

RECEIVED
SEP 07 2018
KING COUNTY D.P.E.R.

FILE COPY

SP1718-0001

MATHWIG PRELIMINARY SHORT PLAT

SEC.14 T.23N., R.8E., W.M.

KING COUNTY, WASHINGTON

- LEGEND**
- SECTION CORNER
 - QUARTER CORNER
 - FOUND MONUMENT
 - SET REBAR W/CAP
 - SET NAIL W/FLASHER
 - FOUND MONUMENT
 - (125.81') DEED MEASUREMENT
 - 2X2 WOOD HUB
 - LIGHT POLE
 - SIGN
 - POWER POLE
 - DRIVEWAY CUT
 - CUT WIRE ANCHOR
 - FIRE HYDRANT
 - MANHOLE (SSMH) (SDMH) (CONH)
 - MAIL BOX
 - POWER VAULT
 - TELEPHONE VAULT
 - CABLE VAULT
 - WATER LINE
 - GAS LINE
 - STORM LINE
 - SEWER LINE
 - POWER
 - WATER METER
 - WATER VALVE
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - EDGE OF PAVEMENT/CURB LINE
 - GUARDRAIL

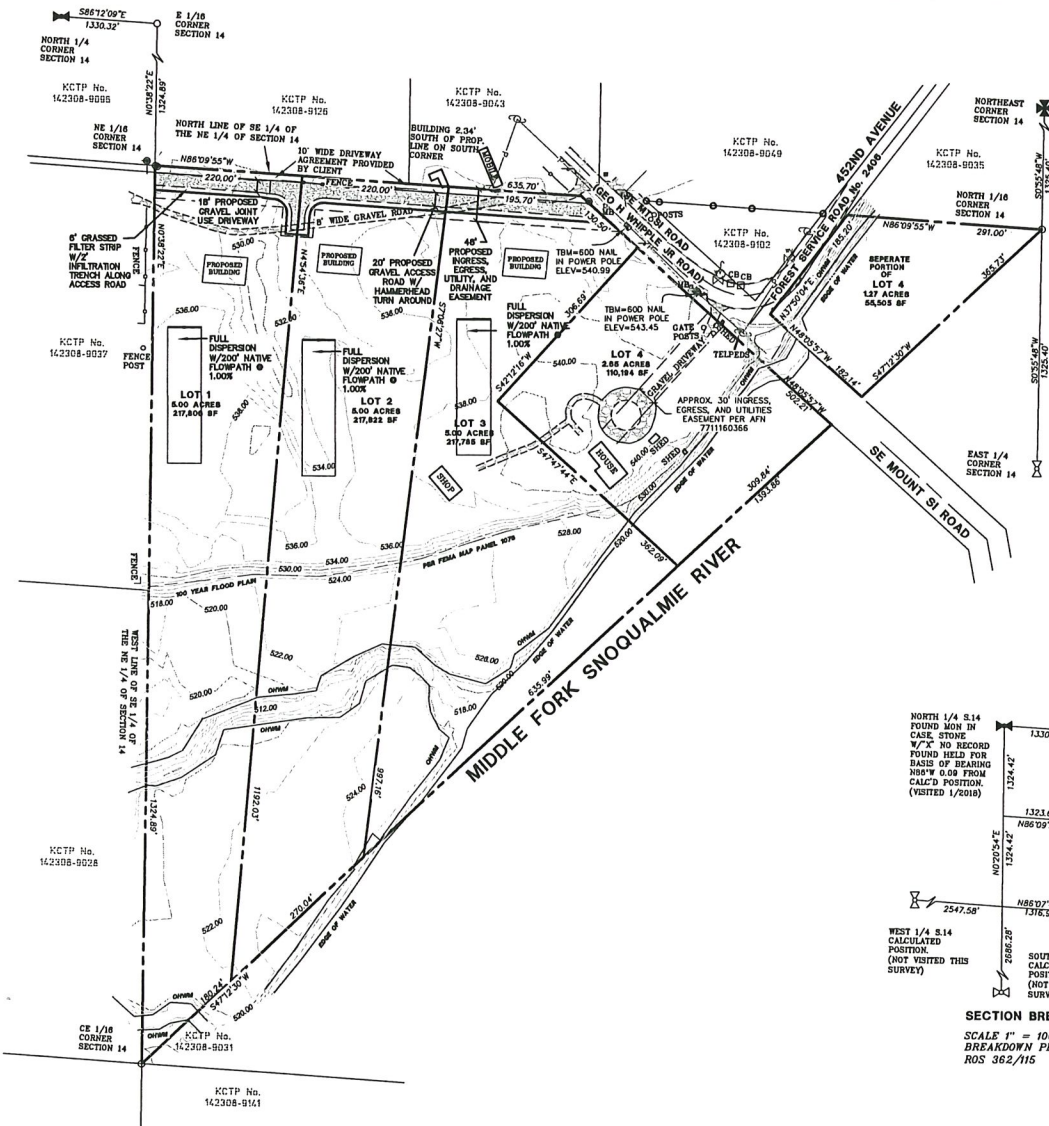
MATTERS OF RECORD:

EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DISCLOSED BY THE KING COUNTY ASSESSORS MAP:
PURPOSE: PRIVATE ROAD
AFFECTS: WITHIN THE NORTH 30 FEET

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: INTEREST, EGRESS AND UTILITIES
RECORDING DATE: NOVEMBER 19, 1977
RECORDING NO.: 7711103036
AFFECTS: AS THEREIN DESCRIBED

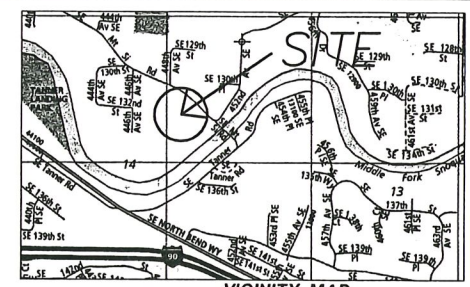
THE LAND HAS BEEN CLASSIFIED AS OPEN SPACE OR TIMBER LAND AND IS SUBJECT TO THE PROVISIONS OF RCW 84.34, WHICH INCLUDE THE REQUIREMENT OF A CONTINUATION OF RESTRICTED USE IN ORDER TO CONTINUE THE PRESENT ASSESSMENT RATE.
A CHANGE IN USE CAN CAUSE AN INCREASED ASSESSMENT RATE FOR PRESENT AND PAST YEARS. NOTICE OF APPLICATION WAS RECORDED AS SET FORTH BELOW:
RECORDING DATE: JULY 1, 1991
RECORDING NO.: 9107010138
SALE OR TRANSFER OF ALL OR A PORTION OF THE PROPERTY IN SNOHOMISH COUNTY REQUIRES EXECUTION OF TWO FORMS BY THE NEW OWNER AND SUBMISSION OF THE FORMS TO THE ASSESSOR'S OFFICE AT LEAST TWO (2) WEEKS PRIOR TO TRANSFER. MORE TIME MAY BE REQUIRED AT YEAR END AND MONTH END.
THE TWO FORMS INCLUDE:
NOTICE OF CONTINUATION FORM
REQUEST FOR INFORMATION FORM
IN ADDITION, THE ASSESSOR'S OFFICE REQUIRES THAT THE NEW OWNER SIGN BOX 6 OF THE EXCISE AFFIDAVIT AT LINE 3. THE ABOVE FORMS ARE AVAILABLE THROUGH YOUR TITLE OFFICER. IF YOU HAVE ADDITIONAL QUESTIONS, PLEASE TELEPHONE THE EXEMPTION DEPARTMENT IN THE ASSESSOR'S OFFICE AT (425)388-3540.

A MORTGAGE TO SECURE AN INDEBTEDNESS AS SHOWN BELOW
AMOUNT: \$3,052.20
DATED: FEBRUARY 18, 1982
MORTGAGEE: JOHN MATHWIG AND PAMELA K. MATHWIG
MORTGAGEE: TANNER ELECTRIC COMPANY
RECORDING DATE: SEPTEMBER 28, 1982
RECORDING NO.: 8209280611
THE COMPANY FINDS NO EVIDENCE OF A RECORDED MORTGAGE RELEASE.



LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M. LYING NORTH OF THE MIDDLE FORK OF THE SNOQUALMIE RIVER; EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR SOUTHEAST 1/4, S. ROAD AND FOR FENCED LOT 4, 137 ACRES 58,800 SF, EXCEPT THAT PORTION THEREOF, IF ANY, LYING SOUTHEAST OF A STRAIGHT LINE DRAWN FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, TO THE NORTHEAST CORNER OF SAID SUBDIVISION, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

RECEIVED
SEP 07 2018
KING COUNTY
D.P.E.R.



PROPERTY OWNER
MR. JOHN MATHWIG
45025 SE MT ST ROAD
NORTH BEND, WA 98045

SURVEYOR
EASTSIDE CONSULTANTS, INC.
1320 NW WALL STREET, STE B
ISSAQUAH, WA 98027

PROPERTY ADDRESS
45025 SE MT ST ROAD
NORTH BEND, WA 98045

ZONING
RA-2.5

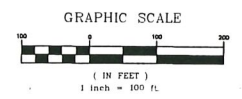
TAX ACCOUNT NO.
142308-9004

TOTAL SITE AREA
17.17 ACRES

- SURVEY NOTES**
1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A PRELIMINARY SITE PLAN FOR SUBDIVIDING THE EXISTING PROPERTY.
 2. INSTRUMENT: USING A SOKKIA SET 5 30R3 FIVE SECOND TOTAL STATION IN CONJUNCTION WITH TRIMBLE RS SURVEYS GPS UNIT WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 338-130.
 3. THE BOUNDARY LINES AND CORNERS DEPICTED ON THE MAP ARE PER RECORD TITLE INFORMATION AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
 4. ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED DURING JANUARY OF 2018 AND THIS MAP IS THEREFORE A REFLECTION OF CONDITIONS AT THAT TIME.
 5. ANY FENCE LINES SHOWN ON THIS SURVEY WERE FIELD LOCATED AT OBVIOUS ANGLE POINTS IN THE FENCE ALIGNMENT. THE ACTUAL OCCUPATION OF THE FENCE OR THE SUPPORTING POSTS ARE NOT ASSURED BEYOND THE OVERALL WIDTH OF THE FENCE STRUCTURE. OBVIOUSLY CONCRETE SUPPORTING THE POSTS BELOW GROUND LEVEL IS BEYOND THE SCOPE OF THIS SURVEY.
 6. THE LEGAL DESCRIPTION(S) AS SHOWN HEREON IS PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 0117821-ETU, EFFECTIVE DATE: FEBRUARY 6, 2018. WHENEVER POSSIBLE, WE HAVE ATTEMPTED TO ACCEPT LOCAL CORNERS IN ORDER TO PROVIDE A HARMONIOUS BOUNDARY SURVEY WHILE PROTECTING THE ADJACENT OWNERS' RIGHTS.
 7. THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON:
SHORT PLAT No. 1079102 AFN 8109220646
SHORT PLAT No. 778017R AFN 8101230835
ROS VOL 362, PAGE 115
ROS VOL 66, PAGE 286
ROS VOL 363, PAGE 165
ROS VOL 294, PAGE 12
ROS VOL 264, PAGE 131.

VERTICAL DATUM:
NAVD 88'

BASIS OF BEARING:
NORTH 86°12'09" WEST
HOLDING THE NORTHEAST CORNER OF SECTION 14 AND THE NORTH 1/4 CORNER OF SECTION 14, USING THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83/11, (NORTH ZONE).



INDEX LOCATION:
SEC.14 T.23N., R.8E., W.M.

JOB NO. 17153
DATE 09/2018
SCALE 1"=100'
DESIGNED RBF
DRAWN RBF
CHECKED RBF
APPROVED RBF

SHEET 1 OF 1

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION

Call Before You Dig 811

PRELIMINARY ROAD AND DRAINAGE PLAN

MR. JOHN MATHWIG
45025 SE MT ST ROAD
NORTH BEND, WASHINGTON
NE1/4 SEC. 14, T.23N., R.8E., W.M.

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 NW WALL STREET, STE B
ISSAQUAH, WA 98027
PH: 425.382-5357 FAX: 425.382-4675

Reduced Site plan F-11