

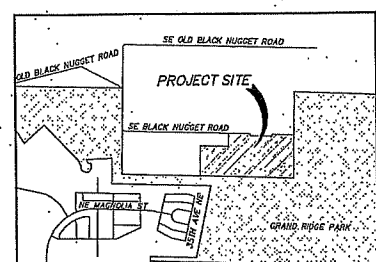
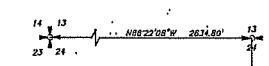
NW 1/4 SECTION 24, TOWNSHIP 24 N, RANGE 6 E, W.M.
SEUBERT SHORT PLAT

30.0' EASEMENT FOR
 INGRESS, EGRESS
 & UTILITIES
 REC. NO. 8187133
 30.0' EASEMENT FOR
 INGRESS & EGRESS
 REC. NO. 912190563

30.0' EASEMENT FOR
 INGRESS, EGRESS
 & UTILITIES
 REC. NO. 8187133
 30.0' EASEMENT FOR
 INGRESS & EGRESS
 REC. NO. 912190563

123.5' MAG. MAG. MAG. MAG. MAG.
 TELCO 5-0 11727

30.0' EASEMENT FOR
 ACCESS, UTILITIES &
 STORM DRAINAGE
 REC. NO. 3050071300053
 N88°18'27"W 111.11'



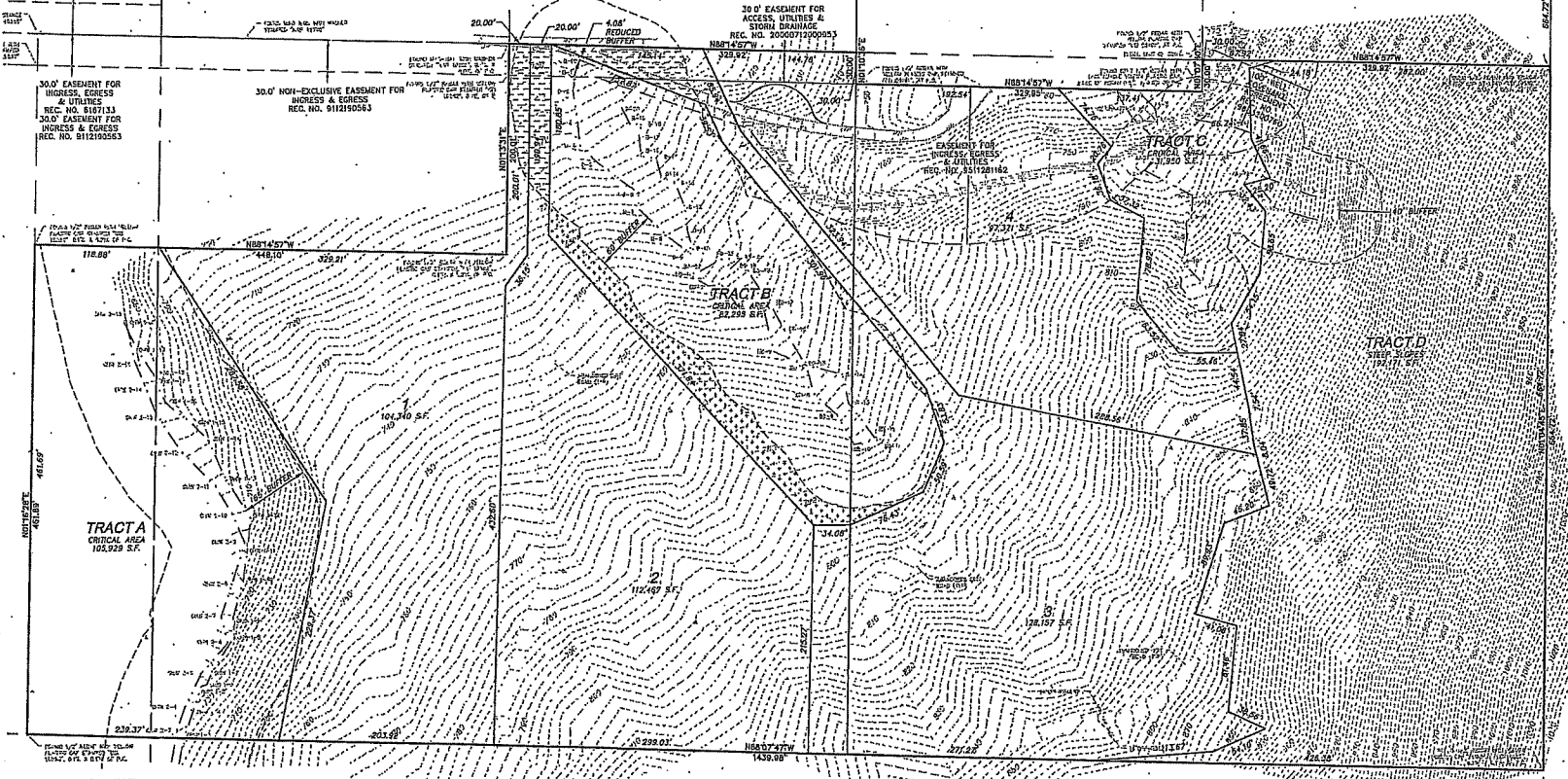
DRS
D.R. STRONG
CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 821 - 7th AVENUE, IRVINGLAND, VA 26033
 P 425.827.2663 F 425.827.2423

SEUBERT SHORT PLAT
 PRELIMINARY PLAT
 SE BLACK HUGGET ROAD
 TAXY PARCEL #2024068040

SEUBERT FAMILY LLC
 21219 SE 40TH STREET
 SHAMMANGH, WA 98075
 (425) 932-2516

RECEIVED
 29 2018
 KING COUNTY
 D.P.E.R.

FILE COPY
 DRAFTED BY: GLB
 DESIGNED BY: GLB
 PROJECT ENGINEER: MAJ
 DATE: 03.27.18
 PROJECT NO.: 16027
 DRAWING: 1
 SHEET: 1 of 1



LEGEND:

- ⊕ FOUND MONUMENT AS NOTED
- FOUND 1-3/8" PUNCHED BRASS DISC STAMPED "80H 15 10/12" EXCEPT AS NOTED OTHERWISE
- ROAD SIGNAGE
- POWER METER
- POWER POLE
- STREET LIGHT
- STREET LIGHT CONTROL BOX
- FIRE HYDRANT
- WATER VALVE
- STORM DRAIN MANHOLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- GAS VALVE
- GAS METER
- DECIDUOUS TREE
- EVERGREEN TREE
- VERTICAL BOARD FENCE
- CHAINLINK FENCE
- SPALT RAIL FENCE
- SANITARY SEWER LINE
- STORM LINE
- OVERHEAD POWER
- POWER PAINT
- GAS PAINT
- WATER PAINT
- CABLE PAINT
- EDGE OF PAVEMENT

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 24, TOWNSHIP 24 NORTH, RANGE 6 EAST W.M., EXCEPT THE NORTH 30 FEET OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, TOGETHER WITH SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 24, TOWNSHIP 24 NORTH, RANGE 6 EAST W.M., AND EXCEPT THE NORTH 200 FEET OF THE WEST 1/2 OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND TOGETHER WITH THAT PORTION OF THE EAST 1/2 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (C) SECTION 24, TOWNSHIP 24 NORTH, RANGE 6 EAST W.M. LYING SOUTH OF THE NORTH 200 FEET THEREOF, EXCEPT ALL COAL AND MINERALS AND THE RIGHT TO EXPLORE FOR AND MINE THE SAME, AS RESERVED BY INSTRUMENTS RECORDED UNDER KING COUNTY RECORDING NUMBERS 3051190920 AND 5959002, AND TOGETHER WITH AN EASEMENT OVER AN EXISTING PRIVATE ROAD LYING WITHIN SECTIONS 14 AND 23 OF SAID TOWNSHIP 24 NORTH, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

REFERENCES:

1. THE FINAL PLAT OF ISSADIAN HIGHLANDS DIMENSIONS #4, #5 AND #6 RECORDED IN VOLUME 210 OF PLATS, PAGES 48-56, UNDER KING COUNTY RECORDING NUMBER 300312001848.
2. THE FINAL PLAT OF ISSADIAN HIGHLANDS DIMENSIONS #4 AND #6 RECORDED IN VOLUME 218 OF PLATS, PAGES 89-104, UNDER KING COUNTY RECORDING NUMBER 20531800092.
3. THE RECORD OF SURVEY RECORDED IN VOLUME 1078 OF SURVEYS, PAGE 110, UNDER KING COUNTY RECORDING NUMBER 800119004.

LIST OF TRACTS:

- TRACT "A" CRITICAL AREA
- TRACT "B" CRITICAL AREA
- TRACT "C" CRITICAL AREA
- TRACT "D" STEEP SLOPES

PROJECT DESCRIPTION:

ADDRESS OF THE PROPERTY... SE BLACK HUGGET ROAD 82029
 PARCEL NUMBER... 2424068040
 EXISTING ZONING... RA-5P
 PROPOSED DWELLING UNITS... 4
 ACREAGE... 19.62 ACRES (854,683 SQ. FT.) GROSS
 PROPOSED DENSITY... 0.20 DU/ACRE
 R.O.R. AREA... 0 ACRES (0 S.F.)
 OFFSITE R.O.R. AREA... 0 ACRES (0 S.F.)
 AVERAGE LOT SIZE... 111,232 S.F.
 SMALLEST LOT SIZE... 100,041 S.F.
 PROPOSED USE... SINGLE FAMILY DETACHED HOUSING
 SURROUNDING LAND USE... SINGLE FAMILY RESIDENTIAL (ALL DIRECTIONS)
 ADJACENT EXISTING ZONING... RA-5P (ALL DIRECTIONS)
 SEWER AND WATER DISTRICT... PRIVATE SYSTEMS
 SCHOOL DISTRICT... ISSADIAN NO. 411
 FIRE DISTRICT... KING COUNTY FIRE DISTRICT NO. 10
 TELEPHONE SERVICE... CENTURY LINK
 POWER/ GAS SOURCE... PUGET SOUND ENERGY
 RES. SPACE REQUIREMENT... 0 S.F.
 RES. SPACE PROVIDED... 0 S.F.

SHEET INDEX:

- C1 OF 3 COVER SHEET
- C2 OF 3 CONCEPTUAL ROAD, GRADING, AND UTILITIES PLAN
- C3 OF 3 CRITICAL AREAS AND MITIGATION EXHIBIT

PROJECT CONTACTS:

OWNER/ APPLICANT... SEUBERT FAMILY LLC
 ADDRESS OF THE PROPERTY... 21219 SE 40TH STREET SHAMMANGH, WA 98075
 CONTRACTOR... RONI SEUBERT (425) 302-2516
 CIVIL ENGINEER... D. R. STRONG CONSULTING ENGINEERS 820 - 7TH AVENUE IRVINGLAND, WA 26033 CONTACT: HANER A. JORDA, P.E. (425) 827-3063
 SURVEYOR... D. R. STRONG CONSULTING ENGINEERS 820 - 7TH AVENUE IRVINGLAND, WA 26033 CONTACT: JORDAN A. COOMBS, P.L.S. (425) 827-3063
 METALOG CONSULTANT... ALTMANN OLIVER ASSOCIATES, LLC PO BOX 578 COLUMBIA, WA 98014 CONTACT: JOHN ALTMANN (425) 333-6535
 GEOLOGIST... EARTH SOLUTIONS INC. LLC 1405 136TH PL NORTHEAST, SUITE 201 BELLEVUE, WA 98005 CONTACT: KYLE R. CAMPBELL, P.E. (425) 449-4764

VERTICAL DATUM:

NAVD 88 PER GPS OBSERVATION

HORIZONTAL DATUM:

NAVD 83-2011, EPOCH 2010.00 PER GPS OBSERVATION

BASIS OF BEARINGS:

N88°22'08"W BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTH QUARTER CORNER AND THE NORTHEAST SECTION CORNER OF SECTION 24-24-06 PER REFERENCES 1 AND 2.

RECEIVED
 29 2018
 KING COUNTY
 D.P.E.R.



811
 Call 2 Working Days Before You Dig
 Utilities Underground Location Center (UULC) (425) 425-8000

SPLITB-0005