

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Friday, January 20, 2017 4:33 PM
To: 'Peggy Michael Reddy'
Subject: RE: 161118 ELST South Samm B - Reddy - ROW

Thank you Ms. Reddy.

This email will also be reviewed and included in the project file along with your other correspondence.

Regards,

Lindsey Ozbolt

Associate Planner | City of Sammamish | Department of Community Development
425.295.0527

From: Peggy Michael Reddy [mailto:reddy@benefits-consulting.com]
Sent: Wednesday, January 18, 2017 6:29 PM
To: Lindsey Ozbolt <LOzbolt@sammamish.us>; 'ELST Master Plan' <ELST@kingcounty.gov>
Subject: 161118 ELST South Samm B - Reddy - ROW

Attached are confirming documents from the survey principal as to the boundary line adjustments made in 1999 (not 1997 as previously reported by me) and the Quit Claim Deed with regard my purchase of the Burlington Northern ROW (approximately not less than 50 feet by 250 feet) adjacent to my property. There is no dispute on the location of the boundary stakes, merely that the County has its stakes marking the ROW for the trail within the boundary to my property. Please check your records and confirm the correct boundaries and remove the stakes inside my property before future work commences. Thank you.

Peggy Reddy
929 E Lake Samm Shore Lane SE
Sammamish 98075
206.484.4845

From: Thomas Woldendorp, PLS [<mailto:tnw@sitesurveymapping.com>]
Sent: Wednesday, January 18, 2017 9:39 AM
To: reddy@benefits-consulting.com
Subject: Documents

Peggy

Regards

Thomas

THOMAS N. WOLDENDORP, PRINCIPAL

WWW.SITESURVEYMAPPING.COM
21923 NE 11TH STREET

SAMMAMISH, WA 98074
PHONE: 425.298.4412
FAX: 425.298.4414
E-MAIL: TNW@SITESURVEYMAPPING.COM

WHEN RECORDED MAIL TO:
JAMES J. REDDY and PEGGY M. REDDY
P.O. Box 2088
Issaquah, WA 98027



19990916000244
PAGE 001 OF 002
09/16/1999 09:21
KING COUNTY, WA

E1710528
09/16/1999 09:21
KING COUNTY, WA
TAX \$2.00
SALE \$0.00

PAGE 001 OF 002
SPACE ABOVE FOR RECORD

Quitclaim Deed

929 East Lake Sammamish Shore Lane SE, Issaquah, WA 98029

For no consideration, JAMES J. REDDY and PEGGY M. REDDY do hereby Convey, Remise, Release and Quitclaim all their interest in and to the following described real property in the County of King, State of Washington to:

JAMES J. REDDY and PEGGY M. REDDY, Trustees, or their successors in trust, under the REDDY LIVING TRUST, dated August 27, 1999 and any amendments thereto.

Tax Parcel Nos. 519710-0075-00, 062406-9013-06

LEGAL DESCRIPTION:

Parcel A:

Portion of Tracts 15 to 19, replat of Mason's Lakeside, according to the plat thereof, recorded in Volume 37 of Plats, page(s) 55, in King County, Washington, lying Easterly and Southeasterly of a line described as follows:

Beginning at the Northwest corner of said Tract 19; Running thence Easterly along the North line of said tract, 42.10 feet to the true point of beginning; Thence South $16^{\circ}14'00''$ West 152.70 feet; Thence South $51^{\circ}34'00''$ West 108.90 feet to iron pipe on shore line of Lake Sammamish and on tract line between Tracts 14 and 15.

Together with Shorelands adjoining.

Parcel B:

That portion of the Burlington Northern Railroad Right of Way (former Northern Pacific Railroad) lying within Section 6, Township 24 North, Range 6 East, Willamette Meridian, in King County, Washington, adjoining the Easterly line of Parcel A and described as follows:

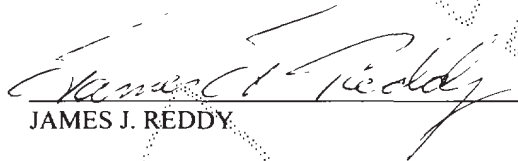
Beginning at the Northeasterly corner of Parcel A;

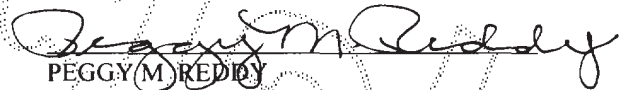
Thence South $69^{\circ}49'12''$ East along a radial line to a curve in said Railroad Right of Way for a distance of 25.00 feet to a point on a curve with radius of 5,754.65 feet and center point lying Southeasterly at South $69^{\circ}49'12''$ East;

Thence Southerly and Westerly along said curve, parallel to the Westerly line of said

Railroad Right of Way and 25.00 feet Southeasterly as measured at right angles to said Westerly line, for an arc length distance of 250.79 feet through a central angle of 02°29'49" to a point of tangency with a line bearing South 17°40'59" West; Thence South 17°40'59" West along said line for a distance of 59.90 feet; Thence North 72°19'01" West for a distance of 25.00 feet to the Southeasterly corner of said Parcel A; Thence along the Easterly line of Parcel A through the following courses; Thence North 17°40'59" East for a distance of 59.90 feet to a point of tangency with a curve to the right having a radius of 5,779.65 feet; Thence Northerly and Easterly along said curve for an arc length distance of 251.88 feet through a central angle of 02°29'49" to the point of beginning.

Date: August 27, 1999



JAMES J. REDDY


PEGGY M. REDDY

STATE OF WASHINGTON)
COUNTY OF KING) SS

I certify that I know or have satisfactory evidence that JAMES J REDDY and PEGGY M. REDDY, Trustees and Trustees, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal on this August 27, 1999.


Notary Public in and for the State of Washington
Residing at Issaquah, Washington
My commission expires August 18, 2001
Printed Name: Andrea R. Logan



BROWN LAW

QCD

9.00

19990916000244
PAGE 002 OF 002
09/16/1999 09:21
KING COUNTY, WA



BOUNDARY LINE ADJUSTMENT NO. 19913056

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO RCW 56.17.040 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S) IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

James J. Reddy
Name: JAMES J. REDDY

Peggy M. Reddy
Name: PEGGY M. REDDY

Name _____
Name _____
Name _____

I certify that I know or have satisfactory evidence that _____
State of Washington
County of _____
signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Signature of _____
Notary Public
Dated _____
My appointment expires _____

I certify that I know or have satisfactory evidence that _____
State of Washington
County of _____
signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Signature of _____
Notary Public
Dated _____
My appointment expires _____

APPROVAL
DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
APPROVED THIS _____ DAY OF _____, 1999

Manager, Land Use Services Division

KING COUNTY DEPARTMENT OF ASSESSMENTS
Examined and approved this 13th day of NOVEMBER, 1999
SCOTT NOBLE
King County Assessor
514 710-0075
Recording No. _____

RECORDER'S CERTIFICATE
filed for record this _____ day of _____, 1999, at _____
in book _____ at page _____ at the request of
NEIL CABBAGE
SURVEYOR'S NAME

Supt. of Records

FND. REBAR & CAP S 54" E, 0.6' FROM CALC'D POSITION LS No. 19582

FND. 1.75" IRON PIPE 5.4' FROM CORNER AND 0.1' SOUTHEAST FROM LINE

FND. REBAR & CAP S 54" E, 0.6' FROM CALC'D POSITION LS No. 19582

NORTH LINE TRACT 19 PER MODAWELL SURVEY PLATTED = 67.87 MEASURED = 67.95 TO AS-BUILT RR CENTERLINE

NOTES:
1) OLD LOT "A" KNOWN AS S 54" E, 0.6' FROM CALC'D POSITION
2) OLD LOT "B" KNOWN AS TAX LET 0694068013
3) THIS BOUNDARY LINE ADJUSTMENT WAS ACCEPTED AND APPROVED BY KING COUNTY AS AN AS-BUILT PERMIT. PERMIT NO. 999A1796

FND. REBAR & CAP S 54" E, 0.6' FROM CALC'D POSITION LS No. 19582

FND. REBAR & CAP S 38" E, 0.4' FROM CALC'D POSITION LS No. 19582

FND. REBAR & CAP S 54" E, 0.6' FROM CALC'D POSITION LS No. 19582

FND. REBAR & CAP S 38" E, 0.4' FROM CALC'D POSITION LS No. 19582

FND. REBAR & CAP S 54" E, 0.6' FROM CALC'D POSITION LS No. 19582

FND. REBAR & CAP S 38" E, 0.4' FROM CALC'D POSITION LS No. 19582

FND. REBAR & CAP S 54" E, 0.6' FROM CALC'D POSITION LS No. 19582

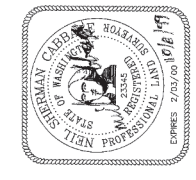
FND. REBAR & CAP S 38" E, 0.4' FROM CALC'D POSITION LS No. 19582

FND. REBAR & CAP S 54" E, 0.6' FROM CALC'D POSITION LS No. 19582

FND. REBAR & CAP S 38" E, 0.4' FROM CALC'D POSITION LS No. 19582

HORTON DENNIS AND ASSOCIATES
320 2ND AVE. SOUTH
KIRKLAND, WASHINGTON 98033
(425) 822-2525

LAND SURVEYOR'S CERTIFICATE
This BOUNDARY LINE ADJUSTMENT correctly represents a survey made by me or under my direction in conformance with state and county statutes in MAY, 1999
Neil Cabbage
Certificate No. 27345



LEGEND

- SET LINE STAKE W/TACK
- × SET PK NAIL
- FOUND REBAR OR PIPE AS NOTED
- (C) CALCULATED VALUE

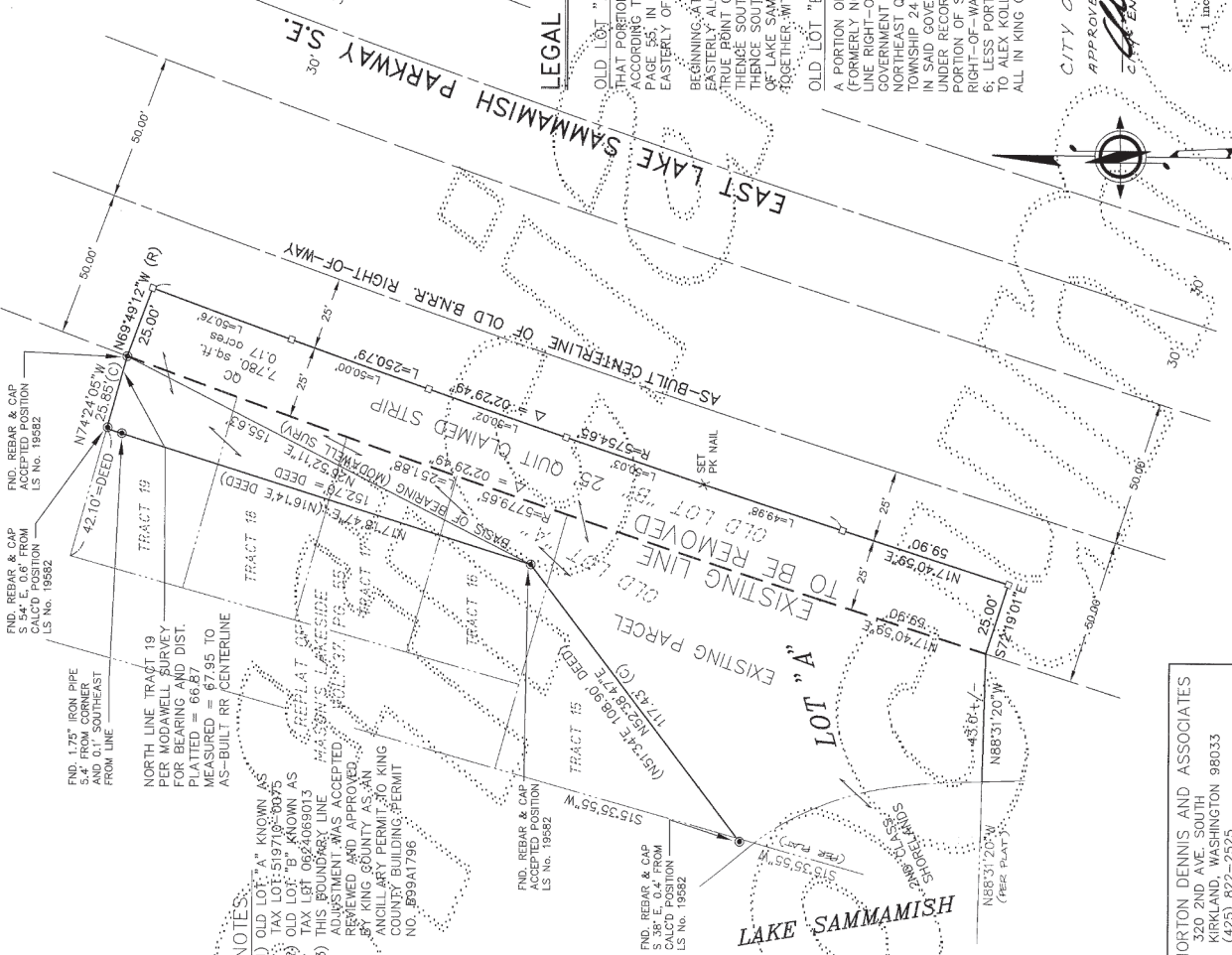
BASIS OF BEARINGS AND HDA SURVEY: BASED ON FOUND LOT CORNERS SET BY MODAWELL & ASSOCIATES, PER SURVEY FOR STEVE GRAVES, DATED 6/24/97, JOB NO. 97115.

LEGAL DESCRIPTION

OLD LOT "A"
THAT PORTION OF TRACTS 15 THROUGH 19, MASON'S LAKESIDE REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 37 OF PLATS, PAGES 25, IN KING COUNTY, WASHINGTON, LYING EASTERLY AND SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF TRACT 19, RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACT, 42.10 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 16° 14' 00" WEST 152.70 FEET;
THENCE SOUTH 51° 34' 00" WEST 108.90 FEET TO IRON PIPE ON SHORELINE OF LAKE SAMMAMISH AND ON TRACT LINE BETWEEN TRACTS 14 AND 15;
TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.

OLD LOT "B"
A PORTION OF BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY) SNOQUALMIE BRANCH LINE RIGHT-OF-WAY BEING 100.00 FEET WIDE OVER AND ACROSS GOVERNMENT LOTS 1, 2, AND 3 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 6 EAST, W. M.; LESS PORTION THEREOF IN SAID GOVERNMENT LOT 3 AS DEEDED TO PATRICK AND VICKI BURNS UNDER RECORDING NUMBER 970121277 AND TOGETHER WITH THAT PORTION OF SAID RAILWAY COMPANY'S 200 FOOT WIDE BRANCH LINE RIGHT-OF-WAY OVER AND ACROSS GOVERNMENT LOT 4 IN SAID SECTION 6; LESS PORTION DEEDED FROM NORTHERN PACIFIC RAILWAY COMPANY TO ALEX KOLL UNDER RECORDING NUMBER 2402400, WASHINGTON ALL IN KING COUNTY, WASHINGTON

CITY OF SAMMAMISH APPROVALS
APPROVED THIS 25th DAY OF OCTOBER 1999
Alan J. Jaki
CITY ENGINEER



VOL./PAGE	
DWN. BY	DATE
NSC	10/8/99
CHKD. BY	SCALE
NSC	1"=30'
SHEET	
1 OF 1	

APPROVAL NOTES:
THIS REQUEST QUALIFIES FOR EXEMPTION UNDER KCC 19.08.112. IT DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT, UNLESS ALL PARCELS ARE UNDER THE SAME OWNERSHIP.

PORTION OF
NE 1/4, NE 1/4, SEC. 6, TWP. 24N, R06E6E, W4M.

Re: 3167 E. Lake Sammamish Shorelane SE

Dena Suzuki <denasuzuki@me.com>

Fri 1/20/2017 10:21 AM

To:Lindsey Ozbolt <LOzbolt@sammamish.us>;

Thank you, Lindsey. In the event that our request is not granted, what is the process the county will follow to remove and replace fences, hedges, irrigation systems, and landscaping retaining walls?

Thanks again,
Dena Suzuki

Sent from my iPhone

> On Jan 19, 2017, at 8:11 AM, Lindsey Ozbolt <LOzbolt@sammamish.us> wrote:

>

> Dear Dena,

>

> Thank you for contacting the City of Sammamish regarding the current Shoreline Substantial Development Permit Application for East Lake Sammamish Trail Segment 2B (SSDP2016-00415).

>

> Your comments have been received and will be included in the project record. At the close of the comment period, all comments will be compiled and provided to King County for review and response. You will be included in future notices the City issues for this proposal.

>

> Regards,

>

>

> Lindsey Ozbolt

> Associate Planner | City of Sammamish | Department of Community Development

> 425.295.0527?

>

>

> _____

> From: d suzuki <denasuzuki@me.com>

> Sent: Wednesday, January 18, 2017 11:21 AM

> To: Lindsey Ozbolt

> Cc: denasuzuki@me.com

> Subject: 3167 E. Lake Sammamish Shorelane SE

>

> Dear Lindsey,

>

> You are likely overwhelmed with correspondence regarding comments on the 60% trail plan, however we would greatly appreciate it if you would kindly take our comments into consideration. I will list in bullet point to make it quicker for you to review and consider.

>
> - We live at 3167 E. Lake Sammamish Shorelane SE

>
> - We are grateful that it appears that the trail itself will not impede our property, however the grub and clearing line shows considerable damage to our property and privacy. It appears that our fence and entire arborvitae hedge and laurel hedge would be destroyed. The CG line appears to be within only a few feet from our home, which would also mean that our landscaping retaining walls will be destroyed.

>
> - There is ample room for construction without destroying our fence, hedges, and retaining walls. We respectfully request that the GC line is moved just to the other side of our fence.

>
> Thank you in advance for your consideration. We are really concerned about our privacy and security and hope this minor adjustment can be made.

>
> Regards,
> Dena Suzuki
> denasuzuki@me.com <<mailto:denasuzuki@me.com>>

>
>
>
>

Re: Sammamish Trail

Lindsey Ozbolt

Thu 1/19/2017 8:14 AM

To: geobarber@comcast.net <geobarber@comcast.net>;

Dear George,

Thank you for contacting the City of Sammamish regarding the current Shoreline Substantial Development Permit Application for East Lake Sammamish Trail Segment 2B (SSDP2016-00415).

Your comments have been received and will be included in the project record. At the close of the comment period, all comments will be compiled and provided to King County for review and response. You will be included in future notices the City issues for this proposal.

Regards,

Lindsey Ozbolt

Associate Planner | City of Sammamish | Department of Community Development
425.295.0527

From: geobarber@comcast.net <geobarber@comcast.net>
Sent: Wednesday, January 18, 2017 2:30 PM
To: Lindsey Ozbolt
Subject: Sammamish Trail

Dear Lindsey, I am writing to add to my e-mail sent to you on Jan 10th. After meeting with King County on Jan 17th and going over their plans I have the following comments as affects our residence at 181 E Lake Sammamish Parkway SE. The major concern is the removal of our current entrance driveway from the Parkway which is substituted with a entrance substantially distant to the south. The change makes access to a fire hydrant difficult as well as access to mail boxes. The new proposed road alignment offers no turn around at roads end for fire or other emergency vehicles and the long road with many residences offers less safety to neighborhood children. We are on plan pages 58 and 59 of 135 and suggest an alternate drive way access be investigated by keeping drive way #19 open and close drive way #18 to serve the 5 home owners in this area, and not extend the road further south , . as the grass area behind 185 absorbs much of the water coming from the trail area, and would become a problem when overlayed with asphalt..as there is no drain available in that area. Currently there is no landscape plan for the driveways being closed, hopefully

those will be forthcoming and substancial..We are currently affected by trail noise, hopefully we will not have to view this traffic also. We hope you will encourage the county to keep as much of the current landscape screening as possible, a few feet one way or another will make a big difference to our life style and property values. Regards George Barber

Comments on 60% Design 453+61.87 and 454+00

Jeff Lum <jefflum1@gmail.com>

Wed 1/18/2017 4:04 PM

To:Lindsey Ozbolt <LOzbolt@sammamish.us>;

Cc:Jill Lum <JillSmithLum@gmail.com>;

Lindsey,

Here are our comments/questions related to station numbers 454+00 and 453+61.87. We own both properties.

454+00:

1. We will lose about 5-10' of parking depth when the guardrail is constructed east of where it is now. This creates a huge parking problem for us. The parking area is shared by 5 properties. Right now we barely have enough room to park the cars at an angle and have cars get in and out and around each other. The parkway hillside is to the east of the parking area. We'd like to request the county replace the amount of footage we are losing on the trail side of the parking area with an equal amount of footage on the parkway side of the parking area. Suggest constructing a retaining wall to replace the parking area depth we will lose from a wider trail. If we can't get ample room in the parking area, then the homeowners will not have access to their properties. In addition, if the owners have to park on the parkway, then the bike lane will be blocked, which will create a dangerous traffic situation for bikers and automobiles.
2. Looks like the county will be using our driveway to our properties and the parking area as a staging area for work near our area and maybe other areas nearby. We'd like some assurance that our driveway and parking area will be in as good, or better, condition during and after construction and that we also have clear access to our properties.
3. The "CG" appears to extend about 25' west from the back of the current guard rail. Our steps will get taken out so we need to get a clear understanding as to how we're going to get access to our homes during construction.
4. What flexibility is there in the design/direction of the stairway?
5. Why do we have to share the access to our stairway with 455? We'd like our own stairway access much like we've on other parts of the trail.
- 6.

Will the county will allow us to put our own fence behind, or in place of, the chain link fence?

453+61.87:

1. We will need a gate and an access stairway for this parcel.
2. Does the CG line account for the difference in property lines between 454+00 and this parcel?

Looking forward to our meeting Thursday afternoon at 3p.

Jeff

Re: John Titcomb Comments on SSDP due by Jan 27

Lindsey Ozbolt

Thu 1/19/2017 8:13 AM

To: John Titcomb <jtitcomb@gmail.com>;

Dear John,

Thank you for contacting the City of Sammamish regarding the current Shoreline Substantial Development Permit Application for East Lake Sammamish Trail Segment 2B (SSDP2016-00415).

Your comments have been received and will be included in the project record. At the close of the comment period, all comments will be compiled and provided to King County for review and response. You will be included in future notices the City issues for this proposal.

Regards,

Lindsey Ozbolt

Associate Planner | City of Sammamish | Department of Community Development
425.295.0527

From: John Titcomb <jtitcomb@gmail.com>
Sent: Wednesday, January 18, 2017 11:27 AM
To: Lindsey Ozbolt
Subject: John Titcomb Comments on SSDP due by Jan 27

My comments on the Trail right of way to the Sammamish City Council on 10 Jan 2017:

Yes you have a big mess on your hands, but I think if you have to decide the way to decide it is that the County does not own the right of way. That's an ordinary lay person's understanding of a right of way. It's not fee simple.

If the railroad were to have left and abandoned it, the ownership of the land would have gone back to the landowners. Hence everyone's unhappiness with the notion that the County somehow now owns the land. If the railroad thought they owned it they wouldn't not have quitclaimed it to The Land Conservancy, and that organization wouldn't have quitclaimed it to the County. They all knew they did not own fee.

In the particular case of the George Davis deed, which has some other flaws than the one I am about to mention, the record when you are making a Homestead requires you to say under oath whether you have sold any of the property that you are homesteading, or hypothecated it, or put it to some other uses, and George Davis when he filled out

those forms said No, he had not.

It [The railroad right of way deed] was not a fee simple deed. Even though the form back in those days that was foisted on people to sign here sign here you'll get a railroad, it doesn't mean it was a fee simple ownership that was being transacted. It was just a surface easement and still is.

Thanks.

This is available at approximately 1:58 in (one hour 58 mins) at:

<https://www.sammamish.us/government/city-council/city-council-meeting-videos/>

There are about 2hrs of others' comments ahead of me!