

LEGAL DESCRIPTION

THE SOUTH 50 FEET OF THE THE NORTH 320.10 FEET OF THE SOUTH 330.10 FEET OF THE WEST 190 FEET OF THE EAST 200 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., LYING EAST OF 31ST AVENUE SOUTH;

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

SURVEY NOTES

FULL RELIANCE HAS BEEN PLACED IN LAND AMERICA COMMERCIAL SERVICES REPORT UNDER ORDER NO. J1399876, DATED AUGUST 28, 2008 FOR LEGAL DESCRIPTION AND REVELATION OF EASEMENTS, NO FURTHER SEARCH OF THE RECORD HAS BEEN MADE.

THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A TOPCON GTS 225 TOTAL STATION CALIBRATED AT AN NGS BASELINE WITHIN THE LAST YEAR. BENCHMARK USED FOR THE VERTICAL ELEVATIONS IS DESCRIBED AS: BRASS CAP, 10' SOUTH & 0.5' WEST OF BACK OF CONCRETE WALK INTERSECTION IN THE SOUTHEAST CORNER OF SOUTH ANDOVER STREET AND RAINIER AVENUE SOUTH, AS PUBLISHED IN THE WASHINGTON COUNCIL OF COUNTY SURVEYORS WEBSITE WITH AN ELEVATION OF 46.050 FEET, NAD 88 VERTICAL DATUM.

THE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 9501 SQUARE FEET OR APPROXIMATELY 0.2181 ACRE.

THIS PROPERTY HAS LEGAL ACCESS TO 31ST AVENUE SOUTH SHOWN HEREON AS PUBLIC RIGHT-OF-WAY.

ZONING: SF 5000 (SINGLE FAMILY), PER THE CITY OF SEATTLE DEPARTMENT OF PLANNING & DEVELOPMENT.

BUILDING SETBACKS SHOWN HEREON ARE PER THE CITY OF SEATTLE DEPARTMENT OF PLANNING & DEVELOPMENT.

DENSITY RESTRICTIONS ARE 1(HOUSE)/5000(SQUARE FOOTAGE), WITH A MAXIMUM 35% LOT COVERAGE (OR MAXIMUM COVERAGE OF 1750 SQUARE FEET FOR LOTS LESS THAN 5000 SQUARE FEET).

HEIGHT RESTRICTION IS 30 FEET FOR LOTS WIDER THAT 30 FEET (OR AVERAGE OF NEIGHBORING HOUSES IF HIGHER) PER THE CITY OF SEATTLE DEPARTMENT OF PLANNING & DEVELOPMENT.

PARKING REQUIREMENTS ARE ONE PARKING SPACE/DWELLING UNIT PER CITY OF SEATTLE DEPARTMENT OF PLANNING & DEVELOPMENT.

FLOOD ZONE DESIGNATION = X, AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 5303300635F, NON-PRINTED PANEL, KING COUNTY, WASHINGTON, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TAKEN FROM A COMPILATION OF PUBLIC RECORDS AND VISIBLE FIELD EVIDENCE. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THE PUBLIC RECORDS. UNDERGROUND UTILITY LOCATIONS ARE ONLY APPROXIMATE. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN VISIBLE SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS EXISTING ON THE PROPERTY.

THIS DRAWING MEETS THE NATIONAL MAP STANDARDS FOR A 2'-FOOT CONTOUR INTERVAL AND DRAWING SCALE OF 1" = 10'. UNAUTHORIZED ENLARGEMENTS OR REDUCTIONS MAY EXCEED THESE STANDARDS.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREIN, THEIR AGENTS AND/OR CONSULTANTS. RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RECERTIFICATION BY HEBRANK, STEADMAN, AND ASSOCIATES AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.

THE WORD "CERTIFY" AS USED IN IT'S VARIOUS FORMS HEREIN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

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SURVEYORS LEGAL DESCRIPTIONS

PARCEL A

THAT PORTION OF THE SOUTH 50 FEET OF THE NORTH 320.10 FEET OF THE SOUTH 330.10 FEET OF THE WEST 190 FEET OF THE EAST 200 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., LYING EAST OF 31ST AVENUE SOUTH (HEREINAFTER REFERRED TO AS TRACT X)

LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT X;
THENCE SOUTH 01°43'14" WEST, ALONG THE EAST RIGHT OF WAY MARGIN OF 31ST AVENUE SOUTH, 11.07 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE, SAID POINT BEING THE BEGINNING OF A 22.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 56°14'12" WEST;
THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°54'11", AN ARC DISTANCE OF 17.63 FEET;
THENCE SOUTH 79°39'59" EAST 13.19 FEET;
THENCE SOUTH 84°07'01" EAST 44.87 FEET TO A POINT OF TANGENCY WITH A 149.42 FOOT RADIUS CURVE TO THE RIGHT;
THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°14'22" AN ARC DISTANCE OF 84.08 FEET TO THE SOUTH LINE OF SAID TRACT X AND THE TERMINUS OF THE HEREIN DESCRIBED LINE;

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

CONTAINS APPROXIMATELY 6626 SQUARE FEET OR 0.1583 ACRE.

PARCEL B

THAT PORTION OF THE SOUTH 50 FEET OF THE NORTH 320.10 FEET OF THE SOUTH 330.10 FEET OF THE WEST 190 FEET OF THE EAST 200 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., LYING EAST OF 31ST AVENUE SOUTH (HEREINAFTER REFERRED TO AS TRACT X);

LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT X;
THENCE SOUTH 01°43'14" WEST, ALONG THE EAST RIGHT OF WAY MARGIN OF 31ST AVENUE SOUTH, 11.07 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE, SAID POINT BEING THE BEGINNING OF A 22.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 56°14'12" WEST;
THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°54'11", AN ARC DISTANCE OF 17.63 FEET;
THENCE SOUTH 79°39'59" EAST 13.19 FEET;
THENCE SOUTH 84°07'01" EAST 44.87 FEET TO A POINT OF TANGENCY WITH A 149.42 FOOT RADIUS CURVE TO THE RIGHT;
THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°14'22" AN ARC DISTANCE OF 84.08 FEET TO THE SOUTH LINE OF SAID TRACT X AND THE TERMINUS OF THE HEREIN DESCRIBED LINE;

AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT X;
THENCE NORTH 01°43'14" EAST, ALONG THE EAST RIGHT OF WAY MARGIN OF 31ST AVENUE SOUTH, 2.64 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE, SAID POINT BEING THE BEGINNING OF A 14.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 33°40'16" WEST;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°48'16" AN ARC DISTANCE OF 6.30 FEET;
THENCE NORTH 82°08'01" EAST 22.51 FEET TO A POINT OF TANGENCY WITH A 144.00 FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°00'51" AN ARC DISTANCE OF 35.22 FEET;
THENCE SOUTH 83°51'08" EAST 18.79 FEET TO A POINT OF TANGENCY WITH A 93.00 FOOT RADIUS CURVE TO THE RIGHT;
THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°32'32" AN ARC DISTANCE OF 41.46 FEET TO THE NORTH LINE OF THE SOUTH 10.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 16 AND THE TERMINUS OF THE HEREIN DESCRIBED LINE;

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

CONTAINS APPROXIMATELY 2386 SQUARE FEET OR 0.0548 ACRE.

SURVEYORS LEGAL DESCRIPTIONS CONTINUED

PARCEL C

THAT PORTION OF THE SOUTH 50 FEET OF THE NORTH 320.10 FEET OF THE SOUTH 330.10 FEET OF THE WEST 190 FEET OF THE EAST 200 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., LYING EAST OF 31ST AVENUE SOUTH (HEREINAFTER REFERRED TO AS TRACT X) LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT X;
THENCE NORTH 01°43'14" EAST, ALONG THE EAST RIGHT OF WAY MARGIN OF 31ST AVENUE SOUTH, 2.64 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE, SAID POINT BEING THE BEGINNING OF A 14.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 33°40'16" WEST;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°48'16" AN ARC DISTANCE OF 6.30 FEET;
THENCE NORTH 82°08'01" EAST 22.51 FEET TO A POINT OF TANGENCY WITH A 144.00 FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°00'51" AN ARC DISTANCE OF 35.22 FEET;
THENCE SOUTH 83°51'08" EAST 18.79 FEET TO A POINT OF TANGENCY WITH A 93.00 FOOT RADIUS CURVE TO THE RIGHT;
THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°32'32" AN ARC DISTANCE OF 41.46 FEET TO THE SOUTH LINE OF SAID TRACT X AND THE TERMINUS OF THE HEREIN DESCRIBED LINE;

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

CONTAINS APPROXIMATELY 1089 SQUARE FEET OR 0.0250 ACRE.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CITY OF SEATTLE, IN SEPTEMBER, 2008.

Professional seal and signature of Harold S. Steadman, P.L.S., License No. 29282, State of Washington. Includes a circular seal with the text 'HAROLD S. STEADMAN STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR 29282' and 'EXPIRES 9/21/09'. The signature is dated 22 OCT '08.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HEBRA THIS DAY OF 07-2008 VOLUME 255 OF SURVEYS, PAGE 071, UN RECORDS OF COUNTY, WASHINGTON

Signature of Steve Reynolds, Supt. of Records

Barcode and recording information: 2008102390003, HEBRANK STEADMAN SURVEY 113.00, PAGE 001 OF 002, 10/23/2008 13:55, KING COUNTY, WA

HEBRANK, STEADMAN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
8659 NINTH AVENUE SOUTHWEST, SEATTLE, WASHINGTON 98106 (206) 762-4982

RECORD OF SURVEY
FOR
CITY OF SEATTLE
CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

SE1/4, NE1/4, SEC. 16,
TWP. 24 N., RGE. 04 E., W.M.
KING COUNTY, WASHINGTON

INDEX

2008-069.00	
DATE:	16 OCTOBER 2008
REVISED:	22 OCTOBER 2008
DRAWN BY:	JCL
MAP CHECK:	JCL
FINAL CHECK:	JSS
SHEET	1 OF 2

- LEGEND**
- ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ EDGE OF ASPHALT
 - ⊕ CENTER LINE
 - 40% SLOPE SENSITIVE AREA
 - 40% SLOPES = 53 SQUARE FEET OR 0.5% OF PROPERTY AREA
 - ⊕ MAIL BOX
 - ⊕ ROCK WALL
 - ⊕ GUY POLE
 - ⊕ GUY ANCHOR
 - ⊕ POWER METER
 - SET REBAR WITH CAP STAMPED "HSA PLS 29282"
 - ⊕ CONCRETE WALL
 - KSW KEYSTONE WALL
 - ⊕ WOOD FENCE
 - ⊕ CONCRETE CURB & GUTTER
 - FSB FRONT SETBACK
 - ⊕ STREET SIGN
 - ⊕ UTILITY POLE
 - ⊕ UTILITY POLE WITH LIGHT
 - P---T---P---T--- OVERHEAD POWER AND TELECOMMUNICATION LINES
 - P---P---P---P--- OVERHEAD POWER LINE
 - T---T---T---T--- OVERHEAD TELECOMMUNICATION LINE
 - W---W---W---W--- WATER LINE
 - S---S---S---S--- SANITARY SEWER LINE
 - D---D---D---D--- STORM DRAIN LINE

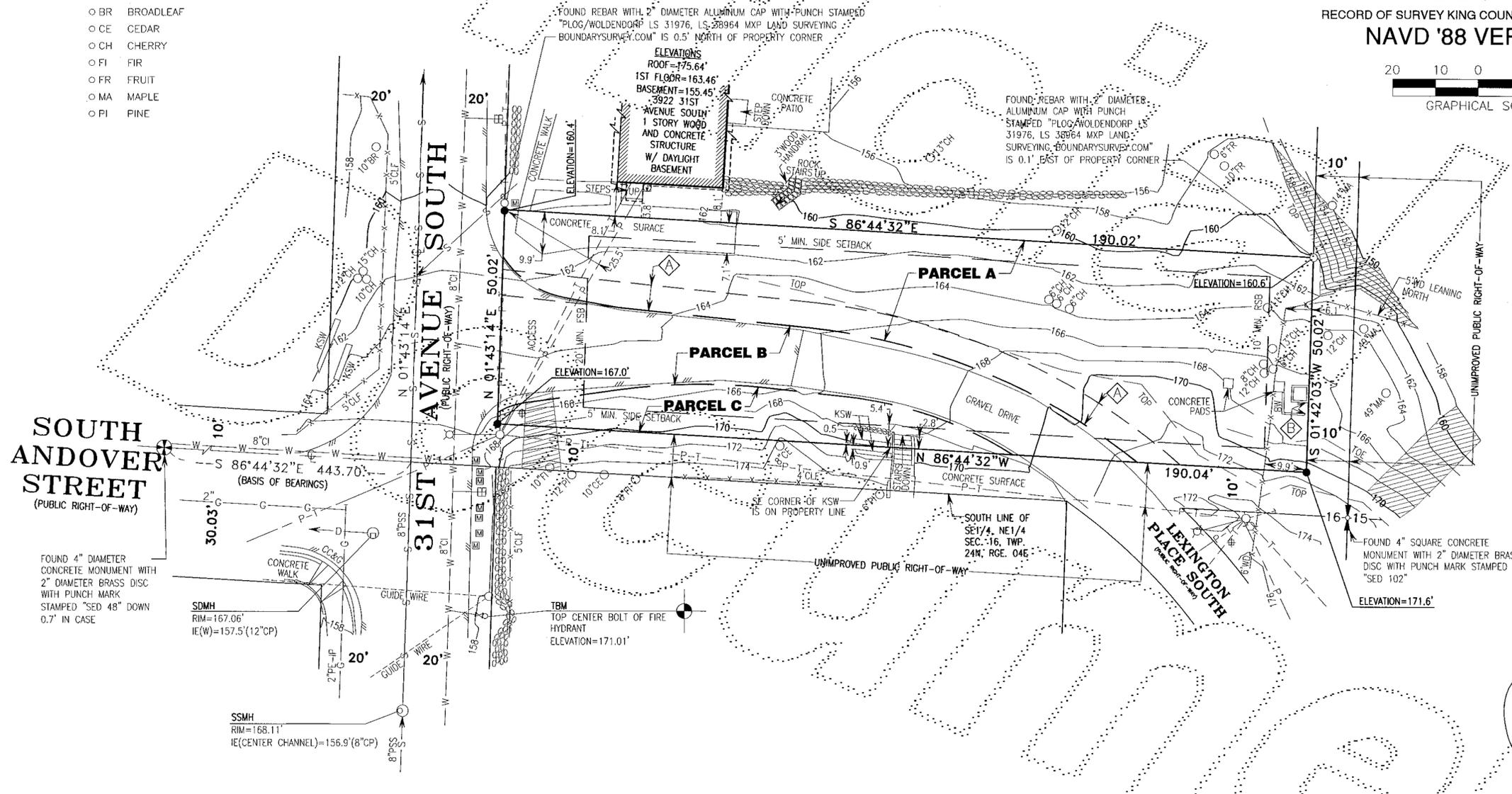
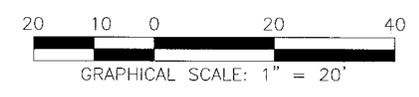
- TREE LEGEND**
- BR BROADLEAF
 - CE CEDAR
 - CH CHERRY
 - FI FIR
 - FR FRUIT
 - MA MAPLE
 - PI PINE

⊕ 6" SIDE SEWER EASEMENT PER CITY OF SEATTLE ORDINANCE #110808

⊕ NE CORNER OF BRICK FIRE PIT IS 0.1' WEST OF PROPERTY LINE, SE CORNER OF FIRE PIT IS ON PROPERTY LINE, EAST MOST CORNER OF BRICK WALL IS 0.6' WEST OF PROPERTY LINE



BASIS OF BEARINGS:
RECORD OF SURVEY KING COUNTY RECORDING NO. 2004061490005
NAVD '88 VERTICAL DATUM



20081023900003
HEBRANK STEADMAN SURVEY 113.00
PROCESSED BY 092
KING COUNTY, WA



HEBRANK, STEADMAN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
8659 NINTH AVENUE SOUTHWEST, SEATTLE, WASHINGTON 98106 (206) 762-4982

RECORD OF SURVEY FOR CITY OF SEATTLE
CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

SE1/4, NE1/4, SEC. 16, TWP. 24 N., RGE. 04 E., W.M. KING COUNTY, WASHINGTON

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2008-069.00
DATE: 16 OCTOBER 2008
REVISED: 22 OCTOBER 2008
DRAWN BY: JCL
MAP CHECK: JCL
FINAL CHECK: JSS
SHEET 2 OF 2