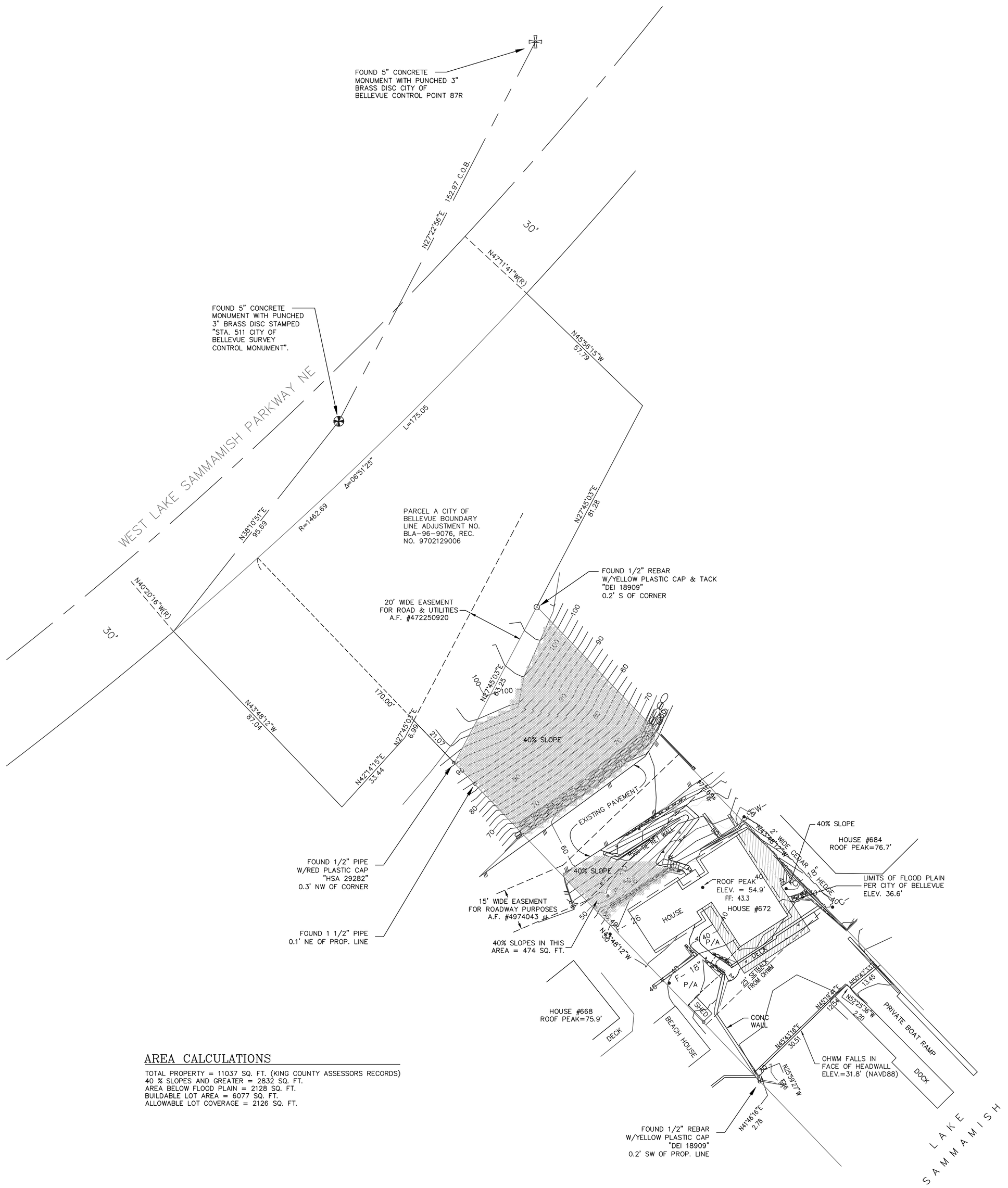
SW 1/4, SW 1/4, SEC. 30, TWP. 25 N., RGE. 6 E., W.M.



AREA CALCULATIONS

TOTAL PROPERTY = 11037 SQ. FT. (KING COUNTY ASSESSORS RECORDS)
40 % SLOPES AND GREATER = 2832 SQ. FT.
AREA BELOW FLOOD PLAIN = 2128 SQ. FT.
BUILDABLE LOT AREA = 6077 SQ. FT.
ALLOWABLE LOT COVERAGE = 2126 SQ. FT.

SCALE: 1" = 20'

0 10 20 40

CONTOUR INTERVAL: 2'

DATUM

NAVD 1988

BENCHMARK

CITY OF BELLEVUE BENCH MARK NO. 184:
3" BRASS CAP IN 4"X4" CONC. MON. W/WHITE PAINT "512" IN BIKE PATH WEST SIDE OF W. LAKE SAMMAMISH PARKWAY NE
ELEV. 126.74

BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD 83/91 – PER CITY OF BELLEVUE HORIZONTAL CONTROL NETWORK, N27°22'56"E BETWEEN CITY OF BELLEVUE CONTROL STATIONS 511 AND 87R.

LEGEND

- AREAS OF 40% OR GREATER SLOPE ABOVE THE FLOOD PLAIN
- TYPE 1 CB
- WATER METER
- UTILITY POLE
- UTILITY POLE W/STREET LIGHT
- FF ELEVATION OF FINISHED FLOOR

LEGAL DESCRIPTION

PARCEL B, CITY OF BELLEVUE LOT LINE ADJUSTMENT NO. BLA-96-9076, RECORDED UNDER RECORDING NUMBER 9702129006, RECORDS OF KING COUNTY, WASHINGTON.

NOTES

1. LEGAL DESCRIPTION SUPPLIED BY CLIENT.

2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL MATTERS WHICH MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.

3. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON DECEMBER 5, 2003. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN DECEMBER, 2003.

4. 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 WITH BEARINGS AND DISTANCES IS NOT A PROPERTY LINE AND ONLY INDICATES THE APPROXIMATE LINE OF ORDINARY HIGH WATER USED TO CALCULATE THE APPROXIMATE AREA OF THE UPLAND PORTION OF THE PROPERTY.

5. UPLAND PROPERTY AREA = 9,920± SQUARE FEET (0.2277± ACRES).
AREA OF UPLANDS BELOW THE FLOOD PLAIN = 2,128± SQUARE FEET (0.0489± ACRES).
AREA OF 40% OR GREATER SLOPES ABOVE THE FLOOD PLAIN = 4,025± SQUARE FEET (0.0924± ACRES).

6. ALL DISTANCES ARE IN FEET.

7. HEIGHTS OF BUILDINGS ARE MEASURED TO RIDGELINE EXCLUDING CHIMNEY HEIGHTS.

8. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE 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. DISTANCE MEASURING EQUIPMENT HAS BEEN CALIBRATED AT AN N.G.S. BASELINE WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.

9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN.

JOHN A. MCDANIELL — STATE OF WASHINGTON — 19582 — REGISTERED LAND SURVEYOR — PROFESSIONAL LAND SURVEYOR — EXPIRES 1-14-09

1	ADDED AREA CALC'S, NEW ADJACENT HOUSE LOCATIONS, OHWM INFO & EASEMENTS FROM DEED DESCRIPTIONS	10/18/07

KEVIN J. VANDERZANDEN — 30467 — REGISTERED LAND SURVEYOR — PROFESSIONAL LAND SURVEYOR

CORE DESIGN
ENGINEERING PLANNING
14711 NE 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

TOPOGRAPHIC & SLOPE ANALYSIS SURVEY
ROSEMONT PROPERTY
BRIAN HEBERLING
P.O. BOX 7415
BELLEVUE, WA 98008

DATE DECEMBER 2003
DESIGNED
DRAWN SJS/LAB
APPROVED KJV
KEVIN J. VANDERZANDEN, P.L.S.
PROJECT MANAGER

SHEET 1 OF 1

PROJECT NUMBER 03126