



March 7, 2016

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 - Second 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 has no bearings and distances on the proposed lots, no lot closure is possible.
2. The approval/declarations are appropriate. I would ask the City to verify whether the signer is the City Administrator or the Planning Director.
3. The notary acknowledgement is a corporate version, this short plat is being done by a husband and wife, two signature lines and possibly two individual acknowledgements should be used.
4. The notary acknowledgement should say County of King.
5. The basis of bearing seems incomplete; it references monuments in the plural but only calls out one.
6. The plat and calc dimensions appear to be reversed on NE 175<sup>th</sup> St.
7. A look at the adjoining lots in the King County parcel viewer shows a recording number for the short plat referenced as "recording number unknown" to be 9012101050. It would be helpful if a copy of that document was included in the next submittal as it is not available on-line.
8. The bearing and distance text is obscured by the break line on 47th Ave. NE.
9. The legal description on the map and the legal description contained in the title report are not worded the same.
10. The title report identifies two easements that are not shown on the map. Please show them.

**General Comment**

The submitted map is lacking some of the items on the City checklist. It does not have dimensions from existing structures to proposed lot lines, set back lines, no trees or contours are shown. These items are in the City's area of review.

Once the above comments have been addressed a third 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