

A PORTION OF THE NE 1/4 OF SEC. 1, T. 23 N, R. 3 E., W.M.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET WEST AND 30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;

THENCE RUNNING WEST 127.94 FEET;

THENCE SOUTH 63.70 FEET;

THENCE EAST 127.94 FEET;

THENCE NORTH 63.70 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 4, BLOCK 4 OF HAINES HEIGHTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

MAPPING NOTE

1. FIELD WORK COMPLETED JANUARY 2021

2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE FOLLOWING SOURCES: SURVEYED LOCATIONS OF VISIBLE SURFACE INDICATIONS OBSERVED IN THE FIELD; THE LOCATION OF BURIED UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE AND REQUIRES FIELD VERIFICATION PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORK ON OR AROUND THE SITE.

3. LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 4202-3385761, DATED SEPTEMBER 15, 2020 THROUGH SUPPLEMENTAL REPORT 3 OF THIRD COMMITMENT DATED DECEMBER 3, 2020. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, ESM CONSULTING ENGINEERS, L.L.C (ESM) HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. ESM HAS WHOLLY RELIED ON THE ABOVE REFERENCED TITLE REPORT TO PREPARE THIS SURVEY AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

HORIZONTAL DATUM

WASHINGTON COORDINATE SYSTEM (WCS) - NORTH ZONE (BASED UPON NAD 83/2011) UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) IN JANUARY OF 2021

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING GPS BASED UPON THE WASHINGTON STATE REFERENCE NETWORK (WSRN) IN JANUARY OF 2021.

BENCHMARKS

ORIGINAL BM: FOUND Cased MONUMENT 2" BRASS WITH PUNCH, 0.80' AT INTX. SW 98TH ST AND 21ST AVE SW ELEV=400.80

SURVEY INSTRUMENTATION :

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCRA 1105 PLUS, TRIMBLE S5.

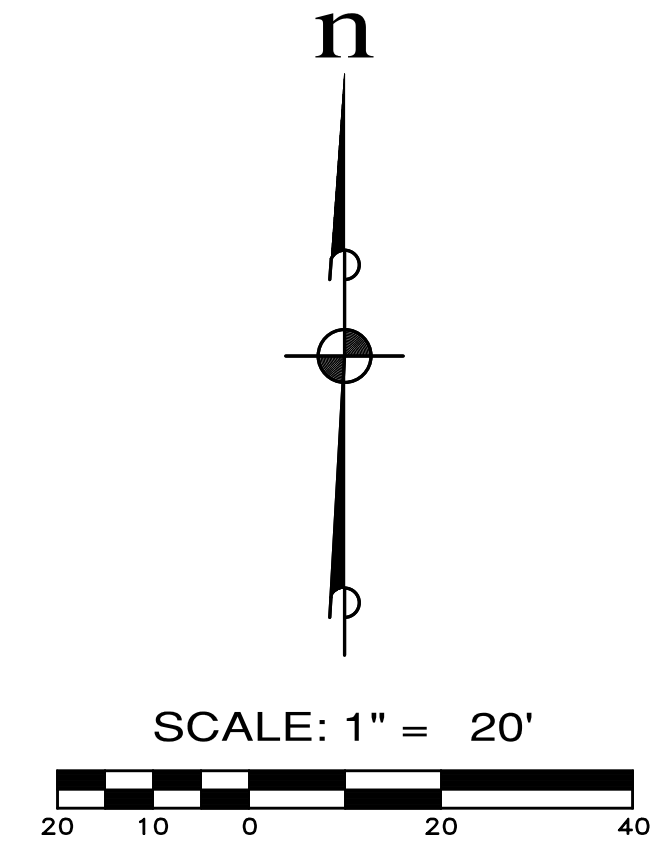
TRIMBLE R8, TOPCON GR-5 GNSS EQUIPMENT.

FARO FOCUS S350 LASER SCANNER.

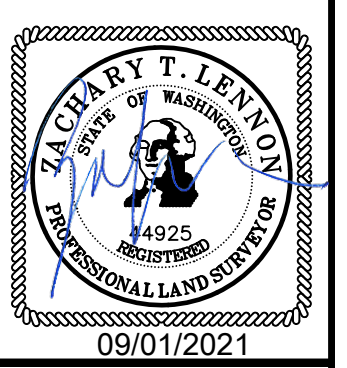
PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

LEGEND:

- CATCH BASIN
- FIRE HYDRANT
- GAS VALVE
- MAIL BOX
- POWER POLE (AS NOTED)
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- SANITARY SEWER
- WATER MAIN
- OVERHEAD POWER
- BOARD FENCE
- CHAINLINK FENCE
- CONIFER (AS NOTED)
- DECIDUOUS (AS NOTED)

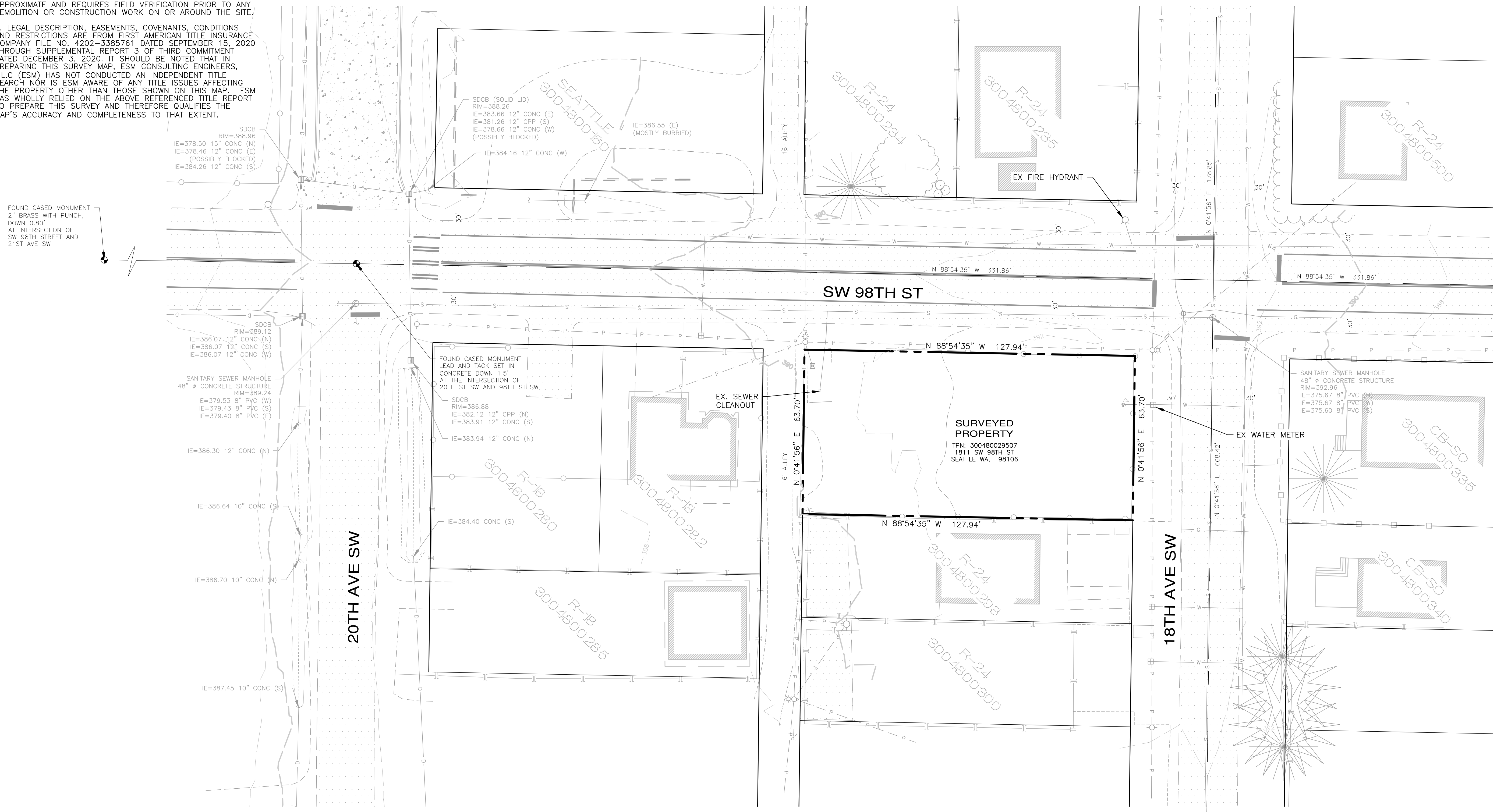


REVISIONS		
NO.	DESCRIPTION/DATE	BY



ESM CONSULTING ENGINEERS LLC
 39400 8th Ave S, Suite 205
 Federal Way, WA 98003
 FEDERAL WAY (206) 838-6113
 EVERETT (425) 297-9900

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FOUND Cased MONUMENT
 2" BRASS WITH PUNCH,
 DOWN 0.80'
 AT INTERSECTION OF
 SW 98TH STREET AND
 21ST AVE SW

FOUND PK NAIL
 AT THE INTERSECTION OF
 SW 100TH ST AND 18TH AVE SW

File: \\sme\projects\ESM-4858\2185\001\021\15-plat\Sheet\PP-02.dwg
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 Printed By: Brandon Caruso

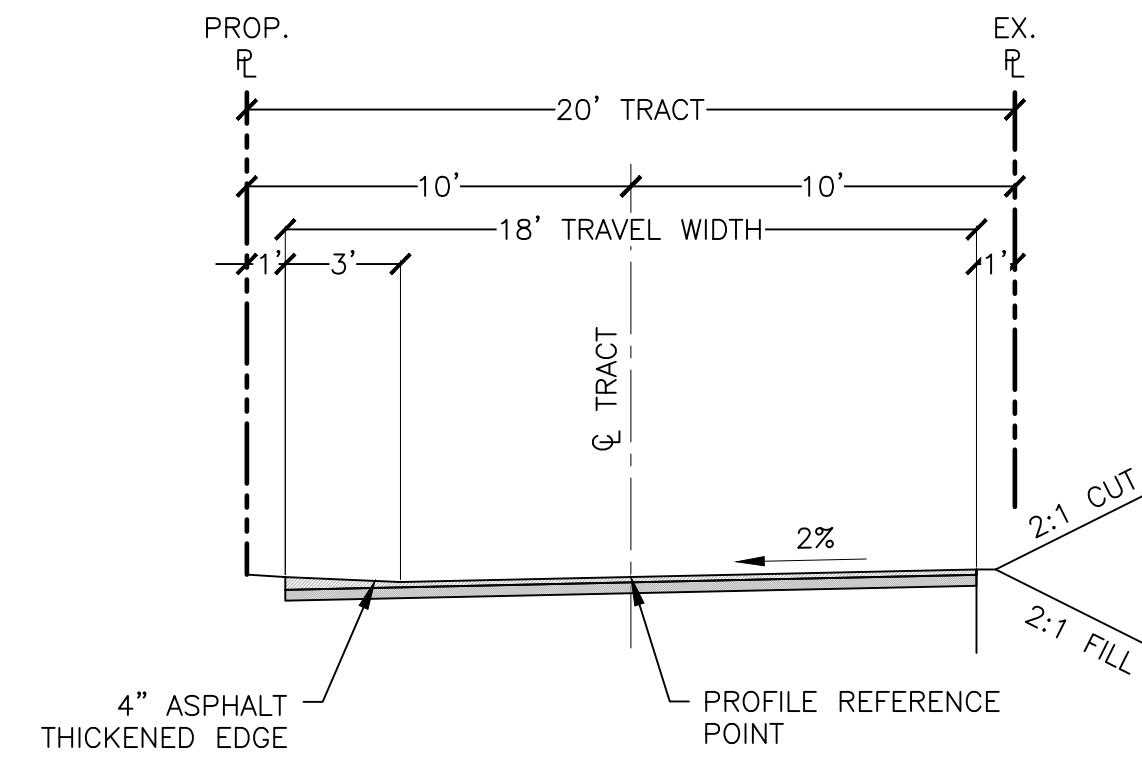
EVO PROPERTIES
1811 WHITE CENTER
 EXISTING CONDITIONS

WASHINGTON

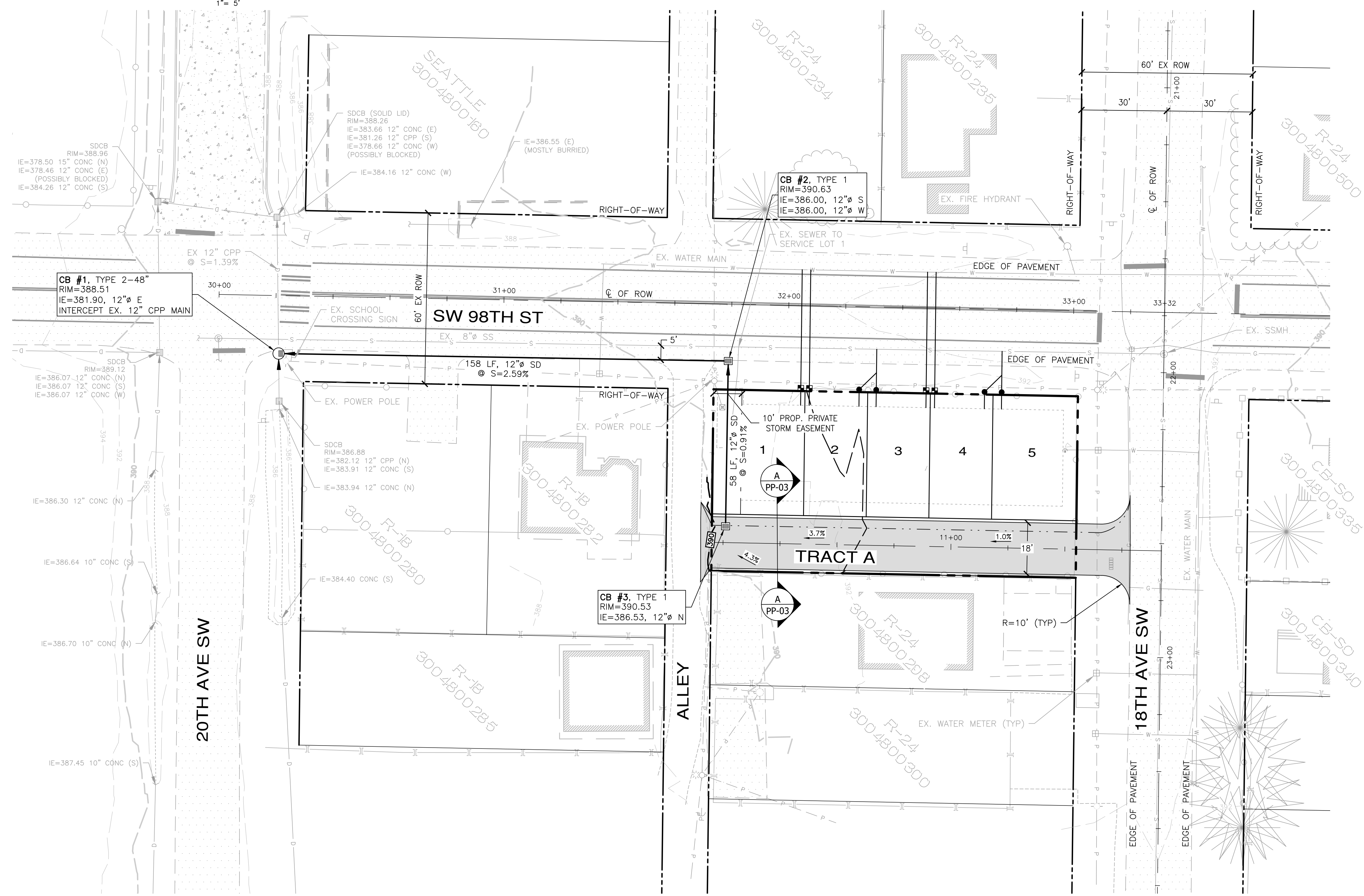
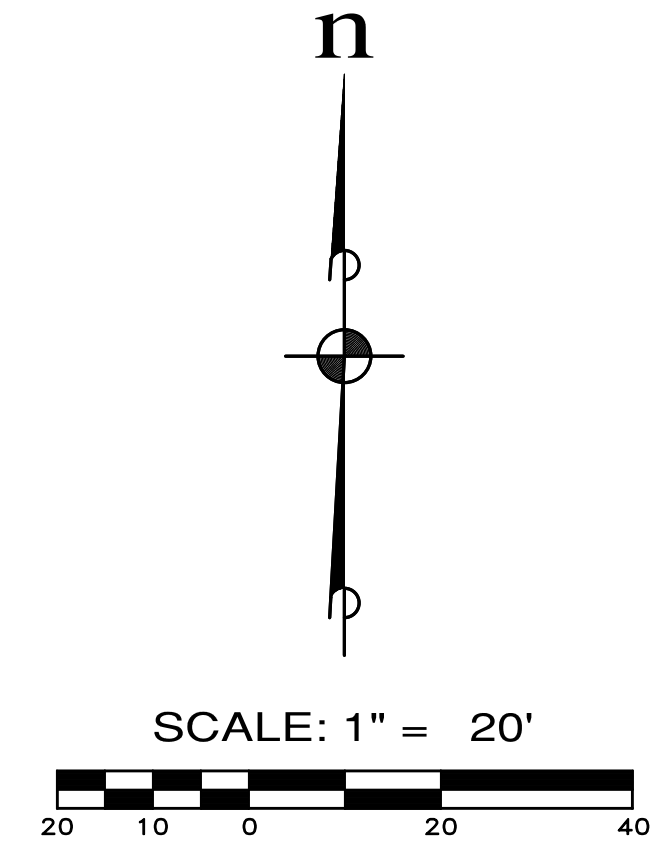
WHITE CENTER

JOB NO.: 2185-001-021
 DWG. NAME: PP-02
 DESIGNED BY: BML
 DRAWN BY: HAF
 CHECKED BY:
 DATE: 09-01-2021
 DATE OF PRINT:
PP-02
 2 OF 4 SHEETS

A PORTION OF THE NE 1/4 OF SEC. 1, T. 23 N, R. 3 E., W.M.



SECTION A-A
(PRIVATE ACCESS TRACT)
1" = 5'



LEGEND

SD	EXISTING STORM DRAINAGE
S	EXISTING SANITARY SEWER
WM	EXISTING WATER MAIN
SD	PROPOSED 12" Ø STORM DRAINAGE
SC	PROPOSED 6" Ø ROOF CONNECTION
S	PROPOSED 8" Ø SANITARY SEWER
WM	PROPOSED 8" Ø WATER MAIN
⬮	FIRE HYDRANT
▨	PROPOSED ASPHALT

APPROXIMATE EARTHWORK QUANTITIES

CUT:	90 CYDS
FILL:	12 CYDS
NET FILL:	78 CYDS

(VOLUMES ARE "NEAT LINE" AND EXCLUDE VOLUME DISPLACED BY INFRASTRUCTURE SYSTEMS.)

PAVEMENT AREA

2,776 SF

REVISIONS

NO.	DESCRIPTION/DATE	BY
0		
1		
2		
3		
4		
5		
6		

BRANDON MICHAEL LUDWIG
REGISTERED PROFESSIONAL ENGINEER
5008
09/01/2021

ESM CONSULTING ENGINEERS LLC
39400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com
Civil Engineering
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FEDERAL WAY (206) 338-6113
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EVO PROPERTIES

1811 WHITE CENTER

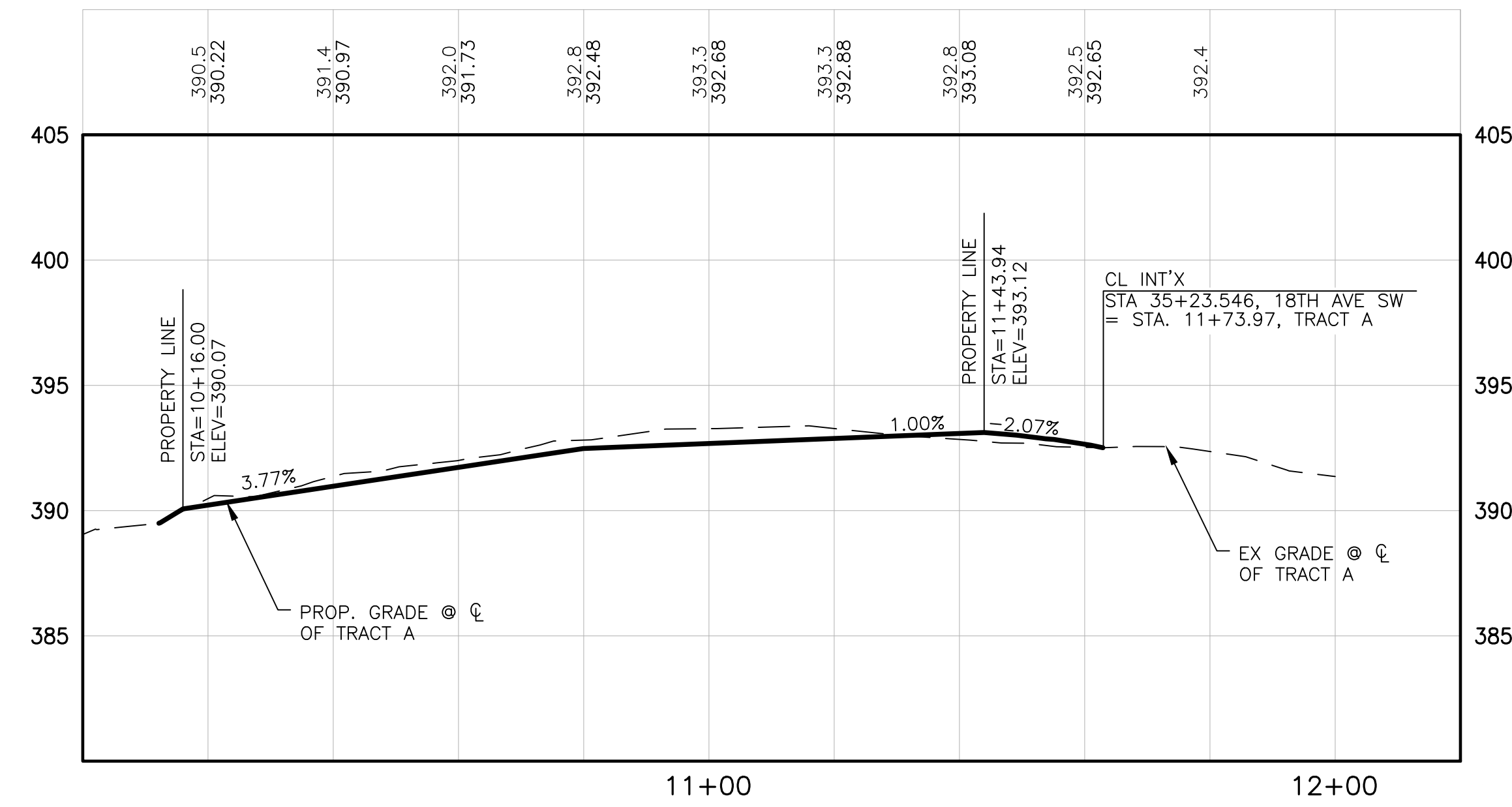
PRELIMINARY GRADING, PAVING & UTILITY PLAN

WHITE CENTER WASHINGTON

JOB NO.:	2185-001-021
DWG. NAME:	PP-03
DESIGNED BY:	BML
DRAWN BY:	HAF
CHECKED BY:	
DATE:	09-01-2021
DATE OF PRINT:	
PP-03	
3 OF 4 SHEETS	

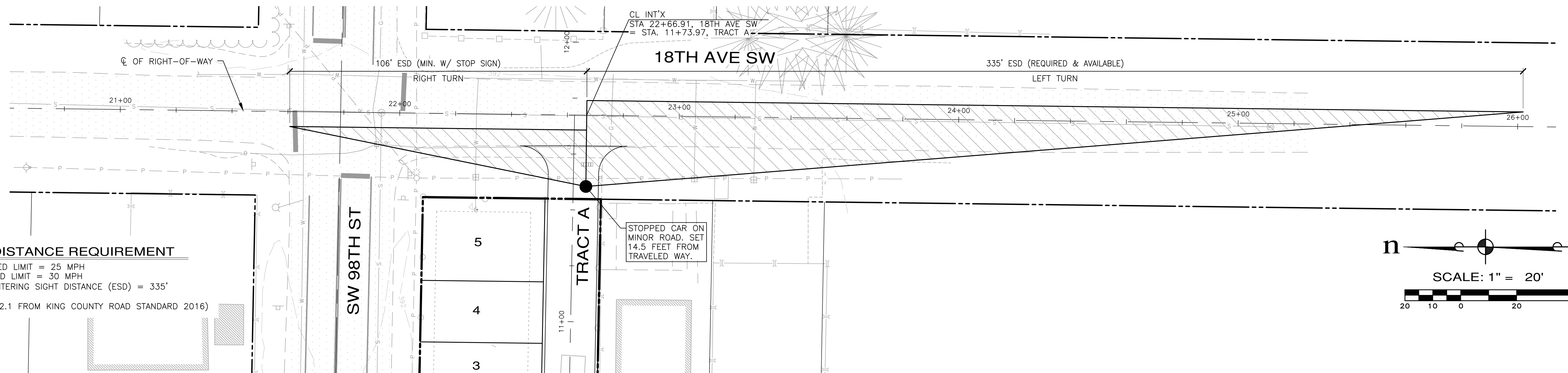
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 Printed By: Brandon Ludwig

A PORTION OF THE NE 1/4 OF SEC. 1, T. 23 N, R. 3 E., W.M.



ACCESS TRACT PROFILE

SCALE: 1"=20' HORIZ.
1"=5' VERT.

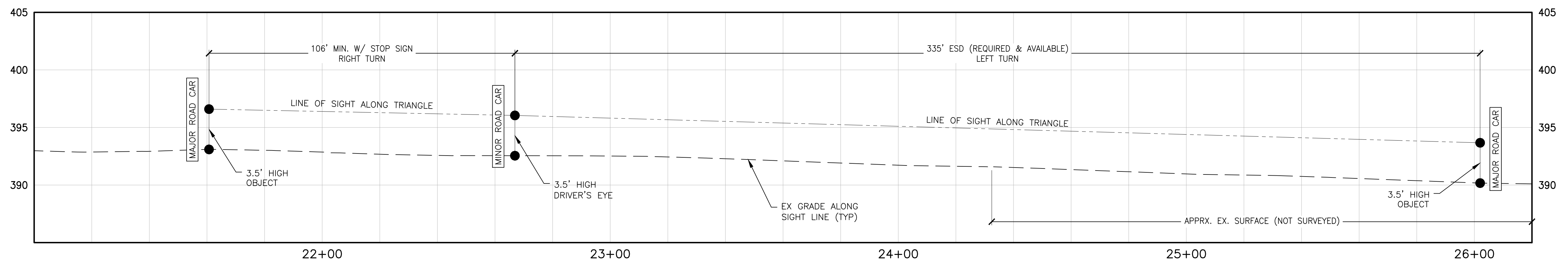


ENTERING SIGHT DISTANCE PLAN

SCALE: 1"=20'

SIGHT DISTANCE REQUIREMENT

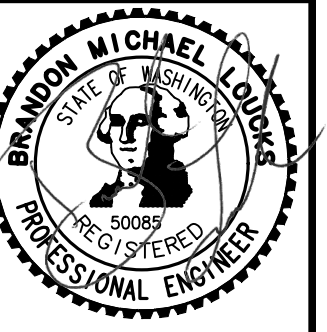
POSTED SPEED LIMIT = 25 MPH
DESIGN SPEED LIMIT = 30 MPH
REQUIRED ENTERING SIGHT DISTANCE (ESD) = 335'
(PER TABLE 2.1 FROM KING COUNTY ROAD STANDARD 2016)



ENTERING SIGHT DISTANCE PROFILE

SCALE: 1"=20' HORIZ.
1"=10' VERT.

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0		
1		
2		
3		
4		
5		
6		



09/01/2021

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WASHINGTON

EVO PROPERTIES
1811 WHITE CENTER
PRELIMINARY ROAD PROFILE

WHITE CENTER

JOB NO.: 2185-001-021
DWG. NAME: PP-04
DESIGNED BY: BML
DRAWN BY: HAF
CHECKED BY:
DATE: 09-01-2021
DATE OF PRINT:

PP-04

4 OF 4 SHEETS