

MERCER ISLAND SHORT PLAT NO. SUB ____-____ CITY OF MERCER ISLAND KING COUNTY, WASHINGTON	APPROVAL CITY OF MERCER ISLAND EXAMINED & APPROVED THIS ____ DAY OF _____, 202__ _____ CODE OFFICIAL EXAMINED & APPROVED THIS ____ DAY OF _____, 202__ _____ CITY ENGINEER	KING COUNTY DEPARTMENT OF ASSESSMENTS EXAMINED & APPROVED THIS ____ DAY OF _____, 202__ _____ KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR 032110-0185 ACCOUNT NUMBER	RECORDING NO. _____	VOL./PAGE _____
	PORTION OF _____ _____ NW 1/4 of _____ NW 1/4, S. 31, T. 24 N., R. 5 E., W.M.			

DEDICATION

KNOWN ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED, HEREBY DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACES, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF MERCER ISLAND, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF MERCER ISLAND. FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF MERCER ISLAND, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SHORT SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OF SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SHORT SUBDIVISION. PROVIDED THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF MERCER ISLAND, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF MERCER ISLAND, ITS SUCCESSORS OR ASSIGNS. THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

 JEFFREY C. RUDD DATE _____
 LAURA J. MANSFIELD DATE

ACKNOWLEDGMENTS:

STATE OF _____ }
 COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFFREY C. RUDD IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED THIS _____ DAY OF _____, 202__.

 NOTARY PUBLIC IN AND FOR THE STATE OF _____
 PRINTED NAME MY APPOINTMENT EXPIRES

Notary Seal

ACKNOWLEDGMENTS:

STATE OF _____ }
 COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LAURA J. MANSFIELD IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED THIS _____ DAY OF _____, 202__.

 NOTARY PUBLIC IN AND FOR THE STATE OF _____
 PRINTED NAME MY APPOINTMENT EXPIRES

Notary Seal

SPECIAL EXCEPTIONS:

ITEM 1) ITEM REGARDING TAXES. (NON SURVEY RELATED ITEM)

ITEM 2) FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF CITY OF MERCER ISLAND AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7712060812. (NON SURVEY RELATED ITEM)

ITEM 3) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
 GRANTOR/TRUSTOR: JEFFREY C. RUDD AND LAURA J. MANSFIELD, HUSBAND AND WIFE
 GRANTEE/BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS" SOLELY AS A NOMINEE FOR SPROUT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
 TRUSTEE: TICOR TITLE COMPANY
 DATED: FEBRUARY 26, 2021
 RECORDED: MARCH 04, 2021
 RECORDING INFORMATION: 20210304001454

ITEM 4) ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF AVALON PARK RECORDED IN VOLUME 49 OF PLATS, PAGE(S) 64 AND 65. (20' EASEMENT SHOWN ALONG THE WESTERLY PROPERTY LINE)

ITEM 5) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING INFORMATION: 2919129
 IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
 FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
 (EASEMENTS FALL WITHIN THE RIGHT-OF-WAYS, THEREFORE NOT SHOWN)

ITEM 6) RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF:
 RESERVING: MINERALS
 RESERVED BY: NORTHERN PACIFIC RAILWAY COMPANY AND NORTHWESTERN IMPROVEMENT COMPANY
 RECORDING INFORMATION: 3054284

WE NOTE NO EXAMINATION HAS BEEN MADE REGARDING THE TRANSFER OR TAXATION OF THE RESERVED RIGHTS. (MINERAL RIGHTS RESERVATION, NON-SURVEY RELATED ITEM)

ITEM 7) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES:
 RECORDING INFORMATION: 4523485

MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
 RECORDING INFORMATION: 5525384 (BUILDING CODE RESTRICTIONS, WATER AND SEWER CONNECTION CHARGES, NON-SURVEY RELATED ITEMS)

EXISTING LEGAL DESCRIPTION (BEFORE SHORT PLAT)

LOT 16 IN BLOCK 3 OF AVALON PARK, AS PER PLAT RECORDED IN VOLUME 49 OF PLATS, PAGES 64 AND 65, RECORDS OF KING COUNTY AUDITOR;

AND

THAT PORTION OF THE SOUTHEASTERLY 40.00 FEET IN WIDTH OF THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, IN KING COUNTY, WASHINGTON, AND OF GOVERNMENT LOT 1 OF SAID SECTION LYING NORTHWESTERLY OF BLOCK 3 OF AVALON PARK, AS PER PLAT RECORDED IN VOLUME 49 OF PLATS, ON PAGES 64 AND 65, RECORDS OF SAID COUNTY, LYING BETWEEN THE SOUTHWESTERLY LINE OF LOT 16 IN BLOCK 3 OF SAID AVALON PARK EXTENDED NORTHWESTERLY AND THE NORTHEASTERLY LINE OF SAID LOT 16 IN BLOCK 3 OF SAID AVALON PARK EXTENDED NORTHWESTERLY.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTION (AFTER SHORT PLAT)

PARCEL A (9,243±S.F.)
 LOT 16 IN BLOCK 3 OF AVALON PARK, AS PER PLAT RECORDED IN VOLUME 49 OF PLATS, PAGES 64 AND 65, RECORDS OF KING COUNTY AUDITOR;

AND

THAT PORTION OF THE SOUTHEASTERLY 40.00 FEET IN WIDTH OF THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, IN KING COUNTY, WASHINGTON, AND OF GOVERNMENT LOT 1 OF SAID SECTION LYING NORTHWESTERLY OF BLOCK 3 OF AVALON PARK, AS PER PLAT RECORDED IN VOLUME 49 OF PLATS, ON PAGES 64 AND 65, RECORDS OF SAID COUNTY, LYING BETWEEN THE SOUTHWESTERLY LINE OF LOT 16 IN BLOCK 3 OF SAID AVALON PARK EXTENDED NORTHWESTERLY AND THE NORTHEASTERLY LINE OF SAID LOT 16 IN BLOCK 3 OF SAID AVALON PARK EXTENDED NORTHWESTERLY.

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED LOT 16Y;
 THENCE NORTH 17°11'35" WEST, ALONG THE WEST LINE OF SAID LOT 16, 91.36 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 62°58'08" EAST, 15.22 FEET;
 THENCE NORTH 17°11'35" WEST, 5.00 FEET;
 THENCE NORTH 62°58'08" EAST, 67.10 FEET TO THE EAST LINE OF SAID LOT 16 AND THE TERMINUS OF SAID LINE

SITUATE IN THE CITY OF MERCER ISLAND. COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B (8,427±S.F.)
 LOT 16 IN BLOCK 3 OF AVALON PARK, AS PER PLAT RECORDED IN VOLUME 49 OF PLATS, PAGES 64 AND 65, RECORDS OF KING COUNTY AUDITOR;

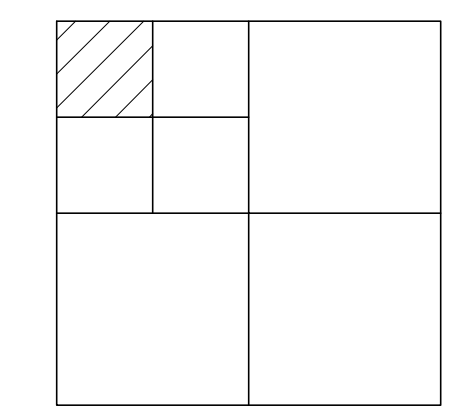
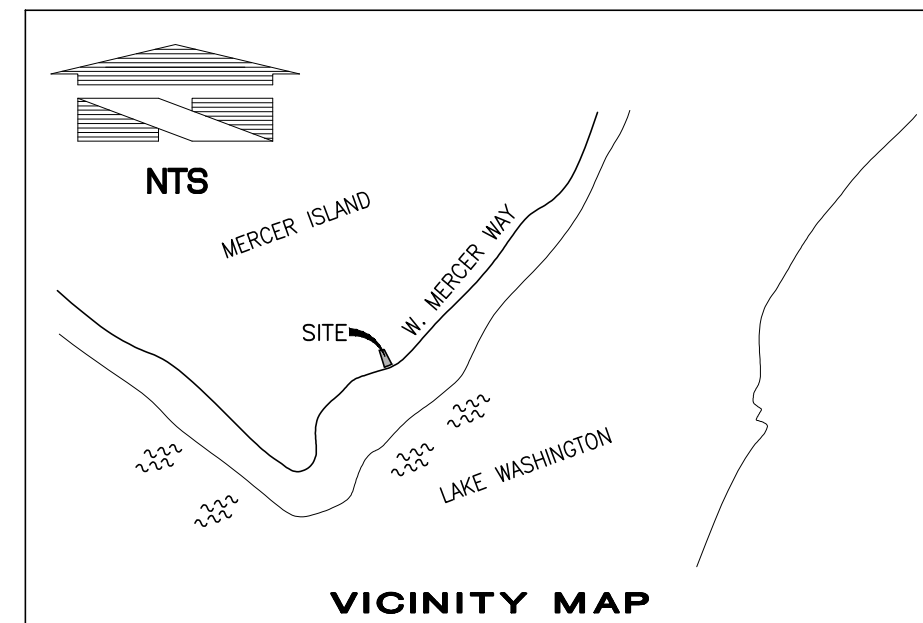
AND

THAT PORTION OF THE SOUTHEASTERLY 40.00 FEET IN WIDTH OF THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, IN KING COUNTY, WASHINGTON, AND OF GOVERNMENT LOT 1 OF SAID SECTION LYING NORTHWESTERLY OF BLOCK 3 OF AVALON PARK, AS PER PLAT RECORDED IN VOLUME 49 OF PLATS, ON PAGES 64 AND 65, RECORDS OF SAID COUNTY, LYING BETWEEN THE SOUTHWESTERLY LINE OF LOT 16 IN BLOCK 3 OF SAID AVALON PARK EXTENDED NORTHWESTERLY AND THE NORTHEASTERLY LINE OF SAID LOT 16 IN BLOCK 3 OF SAID AVALON PARK EXTENDED NORTHWESTERLY.

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED LOT 16Y;
 THENCE NORTH 17°11'35" WEST, ALONG THE WEST LINE OF SAID LOT 16, 91.36 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 62°58'08" EAST, 15.22 FEET;
 THENCE NORTH 17°11'35" WEST, 5.00 FEET;
 THENCE NORTH 62°58'08" EAST, 67.10 FEET TO THE EAST LINE OF SAID LOT 16 AND THE TERMINUS OF SAID LINE

SITUATE IN THE CITY OF MERCER ISLAND. COUNTY OF KING, STATE OF WASHINGTON.



RECORDER'S CERTIFICATE

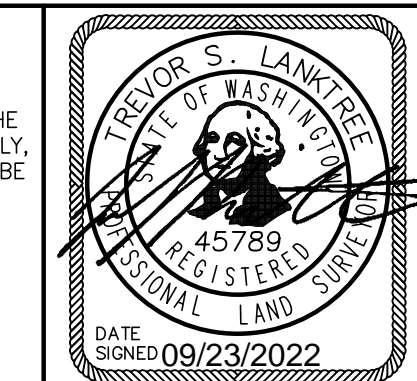
FILED FOR RECORD THIS ____ DAY OF _____, 202__.
 AT ____ M. IN BOOK ____ OF SURVEYS AT PAGE ____ AT THE REQUEST OF LANKTREE LAND SURVEYING, INC.

 MANAGER SUPT. OF RECORDS

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M. AS REQUIRED BY STATE STATUTES, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, THAT THE MONUMENTS SHALL BE SET AND LOT CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Trevor S. Lanktree
 TREVOR S. LANKTREE, PLS CERTIFICATE NO. 45789



LANKTREE LAND SURVEYING, INC.

25510 74TH AVENUE SOUTH
 KENT, WA 98032
 PHONE: (253) 653-6423
 FAX: (253) 793-1616
 WWW.LANKTREELANDSURVEYING.COM

JEFFREY RUDD SHORT PLAT

DWN. BY	BGM	DATE	JOB NO.
		09/23/22	5533
CHKD. BY	JSK/TSL	SCALE	SHEET
		NA	1 OF 2

**MERCER ISLAND SHORT PLAT NO. SUB ____
CITY OF MERCER ISLAND KING COUNTY, WASHINGTON**

BASIS NAD83(2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK (WSRN)

BASIS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: N47.529253699
LONGITUDE: W122.222370417
HEIGHT: 66.000000
PROJECT COMBINED SCALE: 1.0000084818

VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18

SITE ADDRESS
8247 E. MERCER WAY
MERCER ISLAND, WA 98040

ASSESSOR'S PARCEL NUMBER
032110-0185

FLOOD INFORMATION
PARCEL IS LOCATED IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD. PER FEMA PANEL NUMBER 53033C0663G, DATED 08/19/2020.

ZONING

R-8.4	MINIMUM LOT SIZE 8,400 SQ. FT.	MINIMUM LOT WIDTH 60 FEET	MINIMUM LOT DEPTH 80 FEET
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EXISTING PARCEL AREA
PARCEL A 9,243± SQ. FT. OR 0.213± ACRES
PARCEL B 8,427± SQ. FT. OR 0.193± ACRES
TOTAL 17,670± SQ. FT. OR 0.406± ACRES

REFERENCE SURVEYS
R1) PLAT OF AVALON PARK, REC. NO. 4245118
R2) WATER ASBUILT 1976-12-10

REFERENCE GIS DATA
G1) GIS MAP PROVIDED OR DOWNLOADED ON 9/09/2021 FROM CITY OF MERCER ISLAND.
G2) GIS MAP PROVIDED OR DOWNLOADED ON 8/12/2021 FROM PUGET SOUND ENERGY.

- NOTES**
- ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.
 - UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR ENLISTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES INC. AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATE PAINT MARKINGS ARE 1.5± HORIZONTALLY. VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UNDERGROUND UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE PER BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POTHOLING BE PERFORMED.
 - FIELD SURVEY WAS COMPLETED IN AUGUST 2021 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.
 - THIS SURVEY IS A RETRACEMENT OF THE DEEDED DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.
 - FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER/COMMITMENT NO. 3838596, DATED AUGUST 22, 2022, WAS RELIED UPON FOR TITLE INFORMATION ON THIS SURVEY.

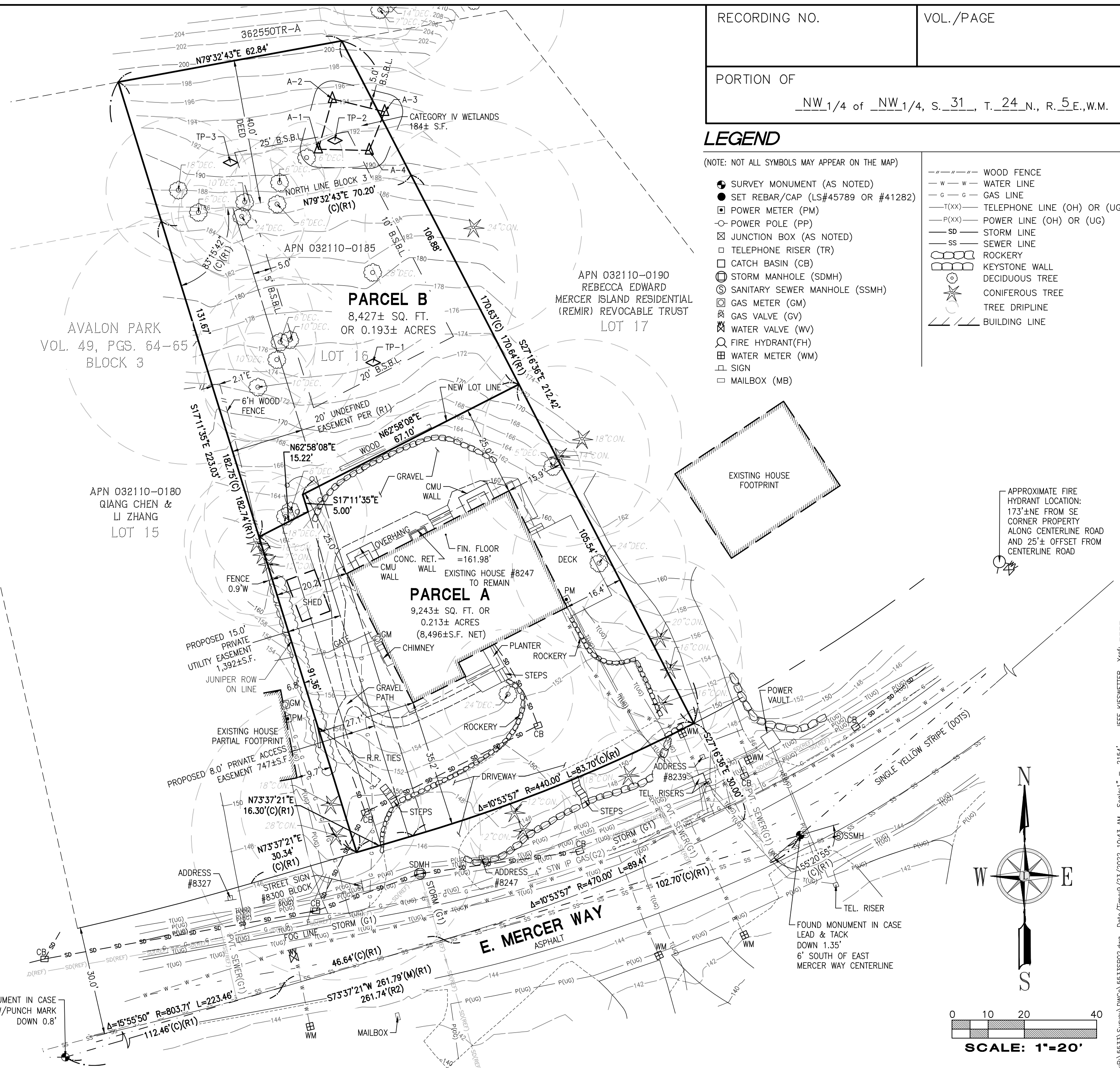
PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A TRIMBLE SX10 TOTAL STATION SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R10-2 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

FIRE DEPARTMENT NOTE:
ALL BUILDINGS ARE SUBJECT TO MEETING THE CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE AS ADOPTED AND/OR AMENDED AND MICC 19.09.040. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR FIRE PREVENTION MEASURES FOR PERMIT APPROVAL.

FOUND MONUMENT IN CASE 3/8" TACK W/PUNCH MARK DOWN 0.8'

ABBREVIATIONS

(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED
(GIS)	GEOGRAPHICAL INFORMATION SYSTEMS
(REF)	PER REFERENCE INFORMATION
(H)	HIGH

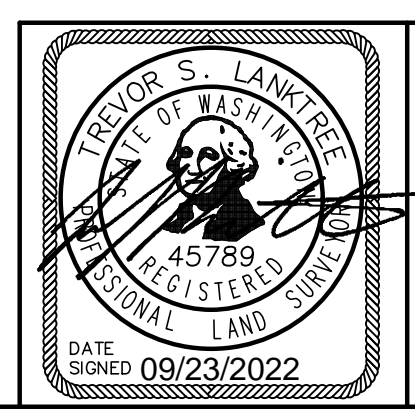


RECORDING NO.	VOL./PAGE
PORTION OF NW 1/4 of NW 1/4, S. 31, T. 24 N., R. 5 E., W.M.	

LEGEND
(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

●	SURVEY MONUMENT (AS NOTED)	---	WOOD FENCE
●	SET REBAR/CAP (LS#45789 OR #41282)	-w-w-	WATER LINE
□	POWER METER (PM)	-g-g-	GAS LINE
○	POWER POLE (PP)	-T(xx)-	TELEPHONE LINE (OH) OR (UG)
⊗	JUNCTION BOX (AS NOTED)	-P(xx)-	POWER LINE (OH) OR (UG)
□	TELEPHONE RISER (TR)	-SD-	STORM LINE
□	CATCH BASIN (CB)	-SS-	SEWER LINE
⊙	STORM MANHOLE (SDMH)	⊖	ROCKERY
⊙	SANITARY SEWER MANHOLE (SSMH)	⊖	KEYSTONE WALL
⊙	GAS METER (GM)	⊖	DECIDUOUS TREE
⊙	GAS VALVE (GV)	⊖	CONIFEROUS TREE
⊙	WATER VALVE (WV)	⊖	TREE DRIPLINE
⊙	FIRE HYDRANT (FH)	⊖	BUILDING LINE
⊙	WATER METER (WM)		
⊙	SIGN		
⊙	MAILBOX (MB)		

APPROXIMATE FIRE HYDRANT LOCATION: 173'± LINE FROM SE CORNER PROPERTY ALONG CENTERLINE ROAD AND 25'± OFFSET FROM CENTERLINE ROAD



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JEFFREY RUDD SHORT PLAT

DWN. BY	BGM	DATE	09/23/22	JOB NO.	5533
CHKD. BY	JSK/TSL	SCALE	1"=20'	SHEET	2 OF 2