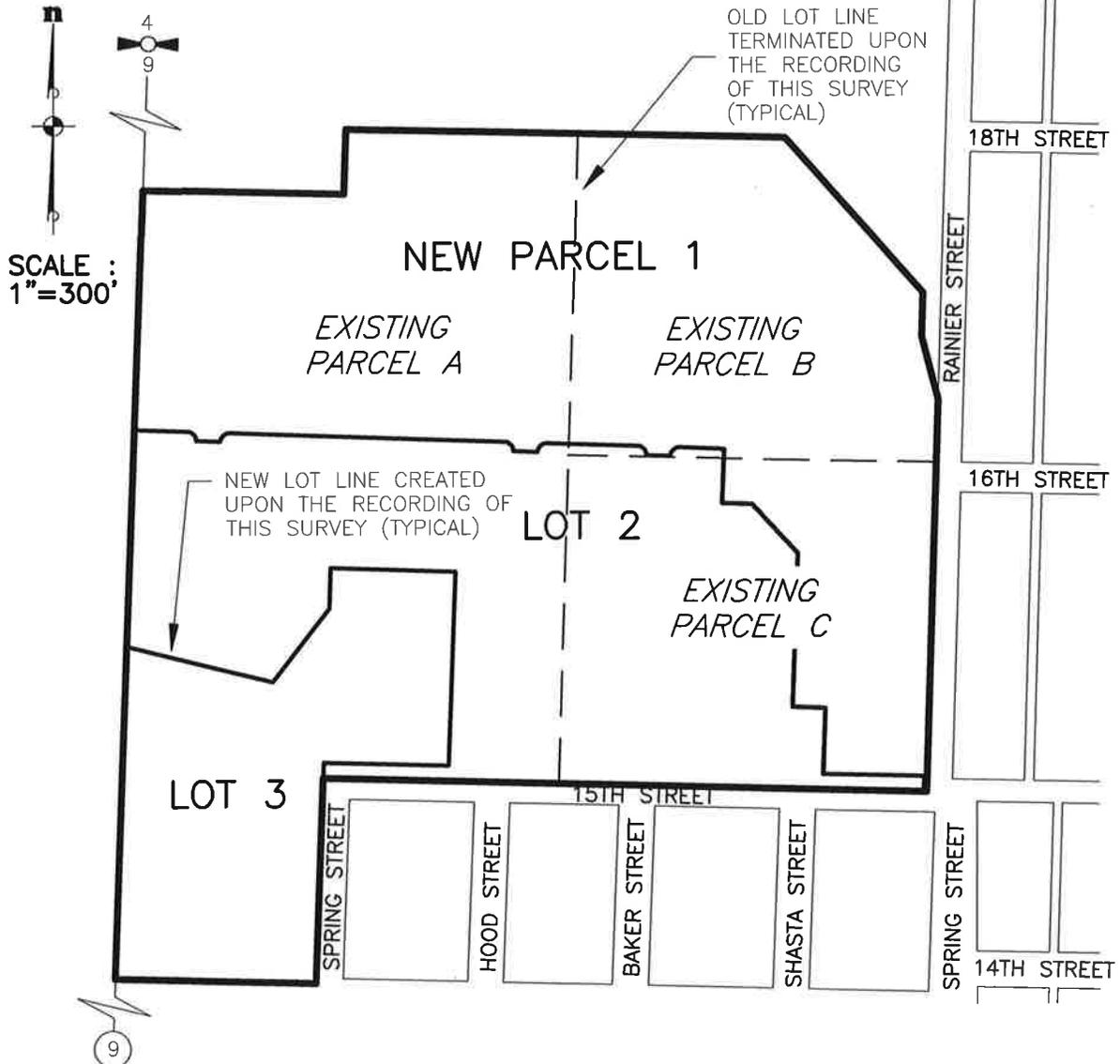
By: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

# EXHIBIT B

## SHOWING LOT LINE ADJUSTMENT

BETWEEN ASSESSOR PARCEL NOS. 001-092-005,  
001-092-006 AND 001-091-002  
A PORTION OF THE N 1/2 OF SECTION 9, T. 30 N.,  
R. 1 W., W.M., JEFFERSON COUNTY, WASHINGTON



**ESM** CONSULTING ENGINEERS LLC  
33400 8th Ave S, Suite 205  
Federal Way, WA 98003

FEDERAL WAY (253) 838-6113  
LYNNWOOD (425) 297-9900

www.esmcivil.com

Civil Engineering | Land Surveying | Land Planning  
Public Works | Project Management | Landscape Architecture

JOB NO. : 2090-003-021  
DRAWING NAME : SR-02  
DATE : 2022-11-14  
DRAWN : C.A.F.

**ACKNOWLEDGMENTS:**

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned notary public in and for the State of Washington, personally appeared \_\_\_\_\_ to me known to be the \_\_\_\_\_ of Montebanc Management, LLC, a Washington corporation, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes herein mentioned and on oath stated that \_\_\_\_\_ was authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Notary Public in and for the State of Washington,

Residing at: \_\_\_\_\_

My commission expires: \_\_\_\_\_

**THIS LOT LINE ADJUSTMENT HAS BEEN REVIEWED AND APPROVED BY THE CITY OF PORT TOWNSEND DEVELOPMENT SERVICES DEPARTMENT.**

By: \_\_\_\_\_ Date: \_\_\_\_\_