16.

Lot line adjustment request (PLN13-0026)

[excerpted maps showing existing and proposed lot lines]

November 8, 2013

Print Form

RECEIVED
NOV 08 2013
PLANNING DEPT.

CITY OF BLACK DIAMOND
PLANNING DIVISION
MASTER APPLICATION

OFFICE USE ONLY

FILE #	PLN13-0026
APPL TYPE	LLA
FEE PAID	n/a

24301 Robe
Phone: (36(

16) Lot line adjustment request, PLN13-0026, November 8, 2013

a) Application form

NAME OF PROJECT/DEVELOPMENT:
Lot Line Adjustment for The Villages MPD Phase 2 Plat C Preliminary Plat

ADDRESS/LOCATION OF PROPERTY:
No address available. See the attached Title Report.

OWNER NAME	ADDRESS	
BD Village Partners, LP	10220 NE Points Drive Suite 310 Kirkland WA 98033	
EMAIL	PHONE	FAX
clund@yarrowbayholdings.com	(425) 898-2120	(425) 898-2139
APPLICANT NAME	ADDRESS	
BD Village Partners, LP	10220 NE Points Drive Suite 310 Kirkland WA 98033	
EMAIL	PHONE	FAX
clund@yarrowbayholdings.com	(425) 898-2120	(425) 898-2139
CONTACT NAME	ADDRESS	
Colin Lund	10220 NE Points Drive Suite 310 Kirkland WA 98033	
EMAIL	PHONE	FAX
clund@yarrowbayholdings.com	(425) 898-2120	(425) 898-2139

BRIEF DESCRIPTION OF PROJECT:

Lot Line Adjustment to reconfigure existing parcels of record to achieve BD Village Partners' development plans for The Villages MPD Phase 2 Plat C preliminary plat. The four existing parcels include: 152106-9108, 152106-9096, 222106-9004, and 222106-9053.

PARCEL #: See the list of parcels above. *Legal Description must be attached	1/4 SEC:	SEC:	TWN:	RANGE:
SIZE (ACRES/SQ FT): 239.42 acres	ZONING: MPD		COMP PLAN DESIGNATION: MPD Overlay	

EXISTING LAND USE: Vacant, undeveloped.

ADJACENT LAND USE: NORTH: Residential SOUTH: MPD
EAST: Sensitive Areas WEST: MPD

DOES THE SITE CONTAIN ANY OF THE FOLLOWING ENVIRONMENTALLY SENSITIVE AREAS? CHECK ALL THAT APPLY:

FLOOD HAZARD AREA ☐ LANDSLIDE HAZARD AREA ☐ SEISMIC HAZARD AREA ☐
COAL MINE HAZARD AREA ☐ STEEP SLOPE HAZARD ☐ WETLANDS ☒ STREAMS ☐

I certify under penalty of perjury, under the laws of the State of Washington, that the foregoing and attached exhibits are true and correct. I further certify that I am the owner of the property described above or authorized to act on behalf of the above interested parties.

OWNER

PRINT NAME	BD Village Partners, LP
SIGNATURE	See attached.

APPLICANT/AGENT

PRINT NAME	Same as Owner.
SIGNATURE	

CHANGES TO APPROVED APPLICATIONS WILL CONSTITUTE A NEW APPLICATION AND WILL BE SUBJECT TO FULL APPLICATION FFES.

The Villages MPD Phase 2 Plat C Preliminary Plat Lot Line Adjustment
City of Black Diamond Planning Division Master Application

(Signature page)

BD VILLAGE PARTNERS, LP, a Washington limited partnership

By: Yarrow Bay Development, LLC, a Washington limited liability company, its General Partner

By: _____ By: _____

Colin Lund, Authorized Person Megan Nelson, Authorized Person

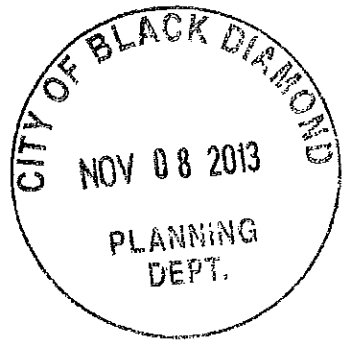
Triad Survey Prototype Defaults

Project: 05336

Parcel Map Check

Wed November 06 16:32:29 2013

Parcel name: BLA-TOTAL BOUNDARY



North: 2112566.0311 East : 3394673.6258
Line Course: S 89-21-50 E Length: 2608.87
North: 2112537.0674 East : 3397282.3350
Line Course: S 00-21-04 W Length: 2104.13
North: 2110432.9769 East : 3397269.4409
Line Course: N 85-44-16 W Length: 654.63
North: 2110481.6298 East : 3396616.6213
Line Course: S 00-22-34 W Length: 687.57
North: 2109794.0746 East : 3396612.1079
Line Course: N 84-32-13 W Length: 656.02
North: 2109856.5303 East : 3395959.0677
Line Course: S 00-08-57 E Length: 1241.70
North: 2108614.8345 East : 3395962.3004
Line Course: N 85-53-45 W Length: 1313.73
North: 2108708.8581 East : 3394651.9393
Line Course: N 00-02-51 E Length: 1272.58
North: 2109981.4377 East : 3394652.9943
Line Course: N 84-32-13 W Length: 1130.47
North: 2110089.0628 East : 3393527.6592
Line Course: N 06-57-10 E Length: 988.92
North: 2111070.7105 East : 3393647.3692
Line Course: N 19-25-28 E Length: 251.62
North: 2111308.0085 East : 3393731.0488
Line Course: N 37-17-36 E Length: 122.01
North: 2111405.0729 East : 3393804.9742
Line Course: N 31-34-42 E Length: 373.68
North: 2111723.4202 East : 3394000.6568
Line Course: N 37-02-12 E Length: 323.75
North: 2111981.8537 East : 3394195.6599
Line Course: N 20-52-36 E Length: 131.62
North: 2112104.8328 East : 3394242.5637
Line Course: N 27-56-40 E Length: 100.29
North: 2112193.4292 East : 3394289.5611
Line Course: N 09-34-03 E Length: 54.00
North: 2112246.6781 East : 3394298.5364
Curve Length: 81.38 Radius: 173.00
Delta: 26-57-08 Tangent: 41.46
Chord: 80.63 Course: N 66-57-23 W
Course In: N 09-34-03 E Course Out: S 36-31-11 W
RP North: 2112417.2718 East : 3394327.2906
End North: 2112278.2400 East : 3394224.3384
Line Course: N 53-28-49 W Length: 120.09
North: 2112349.7055 East : 3394127.8278
Curve Length: 315.92 Radius: 1257.00
Delta: 14-24-00 Tangent: 158.80
Chord: 315.09 Course: N 28-05-20 E
Course In: N 54-42-40 W Course Out: S 69-06-40 E
RP North: 2113075.8735 East : 3393101.8021
End North: 2112627.6816 East : 3394276.1840

Project: 05336 Fri November 01 13:19:27 2013
Parcel Map Check

Parcel name: BLA-LOT 1

North: 2110171.1152 East : 3384461.1559
Line Course: N 00-56-40 E Length: 294.87
North: 2110465.9451 East : 3384466.0163
Line Course: N 01-02-42 E Length: 274.00
North: 2110739.8996 East : 3384471.0134
Line Course: S 83-43-11 W Length: 80.56
North: 2110731.0869 East : 3384390.9368
Line Course: S 00-27-27 W Length: 1383.18
North: 2109347.9510 East : 3384379.8924
Line Course: S 89-22-49 E Length: 66.04
North: 2109347.2368 East : 3384445.9286
Line Course: N 01-04-04 E Length: 264.00
North: 2109611.1909 East : 3384450.8483
Line Course: N 01-02-33 E Length: 329.77
North: 2109940.9063 East : 3384456.8481
Line Course: N 01-02-26 E Length: 200.08
North: 2110140.9533 East : 3384460.4816
Line Course: N 01-16-21 E Length: 30.17
North: 2110171.1159 East : 3384461.1516

Perimeter: 2922.67 Area: 101,502 sq.ft. 2.33 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0044 Course: N 81-07-43 W
Error North: 0.00068 East : -0.00435
Precision 1: 664,243.18

Parcel name: BLA-LOT 2

North: 2109245.2123 East : 3385463.3879
Line Course: S 01-12-04 W Length: 6.80
North: 2109238.4138 East : 3385463.2453
Line Course: N 87-41-55 W Length: 195.51
North: 2109246.2647 East : 3385267.8930
Line Course: S 25-13-50 W Length: 95.07
North: 2109160.2644 East : 3385227.3683
Curve Length: 216.03 Radius: 502.00
Delta: 24-39-23 Tangent: 109.71
Chord: 214.37 Course: N 77-05-52 W
Course In: S 25-13-50 W Course Out: N 00-34-27 E
RP North: 2108706.1553 East : 3385013.3849
End North: 2109208.1300 East : 3385018.4154
Line Course: N 89-25-33 W Length: 240.55
North: 2109210.5406 East : 3384777.8775
Line Course: N 00-34-27 E Length: 80.00
North: 2109290.5366 East : 3384778.6792

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Line  Course: N 89-25-33 W  Length: 40.75
        North: 2109290.9449          East : 3384737.9312
Line  Course: N 00-27-27 E  Length: 40.10
        North: 2109331.0436          East : 3384738.2514
Line  Course: S 89-22-49 E  Length: 66.04
        North: 2109330.3294          East : 3384804.2875
Line  Course: N 01-04-04 E  Length: 264.00
        North: 2109594.2835          East : 3384809.2072
Line  Course: N 01-02-33 E  Length: 329.77
        North: 2109923.9989          East : 3384815.2071
Line  Course: N 01-02-26 E  Length: 200.08
        North: 2110124.0459          East : 3384818.8406
Line  Course: N 01-16-21 E  Length: 30.17
        North: 2110154.2085          East : 3384819.5106
Line  Course: N 00-56-40 E  Length: 294.87
        North: 2110449.0384          East : 3384824.3709
Line  Course: N 01-02-42 E  Length: 274.00
        North: 2110722.9929          East : 3384829.3680
Line  Course: S 00-27-27 W  Length: 1407.90
        North: 2109315.1377          East : 3384818.1262
Line  Course: S 89-21-50 E  Length: 2608.87
        North: 2109286.1741          East : 3387426.8354
Line  Course: S 00-21-04 W  Length: 99.62
        North: 2109186.5559          East : 3387426.2250
Line  Course: N 88-17-18 W  Length: 1963.72
        North: 2109245.2118          East : 3385463.3812

   Perimeter: 8453.84   Area: 238,731 sq.ft. 5.48 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0067                Course: S 85-46-22 W
  Error North: -0.00050               East : -0.00671
Precision  1: 1,261,768.66


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Parcel name: BLA-LOT 3

   North: 2114450.0230        East : 3346619.1626
Line  Course: S 00-21-04 W  Length: 2004.50
        North: 2112445.5606          East : 3346606.8790
Line  Course: N 85-44-16 W  Length: 654.63
        North: 2112494.2135          East : 3345954.0595
Line  Course: S 00-22-34 W  Length: 687.57
        North: 2111806.6583          East : 3345949.5460
Line  Course: N 84-32-14 W  Length: 656.02
        North: 2111869.1108          East : 3345296.5055
Line  Course: S 00-08-57 E  Length: 158.02
        North: 2111711.0914          East : 3345296.9169
Curve  Length: 66.40                Radius: 225.00
        Delta: 16-54-31            Tangent: 33.44
        Chord: 66.16                Course: N 48-37-46 W
    Course In: N 32-54-59 E     Course Out: S 49-49-30 W
    RP  North: 2111899.9709          East : 3345419.1852
    End North: 2111754.8179          East : 3345247.2677
Line  Course: N 40-10-30 W  Length: 61.33
        North: 2111801.6788          East : 3345207.7022
Curve  Length: 260.57               Radius: 225.00
        Delta: 66-21-16            Tangent: 147.11
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        Chord: 246.25                 Course: N 06-59-[illegible] W
    Course In: N 49-49-30 E       Course Out: N 63-49-14 W
    RP  North: 2111946.8318            East : 3345379.6197
    End North: 2112046.0981            East : 3345177.7009
Line  Course: N 26-10-46 E  Length: 42.52
        North: 2112084.2563            East : 3345196.4601
Curve  Length: 185.76                 Radius: 223.50
        Delta: 47-37-18              Tangent: 98.63
        Chord: 180.47                 Course: N 49-49-20 E
    Course In: S 63-59-19 E       Course Out: N 16-22-01 W
    RP  North: 2111986.2404            East : 3345397.3211
    End North: 2112200.6835            East : 3345334.3415
Line  Course: N 29-20-28 W  Length: 65.13
        North: 2112257.4584            East : 3345302.4272
Line  Course: N 53-41-56 W  Length: 62.05
        North: 2112294.1938            East : 3345252.4201
Curve  Length: 81.91                  Radius: 110.00
        Delta: 42-39-54              Tangent: 42.96
        Chord: 80.03                  Course: N 32-21-59 W
    Course In: N 36-18-04 E       Course Out: S 78-57-58 W
    RP  North: 2112382.8447            East : 3345317.5433
    End North: 2112361.7918            East : 3345209.5767
Line  Course: N 11-02-02 W  Length: 38.51
        North: 2112399.5899            East : 3345202.2063
Line  Course: N 35-03-10 W  Length: 59.58
        North: 2112448.3635            East : 3345167.9877
Line  Course: N 67-27-28 W  Length: 19.79
        North: 2112455.9503            East : 3345149.7097
Line  Course: S 70-26-44 W  Length: 85.31
        North: 2112427.3968            East : 3345069.3200
Curve  Length: 71.20                  Radius: 110.00
        Delta: 37-05-07              Tangent: 36.90
        Chord: 69.96                  Course: S 88-59-17 W
    Course In: N 19-33-16 W       Course Out: S 17-31-51 W
    RP  North: 2112531.0525            East : 3345032.5028
    End North: 2112426.1614            East : 3344999.3687
Line  Course: N 74-19-01 W  Length: 22.28
        North: 2112432.1840            East : 3344977.9181
Line  Course: N 74-11-22 W  Length: 57.93
        North: 2112447.9675            East : 3344922.1797
Line  Course: N 80-47-01 W  Length: 80.49
        North: 2112460.8591            East : 3344842.7288
Curve  Length: 67.38                  Radius: 110.00
        Delta: 35-05-49              Tangent: 34.79
        Chord: 66.33                  Course: N 63-14-06 W
    Course In: N 09-12-59 E       Course Out: S 44-18-48 W
    RP  North: 2112569.4390            East : 3344860.3468
    End North: 2112490.7307            East : 3344783.5028
Line  Course: N 45-41-12 W  Length: 39.99
        North: 2112518.6670            East : 3344754.8888
Line  Course: S 15-46-18 W  Length: 0.31
        North: 2112518.3687            East : 3344754.8045
Line  Course: S 11-12-23 W  Length: 69.55
        North: 2112450.1447            East : 3344741.2879
Line  Course: S 01-14-02 E  Length: 64.17
        North: 2112385.9896            East : 3344742.6697
Curve  Length: 24.11                  Radius: 110.00
        Delta: 12-33-32              Tangent: 12.10
        Chord: 24.06                  Course: S 05-02-44 W
    Course In: S 88-45-58 W       Course Out: S 78-40-30 E
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    RP  North: 2112383.62[illegible]          East : 3344632.[illegible]52
    End North: 2112362.0198                   East : 3344740.5534
Line  Course: S 11-19-30 W  Length: 56.22
        North: 2112306.8944                   East : 3344729.5133
Line  Course: S 30-48-59 E  Length: 60.75
        North: 2112254.7215                   East : 3344760.6348
Curve  Length: 36.37                         Radius: 110.00
        Delta: 18-56-46                     Tangent: 18.35
        Chord: 36.21                         Course: S 21-20-36 E
    Course In: S 59-11-01 W             Course Out: N 78-07-47 E
    RP  North: 2112198.3698                   East : 3344666.1653
    End North: 2112220.9964                   East : 3344773.8131
Line  Course: S 11-52-13 E  Length: 142.12
        North: 2112081.9155                   East : 3344803.0467
Line  Course: S 11-15-59 E  Length: 111.70
        North: 2111972.3680                   East : 3344824.8696
Curve  Length: 32.13                         Radius: 110.00
        Delta: 16-43-59                     Tangent: 16.18
        Chord: 32.01                         Course: S 02-53-59 E
    Course In: S 78-44-01 W             Course Out: S 84-32-00 E
    RP  North: 2111950.8772                   East : 3344716.9894
    End North: 2111940.3979                   East : 3344826.4891
Line  Course: S 05-28-00 W  Length: 25.90
        North: 2111914.6157                   East : 3344824.0217
Curve  Length: 97.89                         Radius: 110.00
        Delta: 50-59-13                     Tangent: 52.45
        Chord: 94.69                         Course: S 30-57-36 W
    Course In: N 84-32-00 W             Course Out: S 33-32-47 E
    RP  North: 2111925.0950                   East : 3344714.5220
    End North: 2111833.4168                   East : 3344775.3093
Curve  Length: 11.00                         Radius: 40.00
        Delta: 15-45-27                     Tangent: 5.54
        Chord: 10.97                         Course: S 17-42-52 E
    Course In: S 64-24-24 W             Course Out: N 80-09-51 E
    RP  North: 2111816.1375                   East : 3344739.2340
    End North: 2111822.9706                   East : 3344778.6460
Line  Course: S 09-50-09 E  Length: 18.29
        North: 2111804.9494                   East : 3344781.7704
Line  Course: S 33-09-23 E  Length: 26.52
        North: 2111782.7474                   East : 3344796.2749
Curve  Length: 2.95                          Radius: 40.00
        Delta: 4-13-17                      Tangent: 1.47
        Chord: 2.95                          Course: S 31-02-44 E
    Course In: S 56-50-37 W             Course Out: N 61-03-54 E
    RP  North: 2111760.8703                   East : 3344762.7877
    End North: 2111780.2230                   East : 3344797.7944
Line  Course: S 28-56-06 E  Length: 35.76
        North: 2111748.9270                   East : 3344815.0957
Curve  Length: 21.91                         Radius: 40.00
        Delta: 31-23-01                     Tangent: 11.24
        Chord: 21.64                         Course: S 13-14-36 E
    Course In: S 61-03-54 W             Course Out: S 87-33-05 E
    RP  North: 2111729.5743                   East : 3344780.0890
    End North: 2111727.8653                   East : 3344820.0524
Line  Course: S 02-26-55 W  Length: 7.17
        North: 2111720.7019                   East : 3344819.7461
Line  Course: S 02-39-35 W  Length: 18.88
        North: 2111701.8422                   East : 3344818.8700
Curve  Length: 50.00                         Radius: 40.00
        Delta: 71-37-11                     Tangent: 28.86
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Chord: 46.81 Course: S 38-28-1 W
Course In: N 87-20-25 W Course Out: S 15-43-14 E
RP North: 2111703.6984 East : 3344778.9131
End North: 2111665.1946 East : 3344789.7509
Line Course: S 74-16-46 W Length: 7.98
North: 2111663.0325 East : 3344782.0694
Curve Length: 69.49 Radius: 40.00
Delta: 99-32-33 Tangent: 47.29
Chord: 61.08 Course: N 55-56-58 W
Course In: N 15-43-14 W Course Out: S 83-49-19 W
RP North: 2111701.5363 East : 3344771.2316
End North: 2111697.2315 East : 3344731.4639
Curve Length: 37.55 Radius: 40.00
Delta: 53-47-32 Tangent: 20.29
Chord: 36.19 Course: N 36-53-34 W
Course In: N 26-12-40 E Course Out: S 80-00-12 W
RP North: 2111733.1184 East : 3344749.1311
End North: 2111726.1748 East : 3344709.7384
Line Course: N 09-59-48 W Length: 12.16
North: 2111738.1502 East : 3344707.6275
Line Course: N 38-30-22 W Length: 22.92
North: 2111756.0860 East : 3344693.3576
Curve Length: 29.73 Radius: 40.00
Delta: 42-35-29 Tangent: 15.59
Chord: 29.05 Course: N 17-12-38 W
Course In: N 51-29-38 E Course Out: N 85-54-53 W
RP North: 2111780.9900 East : 3344724.6592
End North: 2111783.8396 East : 3344684.7609
Line Course: N 04-05-07 E Length: 33.45
North: 2111817.2046 East : 3344687.1439
Line Course: N 84-32-00 W Length: 21.34
North: 2111819.2376 East : 3344665.9009
Curve Length: 172.79 Radius: 110.00
Delta: 90-00-00 Tangent: 110.00
Chord: 155.56 Course: N 39-32-00 W
Course In: N 05-28-00 E Course Out: N 84-32-00 W
RP North: 2111928.7373 East : 3344676.3803
End North: 2111939.2166 East : 3344566.8806
Line Course: N 05-28-00 E Length: 6.49
North: 2111945.6771 East : 3344567.4989
Line Course: N 17-12-58 W Length: 20.48
North: 2111965.2395 East : 3344561.4373
Line Course: N 51-11-18 E Length: 22.29
North: 2111979.2100 East : 3344578.8059
Line Course: N 09-48-40 W Length: 56.84
North: 2112035.2187 East : 3344569.1203
Line Course: N 27-14-37 W Length: 55.58
North: 2112084.6332 East : 3344543.6772
Line Course: N 24-41-25 W Length: 40.75
North: 2112121.6578 East : 3344526.6554
Line Course: N 28-13-25 W Length: 56.81
North: 2112171.7135 East : 3344499.7891
Line Course: N 02-28-08 E Length: 35.48
North: 2112207.1606 East : 3344501.3175
Line Course: N 01-08-56 E Length: 32.33
North: 2112239.4841 East : 3344501.9657
Line Course: N 43-33-02 W Length: 40.05
North: 2112268.5110 East : 3344474.3715
Line Course: N 53-49-52 W Length: 57.81
North: 2112302.6286 East : 3344427.7026

Line Course: N 33-40-43 . Length: 34.52
North: 2112331.3548 East : 3344408.5601
Line Course: N 40-16-52 W Length: 10.58
North: 2112339.4261 East : 3344401.7197
Line Course: N 01-18-33 W Length: 53.16
North: 2112392.5722 East : 3344400.5051
Curve Length: 50.04 Radius: 110.00
Delta: 26-03-53 Tangent: 25.46
Chord: 49.61 Course: N 11-43-23 E
Course In: N 88-41-27 E Course Out: N 65-14-40 W
RP North: 2112395.0854 East : 3344510.4764
End North: 2112441.1477 East : 3344410.5851
Line Course: N 24-45-20 E Length: 92.75
North: 2112525.3742 East : 3344449.4240
Line Course: N 06-38-09 E Length: 68.46
North: 2112593.3755 East : 3344457.3351
Line Course: N 19-22-50 W Length: 120.75
North: 2112707.2833 East : 3344417.2653
Line Course: N 20-10-32 W Length: 151.84
North: 2112849.8064 East : 3344364.8961
Curve Length: 20.72 Radius: 110.00
Delta: 10-47-26 Tangent: 10.39
Chord: 20.69 Course: N 14-46-49 W
Course In: N 69-49-28 E Course Out: S 80-36-54 W
RP North: 2112887.7452 East : 3344468.1465
End North: 2112869.8077 East : 3344359.6188
Line Course: N 09-23-06 W Length: 68.99
North: 2112937.8743 East : 3344348.3688
Line Course: N 28-51-35 W Length: 55.14
North: 2112986.1661 East : 3344321.7546
Line Course: N 34-10-38 W Length: 129.42
North: 2113093.2358 East : 3344249.0523
Curve Length: 61.46 Radius: 110.00
Delta: 32-00-51 Tangent: 31.56
Chord: 60.67 Course: N 18-10-12 W
Course In: N 55-49-22 E Course Out: S 87-50-13 W
RP North: 2113155.0288 East : 3344340.0557
End North: 2113150.8770 East : 3344230.1341
Line Course: N 02-09-47 W Length: 77.41
North: 2113228.2319 East : 3344227.2124
Line Course: N 14-59-14 W Length: 89.58
North: 2113314.7647 East : 3344204.0467
Line Course: N 43-05-08 W Length: 87.20
North: 2113378.4498 East : 3344144.4812
Curve Length: 92.55 Radius: 110.00
Delta: 48-12-26 Tangent: 49.21
Chord: 89.85 Course: N 18-58-55 W
Course In: N 46-54-52 E Course Out: N 84-52-42 W
RP North: 2113453.5897 East : 3344224.8180
End North: 2113463.4095 East : 3344115.2572
Line Course: N 05-07-18 E Length: 43.05
North: 2113506.2876 East : 3344119.1003
Line Course: N 56-57-37 W Length: 44.02
North: 2113530.2882 East : 3344082.1987
Curve Length: 69.99 Radius: 110.00
Delta: 36-27-24 Tangent: 36.23
Chord: 68.82 Course: N 38-43-55 W
Course In: N 33-02-23 E Course Out: S 69-29-47 W
RP North: 2113622.5004 East : 3344142.1729
End North: 2113583.9711 East : 3344039.1414

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Line  Course: N 20-30-13 .  Length: 41.98
        North: 2113623.2917          East : 3344024.4372
Line  Course: N 33-25-37 W  Length: 93.73
        North: 2113701.5177          East : 3343972.8039
Line  Course: N 56-28-45 W  Length: 81.25
        North: 2113746.3872          East : 3343905.0670
Curve  Length: 9.43                Radius: 110.00
        Delta: 4-54-48             Tangent: 4.72
        Chord: 9.43                 Course: N 54-01-21 W
    Course In: N 33-31-15 E     Course Out: S 38-26-03 W
    RP  North: 2113838.0926          East : 3343965.8134
    End North: 2113751.9271          East : 3343897.4357
Line  Course: N 51-33-57 W  Length: 85.61
        North: 2113805.1435          East : 3343830.3755
Line  Course: N 67-53-25 W  Length: 92.81
        North: 2113840.0755          East : 3343744.3903
Curve  Length: 15.06               Radius: 110.00
        Delta: 7-50-33             Tangent: 7.54
        Chord: 15.05                Course: N 63-58-08 W
    Course In: N 22-06-35 E     Course Out: S 29-57-08 W
    RP  North: 2113941.9866          East : 3343785.7922
    End North: 2113846.6780          East : 3343730.8717
Line  Course: N 60-02-52 W  Length: 146.62
        North: 2113919.8821          East : 3343603.8340
Curve  Length: 155.36              Radius: 110.00
        Delta: 80-55-28            Tangent: 93.82
        Chord: 142.77               Course: N 19-35-08 W
    Course In: N 29-57-08 E     Course Out: N 69-07-24 W
    RP  North: 2114015.1907          East : 3343658.7545
    End North: 2114054.3900          East : 3343555.9760
Line  Course: N 20-52-36 E  Length: 67.43
        North: 2114117.3932          East : 3343580.0052
Line  Course: N 27-56-40 E  Length: 100.29
        North: 2114205.9897          East : 3343627.0026
Line  Course: N 09-34-03 E  Length: 54.00
        North: 2114259.2385          East : 3343635.9780
Curve  Length: 81.38               Radius: 173.00
        Delta: 26-57-08            Tangent: 41.46
        Chord: 80.63                Course: N 66-57-23 W
    Course In: N 09-34-03 E     Course Out: S 36-31-11 W
    RP  North: 2114429.8322          East : 3343664.7322
    End North: 2114290.8004          East : 3343561.7800
Line  Course: N 53-28-49 W  Length: 120.09
        North: 2114362.2659          East : 3343465.2694
Curve  Length: 315.92              Radius: 1257.00
        Delta: 14-24-00            Tangent: 158.80
        Chord: 315.09               Course: N 28-05-20 E
    Course In: N 54-42-40 W     Course Out: S 69-06-40 E
    RP  North: 2115088.4340          East : 3342439.2436
    End North: 2114640.2420          East : 3343613.6256
Line  Course: S 67-52-49 E  Length: 80.24
        North: 2114610.0282          East : 3343687.9598
Curve  Length: 177.49              Radius: 473.00
        Delta: 21-30-00            Tangent: 89.80
        Chord: 176.45               Course: S 78-37-49 E
    Course In: N 22-07-11 E     Course Out: S 00-37-11 W
    RP  North: 2115048.2150          East : 3343866.0648
    End North: 2114575.2426          East : 3343860.9488
Line  Course: S 89-22-49 E  Length: 70.08
        North: 2114574.4846          East : 3343931.0247
```

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Line  Course: S 00-27-27 .  Length: 20.10
        North: 2114554.3853          East : 3343930.8642
Line  Course: S 89-25-33 E  Length: 40.75
        North: 2114553.9769          East : 3343971.6122
Line  Course: S 00-34-27 W  Length: 80.00
        North: 2114473.9809          East : 3343970.8105
Line  Course: S 89-25-33 E  Length: 240.55
        North: 2114471.5704          East : 3344211.3484
Curve  Length: 216.03              Radius: 502.00
        Delta: 24-39-23           Tangent: 109.71
        Chord: 214.37              Course: S 77-05-52 E
    Course In: S 00-34-27 W     Course Out: N 25-13-50 E
    RP  North: 2113969.5956          East : 3344206.3179
    End North: 2114423.7047          East : 3344420.3013
Line  Course: N 25-13-50 E  Length: 95.07
        North: 2114509.7051          East : 3344460.8260
Line  Course: S 87-41-55 E  Length: 195.51
        North: 2114501.8542          East : 3344656.1783
Line  Course: N 01-12-04 E  Length: 6.80
        North: 2114508.6527          East : 3344656.3209
Line  Course: S 88-17-18 E  Length: 1963.72
        North: 2114449.9968          East : 3346619.1646

   Perimeter: 13343.85   Area: 5,941,542 sq.ft. 136.40 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0263              Course: S 04-29-48 E
  Error North: -0.02621             East : 0.00206
Precision  1: 507,369.58
```

```
Parcel name: BLA-LOT 4

        North: 2105920.2723          East : 3387018.6274
Curve  Length: 66.40               Radius: 225.00
        Delta: 16-54-31           Tangent: 33.44
        Chord: 66.16               Course: N 48-37-46 W
    Course In: N 32-54-59 E     Course Out: S 49-49-30 W
    RP  North: 2106109.1518          East : 3387140.8957
    End North: 2105963.9988          East : 3386968.9782
Line  Course: N 40-10-30 W  Length: 61.33
        North: 2106010.8597          East : 3386929.4127
Curve  Length: 260.57              Radius: 225.00
        Delta: 66-21-17           Tangent: 147.11
        Chord: 246.25              Course: N 06-59-53 W
    Course In: N 49-49-29 E     Course Out: N 63-49-14 W
    RP  North: 2106156.0135          East : 3387101.3295
    End North: 2106255.2799          East : 3386899.4107
Line  Course: N 26-10-46 E  Length: 42.52
        North: 2106293.4381          East : 3386918.1699
Curve  Length: 185.69              Radius: 225.00
        Delta: 47-17-09           Tangent: 98.50
        Chord: 180.47              Course: N 49-49-20 E
    Course In: S 63-49-15 E     Course Out: N 16-32-06 W
    RP  North: 2106194.1727          East : 3387120.0891
    End North: 2106409.8680          East : 3387056.0539
Line  Course: N 29-20-28 W  Length: 65.13
        North: 2106466.6430          East : 3387024.1397
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Line Course: N 53-41-56 . Length: 62.05
North: 2106503.3784 East : 3386974.1325
Curve Length: 81.91 Radius: 110.00
Delta: 42-39-54 Tangent: 42.96
Chord: 80.03 Course: N 32-21-59 W
Course In: N 36-18-04 E Course Out: S 78-57-58 W
RP North: 2106592.0292 East : 3387039.2557
End North: 2106570.9764 East : 3386931.2891
Line Course: N 11-02-02 W Length: 38.51
North: 2106608.7745 East : 3386923.9187
Line Course: N 35-03-10 W Length: 59.58
North: 2106657.5481 East : 3386889.7001
Line Course: N 67-27-28 W Length: 19.79
North: 2106665.1349 East : 3386871.4221
Line Course: S 70-26-44 W Length: 85.31
North: 2106636.5814 East : 3386791.0325
Curve Length: 71.20 Radius: 110.00
Delta: 37-05-07 Tangent: 36.90
Chord: 69.96 Course: S 88-59-17 W
Course In: N 19-33-16 W Course Out: S 17-31-51 W
RP North: 2106740.2370 East : 3386754.2152
End North: 2106635.3460 East : 3386721.0811
Line Course: N 74-19-01 W Length: 22.28
North: 2106641.3686 East : 3386699.6306
Line Course: N 74-11-22 W Length: 57.93
North: 2106657.1521 East : 3386643.8922
Line Course: N 80-47-01 W Length: 80.49
North: 2106670.0436 East : 3386564.4413
Curve Length: 67.38 Radius: 110.00
Delta: 35-05-46 Tangent: 34.79
Chord: 66.33 Course: N 63-14-06 W
Course In: N 09-13-01 E Course Out: S 44-18-47 W
RP North: 2106778.6234 East : 3386582.0603
End North: 2106699.9147 East : 3386505.2167
Line Course: N 45-41-12 W Length: 39.99
North: 2106727.8510 East : 3386476.6026
Line Course: S 15-46-18 W Length: 0.31
North: 2106727.5527 East : 3386476.5184
Line Course: S 11-12-23 W Length: 69.55
North: 2106659.3288 East : 3386463.0018
Line Course: S 01-14-02 E Length: 64.17
North: 2106595.1736 East : 3386464.3836
Curve Length: 24.11 Radius: 110.00
Delta: 12-33-32 Tangent: 12.10
Chord: 24.06 Course: S 05-02-44 W
Course In: S 88-45-58 W Course Out: S 78-40-30 E
RP North: 2106592.8049 East : 3386354.4091
End North: 2106571.2038 East : 3386462.2673
Line Course: S 11-19-30 W Length: 56.22
North: 2106516.0784 East : 3386451.2271
Line Course: S 30-48-59 E Length: 60.75
North: 2106463.9055 East : 3386482.3487
Curve Length: 36.37 Radius: 110.00
Delta: 18-56-46 Tangent: 18.35
Chord: 36.21 Course: S 21-20-36 E
Course In: S 59-11-01 W Course Out: N 78-07-47 E
RP North: 2106407.5538 East : 3386387.8792
End North: 2106430.1804 East : 3386495.5269
Line Course: S 11-52-13 E Length: 142.12
North: 2106291.0995 East : 3386524.7605

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Line  Course: S 11-15-59 E  Length: 111.70
        North: 2106181.5520          East : 3386546.5835
Curve  Length: 32.13                Radius: 110.00
        Delta: 16-43-59            Tangent: 16.18
        Chord: 32.01                Course: S 02-53-59 E
    Course In: S 78-44-01 W     Course Out: S 84-32-00 E
    RP  North: 2106160.0613          East : 3386438.7032
    End North: 2106149.5819          East : 3386548.2029
Line  Course: S 05-28-00 W  Length: 25.90
        North: 2106123.7997          East : 3386545.7355
Curve  Length: 97.89                Radius: 110.00
        Delta: 50-59-13            Tangent: 52.45
        Chord: 94.69                Course: S 30-57-36 W
    Course In: N 84-32-00 W     Course Out: S 33-32-47 E
    RP  North: 2106134.2791          East : 3386436.2358
    End North: 2106042.6008          East : 3386497.0231
Curve  Length: 11.00                Radius: 40.00
        Delta: 15-45-27            Tangent: 5.54
        Chord: 10.97                Course: S 17-42-52 E
    Course In: S 64-24-24 W     Course Out: N 80-09-51 E
    RP  North: 2106025.3216          East : 3386460.9478
    End North: 2106032.1546          East : 3386500.3599
Line  Course: S 09-50-09 E  Length: 18.29
        North: 2106014.1334          East : 3386503.4843
Line  Course: S 33-09-23 E  Length: 26.52
        North: 2105991.9314          East : 3386517.9888
Curve  Length: 2.95                 Radius: 40.00
        Delta: 4-13-17             Tangent: 1.47
        Chord: 2.95                 Course: S 31-02-44 E
    Course In: S 56-50-37 W     Course Out: N 61-03-54 E
    RP  North: 2105970.0544          East : 3386484.5015
    End North: 2105989.4070          East : 3386519.5083
Line  Course: S 28-56-06 E  Length: 35.76
        North: 2105958.1110          East : 3386536.8096
Curve  Length: 21.91                Radius: 40.00
        Delta: 31-23-01            Tangent: 11.24
        Chord: 21.64                Course: S 13-14-36 E
    Course In: S 61-03-54 W     Course Out: S 87-33-05 E
    RP  North: 2105938.7583          East : 3386501.8028
    End North: 2105937.0494          East : 3386541.7663
Line  Course: S 02-26-55 W  Length: 7.17
        North: 2105929.8859          East : 3386541.4600
Line  Course: S 02-39-35 W  Length: 18.88
        North: 2105911.0263          East : 3386540.5839
Curve  Length: 50.00                Radius: 40.00
        Delta: 71-37-11            Tangent: 28.86
        Chord: 46.81                Course: S 38-28-11 W
    Course In: N 87-20-25 W     Course Out: S 15-43-14 E
    RP  North: 2105912.8824          East : 3386500.6269
    End North: 2105874.3786          East : 3386511.4648
Line  Course: S 74-16-46 W  Length: 7.98
        North: 2105872.2165          East : 3386503.7833
Curve  Length: 69.49                Radius: 40.00
        Delta: 99-32-33            Tangent: 47.29
        Chord: 61.08                Course: N 55-56-58 W
    Course In: N 15-43-14 W     Course Out: S 83-49-19 W
    RP  North: 2105910.7203          East : 3386492.9454
    End North: 2105906.4155          East : 3386453.1778
Curve  Length: 37.55                Radius: 40.00
        Delta: 53-47-32            Tangent: 20.29
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        Chord: 36.19                Course: N 36-53-3. W
    Course In: N 26-12-40 E     Course Out: S 80-00-12 W
    RP  North: 2105942.3024          East : 3386470.8449
    End North: 2105935.3588          East : 3386431.4522
Line  Course: N 09-59-48 W  Length: 12.16
        North: 2105947.3342          East : 3386429.3414
Line  Course: N 38-30-22 W  Length: 22.92
        North: 2105965.2700          East : 3386415.0714
Curve  Length: 29.73               Radius: 40.00
        Delta: 42-35-29           Tangent: 15.59
        Chord: 29.05                Course: N 17-12-38 W
    Course In: N 51-29-38 E     Course Out: N 85-54-53 W
    RP  North: 2105990.1740          East : 3386446.3731
    End North: 2105993.0236          East : 3386406.4747
Line  Course: N 04-05-07 E  Length: 33.45
        North: 2106026.3886          East : 3386408.8577
Line  Course: N 84-32-00 W  Length: 21.34
        North: 2106028.4216          East : 3386387.6148
Curve  Length: 172.79              Radius: 110.00
        Delta: 90-00-00           Tangent: 110.00
        Chord: 155.56               Course: N 39-32-00 W
    Course In: N 05-28-00 E     Course Out: N 84-32-00 W
    RP  North: 2106137.9213          East : 3386398.0941
    End North: 2106148.4006          East : 3386288.5944
Line  Course: N 05-28-00 E  Length: 6.49
        North: 2106154.8611          East : 3386289.2127
Line  Course: N 17-12-58 W  Length: 20.48
        North: 2106174.4235          East : 3386283.1511
Line  Course: N 51-11-18 E  Length: 22.29
        North: 2106188.3941          East : 3386300.5197
Line  Course: N 09-48-40 W  Length: 56.84
        North: 2106244.4028          East : 3386290.8341
Line  Course: N 27-14-37 W  Length: 55.58
        North: 2106293.8172          East : 3386265.3910
Line  Course: N 24-41-25 W  Length: 40.75
        North: 2106330.8418          East : 3386248.3692
Line  Course: N 28-13-25 W  Length: 56.81
        North: 2106380.8976          East : 3386221.5030
Line  Course: N 02-28-08 E  Length: 35.48
        North: 2106416.3446          East : 3386223.0313
Line  Course: N 01-08-56 E  Length: 32.33
        North: 2106448.6681          East : 3386223.6796
Line  Course: N 43-33-02 W  Length: 40.05
        North: 2106477.6950          East : 3386196.0854
Line  Course: N 53-49-52 W  Length: 57.81
        North: 2106511.8126          East : 3386149.4164
Line  Course: N 33-40-43 W  Length: 34.52
        North: 2106540.5388          East : 3386130.2739
Line  Course: N 40-16-52 W  Length: 10.58
        North: 2106548.6101          East : 3386123.4336
Line  Course: N 01-18-33 W  Length: 53.16
        North: 2106601.7562          East : 3386122.2190
Curve  Length: 50.04               Radius: 110.00
        Delta: 26-03-53           Tangent: 25.46
        Chord: 49.61                Course: N 11-43-23 E
    Course In: N 88-41-27 E     Course Out: N 65-14-40 W
    RP  North: 2106604.2694          East : 3386232.1903
    End North: 2106650.3317          East : 3386132.2990
Line  Course: N 24-45-20 E  Length: 92.75
        North: 2106734.5582          East : 3386171.1379
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Line  Course: N 06-38-09 E  Length: 68.46
        North: 2106802.5596          East : 3386179.0490
Line  Course: N 19-22-50 W  Length: 120.75
        North: 2106916.4673          East : 3386138.9792
Line  Course: N 20-10-32 W  Length: 151.84
        North: 2107058.9904          East : 3386086.6099
Curve  Length: 20.72                Radius: 110.00
        Delta: 10-47-26            Tangent: 10.39
        Chord: 20.69                Course: N 14-46-49 W
    Course In: N 69-49-28 E     Course Out: S 80-36-54 W
    RP  North: 2107096.9292          East : 3386189.8603
    End North: 2107078.9917          East : 3386081.3327
Line  Course: N 09-23-06 W  Length: 68.99
        North: 2107147.0583          East : 3386070.0827
Line  Course: N 28-51-35 W  Length: 55.14
        North: 2107195.3501          East : 3386043.4684
Line  Course: N 34-10-38 W  Length: 129.42
        North: 2107302.4198          East : 3385970.7661
Curve  Length: 61.46                Radius: 110.00
        Delta: 32-00-51            Tangent: 31.56
        Chord: 60.67                Course: N 18-10-12 W
    Course In: N 55-49-22 E     Course Out: S 87-50-13 W
    RP  North: 2107364.2128          East : 3386061.7696
    End North: 2107360.0610          East : 3385951.8480
Line  Course: N 02-09-47 W  Length: 77.41
        North: 2107437.4159          East : 3385948.9262
Line  Course: N 14-59-14 W  Length: 89.58
        North: 2107523.9487          East : 3385925.7605
Line  Course: N 43-05-08 W  Length: 87.20
        North: 2107587.6339          East : 3385866.1951
Curve  Length: 92.55                Radius: 110.00
        Delta: 48-12-26            Tangent: 49.21
        Chord: 89.85                Course: N 18-58-55 W
    Course In: N 46-54-52 E     Course Out: N 84-52-42 W
    RP  North: 2107662.7737          East : 3385946.5319
    End North: 2107672.5935          East : 3385836.9711
Line  Course: N 05-07-18 E  Length: 43.05
        North: 2107715.4716          East : 3385840.8142
Line  Course: N 56-57-37 W  Length: 44.02
        North: 2107739.4722          East : 3385803.9126
Curve  Length: 69.99                Radius: 110.00
        Delta: 36-27-24            Tangent: 36.23
        Chord: 68.82                Course: N 38-43-55 W
    Course In: N 33-02-23 E     Course Out: S 69-29-47 W
    RP  North: 2107831.6844          East : 3385863.8868
    End North: 2107793.1551          East : 3385760.8553
Line  Course: N 20-30-13 W  Length: 41.98
        North: 2107832.4757          East : 3385746.1511
Line  Course: N 33-25-37 W  Length: 93.73
        North: 2107910.7017          East : 3385694.5177
Line  Course: N 56-28-45 W  Length: 81.25
        North: 2107955.5712          East : 3385626.7808
Curve  Length: 9.43                 Radius: 110.00
        Delta: 4-54-48             Tangent: 4.72
        Chord: 9.43                 Course: N 54-01-21 W
    Course In: N 33-31-15 E     Course Out: S 38-26-03 W
    RP  North: 2108047.2766          East : 3385687.5272
    End North: 2107961.1111          East : 3385619.1496
Line  Course: N 51-33-57 W  Length: 85.61
        North: 2108014.3275          East : 3385552.0893
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Line  Course: N 67-53-25 ..  Length: 92.81
        North: 2108049.2595          East : 3385466.1041
Line  Course: N 63-58-08 W  Length: 15.05
        North: 2108055.8643          East : 3385452.5809
Line  Course: N 60-02-52 W  Length: 146.62
        North: 2108129.0684          East : 3385325.5431
Curve  Length: 155.36                Radius: 110.00
        Delta: 80-55-28             Tangent: 93.82
        Chord: 142.77                Course: N 19-35-08 W
    Course In: N 29-57-08 E     Course Out: N 69-07-24 W
    RP  North: 2108224.3770          East : 3385380.4637
    End North: 2108263.5764          East : 3385277.6852
Line  Course: S 20-52-36 W  Length: 64.19
        North: 2108203.6005          East : 3385254.8106
Line  Course: S 37-02-12 W  Length: 323.75
        North: 2107945.1670          East : 3385059.8076
Line  Course: S 31-34-42 W  Length: 373.68
        North: 2107626.8196          East : 3384864.1249
Line  Course: S 37-17-36 W  Length: 122.01
        North: 2107529.7553          East : 3384790.1995
Line  Course: S 19-25-28 W  Length: 251.62
        North: 2107292.4573          East : 3384706.5199
Line  Course: S 06-57-10 W  Length: 988.92
        North: 2106310.8096          East : 3384586.8099
Line  Course: S 84-32-13 E  Length: 1130.47
        North: 2106203.1844          East : 3385712.1451
Line  Course: S 00-02-51 W  Length: 1272.58
        North: 2104930.6048          East : 3385711.0901
Line  Course: S 85-53-45 E  Length: 1313.73
        North: 2104836.5812          East : 3387021.4511
Line  Course: N 00-08-57 W  Length: 620.85
        North: 2105457.4291          East : 3387019.8348
Line  Course: N 00-08-57 W  Length: 462.83
        North: 2105920.2575          East : 3387018.6298

   Perimeter: 12182.21   Area: 4,147,255 sq.ft. 95.21 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0150               Course: S 09-16-19 E
  Error North: -0.01476              East : 0.00241
Precision  1: 812,145.33
```

SUBDIVISION GUARANTEE

Guarantee No.: G-6329-000003293 **Fee:** $300.00

Order No.: 01148-27204 **Dated:** October 30, 2013

Issued by

STEWART TITLE GUARANTY COMPANY

Stewart Title Guaranty Company (the "Company"), guarantees the County of King and any City within which said subdivision is located in a sum not exceeding $1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned by:

Authorized Countersignature

stewart
title guaranty company

Matt Morris
President and CEO

Denise Carraux
Secretary

Stewart Title Company
18000 International Blvd, Suite 401
SeaTac, WA 98188
Agent ID: 470047

Guarantee Serial No. **G-6329-000003293**

In writing this company please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial Number.

CITY OF BLACK DIAMOND
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NOV 08 2013
PLANNING DEPT

1. General taxes: First half delinquent May 1; Second half delinquent November 1:

Year:	2013
Amount Billed:	$7,477.16
Amount Paid:	$7,477.16
Amount Due:	$-0-, plus interest and penalty if delinquent
Tax Account No.:	152106-9108-04
Levy Code:	0905
Land:	$531,000.00
Improvements:	$-0-
Affects:	Parcel A

Note: King County Treasurer, 500 4th Avenue, 6th Floor Admin. Bldg., Seattle, WA 98104 (206) 296-7300
Web Address: http://webapp.metrokc.gov/kctaxinfo/.

2. General taxes: First half delinquent May 1; Second half delinquent November 1:

Year:	2013
Amount Billed:	$13,567.12
Amount Paid:	$13,567.12
Amount Due:	$-0-, plus interest and penalty if delinquent
Tax Account No.:	152106-9096-08
Levy Code:	0905
Land:	$963,000.00
Improvements:	$-0-
Affects:	Parcel B

3. The lands described herein have been classified as forest land and are subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years.
(Affects Parcel B)

Any sale or transfer of all or a portion of said property requires execution of a notice of continuance form by the new owner **prior to closing** with submission to the County Assessor at least 2 weeks prior to recording for approval of continuance or removal.

NOTE: If the proposed transaction involves a sale of the property so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. **Please contact King County Assessor or the Company for additional information.**

4. General taxes: First half delinquent May 1; Second half delinquent November 1:

Year:	2013
Amount Billed:	$5,550.28
Amount Paid:	$5,550.28
Amount Due:	$-0-, plus interest and penalty if delinquent
Tax Account No.:	222106-9004-00
Levy Code:	0905
Land:	$385,000.00
Improvements:	$-0-
Affects:	Parcel C

5. General taxes: First half delinquent May 1; Second half delinquent November 1:

Year:	2013
Amount Billed:	$5,421.71
Amount Paid:	$5,421.71
Amount Due:	$-0-, plus interest and penalty if delinquent
Tax Account No.:	222106-9053-00
Levy Code:	0905
Land:	$385,000.00

14. Exceptions and Reservations contained in deed from PCTC, Inc., whereby the Grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry, recorded under Recording No. 8907070390.
(Affects Parcels A and B)

    NOTE: No examination has been made to determine the present record owner of the above minerals, or mineral lands and appurtenant rights thereto, or to determine matters which may affect the lands or rights so reserved.

    Modification and the terms and conditions thereof:
    Recorded: January 15, 1993
    Recording No.: 9301152402

15. Memorandum of Plum Creek Land Company in city water supply and facilities funding agreement and the terms and conditions thereof:
    Recorded: March 21, 2005
    Recording No.: 20050321000922
    Affects: Parcels A and B

16. A Conservation easement affecting the land and for the purposes stated herein, and incidental purposes:
    Grantor: Plum Creek Land Company
    Grantee: City of Black Diamond
    Recorded: March 23, 2006
    Recording No.: 20060323001818
    Affects: Parcel A

17. A Conservation easement affecting the land and for the purposes stated herein, and incidental purposes:
    Grantor: Plum Creek Land Company
    Grantee: City of Black Diamond
    Recorded: March 23, 2006
    Recording No.: 20060323001819
    Affects: Parcels A and B

18. Matters including possible encroachments disclosed by instrument recorded under recording number 20060922001106.

19. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

20. Conservation easement and the terms and conditions thereof:
    Grantee: The City of Black Diamond
    Recorded: January 6, 2010
    Recording No.: 20100106000723

21. Mitigation agreement and the terms and conditions thereof:

    By and Between: BD Village Partners, LP and BD Lawson Partners, LP
    Recorded: April 22, 2011
    Recording No.: 20110422000249

22. Terms and conditions of Boundary Line Adjustment:
    Recorded: April 26, 2011
    Recording No.: 20110426900005
    Affects: Parcels A and B

SUBDIVISION GUARANTEE

Order Number: 01148-27204 Guarantee No.: G-6329-000003293

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.

CITY OF BLACK DIAMOND-PLANNING PERMIT REVIEW

Departmental review of this project must occur within the time listed below in order to comply with State and City requirements. If comments are not received by the due date, the Planning Department (or other decision body) may issue a decision without your comments. Any problems resulting from failure to meet this comment deadline will be the responsibility of the individual departments

DEPARTMENT:

SW PLANNING | FIRE | SB PUBLIC WORKS | AN CRITICAL AREAS

BUILDING | POLICE | SEPA | PMX CONSULTANT

Project Name: The Villages MPD Phase 2 Plat & Pre-Plat LLA

Project Location: _____

Project Description: _____

COMPLETE APPLICATION DETERMINATION (SUFFICIENCY)

FILE NO: PLN13-0026

Return Comments By: 11-22-13

Date Routed: 11-8-13

SW Reviewed By: J. Wells

Review Date: 11-18-13

X No Comments/Concerns

___ Comments/Concerns in Software

___ Comments/Concerns on Back (or attached)

___ Needs Pre-App

___ Project is a "Hot Button"

___ **ROUTE TO** other districts?

PRE-APPLICATION MEETING

FILE NO: _____

Return Comments By: _____

Date Routed: _____

Reviewed By: _____

Review Date: _____

___ No Comments/Concerns

___ Comments/Concerns on back (or attached)

___ Comments/Concerns in Software

___ Project is a "Hot Button"

PROJECT REVIEW

FILE NO: PLN13-0026

Return Comments By: 2-24-14

Date Routed: 2-14-14

AN Reviewed By: Further review by WSDOT required as staff has not been involved in the acceptance of criteria associated with chpt. 19.10 of BDMC

Review Date: 3/4/2014

___ No Comments/Concerns

X Comments/Concerns in Software

___ Comments/Concerns on back (or attached)

___ Project is a "Hot Button"

REVISIONS-PROJECT REVIEW

FILE NO: _____

Return Comments By: _____

Date Routed: _____

Reviewed By: _____

Review Date: _____

___ No Comments/Concerns

___ Comments/Concerns on back (or attached)

___ Comments/Concerns in Software

___ Project is a "Hot Button"

City of Black Diamond Sensitive Area Identification Form

Print Form

CITY OF BLACK DIAMOND
RECEIVED
NOV 08 2013
PLANNING DEPT

CITY OF BLACK DIAMOND
SENSITIVE AREA IDENTIFICATION FORM

This form identifies potential sensitive areas located on the subject property. This is a supplemental form to the sensitive area applications. Further study and or identification of sensitive areas may be required. Please complete the following information to the best of your ability.

Applicant: BD Village Partners, LP	**Permit #:**
Parcel#: See attached parcel list.	**Site Address:** See the attached project narrative.
Sensitive Areas Identified: ☐ Geologic Hazard Area ☐ Erosion Hazard Area ☒ Wetlands ☐ Flood Zone ☐ Aquifer Recharge ☐ Stream Corridor ☐ To my knowledge there are no sensitive areas on my property.	
Comments: The Sensitive Area Study for The Villages MPD Phase 2 Plat C will be provided under separate cover.	
Signature: See attached signature page.	**Date:** 11/4/2013

~For Official Use Only~

Reports Completed or Required: ☐ Sensitive Area Report ☐ Wetland Delineation Report ☐ Geotechnical Report
Inspection Results: ☐ No Sensitive Areas Present ☐ Sensitive Areas Present, but No Impact ☐ Sensitive Areas may be affected by proposal
Summary of Findings: Staff is not familiar with the final results associated with the MDRT's decision as it pertains to wetland buffers associated with this project. There appears to be buffer averaging occurring based on the lot line adjustment survey provided.

Please verify acceptance by the MDRT, it's consultant prior to approving.

Signature: [signature] Natural Resources Director	**Date:** 3/4/2014

The Villages MPD Phase 2 Plat C Preliminary Plat
Sensitive Area Identification Form
Lot Line Adjustment

(Signature page)

BD VILLAGE PARTNERS, LP, a Washington limited partnership

By: Yarrow Bay Development, LLC, a Washington limited liability company, its General Partner

By: BRNW, Inc., a Washington corporation, its Member

By: _____
Brian Ross, President

Lot Line Adjustment

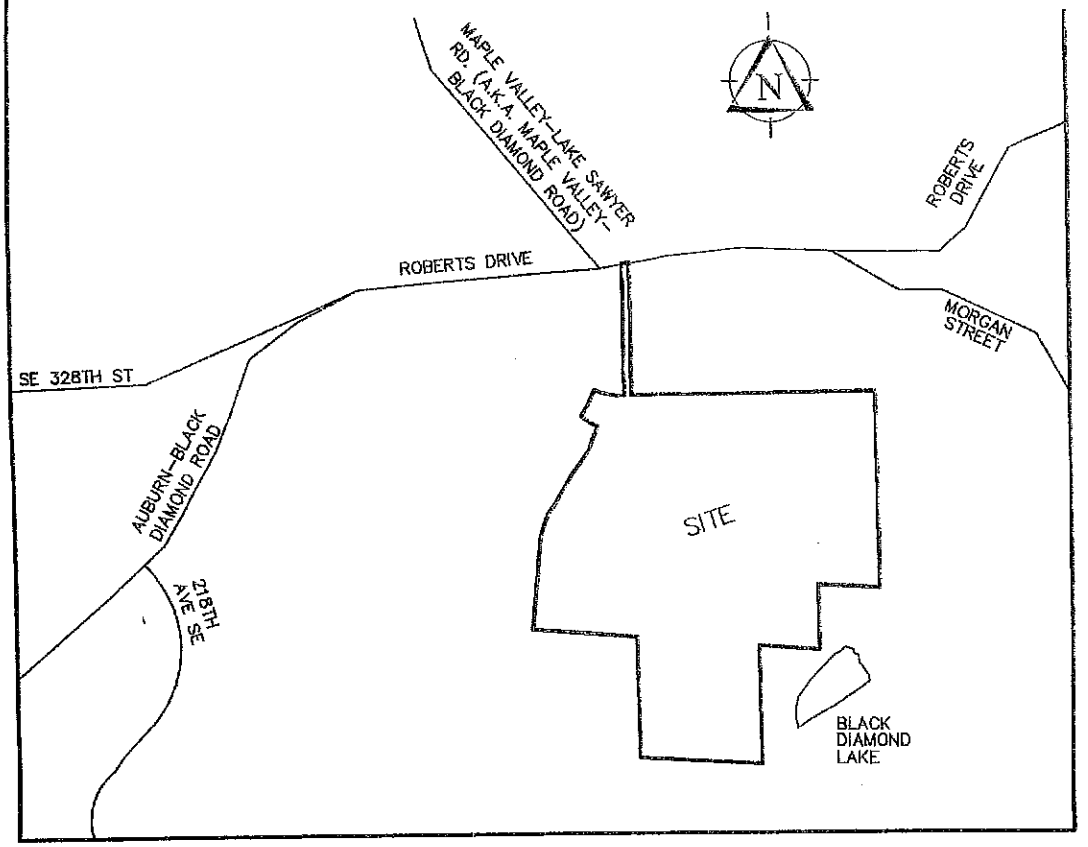
List of Parcel Numbers for The Villages MPD Phase 2 Plat C Preliminary Plat Application

1. 152106-9108
2. 152106-9096
3. 222106-9004
4. 222106-9053

VOL./PAGE

Partial copy of PLN13-0026 Plan Set: Vicinity Map

VICINITY MAP
4"=1 MILE



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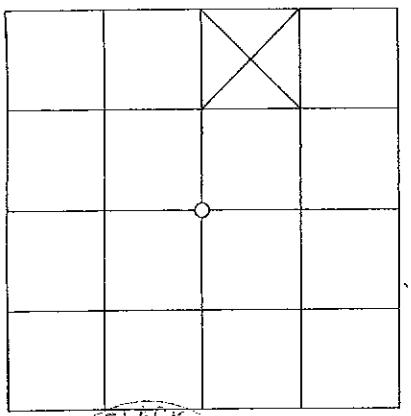

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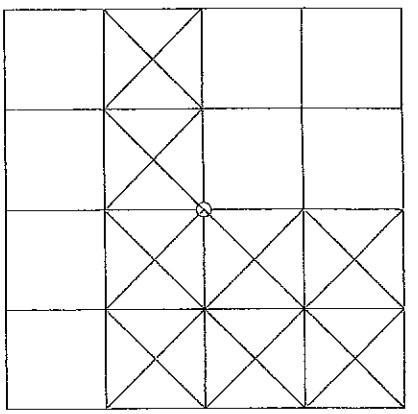


CITY OF BLACK DIAMOND
RECEIVED
MAR 26 2014
PLANNING DEPT.

TRIAD ASSOCIATES
12112 115th Avenue NE
Kirkland, WA 98034-6929
Tel (425) 821-8448
Fax (425) 821-3481
Toll Free (800) 488-0756
WWW.TRIADASSOCIATES.NET

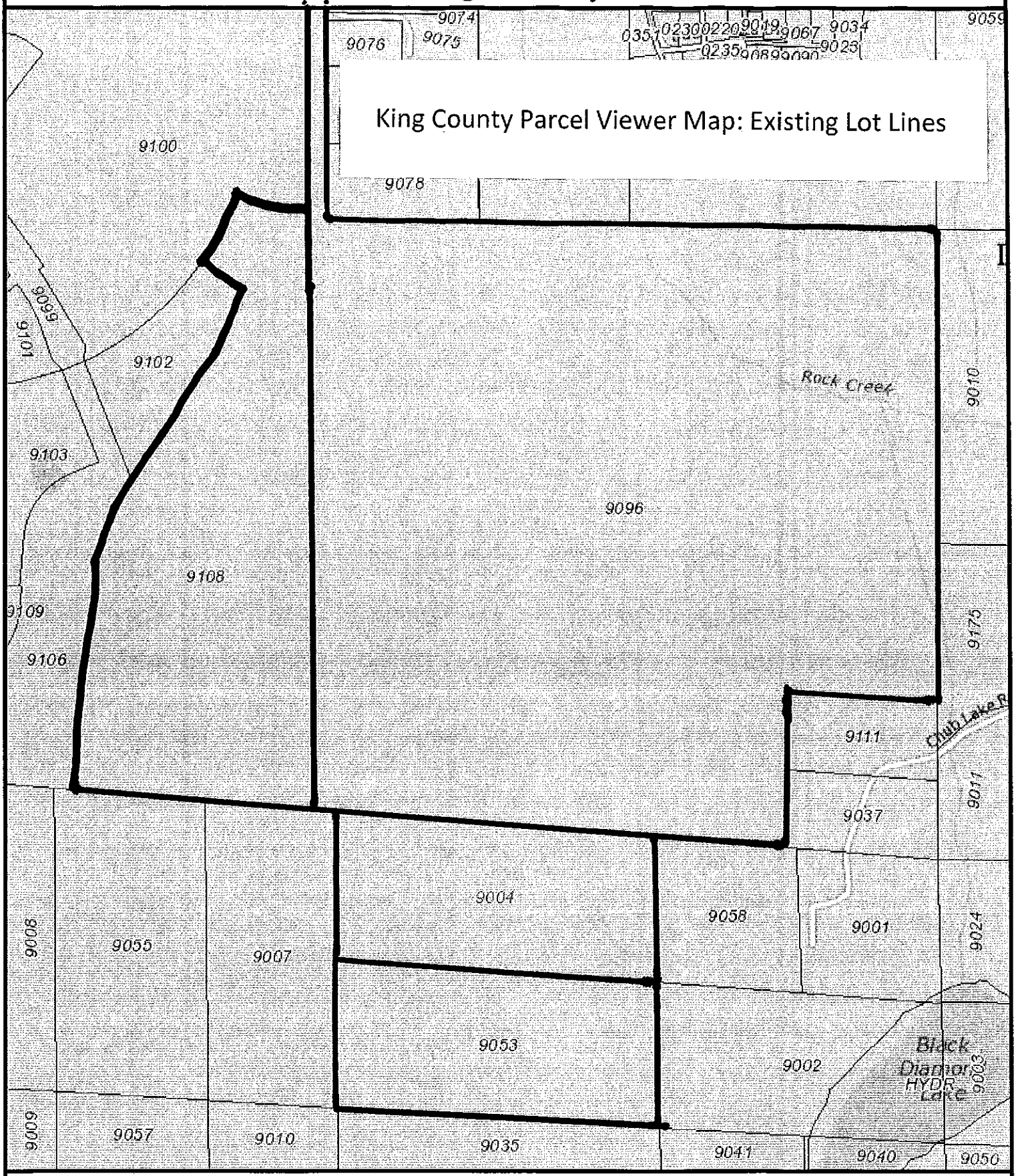
LOT LINE ADJUSTMENT
FOR
BD VILLAGE PARTNERS, LP
10220 NE POINTS DRIVE, SUITE 310
KIRKLAND, WA 98033

PORTION OF:

EAST HALF OF THE WEST HALF AND THE SE 1/4 OF SECTION 15 AND THE NW 1/4 OF THE NE 1/4 OF SEC. 22, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON

DWN. BY	DATE	JOB NO.
ARJ	03/06/14	10-001
		05336BLA-V28V29-101513.DWG
CHKD. BY		SHEET

King County



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Date: 10/30/2014

1 in : 816 feet

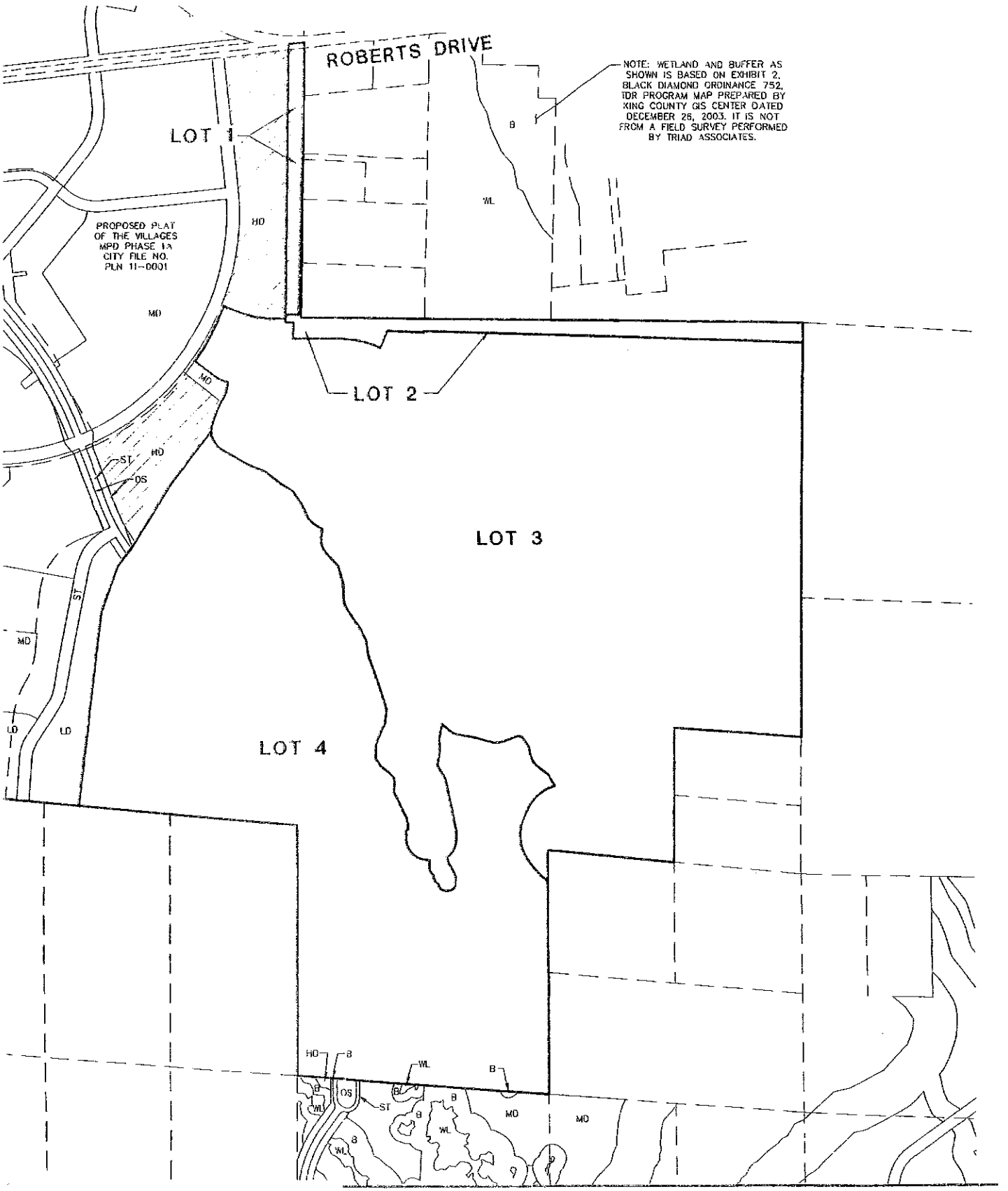
0 0.1 0.2 ft

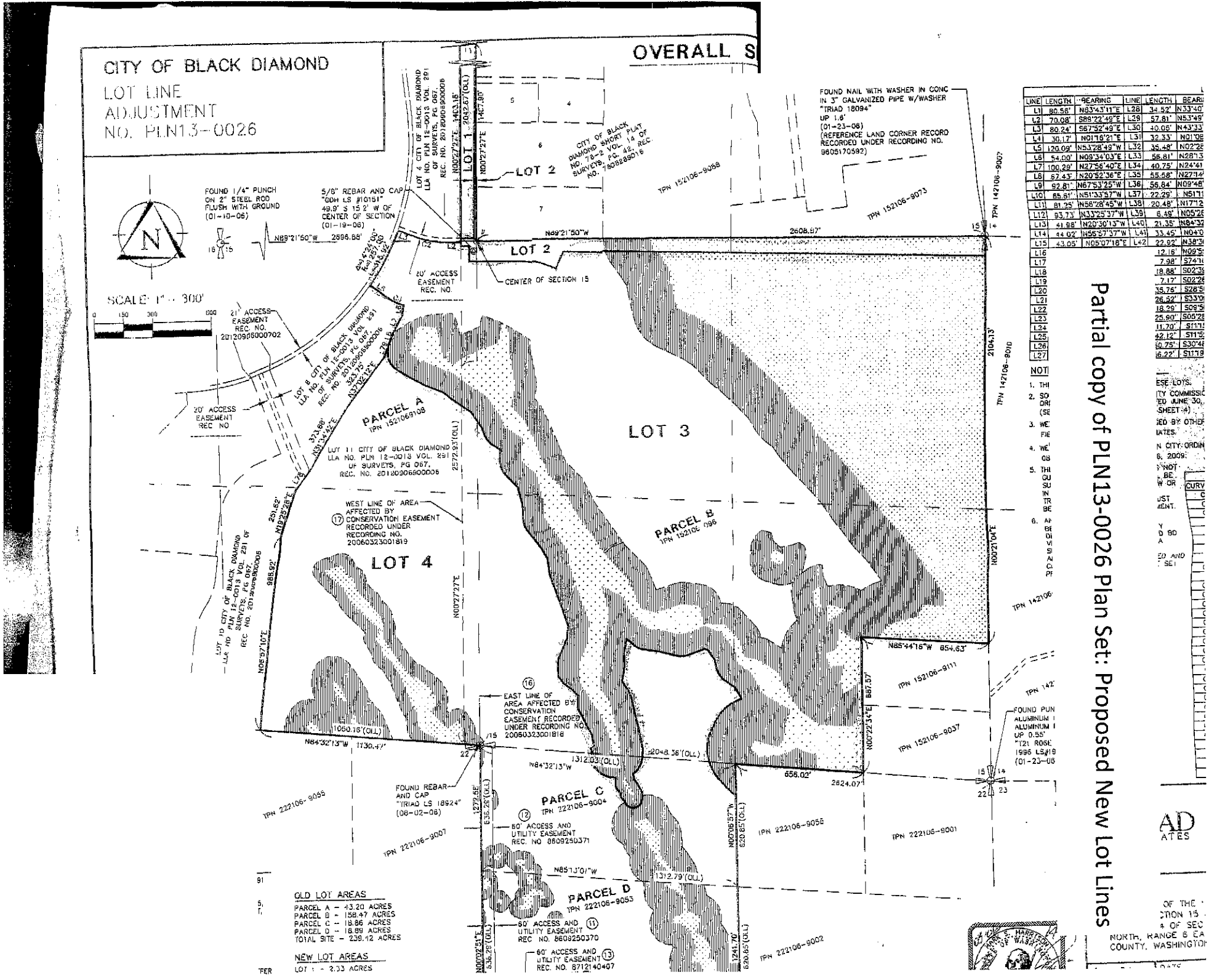
N

King County GIS Center

LOT LINE
ADJUSTMENT
NO. PLN13-0026

Partial copy of PLN13-0026 Plan Set: Proposed New Lot Lines




CITY OF BLACK DIAMOND
LOT LINE
ADJUSTMENT
NO. PLN13-0026
OVERALL S
SCALE: 1" = 300'
LOT 1
LOT 2
LOT 3
LOT 4
PARCEL A
TPN 1521069108
PARCEL B
TPN 152106-9096
PARCEL C
TPN 222106-9004
PARCEL D
TPN 222106-9053
FOUND 1/4" PUNCH ON 2" STEEL ROD FLUSH WITH GROUND (01-10-06)
5/8" REBAR AND CAP "GDH LS #10151" 49.9' S 15.2' W OF CENTER OF SECTION (01-19-06)
FOUND NAIL WITH WASHER IN CONC IN 3" GALVANIZED PIPE W/WASHER "TRIAD 18094" UP 1.6' (01-23-06) (REFERENCE LAND CORNER RECORD RECORDED UNDER RECORDING NO. 9605170592)
CENTER OF SECTION 15
N89°21'50"W 2696.88'
N89°21'50"W 2608.87'
20' ACCESS EASEMENT REC. NO.
21' ACCESS EASEMENT REC. NO. 20120905000702
WEST LINE OF AREA AFFECTED BY CONSERVATION EASEMENT RECORDED UNDER RECORDING NO. 20050323001819
EAST LINE OF AREA AFFECTED BY CONSERVATION EASEMENT RECORDED UNDER RECORDING NO. 20050323001818
60' ACCESS AND UTILITY EASEMENT REC. NO. 8609250371
60' ACCESS AND UTILITY EASEMENT REC. NO. 8609250370
60' ACCESS AND UTILITY EASEMENT REC. NO. 8712140407
FOUND REBAR AND CAP "TRIAD LS 18924" (08-02-06)
N84°32'13"W 1730.47'
N84°32'13"W 1312.03'(OLL)
N85°13'01"W 1312.79'(OLL)
N85°44'16"W 854.63'
OLD LOT AREAS
PARCEL A - 43.20 ACRES
PARCEL B - 158.47 ACRES
PARCEL C - 18.86 ACRES
PARCEL D - 18.89 ACRES
TOTAL SITE - 239.12 ACRES
NEW LOT AREAS
LOT 1 - 2.33 ACRES
Partial copy of PLN13-0026 Plan Set: Proposed New Lot Lines