SE 1/4 SECTION 36, TOWNSHIP 23 N, RANGE 5 E, W.M.

LAKE DESIRE ASSEMBLAGE

SURVEYOR'S NOTES:

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY A/K/A COMMONWEALTH ORDER NO. 0255019–18 (AMENDMENT DATED SEPTEMBER 26, 2024, AND NO. 0255019–19 DATED AUGUST 27, 2024, AND NO. 0275291–19 DATED JUNE 7, 2024. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR D.R. STRONG CONSULTING ENGINEERS INC. MAKING OF ANY TITLE OPINION AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE INSURANCE COMPANY COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND, THEREFORE, D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON SEPTEMBER 09, 2024. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST AND SEPTEMBER, 2024.

3. PROPERTY AREA = 166,701± SQUARE FEET (3.826± ACRES).

4. ALL DISTANCES ARE IN FEET.

5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS SURVEY. A TRIMBLE S7 ONE SECOND COMBINED ELECTRONIC TOTAL STATION AND A TRIMBLE R10 GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) RECEIVER WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332–130–090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

7. THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP ARE INTENDED FOR USE IN ENGINEERING DESIGN.

LEGAL DESCRIPTION:

PARCEL 4015850–0125
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 03°37'31" WEST ALONG THE EAST LINE THEREOF 849.62 FEET; THENCE SOUTH 89°21'13" WEST AND PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 1,320.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°39'47" WEST 120.12 FEET; THENCE NORTH 03°37'31" EAST 414.28 FEET TO A POINT ON THE SOUTH LINE OF THE COUNTY ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 786.25 FEET A DISTANCE OF 116.14 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 03°37'31" WEST 414.10 FEET; THENCE SOUTH 03°37'31" WEST 414.10 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS LOT 20, BLOCK 2 LAKE DESIRE VIEW, ACCORDING TO THE UNRECORDED PLAT THEREOF).
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 4015850–0130
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 03°37'31" WEST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 849.62 FEET; THENCE SOUTH 89°21'13" WEST, A DISTANCE OF 585.06 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 786.25 FEET, AN ARC DISTANCE OF 248.01 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID CURVE, AN ARC DISTANCE OF 108.58 FEET; THENCE SOUTH 00°37'31" WEST A DISTANCE OF 414.70 FEET; THENCE SOUTH 89°39'47" EAST A DISTANCE OF 120.12 FEET; THENCE NORTH 03°37'31" EAST A DISTANCE OF 440.84 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS LOT 7, BLOCK 2, LAKE DESIRE VIEW ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF).
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 4015850–0135
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 03°37'31" WEST, ALONG THE EASTERLY LINE, 849.62 FEET; THENCE SOUTH 89°21'13" WEST 585.06 FEET TO POINT OF A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 786.25 FEET A DISTANCE OF 145.01 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID CURVE 103 FEET; THENCE SOUTH 00°37'31" WEST 440.85 FEET; THENCE NORTH 89°21'13" EAST 100.00 FEET; THENCE NORTH 03°37'31" EAST 414.05 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS LOT 8 IN BLOCK 2 OF THE UNRECORDED PLAT OF LAKE DESIRE VIEW ADDITION).

PARCEL 4015850–0140
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 03°37'31" WEST, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 849.62 FEET TO A POINT; THENCE SOUTH 89°21'13" WEST A DISTANCE OF 830.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°21'13" WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 03°37'31" EAST A DISTANCE OF 414.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY MARGIN OF LAKE DESIRE DRIVE SOUTHEAST; THENCE EASTERLY, ALONG SAID RIGHT OF WAY MARGIN, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 786.25 FEET AN ARC DISTANCE OF 100.58 FEET TO A POINT THAT BEARS NORTH 03°37'31" EAST, A DISTANCE OF 401.40 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 03°37'31" WEST A DISTANCE OF 401.40 FEET TO THE TRUE POINT OF BEGINNING.
(ALSO KNOWN AS LOT 9, BLOCK 2, LAKE DESIRE VIEW ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF.)
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE RESTRICTIONS:

THIS SITE IS SUBJECT TO:

1. EXCEPTIONS, RESERVATIONS, PROVISIONS, ETC. PER DEED RECORDED UNDER REC NO. 3815416. AFFECTS LOTS 6, 7, 8 AND 9.

2. TERMS AND CONDITIONS OF A 60 FOOT UTILITY EASEMENT TO PUGET POWER AND LIGHT COMPANY PER INSTRUMENT RECORDED UNDER REC NO. 3924774. AFFECTS LOTS 6, 7, 8 AND 9.

3. TERMS AND CONDITIONS PER DEED RECORDED UNDER REC NO. 4254692. AFFECTS LOT 7.

4. TERMS AND CONDITIONS OF A "NOTICE OF UTILITY CHARGES" PER INSTRUMENT RECORDED UNDER REC NO. 8803220455, AMENDED PER INSTRUMENT(S) RECORDED UNDER REC NO. 9005241403 AND REC NO. 8304262240. AFFECTS LOTS 6, 7, 8 AND 9.

5. TERMS AND CONDITIONS OF AND INSTRUMENT TITLED "SOOS CREEK WATER AND SEWER DISTRICT DEVELOPER EXTENSION REIMBURSEMENT AGREEMENT LATECOMER AGREEMENT NO. 217" RECORDED UNDER REC NO. 20050731000734. THIS AGREEMENT AREA IS ON THE NORTH 150 FEET OF LOTS 7, 8, AND 9 OF THIS SITE.
THIS "AGREEMENT NO. 217" IS MODIFIED PER AN INSTRUMENT TITLED "PARTIAL SATISFACTION OF SEWER LATECOMER'S LIEN NO. 5–217", RECORDED UNDER REC NO. 20100430001936, WHICH RELEASES ONLY LOT 9 OF THIS SITE. THIS "PARTIAL SATISFACTION" INSTRUMENT CONTAINS A SCRIVENER'S ERROR FOR THE RECORDING NUMBER OF "AGREEMENT NO. 217". AFFECTS LOTS 7 AND 8.

6. TERMS AND CONDITIONS OF INSTRUMENT TITLED "SHELLEY'S NOTICE OF ON–SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS" RECORDED UNDER REC NO. 20051003000076. AFFECTS LOT 7.

7. COVENANTS, CONDITIONS, EASEMENTS, ETC. FOR SURVEY RECORDED UNDER REC NO. 20081202900001. AFFECTS LOTS 6 AND 9.

8. TERMS AND CONDITIONS OF INSTRUMENT TITLED "SHELLEY'S NOTICE OF ON–SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS" RECORDED UNDER REC NO. 20080917000350. AFFECTS LOT 9.

9. TERMS AND CONDITIONS OF INSTRUMENT TITLED "NOTICE OF ON–SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS" RECORDED UNDER REC NO. 20151019000836. AFFECTS LOT 7.

10. ANY QUESTION OF GAPS OR OVERLAPS BETWEEN THE DESCRIPTIONS CONTAINED IN DEEDS OF RECORD IN REGARD TO THE WEST, SOUTH, AND EAST LINE OF SAID PREMISES. AFFECTS LOT 6 THROUGH 9. SEE SURVEYOR'S NOTE NO. 6 THIS SHEET.

REFERENCES:

1. UNRECORDED PLAT OF LAKE DESIRE VIEW ADDITION.

2. SURVEY, RECORDED UNDER REC NO. 20081202900001.

3. KING COUNTY BLA NO. LGSL0004, RECORDED UNDER REC NO. 20051004900004.

4. PLAT OF CAMBRIDGE AT THE PARKS – PHASE 1, RECORDED IN VOL 177 OF PLATS, PGS 71–76, REC NO. 9810220176.

5. PLAT OF WATERSTONE AT DESIRE LAKE, RECORDED IN VOL 281 OF PLATS, PGS 86–96, REC NO. 20180130000340.

VERTICAL DATUM:

NAVD 88, PER KING COUNTY CONTROL
(MOS PNT 40030)

BENCHMARK:

FOUND CONCRETE MONUMENT W/ 3/8" BRASS SCREW, DOWN 1.5' IN MONUMENT CASE, ON SE PETROVITSKY ROAD. (MOS PNT 40030)
ELEVATION = 341.72 FEET

TRACTS:

TRACT A	OPEN SPACE
TRACT B	RECREATION
TRACT C	CRITICAL AREAS
TRACT D	STORM DRAINAGE
TRACT E	RECREATION

TYPICAL BUILDING SETBACKS:

FRONT YARD SETBACK:	10 FEET
GARAGE SETBACK:	20 FEET
REAR SETBACK:	5 FEET
SIDE YARD SETBACK:	5 FEET
STREET SIDE YARD SETBACK:	10 FEET

TYPICAL BUILDING SETBACK DETAIL

PROJECT INFORMATION:

TOTAL EXISTING SITE AREA:	166,701 S.F. (3.827 ACRES)
SITE ADDRESS:	18008, 18107, & 18533 WEST LAKE DESIRE DR SE RENTON, WA 98058
TAX PARCEL NUMBERS:	4015850–0125, –0130, –0135, & –0140
PROPOSED NUMBER OF LOTS:	23
EXISTING ZONING:	R–6
PROPOSED USE:	SINGLE–FAMILY
PROPOSED DENSITY:	6.01 DU/ACRE
REQUIRED RECREATION SPACE:	6,670 S.F.
SEWER DISTRICT:	SOOS CREEK WATER AND SEWER DISTRICT
WATER DISTRICT:	SOOS CREEK WATER AND SEWER DISTRICT
SCHOOL DISTRICT:	KENT SCHOOL DISTRICT #415
FIRE DISTRICT:	KING COUNTY FIRE PROTECTION DISTRICT NO. 40
EXISTING LAND COVER:	SINGLE–FAMILY HOMES, ASSOCIATED OUTBUILDINGS AND DRIVEWAYS, LAWN AREA, AND TREE CANOPY
TELEPHONE SERVICE:	COMCAST
POWER SOURCE:	PUGET SOUND ENERGY

SHEET INDEX:

1 OF 5	COVER SHEET AND PRELIMINARY PLAT
2 OF 5	CONCEPTUAL GRADING PLAN
3 OF 5	CONCEPTUAL ROAD AND UTILITIES PLAN
4 OF 5	ROAD PROFILES
5 OF 5	ROAD PROFILES

BOUNDARY & TOPOGRAPHIC SURVEY
1 OF 2 BOUNDARY & TOPOGRAPHIC SURVEY
2 OF 2 BOUNDARY & TOPOGRAPHIC SURVEY

LANDSCAPE PLANS
L1 OF 3 REPLACEMENT TREE AND STREET TREE PLAN
L2 OF 3 RECREATION PLAN, TRACTS A, B, D, AND E
L3 OF 3 LANDSCAPE NOTES AND DETAILS

BASIS OF BEARINGS:

N89°54'38"W BETWEEN THE MONUMENTS FOUND IN PLACE ALONG THE S–LINE OF THE SE–1/4 STR 36–23–5
(MOS PNTS 40076–40079)

VICINITY MAP
1"=1,000'

LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- PROPERTY LINE
- PROPERTY CORNER
- MEASURED
- CALCULATED
- REFERENCE
- TITLE RESTRICTION
- MAIL BOX
- POWER METER
- POWER POLE
- POWER VAULT, SIZE VARIES
- LIGHT POLE NO ARM
- GUY WIRE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- WOOD FENCE
- CHAINLINK FENCE
- WF WIRE FENCE
- DECIDUOUS TREE
- EVERGREEN TREE
- STORM LINE
- OHP OVERHEAD POWER
- EDGE OF PAVEMENT
- FENCE
- GRAVEL
- CONCRETE

PROJECT CONTACTS:

APPLICANT	HARBOUR HOMES, LLC 18329 96TH AVENUE NE, SUITE 300 BOTHELL, WASHINGTON 98011 (206) 315–0130 CONTACT: JAKE WALTER JAKE@HARBOURHOMES.COM
CIVIL ENGINEER/LAND SURVEYOR	D.R. STRONG CONSULTING ENGINEERS, INC. 620 – 7TH AVENUE KIRKLAND, WASHINGTON 98033 (425) 827–3063 CONTACT: MANSIR A. JOUDI, P.E. MANSIR.JOUDI@DRSTRONG.COM CONTACT: JAMES G. REDINGER, P.L.S. JAMES.REDINGER@DRSTRONG.COM
GEOTECHNICAL ENGINEER	EARTH SOLUTIONS NW, LLC 15365 NE 90TH STREET, SUITE 100 REDMOND, WA 98052 (425) 449–4704 CONTACT: KYLE R. CAMPBELL, P.E.
CRITICAL AREAS	SOUNDVIEW CONSULTANTS, INC 2907 HARBORVIEW DRIVE GIG HARBOR, WASHINGTON 98335 (253) 514–9652 CONTACT: JON PICKETT JON@SOUNDVIEWCONSULTANTS.COM
LANDSCAPE ARCHITECT	HARLEY HARLEY HARLEY 19819 30TH DRIVE SE BOTHELL, WA 98012 (425) 486–8430 CONTACT: JEFF HARLEY HARLEY_JEFF@HOTMAIL.COM

NORTH
GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FT.

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LAKE DESIRE ASSEMBLAGE
COVER SHEET & PRELIMINARY PLAT
18008, 18017 & 18533 WEST LAKE DESIRE DR SE
RENTON, WASHINGTON 98058
TPN: 4015850–0125, –0130, –0135 & –0140

HARBOUR HOMES, LLC
harbour homes
18329 96TH AVE NE
SUITE 300
BOTHELL, WASHINGTON 98011

11-15-2024

DATE	REVISION	APR

DRAFTED BY: GLB
DESIGNED BY: MAJ
PROJECT ENGINEER: MAJ
DATE: 11.01.24
PROJECT NO.: 24017

DRAWING: C1
SHEET: 1 OF 5