

CITY OF KIRKLAND

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DEPARTMENT OF PUBLIC WORKS PREAPPROVED PLANS POLICY

Policy G-5: ADEQUATE LEGAL DESCRIPTIONS

All documents containing legal descriptions submitted to the City of Kirkland must contain legal descriptions which conform to the following examples. In addition, all legal descriptions must be accompanied by a sketch which highlights the area identified by the legal description.

A legal description is more than a mere identification or location of property but is a precise description of that portion of the face of the earth to the exclusion of the balance of the face of the earth.

Neither a map, street number, nor a King County tax account number constitutes a legal description, although they may be included as a part of a legal description to assist in location or identification.

The following are examples of adequate legal descriptions:

- A. Previously platted property: Lot 6, Block 3, Town of Kirkland according to plat thereof recorded in Vol. 7 of plats, page 32, records of King County, Washington.

Acceptable alternative: Lot 6, Block 3, Town of Kirkland according to plat thereof, records of King County, Washington.

- B. Short plat or short subdivision: Lot B of Jones, Short subdivision as recorded under King County, recording No. 780906541.

- C. Unplatted property: "*metes and bounds description*": That portion of the northwest quarter of the northeast quarter of Section 7, Township 25 north, Range 5 E.W.M., described as follows: Commencing at the northwest corner of said section 7, thence north 89 degrees 30'30" east 30 feet thence north 7 degrees 29'37" west 640 feet thence west 89 degrees 30'30" south 30 feet to the true point of beginning, all situate in King County, Washington.

Acceptable alternative: The south half of the northwest quarter of the northwest quarter of northwest quarter of Section 6, Township 24 north Range 6, east W.M., situate in King County, Washington.