

BAKHCHINYAN PRELIMINARY SHORT PLAT

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON

APPLICANT

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TYPICAL BUILDING SETBACKS

UNLESS OTHERWISE NOTED, BUILDING SETBACKS ARE AS FOLLOWS:

FRONT YARD SETBACK: 20 FEET
SIDE YARD SETBACK: 5 FEET
REAR SETBACK: 10 FEET

REFERENCES

1. THE PLAT OF BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 14, RECORDED IN VOLUME 20 OF PLATS, PAGE 14.
2. RECORD OF SURVEY RECORDED VI VOLUME 8 OF SURVEYS, PAGE 128, UNDER RECORDING NUMBER 7701109004.
3. CITY OF KIRKLAND SHORT PLAT NO. SPL07-00020, RECORDED UNDER RECORDING NUMBER 20110815900003.
4. CITY OF KIRKLAND ALTERATION OF LOT LINE NO. LL-94-87, RECORDED UNDER RECORDING NUMBER 9409270448.

BENCHMARK

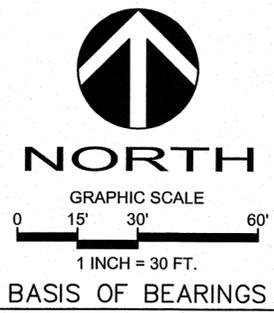
1. CITY OF KIRKLAND BENCHMARK NO. 32, FOUND CONCRETE MONUMENT WITH 3/8" BRASS PIN DOWN 1.3' IN MONUMENT CASE AT THE INTERSECTION OF NE. 100TH STREET AND 116TH AVENUE NE, ELEVATION = 354.89 FEET.

VERTICAL DATUM

NAVD 88 PER CITY OF KIRKLAND VERTICAL CONTROL.

LEGEND:

- QUARTER SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37555" TO BE SET AT FINAL SHORT PLAT
- POWER POLE
- LIGHT POLE
- GUY ANCHOR
- POWER METER
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- YARD DRAIN
- SANITARY MANHOLE
- GAS METER
- DECIDUOUS TREE, 12"D
- EVERGREEN TREE, 12"E
- SDCO
- ELECTRICAL JUNCTION BOX
- VERTICAL BOARD FENCE
- WOOD FENCE
- SPLIT RAIL FENCE
- MAIL BOX
- OVERHEAD POWER & TELEPHONE
- OVERHEAD TELEPHONE
- EDGE OF PAVEMENT
- FENCE



N03°13'45"W BETWEEN THE MONUMENT FOUND IN PLACE ALONG THE CENTERLINE OF 116TH AVENUE NE. PER REFERENCE 1.

SURVEYOR'S NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM NEXTITLE A TITLE AND ESCROW COMPANY SHORT PLAT CERTIFICATE ORDER NO. NXWA-0129436 DATED JANUARY 9, 2014. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED NEXTITLE A TITLE AND ESCROW COMPANY CERTIFICATE. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON NEXTITLE A TITLE AND ESCROW COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JANUARY 9, 2014. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY, 2014.
3. PROPERTY AREA = 26,305± SQUARE FEET (0.6039± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

TITLE RESTRICTIONS

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR A SEWER LINE, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 6647868.
2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SIDE SEWER EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9504071057 THE LEGAL DESCRIPTION CONTAINED WITHIN SAID INSTRUMENT IS IN SUFFICIENT TO DETERMINE THE EXACT EASEMENT'S LOCATION WITHIN THIS SITE AND IS SHOWN HEREON.
3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR A GREENBELT AREA AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9509050099. NOTE, SAID INSTRUMENT INCLUDES A GRAPHIC DEPICTION OF THE EASEMENT AREA WITH BEARINGS AND DISTANCES IDENTIFYING SAID EASEMENT, HOWEVER, THE PROVIDED COPY OF SAID INSTRUMENT IS UNREADABLE THE EASEMENT AREA SHOWN HEREON IS APPROXIMATE ONLY.
4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A RELEASE OF DAMAGE AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9410071739.
5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A RELEASE OF DAMAGE AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9504071056.
6. THIS SITE IS SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE ALTERATION OF LOT LINE ADJUSTMENT NO. LL-94-87 RECORDED UNDER RECORDING NO. 9409270448.

LEGAL DESCRIPTION

LOT 3, BLOCK 49, BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 14, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE(S) 14, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE SOUTH 60 FEET OF THE WEST 100 FEET THEREOF; AND

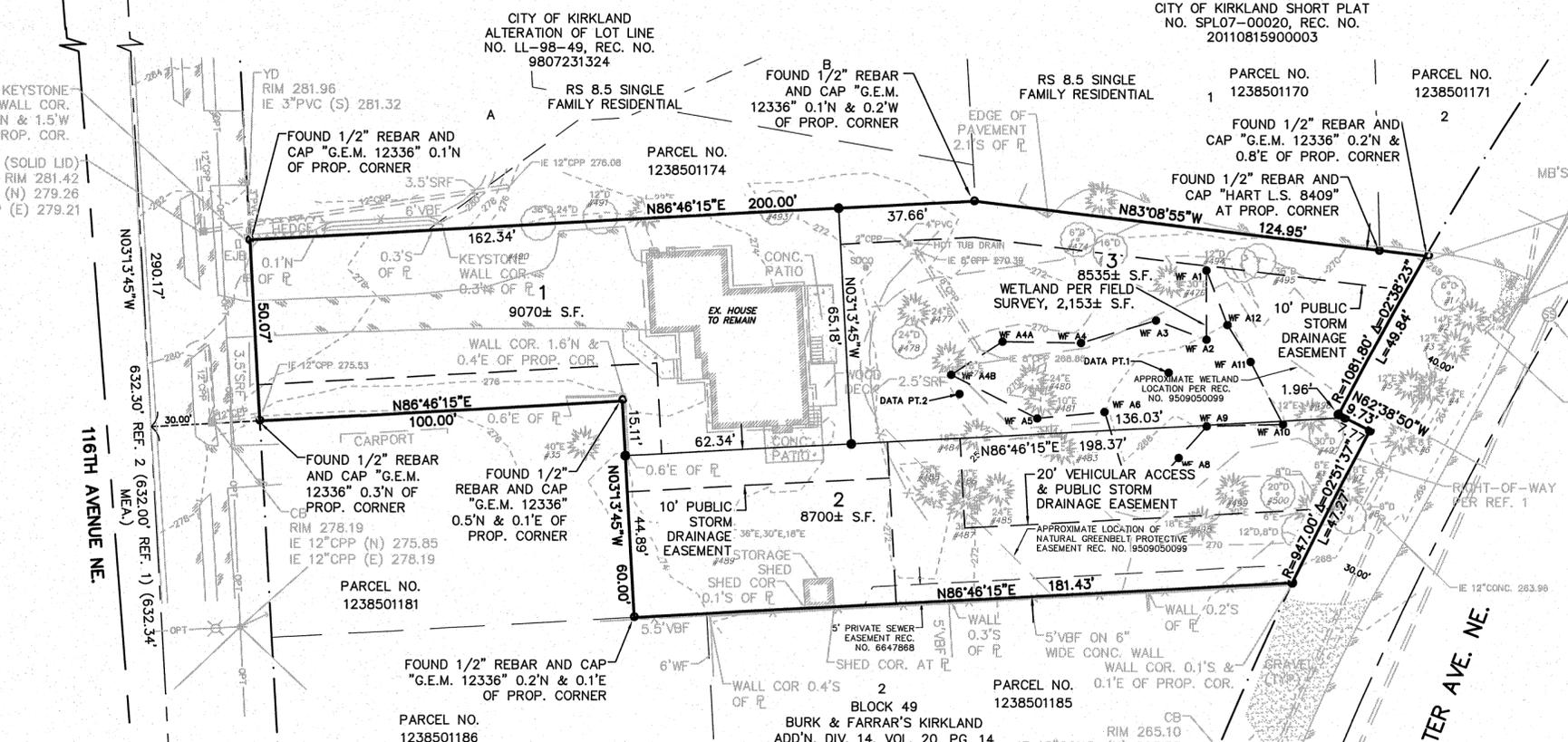
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE EAST ALONG THE NORTH LINE THEREOF 200 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 3 TO A POINT 110 FEET SOUTH OF THE NORTH LINE OF LOT 2 IN SAID BLOCK 49; THENCE WESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 3 WHICH IS 10 FEET SOUTHERLY OF THE POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST LINE 10 FEET TO THE POINT OF BEGINNING; AND

EXCEPT PORTION FOR STATE HIGHWAY NO. 2-A AS CONVEYED BY WARRANTY DEED UNDER RECORDING NUMBER 4366401; AND

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTH 86°46'15" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3, 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE 146.63 FEET TO INTERSECT A POINT ON A CURVE TO THE LEFT FROM WHICH THE CENTER LIES SOUTH 56°29'04" EAST 957.00 FEET DISTANT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°21'19" AN ARC DISTANCE OF 39.34 FEET; THENCE NORTH 83°08'55" WEST 125.69 FEET; THENCE NORTH 03°13'45" WEST 10.00 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT A, CITY OF KIRKLAND ALTERATION OF LOT LINE NO. LL-94-87, RECORDED UNDER RECORDING NUMBER 9409270448, IN KING COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON		
DWN. BY SJS/DAS	DATE 8/1/14	JOB NO. 13125
CHKD. BY	SCALE 1"=30'	SHEET 1 OF 1

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 BROMIK DESIGN & BUILD

STEPHEN J. SCHREI, P.L.S. 37555 CERTIFICATE NO.



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