

CITY OF LAKE FOREST PARK
SHORT PLAT
No. 2019-SP-0001

A PORTION OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 15
TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN

RECORDING NO. VOLUME/PAGE

OWNERS' DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED BEING ALL OF THE OWNERS OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF AND DECLARE THIS MAP TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

LAKE SHORE REAL ESTATE DEVELOPMENT, LLC

STATE OF _____ }
COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS DEDICATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC _____
PRINTED NAME OF _____
NOTARY PUBLIC _____

TITLE _____

MY APPOINTMENT EXPIRES _____

EXISTING LEGAL DESCRIPTION:

(PER CHICAGO TITLE INSURANCE COMPANY SECOND REVISION GUARANTEE #0141451-16)

TRACT 49, AND THE EAST 145 FEET OF THE SOUTH HALF OF TRACT 19, PETTIT'S LAKE WASHINGTON ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 99, IN KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:

(PER CHICAGO TITLE INSURANCE COMPANY SECOND REVISION GUARANTEE #0141451-16)

ITEMS 3, 9-10 NOT SURVEY RELATED

1. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED
IN FAVOR OF: STATE OF WASHINGTON
RECORDING NO.: 2992833

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: SIDE SEWER
RECORDING DATE: SEPTEMBER 14, 1965
RECORDING NO.: 5927609
(NOT PLOTTABLE)

3. DECLARATION OF UTILITY AND ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: MARCH 15, 2001
RECORDING NO.: 20010315000527

4. DECLARATION OF PARKING AND RECIPROCAL EASEMENTS AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: MARCH 15, 2001
RECORDING NO.: 20010315000528

5. DECLARATION OF EASEMENT FOR UTILITIES AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: SEPTEMBER 5, 2017
RECORDING NO.: 20170905001984

6. DECLARATION OF EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: SEPTEMBER 5, 2017
RECORDING NO.: 20170905001985

7. DECLARATION OF EASEMENT FOR LANDSCAPING AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: SEPTEMBER 5, 2017
RECORDING NO.: 20170905001986

NOTES AND COMMENTS:

- 1.) HORIZONTAL DATUM: THE OVERALL HORIZONTAL DATUM FOR THIS PROJECT IS NAD 83/2011, WASHINGTON COORDINATE SYSTEM, NORTH ZONE, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.
- 2.) FIELD SURVEY METHODOLOGY: FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A 5-SECOND OR BETTER ELECTRONIC TOTAL STATION.
- 3.) INSTRUMENT CALIBRATION: ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 4.) FOR YOUR INFORMATION: 0.0833 FEET = 1 INCH ON THE GROUND
- 5.) KING COUNTY TAX PARCEL NUMBER: 6744700344
- 6.) ORIGINAL PARCEL AREA: 26,937 ± SQ. FT. (0.62 ACRES)
- 7.) ZONING FOR THIS PROJECT IS: RS - 7.2
- 8.) THE PROPERTY AND PUBLIC RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY BY PLS, INC. PERFORMED CONCURRENTLY WITH THE MAPPING OF THE SITE.
- 9.) FULL RELIANCE HAS BEEN PLACED IN CHICAGO TITLE INSURANCE COMPANY SECOND REVISION GUARANTEE NUMBER 0141451-16, DATED FEBRUARY 11, 2019 FOR REVELATION OF EASEMENT. NO FURTHER SEARCH OF THE RECORDS HAS BEEN CONDUCTED.
- 10.) WE HAVE USED GRAPHIC SYMBOLS TO REPRESENT SOME FEATURES ON THIS MAP, SUCH AS UTILITIES, TREES AND FENCES. THE DEFAULT SIZE OF THOSE SYMBOLS MAY NOT REFLECT THE TRUE SIZE OF THE FEATURE THAT WAS MAPPED.
- 11.) PROPERTY CORNER AND PROPERTY LINE MARKERS, INDICATED AS 'SET' ARE TO BE ESTABLISHED FOLLOWING PRELIMINARY APPROVAL BY THE AGENCY AND PRIOR TO RECORDING OF THIS MAP WITH KING COUNTY.

NEW LEGAL DESCRIPTIONS:

LOT 1 OF CITY OF LAKE FOREST PARK SHORT PLAT No 2019-SP-0001

THE WEST 103.00 FEET OF THE EAST 145.00 FEET OF THE SOUTH HALF OF TRACT 19, PETTIT'S LAKE WASHINGTON ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 99, IN KING COUNTY, WASHINGTON.

LOT 2 OF CITY OF LAKE FOREST PARK SHORT PLAT No 2019-SP-0001

THE EAST 42.00 FEET OF THE SOUTH HALF OF TRACT 19, AND THE WEST 61.00 FEET OF TRACT 49, PETTIT'S LAKE WASHINGTON ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 99, IN KING COUNTY, WASHINGTON.

LOT 3 OF CITY OF LAKE FOREST PARK SHORT PLAT No 2019-SP-0001

TRACT 49, PETTIT'S LAKE WASHINGTON ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 99, IN KING COUNTY, WASHINGTON:

EXCEPT THE WEST 61.00 FEET THEREOF;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 61.00 FEET OF TRACT 49;
THENCE NORTH 01°43'42"EAST A DISTANCE OF 3.33 FEET;
THENCE NORTH 84°26'21"EAST A DISTANCE OF 12.70 FEET TO A POINT OF CURVE, THE RADIAL CENTER OF WHICH BEARS NORTH 5°28'58"WEST, A DISTANCE OF 48.39 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'56", AN ARC DISTANCE OF 29.49 FEET, TO A POINT OF REVERSE CURVE, THE RADIAL CENTER OF WHICH BEARS SOUTH 40°23'53"EAST, A DISTANCE OF 71.56 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°36'19", AN ARC DISTANCE OF 96.93 FEET;
THENCE SOUTH 52°47'34"EAST A DISTANCE OF 38.33 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 49;
THENCE NORTH 88°16'18"WEST, ALONG THE SOUTH LINE OF SAID TRACT 48, A DISTANCE OF 159.73 FEET TO THE TRUE POINT OF BEGINNING.

TRACT A OF CITY OF LAKE FOREST PARK SHORT PLAT No 2019-SP-0001

THAT PORTION OF TRACT 49, PETTIT'S LAKE WASHINGTON ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 99, IN KING COUNTY, WASHINGTON. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 61.00 FEET OF TRACT 49;
THENCE NORTH 01°43'42"EAST A DISTANCE OF 3.33 FEET;
THENCE NORTH 84°26'21"EAST A DISTANCE OF 12.70 FEET TO A POINT OF CURVE, THE RADIAL CENTER OF WHICH BEARS NORTH 5°28'58"WEST, A DISTANCE OF 48.39 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'56", AN ARC DISTANCE OF 29.49 FEET, TO A POINT OF REVERSE CURVE, THE RADIAL CENTER OF WHICH BEARS SOUTH 40°23'53"EAST, A DISTANCE OF 71.56 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°36'19", AN ARC DISTANCE OF 96.93 FEET;
THENCE SOUTH 52°47'34"EAST A DISTANCE OF 38.33 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 49;
THENCE NORTH 88°16'18"WEST, ALONG THE SOUTH LINE OF SAID TRACT 48, A DISTANCE OF 159.73 FEET TO THE TRUE POINT OF BEGINNING.

APPROVAL

CITY OF LAKE FOREST PARK, WASHINGTON

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

STEVE BENNETT, PLANNING DIRECTOR

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M IN BOOK _____ OF SURVEYS AT PAGE _____

AT THE REQUEST OF _____ KURT A. PARCHER

COUNTY RECORDER / AUDITOR

LAND 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: LAKE SHORE REAL ESTATE DEVELOPEMENT, LLC

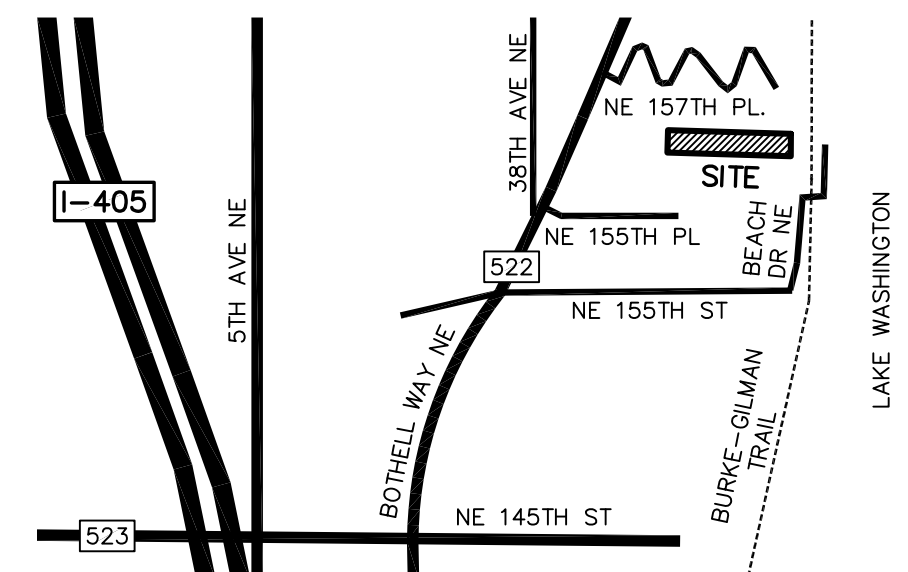
IN _____ JULY _____, _____ 2018 _____

KURT A. PARCHER, CERTIFICATE NO. 49286



1375 NW Mall Street, #3
Issaquah, Washington 98027
(425) 313-9378 (fax) 313-9379

VICINITY MAP
NOT TO SCALE



SE 1/4 AND SW 1/4 OF NE 1/4 SECTION 3, TWP. 23 N., R. 5 E., W.M.

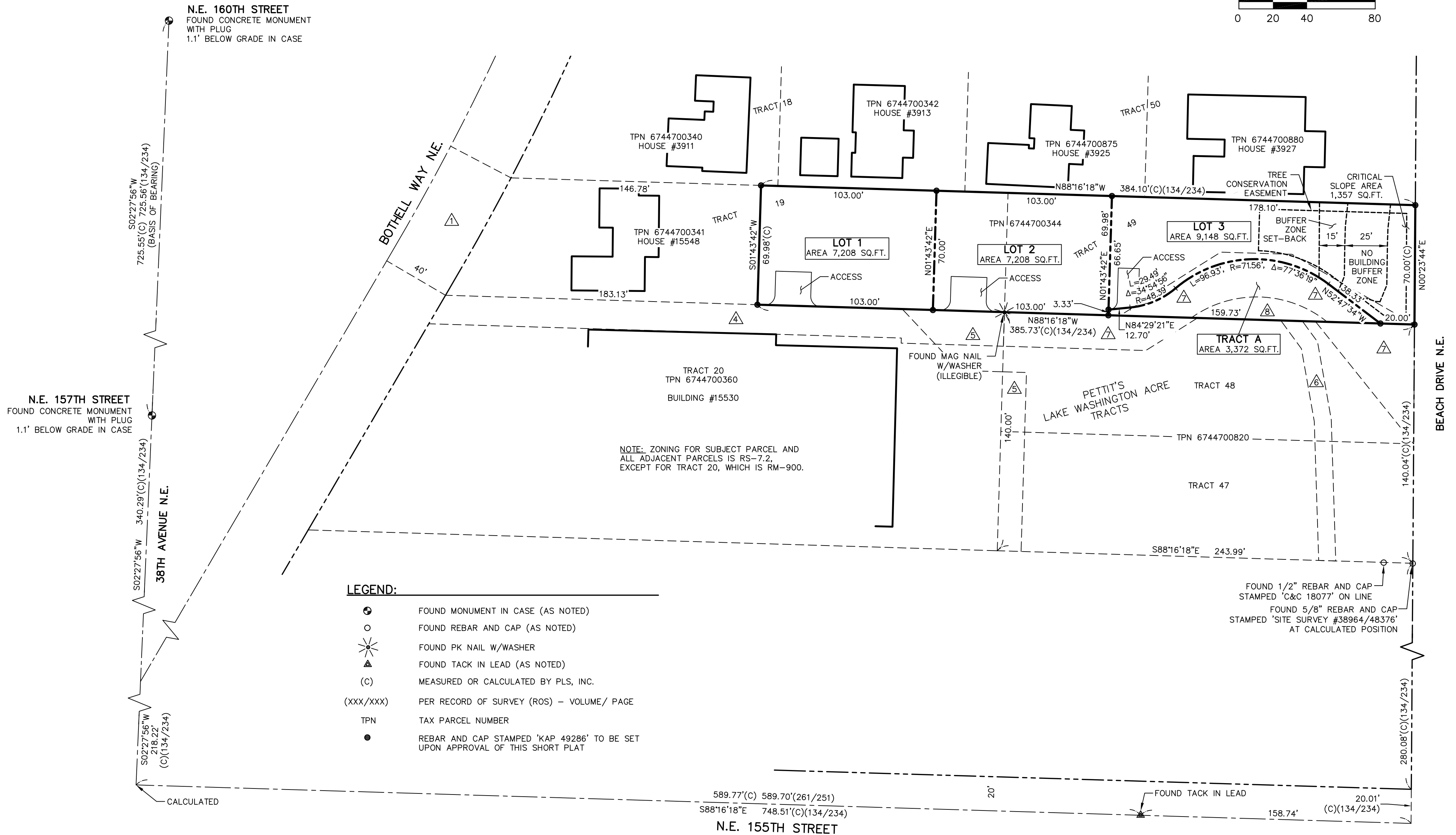
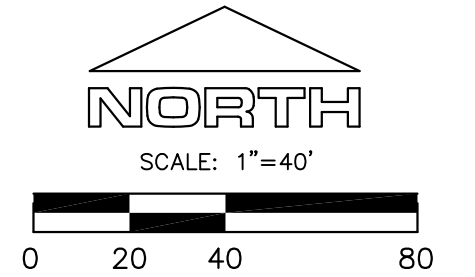
SHORT PLAT
No. 2019-SP-0001
CITY OF LAKE FOREST PARK

DRAWN BY: BPM	SCALE: N/A
CHECKED BY: KAP	DATE: MAY 22, 2019
JOB NO.: 18120	SHEET: 1 OF 2

CITY OF LAKE FOREST PARK
SHORT PLAT
No. 2019-SP-0001

A PORTION OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 15
TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN

RECORDING NO. VOLUME/PAGE



- LEGEND:**
- FOUND MONUMENT IN CASE (AS NOTED)
 - FOUND REBAR AND CAP (AS NOTED)
 - ⊙ FOUND PK NAIL W/WASHER
 - ▲ FOUND TACK IN LEAD (AS NOTED)
 - (C) MEASURED OR CALCULATED BY PLS, INC.
 - (XXX/XXX) PER RECORD OF SURVEY (ROS) - VOLUME/ PAGE
 - TPN TAX PARCEL NUMBER
 - REBAR AND CAP STAMPED 'KAP 49286' TO BE SET UPON APPROVAL OF THIS SHORT PLAT



PLS, Inc.
Professional Land Surveyors
1375 NW Mall Street, #3
Issaquah, Washington 98027
(425) 313-9378 (fax) 313-9379

SE 1/4 AND SW 1/4 OF NE 1/4 SECTION 3, TWP. 23 N., R. 5 E., W.M.

SHORT PLAT
No. 2019-SP-0001
CITY OF LAKE FOREST PARK

DRAWN BY: BPM	SCALE: 1" = 40'
CHECKED BY: KAP	DATE: MAY 22, 2019
JOB NO.: 18120	SHEET: 2 OF 2