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City of Port Townsend  
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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  $\frac{1}{2}$  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°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

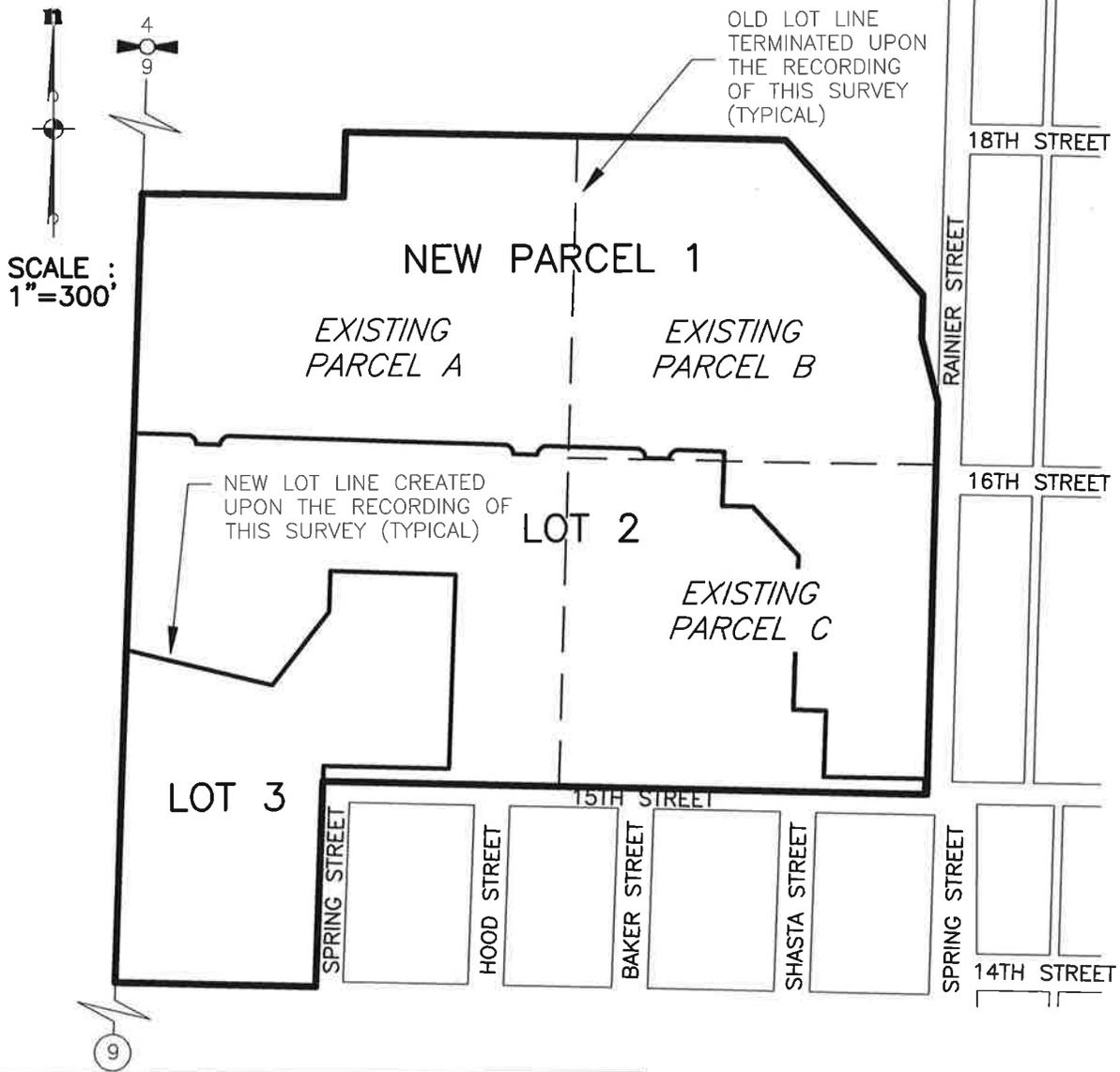
By: \_\_\_\_\_ Date: \_\_\_\_\_

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

www.esmcivil.com

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

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: \_\_\_\_\_

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DEC 20 2022

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 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.

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 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 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  
November 11, 2022

## 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;

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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

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## 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;  
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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.

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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;

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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## 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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