

LOT LINE ALTERATION
CITY OF KIRKLAND

FILE NO: LL23-00742
(RCW 58.17.040 - EXCLUSION FROM SUBDIVISION)

CITY OF KIRKLAND
PLANNING & BUILDING DEPARTMENT

REVIEWED BY _____
PLANNER

EXAMINED THIS ____ DAY OF _____, 20__.

ADAM WEINSTEIN, DIRECTOR

REVIEWED AS TO FORM THIS ____ DAY OF _____, 20__.

(ASSISTANT) CITY ATTORNEY, CITY OF KIRKLAND

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20__.

ASSESSOR

DEPUTY ASSESSOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____,
_____, 2025 AT _____ IN BOOK ____ OF ____ AT PAGE ____

AT THE REQUEST OF _____

MANAGER SUPT. OF RECORDS

IMPORTANT NOTICE

THE CITY OF KIRKLAND MAKES NO REPRESENTATION, EXPRESSED OR IMPLIED, REGARDING THIS PROPOSED PROPERTY LINE ALTERATION OTHER THAN THIS LOT LINE ALTERATION DOES NOT CREATE ANY ADDITIONAL LOT, TRACT, PARCEL, SITE OR DIVISION, AND DOES NOT CREATE A LOT, TRACT, PARCEL, SITE, OR DIVISION WHICH CONTAINS INSUFFICIENT AREA AND DIMENSION TO MEET REQUIREMENTS FOR WIDTH AND AREA FOR A LEGAL BUILDING SITE. FURTHER, THE CITY OF KIRKLAND MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, AS TO THE EFFECT, IF ANY, OF STEEP SLOPE REGULATIONS OR OF SETBACKS WHICH MAY BE REQUIRED FROM STREAMS OR WETLANDS WITH RESPECT TO ANY OF SAID LOTS, TRACTS, PARCELS, OR SITES AS LEGAL BUILDING SITES.

RETURN TO:

CITY OF KIRKLAND
CITY CLERK
123 FIFTH AVENUE
KIRKLAND, WA 98033-6189
PH: 425.587.3197

SW 1/4 SE 1/4 SEC. 31, TWP. 26N., RGE. 5E., W.M.

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT WE, BEING ALL OF THE OWNER(S) HAVING AN OWNERSHIP INTEREST IN THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LOT LINE ALTERATION THEREFORE PURSUANT TO RCW 58.17.040 AND DECLARE THIS LOT LINE ALTERATION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID LOT LINE ALTERATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF ALL OF THE OWNERS.

MONTEBANC MANAGEMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
ITS:

BROADVIEW ACQUISITIONS, LLC, A LIMITED LIABILITY COMPANY

BY: _____
ITS:

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF MONTEBANC MANAGMNET, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

SIGNATURE OF NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON)
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF BROADVIEW ACQUISITIONS, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

SIGNATURE OF NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

LEGAL DESCRIPTION BEFORE LOT LINE ADJUSTMENT

LOTS 2, 3, 4 AND 5 OF CITY OF KIRKLAND ALTERATION OF LOT LINE NO. LLA 16-00599, AS RECORDED UNDER RECORDING NO. 20160908900006, AND BEING A PORTION OF BLOCKS 12, 13 AND 14 AND VACATED STREETS IN WATERFRONT ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 92, RECORDS OF KING COUNTY AUDITOR.

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION AFTER LOT LINE ADJUSTMENT

PARCEL A

THAT PORTION OF LOT 4 OF CITY OF KIRKLAND ALTERATION OF LOT LINE NO. LLA 16-00599, AS RECORDED UNDER RECORDING NO. 20160908900006, AND BEING A PORTION OF BLOCKS 12 AND VACATED STREETS IN WATERFRONT ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 92, RECORDS OF KING COUNTY AUDITOR, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT;

THENCE NORTH 02°26'40" EAST, ALONG THE WEST LINE THEREOF, 79.96 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°09'26" EAST 94.75 FEET;
THENCE SOUTH 01°50'34" WEST 79.95 FEET TO THE SOUTH LINE OF SAID LOT AND THE END OF THE AFOREMENTIONED LINE.

PARCEL B

THAT PORTION OF LOTS 4 AND 5 OF CITY OF KIRKLAND ALTERATION OF LOT LINE NO. LLA 16-00599, AS RECORDED UNDER RECORDING NO. 20160908900006, AND BEING A PORTION OF BLOCKS 12, 13 AND VACATED STREETS IN WATERFRONT ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 92, RECORDS OF KING COUNTY AUDITOR, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE SOUTH 88°09'35" EAST, ALONG THE SOUTH LINE THEREOF, 95.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 01°50'34" EAST 79.95 FEET; THENCE SOUTH 88°09'26" EAST 59.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 61°43'30" EAST 115.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°32'35", A DISTANCE OF 61.30 FEET; THENCE SOUTH 58°49'05" EAST 29.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 72°52'48" EAST 50.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°48'27". A DISTANCE OF 23.39 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE NORTH 88°09'35" WEST, ALONG THE SOUTH LINE THEREOF, 126.70 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C

THAT PORTION OF LOT 4 OF CITY OF KIRKLAND ALTERATION OF LOT LINE NO. LLA 16-00599, AS RECORDED UNDER RECORDING NO. 20160908900006, AND BEING A PORTION OF BLOCK 12 AND VACATED STREETS IN WATERFRONT ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 92, RECORDS OF KING COUNTY AUDITOR, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 02°26'40" EAST, ALONG THE WEST LINE THEREOF, 79.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°26'40" EAST 60.21 FEET; THENCE SOUTH 88°09'26" EAST 136.49 FEET; THENCE SOUTH 04°57'03" EAST 16.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°19'27", A DISTANCE OF 46.81 FEET; THENCE NORTH 88°09'26" WEST 153.76 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL D

THAT PORTION OF LOTS 2, 3, 4 AND 5 OF CITY OF KIRKLAND ALTERATION OF LOT LINE NO. LLA 16-00599, AS RECORDED UNDER RECORDING NO. 20160908900006, AND BEING A PORTION OF BLOCKS 12, 13 AND 14 AND VACATED STREETS IN WATERFRONT ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 92, RECORDS OF KING COUNTY AUDITOR, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID LOTS 2, 3, 4 AND 5, EXCEPT THAT PORTION LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 02°26'40" EAST, ALONG THE WEST LINE THEREOF, 140.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°09'26" EAST 136.49 FEET; THENCE SOUTH 04°57'03" EAST 16.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°52'02", A DISTANCE OF 108.12 FEET; THENCE SOUTH 58°49'05" EAST 29.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 72°52'48" EAST 50.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°48'27". A DISTANCE OF 23.39 FEET TO THE SOUTH LINE OF SAID LOT 5 AND THE TERMINUS OF SAID LINE.

RESTRICTIONS OF RECORD

PER FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NUMBER 5003353-0003391E DATED: JANUARY 11, 2024

- SUBJECT TO :
(A) UNPATENTED MINING CLAIMS;
(B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;
(C) INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING, BUT NOT LIMITED TO, EASEMENTS OR EQUITABLE SERVITUDES; OR
(D) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), (C), OR (D), ARE SHOWN BY THE PUBLIC RECORDS. (NOTHING TO PLOT).
- SUBJECT TO THE NOTICE OF TAP OR CONNECTION CHARGES WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR REDEVELOPMENT OF THE LAND AS DISCLOSED BY RECORDED INSTRUMENT. INQUIRIES REGARDING THE SPECIFIC AMOUNT OF THE CHARGES SHOULD BE MADE TO THE NORTHSHORE UTILITY DISTRICT AS RECORDED UNDER REC. NO. 9207300895. (NOT A SURVEY MATTER).
- SUBJECT TO THE SEWER CAPACITY CHARGES LEVIED BY KING COUNTY AND/OR THE CITY OF KIRKLAND DUE IN CONNECTION WITH THE DEVELOPMENT OF SAID PREMISES. INQUIRIES REGARDING THE SPECIFIC AMOUNT OF THE CHARGES SHOULD BE MADE TO THE CITY OF KIRKLAND. (NOT A SURVEY MATTER).
- SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF WATERFRONT ADD TO KIRKLAND AS RECORDED UNDER REC. NO. 67227. (NOTHING TO PLOT)
- SUBJECT TO THE JOINT EASEMENT AND ROAD MAINTENANCE AGREEMENT FOR INGRESS, EGRESS AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC. NO. 20160706001568. (PLOTTED)
- SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE KING COUNTY DETERMINATION OF LEGAL LOT STATUS L06M0052, DATED OCTOBER 12, 2006.
- SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE BOUNDARY LINE ADJUSTMENT AS RECORDED UNDER REC. NO. 201609089000006 IN THE OFFICIAL RECORDS. (PLOTTED)
- SUBJECT TO THE MATTERS SET FORTH BY SURVEY AS RECORDED UNDER REC. NO. 9311019001 IN BOOK 95, PAGE 172. (PLOTTED)
- SUBJECT TO THE PRIVATE EASEMENTS RIGHTS, IF ANY, OF ADJACENT OWNERS OVER VACATED STREETS AND ALLEYS, UNRECORDED, COMMON LAW, PRIVATE EASEMENT RIGHTS MAY PERSIST DESPITE CESSATION OF PUBLIC EASEMENT BY: 1) NON-USER STATUTE, RCW 36.87.090; OR 2) BY VACATION OR RELEASE OF PUBLIC INTEREST. (NOTHING TO PLOT)
- SUBJECT TO ACCESS AND UTILITIES EASEMENT AS RECORDED UNDER RECORDING NO. 20240207000363. (PLOTTED)

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR _____ UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MONTEBANC MANAGMENT, LLC IN _____ 20__.

CHRISTOPHER SHANE BARNES
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 35145



LOT LINE ALTERATION PREPARED FOR:

MONTEBANC MANAGEMENT

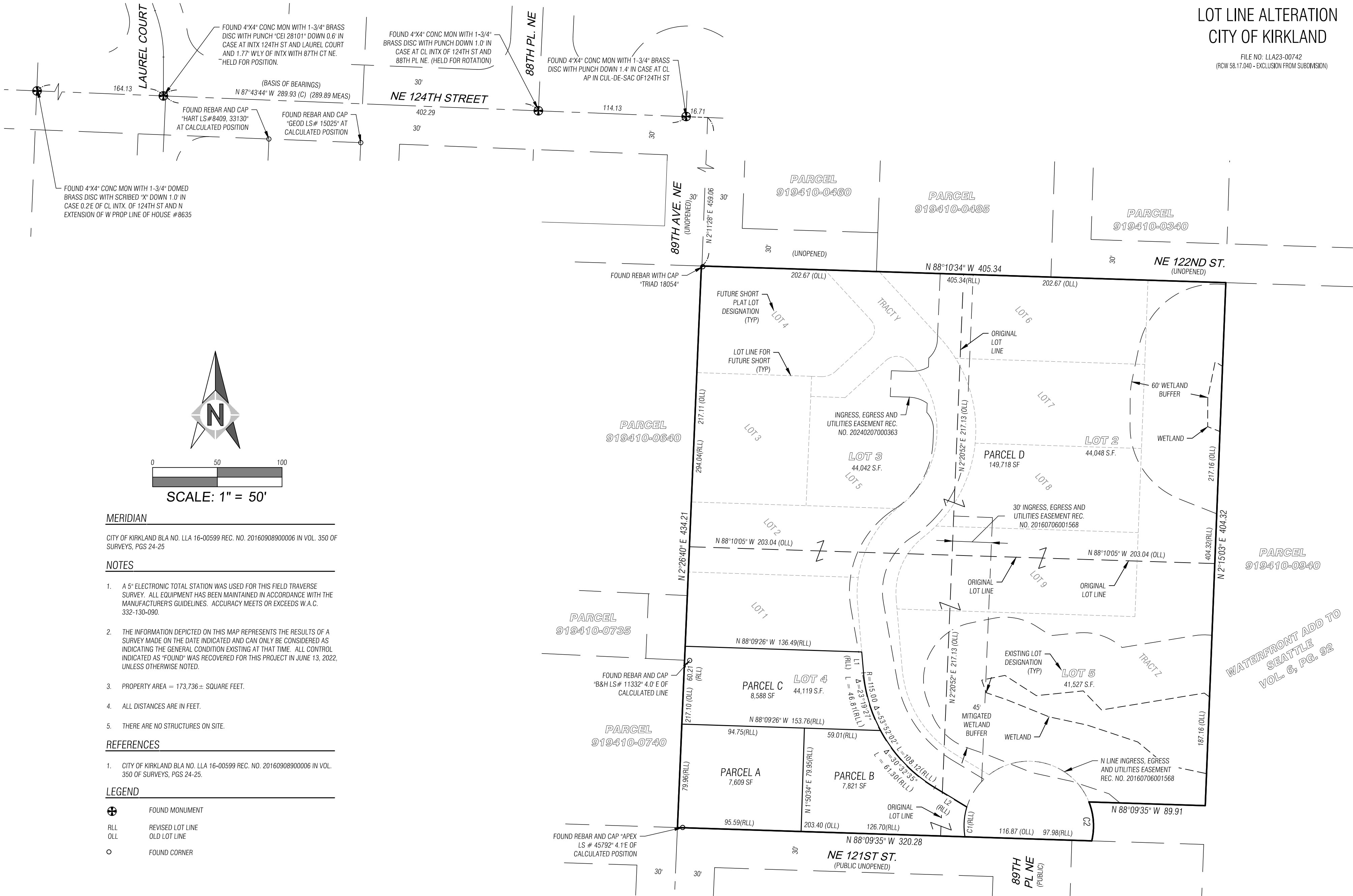
400 NW GILMAN BLVD # 2781
ISSAQUAH, WA 98027



| | | |
|----------------------|-------------------|------------------|
| DRAWN BY: ETH/ARB | DATE: 3/4/2025 | JOB NO: 22052 |
| CHKD BY: CSB | SCALE: N/A | SHEET: 1 OF 2 |

LOT LINE ALTERATION
CITY OF KIRKLAND

FILE NO: LLA23-00742
(RCW 58.17.040 - EXCLUSION FROM SUBDIVISION)



MERIDIAN

CITY OF KIRKLAND BLA NO. LLA 16-00599 REC. NO. 20160908900006 IN VOL. 350 OF SURVEYS, PGS 24-25

NOTES

1. A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE 13, 2022, UNLESS OTHERWISE NOTED.
3. PROPERTY AREA = 173,736± SQUARE FEET.
4. ALL DISTANCES ARE IN FEET.
5. THERE ARE NO STRUCTURES ON SITE.

REFERENCES

1. CITY OF KIRKLAND BLA NO. LLA 16-00599 REC. NO. 20160908900006 IN VOL. 350 OF SURVEYS, PGS 24-25.

LEGEND

- ⊕ FOUND MONUMENT
- RL OLD LOT LINE
- FOUND CORNER

| TAG TABLE | | | |
|-----------|--------|---------------|--------|
| TAG # | RADIUS | DIRECTION/Δ | LENGTH |
| C1 | 50.00 | 26°48'27" | 23.39 |
| C2 | 50.00 | 35°06'22" | 30.64 |
| L1 | | N 04°57'03" W | 16.22 |
| L2 | | N 58°49'05" W | 29.05 |



LOT LINE ALTERATION PREPARED FOR:
MONTEBANC MANAGEMENT

400 NW GILMAN BLVD # 2781
ISSAQUAH, WA 98027



| | | |
|----------------------|-------------------|------------------|
| DRAWN BY: ETH/ARB | DATE: 3/4/2025 | JOB NO: 22052 |
| CHKD BY: CSB | SCALE: 1"=50' | SHEET: 2 OF 2 |