



LEGEND

FOUND CORNER AS NOTED
FOUND MONUMENT AS NOTED
BOLLARD
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
SANITARY SEWER LINE
STORM DRAIN LINE
GAS LINE
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 CONC SLAB
CW CONC WALK
FRC FACE ROLLED CURB
IE INVERT ELEVATION
WF WET FLAG
(R) REFERENCE
(C) CALCULATED
(MEAS) MEASURED
(GIS) INFORMATION PER NORTHSORE UTILITY DISTRICT GIS MAP

NOTES

1. 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.

2. ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM FIRST AMERICAN TITLE COMPANY COMMITMENT NUMBER 5003353-0003391E, DATED JUNE 13, 2022. MEAD GILMAN AND ASSOCIATES HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH AND HAS RELIED WHOLLY ON THE COMPANY'S REPRESENTATIONS OF THE TITLES CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

3. 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.

4. PROPERTY AREA = 173,736 ± SQUARE FEET.

5. ALL DISTANCES ARE IN FEET.

6. 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 OBTAINED FROM FRANCHISE UTILITIES, PUBLIC UTILITY COMPANIES AND PUBLIC GIS 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.

7. 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.

8. WETLAND FLAGS SET BY ALTMANN OLIVER ASSOCIATES, LLC (PROJECT NO. ADA-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. 2016090800006, AND BEING A PORTION OF BLOCKS 12, 13 AND 14 AND VACATED STREETS IN WATERPROOF 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

1. CITY OF KIRKLAND BLA NO. LLA 16-00599 REC. NO. 2016090800006 IN VOL. 350 OF SURVEYS, PGS 24-25.

RESTRICTIONS OF RECORD

1. 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).

2. 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 NORTHSORE UTILITY DISTRICT AS RECORDED UNDER REC. NO. 9207300895. (NOT A SURVEY MATTER).

3. 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).

4. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF WATERPROOF ADD TO KIRKLAND AS RECORDED UNDER REC. NO. 6/227.

5. 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.

6. 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.

7. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE BOUNDARY LINE ADJUSTMENT AS RECORDED UNDER REC. NO. 2016090800006. IN THE 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.

8. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE BOUNDARY LINE ADJUSTMENT AS RECORDED UNDER REC. NO. 2016090800006. IN THE 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.

9. SUBJECT TO THE MATTERS SET FORTH BY SURVEY AS RECORDED UNDER REC. NO. 9311019001 IN BOOK 90, PAGE 172.

10. SUBJECT TO THE PRIVATE EASEMENTS RIGHTS, IF ANY, OF ADJACENT OWNERS OVER VACATED STREETS AND ALLEYS, UNRECORDED, COMMON LAW, PRIVATE EASEMENT RIGHTS MAY PERIST DESPITE CESSATION OF PUBLIC EASEMENT BY: 1) NON-USER STATUTE, ROW 35.87 DMC; OR 2) BY VACATION OR RELEASE OF PUBLIC INTEREST. (NOTHING TO PLOT)

DATE	REVISION	#
DATE	1	1
DATE	2	2
DATE	3	3
DATE	4	4
DATE	5	5
DATE	6	6

MEAD GILMAN
LAND SURVEYORS

MG

GOAT HILL
BOUNDARY & TOPOGRAPHIC SURVEY

MONTEBANC MANAGEMENT
400 NW GILMAN BLVD #2781
ISSAQUAH, WA 98027

DRAWN BY:
LMR

REVIEWED BY:
CSB

JOB NO.
22052

SHEET
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