

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20190313000264)
 LOT 3, BLOCK 1, HURSTWOOD FIRST DIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 59 OF PLATS, PAGE(S) 85 AND 86, IN KING COUNTY, WASHINGTON.
 SITUATE IN THE CITY OF BURLEN, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

BETWEEN TWO SURVEY MONUMENTS FOUND ON THE CENTERLINE OF 16TH AVE SW. BEARING = NORTH 56°08'21" WEST PER R1.

REFERENCES

R1. PLAT OF HURSTWOOD FIRST DIV, VOL.59, PAGES 85-86, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88, PER GPS OBSERVATIONS.

SURVEYOR'S NOTES

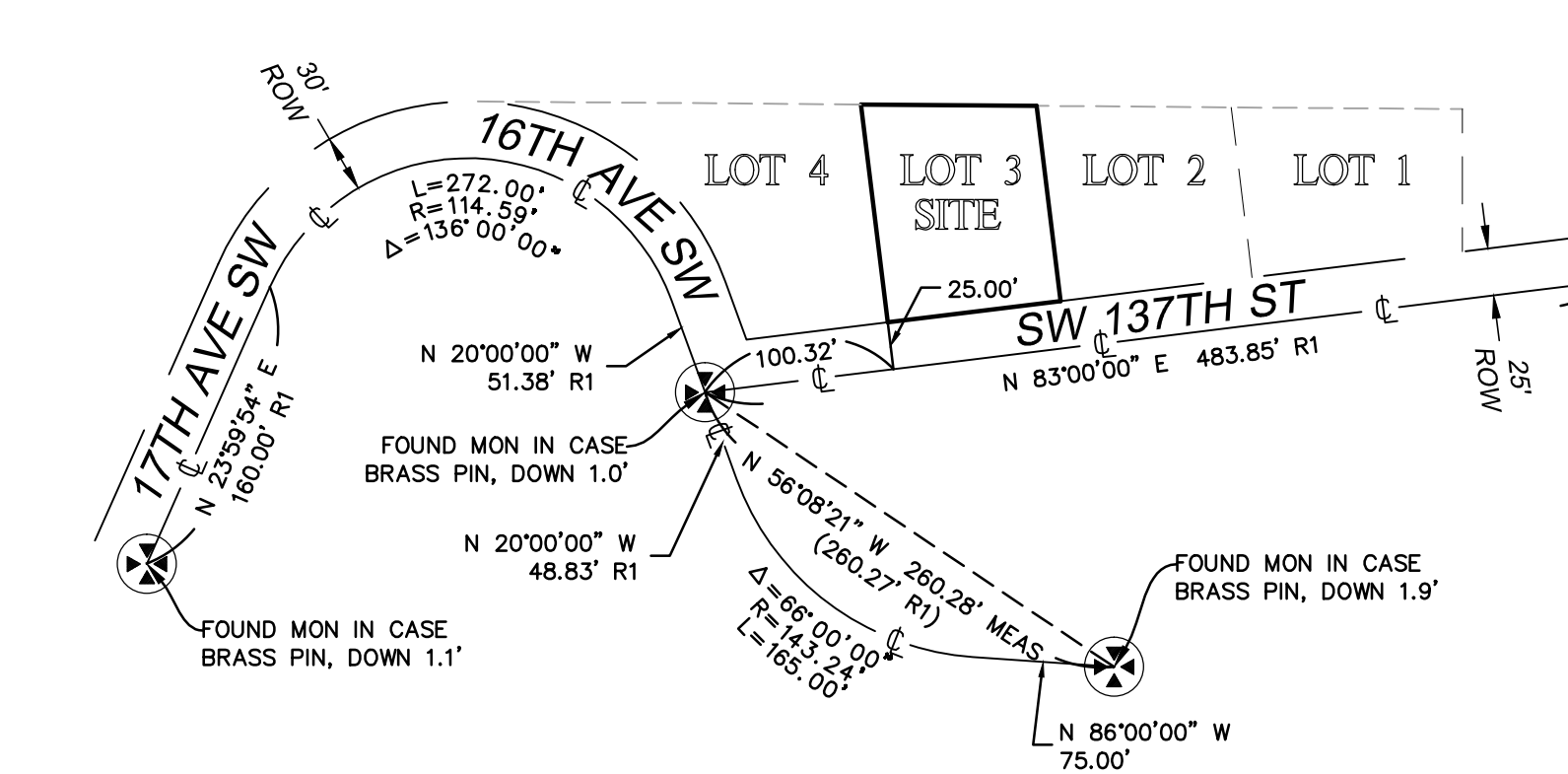
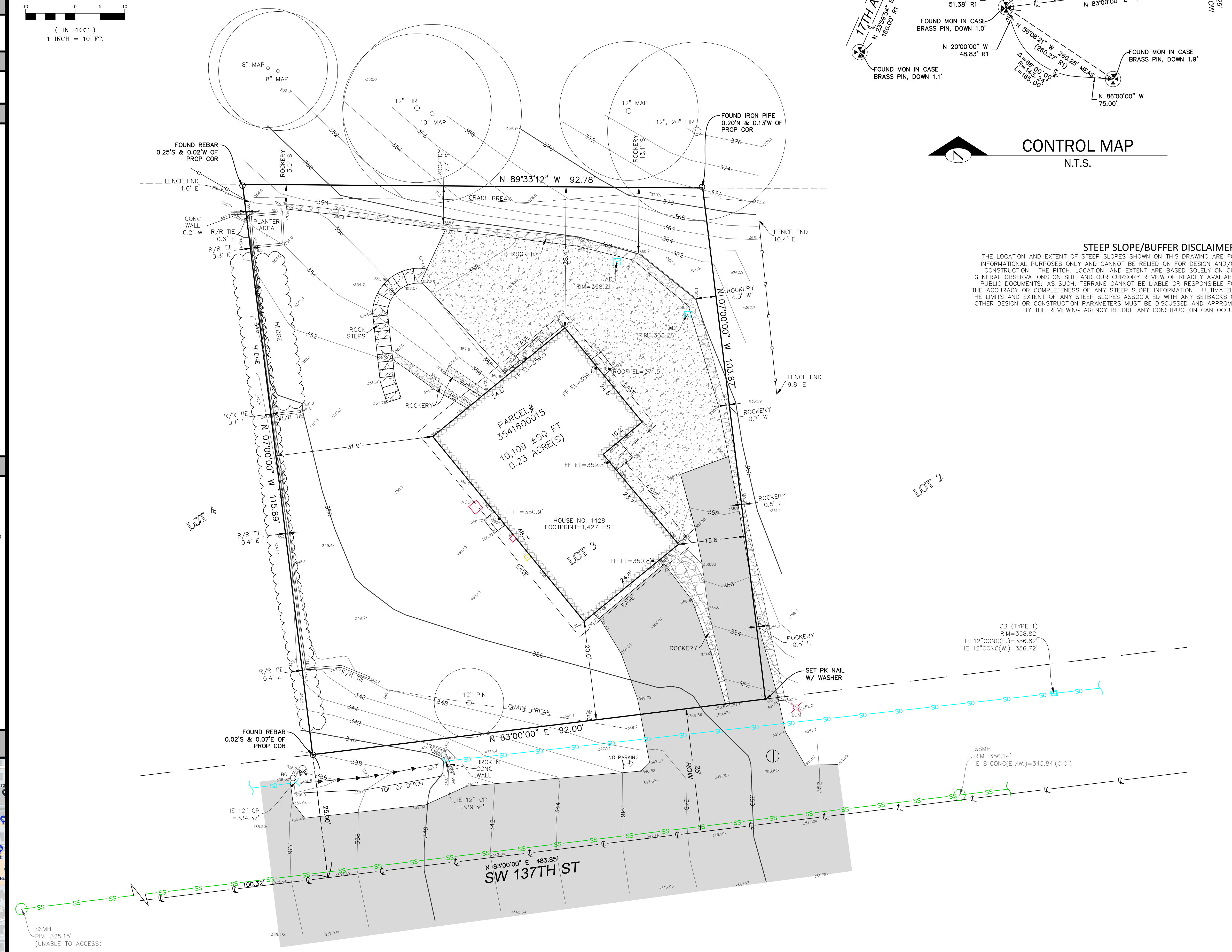
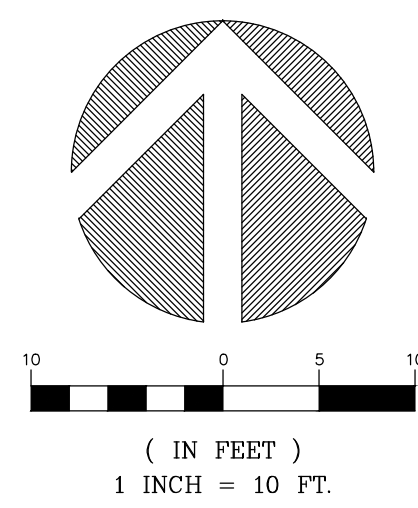
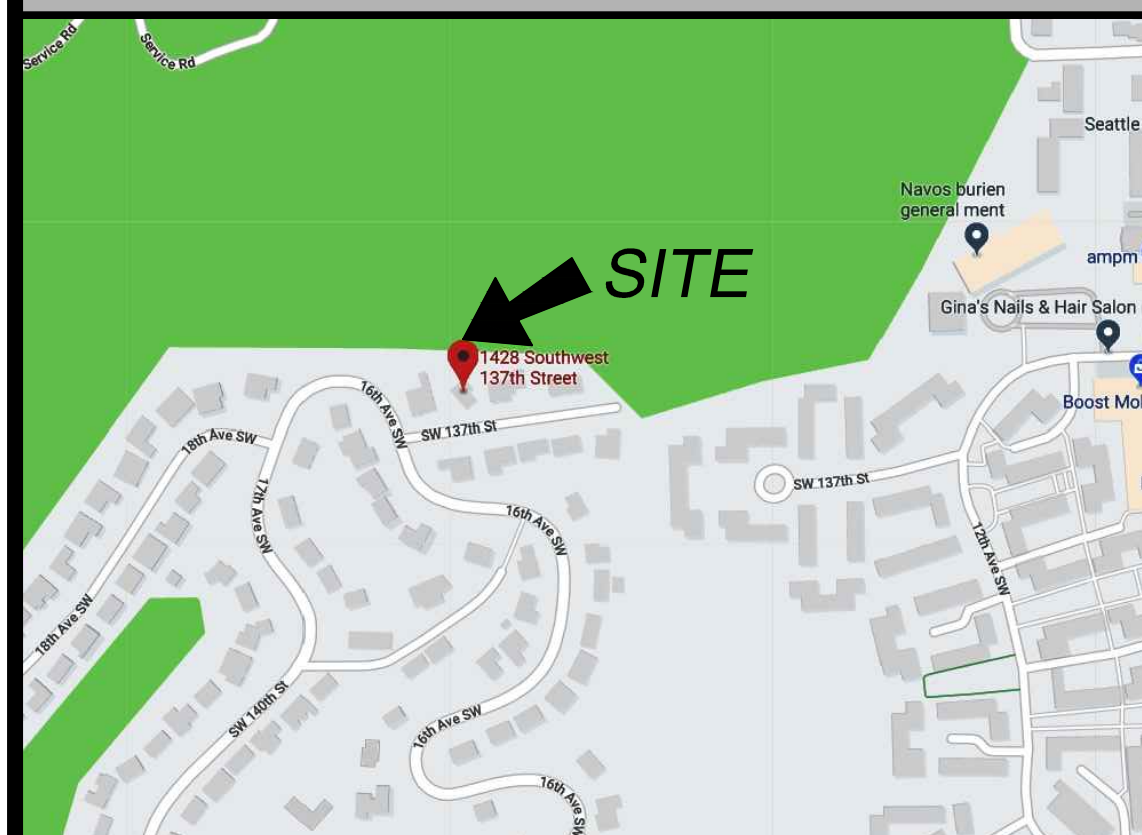
1. THE SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 354160-0015-00
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 10,109 ±S.F. (0.23 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

AIR CONDITION UNIT	INLET (TYPE 1)
AREA DRAIN	LUMINAIRE
ASPHALT SURFACE	NAIL AS NOTED
BOLLARD	MONUMENT IN CASE (FOUND)
BUILDING	POWER METER
CENTERLINE ROW	ROCKERY
CULVERT PIPE	SEWER LINE
CONCRETE SURFACE	SEWER MANHOLE
RETAINING WALL	SIGN (AS NOTED)
DITCH (FLOWLINE)	STORM DRAIN LINE
FENCE LINE (WOOD)	TREE (AS NOTED)
FIRE HYDRANT	WATER GATE VALVE
FLAGSTONE SURFACE	WATER METER
GAS METER	WATER VALVE
HEDGE FOLIAGE LINE	
REBAR/IRON PIPE AS NOTED (FOUND)	

VICINITY MAP

N.T.S.



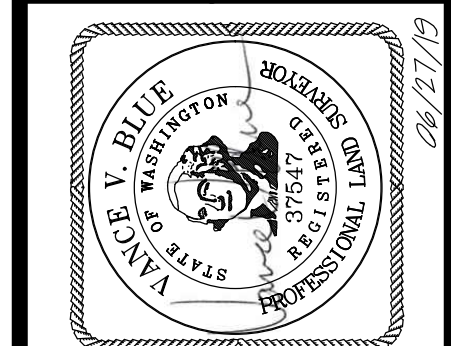
CONTROL MAP

N.T.S.

STEEP SLOPE/BUFFER DISCLAIMER:
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

TOPOGRAPHIC & BOUNDARY SURVEY
 NW 1/4 OF SW 1/4 SEC 16, TWP. 23N., RGE 04E., W.M.
 PARCEL NO. 354160001500

BEARSCOPE RESIDENCE
 1428 SW 137TH ST
 BURLEN, WA 98166



Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net
 www.terrane.net

JOB NUMBER:	191032
DATE:	06/10/19
DRAFTED BY:	IDV-PSC
CHECKED BY:	VVB
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
1 OF 1	

measure success