

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS SHORT SUBDIVISION 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 OWNER(S) IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

KRISTA L. SILVER

LARRY S. SILVER

BETTY C. SILVER

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME AND SAID THAT THEY ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF NOTARY PUBLIC _____
PRINTED NAME _____
TITLE _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME AND SAID THAT THEY ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF NOTARY PUBLIC _____
PRINTED NAME _____
TITLE _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

APPROVALS

CITY OF LAKE FOREST PARK PLANNING DEPARTMENT
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

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____ THIS ____ DAY OF _____, 20____, AT _____ MINUTES PAST ____ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____ UNDER AUDITOR'S FILE NO. _____ RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

BY: _____
SUPT. OF RECORDS

PROJECT INFORMATION

SITE ADDRESS: 5020 NE 187TH STREET
LAKE FOREST PARK, WA 98155
5027 NE 188TH STREET
LAKE FOREST PARK, WA 98155

TAX PARCELS: NOTE: NO TAX IDENTIFICATION NUMBERS HAVE BEEN ASSIGNED TO THE PARCELS CREATED FROM THE RECENTLY RECORDED LOT LINE ADJUSTMENT 2015-LL-0006, RECORDING NO. 20160523900024

SITE AREA: 37,298 SF, 0.86 AC
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: 3 - SINGLE FAMILY LOTS
CURRENT ZONING: RS-7200

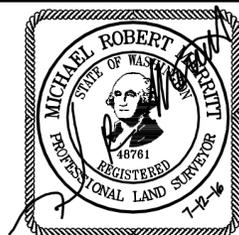
LAND SURVEYOR'S CERTIFICATE

THIS SHORT SUBDIVISION 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 LARRY SILVER IN SEPTEMBER, 2015.

[Signature]

MICHAEL R. MERRITT, PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON CERTIFICATE NO. 48761

7-12-16
DATE



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THE CIVIL ENGINEERING GROUP

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Fx. 425.482.2893

LAKE FOREST PARK SHORT PLAT 2016-SP-0003

SILVER SHORT PLAT

SE 1/4 SE 1/4, SEC 3, TWN 26 N, RGE 4 E, W.M.
CITY OF LAKE FOREST PARK, KING COUNTY, STATE OF WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:
SAG	6-14-16	14-181SV-FP_RECOVER	N/A	14-181

ORIGINAL LEGAL DESCRIPTION

WFG NATIONAL TITLE INSURANCE COMPANY
ORDER NUMBER: 00643126; JUNE 1, 2016

LOT 16 IN BLOCK 12 OF FIRST ADDITION TO LAKE FOREST PARK, AS PER PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 82, RECORDS OF KING COUNTY AUDITOR;

EXCEPT THE NORTH 130 FEET THEREOF;

AND EXCEPT THE SOUTH 115 FEET OF THE WEST 70.00 FEET THEREOF;

TOGETHER WITH THE NORTH 272 FEET OF LOT 17 IN BLOCK 12 OF FIRST ADDITION TO LAKE FOREST PARK, AS PER PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 82, RECORDS OF KING COUNTY AUDITOR;

EXCEPT THE NORTH 30.00 FEET CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER AUDITOR'S FILE NO. 6243726;

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF NE 188TH STREET; THENCE SOUTH 01'45'13" WEST ALONG THE WEST LINE OF ABOVE SAID PARCEL, A DISTANCE OF 100.00 FEET; THENCE SOUTH 88'14'47" EAST, A DISTANCE OF 49.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 28.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00", FOR AN ARC LENGTH OF 43.98 FEET; THENCE NORTH 01'45'13" EAST, A DISTANCE OF 72.04 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF NE 188TH STREET; THENCE NORTH 88'16'22" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY MARGIN, A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PROPOSED LEGAL DESCRIPTION

LOT 1:

A PORTION OF ADJUSTED PARCEL B AS PER THE CITY OF LAKE FOREST LOT LINE ADJUSTMENT NO. 2015-LL-0006 AS RECORDED UNDER RECORDING NO. 20160523900024, KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16 OF BLOCK 12 OF THE FIRST ADDITION TO LAKE FOREST PARK, VOLUME 20 OF PLATS, PAGE 82, AS RECORDED UNDER RECORDING NO. 19120716817234, KING COUNTY, WASHINGTON, ALSO BEING THE NORTHERLY RIGHT OF WAY MARGIN OF NE 187TH ST.

THENCE SOUTH 89'24'47" EAST ALONG SAID RIGHT OF WAY MARGIN, A DISTANCE OF 30.02 FEET TO THE WEST LINE OF SAID PARCEL B;
THENCE NORTH 01'43'33" EAST ALONG THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 115.02 FEET TO THE SOUTH LINE OF SAID PARCEL B;
THENCE NORTH 89'24'47" WEST ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 70.01 FEET TO THE WEST LINE OF SAID PARCEL B;
THENCE NORTH 01'43'33" EAST ALONG THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 112.56 FEET;
THENCE SOUTH 88'16'22" EAST, A DISTANCE OF 100.12 FEET;
THENCE SOUTH 01'45'13" WEST, A DISTANCE OF 225.59 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF NE 187TH ST. AND POINT OF BEGINNING.

LOT 2:

A PORTION OF ADJUSTED PARCEL B AS PER THE CITY OF LAKE FOREST LOT LINE ADJUSTMENT NO. 2015-LL-0006 AS RECORDED UNDER RECORDING NO. 20160523900024, KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16 OF BLOCK 12 OF THE FIRST ADDITION TO LAKE FOREST PARK, VOLUME 20 OF PLATS, PAGE 82, AS RECORDED UNDER RECORDING NO. 19120716817234, KING COUNTY, WASHINGTON, ALSO BEING THE NORTHERLY RIGHT OF WAY MARGIN OF NE 187TH ST.

THENCE NORTH 01'45'13" EAST, A DISTANCE OF 225.59 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 88'16'22" WEST, A DISTANCE OF 100.12 FEET TO THE WEST LINE OF SAID PARCEL B;
THENCE NORTH 01'43'33" EAST ALONG THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 60.00 FEET TO THE NORTH LINE OF SAID PARCEL B;
THENCE SOUTH 88'16'22" EAST ALONG THE NORTH LINE OF SAID PARCEL B; A DISTANCE OF 100.15 FEET;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL B SOUTH 88'14'47" EAST, A DISTANCE OF 25.00 FEET;
THENCE SOUTH 01'45'13" WEST, A DISTANCE OF 18.00 FEET;
THENCE NORTH 88'14'47" WEST, A DISTANCE OF 5.00 FEET;
THENCE SOUTH 01'45'13" WEST, A DISTANCE OF 41.99 FEET;
THENCE NORTH 88'16'22" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PROPOSED LEGAL DESCRIPTION (CONTINUED)

LOT 2 (CONTINUED)

INCLUDED WITHIN LOT 2 IS A TREE TRACT BEING MORE PARTICULARLY DESCRIBED AS;

THE NORTH 20.00 FEET OF THE EAST 100.00 FEET OF SAID LOT 2.

LOT 3:

A PORTION OF ADJUSTED PARCEL B AS PER THE CITY OF LAKE FOREST LOT LINE ADJUSTMENT NO. 2015-LL-0006 AS RECORDED UNDER RECORDING NO. 20160523900024, KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16 OF BLOCK 12 OF THE FIRST ADDITION TO LAKE FOREST PARK, VOLUME 20 OF PLATS, PAGE 82, AS RECORDED UNDER RECORDING NO. 19120716817234, KING COUNTY, WASHINGTON, ALSO BEING THE NORTHERLY RIGHT OF WAY MARGIN OF NE 187TH ST.

THENCE NORTH 01'45'13" EAST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 143.59 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 01'45'13" EAST, A DISTANCE OF 82.00 FEET;
THENCE SOUTH 88'16'22" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 01'45'13" EAST, A DISTANCE OF 41.99 FEET;
THENCE SOUTH 88'14'47" EAST, A DISTANCE OF 29.00 FEET TO THE BEGINNING OF A CURVE THE RIGHT HAVING A RADIUS OF 28.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00" FOR AN ARC LENGTH OF 43.98 FEET;
THENCE SOUTH 01'45'13" WEST, A DISTANCE OF 8.00 FEET;
THENCE SOUTH 88'14'47" EAST, A DISTANCE OF 23.00 FEET TO THE EAST LINE OF SAID PARCEL B;
THENCE SOUTH 01'45'13" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 87.95 FEET TO THE SOUTH LINE OF SAID PARCEL B;
THENCE NORTH 88'16'22" WEST ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

TRACT A:

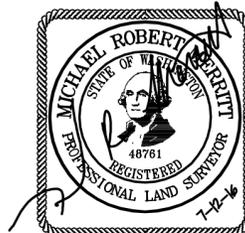
A PORTION OF ADJUSTED PARCEL B AS PER THE CITY OF LAKE FOREST LOT LINE ADJUSTMENT NO. 2015-LL-0006 AS RECORDED UNDER RECORDING NO. 20160523900024, KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16 OF BLOCK 12 OF THE FIRST ADDITION TO LAKE FOREST PARK, VOLUME 20 OF PLATS, PAGE 82, AS RECORDED UNDER RECORDING NO. 19120716817234, KING COUNTY, WASHINGTON, ALSO BEING THE NORTHERLY RIGHT OF WAY MARGIN OF NE 187TH ST.

THENCE NORTH 01'45'13" EAST, A DISTANCE OF 225.59 FEET;
THENCE SOUTH 88'16'22" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 01'45'13" EAST, A DISTANCE OF 41.99 FEET;
THENCE SOUTH 88'14'47" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 01'45'13" EAST, A DISTANCE OF 18.00 FEET TO THE NORTH LINE OF SAID PARCEL B;
THENCE SOUTH 88'14'47" EAST ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 24.00 FEET TO THE BEGINNING OF A CURVE THE LEFT HAVING A RADIUS OF 28.00 FEET;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL B, ALSO BEING THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90'00'00" FOR AN ARC LENGTH OF 43.98 FEET;
THENCE NORTH 01'45'13" EAST ALONG THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 72.04 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF NE 188TH ST.;
THENCE SOUTH 88'16'22" EAST ALONG SAID RIGHT OF WAY MARGIN, A DISTANCE OF 23.00 FEET TO THE EAST LINE OF SAID PARCEL B;
THENCE SOUTH 01'45'13" WEST ALONG THE EAST LINE OF SAID PARCEL B; A DISTANCE OF 154.05 FEET;
THENCE NORTH 88'14'47" WEST; A DISTANCE OF 23.00 FEET;
THENCE NORTH 01'45'13" EAST; A DISTANCE OF 8.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 28.00 FEET;
THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00" FOR AN ARC LENGTH OF 43.98 FEET;
THENCE NORTH 88'14'47" WEST, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING

NOTES AND EASEMENTS

- TRACT 'A' IS A PRIVATE INGRESS, EGRESS, AND UTILITY TRACT FOR THE USE OF THE OWNERS OF LOTS 2 AND 3, AND THEIR SUCCESSORS AND ASSIGNS. THE OWNERS OF LOTS 2 AND 3 WITHIN THIS SHORT PLAT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT 'A'; AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT.
- COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY DISCLOSED BY THE RECORDED PLAT OF FOREST PARK 1ST ADDITION. (NOT PLOTTABLE)
- RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 6243726. (NOT PLOTTABLE)
- COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY DISCLOSED BY THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 20160523900024. (NOT PLOTTABLE)



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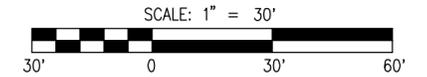
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SHORT PLAT NO. 2016-SP-0003			
SILVER SHORT PLAT			
SE 1/4 SE 1/4, SEC 3, TWN 26 N, RGE 4 E, W.M. CITY OF LAKE FOREST PARK, KING COUNTY, STATE OF WASHINGTON			
DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:
SAG	6-14-16	14-181SV-FP	N/A
JOB NUMBER:		14-181	

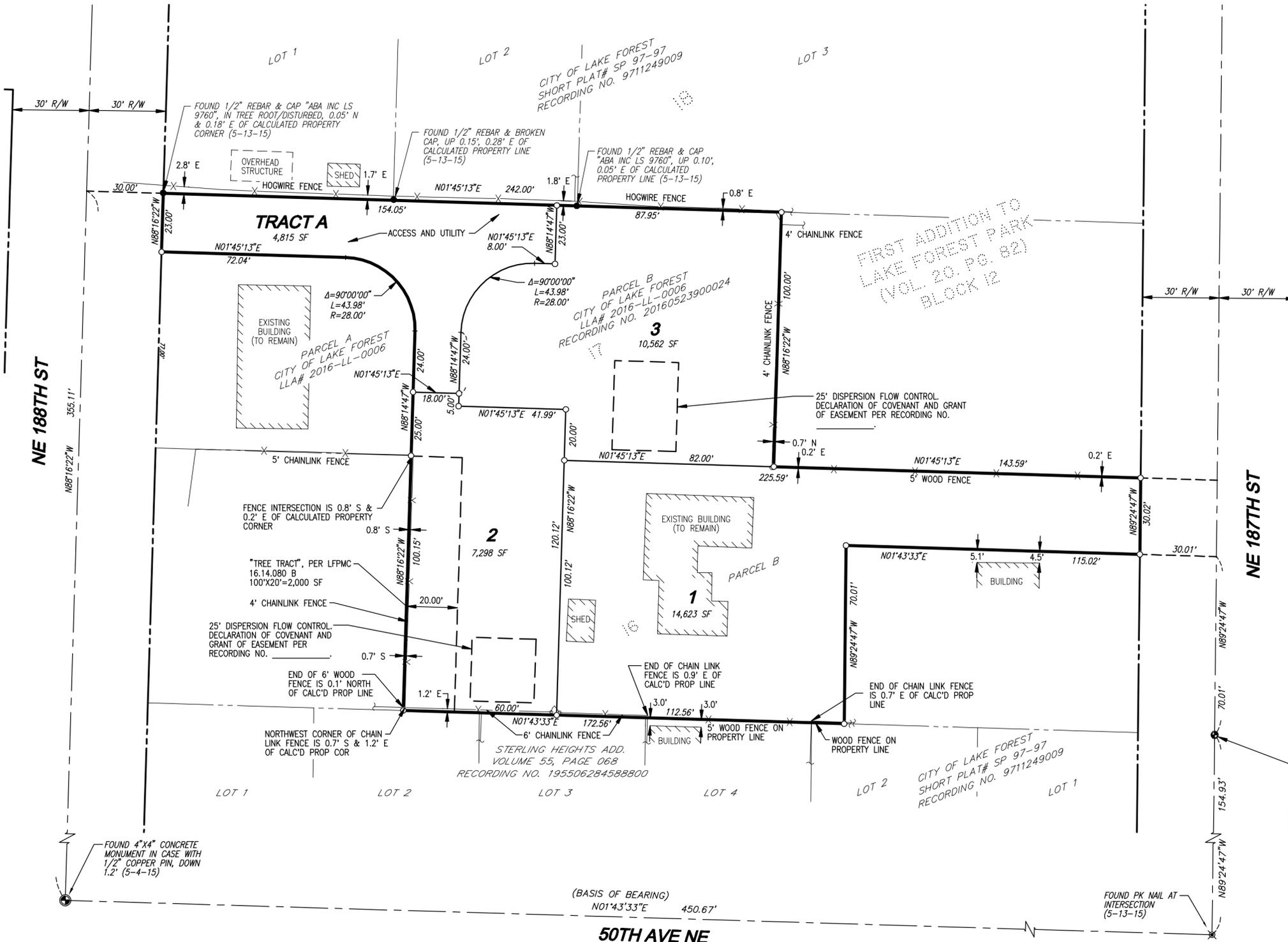


SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS MAPPING UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

5" ROBOTIC TOTAL STATION MAINTAINED TO MANUFACTURE'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.



BASIS OF BEARING

THE MONUMENTED CENTERLINE OF 50TH AVE NE BEARING = N01°43'33"E

REFERENCES

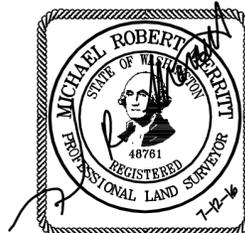
FIRST ADDITION TO LAKE FOREST PARK (VOL. 20, PG. 82)

STERLING HEIGHTS ADDITION (VOL. 55, PG. 68)

KING COUNTY SHORT PLAT NO. 58950097 (REC. NO. 9107189007)

LEGEND

- FOUND REBAR & CAP AS NOTED
- SET REBAR & CAP "LDC 48761"
- ⊙ MONUMENT FOUND
- ⊙ WDF WOOD FENCE
- ⊙ QUARTER CORNER
- ⊙ CALC'D CALCULATED
- ⊙ COR CORNER
- ⊙ ESMT EASEMENT
- ⊙ PROP PROPERTY
- ⊙ ADJ ADJACENT
- ⊙ BSDL BUILDING SET BACK LINE



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SHORT PLAT NO. 2016-SP-0003

SILVER SHORT PLAT

SE 1/4 SE 1/4, SEC 3, TWN 26 N, RGE 4 E, W.M.
CITY OF LAKE FOREST PARK, KING COUNTY, STATE OF WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:
SAG	6-14-16	14-181SV-FP	1"=30'	14-181