CITY OF LYNNWOOD
SHORT SUBDIVISION NO. 304-TBD-LU

_____ SHORT PLAT

RECORDING NO.	VOL./PAGE

GRANTOR: BEREKET BEYN
6218 PARK WAY
LYNNWOOD, WA 98036

GRANTEE: CITY OF LYNNWOOD
SNOHOMISH COUNTY, WA

CONTACT PERSON: JEREMY NOLTING
TERRANE, INC
11235 SE 6TH ST, SUITE 130
BELLEVUE, WA 98004
(425) 458-4488
JEREMYN@TERRANE.NET

TAX PARCEL NO. 00540000000900

ADDRESS: 6128 PARK WAY
LYNNWOOD, WA 98036

APPROVAL:

CITY OF LYNNWOOD

I HEREBY APPROVE THIS SHORT SUBDIVISION AND FIND THAT THE SHORT PLAT MEETS ALL APPLICABLE ZONING AND LAND USE CONTROLS AND MAKES APPROPRIATE PROVISIONS FOR THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

BY: _____ ITS: _____,
CITY OF LYNNWOOD

TREASURER CERTIFICATE:

I, _____, TREASURER OF SNOHOMISH COUNTY, WASHINGTON DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID, UP TO AND INCLUDING THE YEAR OF 2026.

_____
SNOHOMISH COUNTY TREASURER

ORIGINAL LEGAL DESCRIPTION:

PARCEL NO. 00540000000900
LOT 9, PARKDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 17, IN SNOHOMISH COUNTY, WASHINGTON

TOGETHER WITH THAT PORTION BETWEEN LOTS 8 AND 9, PLAT OF PARKDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 17, IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF LOT 9, PLAT OF PARKDALE,THENCE EAST 60 FEET TO THE NORTHWEST CORNER OF LOT 8, PLAT OF PARKDALE,THENCE SOUTH 78 45 FEET TO THE SOUTHWEST CORNER OF LOT 8, PARKDALE,THENCE WEST 60 FEET TO THE SOUTHEAST CORNER OF LOT 9, PARKDALE,THENCE NORTH 81 39 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF LYNNWOOD, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEYOR'S NOTES:

1) ORIGINAL PROPERTY AREA 15,108 SQ. FT.
2) ZONED RN PER CITY OF LYNNWOOD.
3) PROPOSED 2 LOT SHORT PLAT.
4) SEWER AND WATER UTILITY FROM PUBLIC SERVICE.
5) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2026. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
6) THE FOUND MONUMENTS WERE FIELD VISITED ON JUNE 17, 2026.

CONDITIONS OF APPROVAL:

1. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED OR MOVED ONTO ANY OF THESE PROPOSED PARCELS MUST COMPLY WITH THE THEN CURRENT LYNNWOOD FIRE CODE CHAPTER 5 AND REFERENCED APPENDICES, DEPENDING ON LOCATION OF FUTURE STRUCTURES ON THE LOTS. THESE PROVISIONS MAY REQUIRE APPROVED FIRE DEPARTMENT VEHICLE ACCESS ROADS, TURNAROUNDS, WATER SUPPLIES FOR FIRE PROTECTION, AND OTHER POSSIBLE FIRE PROTECTION RELATED ITEMS PRIOR TO APPROVAL OF BUILDING PERMIT.

2. THE SUBDIVISION OF THE PROPERTY WILL NOT REDUCE THE REQUIREMENTS OF THE CITY OF LYNNWOOD STORMWATER CODE AND THE CITY OF LYNNWOOD SIDE SEWER CODE. FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE INTENT OF THE CITY OF LYNNWOOD STORMWATER CODE AND THE CITY OF LYNNWOOD SIDE SEWER CODE, THE PROPOSED PARCELS WITHIN THIS SHORT PLAT WILL MEET THE STANDARDS REQUIRED BY THE HIGHER AREA THRESHOLD OF THE ENTIRE PROPERTY BEING SUBDIVIDED, RATHER THAN THE STANDARDS REQUIRED FOR EACH OF THE PROPOSED PARCELS INDIVIDUALLY.

DECLARATION:

WE THE UNDERSIGNED, OWNER (S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

_____ _____
BEREKET BEYN DATE

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
)SS
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____BEREKET BEYN_____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THIS ___ DAY OF _____ 20__

NOTARY PUBLIC IN AND FOR THE STATE
RESIDING AT: _____
MY COMMISSION EXPIRES: _____
PRINT NAME: _____

INDEXING INFORMATION

NW¼ NE¼ SW¼ SE¼ (SE ¼ SE ¼)
SECTION: 17
TOWNSHIP: 27N
RANGE: 04E, W.M.
COUNTY: SNOHOMISH

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS_____ DAY OF_____, 20__. AT M.

IN BOOK_____ OF SURVEYS. AT PAGE_____, AT THE REQUEST OF TERRANE, INC.

AFN _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

_____
COUNTY AUDITOR DEPUTY AUDITOR

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 BEREKET BEYN IN SEPTEMBER, (YEAR).2026

NOT FOR RECORDING

_____
JEFFREY PASON SAVAGE CERTIFICATE NO. 52088 DATE

REFERENCES

R1. PARKDALE, VOL. 15 OF PLATS, PG. 17, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

R2. RECORD OF SURVEY, AUDITOR'S FILE NO. 202504245001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TERRANE
11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JEFFREY PASON SAVAGE STATE OF WASHINGTON 52088 REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY

CITY OF LYNNWOOD SHORT SUBDIVISION

6128 PARK WAY
LYNNWOOD PARCEL NO. 00540000000900 WA

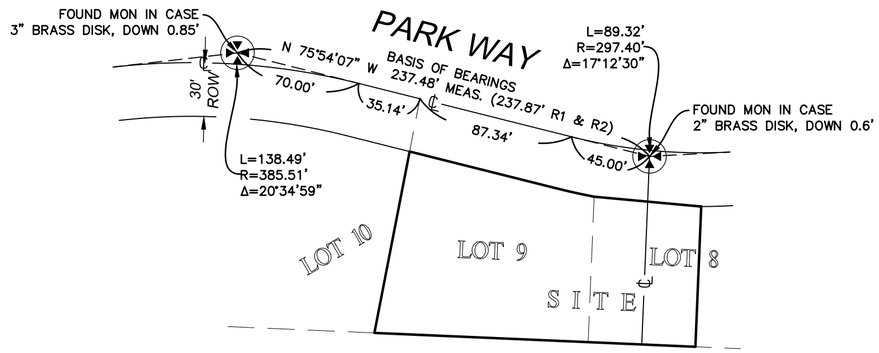
JOB NO.:	261109
DATE:	09/17/26
DRAFTED BY:	CAS
CHECKED BY:	DRT/JPS
SCALE:	N. T. S.
	1 OF 4

CITY OF LYNNWOOD
SHORT SUBDIVISION NO. 304-TBD-LU

SURVEY CONTROL

LEGEND

- BENCHMARK
- BRASS DISC (FOUND)
- CENTERLINE ROW
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- MONUMENT (IN CASE, FOUND)
- NAIL AS NOTED
- PROPERTY LINES (ADJACENT)
- PROPERTY LINE (SUBJECT)
- REBAR & CAP (SET)
- REBAR AS NOTED (FOUND)
- RETAINING WALL
- RIGHT-OF-WAY LINES
- SUBDIVISION LINES
- MB MAILBOX (RESIDENTIAL)
- BUILDING
- SIZE TYPE TREE (AS NOTED)
- P POWER (OVERHEAD)
- INLET (TYPE 1)
- SD STORM DRAIN LINE
- SEWER MANHOLE
- SS SEWER LINE
- WM WATER METER
- W WATER LINE
- GUY ANCHOR
- P POWER METER
- PP POWER POLE
- POWER POLE W/ LIGHT



CONTROL MAP
SCALE: 1" = 60'

60 0 30 60
(IN FEET)
1 INCH = 60 FT.

BASIS OF BEARINGS:
ACCEPTED A BEARING OF N 75°54'07" W BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF PARK WAY, CALCULATED USING NAD 83(2011) WASHINGTON STATE PLANE COORDINATES PER GPS OBSERVATIONS.

VERTICAL DATUM:
NAVD 88 PER GPS OBSERVATIONS

SITE TEMP. BENCHMARK
DESCRIPTION: PK NAIL W/ RED WASHER
LOCATION: 13.6'N & 86.4'E OF NW PROP COR
ELEVATION: 407.50'

MONUMENT NOTE:
ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

METHOD OF SURVEY:
FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

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SURVEY NOTE:
ORIGINAL SITE SURVEY WAS COMPLETED IN JUNE OF 2026, NO ADDITIONAL FIELDWORK WAS PERFORMED IN PREPARATION OF THIS SHORT SUBDIVISION.

TOPOGRAPHIC SURVEY

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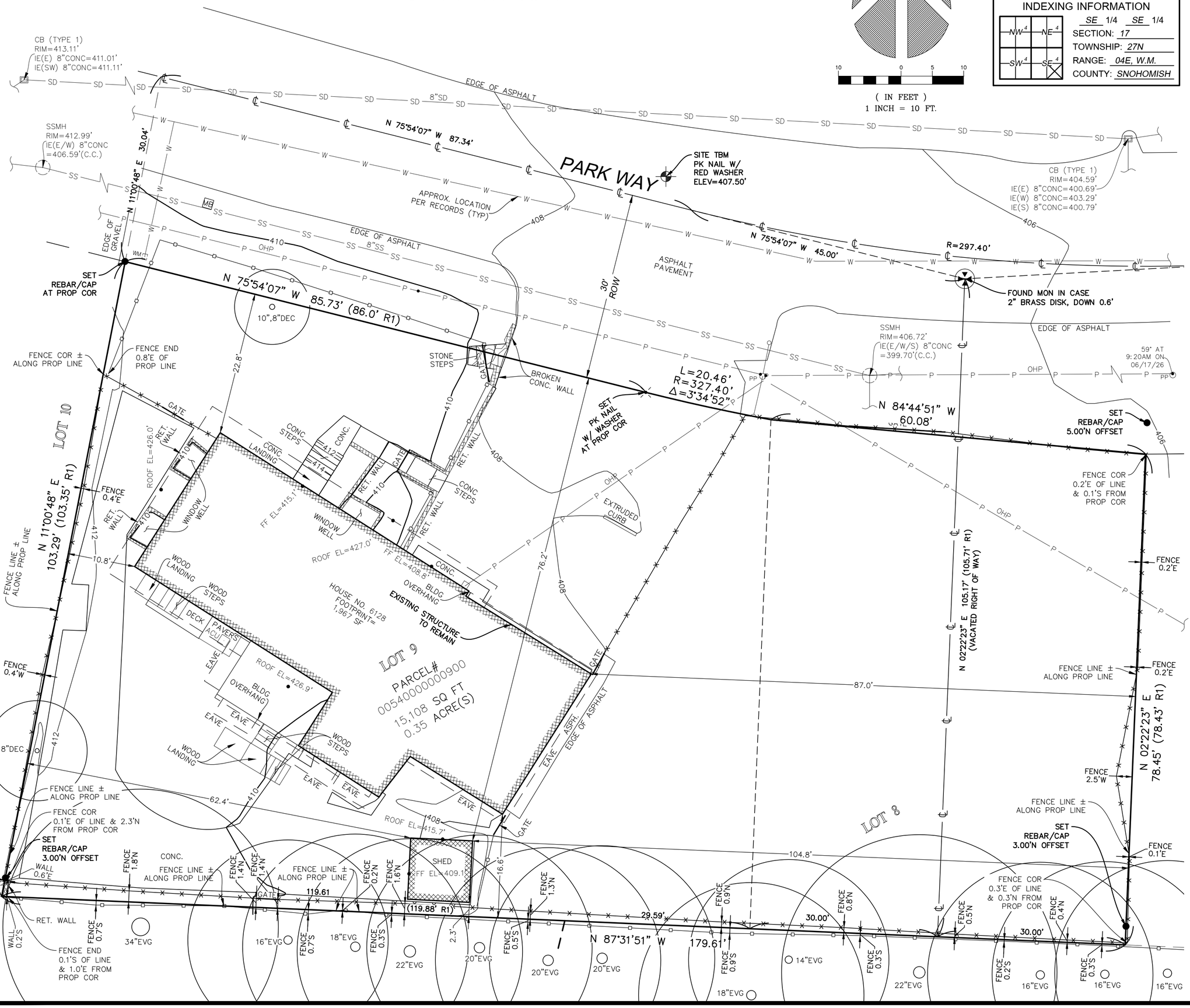
(IN FEET)
1 INCH = 10 FT.



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NEW PARCEL LEGAL DESCRIPTIONS

LOT A:
THAT PORTION OF LOT 9, PARKDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 17, IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9;

THENCE SOUTH 87°31'51" EAST 90.02 FEET ALONG THE SOUTH LINE OF SAID LOT 9;

THENCE NORTH 13°22'07" EAST 85.07 FEET TO THE NORTH LINE OF SAID LOT 9;

THENCE ALONG SAID NON TANGENT CURVE TO THE RIGHT, WITH A RADIAL BEARING OF NORTH 12°53'11" EAST, HAVING A RADIUS OF 327.40 FEET, THROUGH A CENTRAL ANGLE OF 01°12'42", AND AN ARC LENGTH OF 6.92 FEET, ALONG SAID NORTH LINE;

THENCE NORTH 75°54'07" WEST 85.73 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 9;

THENCE SOUTH 11°00'48" WEST 103.29 FEET ALONG THE WEST LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

SITE PLAN

LOT B:
THAT PORTION OF LOT 9, PARKDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 17, IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 9;

THENCE SOUTH 87°31'51" EAST 90.02 FEET ALONG THE SOUTH LINE OF SAID LOT 9;

THENCE SOUTH 87°31'51" EAST 29.59 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE NORTH 02°22'23" EAST 81.36 FEET ALONG THE EAST LINE OF SAID LOT 9 TO THE NORTHEAST CORNER OF SAID LOT 9;

THENCE ALONG SAID NON TANGENT CURVE TO THE RIGHT, WITH A RADIAL BEARING OF NORTH 10°31'01" EAST, HAVING A RADIUS OF 327.40 FEET, THROUGH A CENTRAL ANGLE OF 02°22'10", AND AN ARC LENGTH OF 13.54 FEET, ALONG THE NORTH LINE OF SAID LOT 9;

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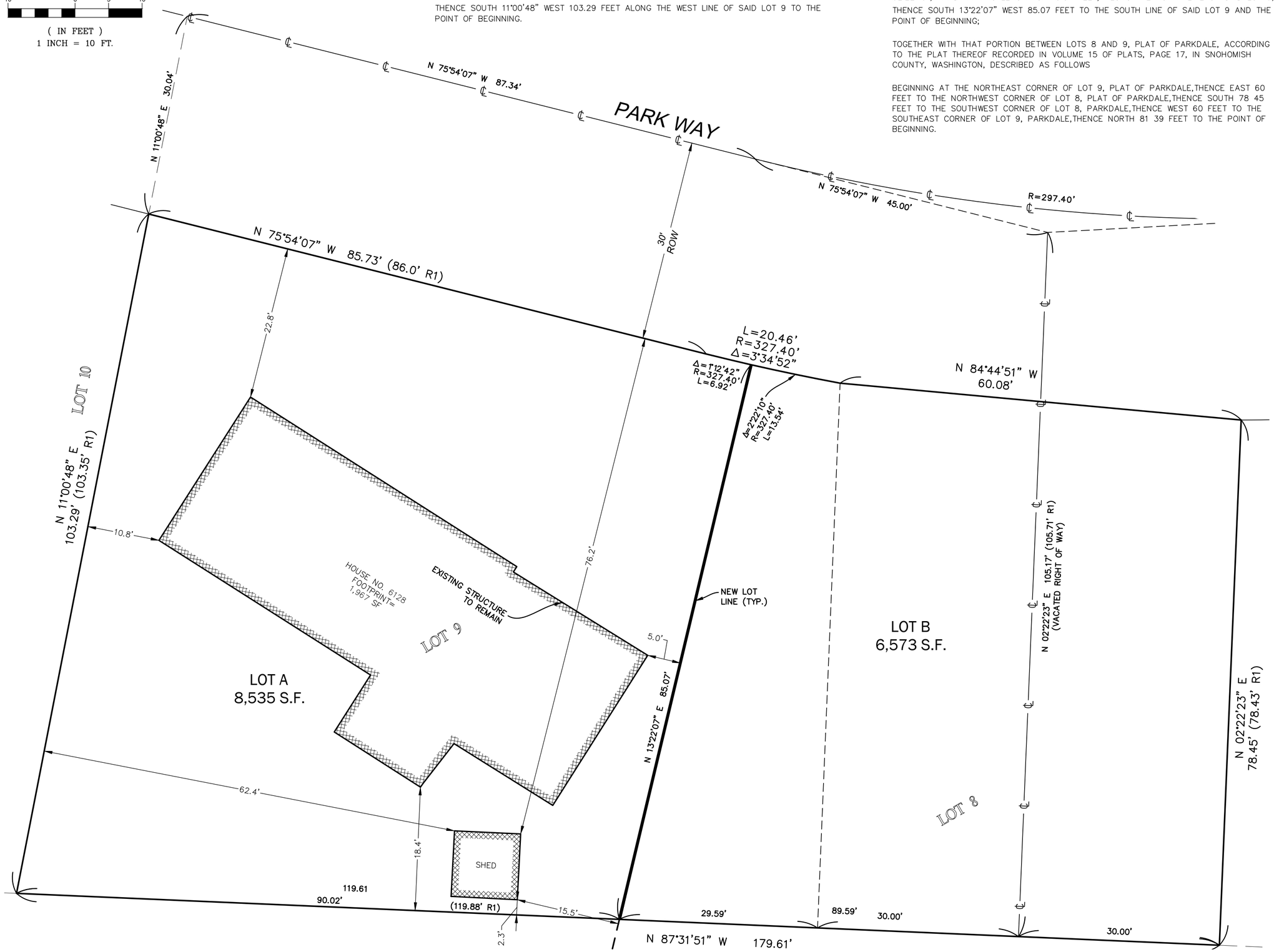

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(IN FEET)
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SW 4 | SE 4 (X)

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