



July 11, 2016

City of Lake Forest Park
 Attn: Ande Flower
 Planning and Building Director
 17425 Ballinger Way NE
 Lake Forest Park, WA. 98155-5556

Re:2016-SP-0003 Silver Short Plat Review-Drawings Dated 6/14/16

Prepared and reviewed by David Fulton P.L.S. # 32429
 PACE Engineers, Inc. Job # 16235.

Review Notes:

General Comments:

The Boundary Line Adjustment has not been updated in King County's assessor web site. A deed for the portion of Lot 17, has been recorded after the subdivision guarantee was issued. Prior to approval of the Short Plat an updated title should be issued to confirm the transaction is marketable.

Sheet 1

1. The Short Plat number 2016-SP-0003 should be added.
2. Both tax identification numbers from the BLA are referenced in the project information; I would recommend a note added explaining that King County has not assigned numbers to the recently recorded BLA and only one tax parcel is included in the short plat, we don't know which one will be correct for the short plat.

Sheet 2

1. The Short Plat number 2016-SP-0003 should be added.
2. In the legal description for Lot 3 the use of "continuing" roughly half way through the description seems out of place.

Sheet 3

1. The Short Plat number 2016-SP-0003 should be added.
2. The lot geometry as shown closes and the areas are correct.
3. In Lot 2, the 20 foot dimension could be put on the south side of the line to make it clearer it only is the segment common to Lot 3.

Once the above comments have been addressed a second review will be performed to verify the Short Plat is in compliance with the minimum standards set forth in RCW 58.09, RCW 58.17, WAC 332-130-050, the Municipal Code for the City of Lake Forest Park and a professional standard of care.

Sincerely,

PACE Engineers, Inc.

David R. Fulton P.L.S.
 Sr. Principal Surveyor