

16b.

Applicant's Revised Submittal Packet

March 18, 2014

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CITY OF BLACK DIAMOND COMMUNITY DEVELOPMENT
ATTN: STACEY WELSH, AICP, DIRECTOR
PO BOX 599
BLACK DIAMOND, WA 98010

RE: Villages MPD Phase 2 Plat C Pre-Plat LLA Application (PLN13-0026)

Ms. Walsh,

Enclosed are three copies of:

1. This letter addressing the changes made to the above LLA Application based on comments received from your office and your consultant.
2. The revised map sheets of the LLA.

Below are your comments. My response addressing each comment is in ***bold, italicized, underlined*** font.

Community Development Review Comments

All Sheets:

- 1) In the upper left corner title block change project number to PLN13-0026. ***Each sheet now has the application number for this LLA in the upper left corner.***

Sheet 1:

- 1) Change Declaration and Approval blocks year to "2014". ***All approval years have been changed to 2014.***

Sheet 2:

- 1) Under title exception #12 move the "for" line down. ***The line has been moved as requested.***
- 2) Correct the contents of title items #24 & 25 per the Title Report. ***The contents of Items 24 and 25 have been revised as requested.***

Sheet 3:

- 1) Access easement recording number placeholders--are these to be part of this LLA? ***The new access easement (included in this resubmittal) shall be recorded concurrently with the LLA. At the recorder's desk, the recording number for the easement shall be hand written into the placeholders and the recording number for the LLA shall be hand written into the placeholders in the access easement.***

Sheet 5:

- 1) Where is the reference to Detail 3 shown? ***It is inside Detail 2 on the same sheet.***
- 2) The Line Legend shows utilities, but they do not appear to be shown anywhere (presumably will be near Lot 1). ***The utility lines are in Detail 4.***

Sheet 8:

- 1) The Villages Development Agreement Exhibit U shows wetland buffer on a portion of the Guidetti property. The wetland buffer referred to in this comment is now shown on the Guidetti property.
- 2) Add a note regarding existence of The Villages MPD Phase 1A Preliminary Plat. The note has been added.

Misc.

- 1) On Sheets 5-7 remove the proposed trail shown for these properties; it is not required to be shown here and is not approved. The trails have been removed.
- 2) Please be aware of BDMC 18.08.130.C.1, regarding processing. The effective date of the Type 1 (LLA) decision shall be no sooner than the date of final city action on the related Type 2 or higher application (Preliminary Plat). Understood. Thank you.

Survey Review Comments

See attached Technical Memorandum dated November 25, 2013 and redline mark-up from Parametrix (Sheets 1-8).

1. Each sheet now has the application number for this LLA in the upper left corner.
2. The line work has now been thawed and appears on the map.
3. The tax parcel number for Parcel A has been added to Sheet 3 of 8.
4. All line through text has been corrected.
5. All line through text has been corrected.
6. A radial bearing for C28 has been added as requested.
7. The same radial bearing noted above in Comment 6 is added to Sheet 7 has been added. In addition, the map central angle for C25 now matches the new lot closure, which is included in this resubmittal.
8. No area change (to the significant figures reported on the map) to any of the lots occurred.
9. The new access easement (included in this resubmittal) shall be recorded concurrently with the LLA. At the recorder's desk, the recording number for the easement shall be hand written into the placeholders and the recording number for the LLA shall be hand written into the placeholders in the access easement.

If you have any questions regarding this response please contact me at (425) 216-2180 or mharrison@triadasociates.net.

Sincerely,



Triad Associates
Mark S. Harrison, PLS
Project Surveyor

Enc. Technical Memorandum dated November 25, 2013
Redline mark-up LLA Sheets 1-8
Revised LLA with new lot closures.

PLN 13-0026

Triad Survey Prototype Defaults

Project: 05336

Fri March 14 10:03:00 2014

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

Parcel name: BLA-LOT 3

North: 2090344.8911 East : 3377349.4071
 Line Course: N 84-32-14 W Length: 656.02
 North: 2090407.3436 East : 3376696.3666
 Line Course: S 00-08-57 E Length: 158.02
 North: 2090249.3241 East : 3376696.7780
 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: 2090438.2036 East : 3376819.0462
 End North: 2090293.0506 East : 3376647.1288
 Line Course: N 40-10-30 W Length: 61.33
 North: 2090339.9115 East : 3376607.5633
 Curve Length: 260.57 Radius: 225.00
 Delta: 66-21-16 Tangent: 147.11
 Chord: 246.25 Course: N 06-59-52 W
 Course In: N 49-49-30 E Course Out: N 63-49-14 W
 RP North: 2090485.0645 East : 3376779.4808
 End North: 2090584.3309 East : 3376577.5620
 Line Course: N 26-10-46 E Length: 42.52
 North: 2090622.4890 East : 3376596.3211

Curve Length: 185.69 Radius: 225.00
 Delta: 47-17-08 *C28* Tangent: 98.50
 Chord: 180.46 Course: N 49-49-21 E
 Course In: S 63-49-13 E Course Out: N 16-32-05 W
 RP North: 2090523.2217 East : 3376798.2394
 End North: 2090738.9174 East : 3376734.2052
 Line Course: N 29-20-28 W Length: 65.13
 North: 2090795.6923 East : 3376702.2910
 Line Course: N 53-41-56 W Length: 62.05
 North: 2090832.4277 East : 3376652.2839
 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: 2090921.0786 East : 3376717.4071
 End North: 2090900.0257 East : 3376609.4405
 Line Course: N 11-02-02 W Length: 38.51
 North: 2090937.8238 East : 3376602.0701
 Line Course: N 35-03-10 W Length: 59.58
 North: 2090986.5974 East : 3376567.8515
 Line Course: N 67-27-28 W Length: 19.79
 North: 2090994.1842 East : 3376549.5735
 Line Course: S 70-26-44 W Length: 85.31
 North: 2090965.6307 East : 3376469.1838
 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: 2091069.2864 East : 3376432.3665
 End North: 2090964.3953 East : 3376399.2325
 Line Course: N 74-19-01 W Length: 22.28
 North: 2090970.4179 East : 3376377.7819
 Line Course: N 74-11-22 W Length: 57.93
 North: 2090986.2014 East : 3376322.0435
 Line Course: N 80-47-01 W Length: 80.49
 North: 2090999.0930 East : 3376242.5926
 Curve Length: 67.38 Radius: 110.00
 Delta: 35-05-49 *C25* 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: 2091107.6729 East : 3376260.2106
 End North: 2091028.9646 East : 3376183.3666
 Line Course: N 45-41-12 W Length: 39.99
 North: 2091056.9009 East : 3376154.7525
 Line Course: S 15-46-18 W Length: 0.31
 North: 2091056.6026 East : 3376154.6683
 Line Course: S 11-12-23 W Length: 69.55
 North: 2090988.3786 East : 3376141.1517
 Line Course: S 01-14-02 E Length: 64.17
 North: 2090924.2235 East : 3376142.5335
 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: 2090921.8548 East : 3376032.5590
 End North: 2090900.2537 East : 3376140.4172
 Line Course: S 11-19-30 W Length: 56.22
 North: 2090845.1283 East : 3376129.3771
 Line Course: S 30-48-59 E Length: 60.75
 North: 2090792.9554 East : 3376160.4986

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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: 2090736.6037 East : 3376066.0291
End North: 2090759.2303 East : 3376173.6769
Line Course: S 11-52-13 E Length: 142.12
North: 2090620.1494 East : 3376202.9105
Line Course: S 11-15-59 E Length: 111.70
North: 2090510.6019 East : 3376224.7334
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: 2090489.1111 East : 3376116.8531
End North: 2090478.6318 East : 3376226.3528
Line Course: S 05-28-00 W Length: 25.90
North: 2090452.8496 East : 3376223.8854
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: 2090463.3289 East : 3376114.3857
End North: 2090371.6507 East : 3376175.1730
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: 2090354.3714 East : 3376139.0977
End North: 2090361.2045 East : 3376178.5098
Line Course: S 09-50-09 E Length: 18.29
North: 2090343.1833 East : 3376181.6342
Line Course: S 33-09-23 E Length: 26.52
North: 2090320.9813 East : 3376196.1387
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: 2090299.1042 East : 3376162.6514
End North: 2090318.4569 East : 3376197.6582
Line Course: S 28-56-06 E Length: 35.76
North: 2090287.1609 East : 3376214.9595
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: 2090267.8082 East : 3376179.9527
End North: 2090266.0992 East : 3376219.9162
Line Course: S 02-26-55 W Length: 7.17
North: 2090258.9358 East : 3376219.6099
Line Course: S 02-39-35 W Length: 18.88
North: 2090240.0761 East : 3376218.7338
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: 2090241.9323 East : 3376178.7769
End North: 2090203.4285 East : 3376189.6147
Line Course: S 74-16-46 W Length: 7.98
North: 2090201.2664 East : 3376181.9332

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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: 2090239.7702 East : 3376171.0954
End North: 2090235.4654 East : 3376131.3277
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: 2090271.3523 East : 3376148.9949
End North: 2090264.4087 East : 3376109.6021
Line Course: N 09-59-48 W Length: 12.16
North: 2090276.3841 East : 3376107.4913
Line Course: N 38-30-22 W Length: 22.92
North: 2090294.3199 East : 3376093.2213
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: 2090319.2239 East : 3376124.5230
End North: 2090322.0735 East : 3376084.6246
Line Course: N 04-05-07 E Length: 33.45
North: 2090355.4385 East : 3376087.0077
Line Course: N 84-32-00 W Length: 21.35
North: 2090357.4724 East : 3376065.7548
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: 2090466.9721 East : 3376076.2341
End North: 2090477.4515 East : 3375966.7344
Line Course: N 05-28-00 E Length: 6.49
North: 2090483.9120 East : 3375967.3527
Line Course: N 17-12-58 W Length: 20.48
North: 2090503.4744 East : 3375961.2911
Line Course: N 51-11-18 E Length: 22.29
North: 2090517.4449 East : 3375978.6597
Line Course: N 09-48-40 W Length: 56.84
North: 2090573.4536 East : 3375968.9741
Line Course: N 27-14-37 W Length: 55.58
North: 2090622.8680 East : 3375943.5310
Line Course: N 24-41-25 W Length: 40.75
North: 2090659.8926 East : 3375926.5092
Line Course: N 28-13-25 W Length: 56.81
North: 2090709.9484 East : 3375899.6429
Line Course: N 02-28-08 E Length: 35.48
North: 2090745.3955 East : 3375901.1713
Line Course: N 01-08-56 E Length: 32.33
North: 2090777.7190 East : 3375901.8195
Line Course: N 43-33-02 W Length: 40.05
North: 2090806.7459 East : 3375874.2253
Line Course: N 53-49-52 W Length: 57.81
North: 2090840.8634 East : 3375827.5564
Line Course: N 33-40-43 W Length: 34.52
North: 2090869.5896 East : 3375808.4139
Line Course: N 40-16-52 W Length: 10.58
North: 2090877.6609 East : 3375801.5735
Line Course: N 01-18-33 W Length: 53.16
North: 2090930.8071 East : 3375800.3590

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: 2090933.3203 East : 3375910.3303
 End North: 2090979.3825 East : 3375810.4390
 Line Course: N 24-45-20 E Length: 92.75
 North: 2091063.6090 East : 3375849.2778
 Line Course: N 06-38-09 E Length: 68.46
 North: 2091131.6104 East : 3375857.1890
 Line Course: N 19-22-50 W Length: 120.75
 North: 2091245.5181 East : 3375817.1192
 Line Course: N 20-10-32 W Length: 151.84
 North: 2091388.0413 East : 3375764.7499
 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: 2091425.9800 East : 3375868.0003
 End North: 2091408.0426 East : 3375759.4727
 Line Course: N 09-23-06 W Length: 68.99
 North: 2091476.1091 East : 3375748.2226
 Line Course: N 28-51-35 W Length: 55.14
 North: 2091524.4010 East : 3375721.6084
 Line Course: N 34-10-38 W Length: 129.42
 North: 2091631.4707 East : 3375648.9061
 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: 2091693.2637 East : 3375739.9095
 End North: 2091689.1119 East : 3375629.9879
 Line Course: N 02-09-47 W Length: 77.41
 North: 2091766.4667 East : 3375627.0662
 Line Course: N 14-59-14 W Length: 89.58
 North: 2091852.9995 East : 3375603.9005
 Line Course: N 43-05-08 W Length: 87.20
 North: 2091916.6847 East : 3375544.3351
 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: 2091991.8246 East : 3375624.6719
 End North: 2092001.6444 East : 3375515.1111
 Line Course: N 05-07-18 E Length: 43.05
 North: 2092044.5225 East : 3375518.9542
 Line Course: N 56-57-37 W Length: 44.02
 North: 2092068.5231 East : 3375482.0525
 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: 2092160.7353 East : 3375542.0268
 End North: 2092122.2060 East : 3375438.9952
 Line Course: N 20-30-13 W Length: 41.98
 North: 2092161.5265 East : 3375424.2911
 Line Course: N 33-25-37 W Length: 93.73
 North: 2092239.7526 East : 3375372.6577
 Line Course: N 56-28-45 W Length: 81.25
 North: 2092284.6221 East : 3375304.9208

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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: 2092376.3274 East : 3375365.6672
End North: 2092290.1619 East : 3375297.2896

Line Course: N 51-33-57 W Length: 85.61
North: 2092343.3784 East : 3375230.2293

Line Course: N 67-53-25 W Length: 92.81
North: 2092378.3103 East : 3375144.2441

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: 2092480.2215 East : 3375185.6461
End North: 2092384.9128 East : 3375130.7255

Line Course: N 60-02-52 W Length: 146.62
North: 2092458.1169 East : 3375003.6878

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: 2092553.4256 East : 3375058.6083
End North: 2092592.6249 East : 3374955.8299

Line Course: N 20-52-36 E Length: 67.43
North: 2092655.6281 East : 3374979.8590

Line Course: N 27-56-40 E Length: 100.29
North: 2092744.2245 East : 3375026.8565

Line Course: N 09-34-03 E Length: 54.00
North: 2092797.4734 East : 3375035.8318

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: 2092968.0670 East : 3375064.5860
End North: 2092829.0352 East : 3374961.6338

Line Course: N 53-28-49 W Length: 120.09
North: 2092900.5007 East : 3374865.1232

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: 2093626.6688 East : 3373839.0974
End North: 2093178.4769 East : 3375013.4794

Line Course: S 67-52-49 E Length: 80.24
North: 2093148.2630 East : 3375087.8137

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: 2093586.4498 East : 3375265.9186
End North: 2093113.4775 East : 3375260.8026

Line Course: S 89-22-49 E Length: 70.08
North: 2093112.7195 East : 3375330.8785

Line Course: S 00-27-27 W Length: 20.10
North: 2093092.6201 East : 3375330.7180

Line Course: S 89-25-33 E Length: 40.75
North: 2093092.2118 East : 3375371.4660

Line Course: S 00-34-27 W Length: 80.00
North: 2093012.2158 East : 3375370.6643

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Line Course: S 89-25-33 E Length: 240.55
 North: 2093009.8053 East : 3375611.2022
 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: 2092507.8305 East : 3375606.1717
 End North: 2092961.9396 East : 3375820.1551
 Line Course: N 25-13-50 E Length: 95.07
 North: 2093047.9399 East : 3375860.6798
 Line Course: S 87-41-55 E Length: 195.51
 North: 2093040.0890 East : 3376056.0321
 Line Course: N 01-12-04 E Length: 6.80
 North: 2093046.8875 East : 3376056.1747
 Line Course: S 88-17-18 E Length: 1963.72
 North: 2092988.2316 East : 3378019.0185
 Line Course: S 00-21-04 W Length: 2004.50
 North: 2090983.7693 East : 3378006.7349
 Line Course: N 85-44-16 W Length: 654.63
 North: 2091032.4222 East : 3377353.9153
 Line Course: S 00-22-34 W Length: 687.57
 North: 2090344.8670 East : 3377349.4019

Perimeter: 13343.78 Area: 5,941,526 sq.ft. 136.40 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0247 Course: S 12-07-25 W
 Error North: -0.02410 East : -0.00518
 Precision 1: 540,233.20

Parcel name: BLA-LOT 4

North: 2081451.0582 East : 3403577.7619
 Line Course: N 00-08-57 W Length: 1083.68
 North: 2082534.7346 East : 3403574.9406
 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: 2082723.6141 East : 3403697.2089
 End North: 2082578.4611 East : 3403525.2915
 Line Course: N 40-10-30 W Length: 61.33
 North: 2082625.3220 East : 3403485.7260
 Curve Length: 260.57 Radius: 225.00
 Delta: 66-21-16 Tangent: 147.11
 Chord: 246.25 Course: N 06-59-52 W
 Course In: N 49-49-30 E Course Out: N 63-49-14 W
 RP North: 2082770.4749 East : 3403657.6434
 End North: 2082869.7413 East : 3403455.7247
 Line Course: N 26-10-46 E Length: 42.52
 North: 2082907.8995 East : 3403474.4838
 Curve Length: 185.69 Radius: 225.00
 Delta: 47-17-08 Tangent: 98.50
 Chord: 180.46 Course: N 49-49-21 E
 Course In: S 63-49-13 E Course Out: N 16-32-05 W
 RP North: 2082808.6321 East : 3403676.4021
 End North: 2083024.3278 East : 3403612.3679

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Line Course: N 29-20-28 W Length: 65.13
North: 2083081.1028 East : 3403580.4537
Line Course: N 53-41-56 W Length: 62.05
North: 2083117.8382 East : 3403530.4466
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: 2083206.4890 East : 3403595.5697
End North: 2083185.4362 East : 3403487.6032
Line Course: N 11-02-02 W Length: 38.51
North: 2083223.2343 East : 3403480.2328
Line Course: N 35-03-10 W Length: 59.58
North: 2083272.0079 East : 3403446.0141
Line Course: N 67-27-28 W Length: 19.79
North: 2083279.5946 East : 3403427.7362
Line Course: S 70-26-44 W Length: 85.31
North: 2083251.0412 East : 3403347.3465
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: 2083354.6968 East : 3403310.5292
End North: 2083249.8057 East : 3403277.3951
Line Course: N 74-19-01 W Length: 22.28
North: 2083255.8284 East : 3403255.9446
Line Course: N 74-11-22 W Length: 57.93
North: 2083271.6118 East : 3403200.2062
Line Course: N 80-47-01 W Length: 80.49
North: 2083284.5034 East : 3403120.7553
Curve Length: 67.38 Radius: 110.00
Delta: 35-05-49 *C25* 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: 2083393.0834 East : 3403138.3733
End North: 2083314.3750 East : 3403061.5293
Line Course: N 45-41-12 W Length: 39.99
North: 2083342.3113 East : 3403032.9152
Line Course: S 15-46-18 W Length: 0.31
North: 2083342.0130 East : 3403032.8310
Line Course: S 11-12-23 W Length: 69.55
North: 2083273.7891 East : 3403019.3144
Line Course: S 01-14-02 E Length: 64.17
North: 2083209.6340 East : 3403020.6962
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: 2083207.2652 East : 3402910.7217
End North: 2083185.6641 East : 3403018.5799
Line Course: S 11-19-30 W Length: 56.22
North: 2083130.5388 East : 3403007.5397
Line Course: S 30-48-59 E Length: 60.75
North: 2083078.3658 East : 3403038.6613
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: 2083022.0141 East : 3402944.1918
End North: 2083044.6407 East : 3403051.8395

Line Course: S 11-52-13 E Length: 142.12
 North: 2082905.5598 East : 3403081.0731
 Line Course: S 11-15-59 E Length: 111.70
 North: 2082796.0124 East : 3403102.8961
 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: 2082774.5216 East : 3402995.0158
 End North: 2082764.0422 East : 3403104.5155
 Line Course: S 05-28-00 W Length: 25.90
 North: 2082738.2600 East : 3403102.0481
 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: 2082748.7394 East : 3402992.5484
 End North: 2082657.0611 East : 3403053.3357
 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: 2082639.7819 East : 3403017.2604
 End North: 2082646.6149 East : 3403056.6725
 Line Course: S 09-50-09 E Length: 18.29
 North: 2082628.5938 East : 3403059.7969
 Line Course: S 33-09-23 E Length: 26.52
 North: 2082606.3917 East : 3403074.3014
 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: 2082584.5147 East : 3403040.8141
 End North: 2082603.8674 East : 3403075.8209
 Line Course: S 28-56-06 E Length: 35.76
 North: 2082572.5713 East : 3403093.1222
 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: 2082553.2186 East : 3403058.1154
 End North: 2082551.5097 East : 3403098.0789
 Line Course: S 02-26-55 W Length: 7.17
 North: 2082544.3462 East : 3403097.7726
 Line Course: S 02-39-35 W Length: 18.88
 North: 2082525.4866 East : 3403096.8965
 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: 2082527.3427 East : 3403056.9395
 End North: 2082488.8390 East : 3403067.7774
 Line Course: S 74-16-46 W Length: 7.98
 North: 2082486.6768 East : 3403060.0959
 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: 2082525.1806 East : 3403049.2580
 End North: 2082520.8759 East : 3403009.4904

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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: 2082556.7628 East : 3403027.1575
End North: 2082549.8191 East : 3402987.7648
Line Course: N 09-59-48 W Length: 12.16
North: 2082561.7945 East : 3402985.6540
Line Course: N 38-30-22 W Length: 22.92
North: 2082579.7304 East : 3402971.3840
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: 2082604.6343 East : 3403002.6857
End North: 2082607.4839 East : 3402962.7873
Line Course: N 04-05-07 E Length: 33.45
North: 2082640.8489 East : 3402965.1703
Line Course: N 84-32-00 W Length: 21.35
North: 2082642.8829 East : 3402943.9174
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: 2082752.3826 East : 3402954.3968
End North: 2082762.8619 East : 3402844.8971
Line Course: N 05-28-00 E Length: 6.49
North: 2082769.3224 East : 3402845.5154
Line Course: N 17-12-58 W Length: 20.48
North: 2082788.8848 East : 3402839.4538
Line Course: N 51-11-18 E Length: 22.29
North: 2082802.8553 East : 3402856.8224
Line Course: N 09-48-40 W Length: 56.84
North: 2082858.8640 East : 3402847.1368
Line Course: N 27-14-37 W Length: 55.58
North: 2082908.2784 East : 3402821.6937
Line Course: N 24-41-25 W Length: 40.75
North: 2082945.3030 East : 3402804.6719
Line Course: N 28-13-25 W Length: 56.81
North: 2082995.3588 East : 3402777.8056
Line Course: N 02-28-08 E Length: 35.48
North: 2083030.8059 East : 3402779.3340
Line Course: N 01-08-56 E Length: 32.33
North: 2083063.1294 East : 3402779.9822
Line Course: N 43-33-02 W Length: 40.05
North: 2083092.1563 East : 3402752.3880
Line Course: N 53-49-52 W Length: 57.81
North: 2083126.2739 East : 3402705.7191
Line Course: N 33-40-43 W Length: 34.52
North: 2083155.0001 East : 3402686.5766
Line Course: N 40-16-52 W Length: 10.58
North: 2083163.0714 East : 3402679.7362
Line Course: N 01-18-33 W Length: 53.16
North: 2083216.2175 East : 3402678.5217
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: 2083218.7307 East : 3402788.4929
End North: 2083264.7929 East : 3402688.6017

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Line Course: N 24-45-20 E Length: 92.75
North: 2083349.0195 East : 3402727.4405

Line Course: N 06-38-09 E Length: 68.46
North: 2083417.0208 East : 3402735.3516

Line Course: N 19-22-50 W Length: 120.75
North: 2083530.9286 East : 3402695.2818

Line Course: N 20-10-32 W Length: 151.84
North: 2083673.4517 East : 3402642.9126

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: 2083711.3905 East : 3402746.1630
End North: 2083693.4530 East : 3402637.6353

Line Course: N 09-23-06 W Length: 68.99
North: 2083761.5196 East : 3402626.3853

Line Course: N 28-51-35 W Length: 55.14
North: 2083809.8114 East : 3402599.7711

Line Course: N 34-10-38 W Length: 129.42
North: 2083916.8811 East : 3402527.0688

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: 2083978.6741 East : 3402618.0722
End North: 2083974.5223 East : 3402508.1506

Line Course: N 02-09-47 W Length: 77.41
North: 2084051.8772 East : 3402505.2289

Line Course: N 14-59-14 W Length: 89.58
North: 2084138.4100 East : 3402482.0632

Line Course: N 43-05-08 W Length: 87.20
North: 2084202.0951 East : 3402422.4978

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: 2084277.2350 East : 3402502.8345
End North: 2084287.0548 East : 3402393.2737

Line Course: N 05-07-18 E Length: 43.05
North: 2084329.9329 East : 3402397.1169

Line Course: N 56-57-37 W Length: 44.02
North: 2084353.9335 East : 3402360.2152

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: 2084446.1457 East : 3402420.1894
End North: 2084407.6164 East : 3402317.1579

Line Course: N 20-30-13 W Length: 41.98
North: 2084446.9370 East : 3402302.4537

Line Course: N 33-25-37 W Length: 93.73
North: 2084525.1630 East : 3402250.8204

Line Course: N 56-28-45 W Length: 81.25
North: 2084570.0325 East : 3402183.0835

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: 2084661.7379 East : 3402243.8299
End North: 2084575.5723 East : 3402175.4522

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Line Course: N 51-33-57 W Length: 85.61
 North: 2084628.7888 East : 3402108.3920

Line Course: N 67-53-25 W Length: 92.81
 North: 2084663.7208 East : 3402022.4068

Curve Length: 15.06 Radius: 110.00
 Delta: 7-50-33 C 6 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: 2084765.6319 East : 3402063.8087
 End North: 2084670.3233 East : 3402008.8882

Line Course: N 60-02-52 W Length: 146.62
 North: 2084743.5274 East : 3401881.8505

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: 2084838.8360 East : 3401936.7710
 End North: 2084878.0353 East : 3401833.9925

Line Course: S 20-52-36 W Length: 64.19
 North: 2084818.0594 East : 3401811.1180

Line Course: S 37-02-12 W Length: 323.75
 North: 2084559.6259 East : 3401616.1149

Line Course: S 31-34-42 W Length: 373.68
 North: 2084241.2786 East : 3401420.4322

Line Course: S 37-17-35 W Length: 122.01
 North: 2084144.2139 East : 3401346.5073

Line Course: S 19-25-28 W Length: 251.62
 North: 2083906.9159 East : 3401262.8277

Line Course: S 06-57-10 W Length: 988.92
 North: 2082925.2681 East : 3401143.1177

Line Course: S 84-32-13 E Length: 1130.47
 North: 2082817.6430 East : 3402268.4529

Line Course: S 00-02-51 W Length: 1272.58
 North: 2081545.0634 East : 3402267.3979

Line Course: S 85-53-45 E Length: 1313.73
 North: 2081451.0398 East : 3403577.7589

Perimeter: 12182.23 Area: 4,147,251 sq.ft. 95.21 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0187 Course: S 09-21-09 W
 Error North: -0.01843 East : -0.00304
 Precision 1: 651,454.55

WHEN RECORDED RETURN TO:

Megan Nelson
Yarrow Bay Holdings LLC
10220 NE Points Drive, Suite 310
Kirkland, Washington 98033



Document Title: TEMPORARY ACCESS EASEMENT

Grantor: BD Village Partners, LP

Grantee: BD Village Partners, LP

Legal Description of Burdened Parcel: Lots 4 and 10 of City of Black Diamond Lot Line Adjustment No. PLN12-0013 recorded under King County Recording No. 20120906900006, Records of King County, Washington.

Legal Description of Benefitted Parcels: Lots 2, 3 and 4 of City of Black Diamond Lot Line Adjustment No. PLN13-0026 recorded under King County Recording No. _____, Records of King County, Washington.

Assessor's Tax Parcel Nos.: Benefitted Parcels: Portions of 152106-9096; 152106-9108; 222106-9004; 222106-9053.
Burdened Parcels: 152106-9100 and 152106-9106.

Reference Nos. of Documents Released or Assigned: N/A

TEMPORARY ACCESS EASEMENT

This Temporary Access Easement ("Easement") is made this ____ day of March, 2014, by BD Village Partners, LP, a Washington limited partnership ("Grantor") for the benefit of that certain real property legally described in Exhibit B attached hereto and by this reference incorporated herein (the "Benefitted Parcels").

RECITALS

- A. Grantor is the current owner in fee of that certain real property legally described in Exhibit C attached hereto and by this reference incorporated herein (the "Burdened Parcels").

- B. BD Village Partners, LP, a Washington limited partnership (“Grantee”), is the current owner in fee of the Benefitted Parcels.
- C. Grantor and Grantee desire to complete and record a lot line adjustment (“LLA”) affecting the Burdened Parcels and Benefitted Parcels. In order to meet the City of Black Diamond’s LLA approval criteria, all parcels created as a result of a LLA must have legal access. In order to satisfy this criterion, Grantor hereby agrees to record a temporary access easement across the Burdened Parcels until such time as permanent legal access connects each Benefitted Parcel with a public road.

In consideration of the covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed as follows:

AGREEMENT

1. Grant of Temporary Easement. Grantor hereby grants to Grantee two twenty (20) foot wide nonexclusive, temporary easements and right-of-way over, under, along, across, upon and through the Burdened Parcels, as legally described on Exhibit A attached hereto (the “Temporary Easement”) and as depicted in the sketch included as Exhibit D attached hereto (the “Temporary Easement Area”) for access to Roberts Drive. The Temporary Easement Area granted herein is nonexclusive, and Grantor retains and reserves all other rights with respect to the Temporary Easement Area, including, without limitation, the right of ingress, egress and access, utilities and any other purposes that does not unreasonably interfere with the rights granted in this Easement, together with the right to grant further nonexclusive easements over, upon and across the properties owned by Grantor, or its successors or assigns, and to construct, reconstruct, and widen the same.
2. Purpose. The purpose of the Temporary Easement granted herein is to create legal access between the Benefitted Parcels and Roberts Drive.
3. Relocation. Upon written notice to the owners of the Benefitted Parcels, Grantor shall have the right to permanently or temporarily relocate the Temporary Easement Area; provided, however, that any relocation of the Temporary Easement Area shall satisfy the same purpose as the Temporary Easement contemplated herein.
4. Use. The Grantee shall be entitled to use the Temporary Easement Area for legal access to and from the Benefitted Parcels and Roberts Drive.
5. Term. This Easement shall take effect on the date first written above. For the purpose of each Benefitted Parcel, this Easement shall automatically terminate absolutely and forever at such time as permanent legal access connects such Benefitted Parcel with a public road without any further documentation from either party. Notwithstanding the foregoing, if this Easement terminates upon the request of either party, the other party shall execute a document to be recorded confirming the termination of this Easement.

6. Indemnification. The Grantee hereby releases, indemnifies and promises to defend and hold harmless Grantor from and against any and all liability, loss, damage, expense, actions and claims, including costs and reasonable attorneys' fees incurred by Grantee in defense thereof, asserted or arising directly or indirectly on account of or out of acts or omissions of the Grantee or its employees or agents in the exercise of the easement rights granted herein; provided, however, this paragraph does not purport to indemnify Grantor against liability for damages arising out of bodily injury to persons or damage to property to the extent caused by or resulting from the intentional acts or sole negligence of Grantor, or its agents or employees.
7. Binding Effect. The covenants and obligations contained in this Easement are not personal, but shall run with the land and be binding upon and inure to the benefit of the respective heirs, personal representatives, transferees or successors in interest.
8. Captions. The captions and paragraph headings contained in this Easement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Easement, nor the intent of any provision hereof.
9. Governing Law. This Easement shall be governed by and constructed in accordance with the laws of the state of Washington.

EXECUTED AND EFFECTIVE the date first written above.

GRANTOR:

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

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this _____ day of March, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared **Brian Ross**, known to me to be the President of BRNW, Inc., a member of Yarrow Bay Development, LLC, a general partner of **BD VILLAGE PARTNERS, LP**, the limited partnership that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited partnership, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

Signature

Print Name

NOTARY PUBLIC in and for the State of
Washington, residing at _____.
My commission expires _____.

**EXHIBIT A
ACCESS EASEMENT LEGAL DESCRIPTION**

**MARCH 18, 2014
TRIAD JOB NO. 10-001**

SOUTHWESTERLY PORTION OF ACCESS EASEMENT:

THAT PORTION OF LOT 10 OF CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 12-0013, RECORDED IN VOLUME 291 OF SURVEYS, PAGES 66 THROUGH 73 UNDER KING COUNTY RECORDING NUMBER 20120906900006, LYING WITHIN A STRIP OF LAND 20.00 FEET IN WIDTH BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10;

THENCE NORTH $06^{\circ}57'10''$ EAST ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 988.92 FEET;

THENCE NORTH $19^{\circ}25'28''$ EAST CONTINUING ALONG SAID EAST LINE, 251.62 FEET;

THENCE NORTH $37^{\circ}17'36''$ EAST CONTINUING ALONG SAID EAST LINE, 76.33 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH $55^{\circ}41'32''$ EAST, A DISTANCE OF 500.00 FEET AND THE TRUE POINT OF BEGINNING OF THIS DESCRIBED CENTERLINE;

THENCE NORTHERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $13^{\circ}07'39''$, AN ARC DISTANCE OF 114.56 FEET;

THENCE NORTH $21^{\circ}10'49''$ WEST, 465.36 TO THE SOUTHEASTERLY LINE OF A 21-FOOT ACCESS EASEMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20120906000702, SAID POINT BEING ON A CURVE WITH A RADIAL BEARING OF NORTH $21^{\circ}10'49''$ WEST, A DISTANCE OF 1257.00 FEET AND THE TERMIUS OF THIS CENTERLINE;

THE SIDELINES OF SAID STRIP SHALL BE SHORTENED OR LENGTHENED TO TERMINATE ON EACH OTHER, SAID EAST LINE OF LOT 11 AND THE SOUTHEASTERLY LINE OF SAID 21-FOOT ACCESS EASEMENT RECORDED UNDER RECORDING NUMBER 20120906000702;



S:\PROJECTS\05336\CORRSPNC\SEC 15 and Preliminary Plat\Preliminary Plat
Boundary Line Adjustment\2014 Lot Line Adjustment\Exhibits for Angela Hill\14-
0318_10-001 Access Easement Legal Description.doc
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Page 1 of 2

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NORTHEASTERLY PORTION OF ACCESS EASEMENT:

TOGETHER WITH THAT PORTION OF LOT 4 OF SAID BLACK DIAMOND LOT LINE ADJUSTMENT, LYING WITHIN A STRIP OF LAND 20.00 FEET IN WIDTH, LYING 20.00 FEET NORTH OF A SOUTH LINE OF SAID LOT 4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY COMMON CORNER OF SAID LOT 4 AND LOT 11 OF SAID BLACK DIAMOND LOT LINE ADJUSTMENT, SAID POINT BEING ON THE SOUTHEASTERLY LINE OF SAID 21-FOOT ACCESS EASEMENT RECORDED UNDER RECORDING NUMBER 20120906000702, SAID SOUTHEASTERLY LINE ALSO BEING A CURVE WITH A RADIAL BEARING OF NORTH 69°06'40" WEST, 1257.00 FEET;

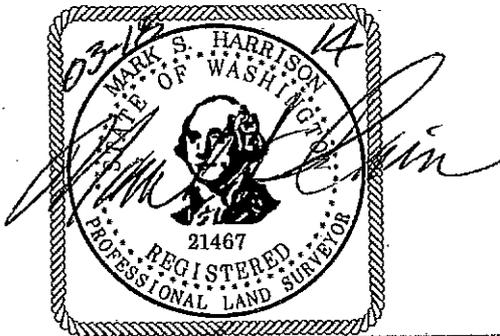
THENCE SOUTH 67°52'49" EAST ON THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 80.24 FEET TO A POINT OF CURVE;

THENCE EASTERLY CONTINUING ALONG SAID SOUTH LINE OF LOT 4 ON SAID CURVE TO THE LEFT HAVING A RADIUS OF 473.00 FEET, THROUGH A CENTRAL ANGLE OF 21°30'00", AN ARC DISTANCE OF 177.49 FEET;

THENCE SOUTH 89°22'49" EAST CONTINUING ALONG SAID SOUTH LINE OF LOT 4, A DISTANCE OF 70.08 FEET TO THE EAST LINE OF SAID LOT 4 AND THE TERMINUS OF THIS DESCRIBED LINE;

THE SIDELINES OF SAID STRIP SHALL BE SHORTENED OR LENGTHENED TO TERMINATE ON EACH OTHER, SAID EAST LINE OF LOT 4 AND THE SOUTHEASTERLY LINE OF SAID 21-FOOT ACCESS EASEMENT RECORDED UNDER RECORDING NUMBER 20120906000702.

WRITTEN BY: ARJ
CHECKED BY: MSH

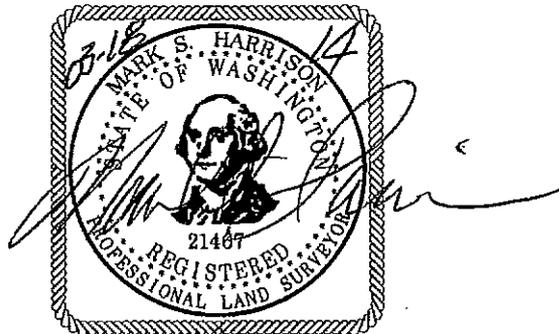


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ACCESS EASEMENT BENEFITTED PARCELS LEGAL DESCRIPTION

LOTS 2, 3 AND 4 OF CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NUMBER
PLN13-0026 RECORDED UNDER KING COUNTY RECORDING NUMBER
_____, RECORDS OF KING COUNTY,
WASHINGTON.

WRITTEN BY: ARJ
CHECKED BY: MSH



ACCESS EASEMENT BURDENED PARCELS LEGAL DESCRIPTION

LOTS 4 AND 10 OF CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NUMBER
PLN12-0013 RECORDED UNDER KING COUNTY RECORDING NUMBER 20120906900006,
RECORDS OF KING COUNTY, WASHINGTON.

WRITTEN BY: ARJ
CHECKED BY: MSH

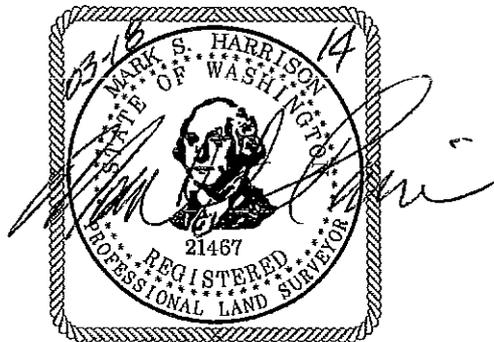
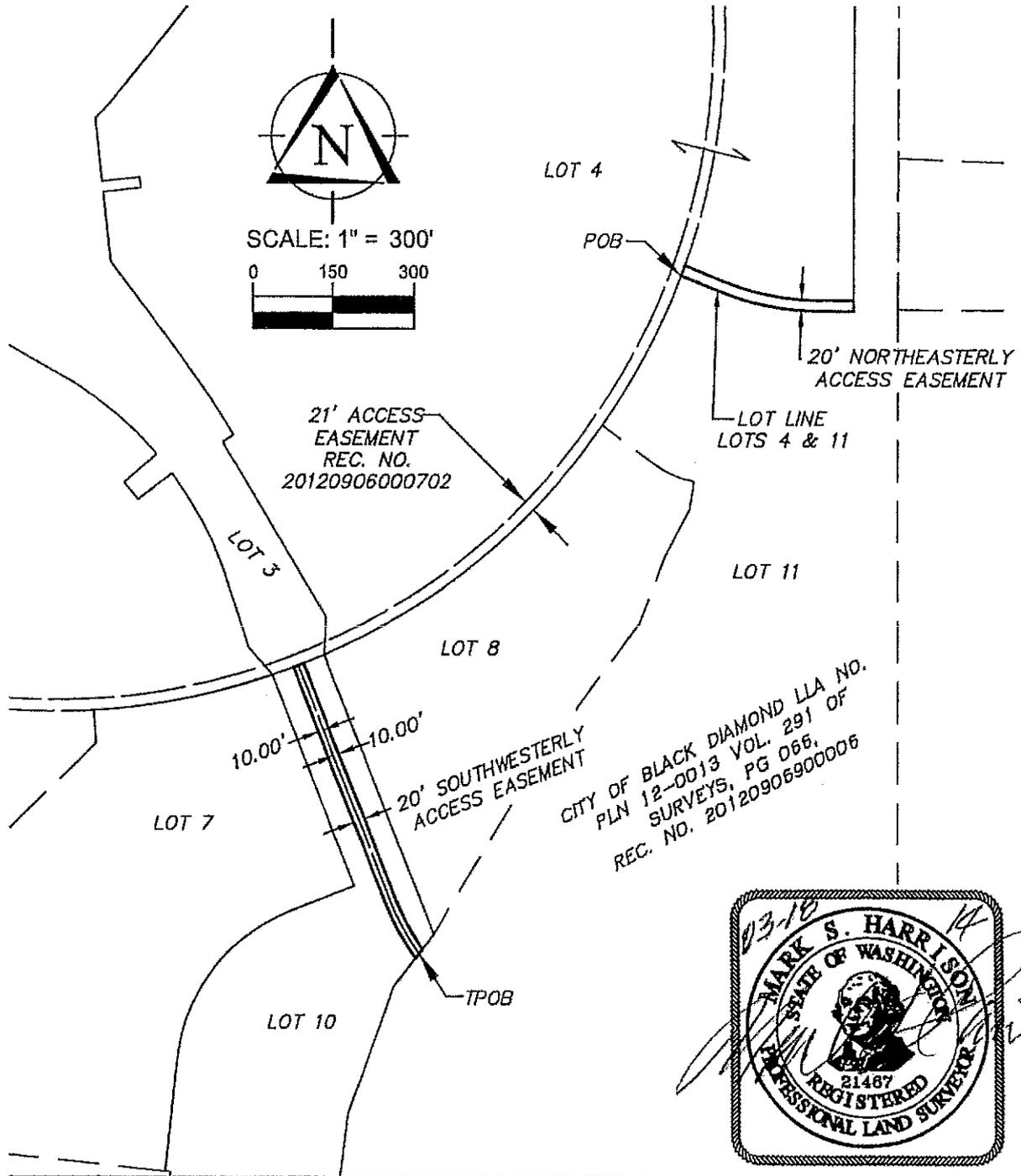


EXHIBIT D
ACCESS EASEMENT EXHIBIT

TRIAD JOB # 10-001
MARCH 18, 2014



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