

TOPOGRAPHIC SURVEY

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 24 NORTH, RANGE 5 E, WILLAMETTE MERIDIAN KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PER DEED OF TRUST RECORDING NUMBER 20230710000694
 LOT 1, KING COUNTY SHORT PLAT NUMBER L04S0027, RECORDED UNDER RECORDING NUMBER 20060605900026, IN KING COUNTY WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

COMMITMENT NO. 70206997 TICOR TITLE COMPANY COMMITMENT-SECOND.

SURVEY NOTES

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.

THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT PURPORT TO SHOW ALL EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE SURVEY RECORDING ACT CHAPTER 58.09 RCW AND 332-130 WAC.

EXISTING FEATURES SHOWN HEREON ARE AS OF DECEMBER 2023.

ALL DISTANCES ARE IN US FEET. FENCE LINES SHOWN ON THIS SURVEY WERE FIELD LOCATED AT VISABLE ANGLE POINTS IN THE CENTER OF THE FENCE. THE ACTUAL OCCUPATION OF THE FENCE OR SUPPORTING POSTS ARE NOT ASSURED BEYOND THE ACTUAL WIDTH OF THE FENCE STRUCTURE. ONLY THE ABOVE GROUND PORTIONS OF THE FENCE WERE LOCATED.

ONLY ABOVE GROUND VISIBLE UTILITIES WERE LOCATED THIS SURVEY. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.

NO UNDERGROUND UTILITIES AND/OR FEATURES WERE DELINEATED THIS SURVEY. ALL UTILITIES ARE BASED ON FIELD OBSERVATION AS SHOWN HEREON. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES DETECTED OR UNDETECTED SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION OR DESIGN.

CONTOURS SHOWN HEREON ARE FROM ACTUAL FIELD OBSERVATION AS OF DECEMBER 2023.

EQUIPMENT USED

LEICA 1200 ROBOTIC TOTAL STATION
 CS-15 DATA COLLECTOR
 LEICA GS 14 GPS RECEIVER.

VERTICAL DATUM

NAVD 88 DERIVED FROM CITY OF BELLEVUE SURVEY CONTROL NETWORK. US SURVEY FEET

SITE BENCHMARK

NAVD 88 DERIVED FROM CITY OF BELLEVUE SURVEY CONTROL NETWORK. US SURVEY FEET

BENCH MARK UTILIZED

CITY OF BELLEVUE MONUMENT NUMBER 362. LOCATED AT THE SE CORNER OF FOUNDATION FOR BRICK PLANTER ON NORTH SIDE OF SE 44TH PL, EAST OF 164TH AVE SE- 40' WEST OF ENTRANCE TO PALLADIAN POINT.

TOP OF BRASS CAP = 649.74 US FEET.

REFERENCE SURVEY

KCSP RECORDING NO. 20060605900026
 PLAT OF HERITAGE VIEW 3 RECORDING NO. 20031125000305
 PLAT OF BAKER VIEW RECORDING NO. 9807280543

PROCEDURE/NARRATIVE

A FIELD TRAVERSE USING A LEICA 1201 TOTAL ROBOTIC STATION, SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED. ESTABLISHING THE ANGULAR DISTANCE BETWEEN THE MONUMENTS, PROPERTY LINES AND TOPOGRAPHIC FEATURES AS SHOWN HEREON, THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

LEGEND

- REBAR WITH CAP SET LS 34145
- OTHER CORNERS FOUND AS NOTED
- ▣ CATCH BASIN
- ⊞ TELEPHONE RISER
- ⊙ SANITARY SEWER CLEANOUT
- ⊞ WATER METER
- ⊞ POWER METER
- ⊞ GAS METER
- ===== EDGE OF PAVEMENT
- KEYSTONE WALL
- BUILDINGS
- RIGHT OF WAY MARGIN
- ROCK RETAINING WALL
- CENTERLINE PER: KCSP L04S0027
- 75' TOE OF STEEP SLOPE BUFFER
- BSSL ----- BSSL ----- 10' BUILDING SETBACK FROM ACCESS EASEMENT

CONCRETE

(R-KCSP-AFN: 20060605900026)

(C) CALCULATED INFORMATION

SLOPE DIRECTIONAL ARROW

STEEP SLOPE BUFFER

NOTE

TOPOGRAPHY IS CONTAINED TO THE BOUNDARY SHOWN HEREON. NO OF SITE TOPOGRAPHY WAS COMPLETED THIS SURVEY.

CONTOUR INTERVAL

2' US FEET

STEEP SLOPE AREA
 40% > 1000SQ FT AREA
 (4108 SQ FT)

LINE TABLE

Line #	Direction	Length
L1	N89°48'05"W(R) N89°58'03"W(C)	4.96(C)(R)

CURVE TABLE

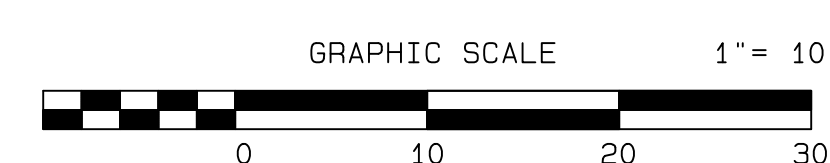
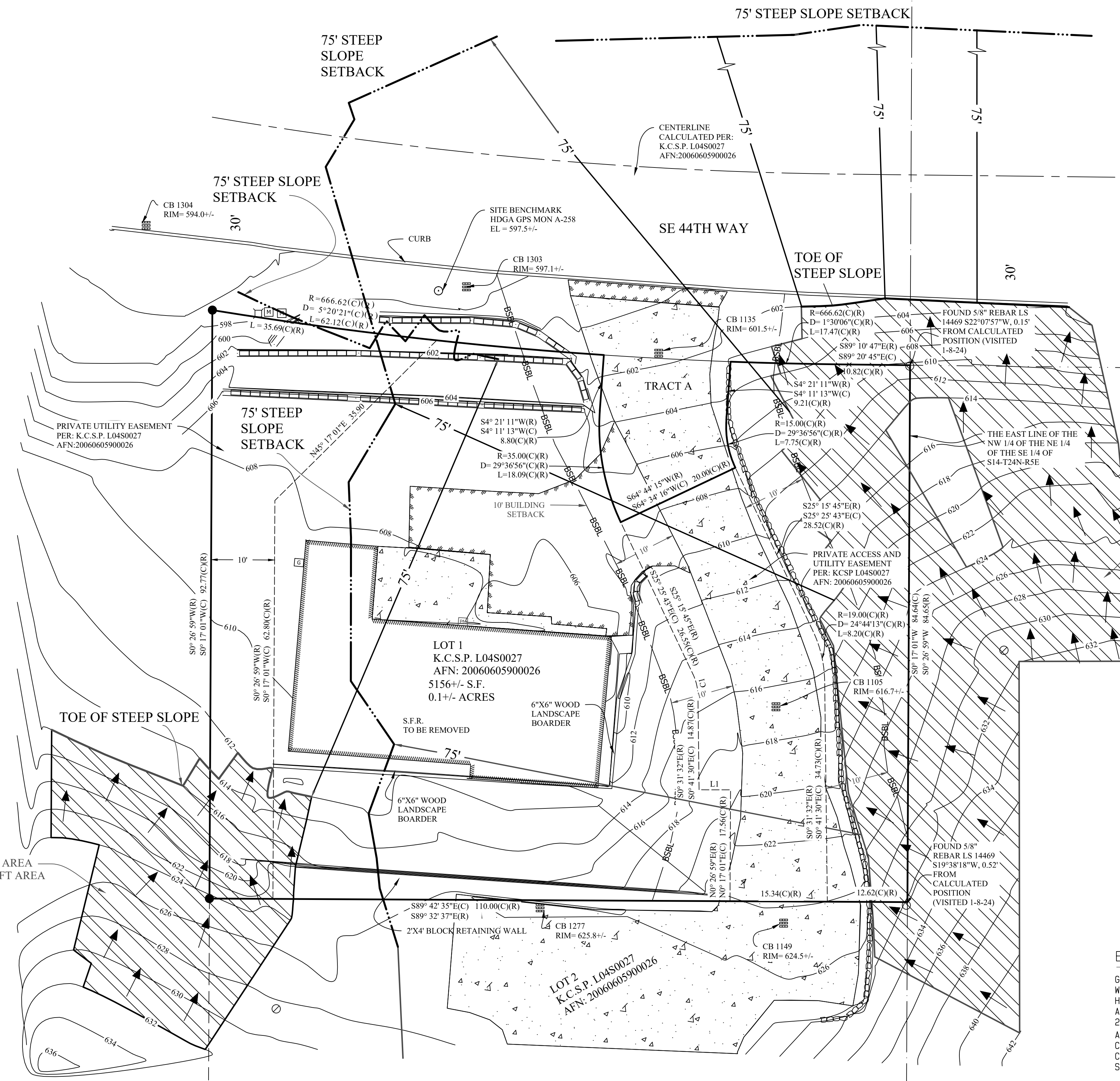
Curve #	Radius	Length	Delta
C1	8.00(C)(R)	3.45(C)(R)	24°44'13"(C)(R)

HORIZONTAL DATUM

NAD 83, 2011 WASHINGTON STATE PLANE NORTH ZONE. UTILIZING CITY OF BELLEVUE MONUMENTATION.

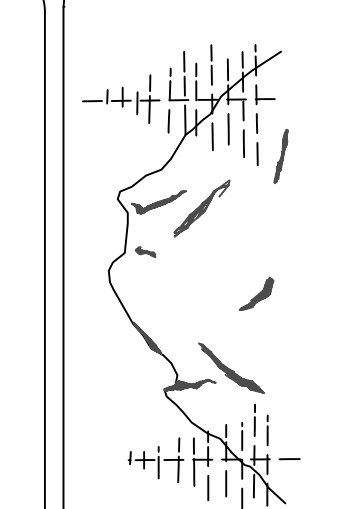
BASIS OF BEARINGS

GRID NORTH BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE 4601 NORTH ZONE COORDINATES (83/2011). HELD CITY OF BELLEVUE MONUMENT #1605 WHICH HAS A CONVERGENCE ANGLE OF -0°57'32.26". THE GRID COORDINATES WERE FOUND TO BE 209211.487, 1322449.311 AT THIS POINT. THE ELLIPSOIDAL HEIGHT OF 592.327 US FEET A POINT SCALE FACTOR OF 0.9999883 WAS DETERMINED AND A COMBINED SCALE FACTOR OF 0.99996 WAS PUBLISHED. COMBINED SCALE FACTOR WAS APPLIED TO THE GRID COORDINATES FOR SHOWN DISTANCES HEREON.



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 RUSLAN PALANCHUK. THIS 22ND DAY OF AUGUST 2024. G. Phil Sargent CERTIFICATE NO. L.S. 34145 PROFESSIONAL LAND SURVEYOR G. PHIL SARGENT



TOPOGRAPHY SURVEY FOR
RUSLAN PALANCHUK
 A PORTION OF S14-T24N-R5E, W1W
 KING COUNTY, WASHINGTON

HOLMIG, DEWITT, GALLION & ASSOC., LLC.
 LAND SURVEYING & ENGINEERING SUPPORT
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K. WHITEHOUSE
 DRAWN BY
 8/22/2024
 DATE
 2386
 PROJECT NUMBER
 SHEET 1
 OF 1