

NE 1/4 OF THE NE 1/4 OF SECTION 4, T. 26 N., R. 4 E., WM.
3030 NE 200th STREET SHORT PLAT

RECORDING No.

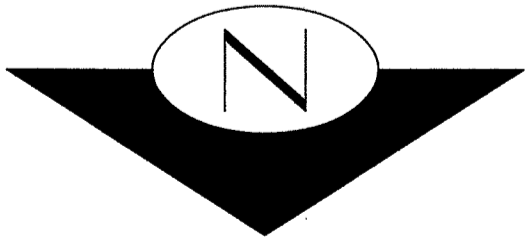
VOL./PAGE

N 1/4 CORNER SECTION 4
 EXISTING WOOD HUB WITH NAIL IN
 CASE ON 5-23-1985

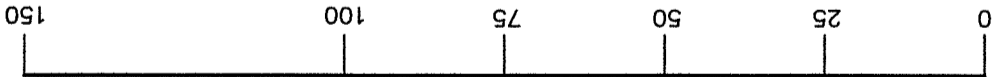
NE 205th STREET
 1324.31'
 2648.62'
 N88°06'35"W BASIS OF BEARINGS

NE CORNER SECTION 4
 EXISTING CONCRETE MONUMENT IN
 CASE ON 5-23-1985

EXISTING 3/4" IRON PIPE
 IN CASE ON 5-23-1985
 IS 0.4' SOUTH OF
 SECTION LINE.



SCALE: 1" = 30'



LEGEND

- EXISTING CONCRETE MONUMENT WITH 1/4" STUD IN CASE ON 4-19-2017
- SET 1/2" REBAR WITH ID CAP No. 28409 AT LOT CORNERS ON
- EXISTING 3/4" IRON PIPE AT LOT CORNER ON 4-19-2017

ZONING DESIGNATION: RS-7.2

BUILDING SET BACK NOTATION

FRONT YARD = 20'
 REAR YARD = 15'
 SIDE YARD = 15' TOTAL, 5' MINIMUM

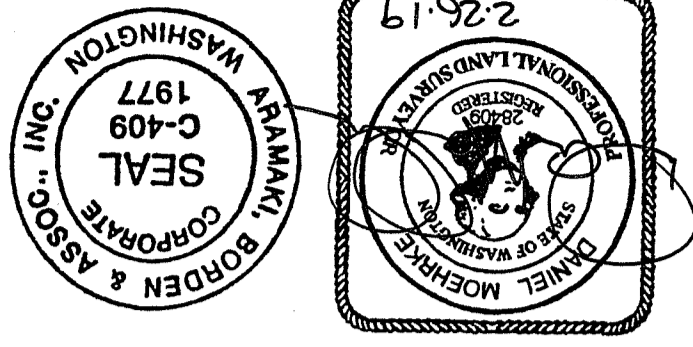
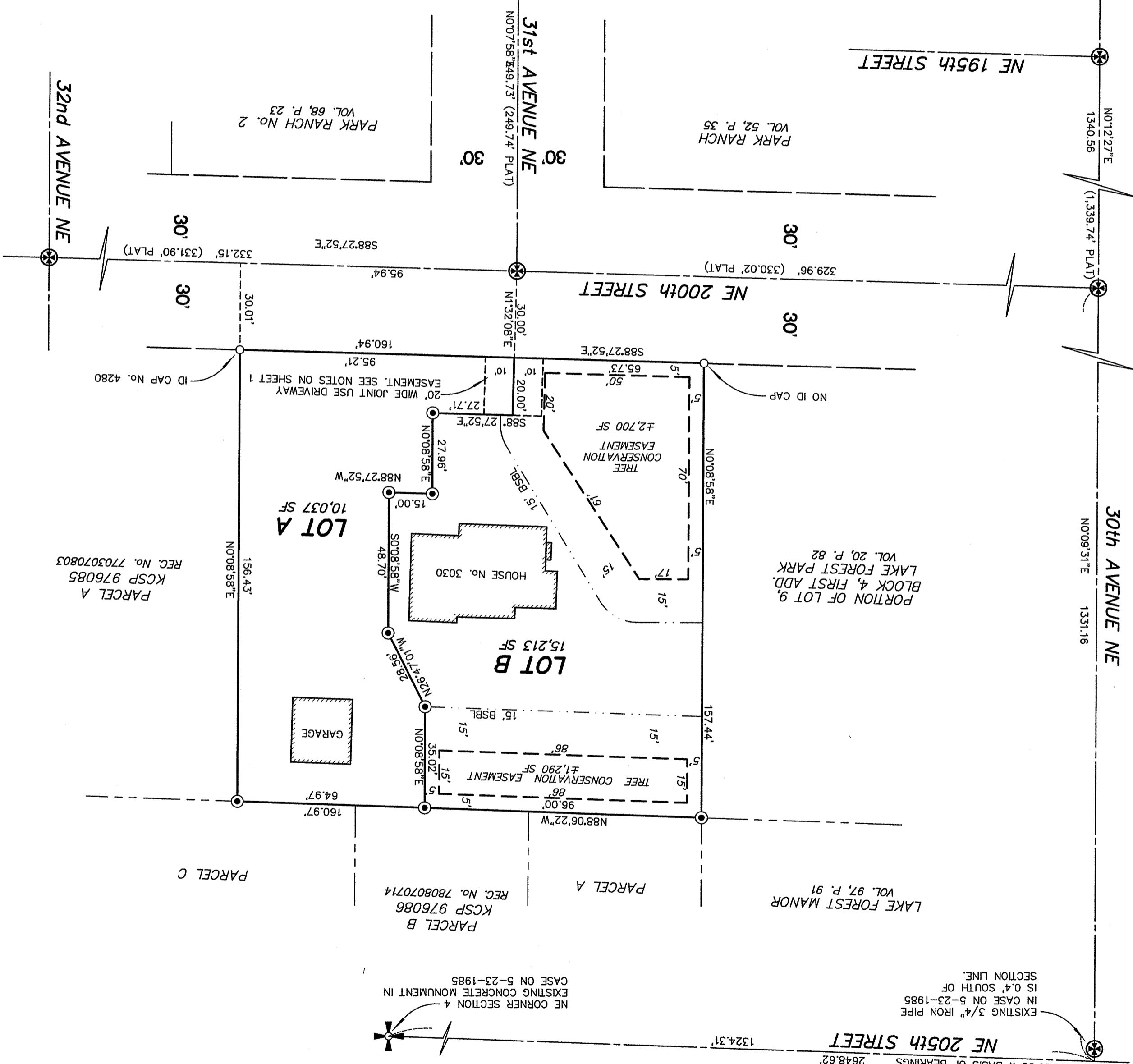
PROPOSED LEGAL DESCRIPTIONS

LOT A
 THAT PORTION OF PARCEL B, KING COUNTY SHORT PLAT NUMBER 976085 AS FILED UNDER KING COUNTY RECORDING NUMBER 7703070803 IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE SOUTH 0°08'58" WEST ALONG THE EAST LINE THEREOF FOR 156.43 FEET TO ITS SOUTHEAST CORNER; THENCE NORTH 88°27'52" EAST FOR 95.21 FEET; THENCE NORTH 1°32'08" EAST FOR 20.00 FEET; THENCE SOUTH 88°27'52" EAST FOR 27.71 FEET; THENCE NORTH 0°08'58" EAST FOR 27.96 FEET; THENCE SOUTH 88°27'52" EAST FOR 15.00 FEET; THENCE NORTH 48.70 FEET; THENCE NORTH 26°47'01" EAST FOR 28.56 FEET; THENCE SOUTH 0°08'58" EAST FOR 35.02 FEET TO THE NORTH LINE OF SAID PARCEL B; THENCE SOUTH 88°06'22" EAST ALONG SAID NORTH LINE FOR 64.97 FEET TO THE POINT OF BEGINNING.
 SUBJECT TO AND TOGETHER WITH A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, ACROSS AND THROUGH THAT PORTION OF SAID PARCEL B, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID PARCEL B WHICH IS NORTH 88°27'52" WEST FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1°32'08" EAST FOR 20.00 FEET TO THE TERMINUS OF THIS CENTERLINE DESCRIPTION.

LOT B
 RECORDING NUMBER 7703070803 IN KING COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE SOUTH 0°08'58" WEST ALONG THE EAST LINE THEREOF FOR 156.43 FEET TO ITS SOUTHEAST CORNER; THENCE NORTH 88°27'52" EAST FOR 20.00 FEET; THENCE SOUTH 88°27'52" EAST FOR 27.71 FEET; THENCE NORTH 0°08'58" EAST FOR 27.96 FEET; THENCE SOUTH 88°27'52" EAST FOR 15.00 FEET; THENCE NORTH 26°47'01" WEST FOR 28.56 FEET; THENCE SOUTH 0°08'58" EAST FOR 35.02 FEET TO THE NORTH LINE OF SAID PARCEL B; THENCE SOUTH 88°06'22" EAST ALONG SAID NORTH LINE FOR 64.97 FEET TO AND TOGETHER WITH A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, ACROSS AND THROUGH THAT PORTION OF SAID PARCEL B, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID PARCEL B WHICH IS NORTH 88°27'52" WEST FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1°32'08" EAST FOR 20.00 FEET TO THE TERMINUS OF THIS CENTERLINE DESCRIPTION.

LAND SURVEYOR'S NOTES:

MERIDIAN: WASHINGTON COORDINATE SYSTEM, NORTH ZONE
 SHORT PLAT BEARINGS ROTATED 0.15°02" CCW TO MATCH.
 BASIS OF BEARINGS: NORTH LINE NE 1/4, SECTION 4 AS N88°06'35"W
 EQUIPMENT USED: LEICA TS12 ELECTRONIC TOTAL STATION AND INTEGRAL DISTANCE MEASURING METER), 300 FOOT STEEL TAPE, DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED TO AN LSW BASELINE WITHIN THE LAST YEAR. SURVEY TRAVERSE DATA MEETS STANDARDS SET BY WAC 332-130-090 AND ALTA/ACSM.
 SURVEY REFERENCES OTHER THAN AS SHOWN:
 RECORD OF SURVEY IN VOLUME 20, PAGE 76, VOLUME 62, PAGE 194, AND VOLUME 119, PAGE 106 AND PLAT OF DIANE TERRACE, VOL. 68, P. 23



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

ARAMAKI BORDEN AND ASSOCIATES, INC.
 6141 NE BOWHELL WAY
 SUITE #304
 KENMORE, WA 98028
 TEL: 425-485-9711
aba INC. LAND SURVEYORS
 DRAWN: DRM
 DATE: 2-12-2019
 PROJECT: 1317
 CHECKED: TCS
 SCALE: 1" = 30'
 SHEET 2 OF 2

NE 1/4 OF THE NE 1/4 OF SECTION 4, T. 26 N., R. 4 E., WM.
 CITY OF LAKE FOREST PARK SHORT SUBDIVISION 2019-SP-00
 3030 NE 200th STREET SHORT PLAT

LEGAL DESCRIPTION

PARCEL B, KING COUNTY SHORT PLAT NUMBER 976085, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 7703010803, RECORDS OF KING COUNTY, STATE OF WASHINGTON.
 SITUATE IN THE CITY OF LAKE FOREST PARK, COUNTY OF KING, STATE OF WASHINGTON.

TITLE NOTES:

THIS SHORT PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECYCLES, RESERVATIONS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS AS SET FORTH IN OFFICIAL RECORDS UNDER KING COUNTY RECORDING NUMBER 1694193.

JOINT USE DRIVEWAY:

JOINT USE DRIVEWAY (JUD) EASEMENT IS A PRIVATE ACCESS EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES INCLUDING PRIVATE SIDE SEWERS AND WATER SERVICES, FOR THE BENEFIT OF THE OWNERS OF LOTS A AND B OF THIS SHORT SUBDIVISION. MAINTENANCE OF THE DRIVEWAY, UTILITIES AND DRAINAGE FACILITIES WITHIN THE JUD A SHALL BE AN EQUAL AND UNDIVIDED RESPONSIBILITY BY THE OWNERS OF LOTS A AND B.

TREE CONSERVATION EASEMENT:

TREE CONSERVATION EASEMENT SUBJECT TO REGULATION UNDER LFPMC CHAPTER 16.14 TREE CANOPY PRESERVATION AND ENHANCEMENT.

DECLARATION

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

NORTH CITY HOMESITE, LLC

ITS: BRIAN HIGHERGER
 ITS: MANAGING PARTNER

1st SECURITY BANK OF WASHINGTON

ITS:
 BY:

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS

COUNTY OF KING)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____
 BY BRIAN HIGHERGER AS MANAGING PARTNER OF NORTH CITY HOMESITE, LLC

SIGNATURE OF NOTARY PUBLIC _____

TITLE _____

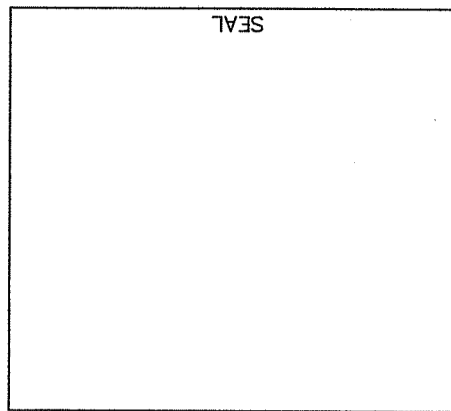
MY COMMISSION EXPIRES _____

SEAL

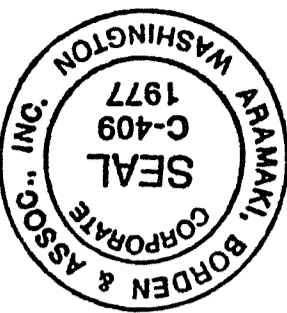
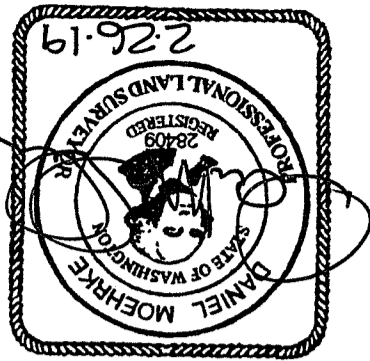
BY _____
 AS _____
 OF _____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____

STATE OF _____)
) SS



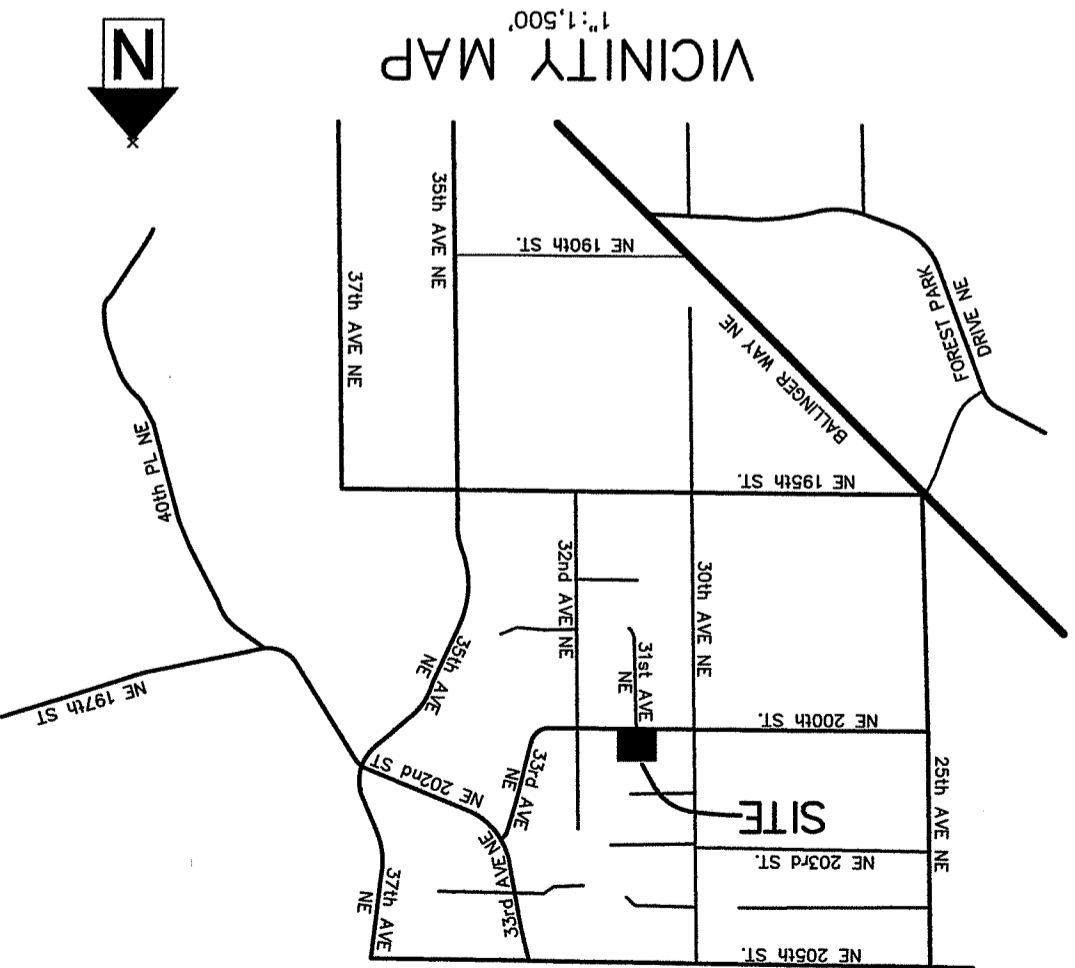
SIGNATURE OF NOTARY PUBLIC _____
 TITLE _____
 MY COMMISSION EXPIRES _____



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

RECORDING No.

VOL./PAGE



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.

DANIEL MOEHRKE, PLS 28409
 DATE 2.26.19

APPROVAL

APPROVED THIS _____ DAY OF _____, 2019
 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 _____, 2019

KING COUNTY ASSESSOR _____
 DEPUTY KING COUNTY ASSESSOR _____

PARCEL NUMBER: 4022900741

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2019

AT _____ M, IN BOOK _____ OF _____

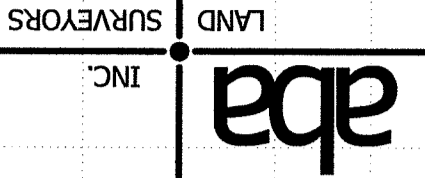
AT PAGE _____, AT THE REQUEST OF ABA, INC.

BY: _____

MANAGER _____
 SUPT. OF RECORDS _____

FILE NUMBER: _____

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