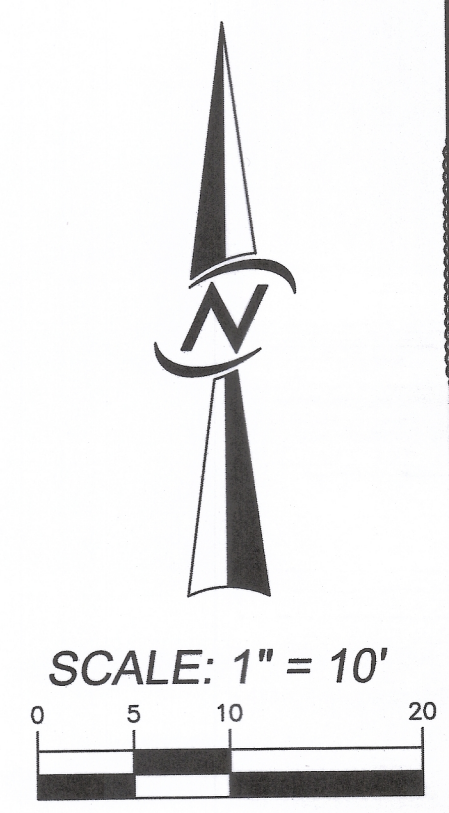


LEGEND

- FOUND MONUMENT AS NOTED
- STORM DRAIN MANHOLE
- CATCH BASIN (SMALL BOX)
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- GAS METER
- POWER METER
- UTILITY POLE
- LIGHT POLE
- SIGN AS NOTED
- DECIDUOUS TREE, SIZE NOTED AS DEC-X"
- EVERGREEN TREE, SIZE NOTED AS EG-X"
- SD STORM PIPE
- SS SEWER PIPE
- W WATER PIPE
- G GAS PIPE
- OWP OVERHEAD POWER
- OHT OVERHEAD COMMUNICATION
- X FENCE AS NOTED
- APPROX. LOC. APPROXIMATE LOCATION
- RET. WALL RETAINING WALL



VERTICAL DATUM

NAVD 88

BASIS OF BEARINGS

PLAT BEARINGS OF HEMLOCK ACRES NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98 OF PLATS, PAGE 61, RECORDS OF KING COUNTY, WA.

REFERENCES

HEMLOCK ACRES NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98 OF PLATS, PAGE 61, RECORDS OF KING COUNTY, WA.

LEGAL DESCRIPTION

LOT 4, HEMLOCK ACRES NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98 OF PLATS, PAGE 61, RECORDS OF KING COUNTY, WA.

RESTRICTIONS

- THIS SITE IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS OF THE OPERATING AGREEMENT OF BLUE FERN DEVELOPMENT, LLC, DATED APRIL 18, 2013.
- THIS SITE IS SUBJECT TO A DOCUMENT ENTITLED 'RELEASE OF DAMAGES AGREEMENT' AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NO. 7104090466, KING COUNTY, WASHINGTON.
- THIS SITE IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES AS GRANTED BY DEED RECORDED UNDER RECORDING NO. 7104090467, KING COUNTY, WASHINGTON. APPROXIMATE LOCATION SHOWN HEREON.
- THIS SITE IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREIN FOR A SIDE SEWER AS RECORDED UNDER RECORDING NO. 7506250460, KING COUNTY, WASHINGTON. EASEMENT IS A 6 FOOT WIDE STRIP OVER SIDE SEWER AS CONSTRUCTED, AND SHOWN HEREON.
- THIS SITE IS SUBJECT TO RELEASE OF DAMAGES DATED JUNE 10, 1975, EXECUTED BY SUNSET CONSTRUCTION COMPANY, A WASHINGTON CORPORATION, TO THE CITY OF SEATTLE FROM ALL FUTURE DAMAGES RESULTING FROM SIDE SEWER AS RECORDED UNDER RECORDING NO. 7506250461, KING COUNTY, WASHINGTON.
- THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF HEMLOCK ACRES NO. 13 AS RECORDED IN VOLUME 98 OF PLATS, PAGE 61, KING COUNTY, WASHINGTON. SHOWN HEREON.
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS, BUT DELETING THE SAME INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(G), OF THE UNITED STATES CODES, AS RECORDED UNDER RECORDING NO. 7509160658, AND FURTHER MODIFIED AND/OR AMENDED BY INSTRUMENT AS RECORDED UNDER RECORDING NO. 20180824000927, KING COUNTY, WASHINGTON. BLANKET IN NATURE, AND SECTION 6 SHOWN HEREON.
- THIS SITE IS SUBJECT TO ROAD MAINTENANCE PROVISIONS, AND THE TERMS AND CONDITION THEREOF, CONTAINED IN AN INSTRUMENT RECORDED UNDER RECORDING NO. 8610061264, KING COUNTY, WASHINGTON. THIS MAINTENANCE AGREEMENT INVOLVES LOTS 3 THROUGH 6 OF HEMLOCK ACRES NO. 13 FOR THE JOINT MAINTENANCE OF MERIDIAN COURT NORTH.

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4201-3022910, DATED AUGUST 21, 2018. 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. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE'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 JUNE 6, 2018. ALL SURVEY CONTROL INDICATED AS 'FOUND' WAS RECOVERED FOR THIS PROJECT IN JUNE, 2018.
- PROPERTY AREA = 13,602± SQUARE FEET (0.31226± ACRES).
- ALL DISTANCES ARE IN FEET.
- 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 332-130-080. 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 06-19-2018
DESIGNED
DRAWN LDW
APPROVED
PROJECT NUMBER
18125

14711 NE 28th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7983

ENGINEERING · PLANNING · SURVEYING

BOUNDARY/TOPOGRAPHIC SURVEY
18512 MERIDIAN COURT NORTH TOWNHOMES
BLUE FERN DEVELOPMENT, LLC
11232 120TH AVE NE, SUITE 204
KIRKLAND, WA 98033
GLENN R. SPRAGUE, PLS
PROJECT MANAGER

RECEIVED
FEB 21 2019
PCD