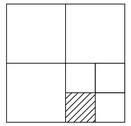
LOT 3
SHORT PLAT SP 225 (7-84) AFN: 8506120125
PORTION OF: SW 1/4 SE 1/4, SECTION 16 T. 31 N., R. 05 E., W.M.

16–31N–05E



LEGEND

- WATER VALVE
- HYDRANT
- WATER METER
- MANHOLES (SS/SD)
- CB
- POWER/UTILITY POLE
- PM POWER METER
- GAS METER
- MAILBOX
- CONIFEROUS TREE
- DECIDUOUS TREE
- FOUND CASED MONUMENT
- FOUND PROPERTY CORNER UNLESS OTHERWISE STATED.

- CENTER LINES
- PROPERTY LINES
- RIGHT–OF–WAY LINES
- LOT LINES
- DITCH LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- OHL OVERHEAD UTILITY LINES
- X WIRE FENCE
- WOOD FENCE

NOTES:

BASIS OF BEARING: WASHINGTON COORDINATE SYSTEM, NAD83(2011)(EPOCH: 2010), NORTH ZONE, DERIVED FROM GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN). HELD A BEARING OF SOUTH 87°14'31" EAST BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF 188TH AVE NE. CALCULATED DEED AND PLAT BEARINGS WERE ROTATED TO SAID COORDINATE SYSTEM.

VERTICAL DATUM: NAVD 88 DERIVED FROM GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

BENCHAMRK: RIM ELEVATION OF SSCO SOUTH OF SOUTHEAST PROPERTY CORNER, EL=137.24'

TOTAL SITE AREA: 43,560 SQ. FT.

TAX ACCOUNT NO: 3105160040030

REFERENCE SURVEYS:
R–1: SHORT PLAT AFN: 8506120125 (HELD)
R–2: SHORT PLAT AFN: 200602235242
R–3: SHORT PLAT AFN: 200712275140

DISTANCES ARE IN FEET AND DECIMALS THEREOF AND REPRESENT CALCULATED OR MEASURED GROUND DISTANCES.

THE LOCATION AND DESCRIPTION OF SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN MAY 2023, UNLESS OTHERWISE INDICATED.

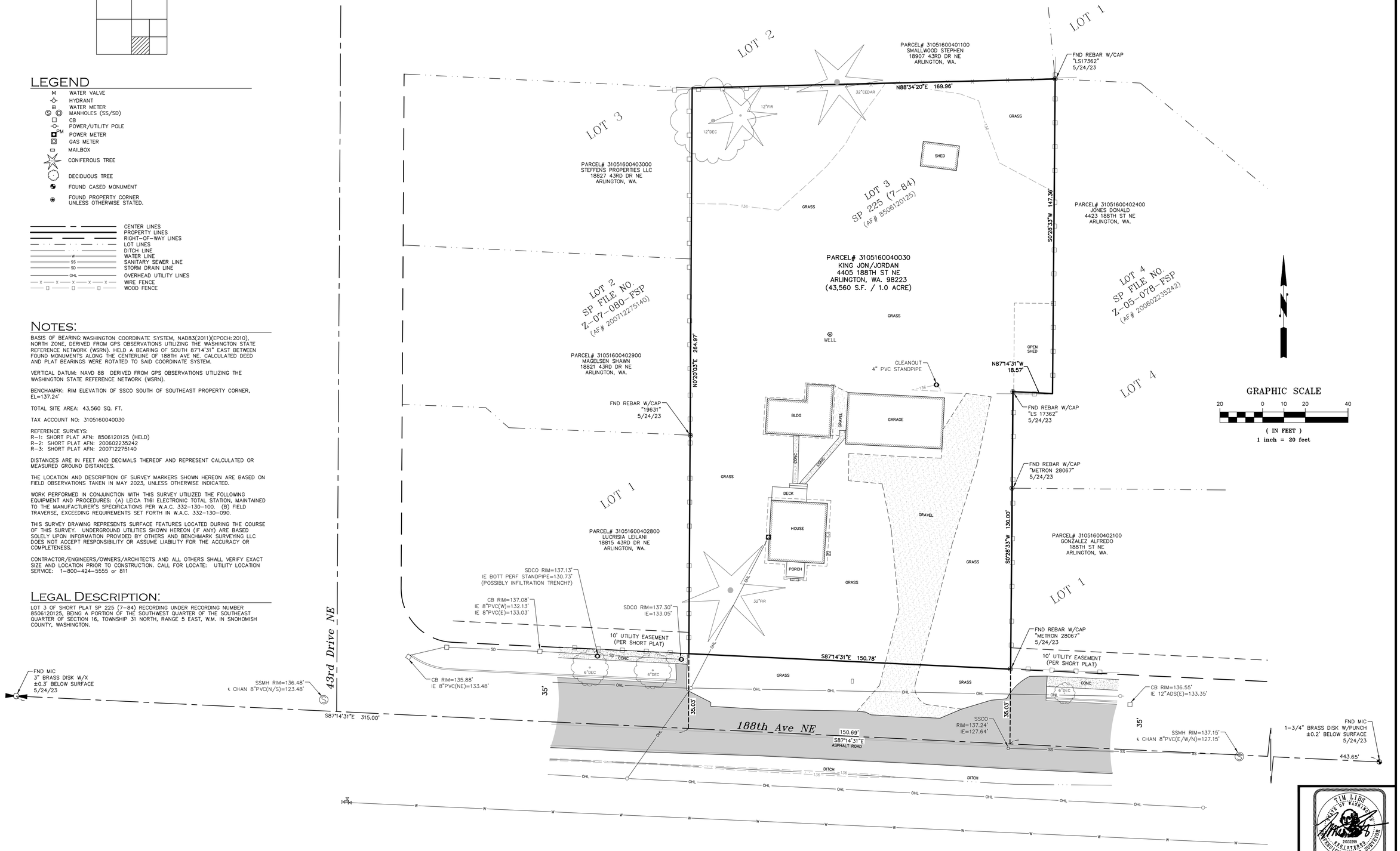
WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) LEICA T16I ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332–130–100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332–130–090.

THIS SURVEY DRAWING REPRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND BENCHMARK SURVEYING LLC DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THE ACCURACY OR COMPLETENESS.

CONTRACTOR/ENGINEERS/OWNERS/ARCHITECTS AND ALL OTHERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION. CALL FOR LOCATE: UTILITY LOCATION SERVICE: 1–800–424–5555 or 811

LEGAL DESCRIPTION:

LOT 3 OF SHORT PLAT SP 225 (7–84) RECORDING UNDER RECORDING NUMBER 8506120125, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON.



PORTION OF: SW 1/4 NE 1/4, SECTION 16, T. 31 N., R. 5 E., W.M.

TIM LIBS
STATE OF WASHINGTON
23032299
REGISTERED
PROFESSIONAL LAND SURVEYOR
01/03/2024

CAD/CALC	BD
DRAWN	BD
XXX	

BENCHMARK SURVEYING LLC
11915 44TH DRIVE SE
EVERETT, WA 98208
EVERETT
p. 206.459.7010

PARCEL NO. 31051600400300
4405 188TH ST NE, ARLINGTON, WA. 98223
LOT 3 SHORT PLAT SP225 (7-84)

DATE	JANUARY 3, 2024
SCALE	1" = 20'
SURVEY TEAM	BD
FIELD BOOK	ELEC.
DWG FILE	23006-SRV

TOPOGRAPHIC SURVEY
FOR
KING SHORT PLAT

PROJECT NO.
23006

SHEET 1 OF 1