TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER PERSONAL REPRESENTATIVE'S DEED UNDER RECORDING NUMBER 20230703000602)

LT 8 BLK 49 SEA-VIEW PARK WEST SEATTLE, WASH. VOL 13 PLTS PG 80 KEW

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 00°32'13" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF 44TH AVE SW, PER REFERENCE NO. 2.

REFERENCES

R1. CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3034763-LU, VOL. 443, PGS. 153-157, RECORDS OF KING COUNTY, WASHINGTON.
R2. CITY OF SEATTLE SHORT SUBDIVISION NO. 3022457, VOL. 339, PGS. 280-282, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SITE TEMP. BENCHMARK
DESCRIPTION: SET PK NAIL W/ WASHER IN CONC
LOCATION: IN ALLEY WAY BEHIND HSE# 6539
ELEVATION: 201.98'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2023. 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. 7625704390
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 6,262 S.F. (0.14 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. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-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.

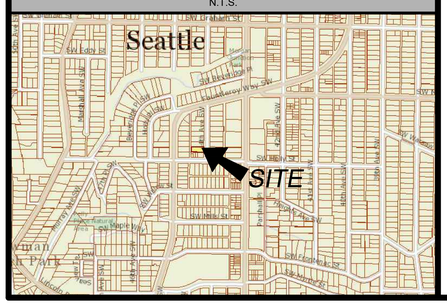
LEGEND

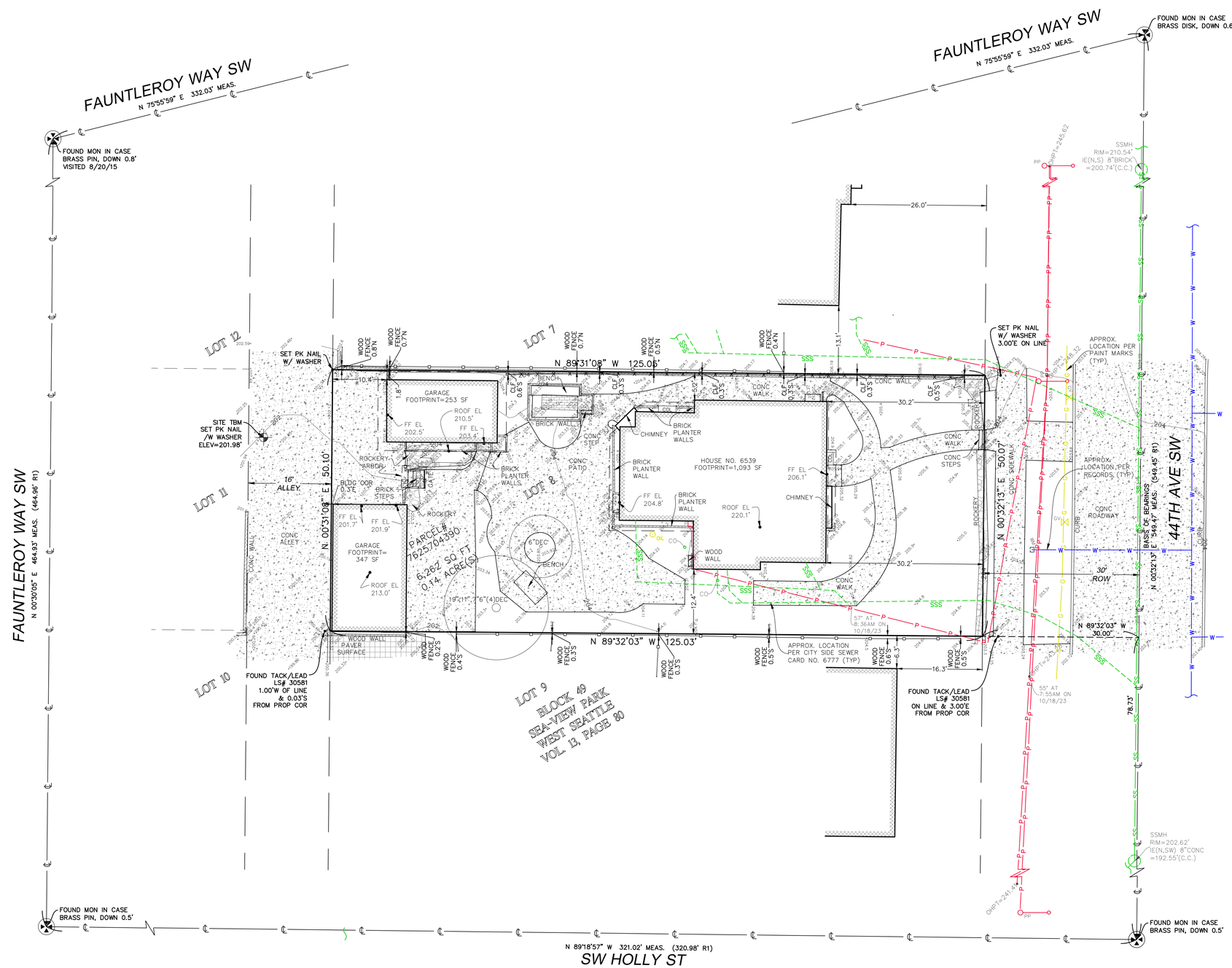
- CENTERLINE ROW
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- MONUMENT (IN CASE, FOUND)
- NAIL AS NOTED
- PROPERTY LINES (ADJACENT)
- PROPERTY LINE (SUBJECT)
- RETAINING WALL
- RIGHT-OF-WAY LINES
- BUILDING
- SIZE TYPE TREE (AS NOTED)
- BRICK SURFACE
- CONCRETE SURFACE
- PAVER SURFACE
- ROCKERY
- GAS VALVE
- OIL FILL CAP
- GAS LINE
- POWER METER
- POWER POLE W/ LIGHT
- POWER (OVERHEAD)
- CLEANOUT
- SEWER MANHOLE
- SEWER LINE
- SIDE SEWER LINE
- WATER METER
- WATER LINE

C.C.	CENTER CHANNEL
CONC	CONCRETE
COR	CORNER
DEC	DECIDUOUS
EL	ELEVATION
FF	FINISH FLOOR
MEAS	MEASURED
MON	MONUMENT
PROP	PROPERTY
SSMH	SANITARY SEWER MANHOLE

VICINITY MAP

N.T.S.





STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

10 0 5 10
(IN FEET)
1 INCH = 10 FT.

INDEXING INFORMATION

NE 1/4 NW 1/4
SECTION: 26
TOWNSHIP: 24N
RANGE: 03E, W.M.
COUNTY: KING

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 7625704390

6539 44TH AVE SW

6539 44TH AVE SW
SEATTLE, WA 98136

SYDNEY J. GREEN, JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR 10/27/23

TERRANE
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Bellevue, WA 98004
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JOB NUMBER:	231312
DATE:	10/26/23
SCALE:	1" = 10'

REVISION HISTORY

SHEET NUMBER
1 OF 1