



# BOUNDARY LINE ADJUSTMENT

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

A boundary line adjustment may not result in actions requiring the replat, amendment, alteration, or vacation of a plat or short subdivision, and must be consistent with all applicable zoning, health, building and engineering regulations. In general, a boundary line adjustment purpose applies to minor boundary changes, correct a controversy regarding the location of a lot line, remedy property use constraints caused by adverse topographical features, consolidate previously platted lots into a single or fewer parcels, or other similar circumstances. For additional information on submittal and review requirements, refer to PMC Chapter 17.30.

PROPERTY OWNERS (attach additional sheets if necessary):	
Name: EDWARD ROSE MILLENNIAL DEVELOPMENT LLC	Phone: 248-686-5587
Address: PO BOX 2012, BLOOMFIELD HILLS, MI 48303-2012	
Email: MARK_PERKOSKI@EDWARDROSE.COM	
Name:	Phone:
Address:	
Email:	
AUTHORIZED APPLICANT/PROJECT CONTACT:	
Name: SAME AS OWNER	Phone:
Address:	
Email:	
PERSON RESPONSIBLE FOR PAYMENT:	
Name: OWNER	Phone:
Address:	
Email:	
NAME OF LAND SURVEYOR:	
Name: TEAM 4 ENGINEERING / KEVIN BIGGS	Phone: 360-297-5560
Address: 5819 NE MINDER ROAD, POULSBO, WA 98370	
Email: KEVIN@TEAM4ENG.COM	
PROJECT DETAILS:	
Description of Proposal: Adjust boundary of five Oslo Bay parcels to create distinct commercial parcels and accommodate the Oslo Bay multifamily project.	
Concurrent Application(s): OSLO BAY SITE PLAN REVIEW, OSLO BAY DESIGN REVIEW	

Parcel Owner	Assessor's Parcel #	Is Property Developed?		Sq. Ft. Before Adjustment	Sq. Ft. After Adjustment
SEE ATTACHED		<input type="checkbox"/> Yes	<input type="checkbox"/> No		
		<input type="checkbox"/> Yes	<input type="checkbox"/> No		
		<input type="checkbox"/> Yes	<input type="checkbox"/> No		
Parcel	Current Use	Zoning Designation		Critical Areas	Shoreline Designation
SEE ATTACHED					

**APPLICATION SUBMITTAL REQUIREMENTS:**

<input checked="" type="checkbox"/>	Electronic version of all submitted materials in PDF format (CD, thumb drive, via e-mail).
<input checked="" type="checkbox"/>	Application Fees and Deposits
<input checked="" type="checkbox"/>	Notarized property owner and/or applicant signature page (attached).
<input checked="" type="checkbox"/>	Title Insurance Report, prepared within last 30 days (available from a Title Company).
<input checked="" type="checkbox"/>	<p><b>Three</b> clean and legible drawings suitable for recording showing the following:</p> <ol style="list-style-type: none"> <li>1. A map at a scale of not less than one inch to fifty feet which depicts the existing property configuration, including all lot lines, dimensions and lot area.</li> <li>2. A map at a scale of not less than one inch to fifty feet which depicts the proposed property configuration, including all lot lines, dimensions and lot area.</li> <li>3. The location and dimensions of all structures/improvements existing upon the affected lots and the distance between such structures/improvements and the existing and proposed boundary lines.</li> <li>4. The location and dimensions of any easements within or adjacent to the affected lots.</li> <li>5. The location, dimensions and names of all existing or platted street rights-of-way (public or private).</li> <li>6. The location of all existing and proposed water, sewer and storm drainage facilities, on-site wastewater disposal systems, drainfields, and wells.</li> <li>7. The location of access to all affected lots.</li> <li>8. A north arrow and bar scale.</li> </ol>
<input checked="" type="checkbox"/>	The original legal descriptions of all affected properties, together with new separate legal descriptions for each parcel resulting from the adjustment.
<input checked="" type="checkbox"/>	All drawings and legal descriptions are required to be prepared, stamped and dated by a licensed land surveyor as set forth in PMC 17.80.080.
<input checked="" type="checkbox"/>	A copy of any covenants, conditions and restrictions (CCRs), deed restrictions, concomitant agreements, easements, or development agreements pertaining to the affected properties.
<input type="checkbox"/>	When two or more property owners are involved in the BLA, a conveyance document (i.e. Quit Claim or Warranty Deed) that deeds land to an adjoining property owner as part of the BLA is required.
<input type="checkbox"/>	If an existing on-site sewage (septic tank) disposal system and/or well will continue to be used on an affected property after the boundary line adjustment, and/or if a new on-site sewage disposal system or well is proposed for an affected property where city code does not require connection to the city's municipal sewer and/or water system, the applicant shall provide written verification from the Kitsap Public Health District that the proposed lot is adequate to accommodate an on-site sewage disposal system and/or well.
<input type="checkbox"/>	Any other information/documents:
	<b>NOTE:</b> Taxes must be paid in full for the current tax year, and on all preceding years, on all properties involved in a BLA, unless they meet the statutory exemption provided under RCW 58.04.007 and WAC 458-61A-109.



**SIGNATURES:**

I, the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

I hereby authorize City of Poulsbo representative(s) to inspect the subject property Monday-Friday between the hours of 8:00 am and 4:00 pm during this permit application process.

[Signature]  
Signature of Applicant/Agent

MARK PORIKOSKI  
Print Name of Applicant/Agent  
DIRECTOR of ACQUISITIONS & PLANNING

MICHIGAN  
STATE OF WASHINGTON) ) SS  
OAKLAND  
COUNTY OF KITSAP )

On this 23 day of SEPT, 2019 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MARK K. PORIKOSKI to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 23 day of SEPTEMBER, 2019.



[Signature]  
NOTARY PUBLIC in and for the  
State of Washington Residing at  
MICHIGAN  
SHIRLEY KOLAKOVICH  
Commission Expires 3/10/2020

**SIGNATURES:**

I, the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

I hereby authorize City of Poulsbo representative(s) to inspect the subject property Monday-Friday between the hours of 8:00 am and 4:00 pm during this permit application process.

[Handwritten Signature]  
Signature of Applicant/Agent

JAMES B MORRISON  
Mark Perkecki, Dir of Land Acquisition  
Print Name of Applicant/Agent

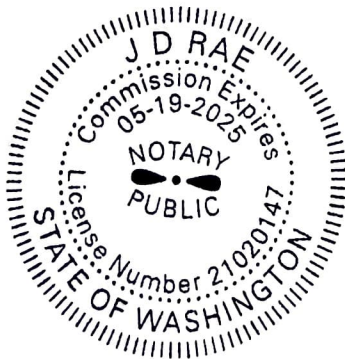
STATE OF WASHINGTON)

) SS

COUNTY OF KITSAP )

On this 21 day of ~~September~~ 20 21 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James Bruce Morrison to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (~~were~~) authorized to execute said instrument.

WITNESS my hand and official seal this 21<sup>st</sup> day of September, 20 21.



J D RAE  
NOTARY PUBLIC in and for the State of Washington Residing at

Silverdale

Commission Expires 05/19/2025