

## LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20170328001201)

THAT PORTION OF TRACT 10, CEDAR PARK NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE(S) 13, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF SAID LOT 10;  
THENCE EASTERLY ALONG THE NORTH LINE THEREOF OF SAID LOT, 118 FEET;  
THENCE SOUTH AT RIGHT ANGLES 64 FEET;  
THENCE WESTERLY AND PARALLEL TO SAID NORTH LINE TO EASTERLY LINE OF 41ST AVENUE NORTHEAST;  
THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF 41ST AVENUE NORTHEAST TO POINT OF BEGINNING.

## BASIS OF BEARINGS

N 17°52'50" E BETWEEN SURVEY MONUMENTS FOUND ON CENTERLINE OF 41ST AVE. NE., PER R1.

## REFERENCES

R1. PLAT OF CEDAR PARK NO. 5, VOL. 34, PG. 13, RECORDS OF KING COUNTY, WASHINGTON.  
R2. CITY OF SEATTLE QUAD MAP, TILE# 385

## VERTICAL DATUM

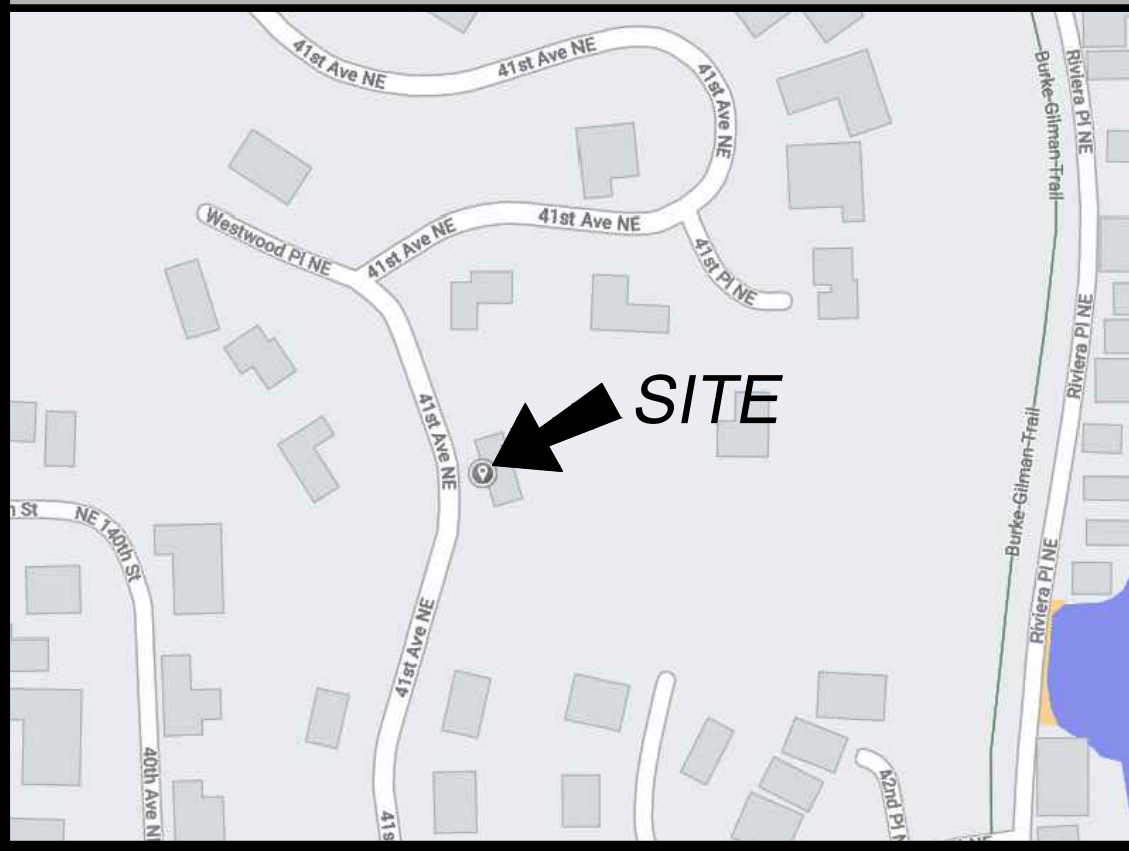
NAVD88 PER GPS OBSERVATIONS.

## SURVEYOR'S NOTES

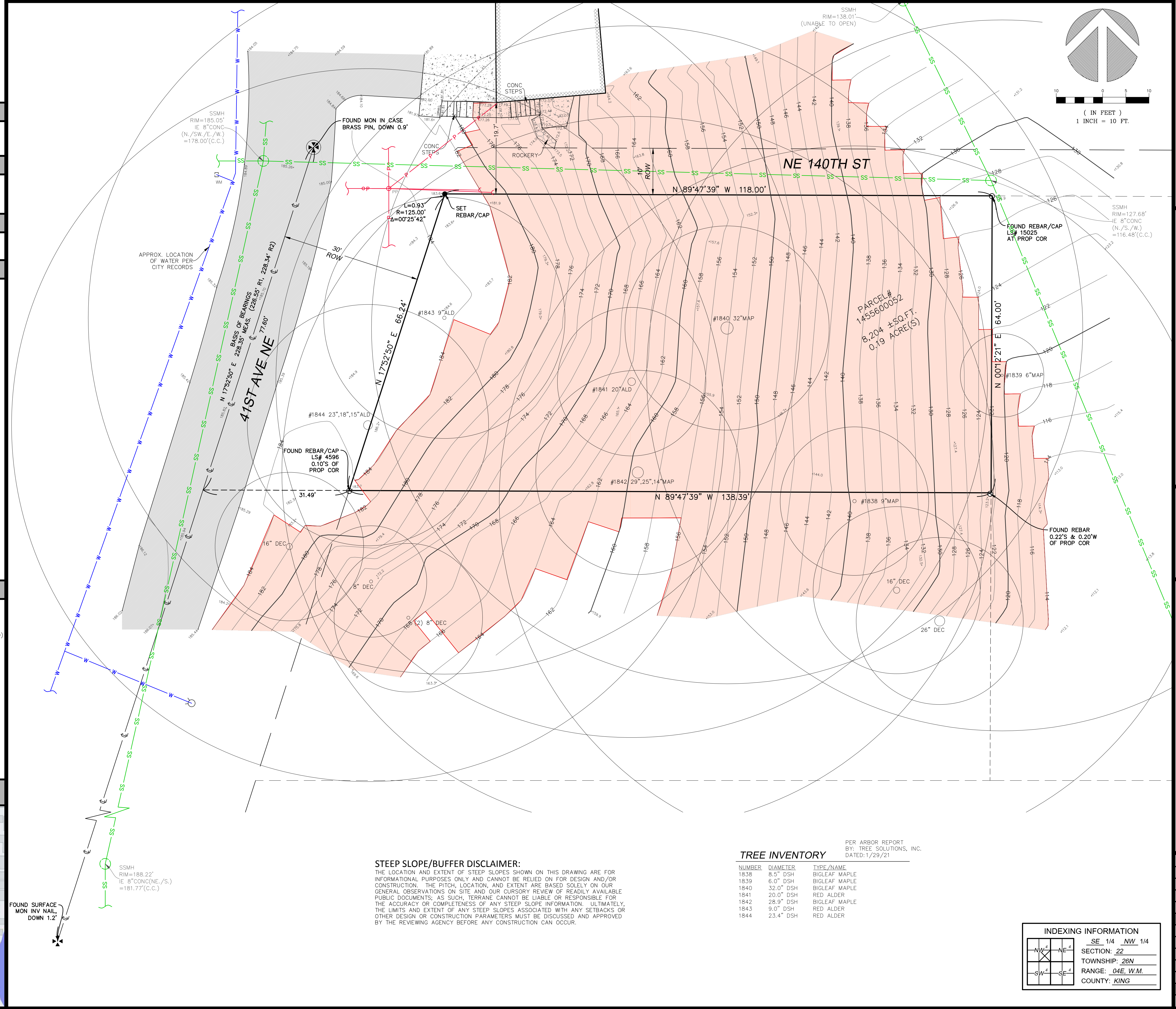
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 145560-0052.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 8,204 ±S.F. (0.19 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

## LEGEND

ASPHALT SURFACE	PP-O POWER POLE W/ LIGHT
BUILDING	O REBAR AS NOTED (FOUND)
CENTERLINE ROW	● REBAR & CAP (SET)
CONCRETE SURFACE	SS SEWER LINE
FIRE HYDRANT	○ SEWER MANHOLE
GUY ANCHOR	SIZE TYPE ○ TREE (AS NOTED)
POWER (OVERHEAD)	W WATER LINE
MONUMENT IN CASE (FOUND)	WM WATER METER
MONUMENT (SURFACE, FOUND)	STEEP SLOPE AREA

VICINITY MAP  
N.T.S.

## TOPOGRAPHIC &amp; BOUNDARY SURVEY



measure success

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 1455600052

MACKAY PROPERTY

41ST AVE NE  
SEATTLE, WA 98125



**Terrane**  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
www.terrane.net

JOB NUMBER:	202419
DATE:	02/12/21
DRAFTED BY:	IDV-GKD
CHECKED BY:	DRT/JGM
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	1 OF 1