

3645

10718 229TH PL SW

ADDRESS: 10718 229th PL SW

TAX ACCOUNT/PARCEL NUMBER: 006 105 00000 1000

BUILDING PERMIT (NEW STRUCTURE): No city bldg permit record

COVENANTS (RECORDED) FOR: _____

CRITICAL AREAS : _____ DETERMINATION: ☐ Conditional Waiver ☐ Study Required ☐ Waiver

DISCRETIONARY PERMIT #'S: _____

DRAINAGE PLAN DATED: _____

PARKING AGREEMENTS DATED: _____

EASEMENT(S) RECORDED FOR: _____

PERMITS (OTHER): None on file

PLANNING DATA CHECKLIST DATED: _____

SCALED PLOT PLAN DATED: _____

SEWER LID FEE \$: _____ LID #: _____

SHORT PLAT FILE: _____ LOT: _____ BLOCK: _____

SIDE SEWER AS BUILT DATED: _____

SIDE SEWER PERMIT(S) #: _____

GEOTECH REPORT DATED: _____

STREET USE / ENCROACHMENT PERMIT #: _____

FOR: _____

WATER METER TAP CARD DATED: _____

OTHER: _____

DHA Duane Hartman & Associates, Inc.

doug@dhasurveyors.com

16928 Woodinville-Redmond Road, B-107
Woodinville, WA 98072

Business (425) 483-5355
FAX (425) 483-4650

RECEIVED

SEP 22 2010
ENGINEERING DIVISION

LETTER OF TRANSMITTAL

TO: City Of Edmonds 121 5 th Avenue N. Edmonds, WA 98020	DATE: 09/20/2010	DHA JOB #: 10-1763
PROJECT NAME: Westgate Manor Lot 10 Survey		
Attention: Jerry Schuster (Stormwater Engineering)		

WE ARE SENDING YOU: ☒ ATTACHED VIA: Mail

☒ ORIGINALS ☐ PRINTS ☐ PLANS ☐ SAMPLES ☐ COPY OF LETTER ☐ CD(s)

COPIES	SHT. NO.	DATE	DESCRIPTION
1	1-2/2-2	09.20.10	8.5" x 11" Stamped Survey Exhibit Map & Legal Description

THESE ARE TRANSMITTED:

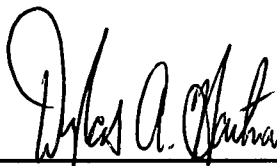
☒ FOR YOUR USE ☐ FOR APPROVAL ☒ FOR YOUR INFORMATION
☒ AS REQUESTED ☐ FOR REVIEW AND COMMENT ☐ ACTION SPECIFIED BELOW

REMARKS: It was our pleasure to serve you, Doug

COPIES TO:

FILE: 10-1763FP

SIGNED: _____


Douglas A. Hartman, PLS
Project Surveyor

PORTION OF THE NORTHWEST QUARTER OF
SECTION 36, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M.
COUNTY OF SNOHOMISH, STATE OF WASHINGTON

LEGAL DESCRIPTION FOR STORM DRAIN EASEMENT:

A STRIP OF LAND LYING WITHIN THAT PORTION OF LOT 10,
WESTGATE MANOR, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 23 OF PLATS, PAGE 86, IN
SNOHOMISH COUNTY WASHINGTON, DESCRIBED AS
FOLLOWS:

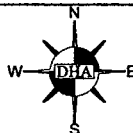
COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT 3;
RICHMOND BEACH GARDEN TRACTS, LYING WESTERLY OF THE PLAT OF
HOLIDAY HILL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8
OF PLATS, PAGE 54, RECORDS OF SNOHOMISH COUNTY, WASHINGTON,
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N44°13'19"W, A DISTANCE OF 93.00 FEET; THENCE N05°14'11"W, A DISTANCE
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10 AND THE TRUE POINT OF BEGINNING; THENCE N88°32'36"W, ALONG THE
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229TH PLACE SOUTHWEST, SAID POINT BEING A POINT ON A CURVE TO THE
LEFT WHENCE THE CENTER BEARS NORTH 08°21'39" WEST, A DISTANCE OF
238.89 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
02°25'39", AN ARC LENGTH OF 10.12 FEET; THENCE S03°58'11"W, A
DISTANCE OF 42.79 FEET; THENCE S04°52'14"E, A DISTANCE OF 47.98
FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE N88°32'36"W, ALONG
SAID LINE, A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 737 SQUARE FEET.



DUANE HARTMAN & ASSOCIATES, INC.
— Surveyors —

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650



LOT 10, WESTGATE MANOR

DRAWN BY: AAC

DATE: 09.20.2010

CHECKED: DAH

DATE: 09.20.2010

PROJECT NO.: 10-1678

PAGE 1 OF 2

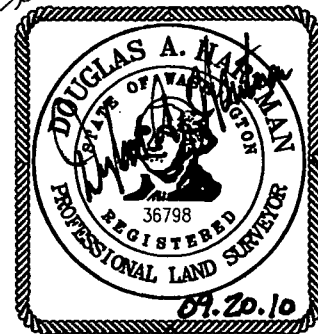
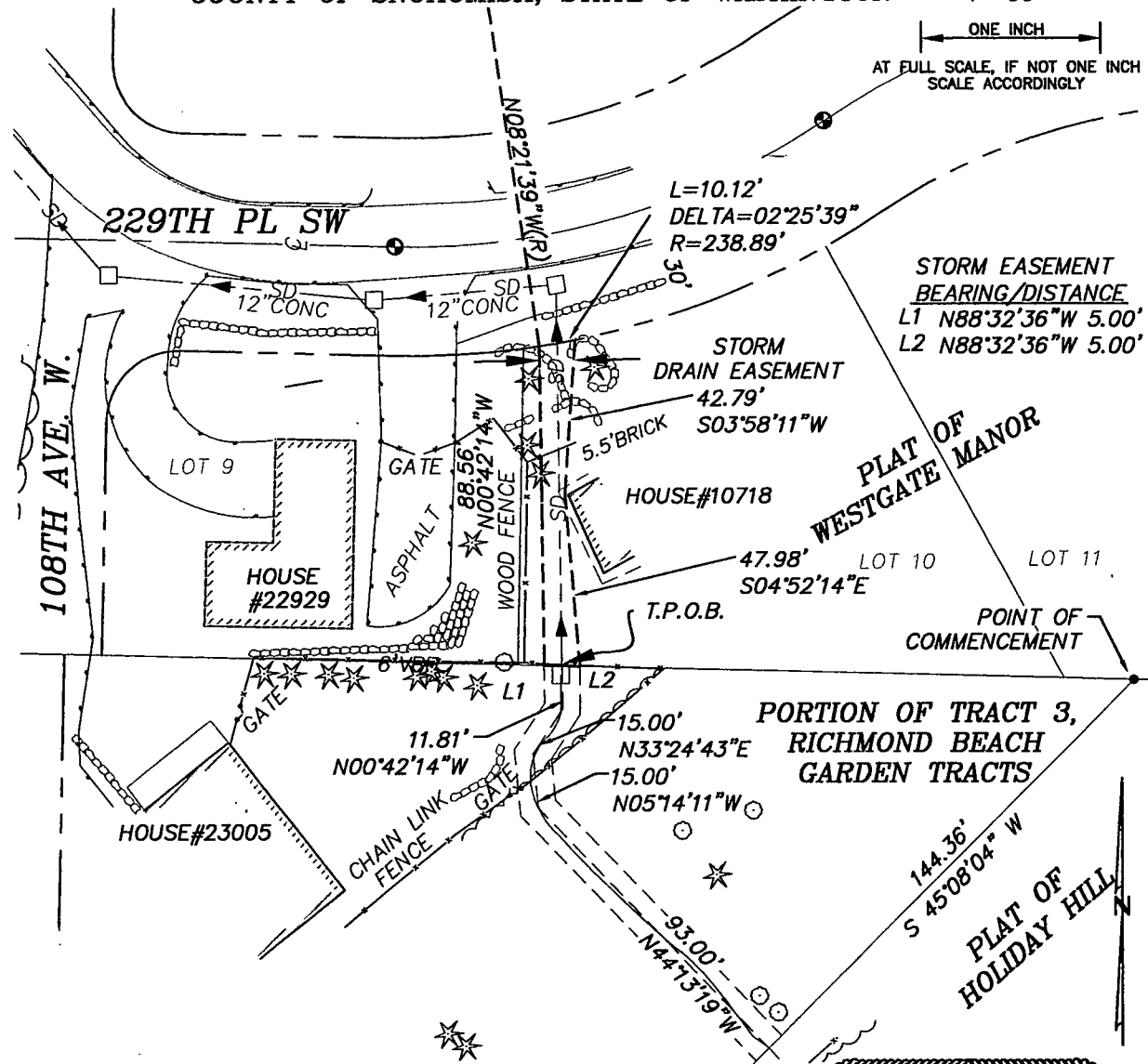
DRAWING NAME: 10-1678Esmt.dwg

PORTION OF THE NORTHWEST QUARTER OF
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COUNTY OF SNOHOMISH, STATE OF WASHINGTON

1"=50'

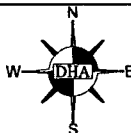
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AT FULL SCALE, IF NOT ONE INCH
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PAGE 1 OF 2

Kent Stormwater Easement.10.26.10

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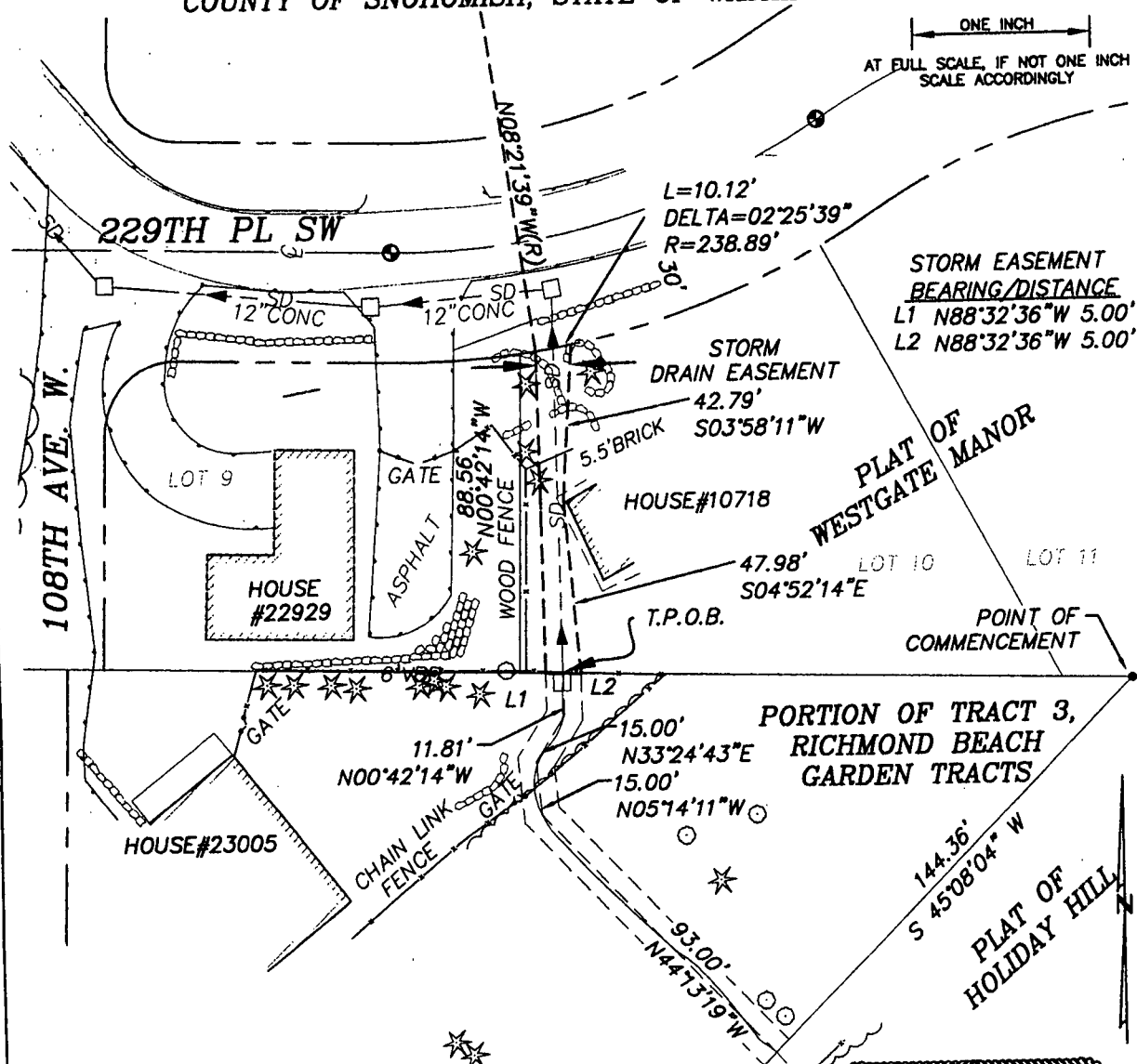
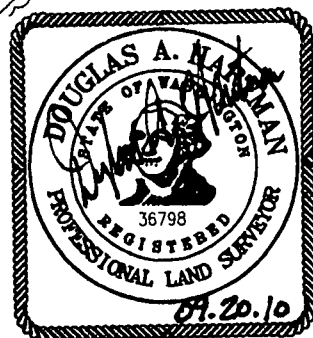
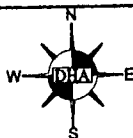


EXHIBIT A



DUANE HARTMAN & ASSOCIATES, INC.
— Surveyors —

16828 WOODMILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODMILLE, WASHINGTON 98072 FAX (425) 483-4850



DRAWING NAME: 10-1678E.smtldwg

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DATE: 09.20.2010

CHECKED: DAH

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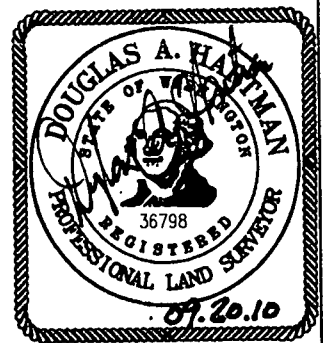
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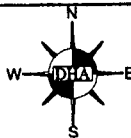
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CONTAINING 737 SQUARE FEET.



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— Surveyors —

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4850



DRAWING NAME: 10-1678E.smt.dwg

LOT 10, WESTGATE MANOR

DRAWN BY: AAC

DATE: 09.20.2010

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PAGE 1 OF 2

PORTION OF THE NORTHWEST QUARTER OF
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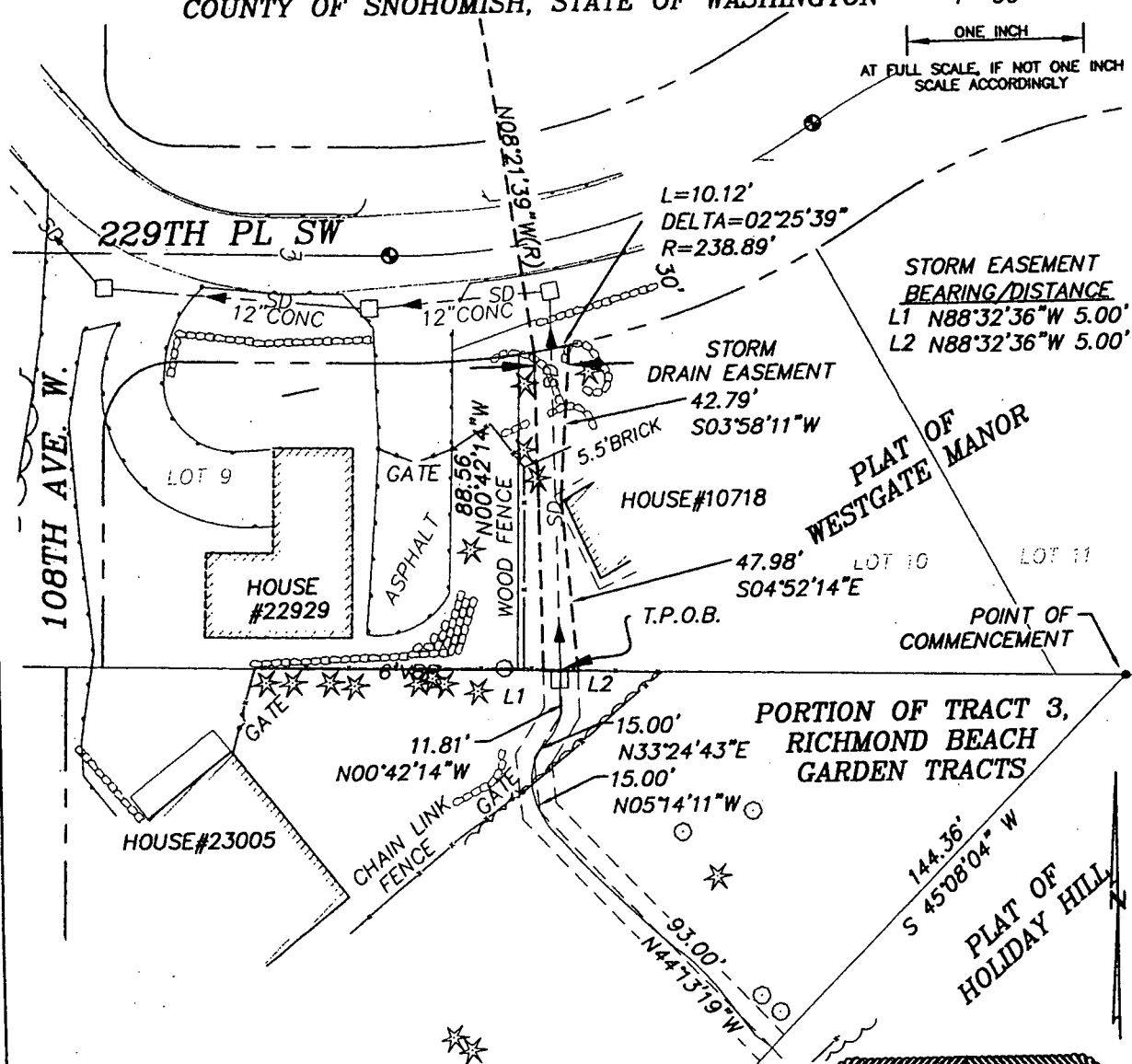
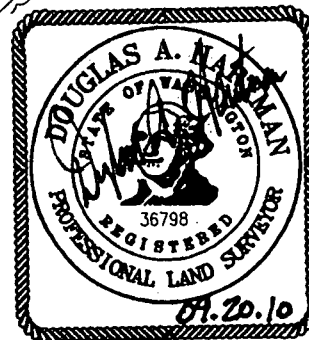
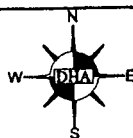


EXHIBIT A



DUANE HARTMAN & ASSOCIATES, INC.
— Surveyors —

16926 WOODMILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODMILLE, WASHINGTON 98072 FAX (425) 483-4850



DRAWING NAME: 10-1678Esm1.dwg

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DATE: 09.20.2010

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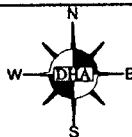
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DUANE HARTMAN & ASSOCIATES, INC.

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WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4850



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LOT 10, WESTGATE MANOR

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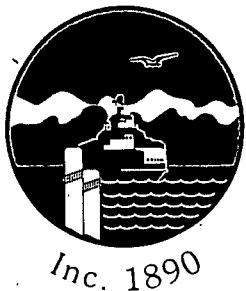
DATE: 09.20.2010

CHECKED: DAH

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PROJECT NO.: 10-1678

PAGE 1 OF 2



CITY OF EDMONDS

121 5TH AVENUE NORTH • EDMONDS, WA 98020 • 425-771-0220 • FAX 425-771-0221
Website: www.ci.edmonds.wa.us

MIKE COOPER
MAYOR

PUBLIC WORKS DEPARTMENT
Engineering Division

October 26, 2010

Keith and Chelea Kent
10718 229th Place SW
Edmonds, WA 98026

RE: Storm Easement

Dear Mr. and Mrs. Kent,

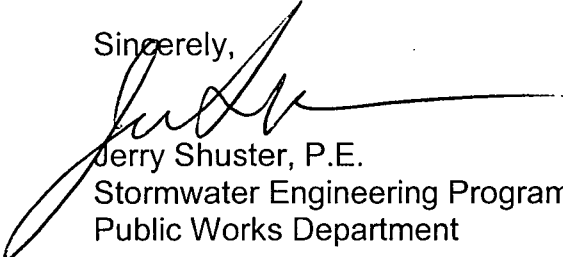
Please find enclosed the storm conveyance pipe easement documents. The easement will grant the City of Edmonds permission to enter your property for the purpose of construction, maintenance, repair or replacement of the storm conveyance pipe running through your property. The area of easement is a strip of 5 feet running along your west property line. See legal description for the official survey of the easement area.

If you choose to grant the easement, please follow the steps below;

1. Sign and Notarize the attached Easement document. There are two notaries available on the 2nd floor of City Hall in the Development Services Department. Please call to confirm one is available before you stop by. 425-771-0220
2. The City will have the document recorded with Snohomish County. This takes about 4 to 6 weeks.
3. A copy of the recorded document will be mailed to you.

If you have any questions about the easement or the recording process, please contact JoAnne Zulauf, Engineering Technician, at 425-771-0220 x1324 or email at zulauf@ci.edmonds.wa.us.

Sincerely,


Jerry Shuster, P.E.
Stormwater Engineering Program Manager
Public Works Department

Return Address:
City Clerk
City of Edmonds
121 - 5th Ave. N.
Edmonds, WA 98020

UTILITY EASEMENT

Property Address: 10718 229TH Place SW, Edmonds, Washington 98020

Assessor's Property Tax Parcel No.: 00610500001000

IN CONSIDERATION of benefits to accrue herein to the undersigned, **Keith and Chelea Kent (Grantor)**, hereby grant to the **CITY OF EDMONDS**, a Municipal Corporation (**Grantee**), a permanent easement for the installation, construction, operation, maintenance, repair, reconstruction or replacement of a **storm conveyance pipe and necessary appurtenances**, over, across, through, and below the following described property, and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction, operation, maintenance, repair, reconstruction or replacement of said **storm conveyance pipe and necessary appurtenances**, together with the right of access to the easement at any time for the stated purpose.

The easement hereby granted is located in the **COUNTY OF SNOHOMISH, STATE OF WASHINGTON**, and is more particularly described as follows:

A strip of land lying within that portion of Lot 10, Westgate Manor, according to the plat thereof recorded in Volume 23 of Plats, Page 86, in Snohomish County Washington, described as follows:

Commencing at the northeasterly corner of Tract 3; Richmond Beach Garden Tracts, lying westerly of the Plat of Holiday Hill, according to the Plat thereof recorded in Volume 8 of Plats, page 54, records of Snohomish County, Washington, Thence S45°08'04"W a distance of 144.36 feet along the northwesterly line of Lot 15, Plat of Holiday Hills; thence N44°13'19"W, a distance of 93.00 feet; thence N05°14'11"W, a distance of 15.00 feet; thence N33°24'43"E a distance of 15.00 feet; thence N00°42'14"W, a distance of 11.81 feet to the south line of said Lot 10 and the true point of beginning; thence N88°32'36"W, along the south line of said Lot 10, a distance of 5.00 feet; thence N00°42'14"W, a distance of 88.56' to the south margin of 229th Place Southwest, said point being a point on a curve to the left whence the center bears north 08°21'39" west, a distance of 238.89 feet; thence along said curve through a central angle of 02°25'39", an arc length of 10.12 feet; thence S03°58'11"W, a distance of 42.79 feet; thence S04°52'14"E, a distance of 47.98 feet to the south line of said Lot 10; thence N88°32'36"W, along said line, a distance of 5.00 feet to the true point of beginning.

The easement area is depicted in the drawing attached as Exhibit A.

THE CITY agrees to restore to substantially the original condition such improvements as are disturbed during the construction, maintenance, and repair of said utility or utilities, provided the grantors, their heirs, or assigns shall not construct any permanent structure over, upon, or within the permanent easement.

DATED THIS _____ **DAY OF** _____ **20** _____

Keith Kent

Chelea Kent

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

On this day personally appeared before me _____, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC in and for the
State of Washington, residing at

PORTION OF THE NORTHWEST QUARTER OF
SECTION 36, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M.
COUNTY OF SNOHOMISH, STATE OF WASHINGTON

1"=50'

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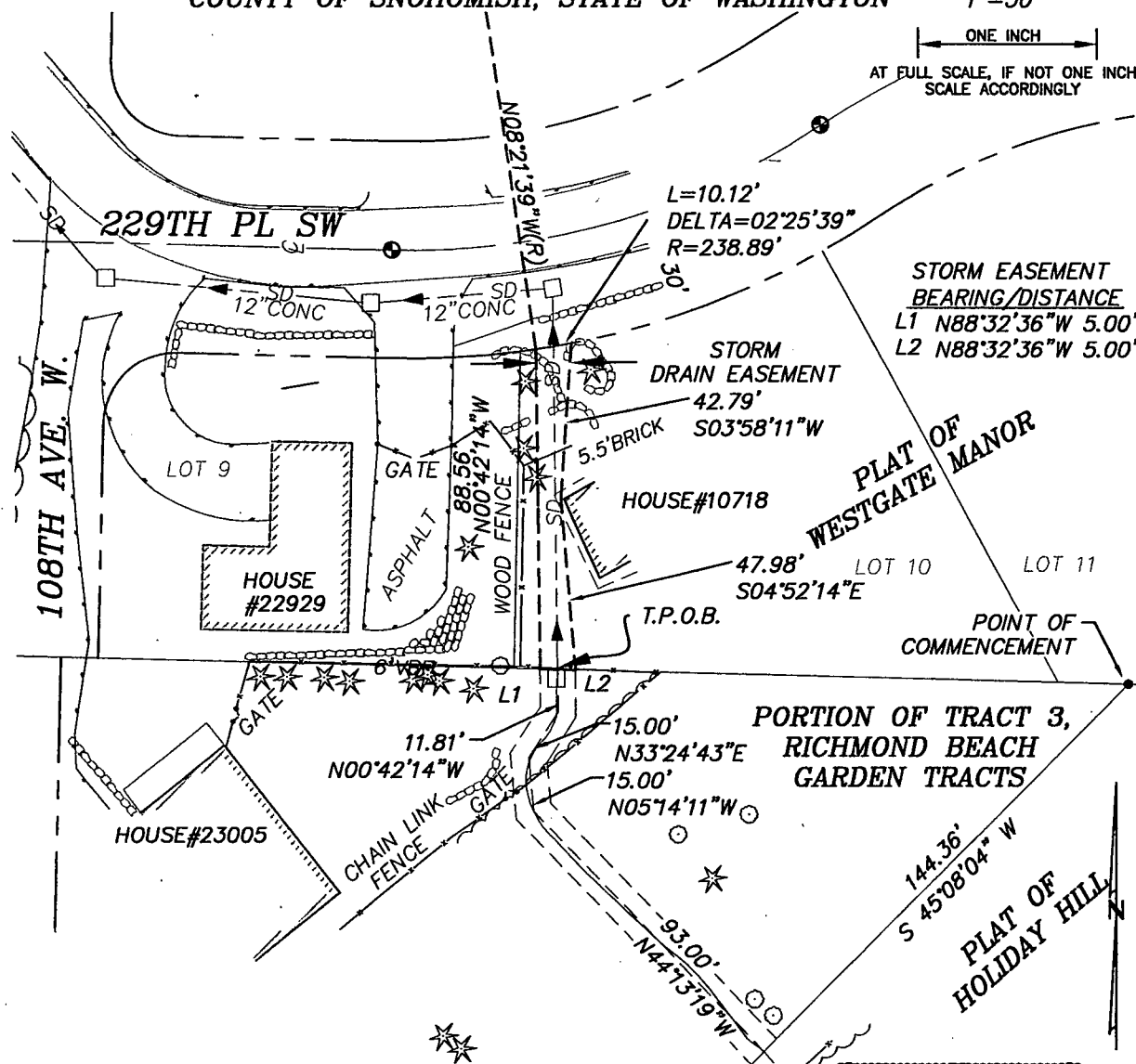
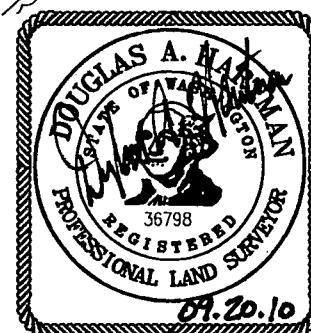


EXHIBIT A

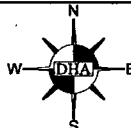


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— Surveyors —

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WOODRIDGE, WASHINGTON 98072

(425) 483-5355
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LOT 10, WESTGATE MANOR

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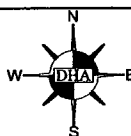
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NOTICE:

No warranty of accuracy.

The information shown on the attached map(s) was compiled for use by the City of Edmonds, its Employees and Consultants. The City of Edmonds does not warrant the accuracy of anything set forth on these map(s). Any person or entity requesting a copy should conduct an independent inquiry regarding the information shown on the map(s), including, but not limited to, the location of any sewer stub shown. Such sewer stubs may or may not exist and may or may not exist at the location shown. Neither the City of Edmonds nor its employees or officers shall be liable for the information given on map(s), nor for any one representation provided based upon said map(s).