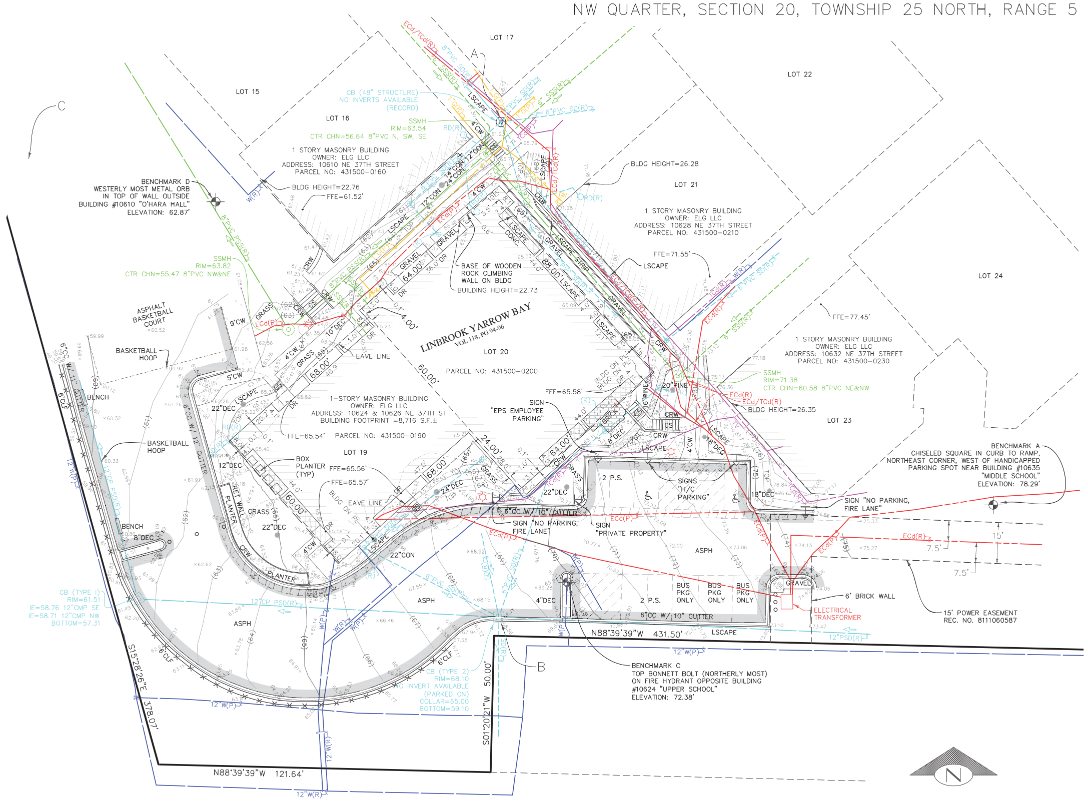
SURVEY

NW QUARTER, SECTION 20, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.



UTILITY PROVIDERS:

WATER/SANITARY SEWER/STORM SEWER
CITY OF KIRKLAND
DEPARTMENT OF PUBLIC WORKS
123 FIFTH AVENUE
KIRKLAND, WA 98033-6189
(425) 587-3800

POWER & NATURAL GAS
PUGET SOUND ENERGY
MUNICIPAL CONSTRUCTION PLANNING DEPARTMENT
10885 NE 4TH STREET
BELLEVUE, WA 98004-5591
(888) 225-5773

TELEPHONE
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

DESCRIPTION:

PARCEL A:
LOTS 15 THROUGH 24, INCLUSIVE, LINBROOK YARROW BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 118 OF PLATS, PAGE(S) 94 THROUGH 96, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON, REVISED BY CITY OF KIRKLAND LOT LINE ADJUSTMENT NO. 84-76, FILED IN VOLUME 42 OF SURVEYS, PAGES 23 AND 23A, AND RECORDED UNDER KING COUNTY RECORDING NO. 8410099003, IN KING COUNTY, WASHINGTON.

PARCEL B:
A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT OF ACCESS, INGRESS AND EGRESS AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR LINBROOK YARROW BAY, RECORDED UNDER KING COUNTY RECORDING NO. 8410290408, AND AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NO.'S 8503180297, 9101310583, 20050315001750, 20050502000977 AND __________________, RECORDED IN KING COUNTY, WASHINGTON.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 205123614, FOURTH COMMITMENT, DATED MARCH 8, 2006. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

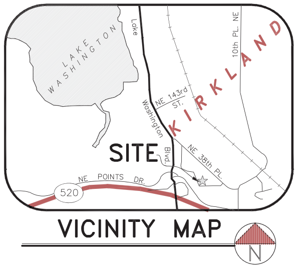
11. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS DELINEATED AND/OR DESCRIBED ON THE PLAT RECORDED IN VOLUME 118 OF PLATS AT PAGE(S) 94 THROUGH 96 INCLUSIVE, IN KING COUNTY, WASHINGTON.

12. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS THEREIN, INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS LEVIED BY LINBROOK OWNER'S ASSOCIATION, A WASHINGTON NON-PROFIT CORPORATION:
RECORDED: OCTOBER 29, 1984
RECORDING NUMBER(S): 8410290408
AMENDMENT(S) AND/OR MODIFICATION(S) OF SAID COVENANTS:
RECORDED: MARCH 18, 1985, JANUARY 31, 1991, MARCH 15, 2005 AND MAY 2, 2005
RECORDING NUMBER(S): 8503180297, 9101310583, 20050315001750 AND 20050502000977

13. TERMS AND CONDITIONS OF CONCOMITANT TRAFFIC SIGNAL AGREEMENT:
RECORDED: OCTOBER 29, 1984
RECORDING NO.: 8410290409

14. TERMS AND CONDITIONS OF PARTY WALL AND ACCESS AGREEMENT:
RECORDED: MAY 19, 1997
RECORDING NO.: 9705190428
(AFFECTS: LOTS 17 AND 18)

16. RESERVATION, INCLUDING THE TERMS AND CONDITIONS THEREOF:
RESERVING: RIGHT OF FIRST REFUSAL
RESERVED BY: HINES LINBROOK ASSOCIATES LIMITED PARTNERSHIP
RECORDED: ________________________
RECORDING NO.: ________________________
(AS TO LOTS 15, 16 AND 19 OF PARCEL A)



LEGEND

⊕	AREA DRAIN
	ASPHALT (ASPH)
	BRICK SURFACE
	BUILDING LINE
BC	BUILDING CORNER
o	BOLLARD
	CANOPY
	CATCH BASIN (CB)
	CONCRETE SURFACE (CONC)
CW/BW	CONCRETE/BRICK WALK
CRW	CONCRETE RETAINING WALL
CC/XC	CONCRETE/EXTRUDED CURB
CP/IP	CONC./IRON PIPE
—x—x—	CHAIN LINK FENCE (CLF)
CS	CONC. STAIRS
	H/C PARKING SPACE
CON	CONIFEROUS TREE
DEC	DECIDUOUS TREE
CMP	CORRUGATED METAL PIPE
ECd	ELECTRICAL CONDUIT (BURIED)
℄/M℄	CENTERLINE/MONUMENT LINE
EHH	ELECTRICAL HANDHOLE
EM	ELECTRICAL METER
	FOUND MONUMENT IN CASE
	FIRE HYDRANT
	FIRE DEPT. CONNECTION (FDC)
FFE	FINISHED FLOOR ELEVATION
G	GAS MAIN
GM	GAS METER
	GAS VALVE
	IRRIGATION VALVE
IE	INVERT ELEVATION
	LIGHT POLE (ORNAMENTAL)
LSCAPE	LANDSCAPE PLANTER
	MANHOLE
P.S.	PARKING SPACE
PC	PROPERTY CORNER
PL	PROPERTY LINE
(P)	PAINTED UTILITY LOCATION
PS/PSS	COMBINED/SANITARY SEWER
PSD	PIPE STORM DRAIN
	PRIVATE CATCH BASIN
(R)	RECORD DATA
	ROCKERY
RE	ROOF ELEVATION
RD	ROOF DRAIN
SD	SERVICE DRAIN (STORM)
SSS	SANITARY SIDE SEWER (RECORD)
TCd	TELEPHONE CONDUIT (BURIED)
TV	TELEPHONE VAULT
TOE	TOE OF SLOPE
TOP	TOP OF BANK
W	WATER MAIN
	WATER VALVE

SITE NOTES

SITE ADDRESS:
10624 NE 37TH ST
10626 NE 37TH ST
KIRKLAND, WA 98033

TAX ACCOUNT NOS.:
431500-0190-02
431500-0200-00

ZONING:
YBD 3

ZONING AGENCY:
CITY OF KIRKLAND
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
123 FIFTH AVENUE
KIRKLAND, WA 98033-6189
(425) 587-3225

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0365F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/91

VERTICAL DATUM:
NAVD 88
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SEE DRAWING FOR BENCHMARKS SET FOR SITE USE. SUBTRACT 3.6 FEET TO EQUAL NGVD '29

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

20 0 10 20
(IN FEET)
1 inch = 20 ft.

CATCH BASIN NOTES

A. APPROMXIMATE CATCH BASIN POSITION BASED ON RECORD DOCUMENTS. INVERTS NOT CURRENTLY AVAILABLE.

B. CATCH BASIN NOT DIPPED BECAUSE IT WAS PARKED ON DURING SURVEY. NO INVERT ELEVATIONS CURRENTLY AVAILABLE.

C. APPROXIMATE CATCH BASIN LOCATION BASED ON RECORD. INVERTS NOT CURRENTLY AVAILABLE.

HORIZONTAL DATUM: NAD 83/91
HORIZONTAL BENCHMARKS:
OWNER: CITY OF BELLEVUE
ID# 0352
DESCRIPTION: "CITY OF BELLEVUE" BRASS CAP STAMPED "H0352" & "V66"
LOCATION: EAST SIDEWALK AT LAKE WASH BOULEVARD 200 FEET (±) SOUTH OF NE 38TH PLACE
NORTHING: 238440.148
EASTING: 1303161.467

OWNER CITY OF BELLEVUE
ID# 2379
DESCRIPTION: 2" DIAMETER CITY OF BELLEVUE BRASS CAP WITH PUNCH MARK STAMPED "H2379"
LOCATION: SET ON TOP CONCRETE SIDEWALK ON NORTHEAST SIDE NORTHUP WAY, 40 FEET (±) NORTHWESTERLY OF DRIVEWAY TO NEWPORT BAY RESTAURANT.
NORTHING: 237738.574
EASTING: 1303361.719

JAMES M. HARPER, STATE OF WASHINGTON, #4634, REGISTERED PROFESSIONAL LAND SURVEYOR

BUSH, ROED & HITCHINGS, INC. CORPORATE SEAL 1969 WASHINGTON

NO	REVISION	DATE

BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135
WEBSITE: BRHINC.COM

PRELIMINARY
EASTSIDE PREPARATORY SCHOOL
10624 & 10626 NE 37TH ST
KIRKLAND, KING COUNTY, WASHINGTON

drawn by	checked by
JBK/MWH	JMH
scale 1"= 20'	date 5/22/14
job no. 2014070.00	
sheet 1 of 1	

PUBLIC47ARCHITECTS