

LOT BOUNDARY ADJUSTMENT NO. _____

RECORD OF SURVEY FOR LOT BOUNDARY ADJUSTMENT
NW 1/4 NE 1/4 SECTION 30, TOWNSHIP 26N, RANGE 4E, W.M.
CITY OF SEATTLE, KING COUNTY, WASHINGTON

SHEET INDEX	
1	COVER SHEET
2	ORIGINAL PARCELS
3	ADJUSTED PARCELS

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KPFF CONSULTING ENGINEERS
1601 FIFTH AVE, SUITE 1600
SEATTLE, WA 98101
PHONE: 206-926-0726
EMAIL: KYLEE.KUNIMURA@KPFF.COM

GRANTOR: LINCOLN FAMILY LLC (AS TO PARCEL Z) AND BHL INVESTMENTS LLC (AS TO PARCEL Y)
BY: _____
ITS: _____

GRANTEE: CITY OF SEATTLE, KING COUNTY, WASHINGTON

ABBREVIATED LEGAL: PORTIONS OF NW 1/4 OF THE NE 1/4 30-26N-4E

ASSESSOR PARCEL NO'S.: 302604-9107 AND 302604-9092

REFERENCE NO.'S FOR RELATED PROJECTS:

APPROVAL:

CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2018
BY: _____ DIRECTOR

NOTE:
APPROVAL OF THIS LOT BOUNDARY ADJUSTMENT BY THE DIRECTOR OF THE SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.28 OF THE SEATTLE
MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY
OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPARTMENT OF ASSESSMENTS:

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2018
ASSESSOR: _____

DECLARATION:

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 SAME, AND
THAT SAID LOT LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE
WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

NAME: _____

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS ____ DAY OF _____ 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND
FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY
APPEARED _____, TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN
AND WHO EXECUTED THE FOREGOING INSTRUMENT THE QUADRANT CORPORATION,
ITS _____, AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED AND SEALED THE
SAME AS THEIR VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS
CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____

ORIGINAL PARCEL DESCRIPTION:

PARCEL Y: BHL INVESTMENTS (PER CHICAGO TITLE COMPANY COMMITMENT NO. 0111491-16,
DATED OCTOBER 20, 2017):

THE SOUTH 100 FEET OF THE NORTH 430 FEET OF THE WEST 300 FEET OF THE NORTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 4
EAST, W.M., IN KING COUNTY WASHINGTON;

EXCEPT THE WEST 45 FEET THEREOF CONVEYED TO KING COUNTY FOR RIGHT OF WAY FOR
PACIFIC HIGHWAY BY DEED RECORDED UNDER RECORDING NUMBER 571790, IN KING COUNTY,
WASHINGTON.

PARCEL Z: LINCOLN FAMILY (PER CHICAGO TITLE COMPANY COMMITMENT NO. 0111496-16,
DATED OCTOBER 20, 2017):

THE SOUTH 300 FEET OF THE NORTH 330 FEET OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 26 NORTH,
RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30 THEREOF, CONVEYED TO THE CITY OF SEATTLE FOR ROAD PURPOSES
BY DEED RECORDED UNDER RECORDING NUMBER 3979809; AND EXCEPT THE WEST 450 FEET
THEREOF;

TOGETHER WITH THE SOUTH 100 FEET OF THE NORTH 430 FEET OF THE NORTHWEST
QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KIN COUNTY, WASHINGTON;
EXCEPT THE EAST 30 FEET THEREOF, CONVEYED TO THE CITY OF SEATTLE FOR ROAD
PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 3979809;
EXCEPT THE WEST 300 FEET THEREOF;

TOGETHER WITH THE SOUTH 50 FEET OF THE NORTH 480 FEET OF THE NORTHWEST QUARTER
OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 26
NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE EAST 30 FEET THEREOF, CONVEYED TO THE CITY OF SEATTLE FOR ROAD
PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 3979809; AND
EXCEPT THE WEST 45 FEET THEREOF, CONVEYED TO KING COUNTY FOR AURORA AVENUE
NORTH BY DEED RECORDED UNDER RECORDING NUMBER 571791;



TOGETHER WITH THE SOUTH 50 FEET OF THE NORTH 530 FEET OF THE NORTHWEST QUARTER
OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 26
NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE EAST 395 FEET THEREOF;
EXCEPT THE WEST 45 FEET THEREOF, CONVEYED TO KING COUNTY FOR AURORA AVENUE
NORTH BY DEED RECORDED UNDER RECORDING NUMBER 571790;

TOGETHER WITH THE NORTH 125 FEET OF THE FOLLOWING DESCRIBED TRACT:
THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 26 NORTH RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 530 FEET THEREOF;
EXCEPT THE EAST 395 FEET THEREOF; AND
EXCEPT THE WEST 45 FEET THEREOF, CONVEYED TO KING COUNTY FOR AURORA AVENUE
NORTH, BY DEED RECORDED UNDER RECORDING NUMBER 571790;

TOGETHER WITH THE EAST 250 FEET OF THE WEST 450 FEET OF THE NORTH 330 FEET OF
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 26
NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE SOUTH 100 FEET OF THE WEST 50 FEET THEREOF; AND
EXCEPT THE NORTH 30 FEET THEREOF, CONDEMNED IN KING COUNTY SUPERIOR COURT
CAUSE NUMBER 963395 FOR NORTH 125TH STREET.

RECORDED DOCUMENTS:

PER CHICAGO TITLE COMPANY COMMITMENT NO. 0111496-16, DATED OCTOBER 20, 2017, AND
SUPPLEMENT NO. 1, DATED DECEMBER 22, 2017.

ITEM	DATE	RECORDING NO.	PURPOSE
	5-1-2014	UNRECORDED	TERMS AND CONDITIONS OF THE UNRECORDED LINCOLN CELL SITE LEASE TO SPECTRASITE COMMUNICATIONS. LEASE AGREEMENT PROVIDES FOR AN EASEMENT DURING THE TERM OF THE LEASE OVER ACCESS AREAS DEFINED THEREIN AND ALSO STATES "ANY FUTURE LEASE OF THE PROPERTY WHICH PERMITS THE INSTALLATION OF COMMUNICATION EQUIPMENT SHALL BE CONDITIONED UPON NOT INTERFERING WITH ONECOMM'S OPERATION OF THE COMMUNICATION SITE." LEASE SUPERSEDES LEASE DISCLOSED BY A MEMORANDUM OF LEASE RECORDED UNDER RECORDING NO. 9505081244.
	7-13-1959	N/A	10 FOOT WIDE SANITARY SEWER EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO THE CITY OF SEATTLE AS CONDEMNED BY KING COUNTY SUPERIOR COURT JUDGEMENT CASE NO. 542188. SAID CONDEMNATION WAS AUTHORIZED BY CITY OF SEATTLE ORDINANCE 88403 AND ACCEPTED BY CITY OF SEATTLE ORDINANCE 89455.

ADJUSTED PARCEL DESCRIPTION:

PARCEL Y:

THE SOUTH 325 FEET OF THE NORTH 655 FEET OF THE WEST HALF OF THE NORTHEAST
QUARTER OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M.; EXCEPTING THEREFROM
THE EAST 395 FEET AND THE WEST 45 FEET.

SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON.

PARCEL Z:

THE SOUTH 300 FEET OF THE NORTH 330 FEET OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M; EXCEPTING
THEREFROM THE WEST 250 FEET AND THE EAST 30 FEET; TOGETHER WITH THE EAST 50
FEET OF THE SOUTH 200 FEET OF THE NORTH 230 FEET OF THE WEST 250 WEST OF SAID
SECTION SUBDIVISION; TOGETHER WITH THE SOUTH 150 FEET OF THE NORTH 480 FEET OF
THE EAST 395 FEET OF SAID SECTION SUBDIVISION; EXCEPTING THEREFROM THE EAST 30
FEET.

SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON

METHOD OF SURVEY

CONTROL SURVEY PERFORMED USING TOPCON GR-5 GPS RECEIVERS
USING RTK METHODS. CONVENTIONAL FIELD TRAVERSE AND
TOPOGRAPHIC SURVEY PERFORMED USING CONVENTIONAL GROUND
METHODS WITH THE USE OF A TOPCON PS101 ROBOTIC TOTAL
STATION.

ALL WORK PERFORMED DURING THE COURSE OF THIS SURVEY MEETS
OR EXCEEDS THE STANDARDS AS SET FORTH IN WAC 332-130-090.

SURVEY WORK PERFORMED IN DECEMBER, 2017.



612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com



JOB No.: 81700079
DWG NAME: 81700079 BLA 1-2
DRAWN BY: TJS
CHECKED BY: JFC
DATE: 1/29/2018
SCALE: 1"=60'
SHEET: 1 OF 3

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by
me or under my direction in conformance with
the requirements of the Survey Recording Act at
the request of The Quadrant Corporation
in January, 2018.

Certificate No. 45779

AUDITOR'S CERTIFICATE

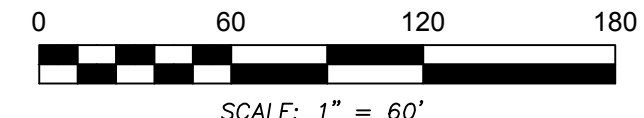
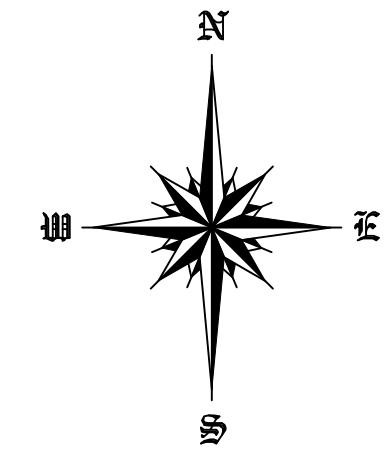
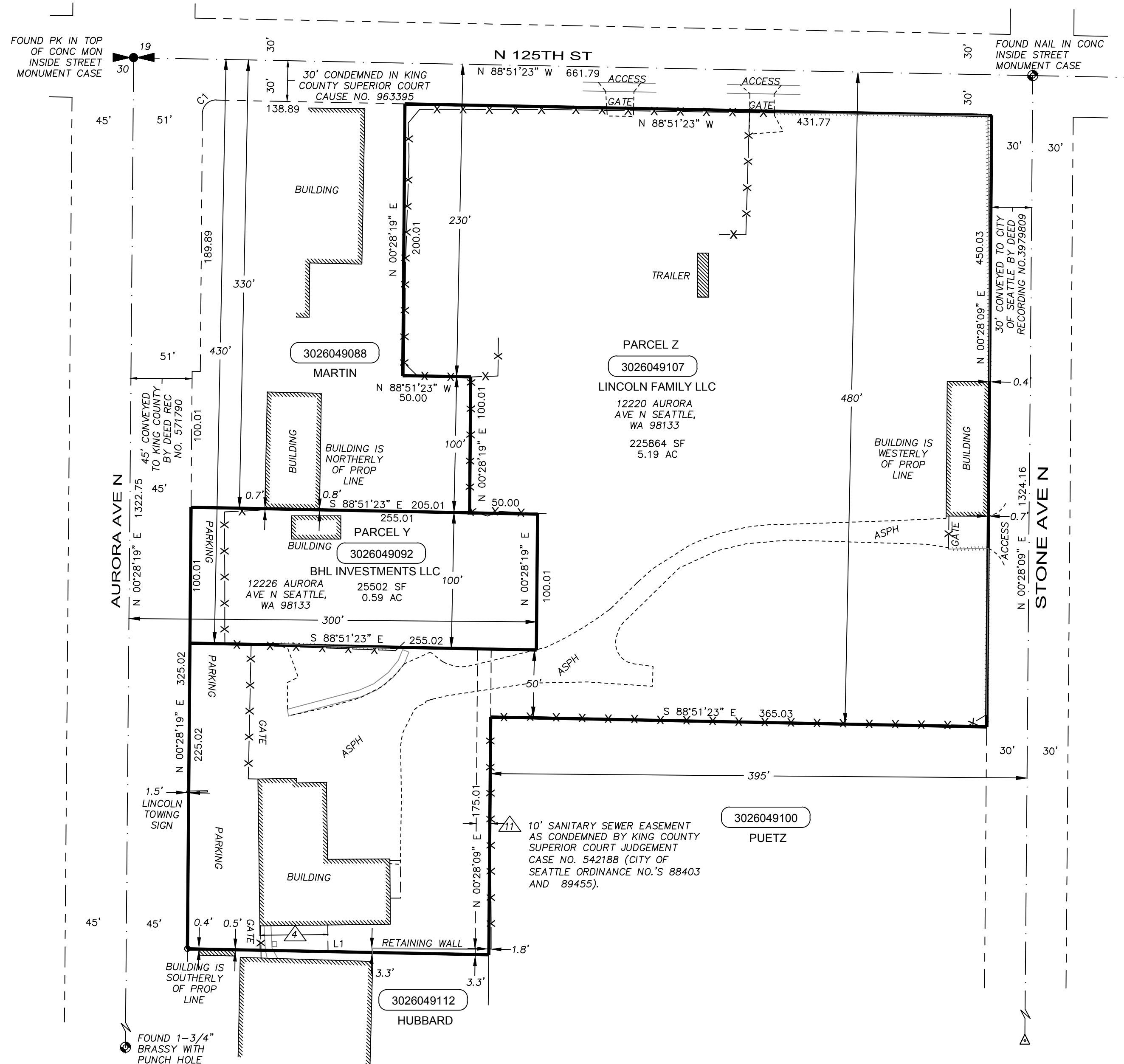
No. _____
FIELD FOR RECORD THIS _____ DAY OF _____,
2018 AT _____ M. , AT THE REQUEST OF
KPFF CONSULTING ENGINEERS.

(Signed) _____
COUNTY AUDITOR OF _____

SURVEY IN:

NW NE 30 26N 4E
QTR-QTR QTR. SECTION TWP. RANGE

KING COUNTY WA



MERIDIAN: WASHINGTON STATE PLANE COORDINATE SYSTEM NAD 83/91NORTH ZONE, 4601

AREAS:

TOTAL SITE AREA: 251,366 SF, 5.77 ACRES

PARCEL Y:
BEFORE ADJUSTMENT: 25,502 SF, 0.59 ACRES
AFTER ADJUSTMENT: 72,079 1.65 ACRES

PARCEL Z:
BEFORE ADJUSTMENT: 225,864 SF, 5.19 ACRES
AFTER ADJUSTMENT: 179,287 SF, 4.12 ACRES

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 3/4" IRON PIPE
- △ CALCULATED POSITION BASED ON RECORDS OF KING COUNTY
- +++++ BARRIER FENCE CONSTRUCTED OF CAR WHEEL RIMS
- X-X-X- CHAIN LINK FENCE

DIMENSION NOTE: FENCES SHOWN NOT DIMENSIONED ARE CONTAINED WITHIN THE LINCOLN TOWING AND BHL PROPERTIES.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.83	10.00	90°40'18"	N 45°48'28" E	14.22

LINE	BEARING	DISTANCE
L1	S 88°51'23" E	221.79



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DWG NAME: 81700079 BLA 1-2
DRAWN BY: TJS
CHECKED BY: JFC
DATE: 1/29/2018
SCALE: 1"=60'
SHEET: 2 OF 3

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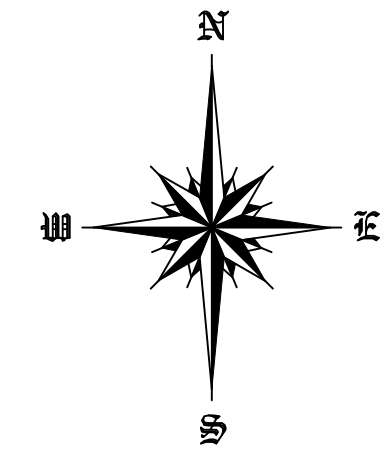
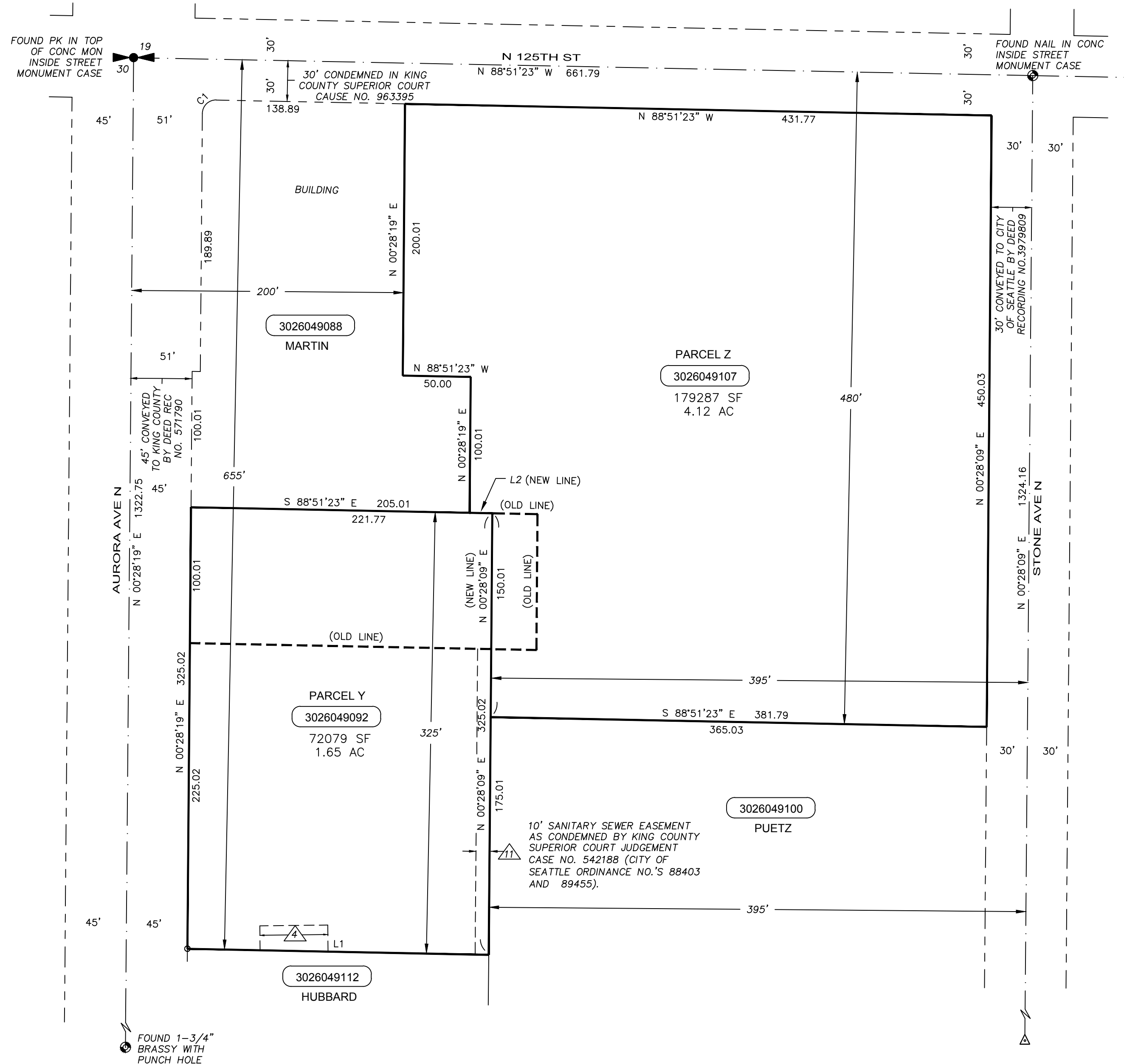
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KING COUNTY

WA



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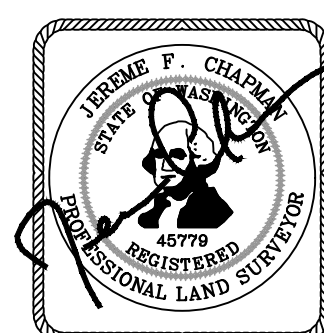
- FOUND MONUMENT AS NOTED
- FOUND 3/4" IRON PIPE
- △ CALCULATED POSITION BASED ON RECORDS OF KING COUNTY

LINE	BEARING	DISTANCE
L1	S 88°51'23" E	221.79
L2	N 88°51'23" W	16.76

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.83	10.00	90°40'18"	N 45°48'28" E	14.22

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NW NE 30 26N 4E
QTR-QTR QTR. SECTION TWP. RANGE

KING COUNTY

WA