

CITY OF LAKE FOREST PARK
SHORT PLAT No. 2018-SP-0005

A PORTION SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 04, TOWNSHIP 26 NORTH, RANGE 04 EAST, W.M.
CITY OF LAKE FOREST PARK, COUNTY OF KING, STATE OF WASHINGTON.

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 SHORT PLAT FOR PURPOSES SHOWN HEREIN.

NAME: _____ NAME: _____
MARK FLEMING JING X SUN

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK FLEMING AND JING X SUN, HUSBAND AND WIFE, SIGNED THIS DEDICATION AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

(PRINT NAME) _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

APPROVAL:

CITY OF LAKE FOREST PARK, WASHINGTON

APPROVED THIS ____DAY OF _____, 2016

STEVE BENNETT, PLANNING DIRECTOR

APPROVAL:

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____DAY OF _____, 2016.

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

SURVEY NOTES:

- ALL MONUMENTS VISITED DURING OCTOBER 2017 UNLESS OTHERWISE NOTED.
- EQUIPMENT: THE PRIMARY MEASUREMENT EQUIPMENT UTILIZED IN THE PERFORMANCE OF THIS SURVEY WAS A LEICA TCRA 1103 TOTAL STATION, SN# 624750.
- BASIS OF BEARING: ACCORDING TO THE PLAT OF FIRST ADDITION TO LAKE FOREST PARK, IN VOLUME 20 OF PLATS, PAGE 082, RECORDS OF KING COUNTY, WASHINGTON.
- EXTERNAL BOUNDARY LINES CALCULATED FROM SUBDIVISION OF BLOCK 6, SHOWN ON THE PLAT OF NETTLEWOOD, RECORDED IN VOLUME 162 OF PLATS, PAGES 056-058
- THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE SURVEY RECORDING ACT AS PER CHAPTER 58.09 RCW AND CHAPTER 332-130 WAC.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER DOCUMENTS OF RECORD THAT EFFECT THIS PARCEL THAT WOULD BE DISCLOSED BY THE PROCUREMENT OF A CURRENT TITLE REPORT. THIS SURVEY REPRESENTS THE TOPOGRAPHIC FEATURES AS THEY EXISTED ON SITE AS OF JULY 7, 2015.
- CONTOUR INTERVAL: (2") TWO FOOT CONTOURS.
- SPOT ELEVATIONS AND CONTOURS SHOWN HEREON DERIVED FROM GOOGLE EARTH AND ARE APPROXIMATE IN NATURE.

LEGAL DESCRIPTION (EXISTING):

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY
GUARANTEE/CERTIFICATE NO. 611175788
EFFECTIVE DATE: DECEMBER8, 2017 AT 08:00 AM

THE EAST HALF OF LOT 7, EXCEPT THE NORTH 80 FEET THEREOF, AND EXCEPT THE WEST 100 FEET THEREOF;
TOGETHER WITH THE EAST HALF OF LOT 8, EXCEPT THE SOUTH 120 FEET THEREOF MEASURED ALONG THE WEST LINE OF SAID EAST HALF, AND EXCEPT THE WEST 100 FEET THEREOF;
ALL IN BLOCK 6, FIRST ADDITION TO LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 24,087.6 SQ.FT. SQUARE FEET, OR 0.553 ACRES MORE OR LESS.

TREE CANOPY GOALS:

PER THE CITY OF LAKE FOREST PARK MUNICIPAL CODE 16.14.070 (A): THE TREE CANOPY COVERAGE GOAL FOR EACH LOT (<15,000) IS 28%.
THE CANOPY COVERAGE IS MEASURED BY THE PERCENTAGE OF CANOPY PROVIDED BY EXISTING TREES OF THE PROJECTED CANOPY COVERAGE TO BE PROVIDED BY NEWLY PLANTED OR IMMATURE TREES (WHEN SUCH TREES REACH 30 YEARS OF AGE).

EASEMENT DESCRIPTIONS

LOT A DRAINAGE:

THAT PORTION OF LOTS 7 AND 8, BLOCK 6, FIRST ADDITION TO LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 82, IN KING COUNTY WASHINGTON.
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE SOUTH 00°23'57" WEST ALONG THE WEST MARGIN OF 32ND AVENUE NORTHEAST, A DISTANCE OF 22.23 FEET;
THENCE NORTH 88°36'50" WEST, A DISTANCE 15.78 FEET;
THENCE NORTH 00°30'06" EAST, A DISTANCE OF 75.26 FEET;
THENCE SOUTH 89°36'03" EAST, A DISTANCE OF 15.64 FEET TO THE WEST MARGIN OF 32ND AVENUE NORTHEAST;
THENCE SOUTH 00°23'57" WEST ALONG THE SAID WEST MARGIN, A DISTANCE OF 53.29 FEET TO THE TRUE POINT OF BEGINNING.

HAVING 1,184.55 SQ. FT. OR 0.027 ACRES±

ACCESS TRACT - UTILITY AND DRAINAGE EASEMENT:

THAT PORTION OF LOTS 7 AND 8, BLOCK 6, FIRST ADDITION TO LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 82, IN KING COUNTY WASHINGTON.
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE SOUTH 00°23'57" WEST ALONG THE WEST MARGIN OF 32ND AVENUE NORTHEAST, A DISTANCE OF 22.23 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°23'57" WEST, A DISTANCE OF 17.56 FEET TO THE NORTH LINE OF THE SOUTH 120 FEET OF LOT 8;
NORTH 88°22'15" WEST ALONG SAID NORTH LINE, A DISTANCE OF 105.63 FEET
THENCE NORTH 00°50'20" EAST, A DISTANCE OF 31.27 FEET;
THENCE SOUTH 88°29'12" EAST, A DISTANCE OF 34.01 FEET;
THENCE SOUTH 00°50'29" WEST, A DISTANCE OF 14.09 FEET;
THENCE SOUTH 88°36'50" EAST, A DISTANCE OF 71.48 FEET TO THE WEST MARGIN OF 32ND AVENUE NORTHEAST AND THE TRUE POINT OF BEGINNING.

HAVING 2,309.50 SQ. FT. OR 0.053 ACRES±

LEGAL DESCRIPTION (NEW):

LOT A

THAT PORTION OF LOTS 7 AND 8, BLOCK 6, FIRST ADDITION TO LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 82, IN KING COUNTY WASHINGTON. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE SOUTH 00°23'57" WEST ALONG THE WEST MARGIN OF 32ND AVENUE NORTHEAST, A DISTANCE OF 22.23 FEET;
THENCE NORTH 88°36'50" WEST, A DISTANCE 71.48 FEET;
THENCE NORTH 00°50'29" EAST, A DISTANCE OF 102.57 FEET TO THE SOUTH LINE OF THE NORTH 80 FEET OF LOT 7;
THENCE SOUTH 88°20'47" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 70.69 FEET TO THE WEST MARGIN OF 32ND AVENUE NORTHEAST;
THENCE SOUTH 00°23'57" WEST ALONG SAID WEST MARGIN, A DISTANCE OF 80.02 FEET TO THE TRUE POINT OF BEGINNING.

HAVING 7,278.62 SQ. FT. OR 0.167 ACRES±

LOT B

THAT PORTION OF LOTS 7 AND 8, BLOCK 6, FIRST ADDITION TO LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 82, IN KING COUNTY WASHINGTON. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE SOUTH 00°23'57" WEST ALONG THE WEST MARGIN OF 32ND AVENUE NORTHEAST, A DISTANCE OF 22.23 FEET;
THENCE NORTH 88°36'50" WEST, A DISTANCE 71.48 FEET;
THENCE NORTH 00°50'29" EAST, A DISTANCE OF 14.09 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°50'29" EAST, A DISTANCE OF 88.48 FEET TO THE SOUTH LINE OF THE NORTH 80 FEET OF LOT 7;
THENCE NORTH 88°20'47" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 130.32 FEET TO THE EAST LINE OF THE WEST 100 FEET OF THE EAST HALF OF LOT 7;
THENCE SOUTH 46°07'03" EAST, A DISTANCE OF 131.76 FEET;
THENCE SOUTH 88°29'12" EAST, A DISTANCE OF 34.01 FEET TO THE TRUE POINT OF BEGINNING.

HAVING 7,274.79 SQ. FT. OR 0.167 ACRES±

LOT C

THAT PORTION OF LOTS 7 AND 8, BLOCK 6, FIRST ADDITION TO LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 82, IN KING COUNTY WASHINGTON. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE SOUTH 00°23'57" WEST ALONG THE WEST MARGIN OF 32ND AVENUE NORTHEAST, A DISTANCE OF 22.23 FEET;
THENCE CONTINUING SOUTH 00°23'57" WEST FEET, A DISTANCE OF 17.56 FEET TO THE NORTH LINE OF THE SOUTH 120 FEET OF LOT 8;
THENCE NORTH 88°22'15" WEST ALONG SAID NORTH LINE, A DISTANCE OF 105.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°22'15" WEST, A DISTANCE OF 95.39 FEET TO THE EAST LINE OF THE WEST 100 FEET OF THE EAST HALF OF LOT 8;
THENCE NORTH 00°23'59" EAST ALONG SAID EAST LINE, A DISTANCE OF 119.90 FEET TO THE SOUTH LINE OF THE NORTH 80 FEET OF LOT 7;
THENCE SOUTH 46°07'03" EAST, A DISTANCE OF 131.76 FEET;
THENCE SOUTH 00°50'20" WEST, A DISTANCE OF 31.27 FEET TO THE NORTH LINE OF THE SOUTH 120 FEET OF LOT 8 AND THE TRUE POINT OF BEGINNING.

HAVING 7,222.99 SQ. FT. OR 0.166 ACRES±

TREE CONSERVATION EASEMENT (TCE) DESCRIPTIONS:

THE PROPERTY OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTED TREES AND VEGETATION WITHIN THE TCE AREA SHOWN ON THE PLANS. ANY DAMAGE TO THE PLANTS AND TREES (INCLUDING BUT NOT LIMITED TO REMOVAL, POISONING, ROOT EXPOSURE, COMPRESSED, ETC. WITHIN THE TCE WILL NEED TO BE PLANTED WITH SIMILAR SPECIES SUCH THE TREE CANOPY GOALS LISTED ABOVE ARE MET. ANY HARM TO THE TCE AREAS (WHETHER INTENTIONAL OR NOT) WILL REQUIRE THE PROPERTY OWNER TO RESTORE THE TCE SUCH THAT THE TREE CANOPY GOALS ARE REACHED AT THE EXPENSE OF THE PROPERTY OWNER FOR THE DURATION OF THE OWNERSHIP.

TCE AREAS:

LOT A = 1,093.6 SQ.FT

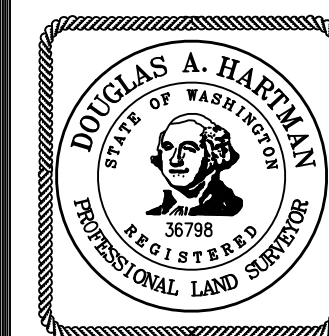
LOT B = 1,203.3 SQ.FT

LOT C = 1,315.5 SQ.FT.

A PORTION OF THE NORTHEAST QUARTER
SECTION 04, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M.

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 MARK FLEMING & JING X SUN
in JULY, 2017.



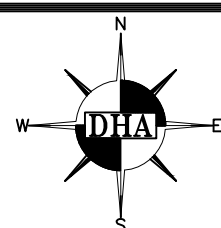
DOUGLAS A. HARTMAN PLS
CERTIFICATE NO. 36798

RECORDER'S CERTIFICATE

Filed for record this ____ day of _____, 20__ at _____ M., in book _____ of surveys, at page _____, under Recording no. _____ at the request of DUANE HARTMAN & ASSOCIATES, INC.

Manager Superintendent of Records

SHORT PLAT
No. 2018-SP-0005
CITY OF LAKE FOREST PARK



DUANE HARTMAN & ASSOCIATES, INC.
Surveyors

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

Drawn DAH/AAC	Date 05.30.2019	Job No. 17-2719
Checked DAH	17-27197SP.DWG	Sheet 1 of 3