



December 22, 2015

City of Lake Forest Park
Attn: Jake Tracy, Land Use and Urban Forestry Intern
Planning and Building Director
17425 Ballinger Way NE
Lake Forest Park, WA. 98155-5556

Re: Sankrithi Short Plat - First Review. File #2015-SP-0004

Prepared and reviewed by David Fulton P.L.S. # 32429
PACE Engineers, Inc. Job # 15352.11

Review Notes:

1. The map appears to be preliminary in nature and will require a secondary review.
2. The map needs to be on a Short Plat title block with all of the required approval, dedication, notary, and signature blocks.
3. The dimensions of the lots close.
4. The survey disagrees with the three found property corners but there is no explanation or monument ties or record information explaining the surveyor's boundary/right of way lines. Please show the the monument ties to justify the location of 47th Ave. NE and SR-522 (Bothell Way NE) and the property lines.
5. The curve shown at 47th Ave NE and SR-522 does not match the plat geometry of a radius of 83.37 feet and length of 102.54 feet. Please explain.
6. The radius shown on SR-522 appears to be a typo.
7. There are numerous places where text is obscured by lines or other text.
8. The legal description on the map and the legal description contained in the Statutory Warranty Deed supplied in the package, while they describe the same property they are worded differently. No Title Report was supplied.
9. Short Plat No. 2015-SP-0004 should be added to the header.

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