



LEGEND

- FOUND CORNER AS NOTED
- BOOLLARD
- CATCH BASIN - TYPE I
- CULVERT
- COMMUNICATION INDICATOR POST
- COMMUNICATIONS MANHOLE
- FIRE HYDRANT
- GAS MARKER
- GAS VALVE
- MAIL BOX
- POWER VAULT
- SEWER MANHOLE
- SIGN
- STREET LIGHT
- UTILITY POLE
- WATER METER
- WATER VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- ASPHALT
- FENCE LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINES
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- G GAS LINE
- W WATER MAIN
- ASPHALT HATCH
- CONCRETE HATCH
- GRAVEL HATCH
- WETLAND HATCH
- A ALDER
- C CEDAR
- CY CHERRY
- D DECIDUOUS
- F FIR
- H HEMLOCK
- M MAPLE
- W WILLOW
- BSBL BUILDING SETBACK LINE
- CL CENTERLINE
- CS Curb Slab
- CW Curb Wall
- FRC Face Rolled Curb
- IE Invert Elevation
- WF Wet Flag
- (R) REFERENCE
- (C) CALCULATED
- (MEAS) MEASURED
- (DIS) INFORMATION PER NORTHSHORE UTILITY DISTRICT GIS MAP

SCALE: 1" = 30'

MERIDIAN

CITY OF KIRKLAND BLA NO. LLA 16-00599 REC. NO. 20160908900006 IN VOL. 350 OF SURVEYS, PGS 24-25

VERTICAL DATUM

NAVD 88

BENCHMARKS

TBM-A 4"X4 CONC MON WITH 1-3/4" BRASS DISC WITH PUNCH DOWN 1.0' IN CASE AT CL INTX OF 124TH ST AND 88TH PL NE

ELEV = 465.42

TBM-B 4"X4 CONC MON WITH 1-3/4" BRASS DISC WITH PUNCH 'CEI 28101' DOWN 0.6 IN CASE AT INTX 124TH ST AND LAUREL COURT AND 1.77' WLY OF INTX WITH 87TH CT NE.

ELEV = 467.99

NOTES

- A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C 332-130-090.
- ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS PERTINENT FROM FIRST AMERICAN TITLE COMPANY COMMUNITY NUMBER 0002352-000391. DATED JUNE 13, 2022. MEAD GILMAN AND ASSOCIATES HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELEASSED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAPS ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE 13, 2022, UNLESS OTHERWISE NOTED.
- PROPERTY AREA = 173.36 ± SQUARE FEET.
- ALL DISTANCES ARE IN FEET.

- UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE CLEARLY VISIBLE TO THE FIELD SURVEY CREW. CONNECTING PIPES ARE DRAWN AS STRAIGHT LINES BETWEEN STRUCTURES. SUPPLEMENTAL INFORMATION HAS BEEN USED TO DEPICT THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY, SUCH AS PAINT MARKS, SAW CUTS, OR RECORD DRAWING INFORMATION. MEAD GILMAN AND ASSOCIATES DOES NOT WARRANT THE ACCURACY OF UNDERGROUND PIPES, CABLES, STRUCTURES OR OTHER UTILITIES. THE EXACT LOCATION, SIZE, AND ELEVATION OF ALL UNDERGROUND UTILITIES WHICH ARE CRITICAL TO THE DESIGN MUST BE POTHOLED AND VERIFIED BY THE CLIENT.

- TREE SIZES AND SPECIES WERE DETERMINED TO THE BEST OF OUR ABILITY. MEAD GILMAN AND ASSOCIATES DOES NOT WARRANT THE ACCURACY OF THE SIZE AND SPECIES OF ANY TREES SHOWN HEREON. ALL TREE SIZES SHOULD BE VERIFIED BY A TRAINED ARBORIST.

- WETLAND FLAGS SET BY ALTMANN OLIVER ASSOCIATES, LLC (PROJECT NO. AQA-6917)

LEGAL DESCRIPTION

LOTS 2, 3, 4 AND 5 OF CITY OF KIRKLAND ALTERATION OF LOT LINE NO. LLA 16-00599, AS RECORDED UNDER RECORDING NO. 20160908900006, AND BEING A PORTION OF BLOCKS 12, 13 AND 14 AND VACATED STREETS IN WATERFRONT ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 92, RECORDS OF KING COUNTY AUDITOR.

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

REFERENCES

- CITY OF KIRKLAND BLA NO. LLA 16-00599 REC. NO. 20160908900006 IN VOL. 350 OF SURVEYS, PGS 24-25.

RESTRICTIONS OF RECORD

- SUBJECT TO:
 - (A) UNPATENTED MINING CLAIMS
 - (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF
 - (C) INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING, BUT NOT LIMITED TO, EASEMENTS OR EQUITABLE SERVITUDES, OR
 - (D) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), (C), OR (D), ARE SHOWN BY THE PUBLIC RECORDS. (NOTHING TO PLOT).
- SUBJECT TO THE NOTICE OF TAP OR CONNECTION CHARGES WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR REDEVELOPMENT OF THE LAND AS DISCLOSED BY RECORDED INSTRUMENT. INQUIRIES REGARDING THE SPECIFIC AMOUNT OF THE CHARGES SHOULD BE MADE TO THE NORTHSHORE UTILITY DISTRICT AS RECORDED UNDER REC. NO. 920730095. (NOT A SURVEY MATTER).
- SUBJECT TO THE SEWER CAPACITY CHARGES LEVIED BY KING COUNTY AND/OR THE CITY OF KIRKLAND DUE IN CONNECTION WITH THE DEVELOPMENT OF SAID PREMISES. INQUIRIES REGARDING THE SPECIFIC AMOUNT OF THE CHARGES SHOULD BE MADE TO THE CITY OF KIRKLAND. (NOT A SURVEY MATTER).
- SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF WATERFRONT ADD TO KIRKLAND AS RECORDED UNDER REC. NO. 67227.
- SUBJECT TO THE JOINT EASEMENT AND ROAD MAINTENANCE AGREEMENT FOR INGRESS, EGRESS AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC. NO. 20160706001568.
- SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY DETERMINATION OF LEGAL LOT STATUS L0000002, DATED OCTOBER 12, 2006. THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.
- SUBJECT TO THE MATTERS SET FORTH BY SURVEY AS RECORDED UNDER REC. NO. 9311019001 IN BOOK 95, PAGE 172.
- SUBJECT TO THE PRIVATE EASEMENTS RIGHTS, IF ANY, OF ADJACENT OWNERS OVER VACATED STREETS AND ALLEYS; UNRECORDED, COMMON LAW, PRIVATE EASEMENT RIGHTS MAY PERMIT DESPITE CESSION OF PUBLIC EASEMENT BY: 1) NON-USER STATUTE, RCW 36.87.000; OR 2) BY VACATION OR RELEASE OF PUBLIC INTEREST. (NOTHING TO PLOT).

#	REVISION	DATE
1	REVISION TEXT GOES HERE	DATE
2	DATE	DATE
3	DATE	DATE
4	DATE	DATE
5	DATE	DATE
6	DATE	DATE

MEAD GILMAN LAND SURVEYORS
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ISSAQAH, WA 98027

DRAWN BY: LMR
REVIEWED BY: CSB
JOB NO. 22052
SHEET 1 OF 1