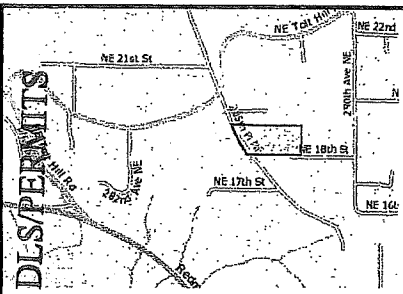


RECEIVED

DEC 27 2018



PRELIMINARY SHORT PLAT

PREPARED FOR
MR. DAN JONSSON
SECTION 30, TOWNSHIP 25 NORTH, RANGE 7 EAST W.M.

DEVELOPER/AGENT
JONSSON CONSTRUCTION
1408 271ST PL SE
SAMMAMISH, WA 98075

PROPERTY OWNER
DANIEL AND DEBORAH JONSSON
1408 271ST PL SE
SAMMAMISH, WA 98075

PROPERTY ADDRESS
1820 285th PL NE
CARNATION, WA 98014

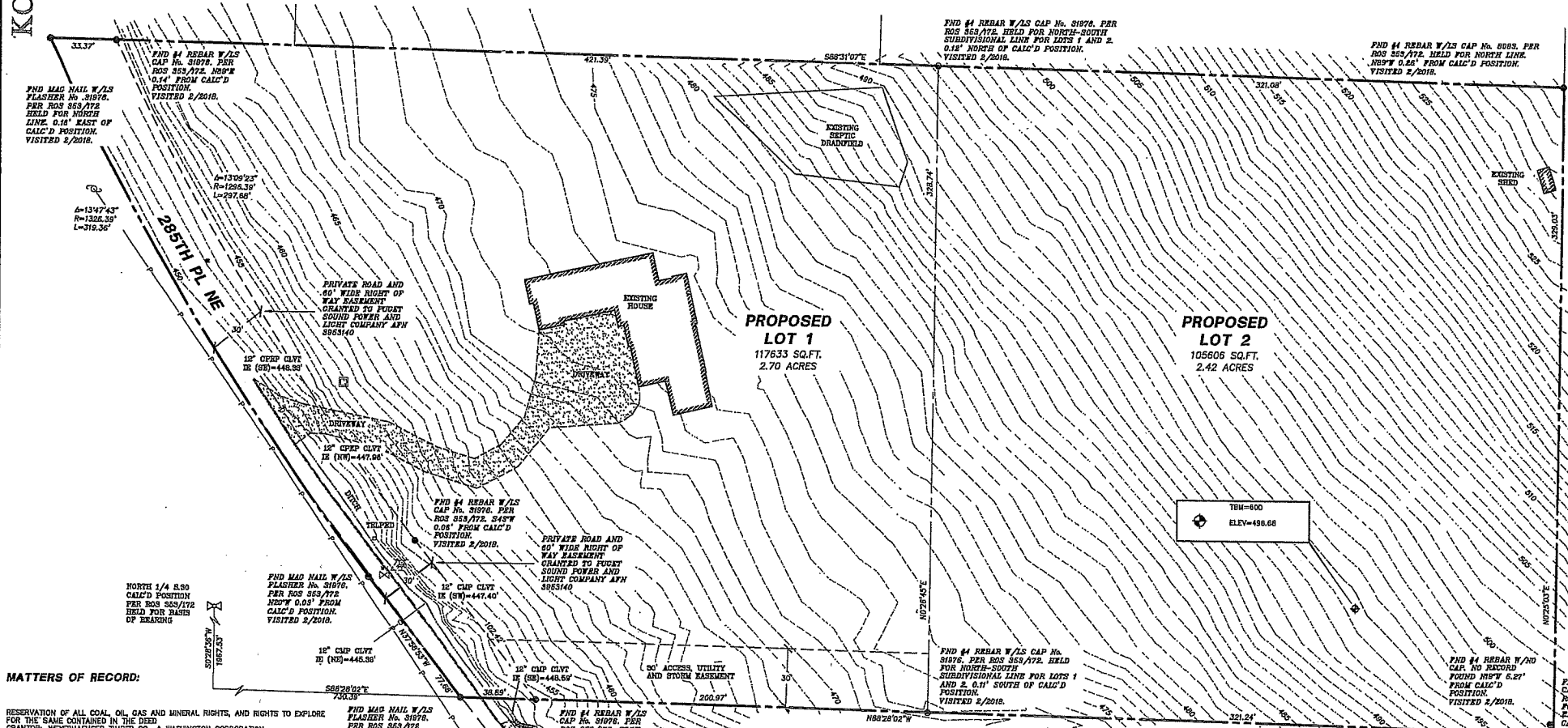
SURVEYOR/ENGINEER
EASTSIDE CONSULTANTS, INC.
1320 NW MALL ST, STE B
ISSAQUAH WA 98027

ZONING
RA 2.5

TAX ACCOUNT NO.
802507-8088

LOT SIZE
223336 S.F. / 6.12 ACRES

LEGAL DESCRIPTION:
THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M. IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE CENTRELINE OF A 60 FOOT ROAD RIGHT OF WAY AS SAME EXISTED ON OCTOBER 8, 1954. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



- LEGEND**
- SECTION CORNER
 - QUARTER CORNER
 - FOUND MONUMENT
 - SET REBAR W/CAP
 - SET NAIL W/FLASHER
 - FOUND MONUMENT
 - (185.21') DEED MEASUREMENT
 - 2X2 WOOD EMB
 - LIGHT POLE
 - SIGN
 - POWER POLE
 - DRIVEWAY CUT
 - CUT WIRE ANCHOR
 - FIRE HYDRANT
 - MANHOLE (SSMH) (SDMH) (CONR)
 - 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
 - ROCKERY
 - POWER VAULT



MATTERS OF RECORD:

RESERVATION OF ALL COAL, OIL, GAS AND MINERAL RIGHTS, AND RIGHTS TO EXPLORE FOR THE SAME CONTAINED IN THE DEED GRANTOR, WEYERHAEUSER TIMBER CO., A WASHINGTON CORPORATION RECORDING DATE MARCH 26, 1949 RECORDING NO: 385712

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: PUGET SOUND POWER AND LIGHT COMPANY PURPOSE: THE RIGHT OF INGRESS, EGRESS, AND EASEMENT TO TRANSMIT AND RECEIVE ELECTRICITY AND TELEPHONE LINES, AT CALC'D POSITION. VISITED 2/2018.

COVENANTS, CONDITIONS, RESTRICTIONS, RECTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY. RECORDING NO: 2018102900010

DECLARATION OF COVENANT FOR MAINTENANCE AND INSPECTION OF FLOW CONTROL BARS AND THE TERMS AND CONDITIONS THEREOF. RECORDING DATE: JUNE 8, 2017 RECORDING NO: 20170809000356

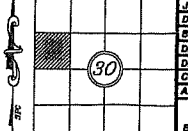
NOTICE OF ONSITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS AND THE TERMS AND CONDITIONS THEREOF. RECORDING DATE: DECEMBER 14, 2017 RECORDING NO: 20171214000330

- SURVEY NOTES**
- THE PURPOSE OF THIS SURVEY IS TO ASCERTAIN THE EXTERIOR BOUNDARIES OF THE PARCEL AS DESCRIBED HERON, IDENTIFY SIGNIFICANT IMPROVEMENTS ALONG THESE BOUNDARIES IF ANY, AND TO THEN SUBDIVIDE AND SET PROPERTY CORNERS AND POINTS ON LINE.
 - INSTRUMENT: USING A SOKKIA SET 6 SORS FIVE SECOND TOTAL STATION IN CONJUNCTION WITH TRIMBLE R8 SERIES GPS UNIT WITH REMAINING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 82B-130.
 - THE BOUNDARY LINES AND CORNERS DEPICTED ON THE MAP ARE PER RECORD TITLE INFORMATION AND ADJACENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
 - ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED DURING AUGUST OF 2017 AND THIS MAP IS THEREFORE A REFLECTION OF CONDITIONS AT THAT TIME.
 - ANY FENCE LINES SHOWN ON THIS SURVEY WERE FIELD LOCATED AT OBVIOUS ANGLE POINTS IN THE FENCE ALIGNMENT. THE ACTUAL OCCUPATION OF THE FENCES 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.
 - THE LEGAL DESCRIPTIONS AS SHOWN HERON ARE PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, UNDER THEIR ORDER NO. 017891-ETU, DATED JANUARY 31, 2018.
 - WHENEVER POSSIBLE, WE HAVE ATTEMPTED TO ACCEP LOCAL CORNERS IN ORDER TO PROVIDE A HARMONIOUS BOUNDARY SURVEY WHILE PROTECTING THE ADJACENT OWNERS' RIGHTS.
 - THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HERON... ROS VOL. 17, PAGE 45. ROS VOL. 368, PAGE 172.

BASIS OF BEARING:
THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83/11, (NORTH ZONE).



INDEX LOCATION:
SEC. 30 T. 25N.R. 7E. W.M.



REVISIONS	BY	DATE

PRELIMINARY SHORT PLAT SITE PLAN

DAN JONSSON
2710 SE 13TH ST
SAMMAMISH WA 98075
SITE: 1820 285TH PL NE
CARNATION WA 98014

EASTSIDE CONSULTANTS, INC.
1320 NW MALL ST, STE B
ISSAQUAH WA 98027
PHONE: 206-835-4243
FAX: 206-835-4244

ENGINEERS - SURVEYORS

JOB NO.	DATE
1074	01/2018

SCALE 1"=30'

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED R.L.B.

APPROVED R.L.B.

SHEET 1 OF 1

SP18-0022