

ISSAQUAH LOT LINE ADJUSTMENT
LLA-95-02
KING COUNTY, WASHINGTON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT 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.

Charles W. Watson
CHARLES WATSON

State of Washington
County of King
I certify that I know or have satisfactory evidence that Charles W. Watson signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Signature of Notary Public Maretha K. Levy
Dated June 6, 1995
My appointment expires April 24, 1996

CITY OF ISSAQUAH: A Municipal Corporation of the State of Washington
ROWAN HINDS, Mayor

State of Washington
County of King
I certify that I know or have satisfactory evidence that signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Signature of Notary Public
Dated
My appointment expires

APPROVALS

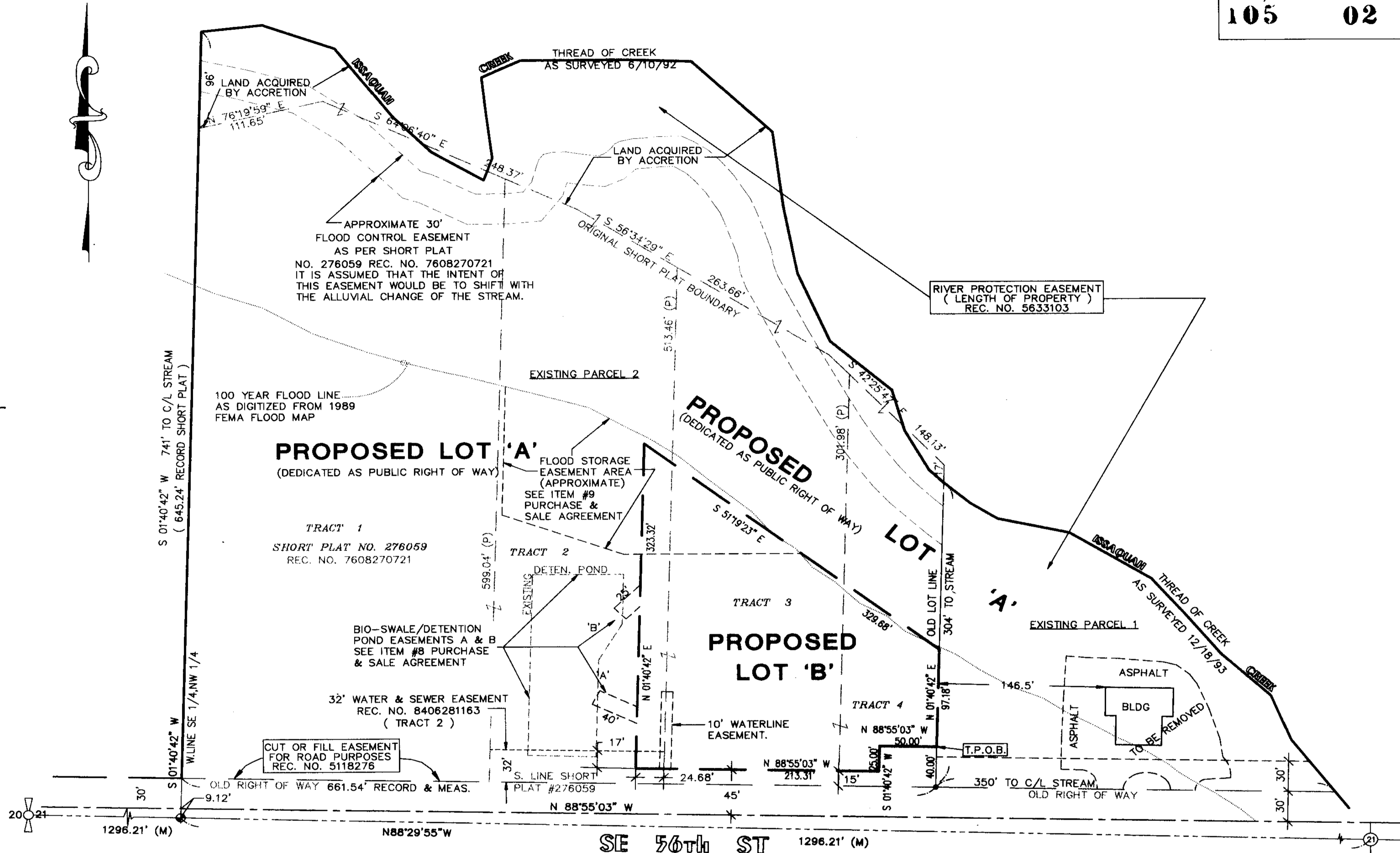
Issaquah Planning Department
Examined and approved this 6 day of June 1995
Jeannette Lamek-McKague
PLANNING MANAGER

Issaquah Department of Public Works:
Examined and approved this 15 day of June 1995
Cheryl B. Fambles
DIRECTOR

King County Department of Assessments:
Examined and approved this 16 day of June 1995
Scott Noble
Assessor

Deputy Assessor A. Martin
NW 1/4 21-24-06 212406-9109/9108/9008/9101
KING COUNTY RECORDING NO.

RECORDER'S CERTIFICATE
filed for record this 9th day of July, 1995 at 10:21 A.M.
in book 105 of 1995 at page 02 at the request of
Gordon Rector
Mgr.
Cadya Allegand
Supt. of Records



- LEGEND
- SET 5/8" IRON REBAR W/ YELLOW PLASTIC CAP STAMPED L.S. #11691 UNLESS OTHERWISE STATED.
 - FOUND CASED MONUMENT
 - CENTER LINES
 - PROPERTY LINES
 - RIGHT-OF-WAY LINES

NOTES:
MERIDIAN: K.C.A.S. AS ESTABLISHED BY SHORT PLAT NO. 276059.
APPROXIMATE SITE AREA: PROPOSED LOT A: 429,098± sq. ft., 9.85 ac.
(AREA LOT A BOUNDED BY CREEK CENTERLINE AND N. MARGIN S.E. 56th ST.)
SITE AREA: PROPOSED LOT B: 57,399 sq. ft., 1.32 ac.
SEE SHEET 2 FOR LEGAL DESCRIPTIONS.

ALL MONUMENTS INDICATED AS FOUND WERE RECOVERED DURING THE COURSE OF THIS SURVEY AT THE DATE SHOWN IN THE SURVEYORS CERTIFICATE, UNLESS OTHERWISE NOTED.
A 2" GEODIMETER 400 SERIES INSTRUMENT WAS UTILIZED TO PERFORM ANGULAR AND LINEAR MEASUREMENTS, UNLESS OTHERWISE NOTED. TRAVERSE CLOSURES WERE BETTER THAN 1:10,000.

FOR PURCHASE & SALE AGREEMENT SEE DOCUMENT RECORDED IN KING CO. # 9508090618
FOR NOTICE OF ACTION & L.L.A. APPLICATION
SEE DOCUMENTS RECORDED UNDER KING CO. REC. # 9508090619

**Engineering
Planning
Surveying**
Penhallegon Associates Consulting Engineers, Inc.
750 SIXTH STREET SOUTH KIRKLAND, WA 98033 (206) 827-2014

LOT LINE ADJUSTMENT
FOR
CITY OF ISSAQUAH
AT ALPINE ANIMAL HOSPITAL



APPROVAL NOTES:
THIS REQUEST QUALIFIES FOR EXEMPTION UNDER KCC 19.08.112. IT DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT.

SCALE:
1 inch = 80 ft.

PORTION OF SE 1/4 of NW 1/4, s. 21 T. 24N R. 6E

DWN. BY DDG	DATE: 4/10/95 REV. 5/19/95	JOB NO. 95351.00
CHKD. BY	SCALE 1" = 80'	SHEET 1 OF 2

LAND SURVEYOR'S CERTIFICATE
This BOUNDARY LINE ADJUSTMENT correctly represents a survey made by me or under my direction in conformance with state and county statutes.
in May 1995, 1995.
Gordon Rector
Certificate No. 11691

5351LLA.DWG 5:19:95: SH1.PLT

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ISSAQUAH L.L.A. NO.:

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LEGAL DESCRIPTION OF EXISTING PARCEL 1:

THAT PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., LYING SOUTHWESTERLY OF ISSAQUAH CREEK; EXCEPT THE WEST 661.50 FEET; LESS COUNTY ROAD.

LEGAL DESCRIPTION OF EXISTING PARCEL 2:

THAT PORTION OF THE WEST 661.50 FEET OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF THE CENTERLINE OF ISSAQUAH CREEK AND NORTHERLY OF SOUTHEAST 56TH STREET.
ALSO KNOWN AS TRACTS 1-4 OF KING COUNTY SHORT PLAT NO. 276059 AS RECORDED UNDER KING COUNTY REC. NO. 7608270721.

LEGAL DESCRIPTION OF PROPOSED LOT A:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY LYING SOUTHWESTERLY OF THE CENTERLINE OF ISSAQUAH CREEK AND NORTHERLY OF S.E. 56TH STREET, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: PORTIONS OF TRACTS 2, 3 AND 4 OF SHORT PLAT #276059, RECORDING NO. 7608270721, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 4;
THENCE NORTH 01 DEGREE 40'42" EAST ALONG THE EAST LINE OF SAID TRACT 4 A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES 55'03" WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACTS A DISTANCE OF 50.00 FEET;
THENCE SOUTH 01 DEGREE 40'42" WEST PARALLEL WITH SAID EAST LINE A DISTANCE OF 25.00 FEET TO A POINT 15.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID TRACTS WHEN MEASURED AT RIGHT ANGLES THERETO;
THENCE NORTH 88 DEGREES 55'03" WEST PARALLEL WITH THE SOUTHERLY LINES OF SAID TRACTS A DISTANCE OF 213.31 FEET;
THENCE NORTH 01 DEGREE 40'42" EAST PARALLEL WITH SAID EAST LINE OF SAID TRACTS A DISTANCE OF 323.32 FEET;
THENCE SOUTH 51 DEGREES 19'23" EAST A DISTANCE OF 329.68 FEET TO THE EAST LINE OF SAID TRACT 4;
THENCE SOUTH 01 DEGREE 40'42" WEST ALONG SAID LINE A DISTANCE OF 97.18 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LEGAL DESCRIPTION OF PROPOSED LOT B:

PORTIONS OF TRACTS 2, 3 AND 4 OF SHORT PLAT #276059, RECORDING NO. 7608270721, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 4;
THENCE NORTH 01 DEGREE 40'42" EAST ALONG THE EAST LINE OF SAID TRACT 4 A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES 55'03" WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACTS A DISTANCE OF 50.00 FEET;
THENCE SOUTH 01 DEGREE 40'42" WEST PARALLEL WITH SAID EAST LINE A DISTANCE OF 25.00 FEET TO A POINT 15.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID TRACTS WHEN MEASURED AT RIGHT ANGLES THERETO;
THENCE NORTH 88 DEGREES 55'03" WEST PARALLEL WITH THE SOUTHERLY LINES OF SAID TRACTS A DISTANCE OF 213.31 FEET;
THENCE NORTH 01 DEGREE 40'42" EAST PARALLEL WITH SAID EAST LINE OF SAID TRACTS A DISTANCE OF 323.32 FEET;
THENCE SOUTH 51 DEGREES 19'23" EAST A DISTANCE OF 329.68 FEET TO THE EAST LINE OF SAID TRACT 4;
THENCE SOUTH 01 DEGREE 40'42" WEST ALONG SAID LINE A DISTANCE OF 97.18 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH EASEMENTS OVER, UNDER AND ACROSS THE HEREINBEFORE DESCRIBED LOT "A", AS FOLLOWS:

EASEMENTS:

FLOOD STORAGE AREA:
ANY REQUIRED COMPENSATING FLOOD STORAGE AREA ON LOT 'A' OF THIS LOT LINE ADJUSTMENT, SAID AREA TO BE BASED ON THE VOLUME OF COMPENSATING FLOOD STORAGE REQUIRED FOR THE APPROVED NEW VETERINARY CLINIC (5,800 SQUARE FEET PLUS ASSOCIATED PARKING). SEE SHEET 1 FOR INTENDED LOCATION.
THIS EASEMENT WILL EXPIRE AT SUCH A TIME THAT FUTURE REDEVELOPMENT OF LOT "B" WOULD RESULT IN GREATER COMPENSATING FLOOD STORAGE NEEDS. THIS EASEMENT PURSUANT TO ITEM #9 OF PURCHASE & SALE AGREEMENT. SEE BELOW

WATER LINE AND HYDRANT:
A STRIP OF LAND 10 FEET IN WIDTH LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE SOUTHWEST CORNER OF LOT B;
THENCE SOUTH 88 DEGREES 55'03" EAST ALONG THE SOUTH LINE OF SAID LOT "B" A DISTANCE OF 26 FEET MORE OR LESS TO A POINT ON THE WATER LINE AS CONSTRUCTED AND THE TRUE POINT OF BEGINNING OF SAID CENTERLINE;
THENCE NORTH 01 DEGREE 40'42" EAST ALONG THE WATER LINE AS CONSTRUCTED A DISTANCE OF 77 FEET MORE OR LESS TO A POINT 5 FEET NORTH OF THE TERMINATION OF SAID WATER LINE, THIS POINT BEING THE TERMINUS OF THIS CENTERLINE DESCRIPTION.

BIO-SWALE "A":
A STRIP OF LAND 15 FEET IN WIDTH LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT "B";
THENCE NORTH 01 DEGREE 40'42" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 53 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF A GRASS LINED DRAINAGE SWALE AS CONSTRUCTED AND THE TRUE POINT OF BEGINNING OF SAID CENTERLINE;
THENCE NORTH 63' 45' WEST ALONG THE CENTERLINE OF SAID SWALE A DISTANCE OF 40 FEET MORE OR LESS TO THE INLET OF A DETENTION POND AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION.
TOGETHER WITH ANY REQUIRED AREA IN SAID DETENTION POND AND BIOFILTRATION FACILITY ON LOT 'A' OF THIS LOT LINE ADJUSTMENT. SAID AREA TO BE BASED ON THE VOLUME OF STORMWATER RUNOFF EXPECTED FROM THE APPROVED NEW VETERINARY CLINIC (5,800 s.f. PLUS ASSOCIATED PARKING). THIS EASEMENT WILL EXPIRE AT SUCH A TIME THAT FUTURE REDEVELOPMENT OF LOT "B" WOULD RESULT IN GREATER STORMWATER RUNOFF VOLUMES. THIS EASEMENT PURSUANT TO ITEM #8 OF PURCHASE & SALE AGREEMENT. SEE BELOW

BIO-SWALE "B"
A STRIP OF LAND 15 FEET IN WIDTH LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT "B";
THENCE NORTH 01 DEGREE 40'42" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 172 FEET MORE OR LESS, TO A POINT IN THE CENTERLINE OF A GRASS LINED DRAINAGE SWALE AS CONSTRUCTED AND THE TRUE POINT OF BEGINNING OF SAID CENTERLINE;
THENCE SOUTH 46'41" EAST ALONG THE CENTERLINE OF SAID SWALE A DISTANCE OF 25 FEET MORE OR LESS TO THE INLET OF A DETENTION POND AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION.
TOGETHER WITH ANY REQUIRED AREA IN SAID DETENTION POND AND BIOFILTRATION FACILITY ON LOT 'A' OF THIS LOT LINE ADJUSTMENT. SAID AREA TO BE BASED ON THE VOLUME OF STORMWATER RUNOFF EXPECTED FROM THE APPROVED NEW VETERINARY CLINIC (5,800 s.f. PLUS ASSOCIATED PARKING). THIS EASEMENT WILL EXPIRE AT SUCH A TIME THAT FUTURE REDEVELOPMENT OF LOT "B" WOULD RESULT IN GREATER STORMWATER RUNOFF VOLUMES. THIS EASEMENT PURSUANT TO ITEM #8 OF PURCHASE & SALE AGREEMENT. SEE BELOW

THE SIDELINES OF THE SWALE EASEMENTS SHALL BE SHORTENED OR LENGTHENED SO AS TO COMMENCE ON THE WEST LINE OF LOT "B".

THE BIO-SWALE EASEMENTS HEREIN ARE INTENDED TO FOLLOW THE FLOW LINE OF THE SWALES AS CONSTRUCTED.

IT IS INTENDED THAT THESE EASEMENTS BE IN ACCORDANCE WITH THE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND DR. CHARLES WATSON DATED JULY 5, 1994. RECORDED IN KING COUNTY, WA.

5351LLA.DWG 5.19.95: SH2.PLT



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760 SIXTH STREET SOUTH KIRKLAND, WA 98033 (206) 827-2014
DATE: 4/10/95; REV. 5/19/95 DRAWN: DDG FILE: \CAD\5351\5351LLA.DWG JOB No. 95351.00



SEE SHEET 1 FOR RECORDING DATA
SHEET 2 OF 2

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