

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED, DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY AND DEDICATED TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

THIS SHORT SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

By: _____ Its; _____
MEDINA CUSTOM HOMES Date _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
 } ss.
COUNTY OF KING }

On this day personally appeared before me _____, to me known to be the Corporate Title of MEDINA CUSTOM HOMES, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument on behalf of the corporation.

GIVEN under my hand and official seal this
day of _____, 20__.

Notary Public in and for the State of Washington
My commission expires _____

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY & FIELD VERIFIED IN DECEMBER OF 2022. 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. 1624059077
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 48,150 S.F. (1.11 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, INC., COMMITMENT NO. 0229529-ETU, WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
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 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.

SCHEDULE B ITEMS

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: ELECTRIC TRANSMISSION LINE
RECORDING DATE: DECEMBER 18, 1946
RECORDING NO.: 3639512
AFFECTS: PORTION OF SAID PREMISES
(PLOTTED)
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: ROAD
RECORDING DATE: JUNE 21, 1948
RECORDING NO.: 3813408
AFFECTS: THE SOUTHERLY PORTION OF SAID PREMISES
(PLOTTED)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: WASHINGTON NATURAL GAS COMPANY
PURPOSE: GAS PIPELINE(S)
RECORDING DATE: NOVEMBER 20, 1991
RECORDING NO.: 9111201660
AFFECTS: AS DESCRIBED IN SAID INSTRUMENT
(PLOTTED)
4. LIMITED DURATION EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: JOHN AND ALICE KWONG
AND: KIRK AND MARY UNZELMAN
PURPOSE: CARPORT TENT WHICH ENCROACHES ONTO THE PROPERTY TO THE NORTH OF SAID PREMISES
RECORDING DATE: MAY 15, 2007
RECORDING NO.: 20070515001614
AFFECTS: THE NORTHERLY PORTION OF SAID PREMISES AND THE PROPERTY TO THE NORTH OF SAID PREMISES
SAID EASEMENT DISCLOSES THE FOLLOWING:

1. THE PARTIES AGREE THAT THE CARPORT ENCROACHMENT HAS BEEN BY PERMISSION. TO MEMORIALIZE THE CONTINUED PERMISSION, KWONG HEREBY GRANT TO UNZELMAN A LIMITED DURATION EASEMENT OVER THAT PORTION OF THE .5 FEET OF KWONG PROPERTY CURRENTLY OCCUPIED BY THE CARPORT ENCROACHMENT.
2. THIS EASEMENT IS PERSONAL TO KIRK AND MARY UNZELMAN AND SHALL AUTOMATICALLY TERMINATE UPON THE CHANGE OF OWNERSHIP OF THE UNZELMAN PROPERTY TO PERSONS OTHER THAN KIRK AND MARY UNZELMAN (OR EITHER OF THEM) BY ANY MEANS INCLUDING SALE, TRANSFER, DEED, ASSIGNMENT OR INHERITANCE.
3. UPON TERMINATION OF THIS EASEMENT, ALL RIGHTS TO USE THE CARPORT ENCROACHMENT SHALL AUTOMATICALLY CEASE AND THE OWNER OF THE KWONG PROPERTY OR THEIR SUCCESSORS MAY, AT THEIR SOLE OPTION, REMOVE ANY IMPROVEMENT (INCLUDING PAD, POLES, WALLS, ROOF) LOCATED WITHIN THE CARPORT ENCROACHMENT AREA.
(PLOTTED)
5. MATTERS CONTAINED IN THAT CERTAIN ROAD MAINTENANCE AGREEMENT WHICH DOCUMENT, AMONG OTHER THINGS, MAY PROVIDE FOR LIENS AND CHARGES.:

RECORDING DATE: MARCH 8, 2001
RECORDING NO.: 20010308000202
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL
PARTICULARS.
SAID INSTRUMENT IS A RE-RECORD OF INSTRUMENT RECORDED
UNDER RECORDING NO. 8912140156.
(PLOTTED - SEE ITEM 3)

6. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED IN FAVOR OF: KING COUNTY
RECORDING DATE: DECEMBER 18, 1946
RECORDING NO.: 3639313
(BLANKET IN NATURE)
8. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, 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 SURVEY:
RECORDING NO: 20220718900031
(CURRENT CONDITIONS SHOWN HEREON)

SE 1/4, SE 1/4, SEC. 16 T.24 N.,
R.05 E.W.M.

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED with respect to streets, alleys and rights of way
for roads, paths and slopes.

REAL PROPERTY & SURVEY	DATE
DEVELOPMENT REVIEW	DATE

UTILITIES DEPARTMENT

EXAMINED AND APPROVED with respect to water, sewer and drainage systems.

ADMINISTRATOR _____ DATE _____

DEVELOPMENT SERVICES DEPARTMENT

EXAMINED AND APPROVED:

ADMINISTRATOR _____ DATE _____

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____DAY OF _____, 20__.

ASSESSOR	DEPUTY ASSESSOR
ACCOUNT NO.	

RECORDED'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____,
20 _____ AT _____ M. IN BOOK _____ OF
SURVEYS
AT PAGE _____ AT THE REQUEST OF JEFFREY
PASON SAVAGE

DIRECTOR OF RECORDS

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 MEDINA CUSTOM HOMES IN APRIL OF 2023.

NOT FOR RECORDING

JEFFREY PASON SAVAGE CERTIFICATE NO. 52088 DATE



DATE: 04/21/23

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10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

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City of Bellevue

FINAL SHORT PLAT NO.

SHEET 1 OF 6

VARIANCE RESTRICTION

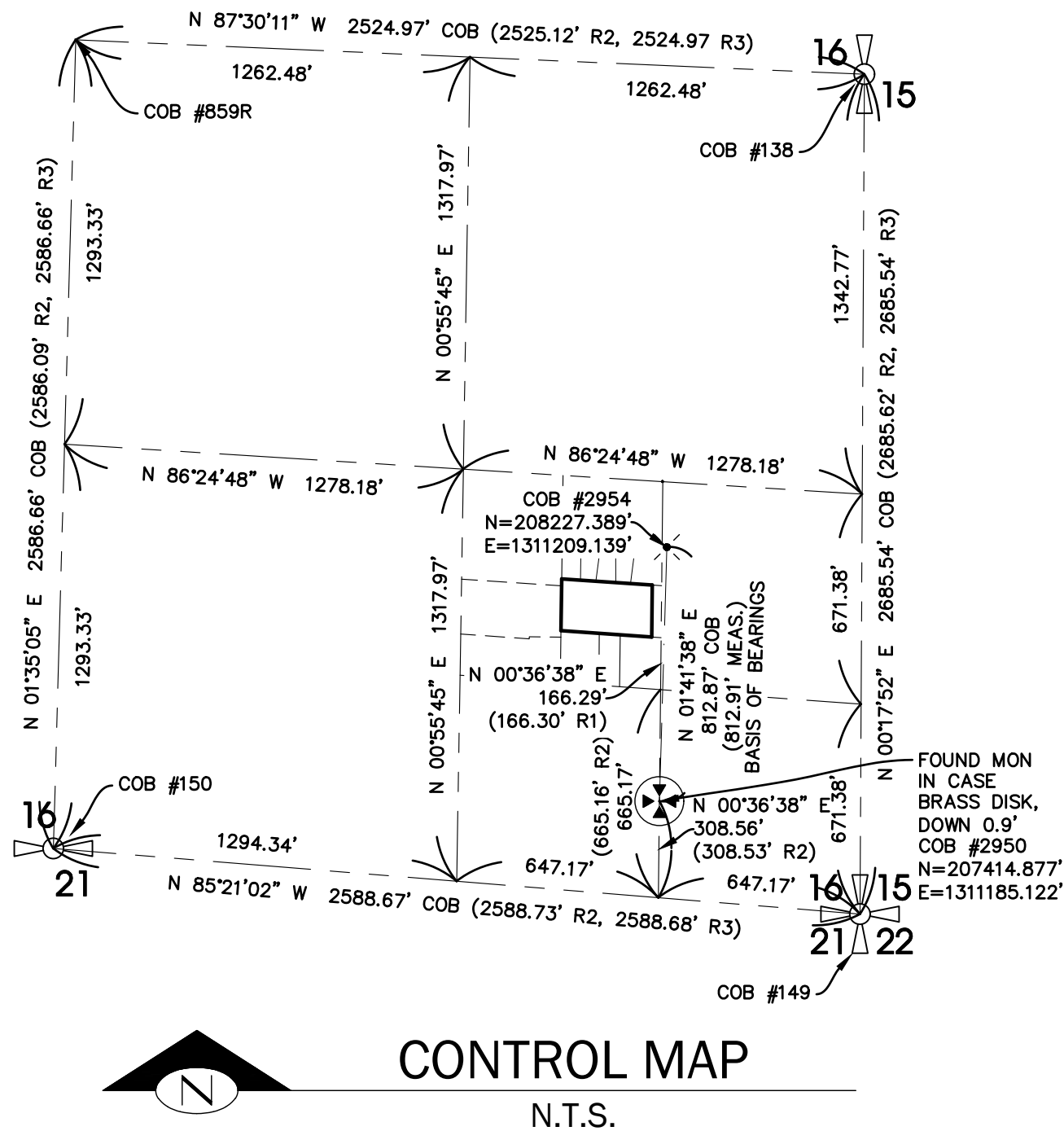
APPROVAL BY THE CITY OF THIS SHORT
PLAT IS A DETERMINATION THAT EACH LOT
IN THE SHORT PLAT CAN BE REASONABLY
DEVELOPED IN CONFORMANCE WITH THE
LAND USE CODE REQUIREMENTS IN EFFECT
AT THE TIME OF PRELIMINARY SHORT PLAT
APPROVAL WITHOUT REQUIRING A VARIANCE.

INDEXING INFORMATION			
	<u>SE</u> 1/4 <u>SE</u> 1/4	SECTION: <u>16</u>	
TOWNSHIP: <u>24N</u>			
RANGE: <u>05E, W.M.</u>			
COUNTY: <u>KING</u>			

LAND USE LANGUAGE TO BE
USED IN ACCORDANCE WITH
STAFF REPORT

TREE PRESERVATION PLAN

DESIGNATION OF TREES ON THE TREE PRESERVATION PLAN ESTABLISHES A COVENANT BY THE OWNER TO LEAVE UNDISTURBED ALL TREES AS SHOWN ON THE TREE PRESERVATION PLAN. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL FUTURE OWNERS. NO TREE TOPPING, TREE CUTTING OR TREE REMOVAL SHALL OCCUR UNLESS REQUIRED OR APPROVED BY THE CITY. EXCEPT FOR ORDINARY LANDSCAPE MAINTENANCE, NO CONSTRUCTION, CLEARING OR LAND ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE DRIP-LINE OF TREES SHOWN ON THE TREE PRESERVATION PLAN, UNLESS REQUIRED OR APPROVED BY THE CITY. ACTIVITIES IN VIOLATION OF THIS COVENANT ARE SUBJECT TO PENALTY, INCLUDING WITHOUT LIMITATION, FINES AND MITIGATION REQUIREMENTS. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS AND CONDITIONS OF THIS COVENANT BY ANY METHOD AVAILABLE UNDER LAW. IT IS THE OBLIGATION OF THE OWNER TO COMPLY WITH THE TERMS OF THE TREE PRESERVATION PLAN AND THIS COVENANT.



REFERENCES

- R1: RECORD OF SURVEY, BK. 13 OF SURVEYS, PG. 189, RECORDS OF KING COUNTY, WASHINGTON.
R2: CITY OF BELLEVUE SHORT PLAT 08-113832-LF, BK. 263 OF SURVEYS, PGS. 180-183, RECORDS OF KING COUNTY, WASHINGTON.
R3: SILVER BRIGHT COURT II SHORT PLAT, BK. 327 OF SURVEYS, PGS. 198-200, RECORDS OF KING COUNTY, WASHINGTON.
R4: RECORD OF SURVEY, BK. 469 OF SURVEYS, PG. 154, RECORDS OF KING COUNTY, WASHINGTON.

COB: CITY OF BELLEVUE
COC: SURVEY CONTROL NETWORK, SURVEYCONTROL.BELLEVUEWA.GOV

INDEXING INFORMATION

SE 1/4 SE 1/4			
NW ⁴		NE ⁴	
SW ⁴		SE ⁴	

SECTION: 16
TOWNSHIP: 24N
RANGE: 05E, W.M.
COUNTY: KING

TRACT & EASEMENT
LANGUAGE TO BE USED WHEN
USE IS ESTABLISHED

PRIVATE TRACT PROVISIONS:

TRACT A AS SHOWN HEREON IS ESTABLISHED FOR THE PURPOSE OF A (E.G. NGPA, OPEN SPACE, PRIVATE ACCESS AND UTILITY TRACT, PRIVATE STORM DRAINAGE TRACT) AND IS GRANTED AND CONVEYED (TO THE PLAT NAME HOMEOWNERS ASSOCIATION, (OR) AN EQUAL AND UNDIVIDED INTEREST TO THE OWNERS OF LOT(S) #, THEIR SUCCESSORS AND ASSIGNS). THE COST OF OPERATION, MAINTENANCE AND REPAIRS ASSOCIATED WITH TRACT A ARE SUBJECT TO THE PRIVATE EASEMENT PROVISIONS (OR) NGPA COVENANT CONTAINED HEREIN.

PUBLIC WATER & SEWER EASEMENT PROVISIONS:

A PERPETUAL EASEMENT IS HEREBY DEDICATED TO THE CITY OF BELLEVUE, A WASHINGTON MUNICIPAL CORPORATION, OVER, ACROSS, THROUGH AND UNDER (MAKE REFERENCE TO VARIOUS AREAS ON PLAT; E.G. EXTERIOR 10 FEET OF LOT 1, PRIVATE TRACT B, ETC.), FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, RECONSTRUCTING, REPLACING, MAINTAINING AND OPERATING PUBLIC WATER AND SANITARY SEWER SYSTEMS, INCLUDING PIPELINES, WATER METERS AND ALL NECESSARY CONNECTIONS AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THERE FROM. THE USE OF SUCH AREA IMMEDIATELY ADJACENT TO THE ABOVE EASEMENT IS ALSO DEDICATED TO THE CITY OF BELLEVUE AND/OR ITS AGENTS OR CONTRACTORS AS REASONABLY REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS LOCATED WITHIN THE EASEMENT. USE OF THE ADDITIONAL AREA ADJACENT TO THE EASEMENT SHALL BE LIMITED TO THE PURPOSES DESCRIBED HEREIN, AND IMMEDIATELY AFTER THE CONSTRUCTION AND/OR INSTALLATION OF SAID PUBLIC WATER AND SANITARY SEWER SYSTEMS, THE CITY OF BELLEVUE SHALL RESTORE THE PREMISES AS NEAR AS MAY BE TO ITS CONDITION IMMEDIATELY BEFORE SUCH CONSTRUCTION OR ENTRY. THE PRIVATE OWNERS SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT AND ADJACENT AREA PROVIDED THAT SAID USE DOES NOT INTERFERE WITH THE EASEMENT RIGHTS CONVEYED HEREIN AND PROVIDED THAT NO PERMANENT BUILDINGS OR STRUCTURES ARE ERECTED ON SAID EASEMENT.

PRIVATE EASEMENT PROVISIONS:

THE PRIVATE ACCESS AND UTILITY EASEMENT SHOWN OVER AND ACROSS (MAKE REFERENCE TO VARIOUS AREAS ON PLAT; E.G. EXTERIOR 10 FEET OF LOT 1, PRIVATE TRACT B, ETC.) IS ESTABLISHED FOR THE BENEFIT OF THE OWNER(S) (OF LOT(S) #). THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE ROAD USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE ROAD, THE PROPERTY OWNER (TO WHOM THE EASEMENT BENEFITS) SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. THE PRIVATE ACCESS AND UTILITY EASEMENT SHALL REMAIN OPEN AND UNOBSTRUCTED AT ALL TIMES FOR EMERGENCY AND PUBLIC SERVICE VEHICLES, (AND SHALL BE POSTED AND MARKED ON ONE SIDE "FIRE LANE - NO PARKING" PER BELLEVUE STANDARDS). THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER AND ACROSS (MAKE REFERENCE TO VARIOUS AREAS ON PLAT; E.G. EXTERIOR 10 FEET OF LOT 1, PRIVATE TRACT B, ETC.) IS ESTABLISHED FOR THE BENEFIT OF THE OWNER(S) (OF LOT(S) #) AND FOR THE PURPOSE TO OPERATE AND MAINTAIN A STORM WATER RUNOFF CONVEYANCE TO A PUBLIC OR PRIVATE SURFACE WATER SYSTEM OR FACILITY. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE STORM SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE STORM SYSTEM ABOVE THEIR CONNECTION; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE STORM SYSTEM, THE PROPERTY OWNER(S) (TO WHOM THE EASEMENT BENEFITS) SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

THAT PORTION OF THE STORM SYSTEM USED IN COMMON OVER AND ACROSS (MAKE REFERENCE TO VARIOUS AREAS ON PLAT; E.G. EXTERIOR 10 FEET OF LOT 1, PRIVATE TRACT B, ETC.) IS FOR THE BENEFIT OF THE OWNER(S) (OF LOT(S) #) AND FOR THE PURPOSE TO OPERATE AND MAINTAIN AN ON-SITE SURFACE WATER FACILITY TO INFILTRATE, DISPERSE, AND/OR DETAIN STORM WATER RUNOFF TOGETHER WITH WATER QUALITY TREATMENT. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE STORM SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES BY ALL LOT OWNERS BENEFITED BY THE FACILITY; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE STORM SYSTEM, THE PROPERTY OWNER(S) (TO WHOM THE EASEMENT BENEFITS) SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

STORM DRAINAGE SYSTEM AND MAINTENANCE SHALL CONFORM TO THE OPERATION AND MAINTENANCE SCHEDULE AS APPROVED BY THE CITY OF BELLEVUE AND FILED WITH THE RECORDER'S OFFICE OF KING COUNTY, WASHINGTON.

THE PRIVATE SANITARY SEWER EASEMENT SHOWN OVER AND ACROSS (MAKE REFERENCE TO VARIOUS AREAS ON PLAT; E.G. EXTERIOR 10 FEET OF LOT 1, PRIVATE TRACT B, ETC.) IS ESTABLISHED FOR THE BENEFIT OF THE OWNER(S) (OF LOT(S) #). THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE SANITARY SEWER SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE SANITARY SEWER SYSTEM ABOVE THEIR CONNECTION; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE SANITARY SEWER SYSTEM, THE PROPERTY OWNER(S) (TO WHOM THE EASEMENT BENEFITS) SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

THE PRIVATE WATER EASEMENT SHOWN OVER AND ACROSS (MAKE REFERENCE TO VARIOUS AREAS ON PLAT; E.G. EXTERIOR 10 FEET OF LOT 1, PRIVATE TRACT B, ETC.) IS ESTABLISHED FOR THE BENEFIT OF THE OWNER(S) (OF LOT(S) #).

LEGEND

- BENCHMARK
- BUILDING
- CENTERLINE ROW
- CULVERT PIPE
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WIRE)
- FENCE LINE (WOOD)
- FIRE HYDRANT
- GAS LINE
- INLET (TYPE 1)
- MAILBOX (RESIDENTIAL)
- MAINTENANCE WELL
- MONUMENT IN CASE (FOUND)
- NAIL AS NOTED
- POWER METER
- POWER (OVERHEAD)
- POWER POLE
- POWER POLE W/ LIGHT
- PROPERTY LINE (SUBJECT)
- PROPERTY LINES (ADJACENT)
- REBAR & CAP (SET)
- REBAR AS NOTED (FOUND)
- RETAINING WALL
- RIGHT-OF-WAY LINES
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- SIGN (AS NOTED)
- STORM DRAIN LINE
- STORM MANHOLE
- SUBDIVISION LINES
- TELEPHONE SENTRY
- TREE (AS NOTED)
- WATER LINE
- WATER METER
- WATER VALVE
- EASEMENT PER REC. NO. 3639512
- ROAD EASEMENT PER REC. NO. 3813408
- NATURAL GAS ESM'T PER REC. NO. 9111201660
- CARPORT EASEMENT PER REC. NO. 20070515001614
- CHAIN LINK FENCE
- CONCRETE RETAINING WALL
- INTERSECTION
- MEASURE



DATE: 01/21/23

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10801 Main Street, Suite 102
Bellevue, WA 98004
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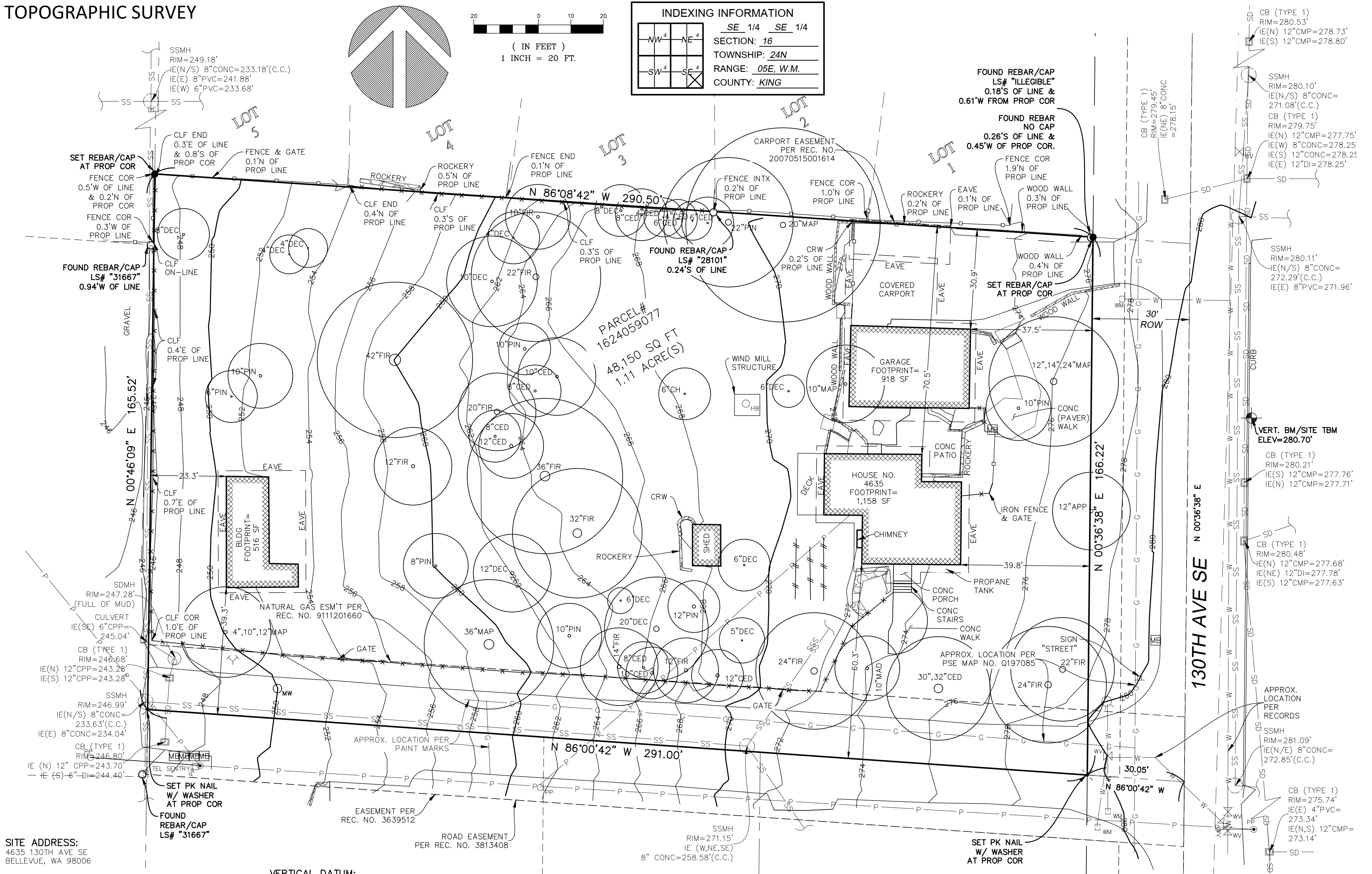
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City of
Bellevue

FINAL SHORT PLAT NO.

TOPOGRAPHIC SURVEY



SITE ADDRESS:
4635 130TH AVE SE
BELLEVUE, WA 98006

TAX PARCEL NUMBER:
1624059077

AREA:
TOTAL SITE AREA IS 48,150 SQUARE FEET OR 1.11 ACRES.

MONUMENT NOTE:
ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING
THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

METHOD OF SURVEY:
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.

BASIS OF BEARINGS:
NAD 83(2011) WASHINGTON NORTH STATE PLANE
COORDINATES PER CITY OF BELLEVUE SURVEY CONTROL
MONUMENT NUMBERS #2950 & #2954

VERTICAL DATUM:
 NAVD 88 PER CITY OF BELLEVUE BENCHMARK NO. 758
 DESCRIPTION: CONCRETE MON W/ LEAD & TACK IN CASE
 LOCATION: INTERSECTION 130TH AVE SE (SOUTHBOUND
 LANE) &
 SE 47TH ST.
 ELEVATION: 274.795'
 SITE TEMP. BENCHMARK
 DESCRIPTION: NAIL & RED WASHER
 LOCATION: ACROSS FROM 4635 130TH AVE SE
 ELEVATION: 280.70'

LEGAL DESCRIPTION:
THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF
OF THE NORTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING
COUNTY, WASHINGTON;
EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING
COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING
NO. 3639313, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



DATE: 04/21/23

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10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

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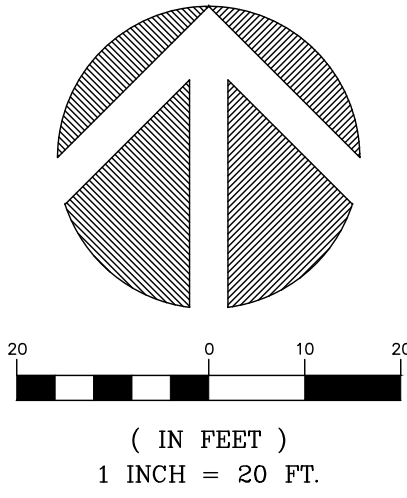
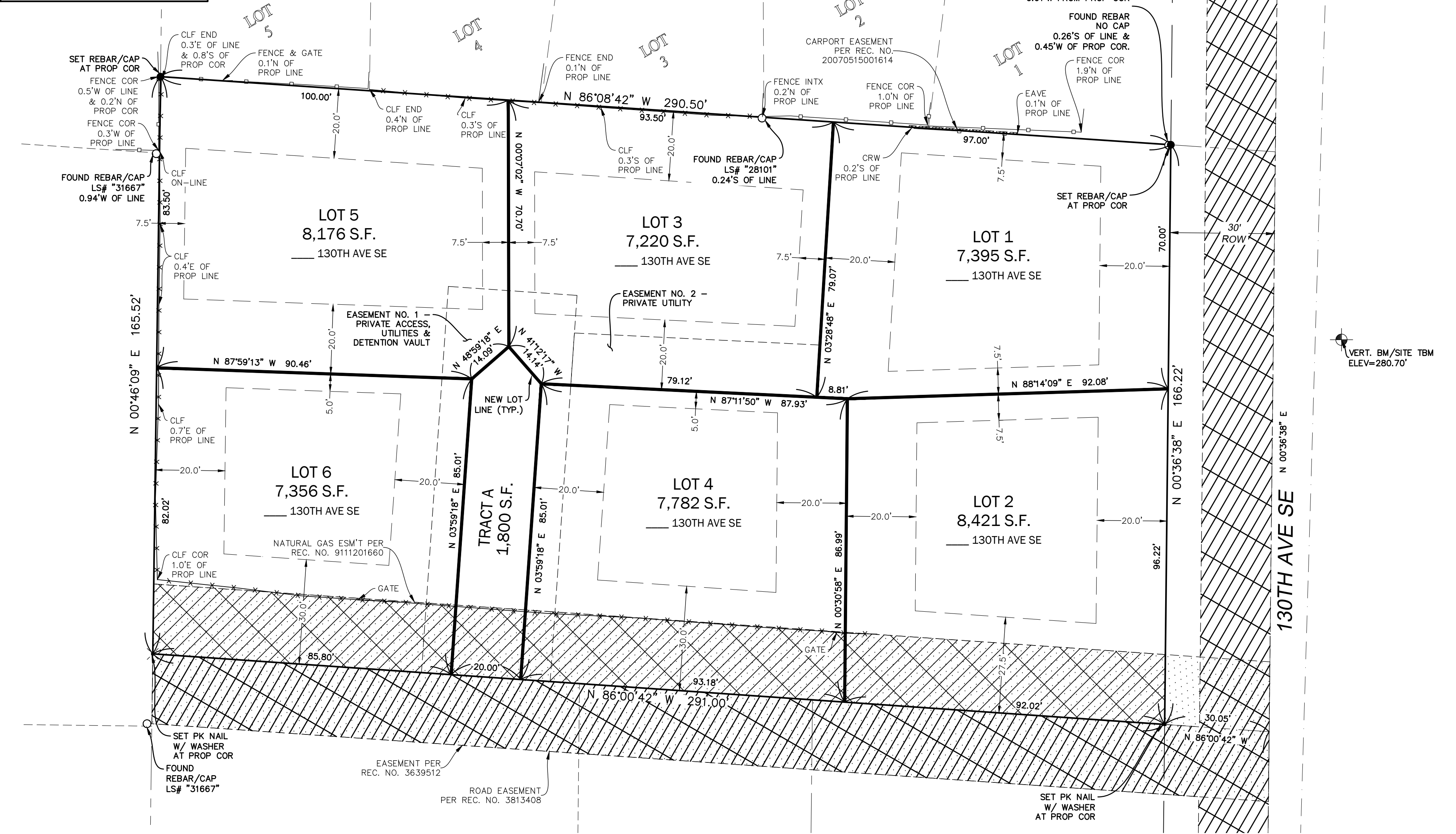
City of Bellevue

FINAL SHORT PLAT NO.

SHEET 3 OF 6

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TOWNSHIP: 24N	
RANGE: 05E, W.M.	
COUNTY: KING	



DATE: 04/21/23

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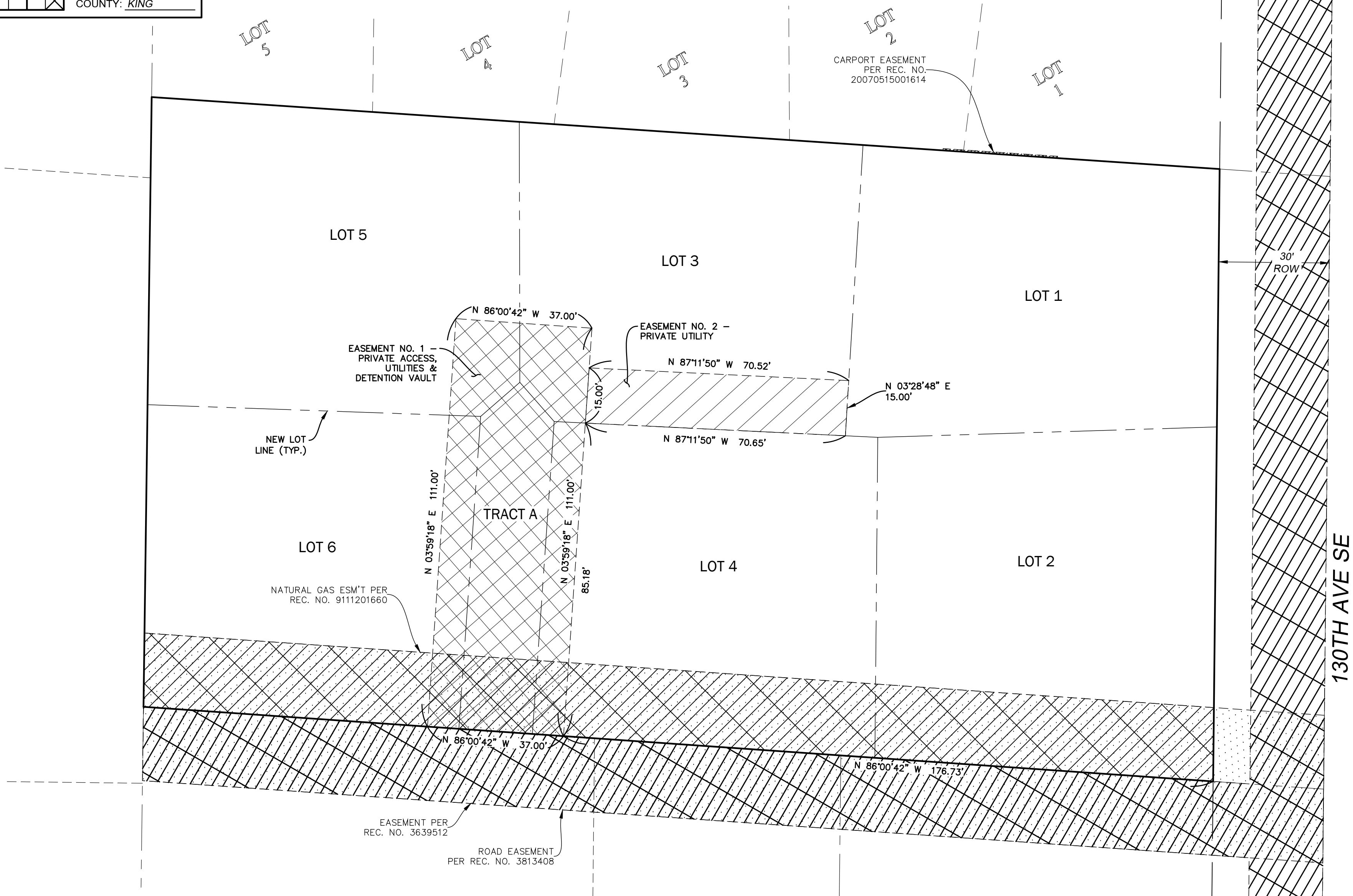
City of
Bellevue

FINAL SHORT PLAT NO.

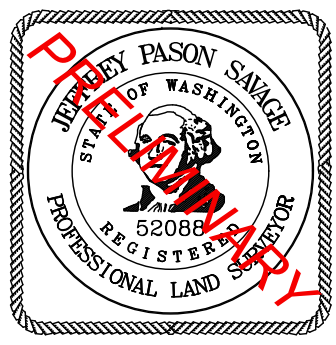
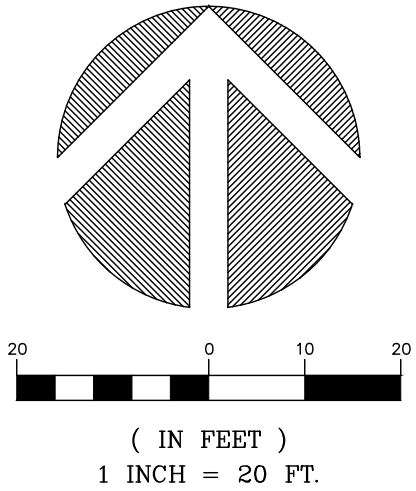
SHEET 4 OF 6

INDEXING INFORMATION

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EASEMENTS



DATE: 04/21/23

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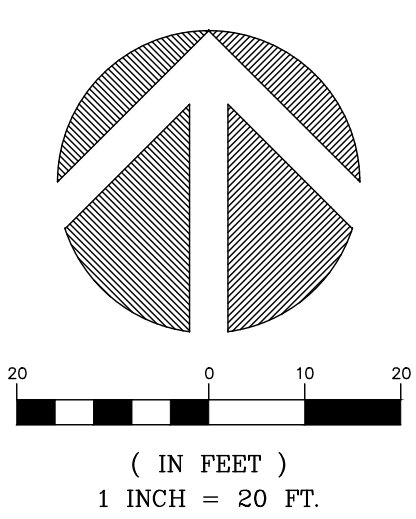
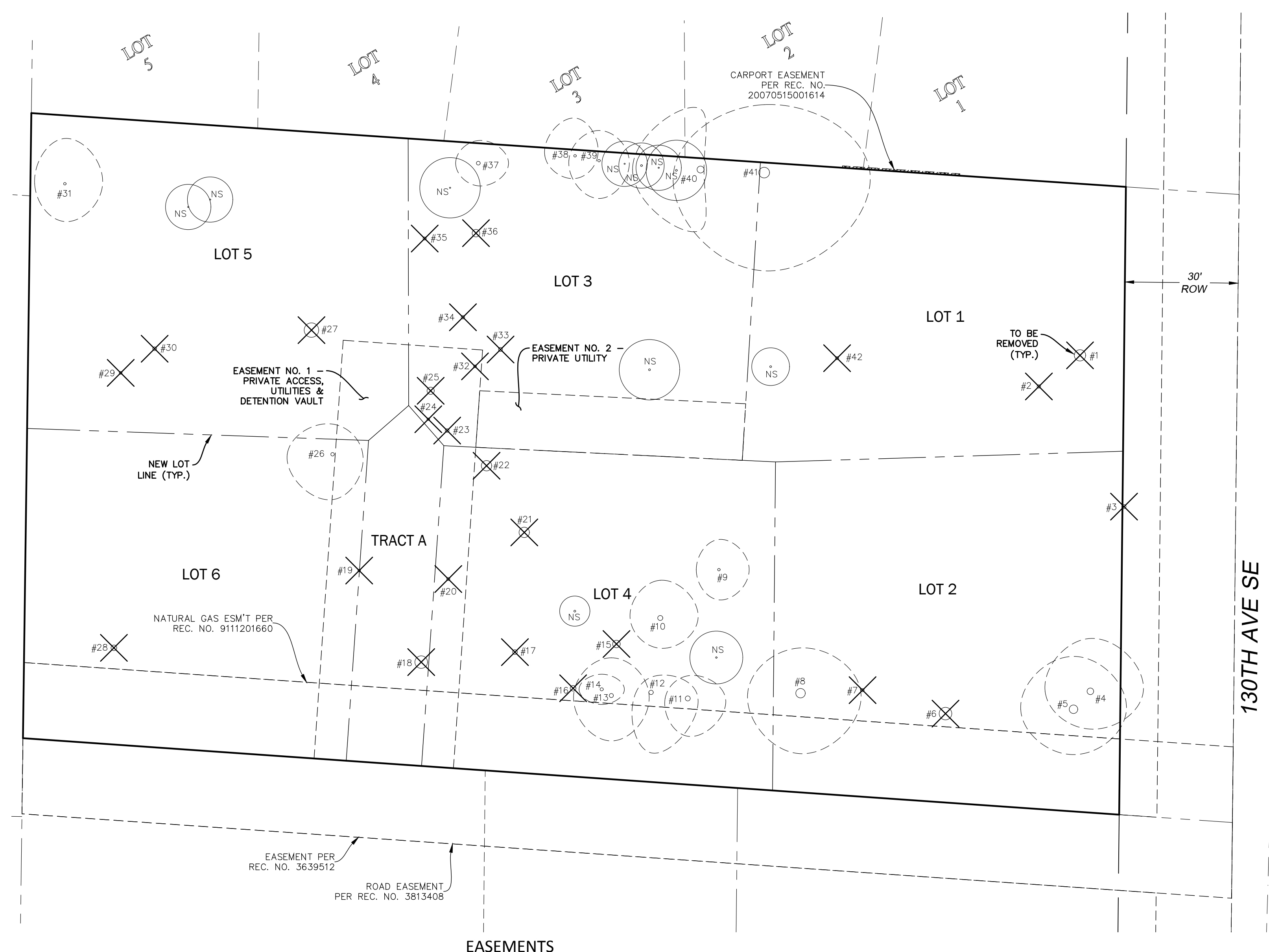
FINAL SHORT PLAT NO.

SHEET 5 OF 6

SIGNIFICANT TREES PER ARBOR REPORT BY LAYTON TREE CONSULTING LLC.
DATED 02/02/23

ID	SPECIES	DBH	PROPOSED ACTION
1	SILVER MAPLE	22,24,16(36)" DBH	REMOVE
2	AUSTRALIAN PINE	11" DBH	REMOVE
3	CRABAPPLE	13" DBH	REMOVE
4	WHITE FIR	21" DBH	SAVE
5	WHITE FIR	27" DBH	SAVE
6	WESTERN RED CEDAR	30,26(40)" DBH	REMOVE
7	PACIFIC MADRONE	10" DBH	REMOVE
8	SPRUCE	30" DBH	SAVE
9	APPLE	8" DBH	SAVE
10	AUSTRALIAN PINE	16" DBH	REMOVE
11	INCENSE CEDAR	16" DBH	SAVE
12	SHORE PINE	14" DBH	SAVE
13	WESTERN RED CEDAR	13" DBH	SAVE
14	INCENSE CEDAR	10" DBH	SAVE
15	ENGLISH ELM	24" DBH	REMOVE
16	SCOTS PINE	18" DBH	REMOVE
17	SCOTS PINE	15" DBH	REMOVE
18	SILVER MAPLE	40" DBH	REMOVE
19	AUSTRALIAN PINE	8" DBH	REMOVE
20	ENGLISH HAWTHORN	8,7(10)" DBH	REMOVE
21	DOUGLAS FIR	33" DBH	REMOVE
22	DOUGLAS FIR	33" DBH	REMOVE
23	WESTERN RED CEDAR	12" DBH	REMOVE
24	WESTERN RED CEDAR	8" DBH	REMOVE
25	DEODAR CEDAR	23" DBH	REMOVE
26	NORWAY SPRUCE	11" DBH	SAVE
27	DOUGLAS FIR	46" DBH	REMOVE
28	SIBERIAN ELM	12,12,6(18)" DBH	REMOVE
29	SCOTS PINE	9" DBH	REMOVE
30	SCOTS PINE	12" DBH	REMOVE
31	RED MAPLE	8" DBH	SAVE
32	WESTERN RED CEDAR	9" DBH	REMOVE
33	LEYLAND CYPRESS	13" DBH	REMOVE
34	DOUGLAS FIR	11" DBH	REMOVE
35	SIBERIAN ELM	10" DBH	REMOVE
36	DOUGLAS FIR	24" DBH	REMOVE
37	COLORADO SPRUCE	12" DBH	SAVE
38	RED MAPLE	7,5(8)" DBH	SAVE
39	WESTERN RED CEDAR	8" DBH	SAVE
40	SCOTS PINE	22" DBH	SAVE
41	SILVER MAPLE	26,22(34)" DBH	SAVE
42	JAPANESE MAPLE	8,7(10)" DBH	REMOVE
TOTAL=723"		SAVE 216.9"	
		SAVED= (30%)	

TREE PRESERVATION PLAN



INDEXING INFORMATION			
NW ⁴	NE ⁴	SE ⁴	SW ⁴
SECTION: 16			
TOWNSHIP: 24N			
RANGE: 05E, W.M.			
COUNTY: KING			

DATE: 04/21/23

TERRANE

10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

We are the measure | terrane.net

City of Bellevue

FINAL SHORT PLAT NO.

SHEET 6 OF 6

LEGAL DESCRIPTION
THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 3639313, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.
BASIS OF BEARINGS
NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER CITY OF BELLEVUE SURVEY CONTROL MONUMENT NUMBERS #2950 & #2954
REFERENCES
R1: RECORD OF SURVEY, BK. 13 OF SURVEYS, PG. 189, RECORDS OF KING COUNTY, WASHINGTON. R2: CITY OF BELLEVUE SHORT PLAT 08-113832-LF, BK. 263 OF SURVEYS, PGS. 180-183, RECORDS OF KING COUNTY, WASHINGTON. R3: SILVER BRIGHT COURT II SHORT PLAT, BK. 327 OF SURVEYS, PGS. 198-200, RECORDS OF KING COUNTY, WASHINGTON. R4: RECORD OF SURVEY, BK. 469 OF SURVEYS, PG. 154, RECORDS OF KING COUNTY, WASHINGTON.
COB: CITY OF BELLEVUE SURVEY CONTROL NETWORK, SURVEYCONTROL.BELLEVUEWA.GOV
SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY & FIELD VERIFIED IN DECEMBER OF 2022. 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.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 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).
- SUBJECT PROPERTY TAX PARCEL NO. 1624059077
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 48,150 S.F. (1.11 ACRES)
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, INC. COMMITMENT NO. 0229529-ETU, WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
- 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	PROPERTY LINES (ADJACENT)
BENCHMARK	REBAR & CAP (SET)
BRICK SURFACE	REBAR AS NOTED (FOUND)
BUILDING	RIGHT-OF-WAY LINES
CENTERLINE ROW	RETAINING WALL
CONCRETE SURFACE	ROCKERY
CULVERT PIPE	SEWER LINE
DECK	SEWER MANHOLE
FENCE LINE (CHAIN LINK)	SIGN (AS NOTED)
FENCE LINE (WIRE)	STORM DRAIN LINE
FENCE LINE (WOOD)	STORM MANHOLE
FIRE DEPT CONNECTION	SUBDIVISION LINES
FIRE HYDRANT	TELEPHONE SENTRY
FLAGSTONE SURFACE	TREE (AS NOTED)
GAS LINE	WATER LINE
GAS METER	WATER METER
GRAVEL SURFACE	WATER VALVE
INLET (TYPE 1)	EASEMENT PER REC. NO. 3639512
MAILBOX (RESIDENTIAL)	ROAD EASEMENT PER REC. NO. 3813408
MAINTENANCE WELL	NATURAL GAS ESM'T PER REC. NO. 911201660
MONUMENT IN CASE (FOUND)	CARPORT EASEMENT PER REC. NO. 20070515001614
NAIL AS NOTED	CHAIN LINK FENCE
POWER METER	CONCRETE RETAINING WALL
POWER (OVERHEAD)	INTERSECTION
POWER POLE	MEASURE
POWER POLE W/ LIGHT	
PROPERTY LINE (SUBJECT)	

SCHEDULE B ITEMS	SCHEDULE B ITEMS (CONTINUED)
1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: PURPOSE: ELECTRIC TRANSMISSION LINE RECORDING DATE: DECEMBER 18, 1946 RECORDING NO.: 3639512 AFFECTS: PORTION OF SAID PREMISES (PLOTTED)	ANY MEANS INCLUDING SALE, TRANSFER, DEED, ASSIGNMENT OR INHERITANCE.
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: PURPOSE: ROAD RECORDING DATE: JUNE 21, 1948 RECORDING NO.: 3813408 AFFECTS: THE SOUTHERLY PORTION OF SAID PREMISES (PLOTTED)	3. UPON TERMINATION OF THIS EASEMENT, ALL RIGHTS TO USE THE CARPORT ENCROACHMENT SHALL AUTOMATICALLY CEASE AND THE OWNER OF THE KWONG PROPERTY OR THEIR SUCCESSORS MAY, AT THEIR SOLE OPTION, REMOVE ANY IMPROVEMENT (INCLUDING PAD, POLES, WALLS, ROOF) LOCATED WITHIN THE CARPORT ENCROACHMENT AREA. (PLOTTED)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: PURPOSE: GAS PIPELINE(S) RECORDING DATE: NOVEMBER 20, 1991 RECORDING NO.: 911201660 AFFECTS: AS DESCRIBED IN SAID INSTRUMENT (PLOTTED)	5. MATTERS CONTAINED IN THAT CERTAIN ROAD MAINTENANCE AGREEMENT WHICH DOCUMENT, AMONG OTHER THINGS, MAY PROVIDE FOR LIENS AND CHARGES: RECORDING DATE: MARCH 8, 2001 RECORDING NO.: 20010308000202 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SAID INSTRUMENT IS A RE-RECORD OF INSTRUMENT RECORDED UNDER RECORDING NO. 8912140156. (PLOTTED - SEE ITEM 3)
4. LIMITED DURATION EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: JOHN AND ALICE KWONG AND: KIRK AND MARY UNZELMAN PURPOSE: CARPORT TENT WHICH ENCROACHES ONTO THE PROPERTY TO THE NORTH OF SAID PREMISES RECORDING DATE: MAY 15, 2007 RECORDING NO.: 20070515001614 AFFECTS: THE NORTHERLY PORTION OF SAID PREMISES AND THE PROPERTY TO THE NORTH OF SAID PREMISES SAID EASEMENT DISCLOSES THE FOLLOWING: 1. THE PARTIES AGREE THAT THE CARPORT ENCROACHMENT HAS BEEN BY PERMISSION, TO MEMORIALIZE THE CONTINUED PERMISSION, KWONG HEREBY GRANT TO UNZELMAN A LIMITED DURATION EASEMENT OVER THAT PORTION OF THE .5 FEET OF KWONG PROPERTY CURRENTLY OCCUPIED BY THE CARPORT ENCROACHMENT.	6. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED IN FAVOR OF: KING COUNTY RECORDING DATE: DECEMBER 18, 1946 RECORDING NO.: 3639313 (BLANKET IN NATURE)
	8. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, 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 SURVEY: RECORDING NO: 20220718900031 (CURRENT CONDITIONS SHOWN HEREON)

SSMH
RIM=249.18'
IE(N/S) 8"CONC=233.18"(C.C.)
IE(E) 8"PVC=241.88'
IE(W) 6"PVC=233.68'

CLF END 0.3'E OF LINE & 0.8'S OF PROP COR

FENCE COR 0.5'W OF LINE & 0.2'N OF PROP COR

FENCE COR 0.1'W OF PROP LINE

CLF ON-LINE

CLF 0.4'E OF PROP LINE

CLF 0.7'E OF PROP LINE

CLF 1.0'E OF PROP LINE

CLF 1.3'E OF PROP LINE

CLF 1.6'E OF PROP LINE

CLF 1.9'E OF PROP LINE

CLF 2.2'E OF PROP LINE

CLF 2.5'E OF PROP LINE

CLF 2.8'E OF PROP LINE

CLF 3.1'E OF PROP LINE

CLF 3.4'E OF PROP LINE

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CLF 4.0'E OF PROP LINE

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CLF 25.3'E OF PROP LINE

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CLF 28.0'E OF PROP LINE

CLF 28.3'E OF PROP LINE

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CLF 29.2'E OF PROP LINE

CLF 29.5'E OF PROP LINE

CLF 29.8'E OF PROP LINE

CLF 30.1'E OF PROP LINE

CLF 30.4'E OF PROP LINE

CLF 30.7'E OF PROP LINE

CLF 31.0'E OF PROP LINE

CLF 31.3'E OF PROP LINE

CLF 31.6'E OF PROP LINE

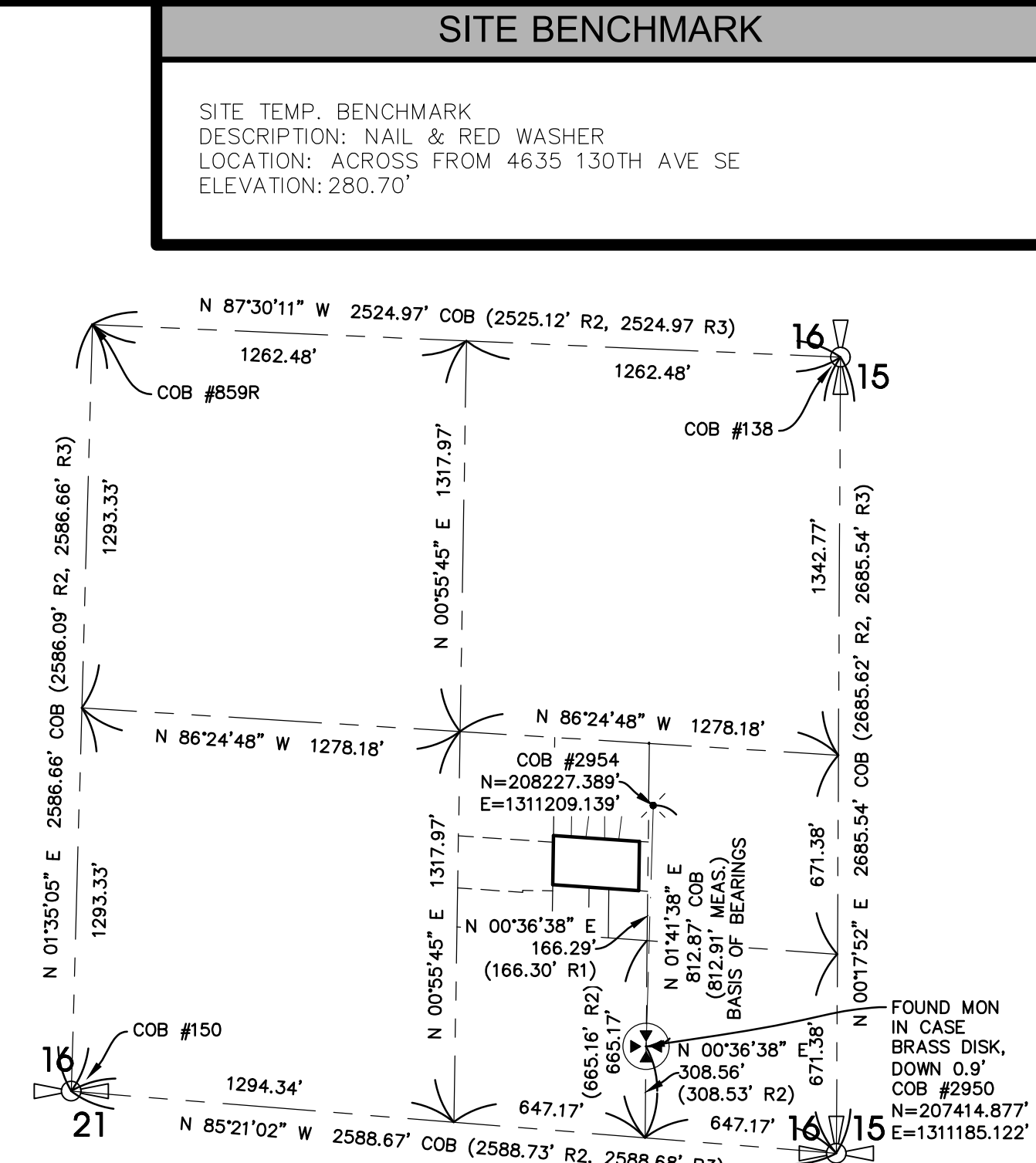
CLF 31.9'E OF PROP LINE

CLF 32.2'E OF PROP LINE

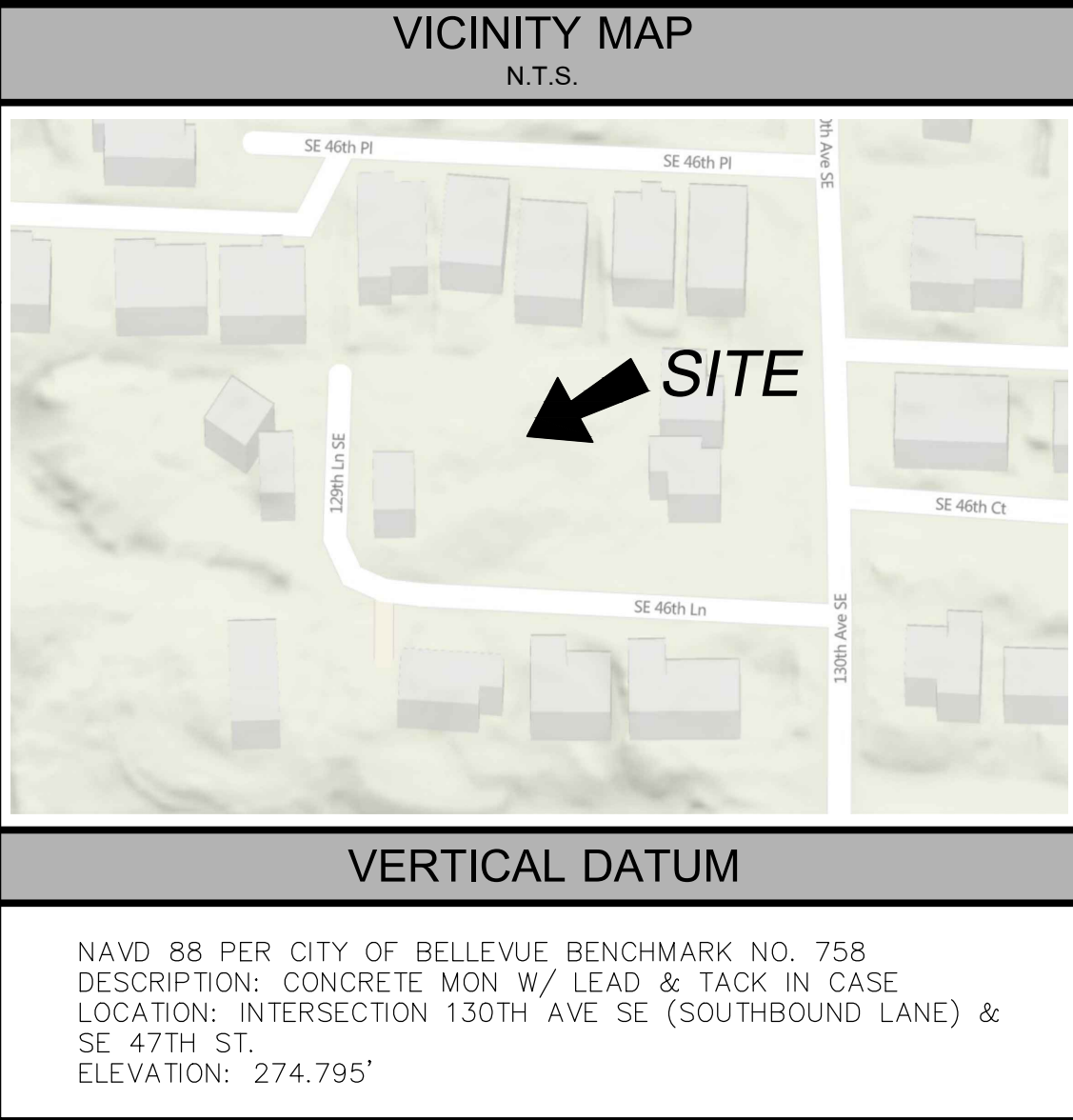
INDEXING INFORMATION			
NW	NE	SE 1/4	SE 1/4
SW	SE	TOWNSHIP: 24N	RANGE: 05E, W.M.
		COUNTY: KING	

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.

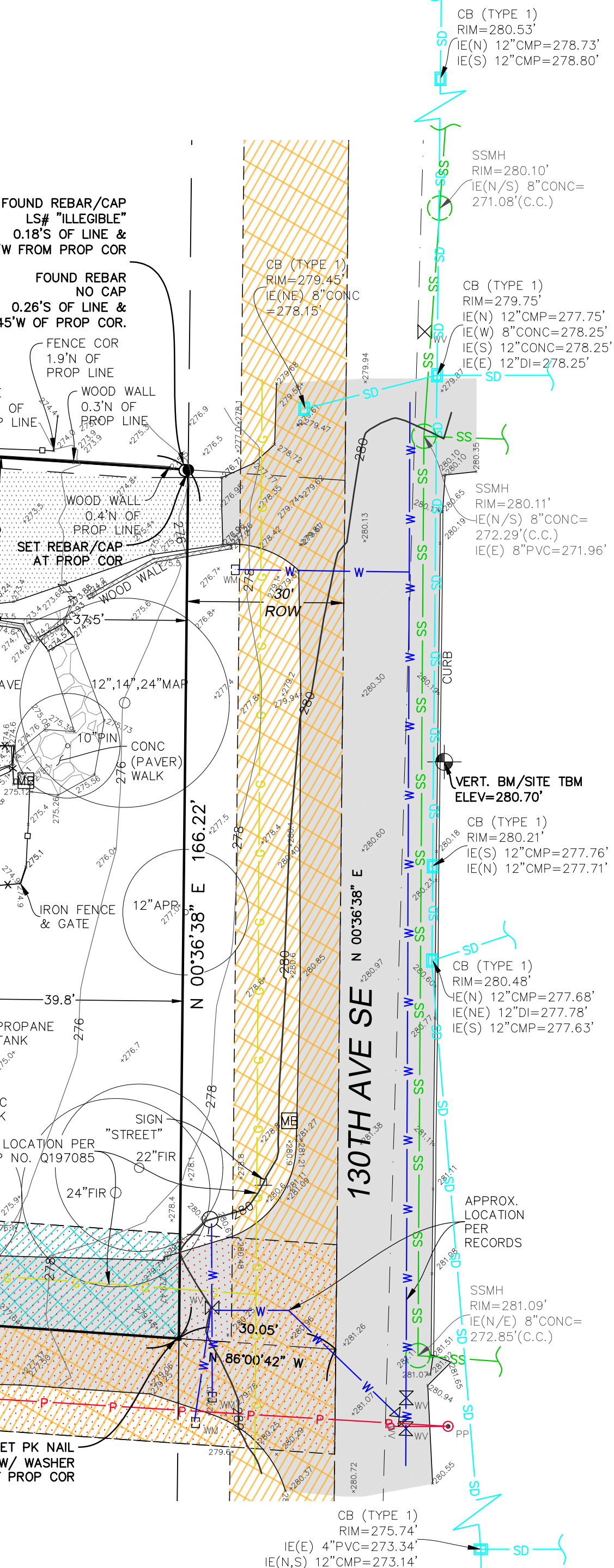
TOPOGRAPHIC & BOUNDARY SURVEY



CONTROL MAP
N.T.S.



VERTICAL DATUM
NAVD 88 PER CITY OF BELLEVUE BENCHMARK NO. 758
DESCRIPTION: CONCRETE MON W/ LEAD & TACK IN CASE
LOCATION: INTERSECTION 130TH AVE SE (SOUTHBOUND LANE) & SE 47TH ST.
ELEVATION: 274.795'



TERRANE

10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 1624059077

MEDINA CUSTOM HOMES

4635 130TH AVE SE
BELLEVUE, WA 98006

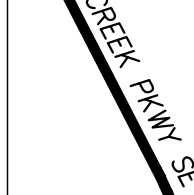
JOB NUMBER: 220247
DATE: 12/29/22
DRAFTED BY: JPH/TLR
CHECKED BY: EJJ/GM/RLS
SCALE: 1" = 20'
REVISION HISTORY

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/29/22
2	ISSUED FOR CONSTRUCTION	12/29/22
3	ISSUED FOR RECORD	12/29/22

SHEET NUMBER
1 OF 1

MEDINA CUSTOM HOMES SHORT PLAT

BELLEVUE, WA



NTS

PROPERTY ADDRESS:

SITE AREA: 48,150 SF (1.11 AC.)
ZONING: R-5

OWNER:

(425) 500-4600
CONTACT: MUKUL KUMAR

(425) 821-5038
CONTACT: EDWARD MECUM, PE

(425) 458-4488
CONTACT: JACOB GOODMAN MILLER, PLS

(206) 331-1097
CONTACT: PHILIP A. HABERMAN

(425) 220-5711
CONTACT: BOB LAYTON

THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY,
WASHINGTON;
EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY
DEED RECORDED UNDER RECORDING NO. 3639313, RECORDS OF KING COUNTY,
WASHINGTON.
SITuate IN THE COUNTY OF KING, STATE OF WASHINGTON.

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER CITY OF
BELLEVUE SURVEY CONTROL MONUMENT NUMBERS #2950 & #2954

R1: RECORD OF SURVEY, BK. 13 OF SURVEYS, PG. 189, RECORDS OF
KING COUNTY, WASHINGTON.
R2: CITY OF BELLEVUE SHORT PLAT 08-113832-LF, BK. 263 OF SURVEYS,
PGS. 180-183, RECORDS OF KING COUNTY, WASHINGTON.
R3: SILVER BRIGHT COURT II SHORT PLAT, BK. 327 OF SURVEYS, PGS.
198-200, RECORDS OF KING COUNTY, WASHINGTON.
R4: RECORD OF SURVEY, BK. 469 OF SURVEYS, PG. 154, RECORDS OF
KING COUNTY, WASHINGTON.
COB: CITY OF BELLEVUE SURVEY CONTROL NETWORK,
SURVEYCONTROL.BELLEVUEWA.GOV

SITE TEMP. BENCHMARK
DESCRIPTION: NAIL & RED WASHER
LOCATION: ACROSS FROM 4635 130TH AVE SE
ELEVATION: 280.70'

NAVD 88 PER CITY OF BELLEVUE BENCHMARK NO. 758
DESCRIPTION: CONCRETE MON W/ LEAD & TACK IN CASE
LOCATION: INTERSECTION 130TH AVE SE (SOUTHBOUND LANE) &
SE 47TH ST.
ELEVATION: 274.795'

MINIMUM SETBACKS OF STRUCTURES	
FRONT YARD	20'
REAR YARD	20'
SIDE YARD (MIN)	5'
2 SIDE YARDS	15'

MINIMUM DIMENSIONS	
WIDTH OF STREET FRONTAGE	30'
WIDTH REQUIRED IN LOT	60'
DEPTH REQUIRED IN LOT	80'
MAXIMUM BUILDING HEIGHT	30'/3
MAXIMUM STRUCTURE COVERAGE (%)	40
MAXIMUM HARD SURFACE (%)	80
MAXIMUM IMPERVIOUS SURFACE (%)	55
MINIMUM GREENSPACE	50
PERCENTAGE OF FRONT YARD SETBACK	

(F) FRONT: 20'
 (R) REAR: 20'
 (S) PER SIDE: 5' MIN
 TOTAL SIDE: 15'

PER LUC 20.20.010

SANITARY SEWER:

GAS:

SCHOOL:

BELLEVUE FIRE
DEPARTMENT:

CITY OF BELLEVUE
PUGET SOUND ENERGY
PHONE: 1-800-321-4123
PUGET SOUND ENERGY
PHONE: 1-800-321-4123
BELLEVUE SCHOOL DISTRICT
FIRE STATION 4

	AREA (SF)	MAX STRUCTURAL COVERGE (40%)	MAX IMPERVIOUS SURFACE (55%)
LOT 1	7,395	2,958	4,067
LOT 2	8,421	3,368	4,632
LOT 3	7,221	2,888	3,972
LOT 4	7,782	3,113	4,280
LOT 5	8,176	3,270	4,497
LOT 6	7,355	2,942	4,045

	AREA (SF)	MAX STRUCTURAL COVERGE (40%)	MAX IMPERVIOUS SURFACE (55%)
LOT 1	7,395	2,958	4,067
LOT 2	8,421	3,368	4,632
LOT 3	7,221	2,888	3,972
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LOT 5	8,176	3,270	4,497
LOT 6	7,355	2,942	4,045

DATE	CHKD BY	CHKD BY	NOTES
03-29-2023	EDM	NM	PRELIMINARY SHORT PLAT APPLICATION

BLVD, STE 2027
5038

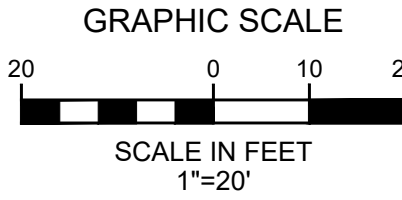
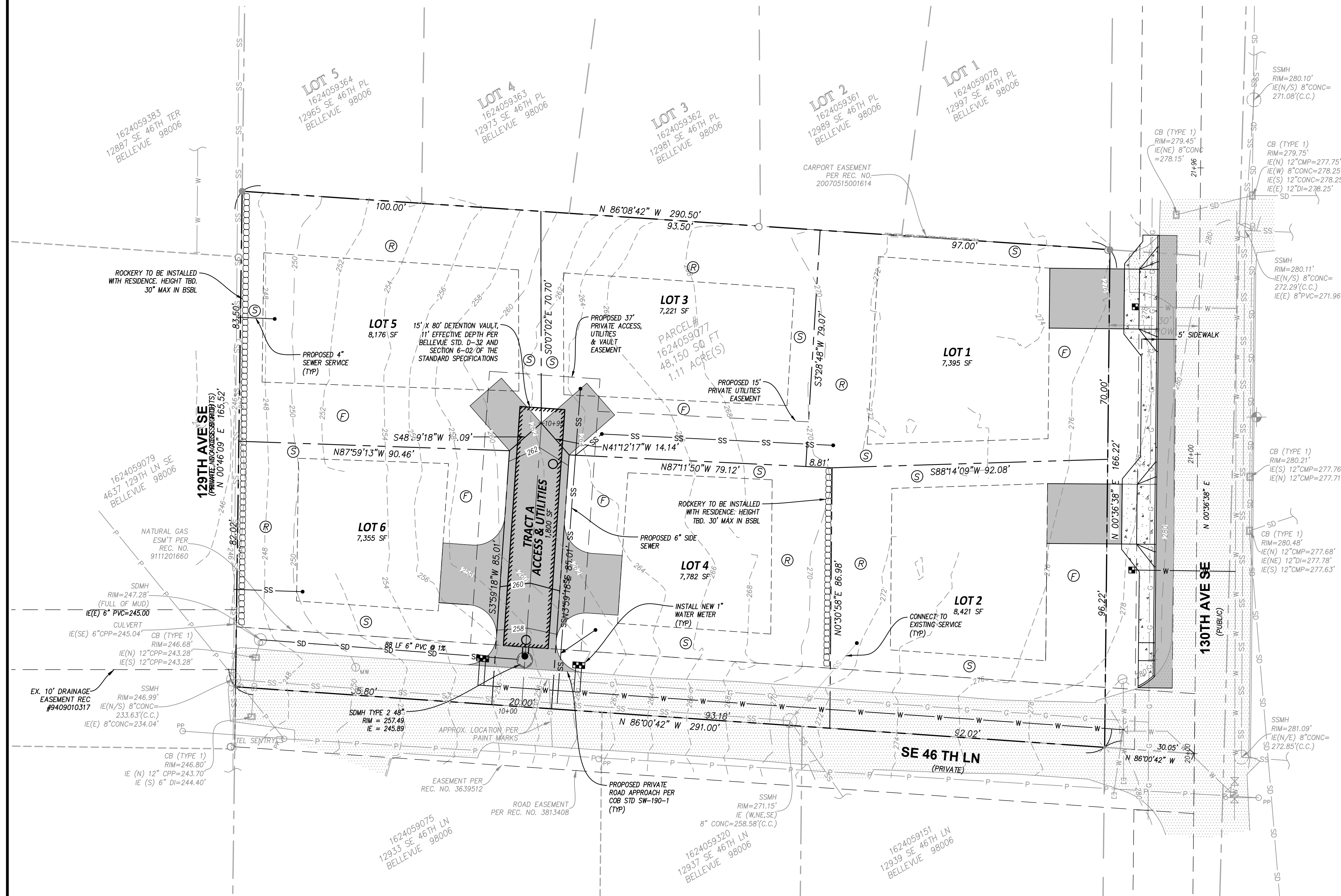
SITE PLAN
MEDINA CUSTOM HOMES

SHORT PLAT
MEDINA CUSTOM HOME
14463 SE ALLEN ROAD

1 of 4

MEDINA CUSTOM HOMES SHORT PLAT

BELLEVUE, WA



UTILITY PROVIDERS

SANITARY SEWER:

WATER:

ELECTRIC:

GAS:

CITY OF BELLEVUE
CITY OF BELLEVUE
PUGET SOUND ENERGY
PHONE: 1-800-321-4123
PUGET SOUND ENERGY
PHONE: 1-800-321-4123

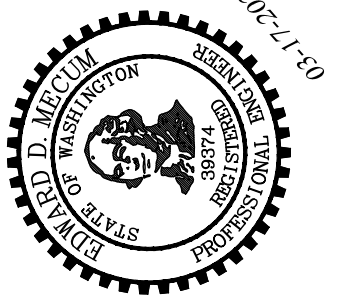
BUILDING SETBACKS

(F) FRONT: 20'
 (R) REAR: 20'
 (S) PER SIDE: 5'
 TOTAL SIDE: 15'

PER LUC 20.20.010



Know what's **below**.
Call before you dig.



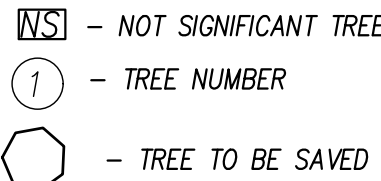
DATE	CHKD BY	NOTES
03-29-2023	EDM	PRELIMINARY SHORT PLAT APPLICATION

G2 CIVIL
1700 NW GILMAN BLVD, STE 200
ISSAQUAH, WA 98027
PHONE: (425) 821-5038

CLEARING, GRADING & UTILITIES PLAN
MEDINA CUSTOM HOMES
SHORT PLAT
MEDINA CUSTOM HOME
14463 SE ALLEN ROAD

SHEET
2 of 4

BELLEVUE, WA



Date: 2/2/2023

NEIGHBORING/OFF-SITE TREES

	No Issues
--	-----------

Dripline measurements from face of trunk

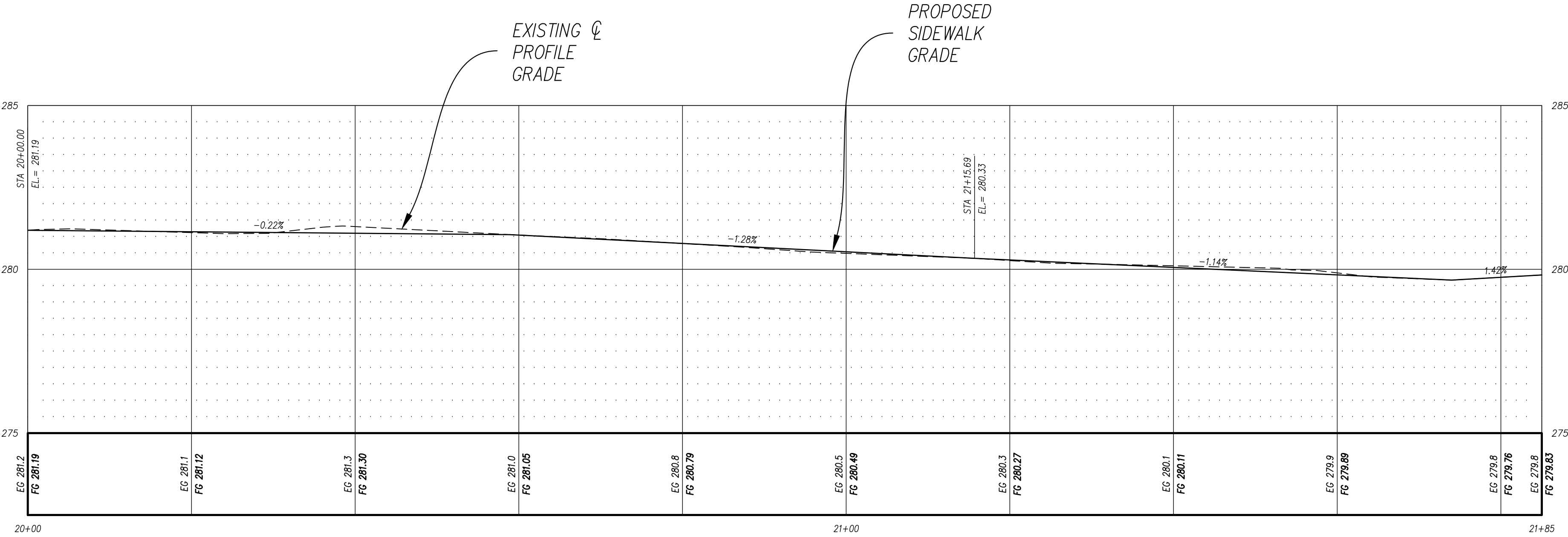
Calculated DBH: the DBH in parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3 stems: dbh = square root [(stem1)² +(stem2)² +(stem3)²]).

CBC = likely to be Compromised by Construction given location on property

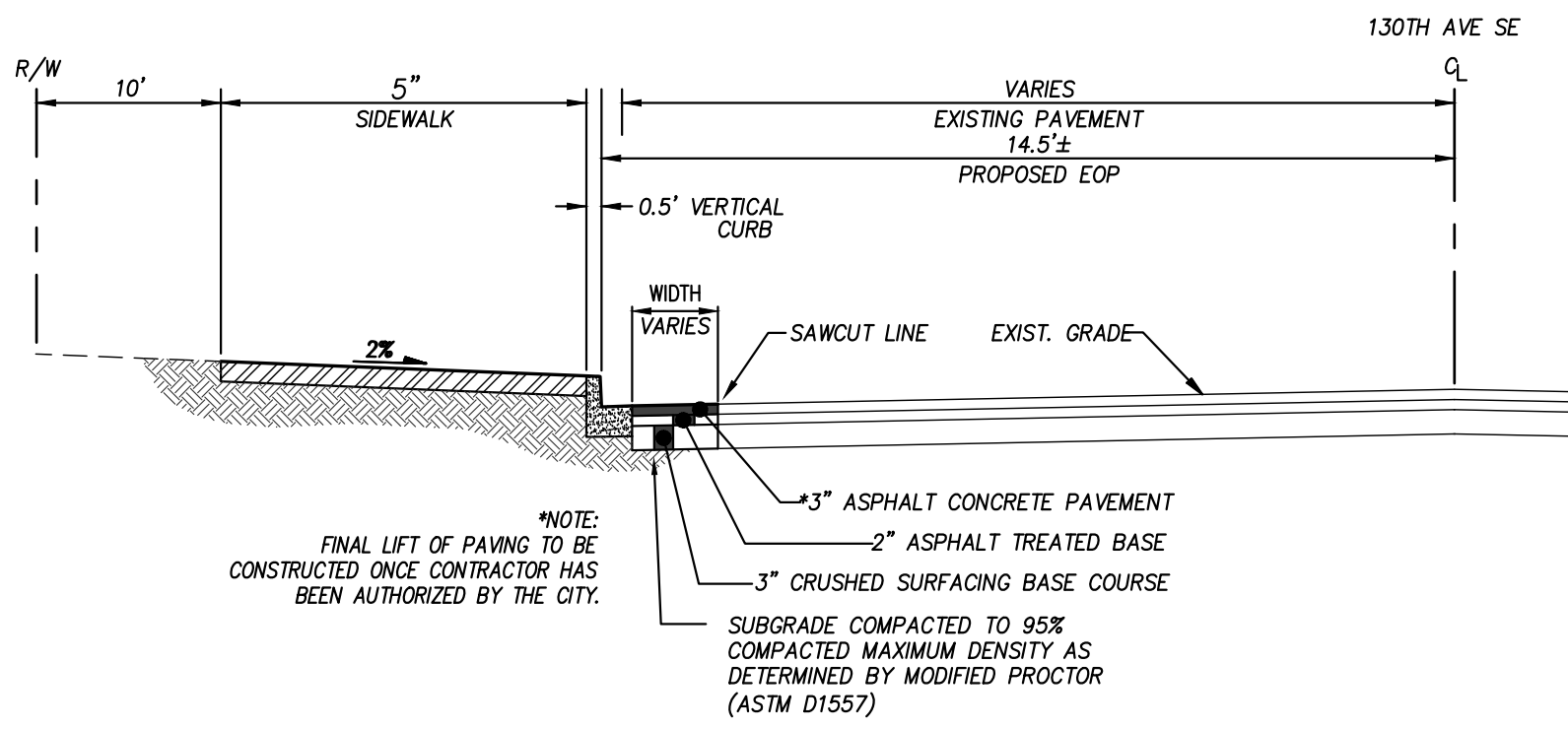


of **4**

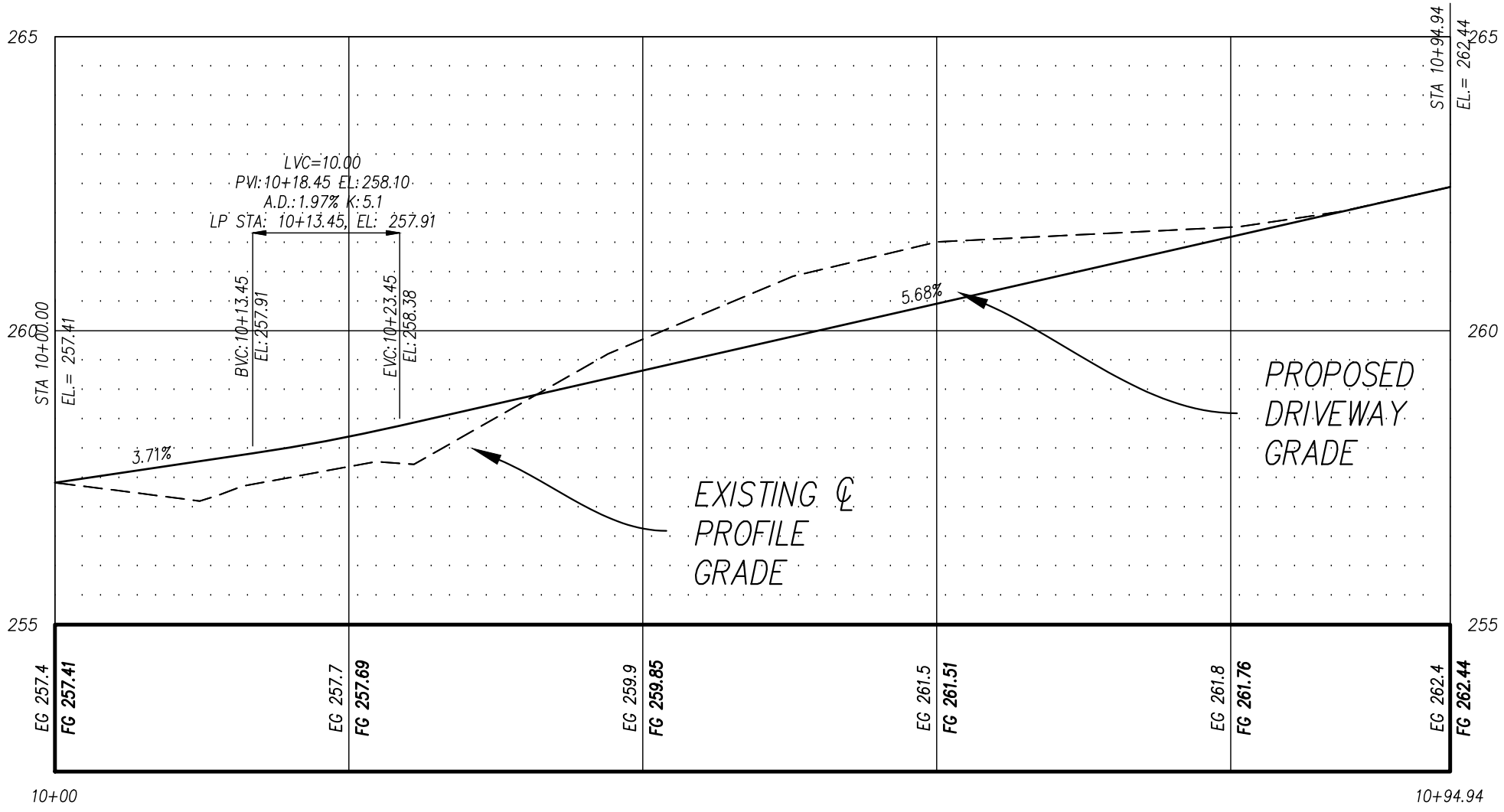
SE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 24N, RANGE 5E, WM
MEDINA CUSTOM HOMES SHORT PLAT
BELLEVUE, WA



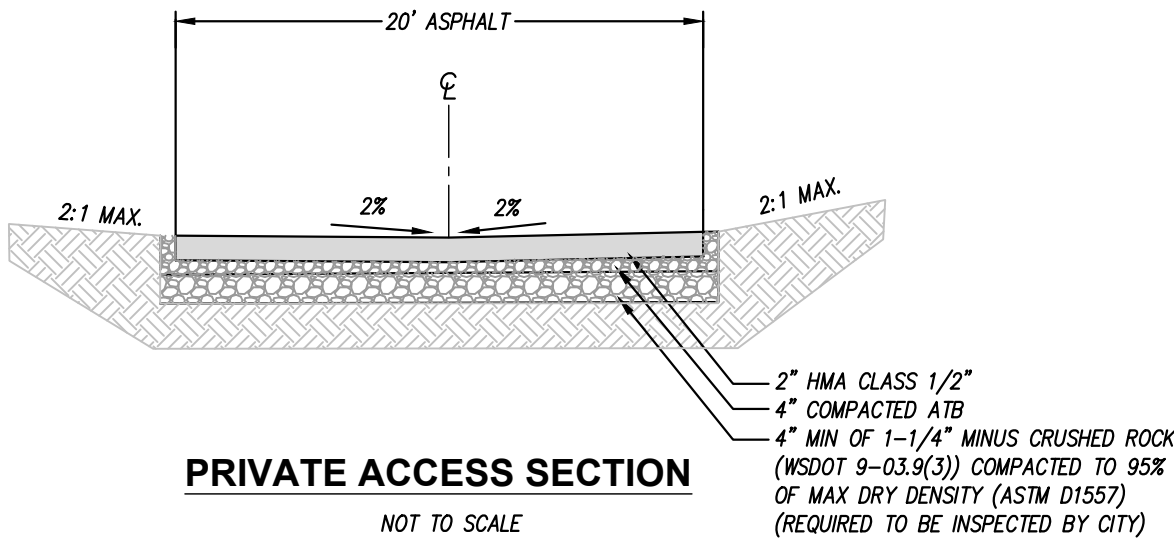
134TH AVE SE
1"=20' HORIZ, 1"=5' VERT



TYPICAL ROADWAY CROSS SECTION
130TH AVE SE
NOT TO SCALE



PRIVATE DRIVEWAY PROFILE VIEW
1"=20' HORIZ, 1"=5' VERT



PRIVATE ACCESS SECTION
NOT TO SCALE



DATE	NOTES
03-17-2023	PRELIMINARY SHORT PLAT APPLICATION

G2 CIVIL
1700 NW GILMAN BLVD, STE 200
ISSAQUAH, WA 98027
PHONE: (425) 821-5038

PROFILE & SECTIONS
MEDINA CUSTOM HOMES
SHORT PLAT
MEDINA CUSTOM HOME
14635 ALLEN RD
BELLEVUE, WA 98006

