

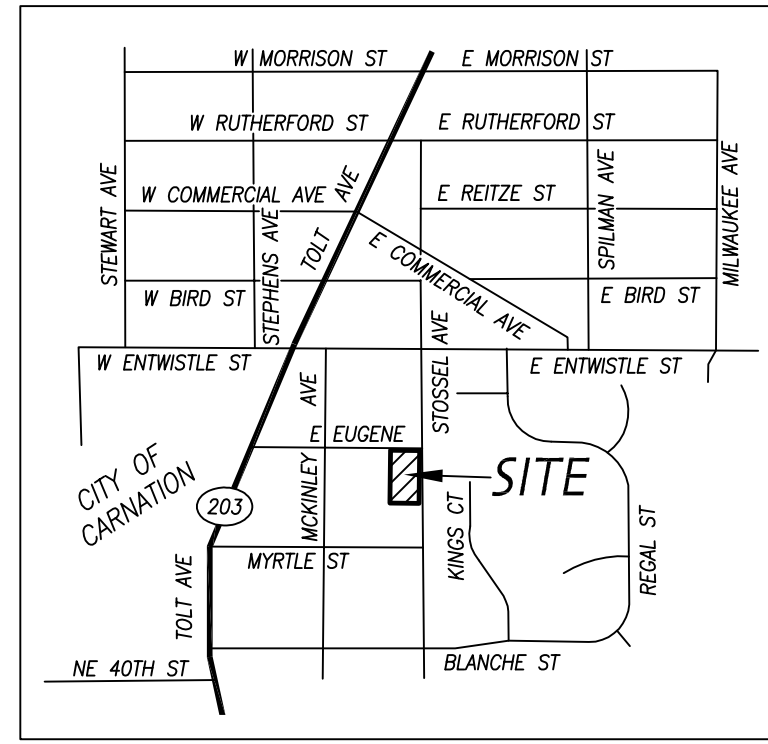
DEDICATION

THE UNDERSIGNED, BEING ALL THE PARTIES HAVING AN OWNERSHIP INTEREST IN THE LAND HEREBY SUBDIVIDED, DO HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DO HEREBY DEDICATE TO THE CITY OF CARNATION ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC STREET PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN ORDER TO ESTABLISH, CONSTRUCT AND MAINTAIN SAID DRAINAGE AND DRAINING SYSTEMS RELATED THERETO, AND FURTHER DEDICATE TO THE CITY OF CARNATION ALL EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARK, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON FOR THEMSELVES AND THEIR SUCCESSORS IN TITLE, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF CARNATION AND ITS SUCCESSORS IN TITLE WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THE SUBDIVISION. FURTHER, THE UNDERSIGNED HEREBY AGREE FOR THEMSELVES AND THEIR SUCCESSORS IN TITLE, TO INDEMNIFY AND HOLD THE CITY OF CARNATION AND ITS SUCCESSORS HARMLESS FROM ANY CLAIMS FOR DAMAGES ALLEGED TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THE SUBDIVISIONS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

SHANE FORTNEY, FORTWEST LLC, A WASHINGTON LIMITED LIABILITY COMPANY

CREATIVE EQUITY LENDING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY



VICINITY MAP

NOT TO SCALE

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHANE FORTNEY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE

DATED: _____

(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

STATE OF WASHINGTON)
COUNTY OF KING)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF CREATIVE EQUITY LENDING, LLC TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY SIGNATURE

DATED: _____

(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

LEGAL DESCRIPTION

BEGINNING AT A MONUMENT IN CASE AT THE INTERSECTION OF ENTWISTLE STREET AND STOSSEL AVENUE (AKA COUNTY ROAD AND KING STREET) PER PLAT OF TOLT, ALL RECORDED IN VOLUME 20 OF PLATS, PAGE 45, IN KING COUNTY, WASHINGTON;

THENCE SOUTH 00°37'39" WEST, ALONG THE PLATTED CENTERLINE OF STOSSEL AVENUE (AKA KING STREET) 423.00 FEET;
THENCE LEAVING SAID CENTERLINE NORTH 89°17'39" WEST A DISTANCE OF 17.00 FEET TO THE NORTH LINE OF THE VACATED SOUTH 6 FEET OF EUGENE STREET ADJOINING, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE ALONG SAID VACATED NORTH LINE NORTH 89°17'39" WEST A DISTANCE OF 76.05 FEET;
THENCE SOUTH 00°37'20" WEST A DISTANCE OF 137.98 FEET;
THENCE SOUTH 89°16'47" EAST A DISTANCE OF 76.03 FEET;
THENCE NORTH 00°37'39" EAST A DISTANCE OF 138.00 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS LOT A, CITY OF CARNATION LOT LINE ADJUSTMENT NUMBER 98-001, RECORDED UNDER RECORDING NUMBER 9811241623 AND DELINEATED ON SURVEY RECORDED UNDER RECORDING NUMBER 9811249006)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EASEMENTS, RESTRICTIONS AND COVENANTS

PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NUMBER 0220937-ETU - SECOND, DATED MAY 5, 2023.

- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE REPLAT OF TOWN OF TOLT, RECORDED UNDER RECORDING NUMBER 790757.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON BOUNDARY/LOT LINE ADJUSTMENT, RECORDED UNDER RECORDING NUMBER 9811241623.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON BOUNDARY LINE ADJUSTMENT, RECORDED UNDER RECORDING NUMBER 9811249006.
- SUBJECT TO A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 20210628001415 (BENEFICIARY IS CREATIVE EQUITY LENDING, LLC)

SURVEYOR'S VERIFICATION

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DARREN J. RIDDLE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE

(PRINT NAME)
DATED: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

APPROVALS

EXAMINED AND APPROVED PER C.M.C. 15.09 THIS _____ DAY OF _____, 20____.

CITY ENGINEER
CITY OF CARNATION

PUBLIC WORKS DIRECTOR
CITY OF CARNATION

CITY PLANNER
CITY OF CARNATION

CITY MANAGER
CITY OF CARNATION

KING COUNTY DEPARTMENT OF ASSESSMENTS

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

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

KING COUNTY TAX PARCEL NUMBER: 865730-0062-08

KING COUNTY FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL THIS ____ DAY OF ____ 20____.

MANAGER, KING COUNTY OFFICE OF FINANCE DEPUTY

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PACIFIC COAST SURVEYS, INC. THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ M, AND RECORDED IN VOL. _____ OF PLATS, PAGE _____; AFN _____ RECORDS OF KING COUNTY, WASHINGTON.

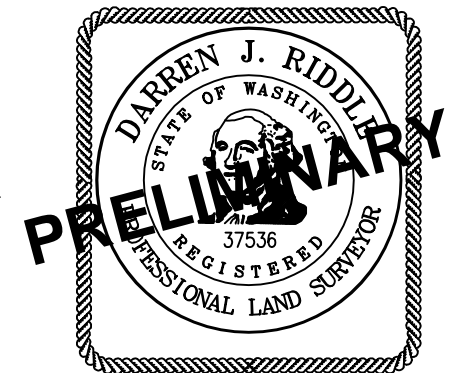
MANAGER SUPERINTENDANT OF RECORDS

LAND SURVEYOR'S CERTIFICATE

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 FORTWEST, LLC IN MAY, 2023. THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND. I HEREBY CERTIFY THAT THIS PLAT OF FORTWEST IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

DARREN J. RIDDLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 37536

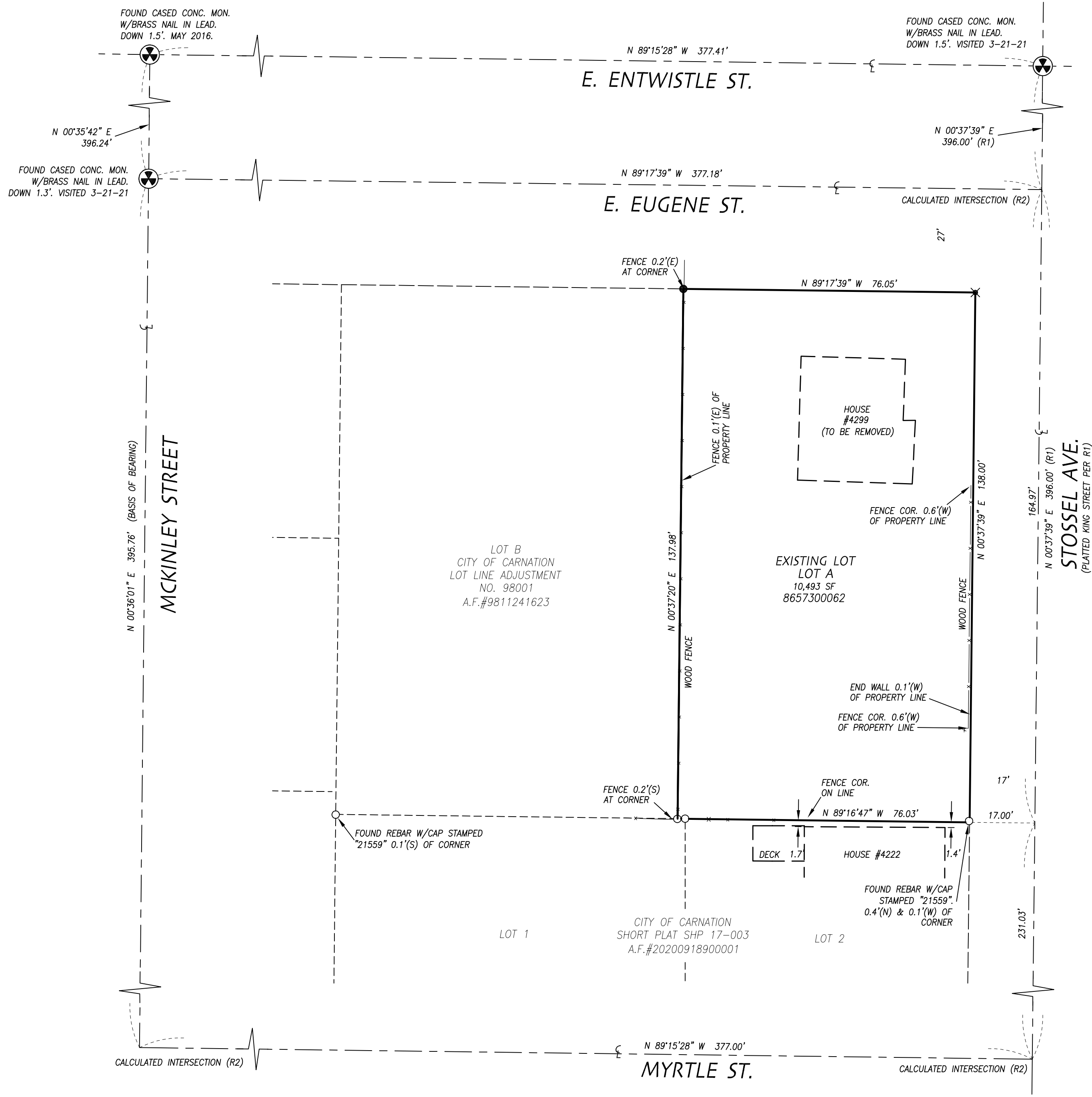
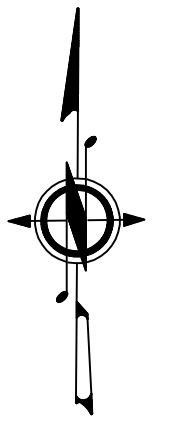
DATE



A.F. NO. _____

SHEET
1 of 3

Pacific Coast Surveys, Inc. LAND SURVEYING & MAPPING P.O. BOX 13619 MILL CREEK, WA 98082 PH. 425.508.4951 FAX 425.357.3577 www.PCSurveys.net	PLAT MAP FOR: FORTWEST LLC A UNIT LOT SUBDIVISION FILE NO. _____ SW 1/4 SE1/4, SEC.16, T.25N., R.7E., W.M.			
	DRAWN BY JRM	DATE 6.26.23	DRAWING FILE NAME 212218puls.dwg	SCALE 1"=10'



EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

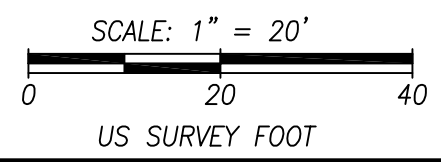
INSTRUMENTATION:
LEICA TC RP 1201 ROBOTIC ELECTRONIC TOTAL STATION
ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-080 THROUGH 332-130-110

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF MCKINLEY STREET, AS THE BEARING OF N 00°36'01" E, PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 9811249006.

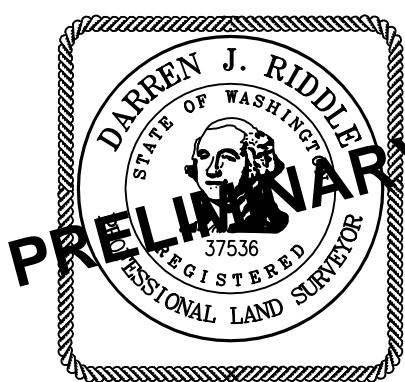
LEGEND

- SET 1/2" X 24" REBAR W/CAP STAMPED "PCS 37536"
- EXISTING REBAR W/CAP, AS NOTED
- ⊗ SET NAIL AND WASHER STAMPED "PCS 37536"
- ⊗ EXISTING NAIL AND WASHER AS NOTED
- ⊗ FOUND CONCRETE MONUMENT AS NOTED
- ⊗ RIGHT OF WAY CENTERLINE
- BOUNDARY LINE
- LOT LINE
- RIGHT OF WAY CENTERLINE
- RIGHT OF WAY
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- BUILDING LINE



SURVEY REFERENCES

- R1: REPLAT OF TOWN OF TOLT VOL. 20, PG. 45, REC. NO. 790757
- R2: CITY OF CARNATION LOT LINE ADJUSTMENT NO. 98-001, REC. NO. 9811241623 & 9811249006



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LAND SURVEYING & MAPPING
P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425.508.4951 FAX 425.357.3577
www.PCSurveys.net

A.F. NO. _____

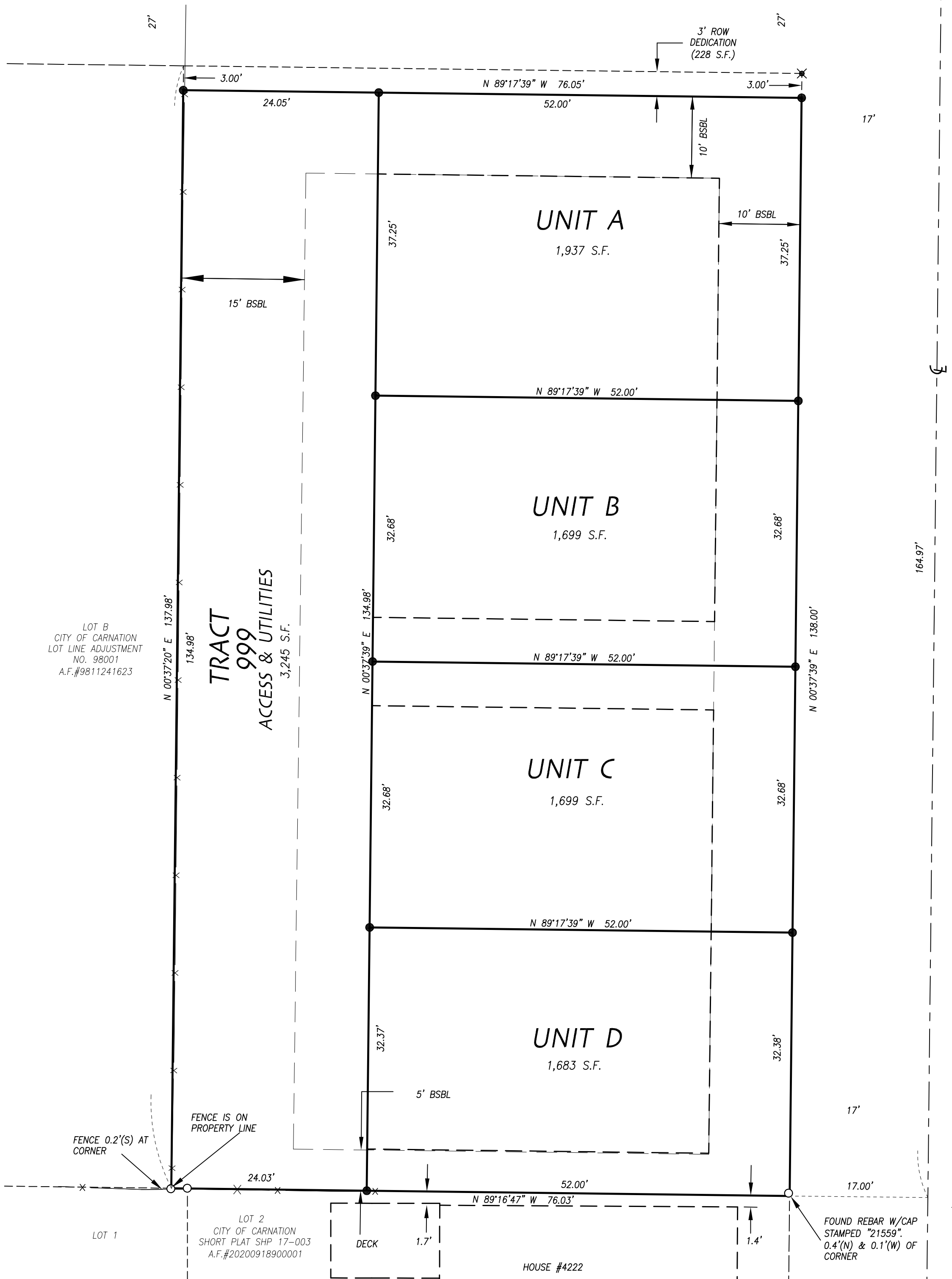
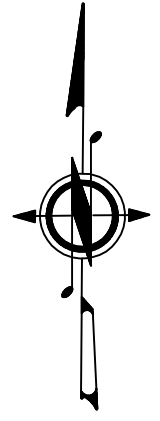
PLAT MAP FOR:
FORTWEST LLC
A UNIT LOT SUBDIVISION
FILE NO. _____
SW 1/4 SE1/4, SEC.16, T.25N., R.7E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
JRM	6.26.23	212218puls.dwg	1"=10'	21-2218

MCKINLEY STREET

FOUND CASED CONC. MON.
W/BASS NAIL IN LEAD.
DOWN 1.3'. VISITED 3-21-21

N 89°17'39" W 377.18'
E. EUGENE ST.



LOT B
CITY OF CARNATION
LOT LINE ADJUSTMENT
NO. 98001
A.F.#9811241623

TRACT
999
ACCESS & UTILITIES
3,245 S.F.

STOSSEL AVE.

FENCE 0.2'(S) AT CORNER

FENCE IS ON PROPERTY LINE

LOT 2
CITY OF CARNATION
SHORT PLAT SHP 17-003
A.F.#20200918900001

HOUSE #4222

FOUND REBAR W/CAP
STAMPED "21559",
0.4'(N) & 0.1'(W) OF
CORNER

LEGEND

- SET 1/2" X 24" REBAR W/CAP STAMPED "PCS 37536"
- EXISTING REBAR W/CAP, AS NOTED
- ⊗ SET NAIL AND WASHER STAMPED "PCS 37536"
- ⊗ EXISTING NAIL AND WASHER AS NOTED
- ⊗ FOUND CONCRETE MONUMENT AS NOTED
- ⊕ RIGHT OF WAY CENTERLINE

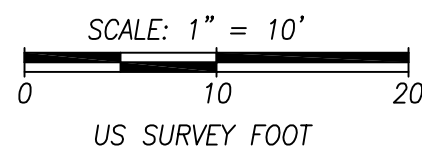
EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TCPR 1201 ROBOTIC ELECTRONIC TOTAL STATION
ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO
MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY
WAC 332-130-100

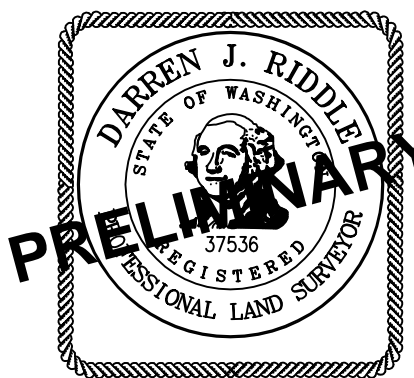
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-080
THROUGH 332-130-110

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF MCKINLEY STREET,
AS THE BEARING OF N 00°36'01" E, PER BOUNDARY LINE
ADJUSTMENT RECORDED UNDER RECORDING NUMBER 9811249006.



A.F. NO. _____

SHEET
3 of 3



Pacific Coast Surveys, Inc.

LAND SURVEYING & MAPPING

P.O. BOX 13619
MILL CREEK, WA 98082

PH. 425.508.4951 FAX 425.357.3577
www.PCSurveys.net

PLAT MAP FOR:
FORTWEST LLC
A UNIT LOT SUBDIVISION
SHP-_-_-

SW 1/4 SE1/4, SEC.16, T.25N., R.7E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
JRM	6.26.23	212218puls.dwg	1"=10'	21-2218