

VERTICAL DATUM

NAVD 88
BENCHMARK
 CITY OF REDMOND BENCHMARK 9124:
 FOUND 2" BRASS CAP STAMPED "CITY OF REDMOND 9124 2009" SET IN SOUTHWEST CORNER OF POWER VAULT 42' NORTH OF BACK OF WALK ON NORTH SIDE OF NE 51ST ST AT INTX. WITH 162ND AVE. NE. ELEV=180.16
 CITY OF REDMOND BENCHMARK 9122:
 FOUND 3" BRASS DISC STAMPED "CITY OF REDMOND BM 64" IN NW CORNER OF CONC PAD FOR TRAFFIC SIGNAL CONTROLLER IN THE SOUTHEAST QUADRANT OF INTX. OF NE 51ST ST & 156TH AVE. NE. ELEV=310.22



BASIS OF BEARINGS

N54°09'27.7"E BETWEEN THE MONUMENTS FOUND IN PLACE ALONG THE CENTERLINE OF N.E. 51ST STREET, AS CALCULATED FROM MONUMENTS REFERENCED BELOW WITH COORDINATE VALUES PUBLISHED BY THE CITY OF REDMOND PER REDMOND CITY HORIZONTAL CONTROL NOTEBOOK, PUBLISHED 1993.

REFERENCES

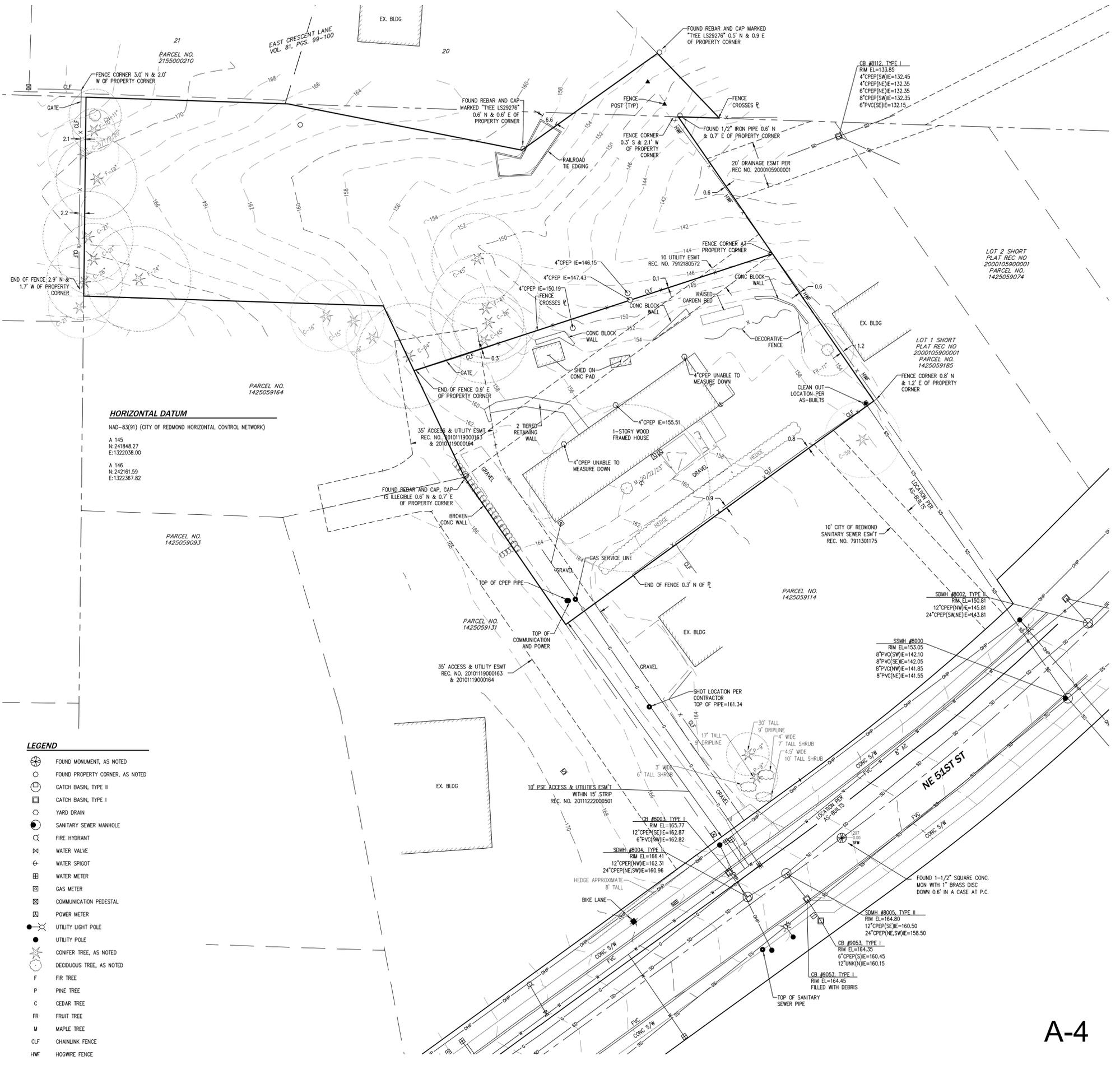
CITY OF REDMOND SHORT PLAT NO. L030326 AS RECORDED IN VOLUME 174 OF SHORT PLATS, AT PAGES 262-264, UNDER RECORDING NUMBER 2004072890006.
 PLAT OF CRESCENT LANE AS RECORDED IN VOLUME 79 OF PLATS, AT PAGES 20-21.
 PLAT OF EAST CRESCENT LANE AS RECORDED IN VOLUME 81 OF PLATS, AT PAGES 99-100.

LEGAL DESCRIPTION

(TPN 1425059181 CHICAGO TITLE COMMITMENT NO. 0077755-06)
 PARCEL A:
 PARCEL A, CITY OF REDMOND BOUNDARY LINE ADJUSTMENT NO. 2015-00934, RECORDED UNDER RECORDING NUMBER 20160601900007, IN KING COUNTY, WASHINGTON.
 PARCEL B:
 A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS CREATED AND DESCRIBED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2010119000164; EXCEPT ANY PORTION LYING WITHIN THE ABOVE DESCRIBED PARCEL A.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.
 (TPN 1425059128 CHICAGO TITLE COMMITMENT NO. 0077756-06)
 PARCEL A:
 PARCEL A, CITY OF REDMOND BOUNDARY LINE ADJUSTMENT NO. L070359, RECORDED UNDER RECORDING NUMBER 20090114900001, IN KING COUNTY, WASHINGTON.
 PARCEL B:
 A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS CREATED AND DESCRIBED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2010119000164; EXCEPT ANY PORTION LYING WITHIN THE ABOVE DESCRIBED PARCEL A.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

RESTRICTIONS

- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS DISCLOSED BY THE PLAT OF EAST CRESCENT LANE RECORDED IN VOLUME 81 OF PLATS, PAGES 99 AND 100. (DOES NOT AFFECT)
- THIS SITE IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS TO NORTHERN PACIFIC RAILROAD COMPANY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 13217. (DOES NOT AFFECT)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 621327. (DOES NOT AFFECT)
- THIS SITE IS SUBJECT TO PROTECTIVE COVENANTS RECORDED JULY 31, 1967 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 625240. (DOES NOT AFFECT)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7901220680 AND AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7912180572.
- THIS SITE IS SUBJECT TO A NOTICE TO PURCHASER REGARDING SANITARY SEWER ACCESS RECORDED FEBRUARY 8, 1979 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7902080573. (NOTED HERE)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF NOTICE OF WATER AND SEWER CONNECTION CHARGES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9408091502. (NOTED HERE)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20090114900001. (NOTED HERE)
- THIS SITE IS SUBJECT TO A DECLARATION OF ROADWAY MAINTENANCE AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2010119000163. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2010119000164. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20160601900007. (NOTED HERE)
- (TPN 1425059128 CHICAGO TITLE COMMITMENT NO. 0077756-06)
- THIS SITE IS SUBJECT TO DECLARATION OF EASEMENT FOR ROAD AND UTILITY PURPOSES RECORDED OCTOBER 25, 1967 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 625240. (DOES NOT AFFECT)
- THIS SITE IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS TO NORTHERN PACIFIC RAILROAD COMPANY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 13217. (DOES NOT AFFECT)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 621327. (DOES NOT AFFECT)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7901220680. (NOTED HERE)
- THIS SITE IS SUBJECT TO A NOTICE TO PURCHASER REGARDING SANITARY SEWER ACCESS RECORDED FEBRUARY 8, 1979 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7902080573. (NOTED HERE)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7912180572.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF NOTICE OF WATER AND SEWER CONNECTION CHARGES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9408091502. (NOTED HERE)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20090114900001. (NOTED HERE)
- THIS SITE IS SUBJECT TO A DECLARATION OF ROADWAY MAINTENANCE AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2010119000163. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2010119000164. (SHOWN HEREON)



HORIZONTAL DATUM

NAD-83(91) (CITY OF REDMOND HORIZONTAL CONTROL NETWORK)
 A 145
 N:241848.27
 E:1322038.00
 A 146
 N:242061.59
 E:1322367.82

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- CATCH BASIN, TYPE II
- CATCH BASIN, TYPE I
- YARD DRAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER SPIGOT
- WATER METER
- GAS METER
- COMMUNICATION PEDESTAL
- POWER METER
- UTILITY LIGHT POLE
- UTILITY POLE
- CONIFER TREE, AS NOTED
- DECIDUOUS TREE, AS NOTED
- FIR TREE
- PINE TREE
- CEDAR TREE
- FRUIT TREE
- MAPLE TREE
- CHAINLINK FENCE
- HOGWIRE FENCE

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY COMMITMENT NO. 0077755-06 AND 0077756-06. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT NUMBER. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JANUARY 25, 2017. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY, 2017.
- PROPERTY AREA = 38,881± SQUARE FEET (0.8926± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A LEICA TS-12 ROBOTIC THREE 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 IAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 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. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

DATE	4/7/17
REVISIONS	1. ADDED ADDITIONAL EASEMENTS
NO.	1. ADDED PIPE E'S ON-SITE



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 Bellevue, Washington 98007
 425.885.7877 Fax 425.885.7963



BOUNDARY AND TOPOGRAPHIC SURVEY
HOLMGREN PROPERTIES
CR HOME BUILDERS LLC
 14410 BEL-RED ROAD
 BELLEVUE, WA 98007

DATE	2017-01-30
DESIGNED	JWR
DRAWN	JWR
APPROVED	RDW
PROJECT MANAGER	ROBERT D WEST, PLS
SHEET	1
OF	1
PROJECT NUMBER	17008