aba INC.
LAND SURVEYORS

ARAMAKI BORDEN AND ASSOCIATES, INC.
6141 NE BOTHELL WAY
SUITE #304
KENMORE, WA 98028
TEL: 425-485-9711

RECEIVED
JUL 22 2016
City of Lake Forest Park

April 19, 2016

Client: Lee McArthur
NOR WES CONSTRUCTION INC.
P.O. Box 60055
Shoreline, WA 98160

RE: 40% Slopes
ABA Project Number 216
Parcel 402203193. 40th Pl NE

Dear Lee:

I have determined that the area of 40% plus slopes on your property do not exceed 20 feet in height from top to toe. This area is generally depicted on the contour map we previously provided to you dated April 6, 2016.

At your request, I analyzed the data points we had for that area and decided to obtain additional field measurements. I located the 4 corners of the area where the ground transitions from less than 40% slope to greater than 40%. These points are marked by a 2"x2" wood hub and short lath with blue flagging. Caution! These stakes do <u>not</u> represent your property boundaries.

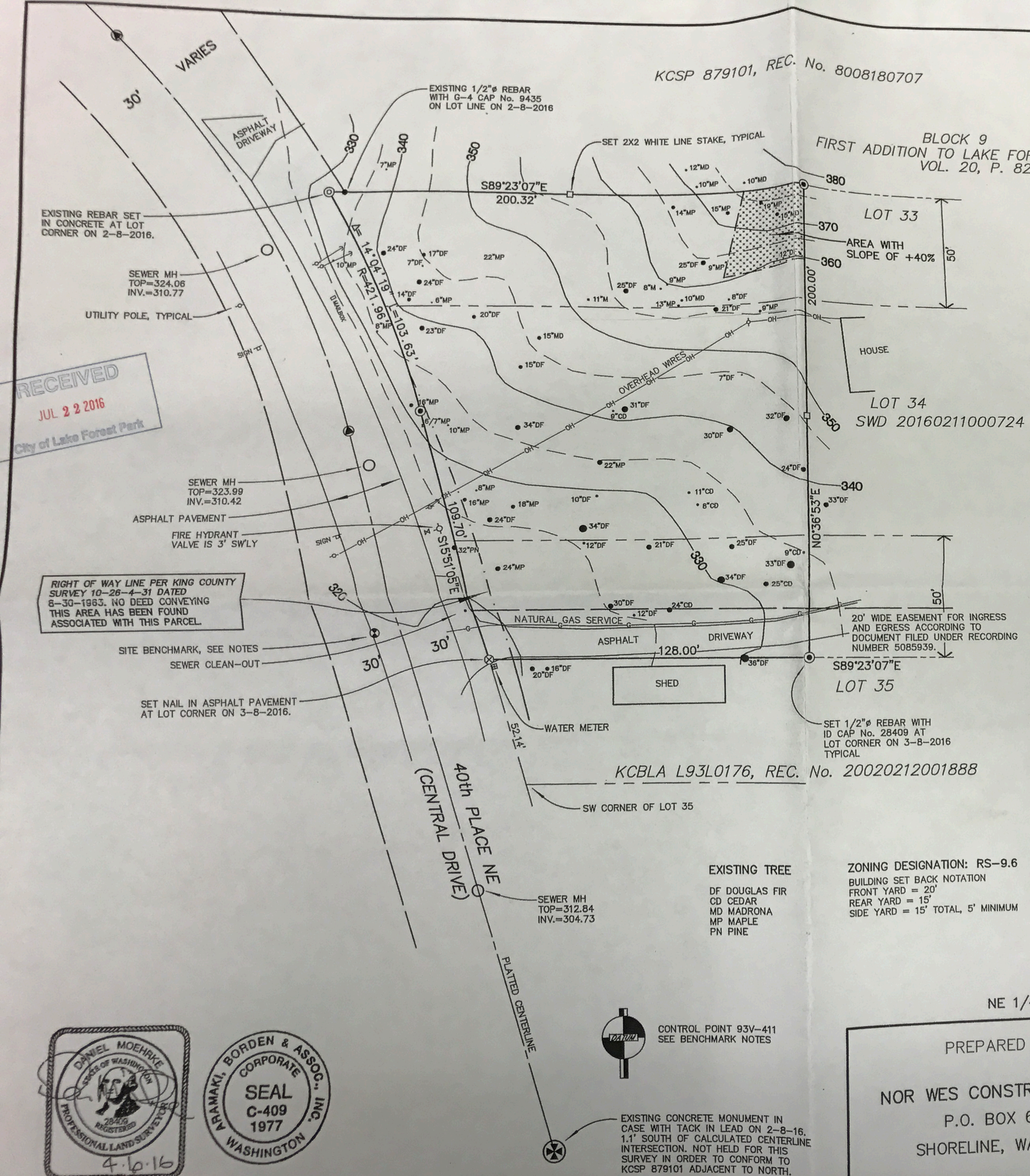
The stake elevations are as follows:
NW corner = 372.5 feet
SW corner = 357.3 feet
NE corner = 377.2 feet
SE corner = 358.3 feet

The horizontal distances between points are NW to SW = 35.3 feet and NE to SE = 42.2 feet These two lines represent the "fall line" of the slope (perpendicular to the contours).

Note: The stake at the NE corner lies 7 feet north of your property boundary and the stake at the NW corner lies 10 feet south.

Call me if there are any questions regarding this analysis -- Tom--

Tom Dillman



SCALE: 1"=30'

0 10 20 30 40 50 75

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LEGAL DESCRIPTION

THAT PORTION OF THE NORTH 50 FEET OF LOT 35, LOT 34 AND THE SOUTH 50 FEET OF LOT 33, BLOCK 9 FIRST ADDITION OF LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 82, RECORDS OF KING COUNTY, LYING WESTERLY OF THE WESTERLY LIN OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 35, BLOCK 9, FIRST ADDITION TO LAKE FOREST PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON;
THENCE NORTH 15°51'05" WEST, 52.14 FEET;
THENCE SOUTH 89°23'07" EAST, 128.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°23'07" EAST, 100.00 FEET;
THENCE NORTH 0°36'53" EAST, 200.00 FEET;
THENCE NORTH 89°23'07" WEST, 100.00 FEET;
THENCE SOUTH 0°36'53" WEST, 200.00 FEET TO THE TRUE POINT OF BEGINNING;

AND LYING EASTERLY OF 40th PLACE NE.

SITUATE IN THE CITY OF LAKE FOREST PARK, COUNTY OF KING, STATE OF WASHINGTON.

REFERENCE: THIRD COMMITMENT FOR TITLE INSURANCE ISSUED BY CW TITLE, DATED FEBRUARY 1, 2016 UNDER COMMITMENT NUMBER FS 40162131.

LAND SURVEYOR'S NOTES:

EQUIPMENT USED: LEICA TS-12 ELECTRONIC TOTAL STATION (3 SECOND DIRECT READING ELECTRONIC THEODOLITE AND INTEGRAL DISTANCE MEASURING METER), 300 FOOT STEEL TAPE. DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED TO AN LSAW BASELINE ANNUALLY. RELATIVE PRECISION RATIO OF FIELD TRAVERSE DATA MEETS WAC 332-130-090.

SUBSTRUCTURES: LOCATION OF UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM PUBLIC RECORDS AND MAPS AND TIED TO SURFACE LOCATIONS WHERE EVIDENT. WE ASSUME NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF SAID RECORDS OR MAPS. UNDERGROUND GAS MAINS, ELECTRIC POWER, TELEPHONE AND CABLE TELEVISION LINES AND WIRES NOT LOCATED EXCEPT AS SHOWN.

MERIDIAN: PLAT OF FIRST ADDITION TO LAKE FOREST PARK

BASIS OF BEARINGS: CENTERLINE OF NE 195th PLACE

SURVEY REFERENCE: SEE RECORD OF SURVEY FILED UNDER KING COUNTY RECORDING NUMBER 9611129004 FOR ADDITIONAL BOUNDARY AND SURVEY INFORMATION.

VERTICAL DATUM: NAVD 88
BENCHMARK USED: CITY OF SEATTLE POINT 93V-411, FOUND REMAINS OF PK W/FLASHER AT THE INTERSECTION OF 45th PLACE NE AND 40th PLACE NE.
ELEVATION = 302.34
SITE BENCHMARK: NAIL IN WESTERLY SHOULDER OF 40th PLACE NE (SEE MAP).
ELEVATION = 319.56

CONTOUR INTERVAL: 5-FEET

TAX PARCEL NUMBER: 4022903193

TOTAL AREA = 31,918 SQUARE FEET

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EXISTING TREE

DF DOUGLAS FIR
CD CEDAR
MD MADRONA
MP MAPLE
PN PINE

ZONING DESIGNATION: RS-9.6

BUILDING SET BACK NOTATION
FRONT YARD = 20'
REAR YARD = 15'
SIDE YARD = 15' TOTAL, 5' MINIMUM

NE 1/4 OF THE SW 1/4 OF SECTION 3, T. 26 N., R. 4 E., WM.

PREPARED FOR

NOR WES CONSTRUCTION, INC.
P.O. BOX 60055
SHORELINE, WA 98160

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KENMORE, WA 98028
TEL: 425-485-9711

DRAWN: DRM	DATE: 4-6-2016	PROJECT: 216
CHECKED: TCS	SCALE: 1" = 30'	SHEET 1 OF 1

DANIEL MOEHRKE STATE OF WASHINGTON 28409 REGISTERED PROFESSIONAL LAND SURVEYOR
4-6-16

ARAMAKI, BORDEN & ASSOC., INC. CORPORATE SEAL C-409 1977 WASHINGTON