

BUTLER PRELIMINARY SHORT PLAT

A PORTION OF THE SE 1/4 OF THE SW 1/4 & SW 1/4 OF THE SW 1/4 OF S. 27, T. 23 N., R. 8 E., W.M.
KING COUNTY, STATE OF WASHINGTON

SUBJECT TO

PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 0211510-16 DATED AUGUST 6, 2021 (NOTE - ONLY EXCEPTIONS THAT AFFECT THE SUBJECT PROPERTY ARE LISTED FROM THE TITLE REPORT. NUMBERING REFLECTS THE TITLE REPORT NUMBERS).

SPECIAL EXCEPTIONS:

2. RESERVATION OF ALL COAL, OIL, GAS AND MINERAL RIGHTS, AND RIGHTS TO EXPLORE FOR THE SAME CONTAINED IN THE DEED GRANTOR: WEYERHAEUSER TIMBER CO., A WASHINGTON CORPORATION RECORDING NO.: 3004855 AFFECTS: (PARCEL A)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: PIPE LINE
RECORDING NO.: 4106397 AFFECTS: (PARCEL A) THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED (NOT ABLE TO PLOT FROM DESCRIPTION)

6. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:
RECORDING NO.: 832337 REGARDING: RELEASE OF EASEMENT AND TO SUPPLY USERS WITH WATER FROM NEWLY INSTALLED SYSTEM AFFECTS: PARCELS A & B

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: MAINTAINING AN EXISTING WATER RESERVOIR, AND ALSO MAINTAINING AN EXISTING ROADWAY
RECORDING NO.: 7608160123 AFFECTS: (PARCEL A) PORTION OF SAID PREMISES AND OTHER PROPERTY SAID INSTRUMENT IS A MODIFICATION TO THE CONTRACT RECORDED UNDER RECORDING NO. 7310290438. (INGRESS, EGRESS & UTILITY EASEMENTS ARE LOCATED OFF SITE FROM PARCEL A)

9. COVENANTS, CONDITIONS AND RESTRICTIONS 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 IN THE DOCUMENT.
RECORDING NO.: 7802030479 AFFECTS: PARCEL A

10. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:
RECORDING NO.: 8212230732 REGARDING: WATER SERVICE SERVING SAID PREMISES AND OTHER PROPERTY AND COSTS RELATED THERETO AFFECTS: PARCELS A & B

11. TERMS AND CONDITIONS CONTAINED IN INSTRUMENT
RECORDING NO.: 8202820503 PURPOSE: PREVENTING CONTAMINATION OF WATER SUPPLY AFFECTS: (PARCEL A) ANY PORTION OF THE LAND LYING WITHIN 100 FEET OF WELL (NOT ABLE TO PLOT FROM DESCRIPTION)

12. COVENANTS, CONDITIONS, RESTRICTIONS, REGITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, 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 SHORT PLAT.
RECORDING NO.: 810230771 AFFECTS: PARCELS A & B

14. COVENANTS, CONDITIONS, RESTRICTIONS, REGITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, 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 LOT LINE ADJUSTMENT.
RECORDING NO.: 8208130513 AFFECTS: PARCEL A

15. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS 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, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, 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 IN THE DOCUMENT.
RECORDING NO.: 9308310290

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING NO.: 961141784

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING NO.: 961150127

16. SENSITIVE AREA NOTICE, AND THE TERMS AND CONDITIONS THEREOF:
RECORDING NO.: 20031003001710 AFFECTS: PARCEL A & B

17. NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS, AND THE TERMS AND CONDITIONS THEREOF:
RECORDING NO.: 2004042800044 AFFECTS: PARCELS A & B

18. COVENANTS, CONDITIONS, RESTRICTIONS, REGITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, 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 BOUNDARY LINE ADJUSTMENT NO. L08L0022.
RECORDING NO.: 20080701900006 AFFECTS: PARCELS A & B

19. COVENANTS, CONDITIONS, RESTRICTIONS, REGITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, 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 BOUNDARY LINE ADJUSTMENT NO. L12L0026.
RECORDING NO.: 20120814900002 AFFECTS: PARCELS A & B

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SALLAL WATER ASSOCIATION
PURPOSE: WATER SYSTEM FACILITIES
RECORDING NO.: 20080815001083 AFFECTS: PORTION OF SAID PARCEL A (SHOWN HEREON)

LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR & CAP
- PLAT
- (M) MEASURED
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER RISER
- ⊕ WATER METER
- ⊕ WATER VAULT
- ⊕ SEPTIC LID
- ⊕ SEWER CLEANOUT
- ⊕ BOLLARD
- ⊕ MAILBOX
- ⊕ POWER VAULT
- ⊕ STREET SIGN
- ⊕ ROCKERY
- ⊕ POWER METER
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ OVERHEAD POWER
- ⊕ UNDERGROUND COMM.
- ⊕ WATER LINE
- ⊕ GAS LINE
- ⊕ STORM LINE
- ⊕ CHAINLINK FENCE
- ⊕ WIRE FENCE
- ⊕ EVERGREEN TREE
- ⊕ DECIDUOUS TREE
- ⊕ CONCRETE
- ⊕ ASPHALT
- ⊕ GRAVEL
- ⊕ IMPERVIOUS SURFACE TO BE REMOVED
- ⊕ EXISTING BUILDING TO BE REMOVED
- ⊕ PROPOSED GRAVEL FOR DRIVEWAY EXTENSION
- ⊕ GRASS LINED BIO SWALE
- ⊕ BUILDING SETBACK LINE
- ⊕ EASEMENT LINE
- ⊕ LOT LINE

PROJECT TEAM

OWNER: RAY BUTLER
17520 425TH AVENUE SE
NORTH BEND, WA 98045
(425) 281-5809

ENGINEER/SURVEYOR: COSTA PHILIPPIDES, P.E. /
DAVID MATTHEWS, P.L.S.
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

BIOLOGIST: JOHN ALTMANN
ALTMANN OLIVER ASSOCIATES, LLC
PO BOX 578
CARNATION, WA 98014
(425) 333-4535

SEPTIC DESIGNER: DAVE HUARD
HUARD SEPTIC DESIGN
PO BOX 2243
NORTH BEND, WA 98045
(425) 831-1781

UTILITY DISTRICT INFORMATION

WATER: SALLAL WATER ASSOCIATION

SEWER: ON-SITE SEPTIC

FIRE DISTRICT: KING COUNTY FIRE PROTECTION DISTRICT #43

GAS/POWER: PUGET SOUND ENERGY

SITE DATA

TAX LOT: 272308-9009

PROJECT SITE ADDRESS: 17520 425TH AVENUE SE NORTH BEND, WA 98045

ZONING: RA-2.5

SITE AREA: 193,855 SF; 4.45 AC
[196,260 SF; 4.51 AC AFTER PENDING BLA]

TOTAL PROPOSED LOTS: 2
MAX IMPERVIOUS SURFACE: 25%

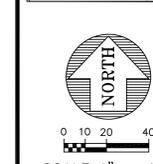
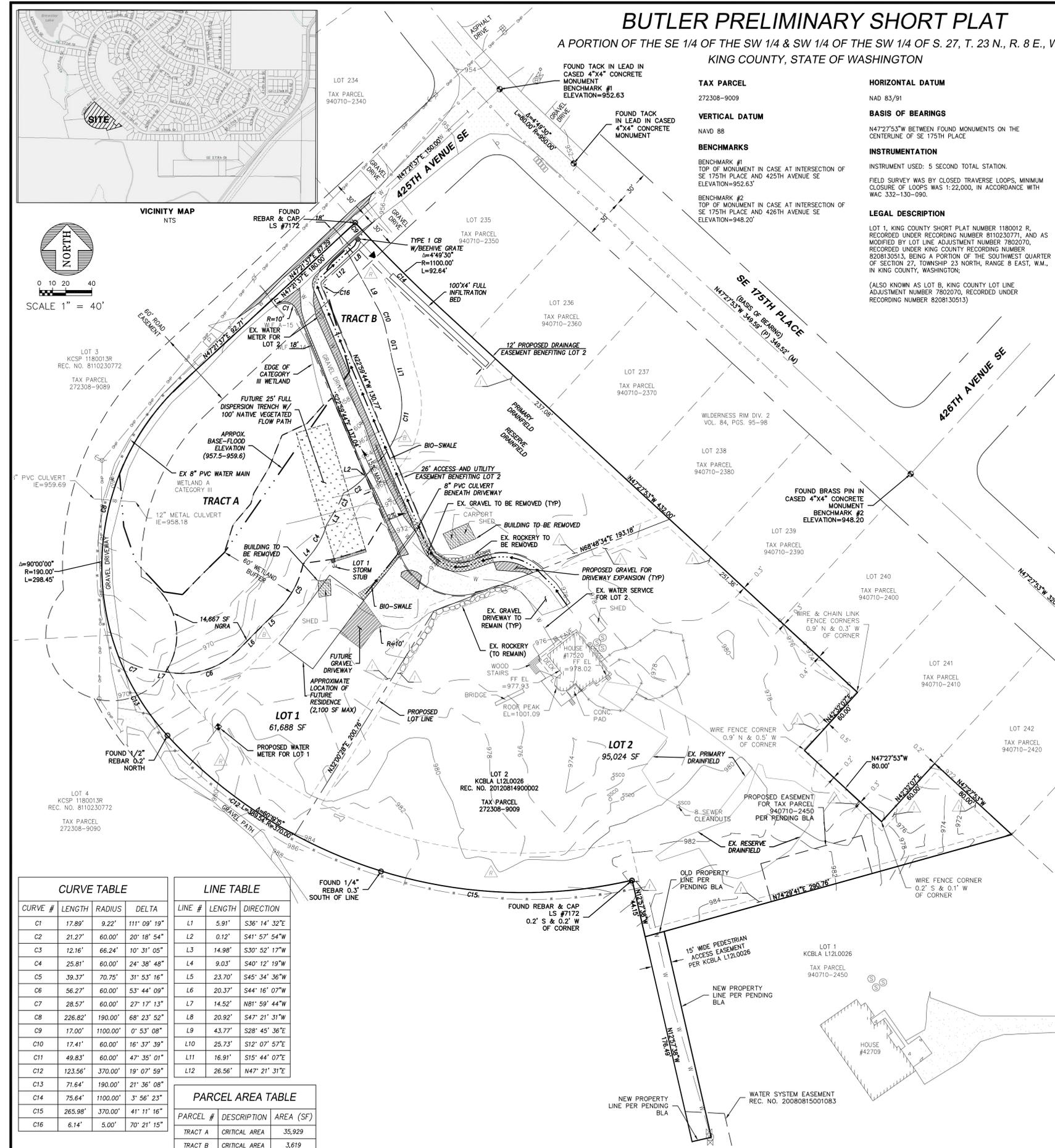
BUILDING SETBACKS

INTERIOR: 5'

REAR: 30'

BUFFER: 15'

RA - 2.5 zoning on all surrounding lots



SCALE 1" = 40'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	17.89'	9.22'	111° 09' 19"
C2	21.27'	60.00'	20° 18' 54"
C3	12.16'	66.24'	10° 31' 05"
C4	25.81'	60.00'	24° 38' 48"
C5	39.37'	70.75'	31° 53' 16"
C6	56.27'	60.00'	53° 44' 09"
C7	28.57'	60.00'	27° 17' 13"
C8	226.82'	190.00'	68° 23' 52"
C9	17.00'	1100.00'	0° 53' 08"
C10	17.41'	60.00'	16° 37' 39"
C11	49.83'	60.00'	47° 35' 01"
C12	123.56'	370.00'	19° 07' 59"
C13	71.64'	190.00'	21° 36' 08"
C14	75.64'	1100.00'	3° 56' 23"
C15	265.98'	370.00'	41° 11' 16"
C16	6.14'	5.00'	70° 21' 15"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.91'	S36° 14' 32"E
L2	0.12'	S41° 55' 54"W
L3	14.98'	S30° 52' 17"W
L4	9.03'	S40° 12' 19"W
L5	23.70'	S45° 34' 36"W
L6	20.37'	S44° 16' 07"W
L7	14.52'	N81° 59' 44"W
L8	20.92'	S47° 21' 31"W
L9	43.77'	S28° 45' 36"E
L10	25.73'	S12° 07' 57"E
L11	16.91'	S15° 44' 07"E
L12	26.56'	N47° 21' 31"E

PARCEL AREA TABLE		
PARCEL #	DESCRIPTION	AREA (SF)
TRACT A	CRITICAL AREA	35,929
TRACT B	CRITICAL AREA	3,619

REVISIONS	BY	DATE

BUTLER PRELIMINARY SHORT PLAT
RAY BUTLER
PRELIMINARY SHORT PLAT

Encompass
ENGINEERING & SURVEYING
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JOB NO.	20566
DATE	8/12/21
SCALE	1"=40'
DESIGNED	N/A
DRAWN	DMB/ILS
CHECKED	DMB
APPROVED	DMB

SHEET 1 OF 1