

FIRST AMERICAN TITLE INSURANCE COMPANY  
 FILE NO.: 4208-2031533  
 DATE: SEPTEMBER 28, 2017  
 SUPPLEMENT DATE: SEPTEMBER 20, 2017  
 SCHEDULE B

3. RIGHT RESERVED BY CHICAGO, MILWAUKEE AND PUGET SOUND RAILWAY COMPANY TO PROTECT ANY CURB ON ITS RAILWAY BY ERECTING ON BOTH SIDES THEREOF, AND WITHIN 150 FEET FROM THE CENTERLINE PORTABLE SNOW FENCES, WHICH SHALL NOT BE ERECTED BEFORE OCTOBER 15 OF EACH YEAR AND SHALL NOT BE REMOVED BEFORE APRIL 1ST OF EACH YEAR, AS GRANTED BY INSTRUMENT RECORDED JULY 13, 1910, UNDER RECORDING NUMBER 633372.

4. TERMS AND CONDITIONS IN INSTRUMENT GRANTING THAT PORTION OF SAID BENEFICIAL EASEMENT LYING WITHIN THE EAST 50 FEET OF SECTION 33, RECORDED APRIL 7, 1936, UNDER RECORDING NUMBER 488824, GRANTED TO PUGET SOUND POWER AND LIGHT, A MASSACHUSETTS CORPORATION, TO BE HELD HARMLESS FROM ALL LOSS OF DAMAGE DUE TO EXERCISE OF SAID EASEMENT, GRANTED BY THOMAS SHIVERS, HIS HEIRS, SUCCESSORS AND ASSIGNS, TO PAY INCREASE IN TAXES PAYABLE BY GRANTEE, BASED UPON INCREASE IN LAND VALUATION DETERMINED "HEREAFTER" TO THE "RECORD" OF "WHICH REFERENCE IS HEREBY MADE" FROM "LAST" PARTICULARS.

5. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED HEREIN, RECORDED JUNE 11, 1958 UNDER RECORDING NUMBER 4809964, FOR ROADWAY AND UTILITIES.

6. COVENANT CONTAINED IN CROSSING AGREEMENT IN FAVOR OF CAROL W. CRULL, ET AL, RECORDED APRIL 25, 1981 UNDER AUDITOR'S FILE NUMBER 836425906, AS FOLLOWS:

GRANTEE AND THEIR HEIRS, SUCCESSORS AND ASSIGNS WILL INFORM KING COUNTY DIVISION OF PARKS AND RECREATION, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION WITHIN SAID ROAD CROSSING AREA.

7. EASEMENT CONDONED IN UNITED STATES DISTRICT COURT IN FAVOR OF AT&T FOR TELECOMMUNICATIONS.

8. RESTRICTIONS LIMITING THE USE OF PORTIONS OF THE PROPERTY LYING WITHIN CERTAIN DISTANCES OF A WATER WELL AND/OR REGULATING THE LOCATION OF A WATER WELL, RECORDED UNDER RECORDING NUMBER 630509613.

9. EASEMENT, INCLUDING ITS TERMS, COVENANTS AND PROVISIONS TO PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION FOR UNDERGROUND DISTRIBUTION AND ELECTRIC LINES AND APPURTENANCES, RECORDED SEPTEMBER 9, 1983 UNDER RECORDING NUMBER 630909007.

10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANT INDIVIDUAL WATER SUPPLY", RECORDED JUNE 28, 2010 UNDER RECORDING NUMBER 2010062800364.

11. TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DRAINFIELD COVENANT", RECORDED JUNE 28, 2010 UNDER RECORDING NUMBER 2010062800365.

12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORIGINAL AREA NOTICE TITLE", RECORDED JULY 22, 2013 UNDER RECORDING NUMBER 2013072200789.

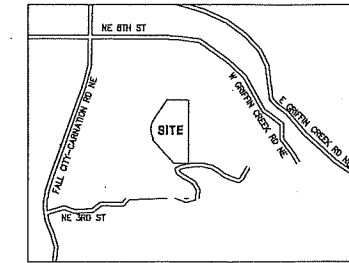
13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EX 3RD STREET ROAD MAINTENANCE AGREEMENT", RECORDED APRIL 15, 2014 UNDER RECORDING NUMBER 2014041500114.

SW 1/4 OF NW 1/4 OF SEC. 34, TWP. 25 N., RNG. 7 E., W.M.  
 KING COUNTY, STATE OF WASHINGTON



SCALE 1" = 60'

TAX PARCEL  
 342507-9077  
 ADDRESS  
 32760 SE 3RD STREET  
 RA-10  
 OWNER  
 JUDY CLARK/JOHN FLICK  
 32970 SE 3RD STREET  
 CARNATION, WA 98104  
 (425) 281-7868  
 PARCEL AREA  
 671.481 SQ. FT.  
 20.01 ACRES  
 FOUND IRON PIPE  
 WITH CAP IS #14490  
 0.4' S & 0.1' W



VICINITY MAP  
 N.T.S.

LEGAL DESCRIPTION  
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 7 EAST, WILLAHETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE EASTERLY MARGIN OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD COMPANY'S RIGHT OF WAY;

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND UTILITIES PURPOSES OVER A STRIP OF LAND 35 FEET WIDE, BEING 17.5 FEET IN WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST 1/2 WILLALETTE MERIDIAN, IN KING COUNTY, WASHINGTON, SOUTH 0°26' WEST 87.1 FEET FROM THE NORTHWEST CORNER HEREOF;

THENCE NORTH 85°47' WEST 61.24 FEET;

THENCE SOUTH 83°50' WEST 357.80 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 15-B AND THE TERMINUS OF SAID EASEMENT;

ALSO TOGETHER WITH A SIMILAR EASEMENT OVER A STRIP OF LAND 60 FEET WIDE, BEING 30 FEET WIDE ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 7 EAST, WILLAHETTE MERIDIAN, IN KING COUNTY, WASHINGTON, WHICH LIES NORTHEASTERLY OF SAID RAILROAD COMPANY'S RIGHT OF WAY;

THENCE SOUTH 56°00' EAST 120.60 FEET;

THENCE SOUTH 76°37' EAST 89.20 FEET;

THENCE NORTH 86°00' EAST 309.00 FEET;

THENCE NORTH 76°50' EAST 72.00 FEET;

THENCE NORTH 58°30' EAST 89.00 FEET;

THENCE NORTH 36°00' EAST 85.60 FEET;

THENCE PARALLEL TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SOUTH 89°49'51" EAST 616.44 FEET TO A POINT 30 FEET EASTERLY OF THE WEST LINE OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 7 EAST, WILLAHETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

THENCE PARALLEL TO SAID WEST LINE, NORTH 00°21'06" WEST 145.00 FEET;

THENCE SOUTH 89°58'54" EAST 870 FEET;

THENCE NORTH 74°00' EAST 320.90 FEET;

THENCE NORTH 34°00' EAST 340 FEET, MORE OR LESS, TO A POINT IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, WHICH IS 30 FEET WESTERLY OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD;

THENCE NORTHWESTERLY ALONG A LINE 30 FEET WESTERLY FROM AND CONCENTRIC WITH THE WESTERLY MARGIN OF SAID RIGHT OF WAY TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34;

ALSO, TOGETHER WITH A SIMILAR EASEMENT OVER A STRIP OF LAND 30 FEET WIDE, LYING WESTERLY OF, ADJOINING AND CONCENTRIC WITH THE WESTERLY LINE OF THE RIGHT OF WAY OF SAID CHICAGO, MILWAUKEE, ST. PAUL RAILROAD IN THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 25 NORTH, RANGE 7 EAST, WILLAHETTE MERIDIAN, IN KING COUNTY, WASHINGTON, WHICH LIES SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 AT A POINT SOUTH 00°31'06" WEST 2115.18 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 34;

THENCE NORTH 83°40'30" EAST 400 FEET, MORE OR LESS, TO SAID WESTERLY RIGHT OF WAY LINE;

TOGETHER WITH A ROAD EASEMENT AS ESTABLISHED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 63425906.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 7 EAST, WILLAHETTE MERIDIAN, IN KING COUNTY, WASHINGTON, WHICH LIES WESTERLY OF THE WESTERLY MARGIN OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT OF WAY AND SOUTHERLY OF A LINE WHICH BEARS NORTH 59°25'19" EAST FROM A POINT ON THE WESTERLY LINE CORNER OF SAID SECTION AND WHICH LIES NORTHERLY OF A LINE WHICH BEARS NORTH 63°40'50" EAST FROM A POINT ON THE WEST LINE OF SAID SECTION 34, WHICH POINT IS SOUTH 00°31'06" WEST 2,115.18 FEET FROM THE NORTHWEST CORNER OF SAID SECTION.

VERTICAL DATUM  
 NAVD 83

BENCHMARK  
 NWS SURVEY DATA WAREHOUSE DESIGNATION 1717  
 ELEVATION=92.4637 FEET

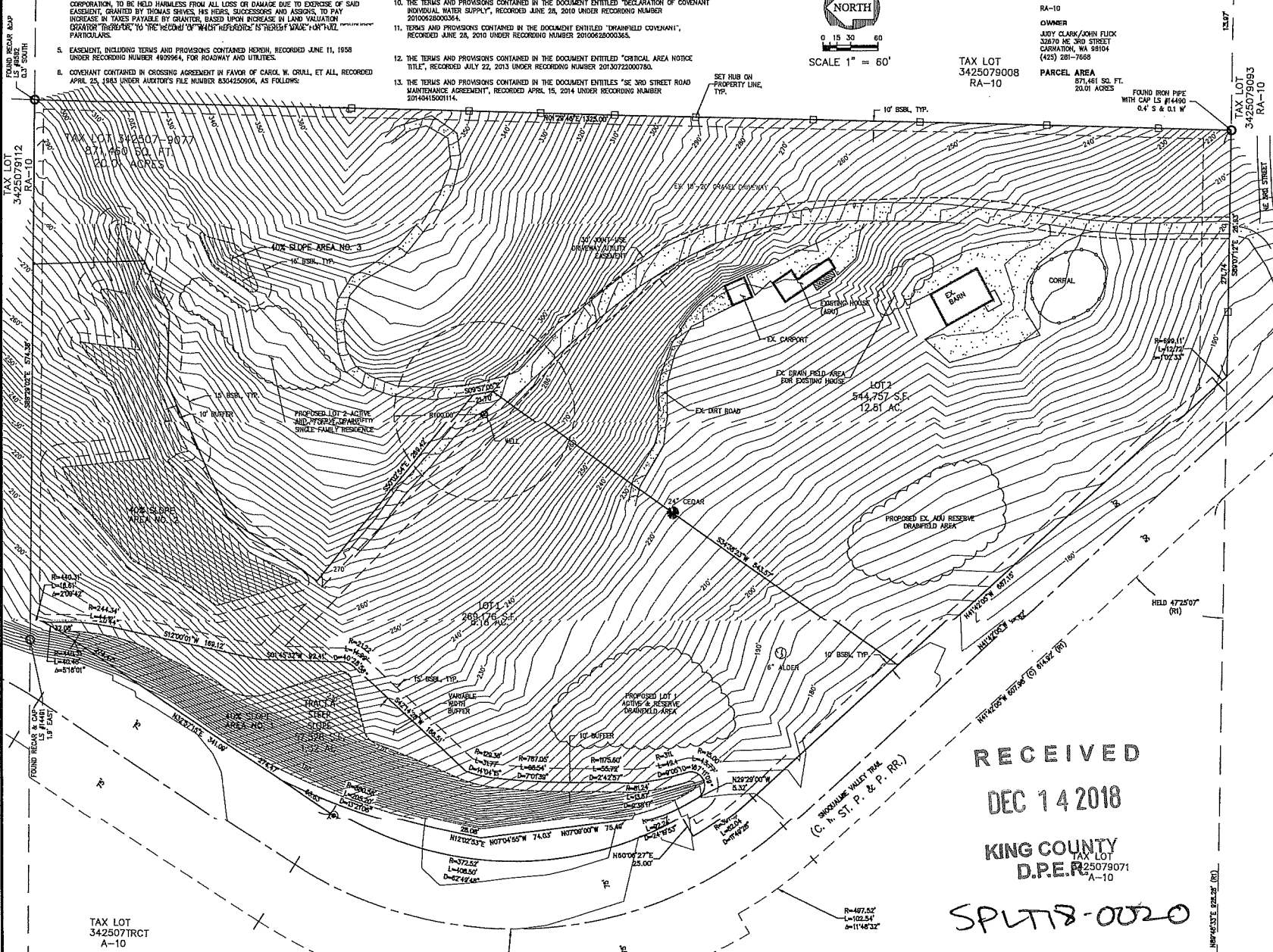
HORIZONTAL DATUM  
 ASSUMED PER (R2)

BASIS OF BEARINGS  
 N002°14'0"E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 7

INSTRUMENTATION  
 INSTRUMENT USED: 5 SECOND TOTAL STATION TOGETHER WITH SURVEY GRADE GPS.

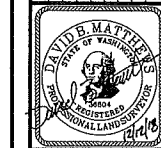
FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 352-10-090.

REFERENCES  
 (R1) RECORD OF SURVEY, REC. NO. 20000127900018  
 (R2) RECORD OF SURVEY, REC. NO. 20131223900001



RECEIVED  
 DEC 14 2018  
 KING COUNTY  
 D.P.E. #225079071  
 RA-10  
 SPL178-0020

REVISIONS	BY	DATE	DESCRIPTION



FLICK/CLARK SHORT PLAT  
 PRELIMINARY SHORT PLAT

15-1

**Encompas**  
 ENGINEERING & SURVEYING  
 Victoria Washington Division  
 165 NE Jolly Street, Suite 201 - Issaquah, WA 98029 • Phone: (425) 392-0215 • Fax: (425) 391-1305  
 Everett Washington Division  
 108 E. 2nd Street - Everett, WA 98202 • Phone: (425) 244-7413 • Fax: (425) 674-7419

JOB NO.	12539
DATE	12/12/18
SCALE	1"=100'
DESIGNED	DBM
DRAWN	JEF/DBM
CHECKED	TJR
APPROVED	CJA
SHEET	1 OF 1