

PORTION OF: SE 1/4, SE 1/4, SECTION 4, T. 26 N., R. 04 E., W.M.
 A PORTION OF TRACT 7, BLOCK 2, NORTH SIDE FIVE ACRE TRACTS, VOL. 15, PG. 73

EXISTING LEGEND

- ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ WATER METER
 - ⊕ MANHOLES (SS/SD)
 - ⊕ CB
 - ⊕ POWER/UTILITY POLE
 - ⊕ PM
 - ⊕ TELEPHONE/TV RISER
 - ⊕ SPOT ELEVATION
 - ⊕ SIGN
 - ⊕ MAILBOX
 - ⊕ ROCKERY
 - ⊕ CONIFEROUS TREE
 - ⊕ DECIDUOUS TREE
- 4-26N-04E
- CENTER LINES
 - PROPERTY LINES
 - RIGHT-OF-WAY LINES
 - LOT LINES
 - DITCH LINE
 - WATER LINE
 - SANITARY SEWER LINE
 - SD
 - UP
 - UT
 - OVERHEAD UTILITY LINES
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WOOD FENCE
- FOUND PROPERTY CORNER AS NOTED.
 - MONUMENTS AS NOTED

PROPOSED LEGEND

- (TBR) TO BE REMOVED
- PROPOSED SEWER CLEAN OUT
- PROPOSED WATER METER
- PROPOSED STORM
- PROPOSED SEWER LINE
- PROPOSED STORM LINE
- PROPOSED DISPERSION TRENCH
- PROPOSED WATER LINE

APPLICANT:

LANSING HOMES II LLC
 18555 26TH AVE NE
 LAKE FOREST PARK, WA. 98155

NOTES:

BASIS OF BEARING: NAD83/11, CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK.
 VERTICAL DATUM: N.A.V.D.88, CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK
 SITE BENCHMARK: NORTHEAST PROPERTY CORNER (NAIL IN ASPHALT) AS SHOWN HEREON. ELEVATION = 146.21' (NAVD88)
 SITE AREA: 15,520 SQ. FT.
 PROPERTY ADDRESS: 18829 33RD AVE NE, LAKE FOREST PARK, WA 98155
 TAX ACCOUNT NUMBER: 615290-04521
 ZONING: RS-7,200 (SINGLE FAMILY RESIDENTIAL/MIN. LOT SIZE 7,200 SQ. FT.)
 TITLE REPORT PROVIDED, CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NUMBER: 0101191-ETU, DATED FEBRUARY 8, 2018.
 REFERENCE SURVEYS:
 PLAT NORTH SIDE FIVE ACRES TRACTS: VOL. 15, PG. 73
 PLAT CARMELLA PARK: VOL. 57, PG. 7
 PLAT LANE ADD: VOL. 47, PG. 37
 LFP SP NO. 95-55 : AFN 9603199008
 KC SP NO. 679116: AFN 8106240673
 RECORD OF SURVEY: AFN 20050310900007

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN ON JANUARY 30 2018, UNLESS OTHERWISE INDICATED.
 WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) TRIMBLE SPS930 ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

THIS TOPOGRAPHIC SURVEY DRAWING PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS. ANY PROPOSED UTILITIES OR STRUCTURES SHOWN WERE AS AT THE OWNERS REQUEST AND DO NOT REPRESENT ENGINEER PLANS. BENCHMARK SURVEYING LLC DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THE ACCURACY OR COMPLETENESS.

UNDERGROUND UTILITIES WERE PAINTED BY 811.
 CONTRACTOR/ENGINEERS/OWNERS/ARCHITECTS AND ALL OTHERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.

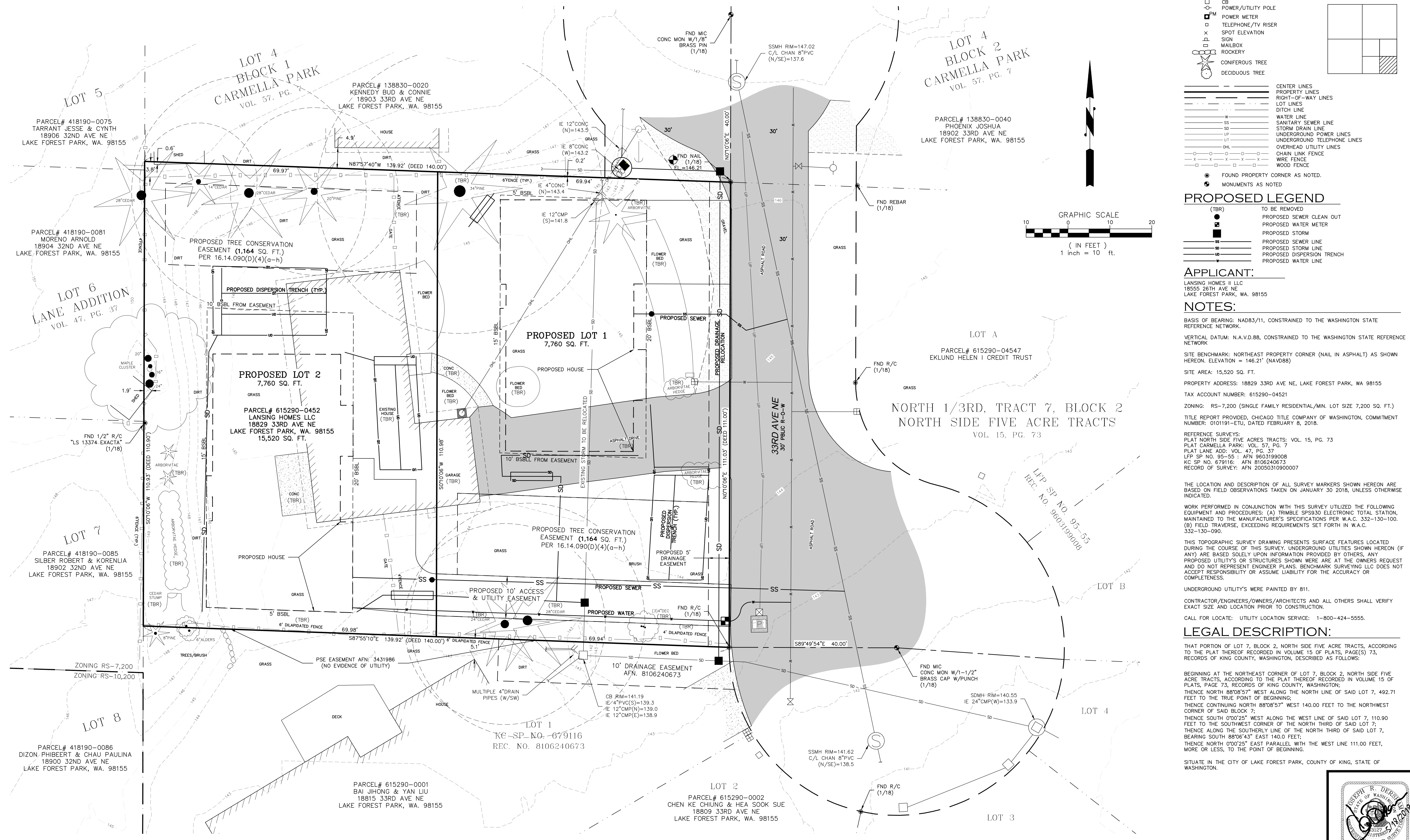
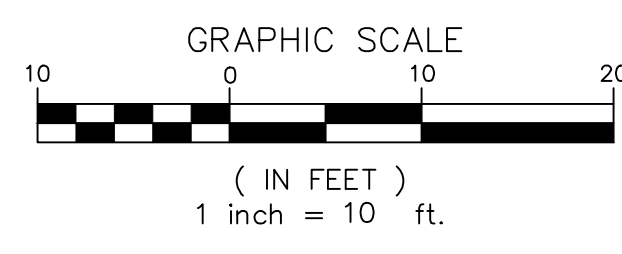
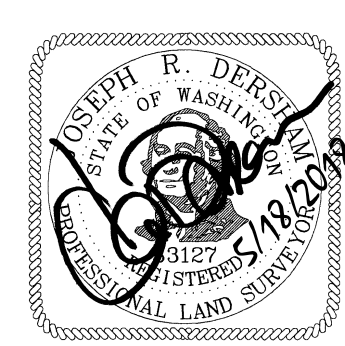
CALL FOR LOCATE: UTILITY LOCATION SERVICE: 1-800-424-5555.

LEGAL DESCRIPTION:

THAT PORTION OF LOT 7, BLOCK 2, NORTH SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 73, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 2, NORTH SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE NORTH 88°08'57" WEST ALONG THE NORTH LINE OF SAID LOT 7, 492.71 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 88°08'57" WEST 140.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 2;
 THENCE SOUTH 0°00'25" WEST ALONG THE WEST LINE OF SAID LOT 7, 110.90 FEET TO THE SOUTHWEST CORNER OF THE NORTH THIRD OF SAID LOT 7;
 THENCE ALONG THE SOUTHERLY LINE OF THE NORTH THIRD OF SAID LOT 7, BEARING SOUTH 88°06'43" EAST 140.0 FEET;
 THENCE NORTH 0°00'25" EAST PARALLEL WITH THE WEST LINE 111.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF LAKE FOREST PARK, COUNTY OF KING, STATE OF WASHINGTON.



CAD/CALC/BD/JD	REVISIONS "ALTERNATIVE B" PER LFP COMMENTS	5/18/18	BD	BENCHMARK SURVEYING LLC 11915 44TH DRIVE SE EVERETT, WA 98208 EVERETT KIRKLAND p. 206.396.6252 p. 206.396.3199	DATE MARCH 5, 2018 SCALE 1" = 10' SURVEY TEAM BD FIELD BOOK RR DWG FILE 18003-SRV	PRELIMINARY SHORT PLAT FOR LANSING HOMES II LLC	PROJECT NO.
DRAWN BD			18003				
XXX	REVISION	DATE	BY				SHEET 1 OF 1

PORTION OF: SE 1/4, SE 1/4, SECTION 4, T. 26 N., R. 04 E., W.M.