TOPOGRAPHIC & BOUNDARY SURVEY

BASIS OF BEARINGS

PER RECORD OF SURVEY BOOK 28/ PAGE 284, THE NORTHEASTERLY LINE OF THRACT 40 BEARS N56°37'47"W BETWEEN FOUND REBAR AND CAPS AND POINTS "A" AND "B".

REFERENCES

1. JUANITA POINT, A RESIDENCE PARK, RECORDED IN VOLUME 25 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON
2. POLIAK TESTAMENTARY SUBDIVISION, RECORDED UNDER RECORDING NUMBER 20071001001233
3. RECORD OF SURVEY, BOOK 28, PAGE 284, RECORDS OF KING COUNTY WASHINGTON

VERTICAL DATUM

UNITED STATES ARMY CORPS OF ENGINEERS VERTICAL DATUM SPECIFIC TO THE LAKE WASHINGTON SHIP CANAL PROJECT

SURVEYOR'S NOTES

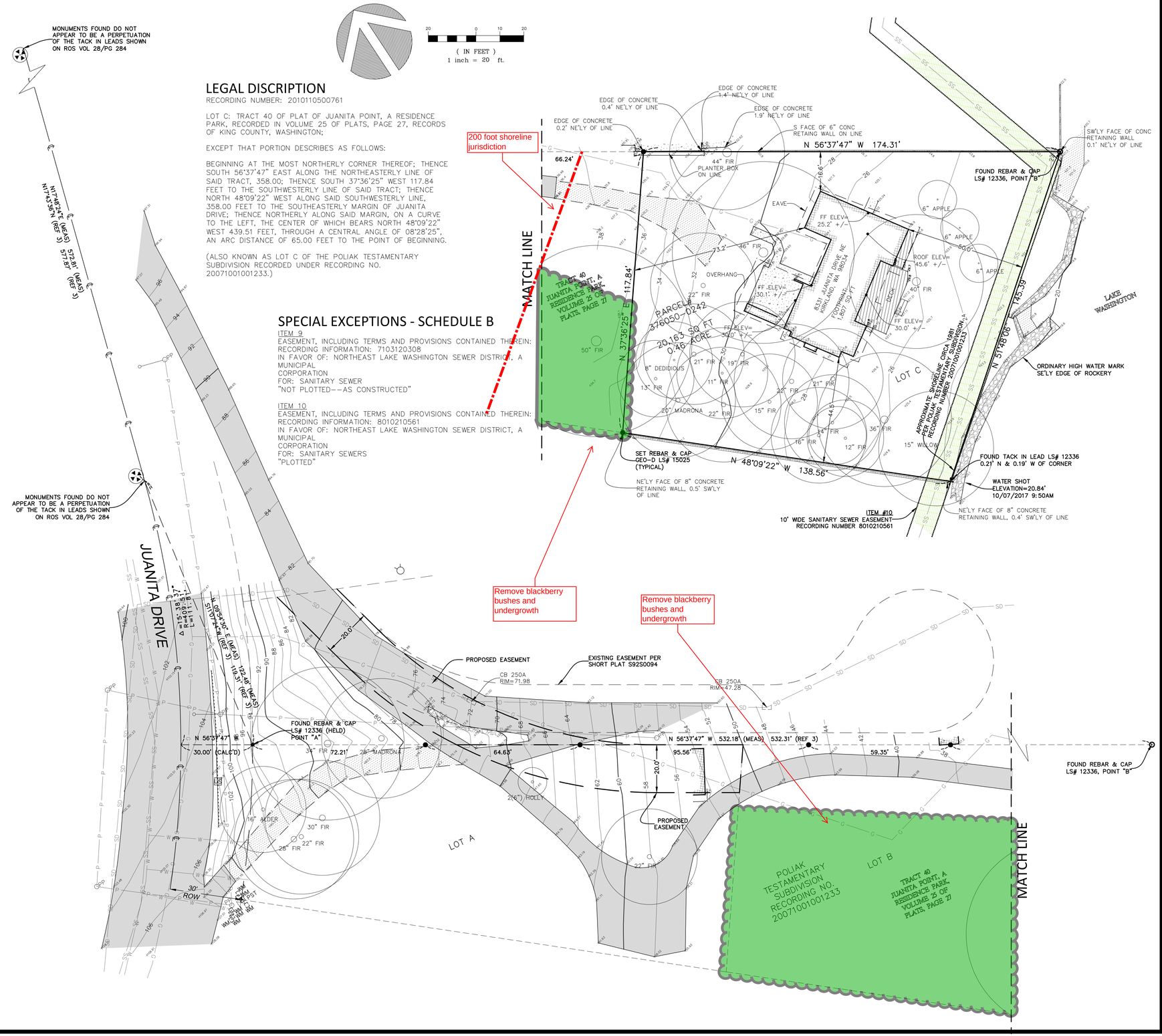
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2014. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
3. SUBJECT PROPERTY TAX PARCEL NO. 376050-0242
4. SUBJECT PROPERTY AREA PER THIS SURVEY IS 20,163± S.F. 0.4629± ACRES)
5. THIS SURVEY WAS PERFORMED WITH REFERENCE TO A TITLE REPORT FROM FIRST AMERICAN TITLE, COMMITMENT NO.: 4209-2240237,
6. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.
7. UNDERGROUND UTILITY LOCATIONS ARE ONLY APPROXIMATE. FOR ACCURATE LOCATIONS A UTILITY LOCATING SERVICE MUST BE HIRED TO VERIFY ACTUAL UTILITY LOCATIONS.

LEGEND

- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- CONCRETE WALL
- DECK
- EASEMENT--ITEM #10
- FIRE HYDRANT
- GAS LINE
- GAS VALVE
- GRAVEL SURFACE
- GUARDRAIL
- INLET (TYPE 250A)
- NAIL AS NOTED
- MAILBOX
- MONUMENT (FOUND)
- POWER METER
- POWER (OVERHEAD)
- POWER POLE
- POWER POLE W/ LIGHT
- REBAR AS NOTED--FOUND
- REBAR & CAP--SET (LS# 15025)
- ROCKERY
- SEWER LINE
- SEWER MAINTENANCE
- STORM DRAIN LINE
- SIZE TYPE TREE (AS NOTED)
- WATER LINE
- WATER METER

VICINITY MAP

N.T.S.



LEGAL DISCRIPTION

RECORDING NUMBER: 2010110500761

LOT C: TRACT 40 OF PLAT OF JUANITA POINT, A RESIDENCE PARK, RECORDED IN VOLUME 25 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION DESCRIBES AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTH 56°37'47" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, 358.00; THENCE SOUTH 37°36'25" WEST 117.84 FEET TO THE SOUTHWESTERLY LINE OF SAID TRACT; THENCE NORTH 48°09'22" WEST ALONG SAID SOUTHWESTERLY LINE, 358.00 FEET TO THE SOUTHEASTERLY MARGIN OF JUANITA DRIVE; THENCE NORTHERLY ALONG SAID MARGIN, ON A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 48°09'22" WEST 439.51 FEET, THROUGH A CENTRAL ANGLE OF 08°28'25", AN ARC DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT C OF THE POLIAK TESTAMENTARY SUBDIVISION RECORDED UNDER RECORDING NO. 20071001001233.)

SPECIAL EXCEPTIONS - SCHEDULE B

ITEM 9
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 7103120308
IN FAVOR OF: NORTHEAST LAKE WASHINGTON SEWER DISTRICT, A MUNICIPAL
CORPORATION
FOR: SANITARY SEWER
"NOT PLOTTED--AS CONSTRUCTED"

ITEM 10
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 8010210561
IN FAVOR OF: NORTHEAST LAKE WASHINGTON SEWER DISTRICT, A MUNICIPAL
CORPORATION
FOR: SANITARY SEWERS
"PLOTTED"

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 OF THE NW 1/4 OF SEC. 31, TWP. 26N., RGE. 05E., W.M.
TAX PARCEL NO. 376050-0242

EVANS RESIDENCE
8331 JUANITA DRIVE NE
KIRKLAND, WASHINGTON

GeoDimensions
GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@geodimensions.net
www.geodimensions.net

JOB NUMBER:	141282
DATE:	10/10/2014
DRAFTED BY:	TMC
CHECKED BY:	EJG/SRM
SCALE:	1"= 20'

REVISION HISTORY	
12/1/14	ADD NEW ESM'T
12/3/14	REVISED NEW ESM'T
1/15/15	ADD NEW ESM'T, ETC
1/19/15	PROPOSED ESM'T

SHEET NUMBER
1 OF 1