

TERRENE AT 132ND AVE NE

THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 26N., RANGE 5E., W.M.
CITY OF REDMOND PRELIMINARY PLAT

BASIS OF BEARINGS

HELD NORTH 02°11'18" EAST ALONG THE MONUMENTED WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34.
HORIZONTAL DATUM: NAD 1983/91

ORIGINATING BENCHMARK – CITY OF REDMOND

FOUND "X" IN 1-1/2" BRASS DISC IN CONCRETE MONUMENT IN CASE DOWN, 0.7', AT THE NORTHERLY INTERSECTION OF NE 108TH ST AND 132ND AVE NE.
CITY OF REDMOND BENCHMARK MONUMENT NUMBER "COR 9181" (ALSO CITY OF KIRKLAND VERT. CTRL. BENCHMARK #K-136)
VERTICAL DATUM: NAVD '88
ELEVATION: 340.40'

3" BRASS DISC IN CONCRETE MONUMENT IN CASE DOWN, 0.6', AND 27' EAST OF CENTERLINE OF 132ND AVE NE 55' NORTH OF NE 117TH. STAMPED "CITY OF REDMOND 47"
CITY OF REDMOND BENCHMARK MONUMENT NUMBER "COR 9186"
VERTICAL DATUM: NAVD '88
ELEVATION: 336.35'

⊕ TBM-'A' SET RAILROAD SPIKE ON THE EAST FACE OF UTILITY POLE, UP 0.5' FROM GROUND AT THE NORTHWEST QUADRANT INTERSECTION OF NE 110TH PL AND 132ND AVE NE.
ELEVATION: 339.94'

⊕ TBM-'B' SET CHISELED SQUARE AT THE SOUTHWEST CORNER OF CONCRETE SLAB FOR BUS STOP ON THE EAST SIDE OF 132ND AVE NE ±40' NORTHERLY OF NORTHWEST SITE CORNER.
ELEVATION: 338.67'

REFERENCES

- WILLOW CREEK CORPORATE CENTER BINDING SITE PLAN, RECORDED UNDER RECORDING NO. 20080528000998, VOL 247, PG'S 098-111.
- LEGAL DESCRIPTION FOR PROPERTY WAS PROVIDED BY CHICAGO TITLE IN THE FORM OF AN ALTA COMMITMENT FOR TITLE INSURANCE, DATED MAY 06, 2014 AT 8:00 A.M.
- SKYVIEW ESTATES PLAT RECORDED UNDER RECORDING NO. 8803140899, VOL 140 & PG. 79.
- THE COTTAGE COMPANY SHORT PLAT, RECORDED UNDER RECORDING NO. 20030828900001, VOL 162, PG'S 165-165G.

LEGAL DESCRIPTION FOR TPN: 342605-9093-04

LEGAL DESCRIPTION AND EASEMENTS SHOWN PER CHICAGO TITLE COMPANY OF WASHINGTON TITLE REPORT COMMITMENT NO. 0027988-06 DATED NOVEMBER 13, 2014, AT 8:00 A.M.

THE WEST 478 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 251 FEET THEREOF;
AND EXCEPT THE EAST 100 FEET THEREOF;
AND EXCEPT THE WEST 30 FEET THEREOF FOR 132ND AVENUE NORTHEAST

TOGETHER WITH AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND ACROSS THE NORTH 20 FEET OF THE WEST 478 FEET OF THE SOUTH 251 FEET OF SAID SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF FOR 132ND AVENUE NORTHEAST.

SPECIAL EXCEPTIONS FOR TPN: 342605-9093-04

- THIS PROPERTY IS SUBJECT TO AN EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM, TOGETHER WITH THE NECESSARY APPURTENANCES PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 2531753. (NOT PLOTTABLE)
- THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING PIPE LINE PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 5677748. (NOT PLOTTABLE)
- THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING A PIPELINE OR PIPELINES TOGETHER WITH APPURTENANCES PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 7309250416. (PLOTTED)
- THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH THE NECESSARY APPURTENANCES GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, AFFECTING A PORTION OF SAID PROPERTY. UNDER KING COUNTY RECORDING NUMBER 7505020464. (NOT PLOTTABLE)
- THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING INGRESS, EGRESS AND UTILITY, AFFECTING A SOUTHERLY PORTION OF SAID PREMISES AND OTHER PROPERTY. UNDER KING COUNTY RECORDING NUMBER 7607060135. (NOT PLOTTABLE)
- THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING AN AERIAL LINE OR BURIED CABLE TELEVISION LINE AND APPURTENANCES GRANTED TO VIACOM CABLEVISION. UNDER KING COUNTY RECORDING NUMBER 8803240878. (NOT PLOTTABLE)
- THIS PROPERTY IS SUBJECT TO AN EASEMENT AGREEMENT REGARDING LATERAL SUPPORT FOR ADJACENT ROAD AND PROVISIONS FOR A DRAINAGE SYSTEM, UNDER KING COUNTY RECORDING NUMBER 9512260975. (PLOTTED)
- THIS PROPERTY IS SUBJECT TO MATTERS CONTAINED IN THAT CERTAIN ROAD MAINTENANCE AGREEMENT WHICH DOCUMENT, AMONG OTHER THINGS, MAY PROVIDE FOR LIENS AND CHARGES, UNDER KING COUNTY RECORDING NUMBER 7912130588. (NOT PLOTTABLE)
- THIS PROPERTY IS SUBJECT TO MATTERS CONTAINED IN THAT CERTAIN DOCUMENT REGARDING SELLER'S NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS, UNDER KING COUNTY RECORDING NUMBER 20060811000007. (NOT PLOTTABLE)

10-16 PERTAINS TO REAL TAXES AND GENERAL NOTES.

LEGAL DESCRIPTION FOR TPN: 342605-9046-02

LEGAL DESCRIPTION AND EASEMENTS SHOWN PER CHICAGO TITLE COMPANY OF WASHINGTON TITLE REPORT COMMITMENT NO. 0023128-06 DATED AUGUST 22, 2014, AT 8:00 A.M.

THE NORTH 3 ACRES OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION. 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT COUNTY ROAD;
AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 132 FEET OF THE SOUTH 231 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;
AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 590 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 251 FEET THEREOF;
AND EXCEPT THE WEST 30 FEET THEREOF FOR 132ND AVENUE NORTHEAST.

SPECIAL EXCEPTIONS FOR TPN: 342605-9046-02

- THIS PROPERTY IS SUBJECT TO AN EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, TOGETHER WITH NECESSARY APPURTENANCES PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 2531753. (PLOTTED)
 - THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING PIPE LINE PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 5677748. (NOT PLOTTABLE)
 - THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE RIGHT TO ENTER THE LAND TO MAKE REPAIRS AND TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO THE ELECTRIC TRANSMISSION LINE LOCATED IN THE STREET OR ROAD ADJOINING SAID LAND, AS GRANTED BY INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 4166169. (UNABLE TO LOCATE)
 - THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING INGRESS, EGRESS AND UTILITIES OVER A PORTION OF SAID PREMISES PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 5406598. (NOT PLOTTABLE)
 - THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING A PIPELINE OR PIPELINES TOGETHER WITH APPURTENANCES PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 7309250416. (PLOTTED)
 - THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH THE NECESSARY APPURTENANCES GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, AFFECTING A PORTION OF SAID PROPERTY. UNDER KING COUNTY RECORDING NUMBER 7505020464. (UNABLE TO LOCATE)
 - THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING TELEVISION CABLE AND RELATED EQUIPMENT GRANTED TO VIACOM CABLEVISION, AFFECTING A PORTION OF SAID PREMISES. UNDER KING COUNTY RECORDING NUMBER 8803240879. (NOT PLOTTABLE)
 - THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING TELEVISION LINE AND RELATED HARDWARE GRANTED TO VIACOM CABLEVISION, AFFECTING THE A PORTION OF SAID PROPERTY. UNDER KING COUNTY RECORDING NUMBER 8803240880. (PLOTTED)
 - PERTAINS TO A COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION, REPAIR OR MAINTENANCE OF EASEMENT GRANTED OVER ADJACENT PROPERTY FOR THE PURPOSE OF AN ACCESS EASEMENT UNDER KING COUNTY RECORDING NUMBER 7912130588. (NOT PLOTTABLE)
- 10-14 PERTAINS TO REAL TAXES AND GENERAL NOTES.

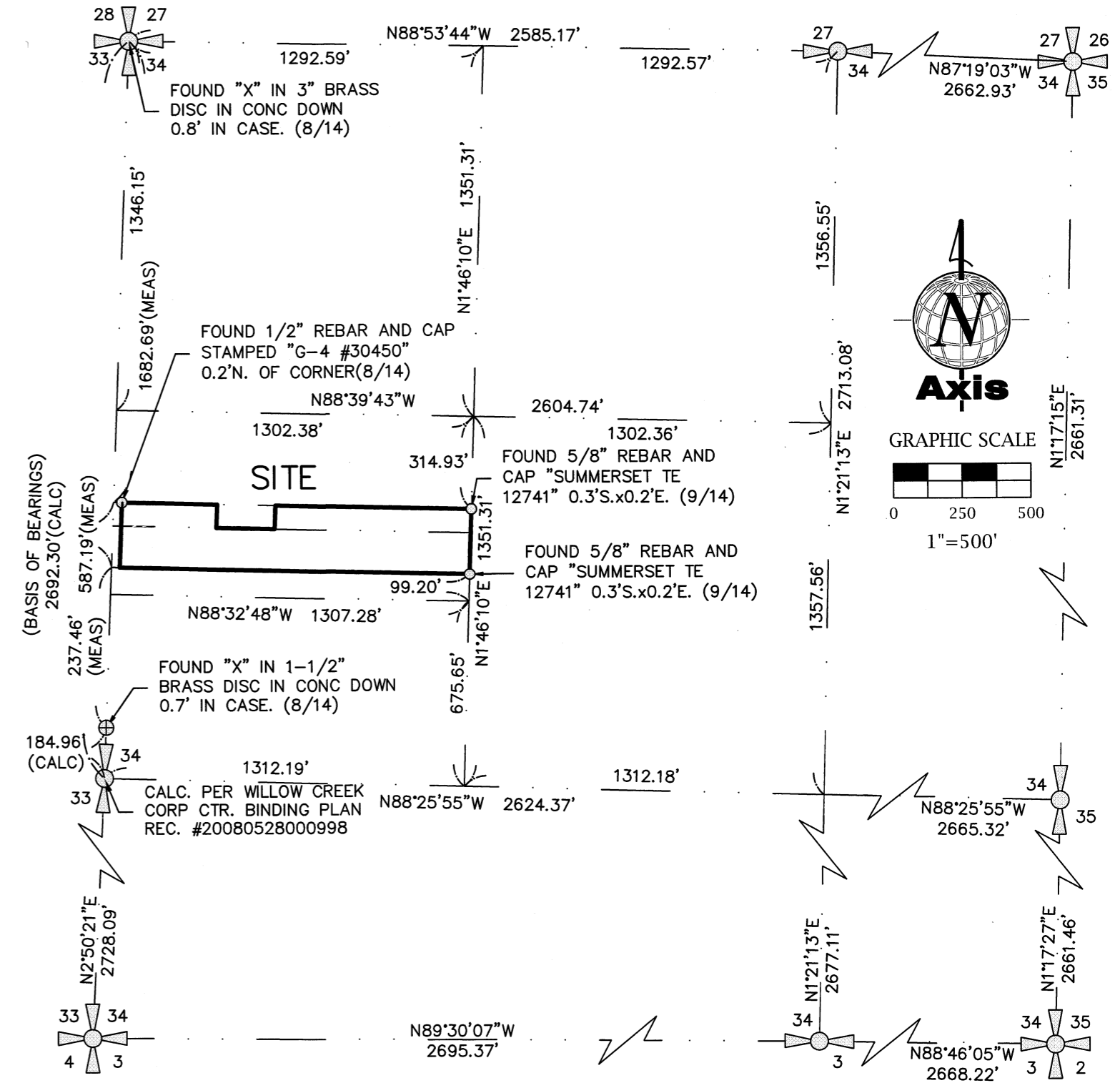
LEGAL DESCRIPTION FOR TPN: 342605-9100 & 342605-9087

LEGAL DESCRIPTION AND EASEMENTS SHOWN PER CHICAGO TITLE COMPANY OF WASHINGTON TITLE REPORT COMMITMENT NO. 0015205-06 DATED MAY 6, 2014, AT 8:00 A.M.

LOT A AND B, KING COUNTY SHORT PLAT NUMBER 1074053, RECORDED UNDER RECORDING NUMBER 7411220281, IN KING COUNTY, WASHINGTON.

SPECIAL EXCEPTIONS FOR TPN: 342605-9100 & 342605-9087

- THIS PROPERTY IS SUBJECT TO EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 2531753. (NOT PLOTTABLE)
 - THIS PROPERTY IS SUBJECT TO EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING PIPE LINE PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 5677746. (PLOTTED)
 - THIS PROPERTY IS SUBJECT TO EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING INGRESS AND EGRESS PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 7207240059. SAID RESERVED EASEMENT ALSO APPEARS IN INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 7410240185 AND 7710260399.
 - THIS PROPERTY IS SUBJECT TO EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING PIPE LINE PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 7309250418. (PLOTTED)
 - COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON KING COUNTY SHORT PLAT NUMBER 1074053 RECORDING NUMBER 7411220281. (NOT PLOTTABLE)
- 6-7 PERTAINS TO REAL TAXES AND GENERAL NOTES.



SURVEY NOTES

- EVIDENCE OF OCCUPATION OF LAND (FOR EXAMPLE: FENCES, STRUCTURES, PAVING, GRAVELED SURFACES, ETC.) MAY NOT COINCIDE WITH THE DEEDED BOUNDARY LINES AS SHOWN ON THIS DRAWING. THERE ARE AREAS ON THIS SURVEY APPEARING TO HAVE DISCREPANCIES BETWEEN THE DEEDED BOUNDARY LINES AND CERTAIN EVIDENCE OF OCCUPATION. WHERE DISCREPANCIES EXIST AXIS RECOMMENDS THAT THE OWNER OR POTENTIAL PURCHASER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL BOUNDARY DISPUTES.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONCLUDED ON OCTOBER 1TH, 2014 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON FIELD LOCATION OF THE SURFACE EVIDENCE OF EXISTING STRUCTURES. UNDERGROUND UTILITY LOCATION SERVICES WERE NOT PROVIDED FOR THIS TOPOGRAPHY SURVEY AND THE UNDERGROUND ROUTING OF REPORTED BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED WITH THE UTILITY PURVEYOR. ADDITIONAL UTILITY LOCATIONS AND UNDERGROUND UTILITY LOCATION PAINT MAPPING WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION.
- PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

EQUIPMENT NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.



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JOB NO.	DATE
14-149	6/5/15
DRAWN BY	CHECKED BY
JM/DMB	ZLN
SCALE	SHEET
1" = 40'	1 OF 6

BUILDING NOTES - TO BE REMOVED

- 1 11004 132ND AVE NE
1 STORY WOOD FRAME HOUSE
- 2 11016 132ND AVE NE
SPLIT LEVEL WOOD FRAME HOUSE
W/DAYLIGHT BASEMENT
- 3 11020 132ND AVE NE
1 STORY WOOD FRAME HOUSE
- 4 11026 132ND AVE NE
1 STORY WOOD FRAME HOUSE

LOT AREAS

TPN: 342605-9100	13,261 SQ. FT.
TPN: 342605-9087	155,011 SQ. FT.
TPN: 342605-9046	87,338 SQ. FT.
TPN: 342605-9093	29,831 SQ. FT.
TOTAL AREA:	285,441 SQ. FT.

TERRENE AT 132ND AVE NE

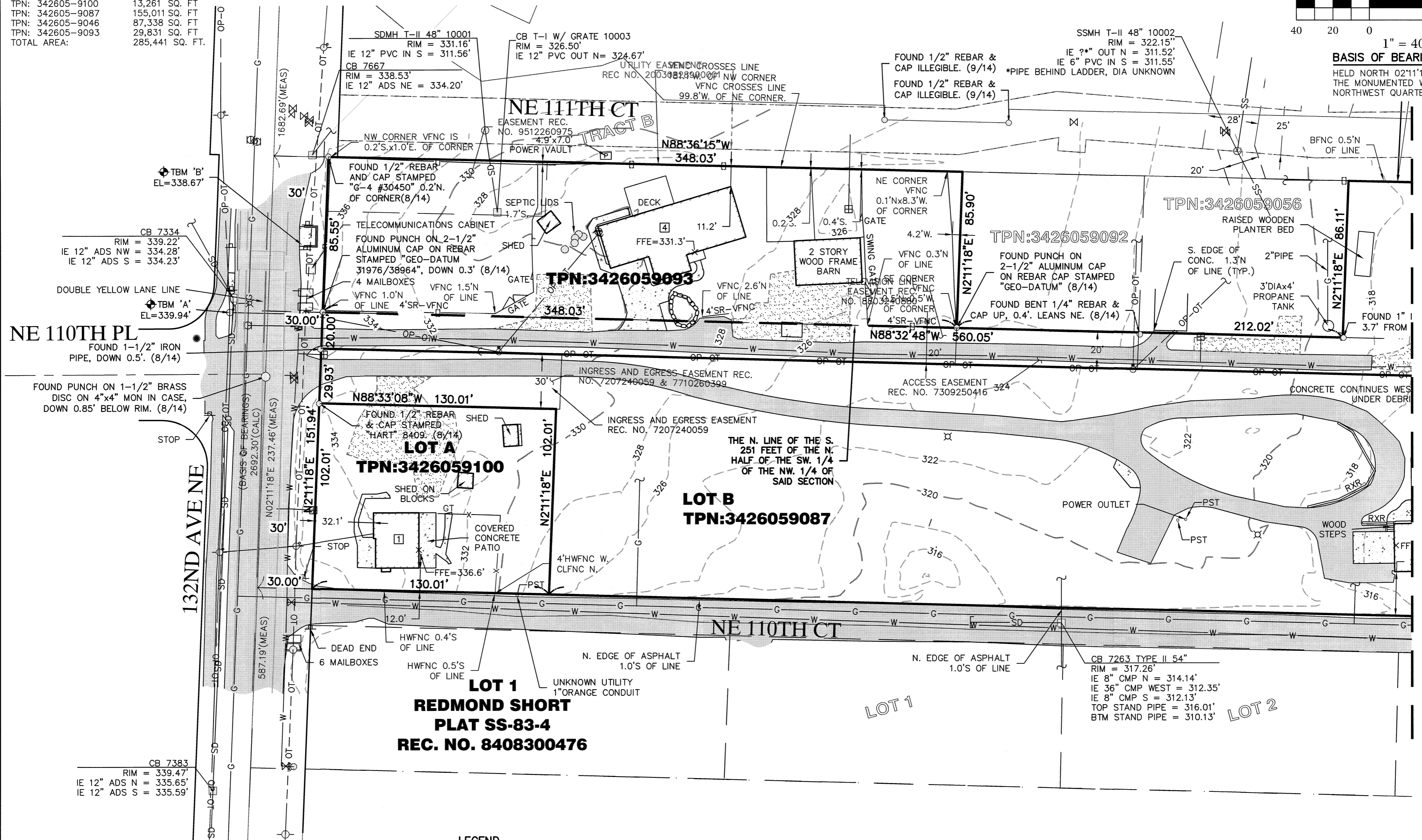
THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 26N., RANGE 5E., W.M.
CITY OF REDMOND PRELIMINARY PLAT



GRAPHIC SCALE

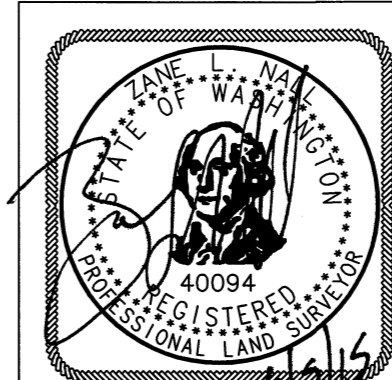


BASIS OF BEARINGS
HELD NORTH 02°11'18" EAST ALONG THE MONUMENTED WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34.



MATCH LINE 1 ON SHEET 3

<ul style="list-style-type: none"> ⊙ STORM DRAIN MANHOLE < CULVERT ⊕ FIRE HYDRANT ⊕ WATER METER ⊕ WATER VALVE ⊕ GIP GAS INDICATOR POST ⊕ GAS VALVE ⊕ MAIL BOX ⊕ SIGN ⊕ PST POST ⊕ RXR RAILROAD TIE RET. WALL ⊕ WDA WOOD DECK ABOVE 	<ul style="list-style-type: none"> ⊕ POWER MANHOLE ⊕ STREET LIGHT ⊕ TELECOMMUNICATIONS RISER ⊕ GUY ANCHOR ⊕ UTILITY POLE W/ LIGHT ⊕ UTILITY POLE W/ LIGHT & UNDERGROUND CONDUIT ⊕ POWER POLE W/ TRANSFORMER ⊕ POWER POLE W/ UNDERGROUND CONDUIT ⊕ UTILITY POLE ⊕ SS SANITARY SEWER CLEANOUT ⊕ SANITARY SEWER MANHOLE ⊕ CATCH BASIN 	<ul style="list-style-type: none"> SS SANITARY SEWER LINE SD STORM DRAIN LINE OP OVERHEAD POWER LINE OP-OT OVERHEAD POWER AND TELECOMMUNICATIONS W WATER LINE G GAS LINE X-X-X-X CHAIN LINK FENCE LINE □ WOOD FENCE LINE + WIRE FENCE LINE 	<ul style="list-style-type: none"> ASPHALT PAVING GRAVEL SURFACE CONCRETE PAVING BUILDINGS
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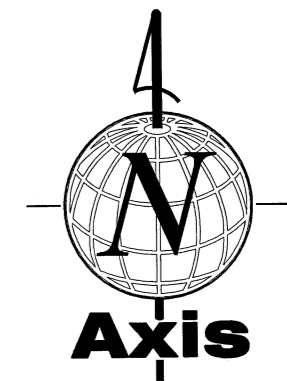
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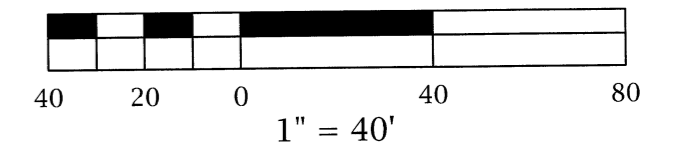
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JOB NO. 14-149	DATE 6/5/15
DRAWN BY JM/DMB	CHECKED BY ZLN
SCALE 1" = 40'	SHEET 2 OF 6

TERRENE AT 132ND AVE NE

THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 26N., RANGE 5E., W.M.
CITY OF REDMOND PRELIMINARY PLAT

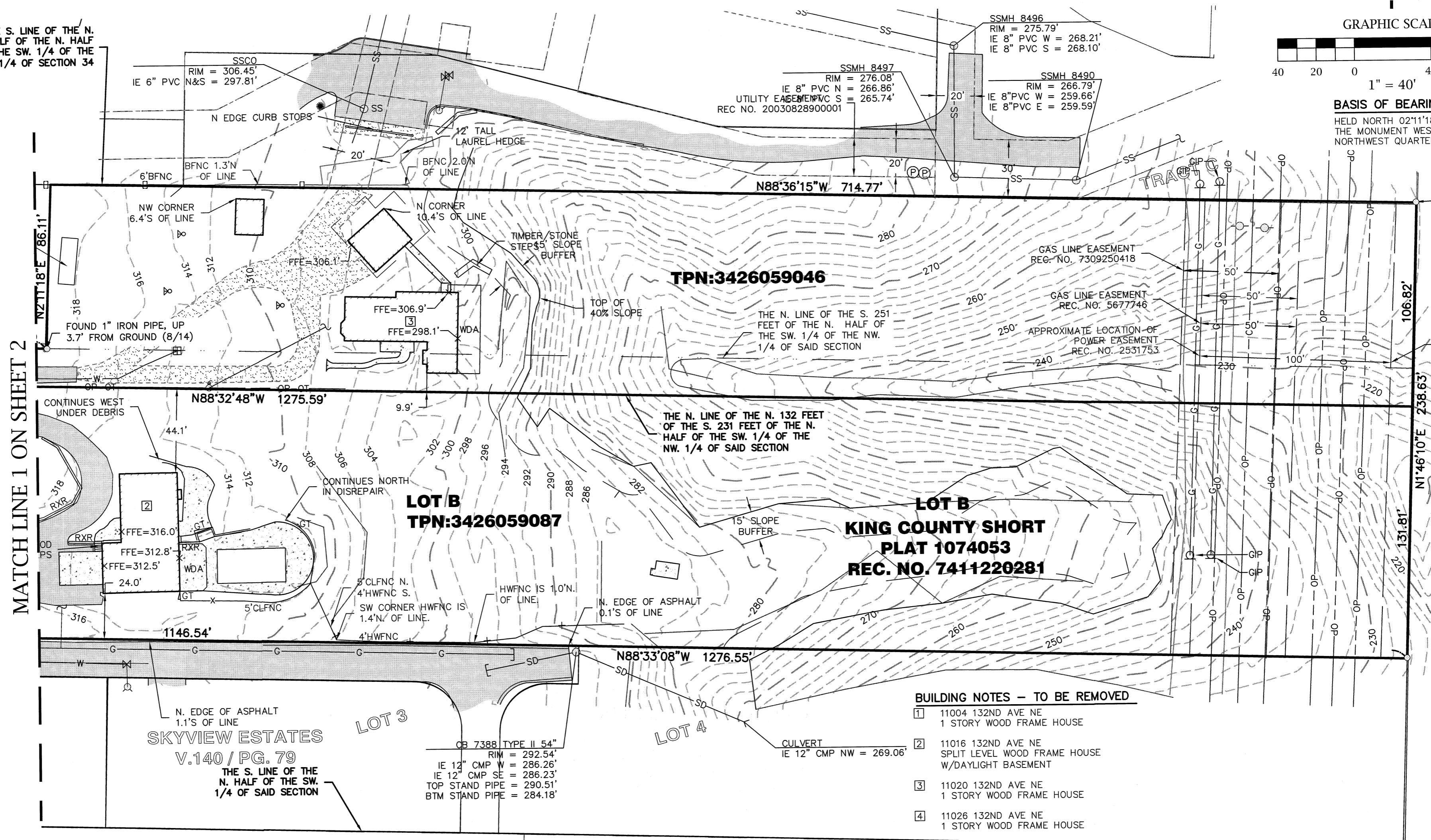


GRAPHIC SCALE



BASIS OF BEARINGS
HELD NORTH 02°11'18" EAST ALONG THE MONUMENT WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34.

THE S. LINE OF THE N. HALF OF THE N. HALF OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 34



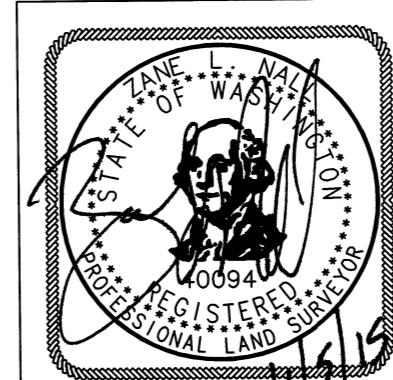
MATCH LINE 1 ON SHEET 2

BUILDING NOTES - TO BE REMOVED

- 1 11004 132ND AVE NE
1 STORY WOOD FRAME HOUSE
- 2 11016 132ND AVE NE
SPLIT LEVEL WOOD FRAME HOUSE
W/DAYLIGHT BASEMENT
- 3 11020 132ND AVE NE
1 STORY WOOD FRAME HOUSE
- 4 11026 132ND AVE NE
1 STORY WOOD FRAME HOUSE

LEGEND

⊕	STORM DRAIN MANHOLE	⊕	POWER MANHOLE	SS	SANITARY SEWER LINE
<	CULVERT	⊕	STREET LIGHT	SD	STORM DRAIN LINE
⊕	FIRE HYDRANT	⊕	TELECOMMUNICATIONS RISER	OP	OVERHEAD POWER LINE
⊕	WATER METER	⊕	GUY ANCHOR	OP-OT	OVERHEAD POWER AND TELECOMMUNICATIONS
⊕	WATER VALVE	⊕	UTILITY POLE W/ LIGHT	W	WATER LINE
⊕	GAS VALVE	⊕	UTILITY POLE W/ LIGHT & UNDERGROUND CONDUIT	W	WATER LINE (PER CITY GIS)
⊕	GAS INDICATOR POST	⊕	UTILITY POLE W/ TRANSFORMER	G	GAS LINE
⊕	GAS VALVE	⊕	POWER POLE W/ UNDERGROUND CONDUIT	X-X-X-X	CHAIN LINK FENCE LINE
⊕	MAIL BOX	⊕	UTILITY POLE	+	WOOD FENCE LINE
⊕	POST	⊕	SANITARY SEWER CLEANOUT	+	WIRE FENCE LINE
RXR	RAILROAD TIE RET. WALL	⊕	SANITARY SEWER MANHOLE		
WDA	WOOD DECK ABOVE	⊕	CATCH BASIN		



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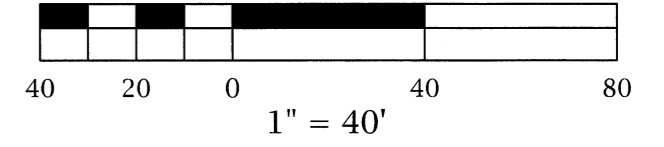
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SCALE 1" = 40'	SHEET 3 OF 6

TERRENE AT 132ND AVE NE

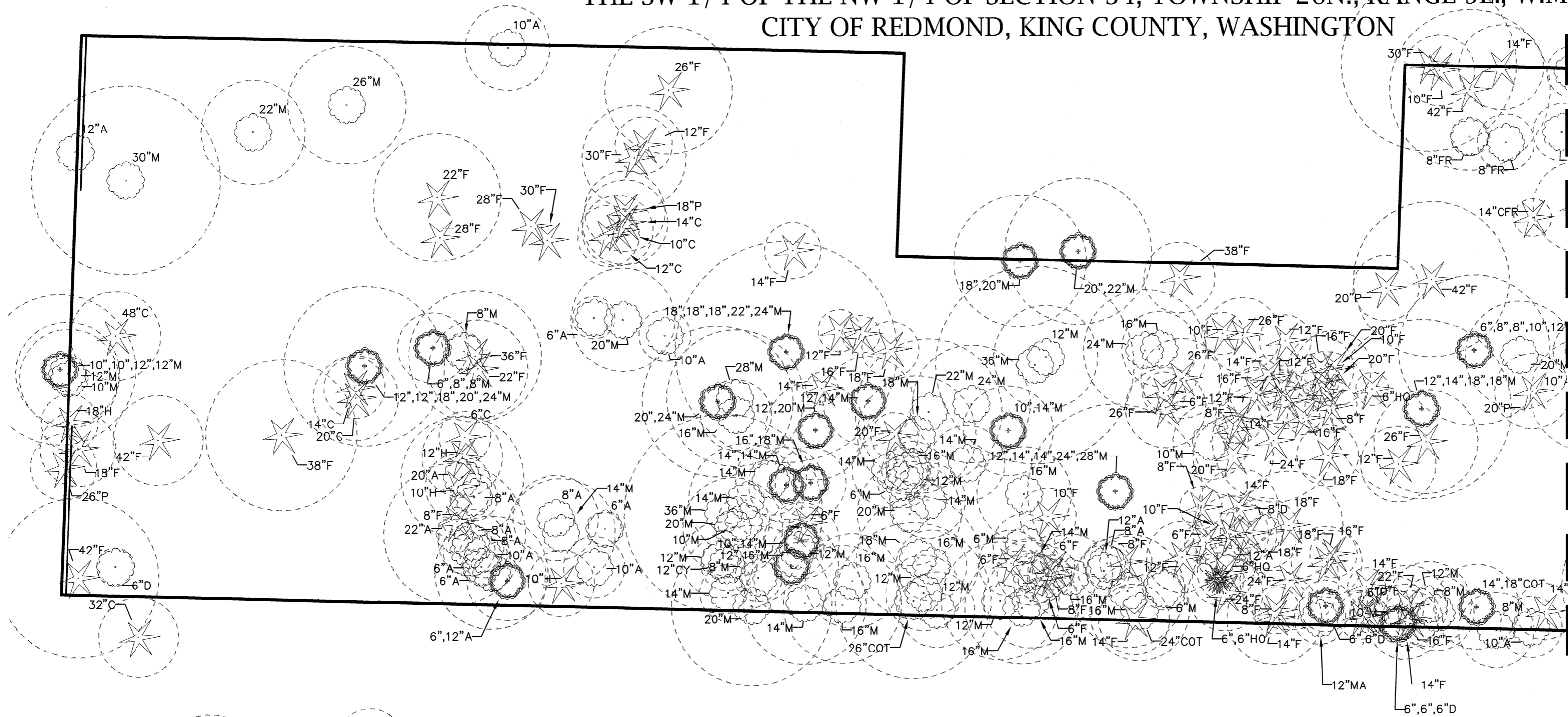
THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 26N., RANGE 5E., W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON



GRAPHIC SCALE

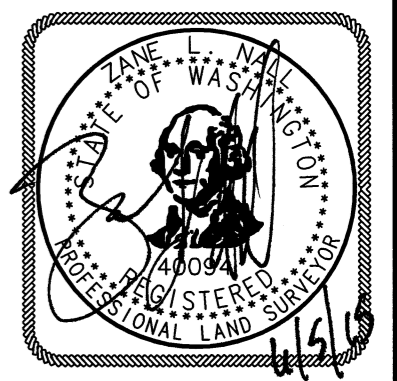


MATCH LINE 2



TREE LEGEND

- | | | | |
|-------|--------|--------|---------|
| 12"A | ALDER | 12"C | CEDAR |
| 12"CY | CHERRY | 12"CFR | CONIFER |
| 12"FR | FRUIT | 12"F | FIR |
| 12"HO | HOLLY | 12"H | HEMLOCK |
| 12"M | MAPLE | 12"P | PINE |
| 12"O | OAK | | |



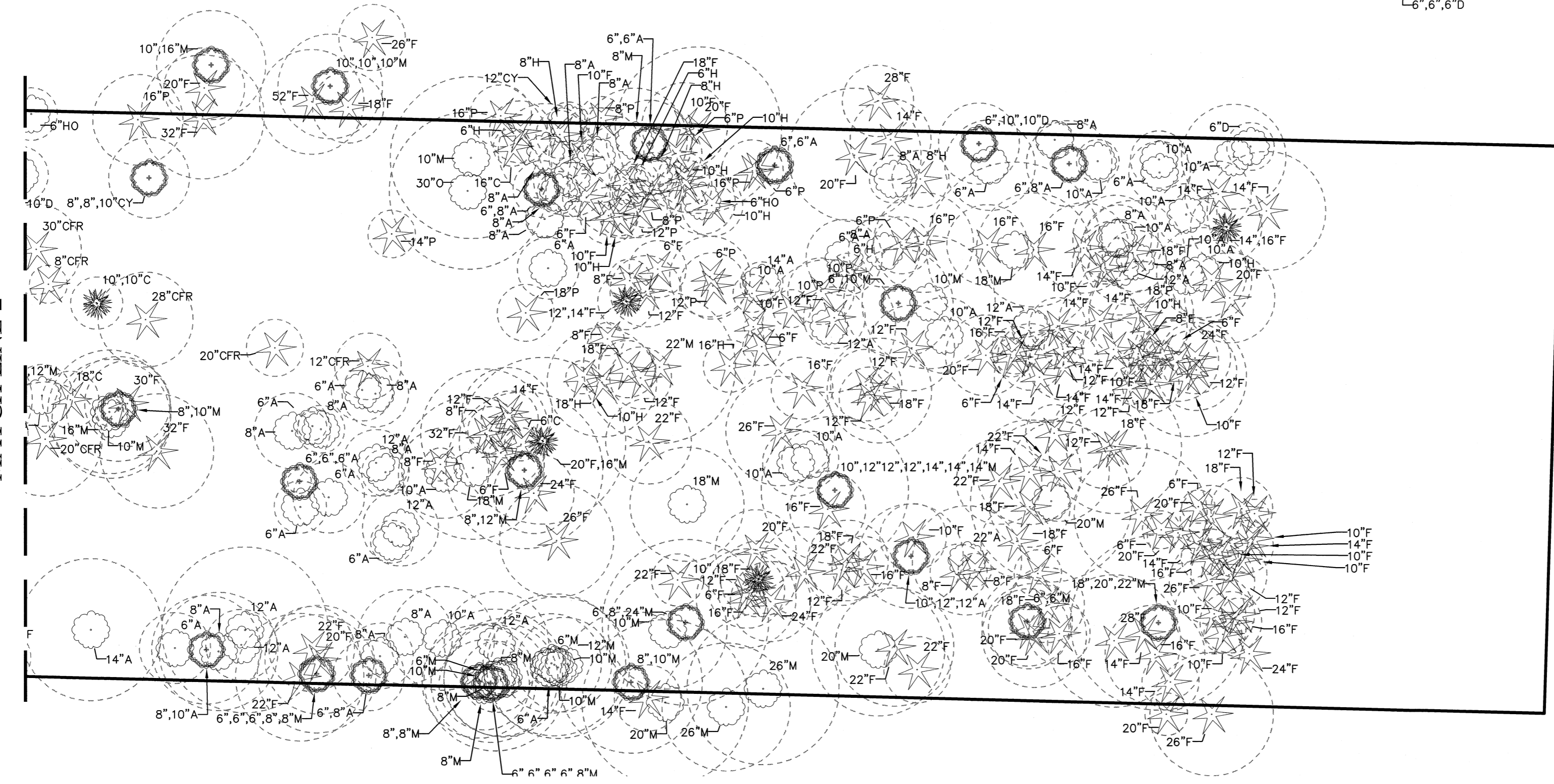
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SCALE	SHEET
1" = 40'	4 OF 6



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MATCH LINE 2

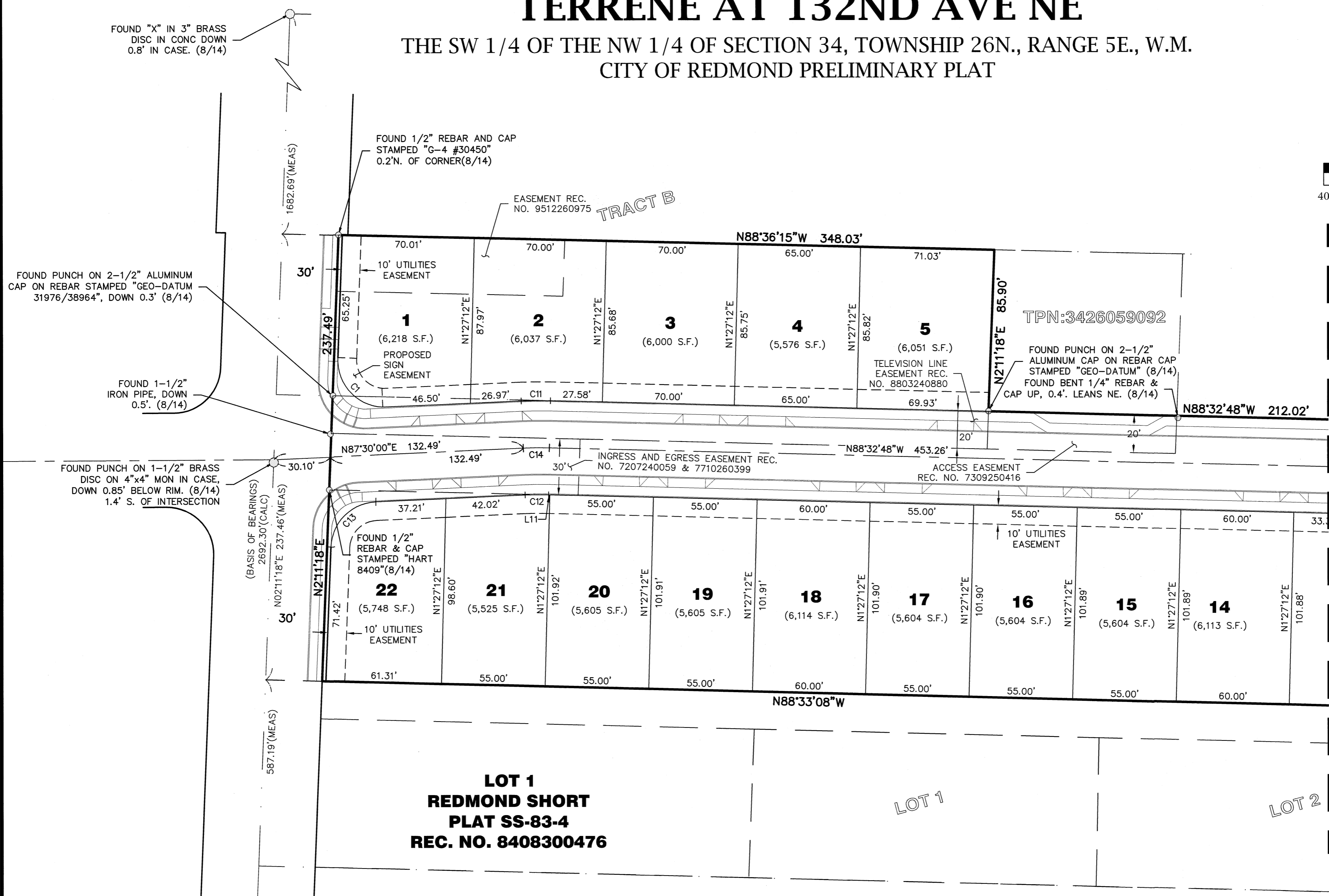
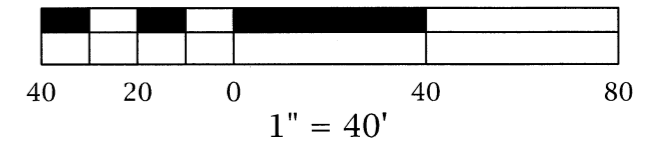


TERRENE AT 132ND AVE NE

THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 26N., RANGE 5E., W.M.
CITY OF REDMOND PRELIMINARY PLAT



GRAPHIC SCALE



MATCH LINE 1 ON SHEET 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 24°50'58" W	12.48'
L2	N 02°11'18" E	10.93'
L3	N 25°17'34" E	20.12'
L4	N 01°23'45" E	15.32'
L5	N 02°47'09" E	2.95'
L6	N 01°27'12" E	18.65'
L7	N 88°32'48" W	12.36'
L8	N 54°06'20" W	27.53'
L9	N 54°06'20" W	21.00'
L10	S 26°23'52" W	22.15'
L11	S 88°32'48" E	0.67'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°30'51"	25.00	39.49
C2	40°13'35"	25.00	17.55
C3	26°52'27"	52.00	24.39
C4	36°44'53"	52.00	33.35
C5	22°37'12"	52.00	20.53
C6	32°53'32"	52.00	29.85
C7	45°31'59"	52.00	41.32
C8	22°37'12"	52.00	20.53
C9	10°01'35"	52.00	9.10
C10	57°38'33"	25.00	25.15
C11	3°57'12"	225.00	15.52
C12	4°03'59"	175.00	12.42

**LOT 1
REDMOND SHORT
PLAT SS-83-4
REC. NO. 8408300476**

TREE LEGEND

- | | | | |
|-------|--------|--------|---------|
| 12"A | ALDER | 12"C | CEDAR |
| 12"CY | CHERRY | 12"CFR | CONIFER |
| 12"FR | FRUIT | 12"F | FIR |
| 12"HO | HOLLY | 12"H | HEMLOCK |
| 12"M | MAPLE | 12"P | PINE |
| 12"O | OAK | | |

SITE DATA

TAX PARCEL #	ADDRESS	ZONING
3426059093	11026 132ND AVE NE	(R-4)
3426059046	11020 132ND AVE NE	(R-1 & R-4)
3426059100	11004 132ND AVE NE	(R-4)
3426059087	11016 132ND AVE NE	(R-1 & R-4)

PROPOSED ZONING: R4 (4 DU/GROSS AC MAX)
80% OF NET MIN
GROSS SITE AREA: 6.55 ACRES (285,441 SQ.FT.)
DWELLING UNITS: 22
SETBACKS: 15' FRONT, 10' REAR, 18' GARAGE, 5'/10' SIDE (15' TOTAL)
BUILDING SEPARATION: 10' MINIMUM
OPEN SPACE WIDTH: 10' MINIMUM
REQUIRED OPEN SPACE: 20% OF LOT AREA
LOT COVERAGE: 35% OF LOT AREA
(STRUCTURE) IMPERVIOUS SURFACE: 60% OF LOT AREA
BUILDING HEIGHT: 35' MAX

OPEN SPACE CALCULATIONS

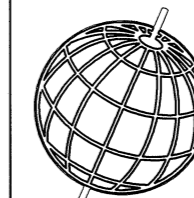
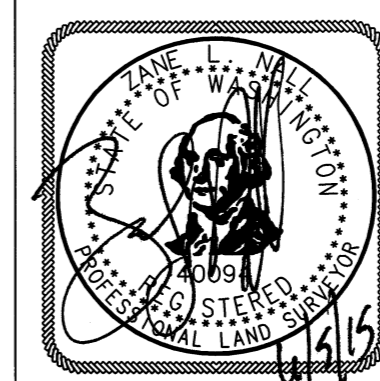
TRACT 998 - DETENTION & OPEN SPACE
TRACT 999 - SENSITIVE AREA & OPEN SPACE

TRACT 998: 9,919
TRACT 999: + 106,450

116,369 (TOTAL OPEN SPACE)

TOTAL LOT AREA: 131,930 SQ. FT.
10% OF LOT AREA: 13,193 SQ. FT.
25% OF 13,193: 3,298 SQ. FT. OF OPEN SPACE OUTSIDE BUFFER

*25% OF THE REQUIRED OPEN SPACE (10% OF THE LOT AREA) REQUIRED OUTSIDE OF THE BUFFERS



Axis
Survey & Mapping

15241 NE 90TH STREET
REDMOND, WA 98052
TEL 425.823-5700
FAX 425.823-6700

www.axismap.com

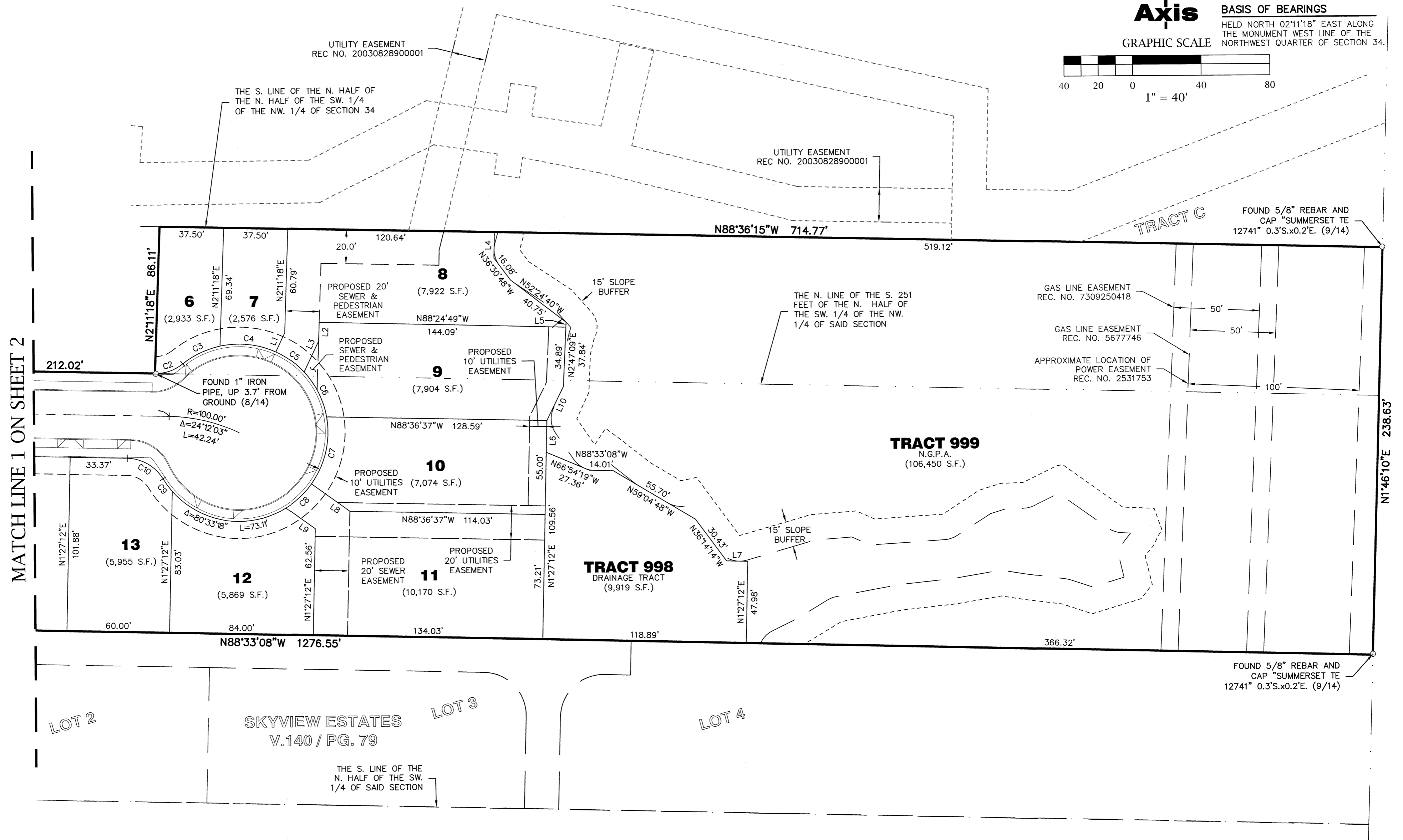
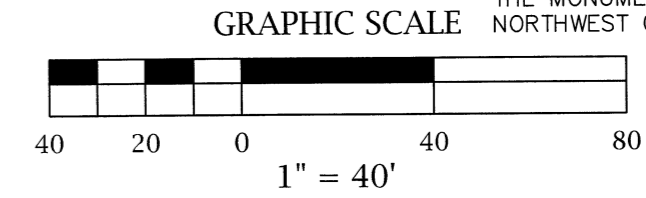
JOB NO.	DATE
14-149	6/5/15
DRAWN BY	CHECKED BY
JM/DMB	ZLN
SCALE	SHEET
1" = 40'	5 OF 6

TERRENE AT 132ND AVE NE

THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 26N., RANGE 5E., W.M.
CITY OF REDMOND PRELIMINARY PLAT



BASIS OF BEARINGS
HELD NORTH 02°11'18" EAST ALONG
THE MONUMENT WEST LINE OF THE
NORTHWEST QUARTER OF SECTION 34.



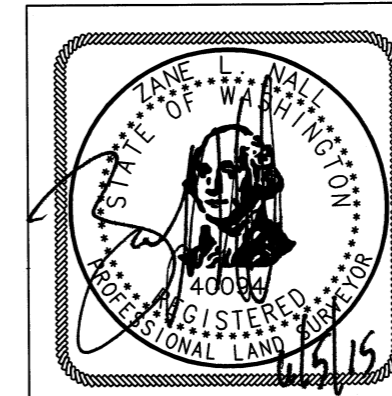
MATCH LINE 1 ON SHEET 2

LOT 2

SKYVIEW ESTATES
V.140 / PG. 79

LOT 3

LOT 4



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