

Bowker, Kristina J.

From: bruce@ayersconsulting.com
Sent: Monday, January 13, 2025 1:52 PM
To: HE - Shared Department
Cc: Scott Wicklund
Subject: VAR2024-0009- Legal Description
Attachments: LLA-Document 2021-404152.pdf

Importance: High

CAUTION: This message originated from outside of this organization. Please exercise caution with links and attachments.

January 13, 2025

OFFICE OF THE HEARING EXAMINER
Sharon Rice Hearing Examiner
City Hall, 210 Lottie Street
Bellingham, WA 98225

Email: hearing@cob.org
Tele: 360-778-8399

Re: VAR2024-0009 Legal Description

Hello Hearing Examiner,

I understand from the applicant that you have requested a legal description for the subject Lot A (1109 18th Street, Bellingham WA,), subject property requesting the subject variance. It is as follows:

LOT A OF THE WICKLUND LOT LINE ADJUSTMENT, MORE PARTICULARLY DESCRIBED FOLLOWS:

LOT 30, EXCEPT THE SOUTH 5 FEET THEREOF, AND LOTS 31 THROUGH 33, INCLUSIVE 89, PLAT OF FAIRHAVEN LAND COMPANY'S FIRST ADDITION TO FAIRHAVEN, WASHINGTON, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED 2 OF PLATS, PAGE 16, RECORDS OF WHATCOM COUNTY, WASHINGTON; TOGETHER WITH EAST 10 FEET OF 18TH STREET ABUTTING SAID LOTS, AS VACATED BY CITY OF BELLINGHAM ORDINANCE NO. 6817.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

In addition, I have attached the subject Lot A, LOT LINE ADJUSTMENT, AF. #2021-0404152 for your use. The subject Lot A legal Description is on Page 7.

Bruce Ayers, P.L.S.
Land Surveying and Land Use Consulting Services
1313 East Maple Street 201
Bellingham, WA 98225
360-201-3087
bruce@ayersconsulting.com



AFTER RECORDING RETURN DOCUMENT TO:
City of Bellingham - Planning and Community
Development Department
210 Lottie Street
Bellingham, WA 98225

DOCUMENT TITLE: *Lot Line Adjustment Recording Document*

REFERENCE NUMBER OF RELATED DOCUMENT: SUB2020-0042

OWNER(S): Scott Wicklund, a single person

AGENCY: *City of Bellingham*

ABBREVIATED LEGAL DESCRIPTION(S): FAIRHAVEN LAND CO'S FIRST ADD TO
FAIRHAVEN-N 15 FT OF LOT 13 AND ALL OF LOTS 27 THRU 33 BLK 89-TOG WI VAC E 10 FT
18TH ST ABTG AS VAC ORD 6817 AND VAC W 10 FT 19TH ST ABTG LOT 13

ASSESSOR'S TAX/PARCEL NUMBER(S): 370201 375150 0000 & 370201 378158 0000

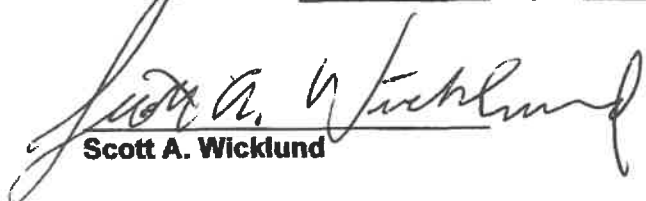
LOT LINE ADJUSTMENT

I, Scott A. Wicklund, an unmarried man, is the owner of record of the land legally described on **Exhibit A** and have made application for a lot line adjustment known as the **Wicklund Lot Line Adjustment**.

I acknowledge that this document is being executed with my free consent and in accordance with my wishes.

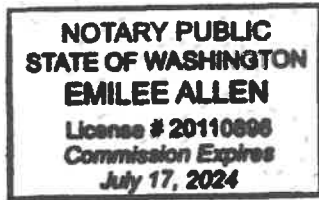
It is further acknowledged that the recording of this document together with its attachments change the lot boundaries and the legal description of the subject property to **Lots A and B of the Wicklund Lot Line Adjustment**, as shown and described on **Exhibits B and C**, respectively.

EXECUTED this 13 day of APRIL, 2021


Scott A. Wicklund

STATE OF WASHINGTON)
SS)
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that Scott A. Wicklund, signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



APRIL 13th, 2021
DATE


SIGNATURE OF NOTARY PUBLIC

EMILEE ALLEN
NAME PRINTED

BELLINGHAM, WA
RESIDING AT

JULY 17th, 2024
DATE MY APPOINTMENT EXPIRES

The City of Bellingham acknowledges that preliminary approval of **Wicklund Lot Line Adjustment** was issued by the city on November 18, 2020, and further acknowledges that by signing this document and recording the same with the Whatcom County Auditor's office will constitute final approval of this Lot Line Adjustment pursuant to BMC 23.10.070 and will recognize the parcels shown and legally described on **Exhibits B and C** as legal lots.

APPROVED TO FORM by the City of Bellingham this 19th day of

April, 2021.



Name:

PLANNER II

Title:

EXHIBIT A

DESCRIPTION OF PROPERTY BEING ADJUSTED (APN 370201 378158 0000)

LOTS 29 THROUGH 33, INCLUSIVE, BLOCK 89, PLAT OF FAIRHAVEN LAND COMPANY'S FIRST ADDITION TO FAIRHAVEN, WASHINGTON, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 16, RECORDS OF WHATCOM COUNTY, WASHINGTON; TOGETHER WITH THE EAST 10 FEET OF 18TH STREET ABUTTING SAID LOTS, AS VACATED BY CITY OF BELLINGHAM ORDINANCE NO. 6817.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

DESCRIPTION OF PROPERTY BEING ADJUSTED (APN 370201 375150 0000)

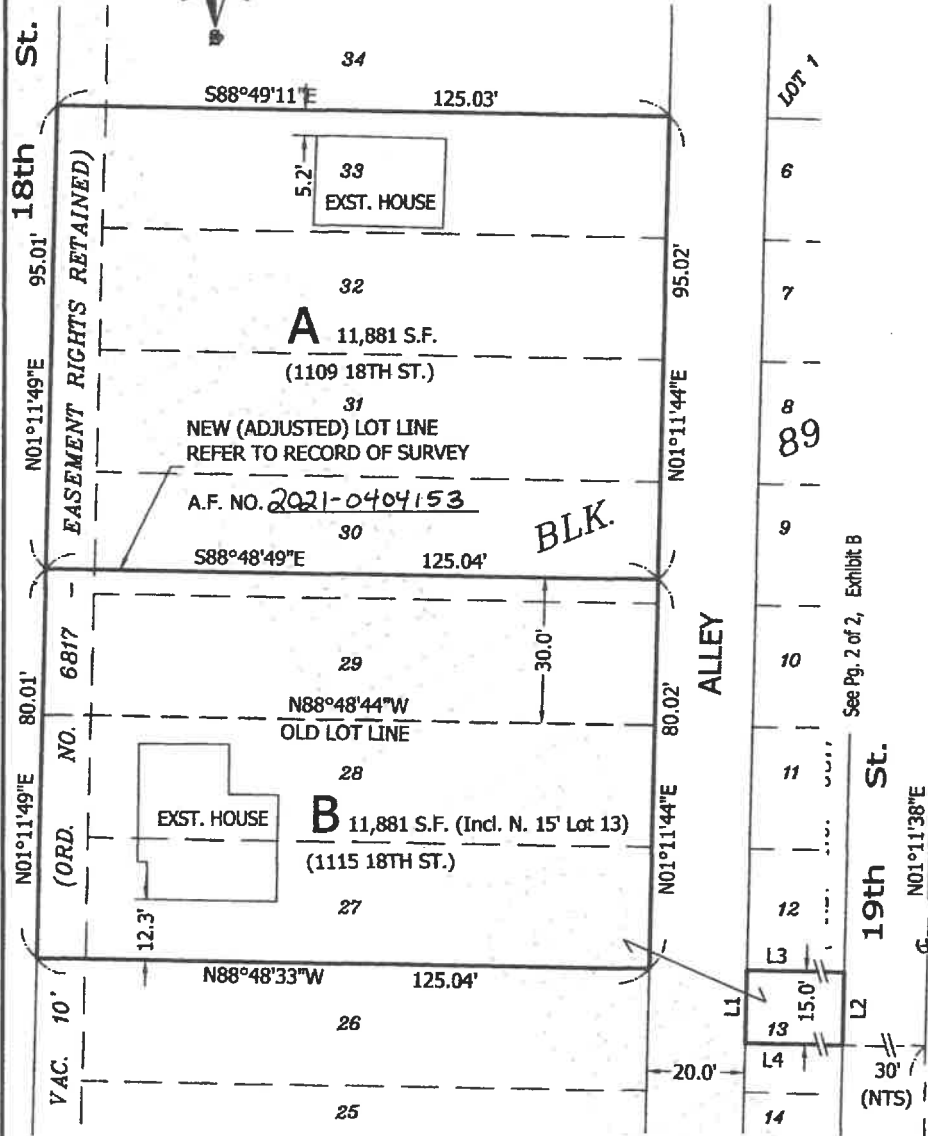
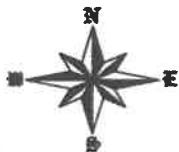
THE NORTHERLY 15 FEET OF LOT 13, AND ALL OF LOTS 27 AND 28, BLOCK 89, PLAT OF FAIRHAVEN LAND COMPANY'S FIRST ADDITION TO FAIRHAVEN, WASHINGTON, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 16, RECORDS OF WHATCOM COUNTY, WASHINGTON; TOGETHER WITH THE WEST 10 FEET OF 19TH STREET ABUTTING THEREON AND TOGETHER WITH THE EAST 10 FEET OF 18TH STREET ABUTTING THEREON, AS VACATED BY CITY OF BELLINGHAM ORDINANCE NO. 6817.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

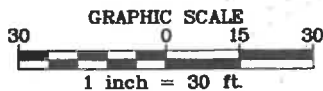


4-08-21

EXHIBIT B
(1 of 2)



BASIS OF BEARINGS
CLIFFORD AND BETTY DAVIS SHORT
PLAT, A.F. NO. 1990605130



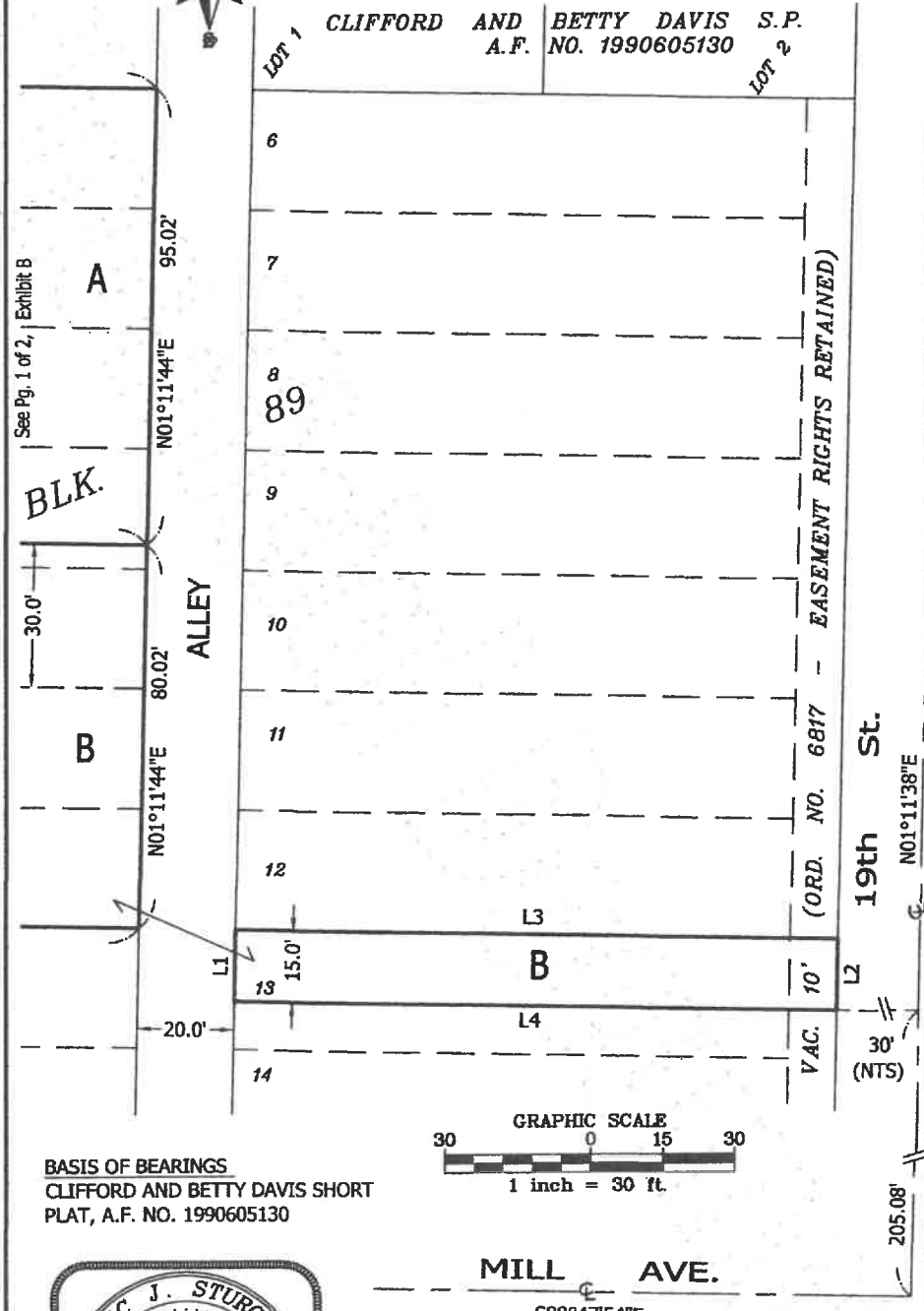
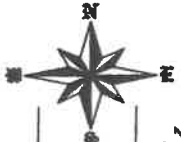
4-08-21

MILL AVE.

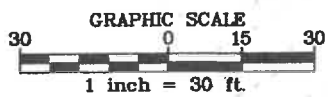
S88°47'54"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N01°11'44"E
L2	15.00	N01°11'38"E
L3	125.04	S88°48'33"E
L4	125.04	S88°48'33"E

EXHIBIT B
(2 of 2)



BASIS OF BEARINGS
CLIFFORD AND BETTY DAVIS SHORT
PLAT, A.F. NO. 1990605130



4-08-21

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N01°11'44"E
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L3	125.04	S88°48'33"E
L4	125.04	S88°48'33"E

EXHIBIT C

LEGAL DESCRIPTION OF PARCELS AFTER LOT LINE ADJUSTMENT

LOT A OF THE WICKLUND LOT LINE ADJUSTMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 30, EXCEPT THE SOUTH 5 FEET THEREOF, AND LOTS 31 THROUGH 33, INCLUSIVE, BLOCK 89, PLAT OF FAIRHAVEN LAND COMPANY'S FIRST ADDITION TO FAIRHAVEN, WASHINGTON, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 16, RECORDS OF WHATCOM COUNTY, WASHINGTON; TOGETHER WITH THE EAST 10 FEET OF 18TH STREET ABUTTING SAID LOTS, AS VACATED BY CITY OF BELLINGHAM ORDINANCE NO. 6817.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

LOT B OF THE WICKLUND LOT LINE ADJUSTMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 15 FEET OF LOT 13, AND ALL OF LOTS 27, 28, AND 29, AND THE SOUTH 5 FEET OF LOT 30, BLOCK 89, PLAT OF FAIRHAVEN LAND COMPANY'S FIRST ADDITION TO FAIRHAVEN, WASHINGTON, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 16, RECORDS OF WHATCOM COUNTY, WASHINGTON; TOGETHER WITH THE WEST 10 FEET OF 19TH STREET ABUTTING THEREON AND TOGETHER WITH THE EAST 10 FEET OF 18TH STREET ABUTTING THEREON, AS VACATED BY CITY OF BELLINGHAM ORDINANCE NO. 6817.

SITUATE IN WHATCOM COUNTY, WASHINGTON.



4-08-21