

NE 1/4 OF SE 1/4, SECTION 09, TOWNSHIP 25 NORTH, RANGE 05 EAST, W.M.

STATEMENT OF TOPOGRAPHIC MAP ELEMENTS (WAC 332-130-145)

(2b) PURPOSE: FEASIBILITY AND DESIGN

(2c) CONTOUR SOURCE: CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS

(2f) CONTOUR ACCURACY: COMPLETES WITH UNITED STATES NATIONAL MAP ACCURACY STANDARDS (90% OR GREATER OF ALL SURVEY POINTS CHECKED ARE CORRECT WITHIN HALF OF ONE CONTOUR INTERVAL).

(2g) LIMITATIONS: THE PURPOSE OF THIS LIMITED TOPOGRAPHIC SURVEY IS TO SUPPORT THE EFFORTS WITHIN THE AREA OF MAPPING SHOWN, AND IS NOT INTENDED TO ILLUSTRATE ANY TITLE INVESTIGATIONS.

(2h) BOUNDARY SOURCE: FIELD SURVEY OF CONTROLLING MONUMENTS, AND CONSIDERATION OF EXISTING RECORDS OF SURVEYS FOR DETERMINING ON THE GROUND POSITIONS OF DEEDED PROPERTY AND EASEMENT LINES.

(3c) & (3e) UTILITIES: UNDERGROUND UTILITIES ARE SHOWN BY ONE OR MORE OF THE FOLLOWING METHODS:

1. SURVEY FIELD OBSERVATION OF MARKINGS PRODUCED BY DIRECT UTILITY DETECTION WORK.

2. DIRECT OBSERVATIONS OF UNDERGROUND, GRAVITY FLOW PIPES PERFORMED AT VISIBLE CONTROLLING STRUCTURES.

3. SCALING OF AS-BUILTS, DESIGN DRAWINGS OR OTHER RECORDS.

(3c) SCOPE STATEMENT: UTILITY INVESTIGATIONS ARE SUBJECT TO THE LIMITATIONS OF ACCURACY OF CONVENTIONAL UNDERGROUND UTILITY DETECTION EQUIPMENT, THE EXISTENCE / ACCURACY OF RECORD UTILITY MAPS PRODUCED BY OTHERS, OR THE AWARENESS OR LOCAL KNOWLEDGE OF ANYTHING CONCEALED UNDERGROUND. THE COMPREHENSIVENESS OF SAID INVESTIGATIONS ARE THEREFORE LIMITED TO THE CAPACITY OF SAID TECHNOLOGIES AND /OR THE AVAILABILITY OF SUCH RECORDS OR KNOWLEDGE.

HORIZONTAL DATUM:
NAD 83/2011 (EPOCH 2010)

BENCHMARKS:

OWNER: CITY OF KIRKLAND
ID# NONE
DESCRIPTION: FOUND 2" BRASS DISC WITH PUNCH, IN CASE
LOCATION: 441'NW FROM 130TH AVE NE, ALONG
CENTERLINE OF NE 70TH PL
EASTING: 248165.43
NORTHING: 1312297.08

OWNER: CITY OF KIRKLAND
ID# NONE
DESCRIPTION: FOUND 2" BRASS DISC WITH PUNCH, IN CASE
LOCATION: 0.32'W & 0.82'N OF INTERSECTION OF 130TH
AVE NE & NE 70TH PL
EASTING: 248201.08
NORTHING: 1311903.04

VERTICAL DATUM:

NAVD 83

BENCHMARKS:

OWNER: CITY OF KIRKLAND
ID# 16/REDMOND GLO-27W
DESCRIPTION: 2" BRASS DISC WITH PUNCH
LOCATION: PLACE, APPROX. 50' NORTH OF THE NORTHEAST
PROPERTY CORNER
ELEVATION: 466.28

OWNER: BRH
ID# TRM 1
DESCRIPTION: SET SCREW
LOCATION: SET IN SIDEWALK ON NORTH SIDE OF NE 70TH
PLACE, APPROX. 50' NORTH OF THE NORTHEAST
PROPERTY CORNER
ELEVATION: 466.30

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. THE SURVEYOR ASSUMES 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 WHEN 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.

UTILITY PROVIDERS:

WATER / SANITARY SEWER
NORTHSHORE UTILITY DISTRICT
6830 NE 185TH STREET,
KEMEROO, WA 98028
(425) 398-4400

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

POWER & NATURAL GAS
PUCKET SOUND ENERGY
10885 NE 4TH STREET, SUITE 1200
PO BOX 97034
BELLVIEW, WA 98009-9734
(425) 454-6363
(888) 225-5773

TELEPHONE
LUMEN TECHNOLOGIES
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

FOUND DC MONUMENT IN CASE
CONCRETE WITH 2" BRASS DISC
WITH PUNCH, DOWN 0.65', 0.32' S
OF CENTERLINE OF NE 70TH PL
VISIT DATE: 07/09/20

RIGHT OF WAY DEDICATION
REC. NO. 930260454

OWNER: CITY OF KIRKLAND
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PROPERTY CORNER
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SITE NOTES

SITE ADDRESS:
13005 & 13033 N.E. 70TH PLACE
KIRKLAND, WA 98033

TAX ACCOUNT NO:
124150-0276-03 (PORTION OF LOT 51)
124150-0277-02 (PORTION OF LOT 51)
124150-0285-02 (PORTION OF LOT 51 AND LOTS 52, 53, 54 & 60)

ZONING:
BCX, COMMERCIAL

ZONING AGENCY:
CITY OF KIRKLAND
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
123 5TH AVENUE
KIRKLAND, WA 98033-6189
(425) 587-3600
FAX: (425) 587-3232

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 AUGUST 19, 2020, COMMUNITY PANEL NO. 53033C03684, AND IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/2011 (EPOCH 2010.00)

AREA:
SITE AS SHOWN CONTAINS 138.851 SQUARE FEET OR 3.1876 ACRES,
MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 233 INCLUDING 8 DISABLED PARKING SPACES.

DESCRIPTION:

LOT 51, EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND BY DEED RECORDED JANUARY 14, 1992 UNDER RECORDING NUMBER 920140009, AND LOTS 52, 53 AND 54 AND THE NORTH 85 FEET OF THE LOT 60 MEASURED AT RIGHT ANGLES TO 130TH AVENUE NORTHEAST, BLOCK 83, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE DIVISION NUMBER 29, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 43, IN KING COUNTY, WASHINGTON.

AND EXCEPT THAT PORTION OF SAID LOT 54 LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

THENCE SOUTH 01°28'39" EAST ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 529.91 FEET TO THE CENTERLINE OF NORTHEAST 70TH STREET;

THENCE NORTH 51°02'14" WEST ALONG THE SAID CENTERLINE, 179.19 FEET EAST;

THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 286.48 FEET, A DISTANCE OF 121.67 FEET;

THENCE SOUTH 75°22'14" WEST, 42.04 FEET;

THENCE SOUTH 01°28'47" EAST, 31.25 FEET TO THE NORTH LINE OF SAID LOT 54, AND THE TRUE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED;

THENCE CONTINUING SOUTH 01°28'47" EAST, 145.91 FEET, MORE OR LESS, TO THE NORTH WALL OF A CONCRETE BLOCK BUILDING;

THENCE EASTERLY ALONG SAID NORTH WALL, 0.38 FEET TO THE CORNER OF SAID BUILDING;

THENCE SOUTHERLY ALONG THE EAST WALL OF SAID BUILDING, 145 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID BUILDING, WHICH POINT IS 0.58 FEET EAST OF A LINE BEARING SOUTH 01°28'47" EAST FROM THE POINT OF BEGINNING;

THENCE WESTERLY ALONG THE SOUTH WALL OF SAID BUILDING, 0.58 FEET;

THENCE SOUTH 01°29'47" EAST 68.69 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 54 AND THE TERMINUS OF SAID LINE.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NC3-1048739-WAL, DATED AUGUST 24, 2021. 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.

(14) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED DECEMBER 21, 1982 AS RECORDING NO. 5502859 OF OFFICIAL RECORDS.

15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: AUGUST 25, 1975
RECORDING INFORMATION: 7508250573

IN FAVOR OF:
FOR: PUGET SOUND POWER & LIGHT COMPANY
THE RIGHT TO INSTALL, USE AND MAINTAIN ONE GUY WIRE AND ONE ANCHOR
THE NORTH 10 FEET OF THE WEST 5 FEET OF LOT 53

AFFECTS:
FOR: "SURVEYOR'S NOTE: NO GUY WIRES ARE IN THIS LOCATION AT TIME OF SURVEY"

(16) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: NOVEMBER 14, 1977
RECORDING INFORMATION: 771140822

IN FAVOR OF:
FOR: CITY OF KIRKLAND
SEWER MAIN AND UTILITIES WITH THE NECESSARY APURTANCES

AFFECTS:
FOR: THE WEST 12 FEET OF THE SOUTH 200 FEET OF LOT 51

(17) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: NOVEMBER 14, 1977
RECORDING INFORMATION: 771140823

IN FAVOR OF:
FOR: CITY OF KIRKLAND
SEWER MAIN AND UTILITIES WITH THE NECESSARY APURTANCES

AFFECTS:
FOR: THE WEST 12.00 FEET, LESS THE SOUTH 260.00 FEET, TOGETHER WITH THE NORTH 10.00 FEET OF THE SOUTH 27.00 FEET OF LOT 60

(18) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: FEBRUARY 04, 1992
RECORDING INFORMATION: 9202040824

IN FAVOR OF:
FOR: PUGET SOUND POWER & LIGHT COMPANY
AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AS DESCRIBED THEREIN

(19) CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED ON OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED OCTOBER 07, 2011 UNDER RECORDING NO. 201107000002 IN VOLUME 283 OF SURVEYS PAGE 150, IN KING COUNTY, WASHINGTON.

SEE SHEET 1

130TH AVE NE
(DEDICATED PUBLIC RIGHT-OF-WAY)

SEE SHEET 1



BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS

2030 MINOR AVE. EAST
SEATTLE, Washington
98102-3513

(206) 323-4144
1-800-935-0508
WWW.BRH-INC.COM

TOPOGRAPHIC & BOUNDARY SURVEY
MILL CREEK RESIDENTIAL TRUST
130TH AVE NE AND NE 70TH PL

KIRKLAND

KING COUNTY

WASHINGTON

drawn by	HAK	checked by	TRS
scale	1"=20'	date	02/08/22
job no.	2020093.03		
sheet	2	of	2