

PRELIMINARY SHORT PLAT

PREPARED FOR
SJC DEVELOPMENT, LLC
SECTION 12, TOWNSHIP 23 NORTH, RANGE 4 EAST W.M.

DEVELOPER/AGENT

SJC DEVELOPMENT, LLC
8200 S. 120TH STREET
SEATTLE WA 98178

PROPERTY OWNER:

STEVEN CHEN
8200 S. 120TH STREET
SEATTLE WA 98178

PROPERTY ADDRESS:

8200 S. 120TH STREET
SEATTLE WA 98178

SURVEYOR/ENGINEER:

EASTSIDE CONSULTANTS, INC.
1320 NW MALL ST. STE B
ISSAQUAH WA 98027

ZONING:

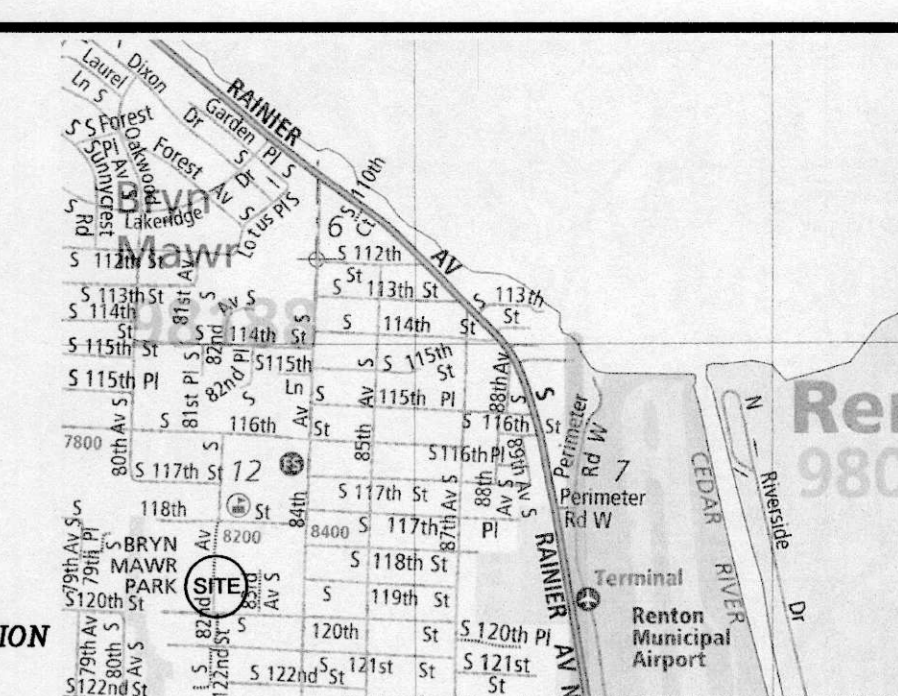
RA R-6-P

TAX ACCOUNT NO.

122304-9003

LOT SIZE:

24,539 S.F. PRIOR TO DEDICATION
23,872 S.F. AFTER R.O.W. DEDICATION



VICINITY MAP (N.T.S.)

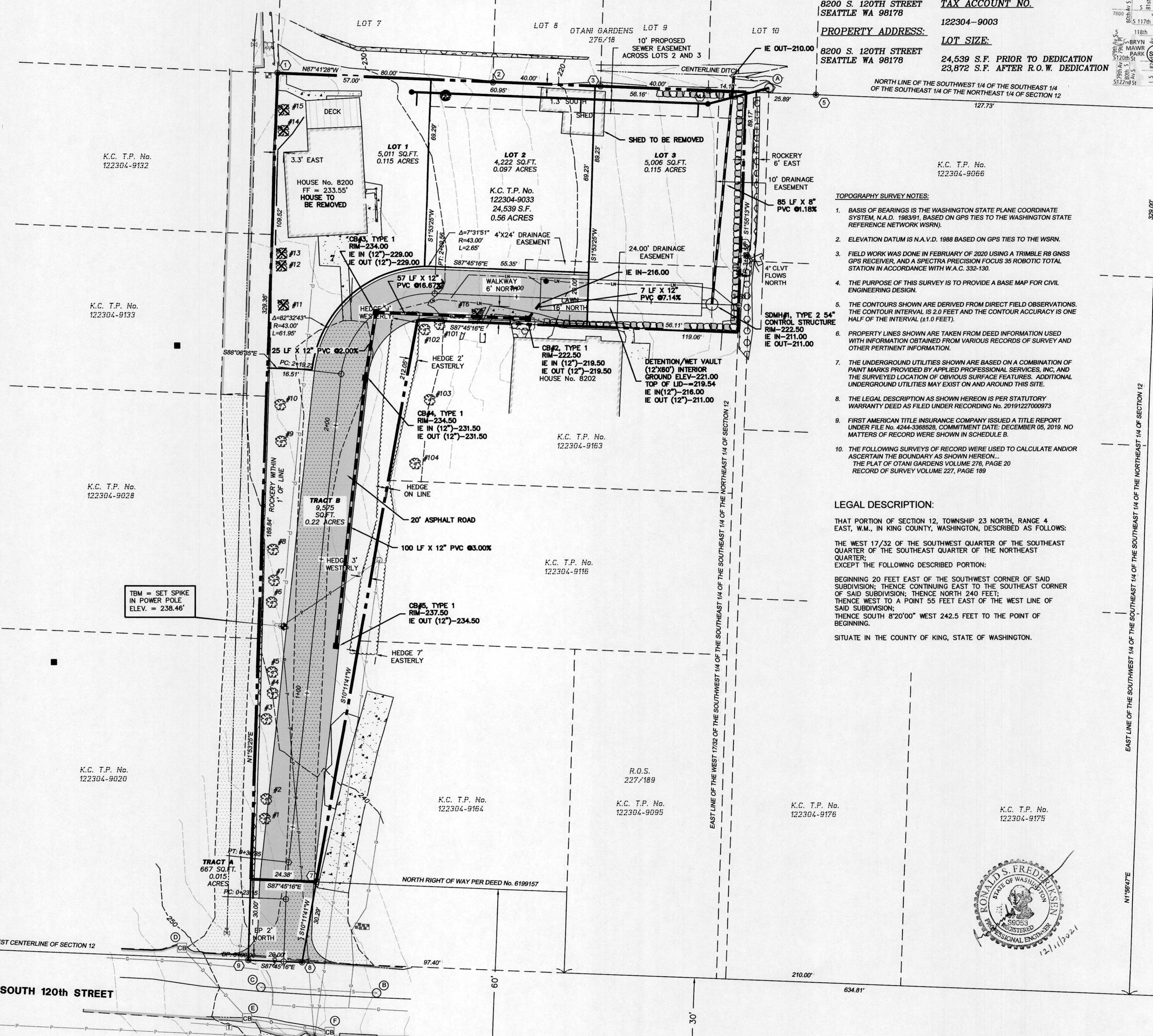
- A SSMH
RIM = 210.54
FLOWLINE = 201.92
IN (S) OUT (EAST)
- B SSMH
RIM = 243.82
FLOWLINE = 231.92
IN (W) OUT (EAST)
- C SSMH
RIM = 248.32
FLOWLINE = 240.52
IN (S&W) OUT (EAST)
- D CB TYPE 1
RIM = 250.25
12" CMP
IE (SE) = 248.60
- E CB TYPE 1
RIM = 248.30
12" CMP
IE (NW) = 246.50
IE (E) = 246.35
- F CB TYPE 1
RIM = 245.59
12" CMP
IE (W) = 244.19
IE (E) = 243.59

- 1 FOUND TACK
W/FLASHER
NO RECORD
AT CALCULATED
POSITION.
- 2 FOUND #4 REBAR
W/LS CAP No. 22962
PER PLAT 27620.
0.2' SOUTH OF LINE.
- 3 FOUND #4 REBAR
W/LS CAP No. 22962
PER PLAT 27620
AT CALCULATED
POSITION
- 4 FOUND #4 REBAR
W/LS CAP No. 22962
PER PLAT 27620
AT CALCULATED
POSITION
- 5 FOUND #4 REBAR
W/LS CAP No. 22962
PER PLAT 27620
AT CALCULATED
POSITION
- 6 FOUND #5 REBAR
W/LS CAP No. 31976
NO RECORD
1.3' WEST OF LINE
- 7 FOUND 2 X2 HUB
NO RECORD
0.1' NORTHWEST
OF LINE
- 8 FOUND #5 REBAR
W/OUT LS CAP
NO RECORD
AT CALCULATED
POSITION
- 9 FOUND #5 REBAR
W/OUT LS CAP
NO RECORD
AT CALCULATED
POSITION
- 10 EAST 1/4 CORNER
SECTION 12
FOUND CONCRETE
MONUMENT IN
CASE W/MAIL
PER KCSC No. 3440
- 11 NORTHEAST CORNER
SECTION 12
FOUND CONCRETE
MONUMENT IN
CASE W/MAIL
PER KCSC No. 3421

POINT	TYPE	DIA.	DRIP
534	FIR	15"	15"
535	FIR	9"	15"
536	FIR	15"	15"
537	FIR	14"	9"
559	FIR	15"	12"
569	FIR	12"	12"
570	FIR	14"	14"
571	FIR	14"	15"
591	FIR	8"	12"
592	FIR	14"	14"
593	FIR	9"	9"
594	FIR	14"	12"
595	FIR	14"	12"
626	CEDAR	3 & 7	12"
627	CEDAR	10"	12"
629	APPLE	9"	10"
657	APPLE	8"	10"
695	PINE	12"	5"
705	FIR	12"	12"
706	FIR	12"	12"

LEGEND

- S — SEWER LINE
- D — STORM LINE
- C — COMMUNICATION LINE
- G — GAS LINE
- E — EVERGREEN TREE
- T — CULVERT
- H — HEDGE
- L — LAWN EDGE
- W — EDGE OF PAVEMENT
- B — BENCHMARK
- C — CONCRETE
- S — SEWER LINE
- CB — CATCH BASIN
- D — STORM LINE
- T — TELEPHONE PEDESTAL
- C — COMMUNICATION LINE
- G — GAS LINE
- E — EVERGREEN TREE
- T — CULVERT
- H — HEDGE
- L — LAWN EDGE
- W — EDGE OF PAVEMENT
- B — BENCHMARK
- C — CONCRETE

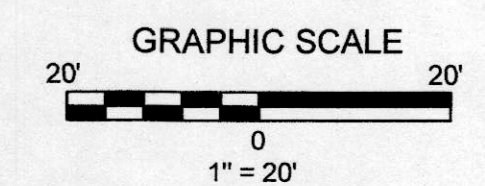
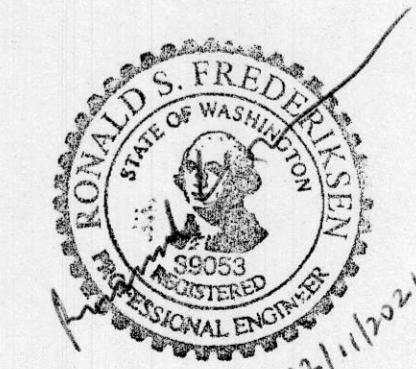


TOPOGRAPHY SURVEY NOTES:

- BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 1983/91, BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN).
- ELEVATION DATUM IS N.A.V.D. 1988 BASED ON GPS TIES TO THE WSRN.
- FIELD WORK WAS DONE IN FEBRUARY OF 2020 USING A TRIMBLE R8 GNSS GPS RECEIVER, AND A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130.
- THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR CIVIL ENGINEERING DESIGN.
- THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. THE CONTOUR INTERVAL IS 2.0 FEET AND THE CONTOUR ACCURACY IS ONE HALF OF THE INTERVAL (±1.0 FEET).
- PROPERTY LINES SHOWN ARE TAKEN FROM DEED INFORMATION USED WITH INFORMATION OBTAINED FROM VARIOUS RECORDS OF SURVEY AND OTHER PERTINENT INFORMATION.
- THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF PAINT MARKS PROVIDED BY APPLIED PROFESSIONAL SERVICES, INC. AND THE SURVEYED LOCATION OF OBVIOUS SURFACE FEATURES. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON AND AROUND THIS SITE.
- THE LEGAL DESCRIPTION AS SHOWN HEREON IS PER STATUTORY WARRANTY DEED AS FILED UNDER RECORDING No. 20191227000973
- FIRST AMERICAN TITLE INSURANCE COMPANY ISSUED A TITLE REPORT UNDER FILE No. 4244-388528, COMMITMENT DATE: DECEMBER 05, 2019. NO MATTERS OF RECORD WERE SHOWN IN SCHEDULE B.
- THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON:
THE PLAT OF OTANI GARDENS VOLUME 276, PAGE 20
RECORD OF SURVEY VOLUME 227, PAGE 189

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
THE WEST 17/32 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
EXCEPT THE FOLLOWING DESCRIBED PORTION:
BEGINNING 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE CONTINUING EAST TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 240 FEET;
THENCE WEST TO A POINT 55 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION;
THENCE SOUTH 8°20'00" WEST 242.5 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



INDEX LOCATION:
SEC. 12 T. 23N. R. 4E. W.M.

JOB NO.	20012
DATE	2/2020
SCALE	1" = 30'
DESIGNED	NICK
DRAWN	NICK
CHECKED	NICK
APPROVED	NICK

REVISIONS	BY	DATE

PRELIMINARY DRAINAGE PLAN

SJC DEVELOPMENT, LLC
ATTN: STEVEN CHEN
8200 S. 120TH STREET
SEATTLE, WA 98178

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 NW MALL ST. STE B
ISSAQUAH, WASHINGTON 98027
PH: (253) 592-5351 FAX: 392-4676