

CITY OF RENTON

SHUFFELTON LOT LINE ADJUSTMENT

CITY OF RENTON FILE NO. LND _____

NW 1/4 AND NE 1/4 OF THE NW 1/4 SECTION 8, TWP, 23N, RG 5E, W.M. CITY OF RENTON, KING COUNTY, WASHINGTON

RESTRICTIONS

PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-850561-WA1, DATED MAY 11, 2017 AT 7:30 A.M. FOLLOWING ARE THE EXCEPTIONS LISTED IN SCHEDULE 'B', SPECIAL EXCEPTIONS, THAT PERTAIN TO MATTERS DISCLOSED BY THIS SURVEY.

1. (PARAGRAPH 8) TERMS AND CONDITIONS, IF ANY, UNDER COURT COMMISSIONERS PLAT CREATED IN CAUSE NO. 156371 BY SUPERIOR COURT SEPTEMBER 10, 1924 AND AFFIRMED BY SUPREME COURT ON NOVEMBER 24, 1924.

SAID COURT COMMISSIONERS PLAT WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY AND ACCORDINGLY, NO ASSOCIATED TERMS AND CONDITIONS ARE PLOTTED HEREON.

2. (PARAGRAPH 9) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:

RECORDED: DECEMBER 31, 1926 RECORDING NO.: 2509355

SAID INSTRUMENT DOES NOT CONTAIN SUFFICIENT DETAIL TO DETERMINE WHETHER IT DEFINES PLOTTABLE ENCUMBRANCES.

3. (PARAGRAPH 10) SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: JANUARY 2, 1929 AS 2509415 IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY FOR: TRANSMISSION AND DISTRIBUTION LINE OR LINES

SAID INSTRUMENT DEFINES AN OFFSITE EASEMENT THAT BENEFITS PUGET SOUND ENERGY. NOT PLOTTED.

4. (PARAGRAPH 11) SUBJECT TO A DOCUMENT ENTITLED "SPUR TRACT AGREEMENT", EXECUTED BY AND BETWEEN PUGET SOUND POWER & LIGHT COMPANY AND PACIFIC COAST R.R. CO. RECORDED NOVEMBER 18, 1941, AS INSTRUMENT NO. 3204562 OF OFFICIAL RECORDS.

SAID INSTRUMENT GRANTS PERMISSION TO THE BOEING COMPANY TO LAY TEMPORARY SPUR TRACK ACROSS THE SUBJECT PARCEL(S) BUT DOES NOT CONTAIN SUFFICIENT INFORMATION TO DETERMINE THE EXACT LOCATION OF SAID TRACKS.

5. (PARAGRAPH 12) SUBJECT TO A DOCUMENT ENTITLED "RAILROAD TRACTS AGREEMENT", EXECUTED BY AND BETWEEN PUGET SOUND POWER LIGHT COMPANY AND NORTHERN PACIFIC RAILWAY COMPANY AND THE PACIFIC COAST R.R. CO. RECORDED DECEMBER 2, 1943, AS INSTRUMENT NO. 3352228 OF OFFICIAL RECORDS.

SAID INSTRUMENT GRANTS PERMISSION TO NORTHERN PACIFIC RAILWAY COMPANY TO CONSTRUCT, MAINTAIN AND OPERATION SPUR TRACK ACROSS THE SUBJECT PARCEL(S) BUT DOES NOT CONTAIN SUFFICIENT INFORMATION TO DETERMINE THE EXACT LOCATION OF SAID TRACKS.

6. (PARAGRAPH 13) SUBJECT TO RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED BY DOCUMENT IN FAVOR OF THE STATE OF WASHINGTON:

RECORDED: JUNE 14, 1967 RECORDING NO.: 6189556

NOT PLOTTABLE.

7. (PARAGRAPH 14) SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: JULY 11, 1967 AS 6201854 IN FAVOR OF: CITY OF RENTON FOR: HIGHWAY

DOES NOT ENCUMBER PARCEL

8. (PARAGRAPH 15) SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: JULY 11, 1967 AS 6201855 IN FAVOR OF: CITY OF RENTON FOR: CITY STREETS

AS PLOTTED HEREON

9. (PARAGRAPH 16) SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: MARCH 14, 1968 AS 6317510 IN FAVOR OF: CITY OF RENTON FOR: ROADWAY

AS PLOTTED HEREON

10. (PARAGRAPH 17) SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CITY OF RENTON ORDINANCE NO. 2513" RECORDED JANUARY 9, 1970 AS 6607334 OF OFFICIAL RECORDS.

INSTRUMENT IS A VACATION ORDINANCE AND DOES NOT CONTAIN SUFFICIENT INFORMATION TO DETERMINE THE EXACT LOCATION.

RESTRICTIONS (CONT.)

11. (PARAGRAPH 18) SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: 8407260401 IN FAVOR OF: CITY OF RENTON FOR: MAINTENANCE, TESTING AND INSPECTION OF FIRE MAIN

AS PLOTTED HEREON

12. (PARAGRAPH 19) SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: 9207130661 IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY FOR: AN ELECTRIC TRANSMISSION/DISTRIBUTION SUBSTATION AND ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES

INSTRUMENT CONTAINS VARIOUS ON-SITE AND OFF-SITE EASEMENT AREAS GRANTED TO PUGET SOUND ENERGY FOR ELECTRIC SYSTEMS. NOT PLOTTED.

13. (PARAGRAPH 20) SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: 9310181141 IN FAVOR OF: CITY OF RENTON FOR: A PUBLIC ROADWAY, TWO AT GRADE ROAD CROSSINGS

EASEMENT DOES NOT ENCUMBER SUBJECT PARCEL. NOT PLOTTED

14. (PARAGRAPH 21) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:

RECORDED: FEBRUARY 26, 1999 RECORDING NO.: 9902264177

DOES NOT ENCUMBER SUBJECT PARCEL

15. (PARAGRAPH 22) SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF RENTON LOT LINE ADJUSTMENT NO LUA 98-176 RECORDED FEBRUARY 1, 1999 AS 9902019014, IN KING COUNTY, WASHINGTON.

AS PLOTTED HEREON

16. (PARAGRAPH 23) SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: 9902264178 FOR: GAS AND ELECTRIC LINES, ACCESS AND MAINTENANCE ROAD AFFECTS: AS DESCRIBED THEREIN

AS PLOTTED HEREON

17. (PARAGRAPH 25) SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: 20010629002927 IN FAVOR OF: CITY OF RENTON, A MUNICIPAL CORPORATION FOR: UNDERGROUND UTILITIES

AS PLOTTED HEREON

18. (PARAGRAPH 26) SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS, LANDSCAPE AND UTILITIES EASEMENT AGREEMENT" RECORDED FEBRUARY 7, 2013 AS 20130207001327 OF OFFICIAL RECORDS.

AS PLOTTED HEREON

SURVEY NOTES

1. METHODOLOGY FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A LEICA TS-15 TOTAL STATION AND LEICA GS-15 GPS RECEIVERS. THIS SURVEY COMPLIES WITH THE MINIMUM REQUIRED "ERROR OF CLOSURE" OF 1:10,000 FOR WASHINGTON STATE PLANE COORDINATES AS SET FORTH PER W.A.C. 332-130-090 (AND POSITIONAL TOLERANCE LEVELS OF LESS THAN 0.011 METERS).

2. BASIS OF BEARING WASHINGTON COORDINATE SYSTEM NORTH ZONE, NAD83-2011 EPOCH 2010.00. NORTH 89°33'10" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8 TOWNSHIP 23 NORTH RANGE 5 EAST W.M. BETWEEN MONUMENTS FOUND IN PLACE.

3. MONUMENTATION VISITATION ALL SURVEY MONUMENTS AND OTHER SURVEY MARKERS SHOWN HEREON WERE VISITED DURING NOVEMBER, 2018 UNLESS OTHERWISE INDICATED.

4. PROPERTY BOUNDARIES SHOWN HEREON AER BASED ENTIRELY ON CITY OF RENTON LOT LINE ADJUSTMENT LUA-98-176-LLA AS FILED UNDER RECORDING NO. 9902019014. CONTROLLING MONUMENTS AND PROPERTY CORNERS WERE SURVEYED AND FOUND TO BE WITHIN ACCEPTABLE POSITIONAL TOLERANCE.

OWNERS DECLARATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LOT LINE ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS LOT LINE ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME AND THAT SAID ADJUSTMENT IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S)

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS:

PUGET SOUND ENERGY:

BY: _____ DATE: _____

ITS: _____

STATE OF WASHINGTON) COUNTY OF KING) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE, SHE, THEY) SIGNED THE INSTRUMENT, ON OATH STATED THAT (HE, SHE, THEY) WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE _____ OF _____, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION FOR THE USED AND PURPOSES MENTIONED IN THE INSTRUMENT.

(SIGNATURE) _____

(PRINTED) _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: _____

MY APPOINTMENT EXPIRES: _____

DATED: _____

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20 ____.

ASSESSOR DEPUTY ASSESSOR

0823059178 AND 0823059191

ACCOUNT NOS.

CITY OF RENTON DEPT. OF COMMUNITY AND ECONOMIC DEVELOPMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20 ____.

BY: _____

CITY OF RENTON PLANNING DIRECTOR

GENERAL NOTES

1. EXISTING ADDRESSES

OLD LOT A - 1095 LAKE WASHINGTON BLVD NORTH OLD LOT C - 1031 LAKE WASHINGTON BLVD NORTH (PER LUA-98-176-LLA)

2. LAND AREAS

OLD LOT A GROSS 334,248 S.F. NET 334,248 S.F. OLD LOT C GROSS 105,322 S.F. NET 97,650 S.F. NEW LOT 1 GROSS 336,992 S.F. NET 298,889 NEW LOT 2 GROSS 102,578 S.F. NET 102,578 S.F.

AREA WITHIN CRITICAL AREAS 2,090 S.F. AREA WITHIN CRITICAL AREA BUFFERS 24,600 S.F. AREA WITHIN PUBLIC STREETS N/A AREA WITHIN PRIVATE EASEMENTS 45,414 S.F.

ORIGINAL LEGAL DESCRIPTIONS

PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-850561-WA1, DATED MAY 11, 2017 AT 7:30 A.M..

PARCEL A:

LOTS A AND C OF CITY OF RENTON LOT LINE ADJUSTMENT NUMBER LUA 98-176, RECORDED UNDER RECORDING NO. 9902019014, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR USE OF AN ACCESS AND MAINTENANCE ROAD OVER, ALONG, ACROSS AND THROUGH THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, AND ALL THOSE PORTIONS OF LAKE WASHINGTON SHORE LANDS FRONTING THEREON, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE WESTERLY ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 AND SUCH LINE PRODUCED WESTERLY 959.35 FEET, TO THE WESTERLY MARGIN OF BURLINGTON NORTHERN RAILROAD COMPANY'S RIGHT OF WAY (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY'S LAKE WASHINGTON LINE) AND THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY ON A CURVE TO THE RIGHT, ON SAID WESTERLY MARGIN OF BURLINGTON NORTHERN RAILROAD COMPANY'S RIGHT OF WAY, THE RADIUS POINT OF WHICH BEARS NORTH 74°38'01" WEST, SAID CURVE HAVING A RADIUS OF 1388.68 FEET, THROUGH AN INCLUDED ANGLE OF 4°14'26" FOR AN ARC LENGTH OF 102.78 FEET (102.76 FEET CHORD DEF.);

THENCE SOUTH 75°44'38" WEST 240.72 FEET; THENCE SOUTH 46°51'03" EAST 232.84 FEET; THENCE SOUTH 88°48'46" EAST 94.33 FEET TO THE TRUE POINT OF BEGINNING;

(BEING A PORTION OF PARCEL B OF CITY OF RENTON LOT LINE ADJUSTMENT NO. LUA-98-176, RECORDED UNDER KING COUNTY RECORDING NO. 9902019014.)

SURVEYORS NOTE: PARCEL B LEGAL DESCRIPTION AS SHOWN ABOVE IS CITED AS PROVIDED IN TITLE REPORT AND APPEARS TO CONTAIN AN ERRONEOUS BEARING AND DISTANCE AS FOLLOWS:

"THENCE SOUTH 46°51'03" EAST 232.84 FEET" SHOULD BE STATED AS "THENCE NORTH 46°51'03" EAST 232.84 FEET".

ADJUSTED LEGAL DESCRIPTIONS

NEW LOT 1

LOT 'A' CITY OF RENTON LOT LINE REVISION LUA-98-176-LLA AS FILED UNDER RECORDING NUMBER 9902019014, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH:

LOT 'C' CITY OF RENTON LOT LINE REVISION LUA-98-176-LLA AS FILED UNDER RECORDING NUMBER 9902019014, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHERLY MOST CORNER OF SAID LOT; THENCE SOUTH 43°47'07" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT AND ITS SOUTHEASTERLY EXTENSION A DISTANCE OF 278.00 FEET; THENCE SOUTH 46°43'23" WEST 369.00 FEET; THENCE NORTH 43°47'07" WEST A DISTANCE OF 278.00 FEET TO THE NORTHWESTERLY LINE OF SAID LOT; THENCE NORTH 46°43'23" EAST ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 369.00 FEET TO SAID NORTHERLY MOST CORNER AND THE POINT OF BEGINNING.

NEW LOT 2

THAT PORTION OF LOT 'A', CITY OF RENTON LOT LINE REVISION LUA-98-176-LLA AS FILED UNDER RECORDING NUMBER 9902019014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST CORNER OF SAID LOT; THENCE SOUTH 43°47'07" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT AND ITS SOUTHEASTERLY EXTENSION A DISTANCE OF 278.00 FEET; THENCE SOUTH 46°43'23" WEST 369.00 FEET; THENCE NORTH 43°47'07" WEST A DISTANCE OF 278.00 FEET TO THE NORTHWESTERLY LINE OF SAID LOT; THENCE NORTH 46°43'23" EAST ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 369.00 FEET TO SAID NORTHERLY MOST CORNER AND THE POINT OF BEGINNING.

CITY OF RENTON LAND RECORD NO. LUA _____

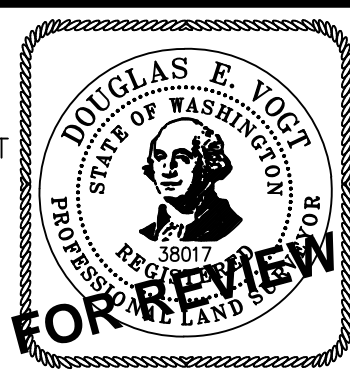
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SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF _____

ON _____

SIGNATURE _____ DATE _____ CERTIFICATE NO. 38017



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M, IN BOOK _____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF DAVID EVANS AND ASSOCIATES, INC.

MANAGER/AUDITOR _____

SUPT. OF RECORDS/DEPUTY AUDITOR _____

RECORDING NO. _____

SHUFFELTON LOT LINE ADJUSTMENT 1095 LAKE WASHINGTON BLVD

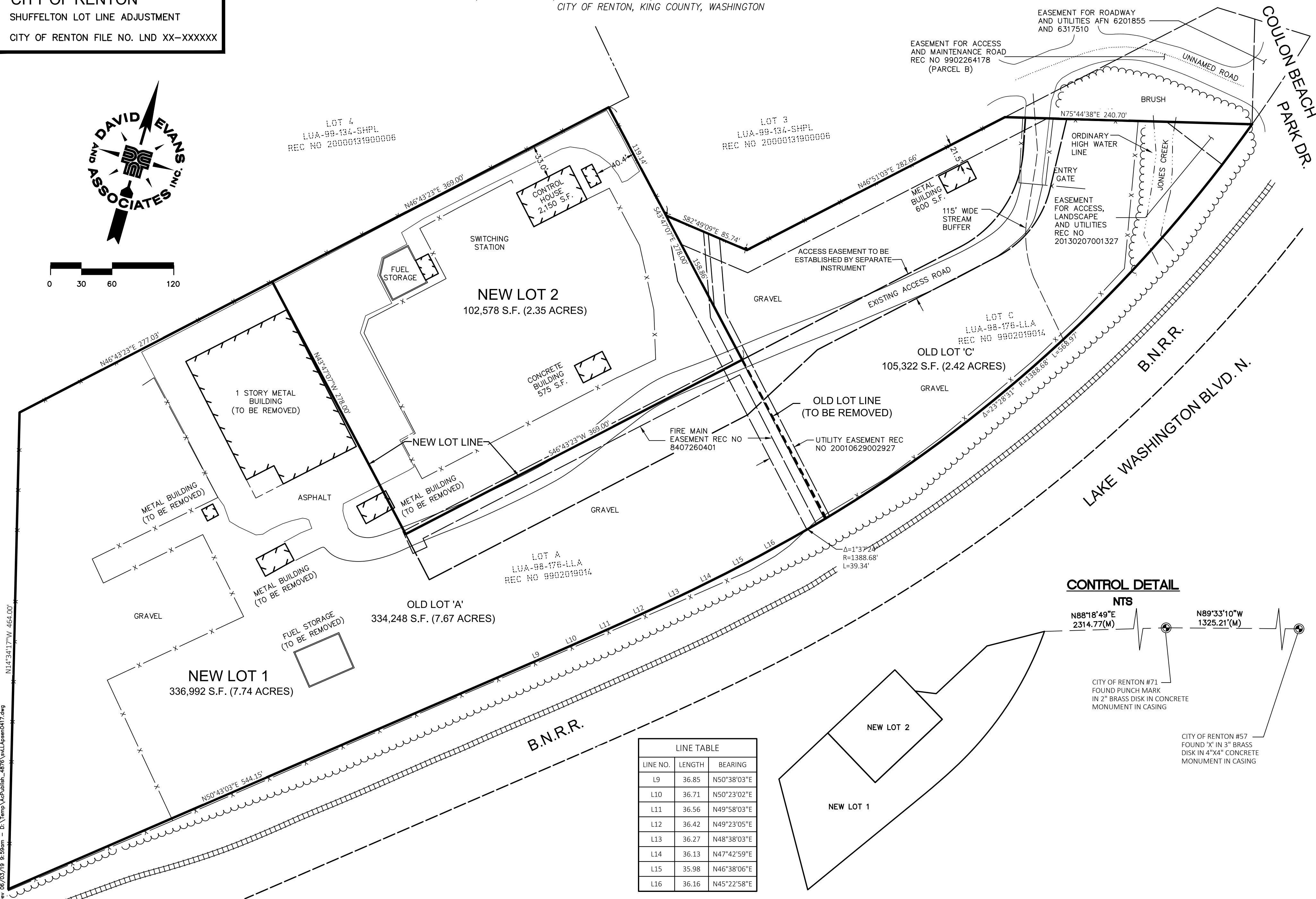
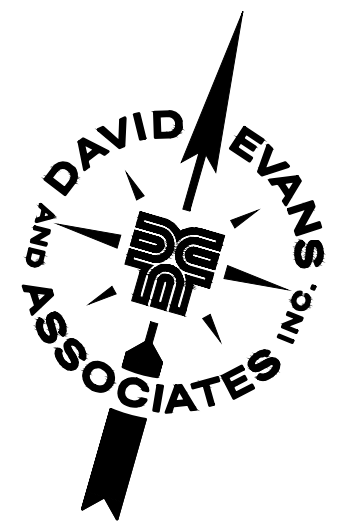
CITY OF RENTON, KING COUNTY, WASHINGTON

David Evans and Associates Inc. logo and contact information: 14432 SE Eastgate Way, Suite 400, Bellevue Washington 98007, Phone: 425.519.6500

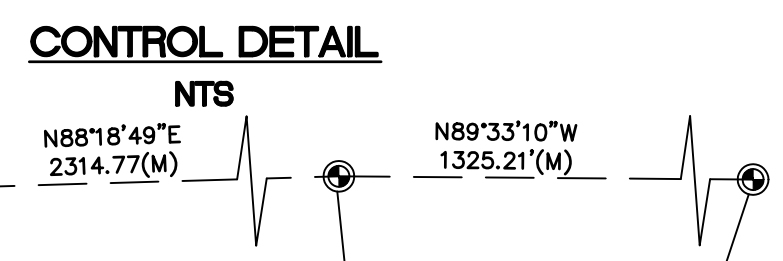
SHEET 1 OF 2 SCALE N/A SURVEYED N/A FIELD BOOK DRAWN DEV CHECKED FILE svLLApsen0417.dwg

CITY OF RENTON
 SHUFFELTON LOT LINE ADJUSTMENT
 CITY OF RENTON FILE NO. LND XX-XXXXXX

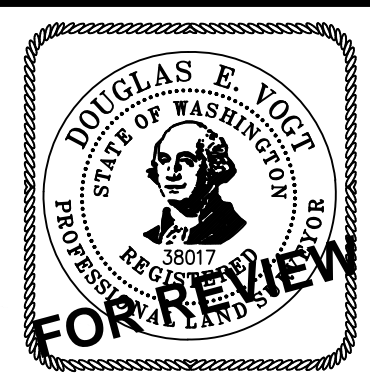
NW 1/4 AND NE 1/4 OF THE NW 1/4 SECTION 8, TWP, 23N, RG 5E, W.M.
 CITY OF RENTON, KING COUNTY, WASHINGTON



LINE NO.	LENGTH	BEARING
L9	36.85	N50°38'03"E
L10	36.71	N50°23'02"E
L11	36.56	N49°58'03"E
L12	36.42	N49°23'05"E
L13	36.27	N48°38'03"E
L14	36.13	N47°42'59"E
L15	35.98	N46°38'06"E
L16	36.16	N45°22'58"E



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SHUFFELTON LOT LINE ADJUSTMENT
 1095 LAKE WASHINGTON BLVD

CITY OF RENTON, KING COUNTY, WASHINGTON

DAVID EVANS AND ASSOCIATES INC.
 14432 SE Eastgate Way, Suite 400
 Bellevue Washington 98007
 Phone: 425.519.6500

SHEET 2 OF 2
 SCALE 1"=60'
 SURVEYED N/A
 FIELD BOOK _____
 DRAWN DEV
 CHECKED _____
 FILE svLLApsen0417.dwg