

CITY OF LAKE FOREST PARK LOT LINE ADJUSTMENT No. 2017-BLA-0001

RECORDING No.

VOL./PAGE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS HOLDING THE LAND HEREBY PLATTED IN FEE SIMPLE, DO IN ACCORDANCE WITH OUR CONSENT AND OUR DESIRES HEREBY DECLARE THIS LOT LINE ADJUSTMENT FOR PURPOSES SHOWN HEREIN.

ROBERT E. WATTERS

LYNDA C. WATTERS

ACKNOWLEDGMENT

State of Washington)  
County of King)

I certify that I know or have satisfactory evidence that ROBERT E. WATTERS and LYNDA C. WATTERS are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

Notary Public in and for the State of Washington

(Notary name to be printed)

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

My appointment expires \_\_\_\_\_

OLD LEGAL DESCRIPTIONS:

PARCEL A:

LOT 16, BLOCK 3, LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 41, RECORDS OF KING COUNTY; EXCEPT THE WEST 430 FEET THEREOF.

PARCEL B:

THE NORTH 20 FEET OF LOT 14, LOT 15 AND THE WEST 430 FEET OF LOT 16, BLOCK 3, LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 41, RECORDS OF KING COUNTY; EXCEPT THE WEST 400 FEET THEREOF.

PARCEL C:

LOT 13, LESS THE WEST 300 FEET, BLOCK 3, LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 41, RECORDS OF KING COUNTY;

LOT 14, LESS THE WEST 300 FEET AND LESS THE NORTH 20 FEET EXCEPT THE WEST 400 FEET BLOCK 3, LAKE FOREST PARK ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 41, RECORDS OF KING COUNTY;

AND THE EAST 100 FEET OF THE WEST 400 FEET OF LOTS 15 AND 16, ALL IN BLOCK 3, LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 41, RECORDS OF KING COUNTY.

PARCEL D:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 20 FEET OF THE SOUTH 56 FEET OF LOT 10, AND OVER THE WEST 20 FEET OF LOTS 11A AND 11, BLOCK 10, FIRST ADDITION TO LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON.

ALSO AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 20 FEET OF THE WEST 300 FEET OF LOT 16, BLOCK 3, LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 41, RECORDS OF KING COUNTY.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS:

PARCEL X:

LOT 16, BLOCK 3, LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 41, RECORDS OF KING COUNTY; EXCEPT THE WEST 300 FEET THEREOF;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 20 FEET OF THE SOUTH 56 FEET OF LOT 10, AND OVER THE WEST 20 FEET OF LOTS 11A AND 11, BLOCK 10, FIRST ADDITION TO LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON;

ALSO TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 20 FEET OF THE WEST 300 FEET OF LOT 16, BLOCK 3, LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 41, RECORDS OF KING COUNTY;

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE SOUTH 88°16'14" EAST ALONG THE NORTH LINE THEREOF FOR 300.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°16'14" EAST FOR 113.35 FEET; THENCE SOUTH 5°17'20" WEST FOR 75.91 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY 13.40 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°11'17"; THENCE SOUTH 45°53'46" EAST FOR 15.91 FEET TO THE SOUTH LINE OF SAID LOT 16; THENCE NORTH 88°16'14" WEST ALONG SAID SOUTH LINE FOR 22.25 FEET TO A POINT ON THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THE RADIAL POINT BEARING NORTH 34°32'27" EAST; THENCE NORTHERLY 26.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°10'13"; THENCE NORTH 5°17'20" EAST FOR 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 12.00 FEET; THENCE NORTHWESTERLY 18.31 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°25'34"; THENCE NORTH 82°08'14" WEST FOR 28.86 FEET; THENCE NORTH 88°16'14" WEST FOR 57.02 FEET TO THE EAST LINE OF THE WEST 300 FEET OF SAID LOT 16; THENCE NORTH 1°43'46" EAST ALONG SAID EAST LINE FOR 15.00 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL Y:

LOTS 13, 14 AND 15, BLOCK 3, LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 41, RECORDS OF KING COUNTY; EXCEPT THE WEST 300 FEET THEREOF;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 20 FEET OF THE SOUTH 56 FEET OF LOT 10, AND OVER THE WEST 20 FEET OF LOTS 11A AND 11, BLOCK 10, FIRST ADDITION TO LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON;

ALSO TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 20 FEET OF THE WEST 300 FEET OF LOT 16, BLOCK 3, LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 41, RECORDS OF KING COUNTY;

AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE SOUTH 88°16'14" EAST ALONG THE NORTH LINE THEREOF FOR 300.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°16'14" EAST FOR 113.35 FEET; THENCE SOUTH 5°17'20" WEST FOR 75.91 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY 13.40 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°11'17"; THENCE SOUTH 45°53'46" EAST FOR 15.91 FEET TO THE SOUTH LINE OF SAID LOT 16; THENCE NORTH 88°16'14" WEST ALONG SAID SOUTH LINE FOR 22.25 FEET TO A POINT ON THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THE RADIAL POINT BEARING NORTH 34°32'27" EAST; THENCE NORTHERLY 26.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°10'13"; THENCE NORTH 5°17'20" EAST FOR 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 12.00 FEET; THENCE NORTHWESTERLY 18.31 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°25'34"; THENCE NORTH 82°08'14" WEST FOR 28.86 FEET; THENCE NORTH 88°16'14" WEST FOR 57.02 FEET TO THE EAST LINE OF THE WEST 300 FEET OF SAID LOT 16; THENCE NORTH 1°43'46" EAST ALONG SAID EAST LINE FOR 15.00 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

ZONING DESIGNATION: RS-20,000

BUILDING SET BACK NOTATION  
FRONT YARD = 20'  
REAR YARD = 20'  
SIDE YARD = 15' TOTAL, 5' MINIMUM  
MAXIMUM IMPERVIOUS SURFACE ALLOWED = 35% OF LOT AREA  
MAXIMUM STRUCTURAL LOT COVERAGE ALLOWED = 25% OF NET LOT AREA

EXISTING PARCEL AREAS:  
PARCEL A = 16,134 SQUARE FEET (SF)  
PARCEL B = 25,017 SF  
PARCEL C = 68,753 SF  
PARCEL B + C = 93,770 SF

PROPOSED LOT AREAS:  
PARCEL X = 11,189 SF  
+ 9,870 SF (CONSERVATION ESMT. A)  
+ 7,880 SF (CONSERVATION ESMT. B)  
= 28,939 SF  
PARCEL Y = 80,962 SF

EXISTING IMPERVIOUS AREA:  
PARCEL A = 467 SF (2.9% PARCEL AREA)  
PARCEL B + C = 11,691 SF (14.4% PARCEL AREA)

PROPOSED IMPERVIOUS AREA:  
PARCEL X = 6,000 SF (20.7% GROSS PARCEL AREA) (51.9% NET PARCEL AREA)  
PARCEL Y = 8,900 SF (11.4% PARCEL AREA)

EXISTING STRUCTURAL COVERAGE  
PARCEL A = 0 SF  
PARCEL B + C = 3,160 SF (3.4% PARCEL AREA)

PROPOSED STRUCTURAL COVERAGE  
PARCEL X = 2,100 SF (7.3% GROSS PARCEL AREA) (18.2% NET PARCEL AREA)  
PARCEL Y = 3,160 SF (3.9% PARCEL AREA)

DRIVEWAY EASEMENT

UPON RECORDING OF THIS THIS LOT LINE ADJUSTMENT AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS HEREBY ESTABLISHED OVER PARCEL "X" TO BENEFIT PARCEL "Y" AS SHOWN HEREON. MAINTENANCE COSTS OF THIS EASEMENT SHALL BE BORNE EQUALLY BY THE OWNERS OF PARCELS "X" AND "Y". THIS EASEMENT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM PARCEL "Y".

NW 1/4 OF THE NE 1/4 OF SECTION 10, T. 26 N., R. 4 E., WM.  
NE 1/4 OF THE NW 1/4 OF SECTION 10, T. 26 N., R. 4 E., WM.

APPROVALS:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
BY THE CITY OF LAKE FOREST PARK PLANNING DEPARTMENT

STEPHEN BENNETT, AICP  
PLANNING AND BUILDING DIRECTOR

KING COUNTY DEPARTMENT OF ASSESSMENTS:

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

TAX PARCEL NUMBERS: 4019300327, 4019300326, 4019300325

RECORDING CERTIFICATE

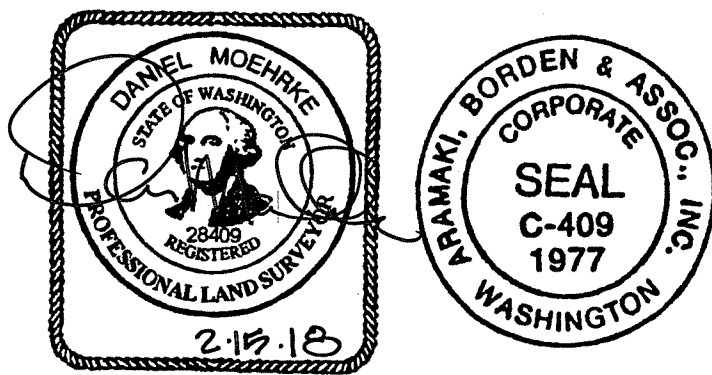
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

AT \_\_\_\_\_ M, IN BOOK \_\_\_\_\_ OF \_\_\_\_\_

AT PAGE \_\_\_\_\_, AT THE REQUEST OF ABA, INC.

MANAGER BY: \_\_\_\_\_ SUPT. OF RECORDS

FILE NUMBER:



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CITY OF LAKE FOREST PARK.

*[Signature]*  
DANIEL MOEHRKE, PLS 28409

2.15.18  
DATE

2017-BLA-0001

PREPARED FOR

UPRIGHT CONSTRUCTION COMPANY

18827 - 53rd AVENUE NE

LAKE FOREST PARK, WA 98155

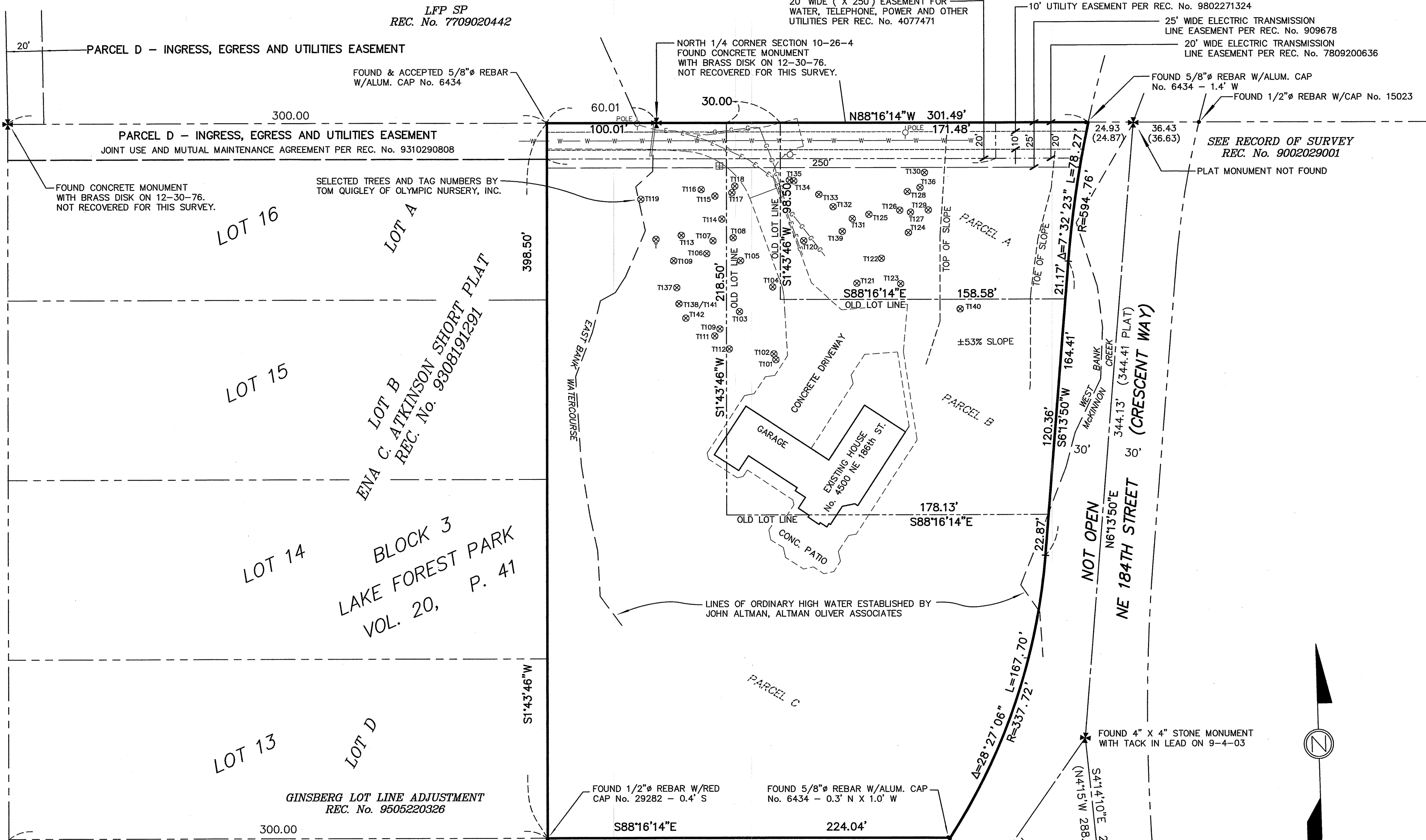


ARAMAKI BORDEN AND ASSOCIATES, INC.

6141 NE BOTHELL WAY  
SUITE #304  
KENMORE, WA 98028  
TEL: 425-485-9711

|              |                 |               |
|--------------|-----------------|---------------|
| DRAWN: DRM   | DATE: 2-15-2018 | PROJECT: 1517 |
| CHECKED: TCS | SCALE: N/A      | SHEET 1 OF 3  |

NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 10, T. 26 N., R. 4 E., WM.



**LAND SURVEYOR'S NOTES:**

EQUIPMENT USED: LEICA TS-12 ELECTRONIC TOTAL STATION (3 SECOND DIRECT READING ELECTRONIC THEODOLITE AND INTEGRAL DISTANCE MEASURING METER), 300 FOOT STEEL TAPE. DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED TO AN LSAW BASELINE ANNUALLY. RELATIVE PRECISION RATIO OF FIELD TRAVERSE DATA MEETS WAC 332-130-090.

TAX PARCEL NUMBERS: 40119300325, 4019300326, 4019300327

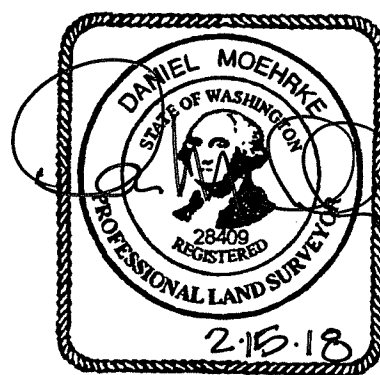
TOTAL AREA = 109,904 SQUARE FEET (SF), 2.52 ACRE (AC)

MERIDIAN: PLAT OF LAKE FOREST PARK

BASIS OF BEARINGS: NORTH LINE SECTION 10

SURVEY REFERENCE: SEE RECORD OF SURVEY FILED UNDER KING COUNTY RECORDING NUMBER 20040506900014 FOR ADDITIONAL BOUNDARY AND SURVEY INFORMATION.

RECORD OF SURVEY  
REC. No. 20020910900009



EXISTING CONDITIONS  
PREPARED FOR  
UPRIGHT CONSTRUCTION COMPANY  
18827 - 53rd AVENUE NE  
LAKE FOREST PARK, WA 98155

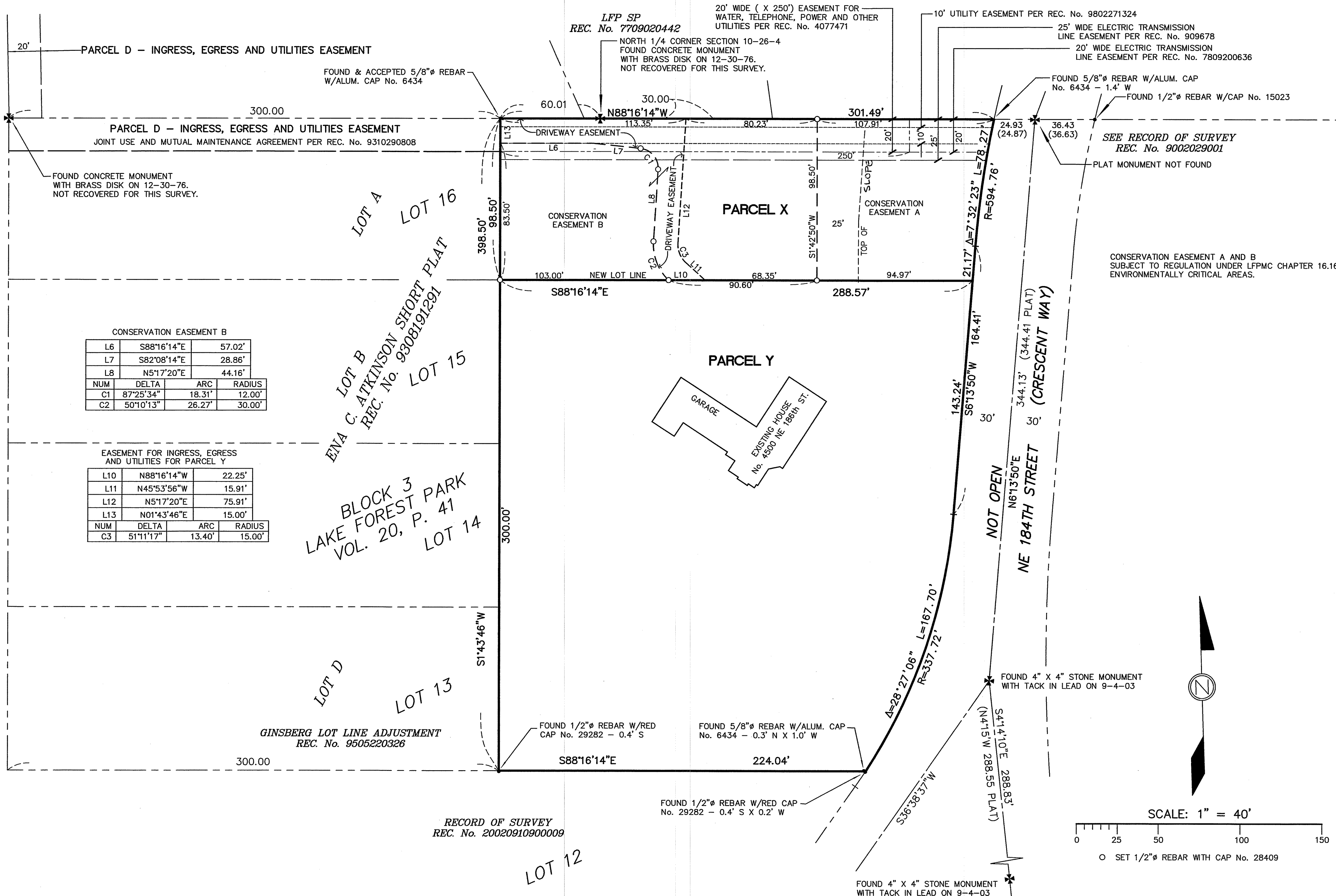


ARAMAKI BORDEN AND ASSOCIATES, INC.

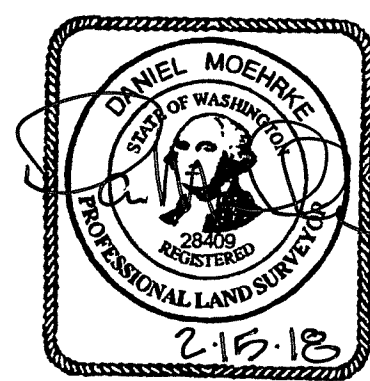
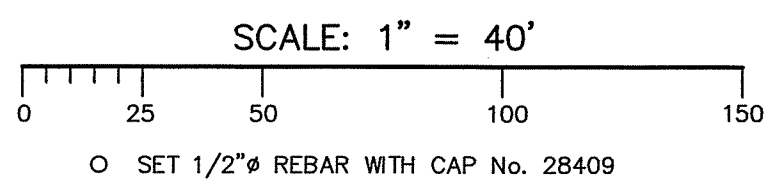
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TEL: 425-485-9711

|              |                 |               |
|--------------|-----------------|---------------|
| DRAWN: DRM   | DATE: 2-15-2018 | PROJECT: 1517 |
| CHECKED: TCS | SCALE: 1" = 40' | SHEET 2 OF 3  |

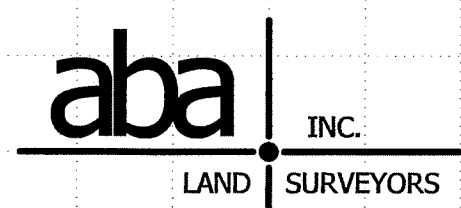
NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 10, T. 26 N., R. 4 E., WM.



RECORD OF SURVEY  
REC. No. 20020910900009



BOUNDARY LINE ADJUSTMENT  
PREPARED FOR  
UPRIGHT CONSTRUCTION COMPANY  
18827 - 53rd AVENUE NE  
LAKE FOREST PARK, WA 98155



ARAMAKI BORDEN AND ASSOCIATES, INC.  
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|              |                 |               |
|--------------|-----------------|---------------|
| DRAWN: DRM   | DATE: 2-15-2018 | PROJECT: 1517 |
| CHECKED: TCS | SCALE: 1" = 40' | SHEET 3 OF 3  |