

SCALE: 1" = 20'

VERTICAL DATUM

NAVD88

ORIGINATING BENCHMARK

WGS MONUMENT 1085
EL=56.96

PROJECT BENCHMARKS

SET NAIL AND WASHER STAMPED "CORE CONTROL" ON THE WEST SIDE OF 60TH AVE SE
EL=60.25

LEGEND

- FOUND SURVEY MONUMENT, AS NOTED
- FOUND REBAR, AS NOTED
- FOUND LEAD & TACK, AS NOTED
- SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION METER
- IRRIGATION VALVE
- GAS VALVE
- GAS METER
- POWER POLE
- POWER METER
- YARD LIGHT
- COMMUNICATIONS MANHOLE
- MAILBOX
- ROCKERY
- VERTICAL BOARD FENCE
- CHAIN LINK FENCE
- HOG WIRE FENCE
- DRIVEWAY
- DECIDUOUS TREE
- DECIDUOUS
- MAPLE
- EDGE OF ASPHALT
- FENCE
- CONCRETE
- GRAVEL
- SEWER LINE
- STORM DRAINAGE LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER
- UNDERGROUND POWER

BASIS OF BEARINGS

N00°07'00"E BETWEEN THE TWO FOUND PROPERTY CORNERS ON THE WESTERLY RIGHT-OF-WAY MARGIN OF 60TH AVE SE.

REFERENCES

- PLAT OF LAKE VIEW PLACE EAST SEATTLE RECORDED UNDER RECORDING NUMBER 96273, VOLUME 8 OF PLATS, PAGE 49, KING COUNTY, WASHINGTON.
- RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 9203319011, BOOK 86, PAGE 94, KING COUNTY, WASHINGTON.
- RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 9002169003, BOOK 71, PAGE 56, KING COUNTY, WASHINGTON.

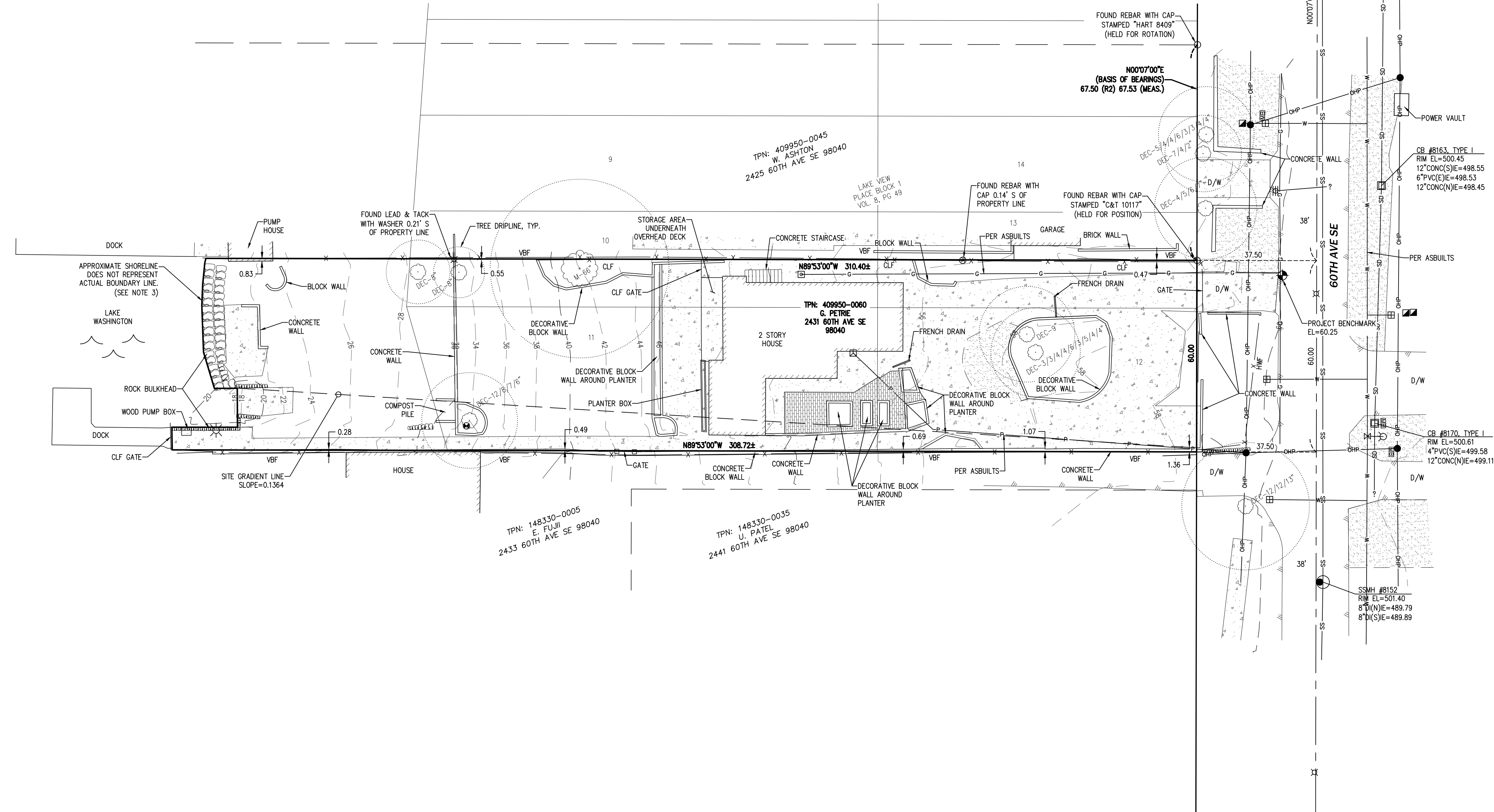
LEGAL DESCRIPTION

LOTS 10, 11, 12 AND 13, LAKE VIEW PLACE EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE NORTH 15 FEET OF SAID LOTS 10 AND 13;

TOGETHER WITH THE SHORELANDS OF THE SECOND CLASS IN FRONT THEREOF.

NOTES

- THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF A TITLE REPORT. NO INDEPENDENT TITLE RESEARCH HAS BEEN PERFORMED BY CORE DESIGN, INC. THIS SURVEY DOES NOT REPORT ANY ENCUMBRANCES ON THE PROPERTY WHICH MAY BE REPORTED BY A TITLE AGENCY. CORE DESIGN THEREFOR QUALIFIES THIS SURVEY TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON NOVEMBER 11, 2019. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN NOVEMBER, 2019.
- PROPERTY AREA = 18,591± SQUARE FEET (0.4268± ACRES). THE WATER BOUNDARY, AS SHOWN HEREON, IS ONLY APPROXIMATE, AS MEASURED ON NOVEMBER 14, 2019. THE WATER BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE. NO ATTEMPT HAS BEEN MADE PER THIS SURVEY TO DETERMINE THE LOCATION OF THE LATERAL OR OUTWARD BOUNDARIES OF THE SHORELANDS OR TIDELANDS ADJOINING THIS PROPERTY. THE LINE SHOWN ALONG THE SHORELINE IS NOT A PROPERTY LINE AND ONLY INDICATES A STAKING LINE USED TO CALCULATE THE APPROXIMATE AREA OF THE UPLAND PORTION OF THE PROPERTY.
- ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
- CONTOUR INTERVAL = 2 FEET.
- ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
- BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
- THIS IS A FIELD TRAVERSE SURVEY. A THREE 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 THOSE SPECIFIED IN WAC 332-130-090. ALL THOSE SPECIFIED IN WAC 332-130-090. ALL THOSE SPECIFIED IN WAC 332-130-090. ALL THOSE SPECIFIED IN WAC 332-130-090. ALL THOSE SPECIFIED IN WAC 332-130-090.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.



NO.	REVISIONS	DATE

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

BOUNDARY AND TOPOGRAPHIC SURVEY
PETRIE PROPERTY
GREGG PETRIE

DATE 11/20/19	DESIGNED	DRAWN DTS	APPROVED GRS
SHEET 1	OF 1	PROJECT NUMBER 19160	GLENN R. SPRAGUE, PLS PROJECT MANAGER