



STAMP NOT VALID UNLESS SIGNED AND DATED

FIRST SUBMITTAL DATE: 7/27/17
SCALE: HORIZ: 1"=20' VERT:

PROJECT NO.
KCHA00006045

SHEET NO.
1

OF **3**

SYMBOL LEGEND

□	CB	CATCH BASIN (TYP 1)
⊕	SDMH	STORM DRAIN MANHOLE (TYP II)
○	SDCO	STORM DRAIN CLEANOUT
○	SSMH	SANITARY SEWER MANHOLE
○	SSCO	SANITARY SEWER CLEANOUT
⊕	FH	FIRE HYDRANT
⊕	ICV	IRRIGATION CONTROL VALVE
⊕	WM	WATER METER
⊕	WV	WATER VALVE
⊕	GM	GAS METER
⊕	GV	GAS VALVE
⊕	EJB	ELECTRICAL JUNCTION BOX
⊕	PP	POWER POLE
⊕	GA	UTILITY POLE ANCHOR
⊕	SL	STREET LIGHT
⊕	PV	POWER VAULT
⊕	XFR	PAD MOUNTED TRANSFORMER
⊕	SLB	STREET LIGHT BOX
⊕	PM	POWER METER
⊕	TS	TRAFFIC SIGNAL
⊕	TSV	TRAFFIC SIGNAL VAULT
⊕	TR	TELEPHONE JCT. RISER
⊕	TMH	TELEPHONE MANHOLE
⊕	TV	TV RISER
⊕	MB	MAILBOX
⊕	BOL	BOLLARD
⊕	SGN	SIGN
⊕	WFL	WETLAND FLAG LOCATION
⊕	MIC	FOUND MONUMENT IN CASE
⊕	BM	BENCH MARK
⊕	SET	SET LEAD AND TACK
⊕	REB	SET REBAR WITH CAP "DEA 21467"
⊕	CLF	CHAIN LINK FENCE
⊕	CONC	CONCRETE
⊕	EXTR	EXTRUDED CURB
⊕	FFE	FINISHED FLOOR ELEVATION
⊕	PA	PLANTER AREA
⊕	SWD	STATUTORY WARRANTY DEED

HATCH LEGEND

[Hatched Box]	CONCRETE
[Hatched Box]	ASPHALT PAVEMENT
[Hatched Box]	EXISTING BUILDING

TREE LEGEND

[Star Symbol]	CONIFER TREE
C	CEDAR
F	FIR
[Circle Symbol]	DECIDUOUS TREE
DEC	DECIDUOUS
M	MAPLE

LINE LEGEND

—SS—	SANITARY SEWER LINE
—SD—	STORM DRAIN
—W—	WATER LINE
—OHP—	POWER OVERHEAD
—P—	POWER BURIED
—TEL—	TELEPHONE BURIED
—G—	GAS LINE
—X—X—	FENCE LINE

SURVEYOR'S CERTIFICATE
TO: KING COUNTY HOUSING AUTHORITY, SPECTRUM DEVELOPMENT SOLUTIONS AND FIDELITY NATIONAL TITLE OF WASHINGTON, INC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10(a), 11, 12, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 21, 2017.
SIGNED: *Mark S. Harrison*
DATE: *July 27, 2017*
REGISTRATION NO. 21467

GENERAL NOTES

- THERE ARE TWO SETS OF BOUNDARY LINES SHOWN ON THE EAST AND WEST SIDES OF THE PROPERTY. THE WESTERLY OF THE TWO LINES ON EACH SIDE OF THE PROPERTY IS BASED ON CITY OF ISSAQUAH SHORT PLAT NO. 79-12, RECORDING NOS. 8001020405 AND 9510199010. THE EASTERLY OF THE TWO LINES ON EACH SIDE OF THE PROPERTY IS AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 8001090169, RECORDS OF KING COUNTY, WASHINGTON. THE LINES ARE APPROXIMATELY 30 FEET APART ON EACH SIDE. THE IMPROVEMENTS ON THE PROPERTY APPEAR TO HAVE BEEN CONSTRUCTED BASED ON THE STATUTORY WARRANTY DEED LEGAL DESCRIPTION.
- EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE TITLE REPORT BY FIDELITY NATIONAL TITLE OF WASHINGTON, INC., ORDER NO. 20375033-416-416, DATED APRIL 24, 2017, AT 8:00 A.M.
- PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING TRIMBLE VX SPATIAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON JUNE 29-JULY 21, 2017 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- UTILITY LOCATIONS SHOWN ON THIS SURVEY DRAWING ARE BASED UPON FIELD LOCATION OF EXISTING UTILITY STRUCTURES, FIELD LOCATION OF CONDUCTIBLE UNDERGROUND UTILITIES BASED ON PAINT MARKS OR OTHER MARKINGS ESTABLISHED BY A UTILITY LOCATE SERVICE AND UTILITY LOCATIONS BASED ON UTILITY MAPS PROVIDED BY UTILITY PURVEYORS. OTHER UNDERGROUND UTILITIES MAY EXIST. NO SUB-SURFACE EXPLORATION WAS DONE TO VERIFY UTILITY ROUTINGS. THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN.
- GROSS LAND AREA: 174,189 S.F. (4.0 ACRES)
- PARKING SPACES: 107 REGULAR (NO DESIGNATED HANDICAP OR COMPACT)
- THE DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS DESIGNATED BY THE CLIENT WITH RESPECT TO ADJOINING PROPERTIES WAS NOT PERTINENT TO THIS SURVEY, AS NO PARTY WALLS EXIST AT THE TIME OF THIS SURVEY ON SUBJECT PROPERTY.
- GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS AS SPECIFIED BY CLIENT, SUCH AS FOR HUD SURVEYS, AND SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS WAS NOT PERTINENT TO THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY ON SUBJECT PROPERTY.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THIS SURVEY ON SUBJECT PROPERTY.
- WETLANDS WERE DELINEATED ON THE WEST SIDE OF THE SUBJECT PROPERTY BY DAVID EVANS AND ASSOCIATES ON JULY 5, 2017.

FLOOD ZONE INFORMATION
BY GRAPHICAL PLOTTING ONLY THIS PROPERTY LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP NUMBER 53033C0691H, BEARING A REVISION DATE OF APRIL 19, 2005.

ZONING INFORMATION
ZONING CLASSIFICATION FOR SUBJECT PROPERTY IS UC (URBAN CORE).

SURVEY REFERENCES

CITY OF ISSAQUAH SHORT PLAT NO. SP-79-12, REC. NOS. 8001020405 AND 9510199010
CITY OF ISSAQUAH SHORT PLAT NO. PLN 06-00147 DF, REC. NO. 20090911900003
ROWLEY INDUSTRIAL PARK, VOL 130 OF PLATS, PGS 4-7, REC. NO. 8502130803
ISSAQUAH BUSINESS CENTER, VOL 177 OF PLATS, PGS 77-78, REC. NO. 9610030885
RECORD OF SURVEY FOR US POSTAL SERVICE, REC. NO. 8704099003
RECORD OF SURVEY FOR SR 900 R/W CENTERLINE ALIGNMENT, REC. NO. 20030409900010
ALL RECORDS OF KING COUNTY, WASHINGTON

HORIZONTAL DATUM NAD 83/2011
BASIS OF BEARINGS
HELD A BEARING OF NORTH 01°35'43" EAST ALONG THE CENTERLINE OF 12th AVE NW BETWEEN FOUND STREET MONUMENTS AT THE INTERSECTION OF 12th AVE NW WITH NEWPORT WAY NW AND THE INTERSECTION OF 12th AVE NW WITH NW MAPLE ST.

VERTICAL DATUM NAVD 88
BENCH MARKS
ORIGINAL BENCHMARK:
TBM 'A': CHISELED SQUARE IN NW CORNER OF TRANSFORMER PAD, BY SE PROPERTY CORNER, EL=78.53'
TBM 'B': TOP SE BOLT AT THE BASE OF TRAFFIC SIGNAL POLE, BY SW PROPERTY CORNER, EL=79.44'

LEGAL DESCRIPTION
LOT 2, CITY OF ISSAQUAH SHORT PLAT NO. SP-79-12, RECORDED UNDER RECORDING NUMBER 8001020405, AND REVISED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9510199010, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION CONVEYED TO THE CITY OF ISSAQUAH BY DEED RECORDED UNDER RECORDING NUMBER 9406302366;
SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.

NOTES CORRESPONDING TO SCHEDULE B SPECIAL EXCEPTIONS

PER COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE OF WASHINGTON, INC., FILE NO. 20375033-416-416, EFFECTIVE COMMITMENT DATE OF APRIL 24, 2017 AT 8:00 A.M.

ITEMS 1 THROUGH 4 AND 7 THROUGH 8, INCLUSIVE, PERTAIN TO TAXES, SEWER TREATMENT CAPACITY CHARGES, DEED OF TRUST AND UNRECORDED LEASEHOLDS AND OTHER INFORMATIONAL DOCUMENTS. SAID ITEMS DO NOT PERTAIN TO THIS ALTA/NSPS LAND TITLE SURVEY.

5. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE SHORT PLAT RECORDED UNDER RECORDING NO. 8001020405 AND REVISIONS THERETO BY INSTRUMENT RECORDED UNDER RECORDING NO. 9510199010.

6. THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSE OF AN UNDERGROUND ELECTRIC SYSTEM IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY, AS DISCLOSED BY INSTRUMENT RECORDED MARCH 25, 1981 UNDER RECORDING NUMBER 8103250387, RECORDS OF KING COUNTY, WASHINGTON. CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITIES WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM. (THIS EASEMENT HAS BEEN GRAPHICALLY DEPICTED HEREON.)

BOUNDARY NARRATIVE

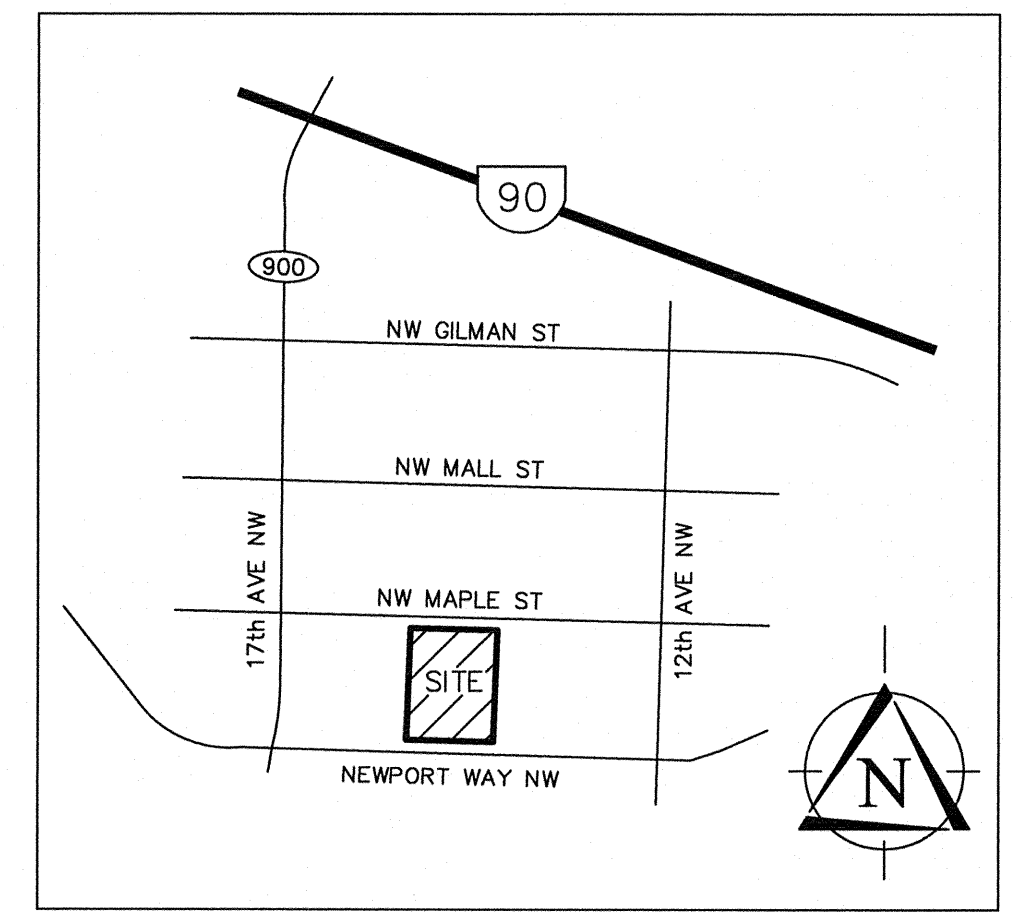
TRIAD WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE OF WASHINGTON, INC., ITS FILE NUMBER 20375033, DATED APRIL 24, 2017 AT 8:00 AM. THE LEGAL DESCRIPTION SHOWN THEREIN IS "LOT 2, CITY OF ISSAQUAH SHORT PLAT NO. SP-79-12, RECORDED UNDER RECORDING NUMBER 8001020405 AND REVISED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9510199010, EXCEPT ROAD CONVEYED TO ISSAQUAH BY DEED RECORDED UNDER RECORDING NUMBER 9406302366". THE BOLD SOLID LINE REPRESENTS THE BOUNDARIES OF LOT 2.

THE VESTING OF THE PROPERTY IS "CENTURYLINK, INC., A LOUISIANA CORPORATION, SUCCESSOR IN MERGER TO QWEST COMMUNICATIONS INTERNATIONAL INC., SUCCESSOR IN MERGER TO U.S. WEST COMMUNICATIONS, INC., SUCCESSOR IN MERGER TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY".

IN FIDELITY'S COMMITMENT, THEY INCLUDED A HYPERLINK TO THE VESTING DEED FOR PACIFIC NORTHWEST BELL TELEPHONE COMPANY FROM THE ISSAQUAH GROUP, DATED DECEMBER 28, 1979 AND RECORDED JANUARY 9, 1980 UNDER RECORDING NUMBER 8001090169. THE LEGAL DESCRIPTION FOR THE DEED IS "THE WESTERLY 300 FEET OF THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID DESCRIBED TRACT; THENCE NORTH 89°05'55" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 835.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 01°40'02" EAST 627.76 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF SAID TRACT AND THE TERMINUS OF SAID LINE DESCRIPTION, EXCEPT ROAD. ...". THE BOLD DASHED LINE REPRESENTS THE BOUNDARIES IN THE VESTING DEED.

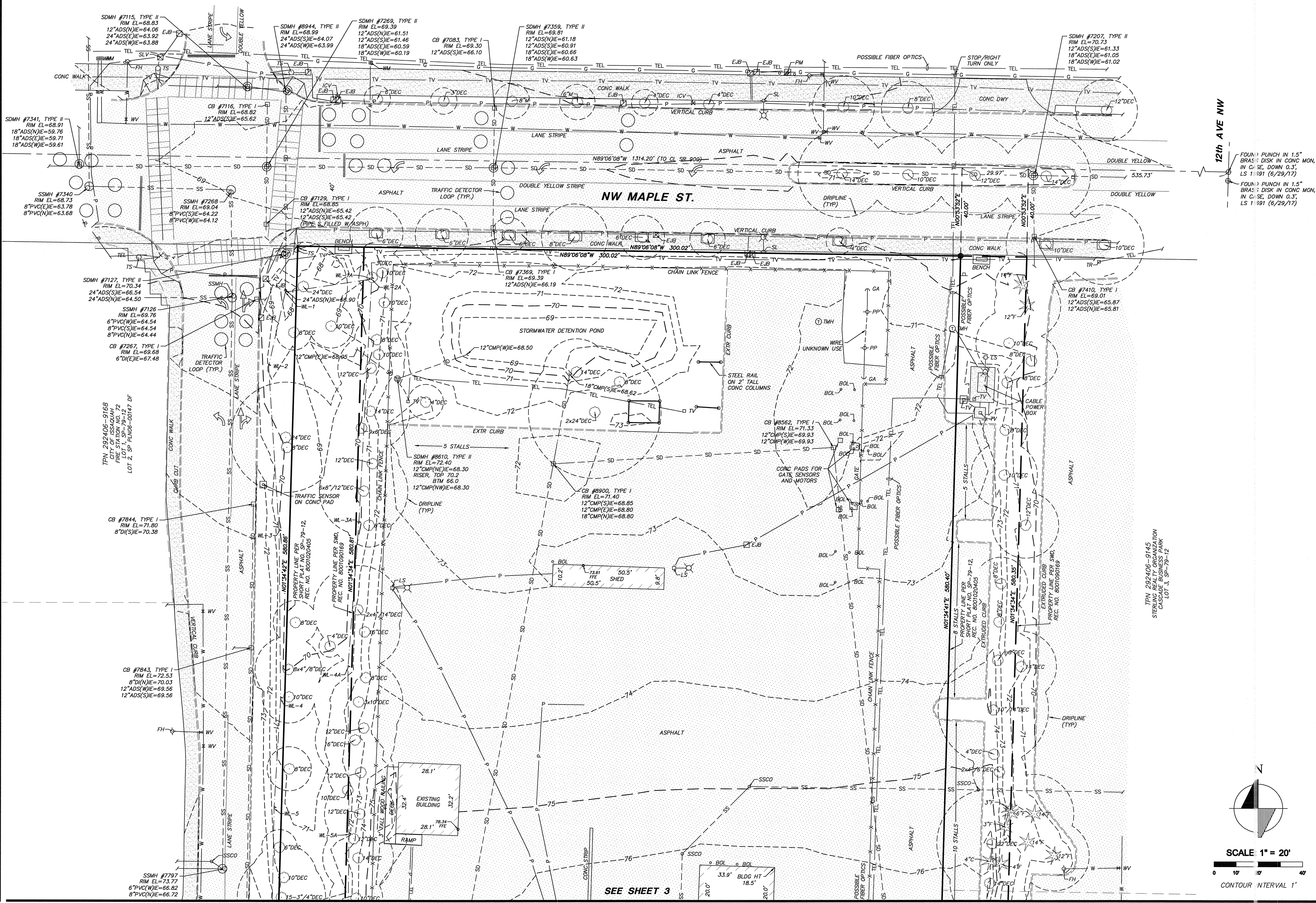
THE DISTANCE FROM THE WESTERLY MARGIN OF 12TH AVENUE NW TO THE WESTERLY LINE OF LOT 2 OF SP 8001020405 IS 835.07 FEET. THE WESTERLY MARGIN OF 12TH AVENUE NW IS 30 FEET WESTERLY OF THE CENTERLINE OF 12TH AVENUE NW. THE CENTERLINE OF 12TH AVENUE NW IS ALSO THE EAST LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29.

THE AS-BUILTS FOR WATER, SEWER AND STORM ON FILE WITH THE CITY OF ISSAQUAH, DATED 1980 AND 1981, SHOW IMPROVEMENTS NOT SIGNIFICANTLY DIFFERENT THEN WHAT WAS FOUND DURING THE FIELD SURVEY (PARKING, EXTRUDED CURB, DRIVING ISLES, THE BUILDING AND THE STORMWATER DETENTION POND NEAR THE NORTHWEST CORNER OF THE SITE). THE AS-BUILTS ALSO SHOW ALL OF THESE FACILITIES GENERALLY CENTERED WITHIN THE PROPERTY LINES.



VICINITY MAP NOT TO SCALE

NE 1/4 OF THE NE 1/4, SEC. 29, TWP. 24 N., RGE. 6 E., W.M.



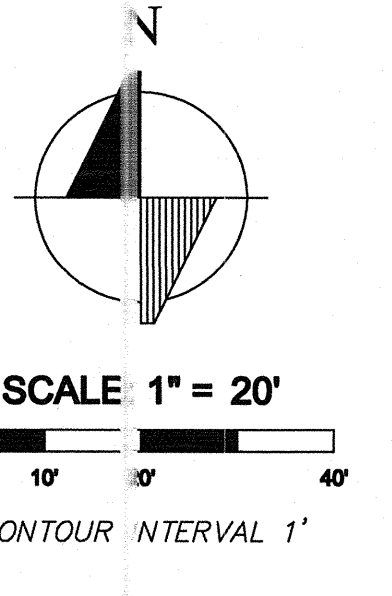
12th AVE NW

FOUND PUNCH IN 1.5" BRAS: DISK IN CONC MON, IN CASE, DOWN 0.3', LS 1191 (6/29/17)
FOUND PUNCH IN 1.5" BRAS: DISK IN CONC MON, IN CASE, DOWN 0.3', LS 1191 (6/29/17)

TPN 292406-9145
STERLING REALTY ORGANIZATION
CASCADE BUSINESS PARK
LOT 3, SP-79-12

TPN 292406-9168
CITY OF ISSAQUAH
FIRE STATION NO. 72
LOT 1, SP-79-12
LOT 2, SP-FLUM06-00147, DF

SEE SHEET 3



20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

ALTA / NSPS LAND TITLE SURVEY
FOR
KING COUNTY HOUSING AUTHORITY
1505 NEWPORT WAY NW
SPECTRUM DEVELOPMENT SOLUTIONS
WASHINGTON
CITY OF ISSAQUAH,

Table with columns: NO., DATE, REVISION, DESIGNED BY, CHECKED BY. Includes a revision record with checkmarks.

GREGORY T. JUNEAU, PLS
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR



STAMP NOT VALID UNLESS SIGNED AND DATED

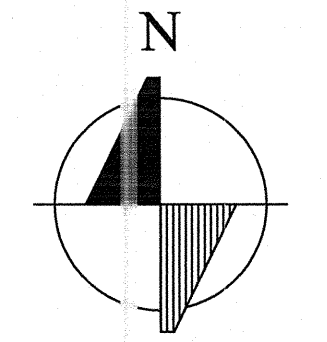
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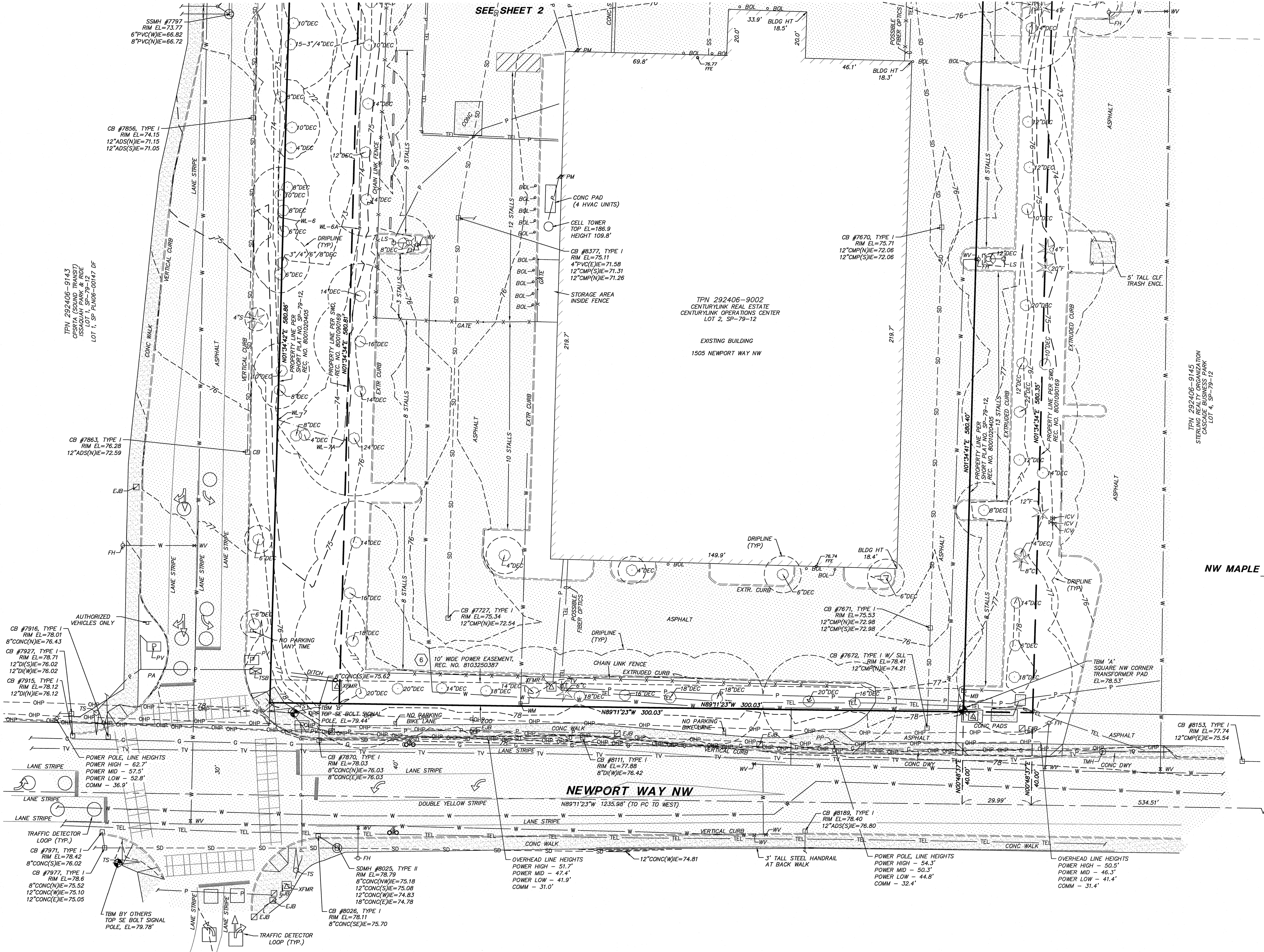
SHEET NO.
2
OF 3

NE 1/4 OF THE NE 1/4, SEC. 29, TWP. 24 N., RGE. 6 E., W.M.

SEE SHEET 2



SCALE: 1" = 20'
CONTOUR INTERVAL 1'



NW MAPLE ST.
FO UN D PUNCH IN 1.5" BR-SS DISK IN CONC MON, IN CASE, DOWN 0.3', LS 11691 (6/29/17)
FO UN D PUNCH IN 1.5" BR-SS DISK IN CONC MON, IN CASE, DOWN 0.3', LS 11691 (6/29/17)

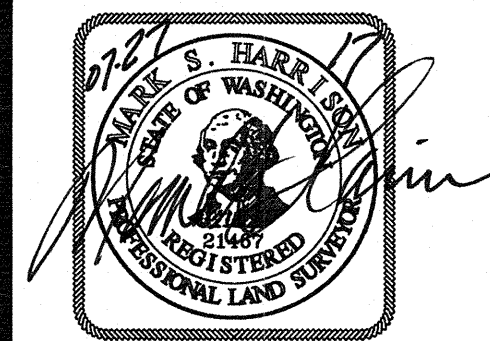
12th AVE NW
FO UN D PUNCH IN 2" BR-SS DISK IN CONC MON, N CASE, DOWN 0.3' (6/29/17)

triad
a division of David Evans and Associates, Inc.
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

ALTA / NSPS LAND TITLE SURVEY
FOR
KING COUNTY HOUSING AUTHORITY
1505 NEWPORT WAY NW
SPECTRUM DEVELOPMENT SOLUTIONS
WASHINGTON
CITY OF ISSAQUAH,

NO.	DATE	REVISION

GREGORY I. JUNEAU, PLS
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
PROJECT ENGINEER



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PROJECT NO.
KCHA00006045

SHEET NO.
3
OF 3

Plot Date: 7/27/2017 4:09 PM
Save Date: 7/27/2017 4:09 PM
By: Charlee Cornwall
File: P:\KCHA00006045\0400CAD\SV\SHETS\SV\AL-KCHA00006045.dwg