

PORTIONS OF THE NE/4 OF SEC 25, TWP 20N, RGE 6E
AND THE NW/4 OF SEC 30, TWP 20N RGE 7E, WM, KING CO, WA



PROJECT DATA

1. EXISTING PARCEL PARCELS: LOT C (DIVISION 4) 1.92 AC. LOT A (DIVISION 5) 50.92 AC.
2. EXISTING ZONING: HODDER FARMS PLANNED UNIT DEVELOPMENT
3. PROPOSED LAND USE: PUD, MIXED USE
4. NUMBER OF LOTS: DIVISION 4, 96 LOTS
5. NUMBER OF LOTS: DIVISION 5, 40 RESIDENTIAL LOTS AND 10 COMMERCIAL LOTS
6. DIVISION 5, PARCELS A,B,C & D - DESIGNATED FOR FUTURE PUD DEVELOPMENT
7. COUNTY PACE# NUMBERS: 3020701-9011 & -9111
8. SCS SOILS TYPE: BUCKLEY LOAM, SHALCHON MUCK, SILTAN SILT LOAM
9. SOURCE OF WATER SUPPLY: CITY OF EDINBURGH
10. EXISTING GROUND COVER: GRASSY PASTURE W/ SOME GROVES OF TREES
11. PROPERTY OWNER/APPLICANT: KEN REICHERT
12. NAME FRANCES HODDER
13. 1009 WARDEN AVE
14. EDINBURGH, WA 98023
15. 3307 W LR SUMMERS PARKWAY NE
16. REDMOND, WA 98052

SUNTOP PUD DIVISIONS 4 & 5 PRELIMINARY PLAT MAP



EXISTING PARCELS

ADJACENT OWNER IN SUBDIVISION

SUNTOR FARMS DIVISION 1

LOT #	OWNER
1	MOLEN PATRICIA L-BILL A
2	TINUS MARY FRANCES
3	B & R LAND NC
4	B & R LAND NC
5	B & R LAND NC
6	B & R LAND NC
7	B & R LAND NC
8	B & R LAND NC
9	B & R LAND NC
10	KNECHT LEONARD D-KIMBERLY R
11	SHAW KATHLEEN G
12	B & R LAND NC
13	B & R LAND NC
14	B & R LAND NC
15	FOX/DANA
16	B & R LAND NC
17	B & R LAND NC
18	HAGEN DANIEL H-ARREN HOLAK
19	MCKEEBEN KEVIN E-KIMBERLY
20	B & R LAND NC
21	JORDAN SCOTT S-SHELBY
22	GREENWOOD MICHEL D
23	TRACT C SCHWARTZ TRACY M
24	TRACT D ORWIG PHILIP R-LOISE E
25	TRACT E WILSON JOHN R-LOISE E

SUNTOR FARMS DIVISION 1

LOT #	OWNER
1	UNION BANK VA
2	UNION BANK VA
3	UNION BANK VA
4	UNION BANK VA
5	UNION BANK VA
6	UNION BANK VA
7	UNION BANK VA
8	UNION BANK VA
9	UNION BANK VA
10	THOMAS KM
11	MARLOW JOANNA K-CHAD A
12	BOYMAN TIMOTHY S-SHARNA
13	BOYMAN DOUGLAS C ET A
14	MANI STEPHANE D
15	CRUSEN ALISON-ALARD R
16	GOSWAGE AMANDA
17	WILSON WIRTH JARED Z-ZIMMERMAN C
18	DASH NICHOLAS PAUL-CORTNE
19	CITY OF ENCLICLAW
20	

ELK MEADOWS PHASE 1

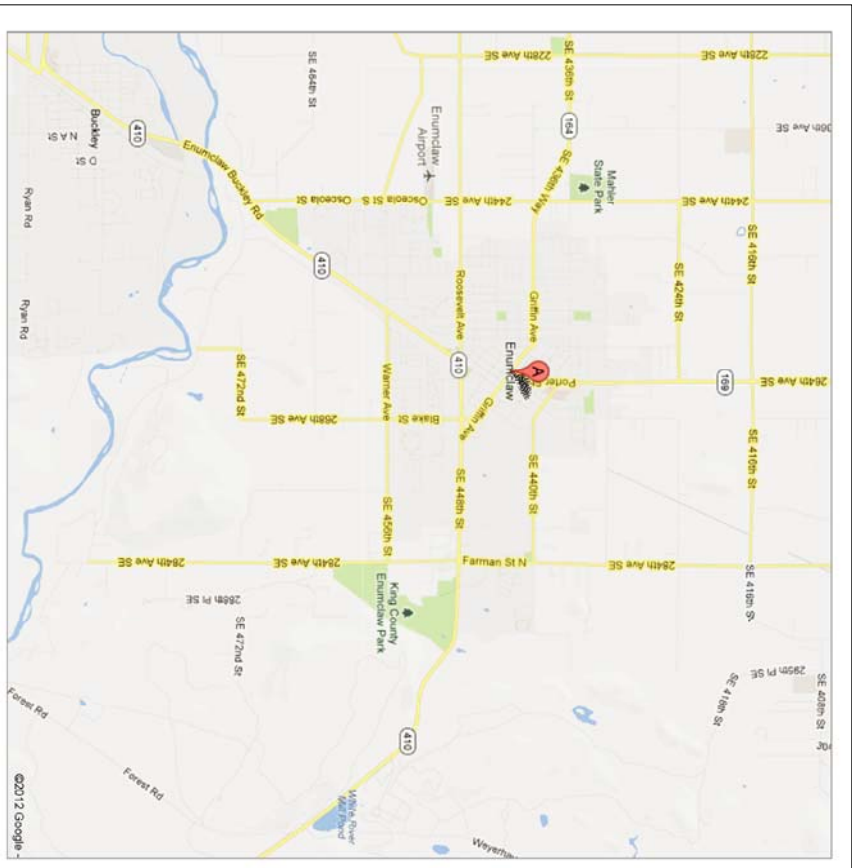
LOT #	OWNER
1	ADAMS STEVE LLC
2	THOMPSON KENNETH G
3	ABBY DAVID-ALISON
4	KUFNER RYAN-ELIAM BRAS
5	WINBERG LONDEY
6	HEBERD SALLY ANN-CHARI
7	WINBERG LONDEY
8	GRONWOLD DARRENN J
9	MURPHY LAURA-KENN P
10	GABLETIN TONYA A-SOPHIA
11	LOMBARD LISA
12	ROCK PHILIP B-ANDRENNEL
13	FALEY VENERIK
14	DOUGLAS BRANDI L-ANDREW
15	QUIGLEY WCTOR RAMOND
16	LAID HOLDING ASSOCIATES
17	LAID HOLDING ASSOCIATES
18	MURPHY ETHELLE-THOMAS
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LOCATION MAP



LEGAL DESCRIPTIONS

LOT 7th - THOSE PORTIONS OF GOVERNMENT LOTS 1 AND 2 OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 7 EAST, 11th M., AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 6 EAST, 11th M., DESCRIBED AS FOLLOWS:

COMMENCING IN THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 20 NORTH,
RANGE 7 EAST, WM. IN KING COUNTY, WASHINGTON.
THENCE SOUTH 00° 44' 15" WEST ALONG THE WEST LINE OF SAID SECTION 7, FOR
50.02 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 87° 40' 38" EAST PARALLEL WITH THE NORTH LINE OF GOVERNMENT
LOT 1, FOR 1278.42 FEET;

[illegible]

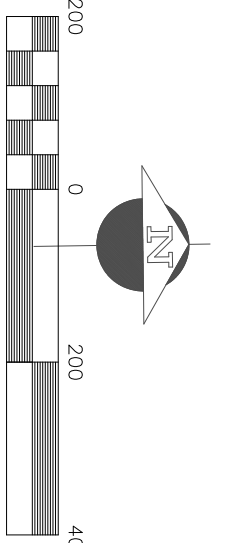
THECE SOUTH 71 35 10 WEST FOR 65.00 FEET;
THECE SOUTH 89 14 39 WEST FOR 62.71 FEET;
THECE NORTH 00 44 13 EAST FOR 51.76 FEET;
THECE NORTH 88 32 WEST FOR 69.06 FEET;
THECE NORTH 00 44 13 EAST FOR 69.84 FEET;
THECE SOUTH 87 29 57 EAST FOR 64.82 FEET;
THECE SOUTH 00 44 15 EAST FOR 316.26 FEET;
TO THE TRUE POINT OF BEGINNING,

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

THAT PORTION OF GOVERNMENT LOT 2, AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 7 EAST, WM. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAO CONVENT LOT 2,
THENCE SOUTH 88° 36' EAST ALONG THE NORTHDANE OF THE SAO CONVENT
THE NORTHDANE QUARTER FOR 628.69 FEET;
THENCE SOUTH 07° 04' 52" WEST FOR 147.56 FEET;
THENCE NORTH 89° 04' 56" WEST FOR 455.80 FEET;
THENCE SOUTH 07° 04' 52" WEST FOR 127.22 FEET;
THENCE NORTH 89° 36' 49" WEST FOR 250.46 FEET;
THENCE NORTH 07° 28' 31" EAST FOR 174.20 FEET;
THENCE SOUTH 89° 59' 56" WEST FOR 194.92 FEET;
THENCE NORTH 07° 05' 20" EAST FOR 265.14 FEET;
THENCE NORTH 89° 35' 45" WEST FOR 129.91 FEET;
THENCE NORTH 07° 40' 46" EAST FOR 49.65 FEET;
THENCE NORTH 89° 36' 49" WEST FOR 474.61 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.10 FEET AND A
CENTRAL ANGLE OF 90° 04' 25" FOR AN ARC LENGTH OF 31.60 FEET AND A
CHORD NORTH 07° EAST FOR 0.00 FEET;
THENCE NORTH 07° 05' 36" EAST FOR 147.52 FEET;
THENCE NORTH 88° 14' 10" EAST FOR 367.71 FEET;
THENCE NORTH 07° 27' 25" EAST FOR 174.00 FEET, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON



PRELIMINARY PLAT MAP & DATA SHEET
SUNTOP P.U.D., DIVISIONS 4 & 5, ENUMCLAW, WA

CONTACT PERSON: KEN KRUEGER & ROBERT STRIKER
3207 WEST LAKE SAMMAMISH PKWY NE, REDMOND, WA 98052
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Consulting Engineers – Civil, Municipal, Subdivisions, Land Development
3206 NW Fairway Hts DrR, Bend, OR 97701 253-951-4217 rykelsengineering@gmail.com

NO.	REVISIONS	DATE
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A RYKELS

DESIGNED BY
07/21/2016
DATE

PROJECT NO.

PP1 SHEET

7/21/2016

SUNTOP PLANNED UNIT DEVELOPMENT, SUBDIVISIONS 4 & 5

PORTIONS OF THE NE/4 OF SEC 25, TWP 20N, RGE 6E
AND THE NW/4 OF SEC 30, TWP 20N RGE 7E, WM, KING CO, WA

L1 ZONE

L1 ZONE

HCB ZONE

HCB ZONE

SR 410 ROOSEVELT AVE EAST

JENSEN, RICHARD

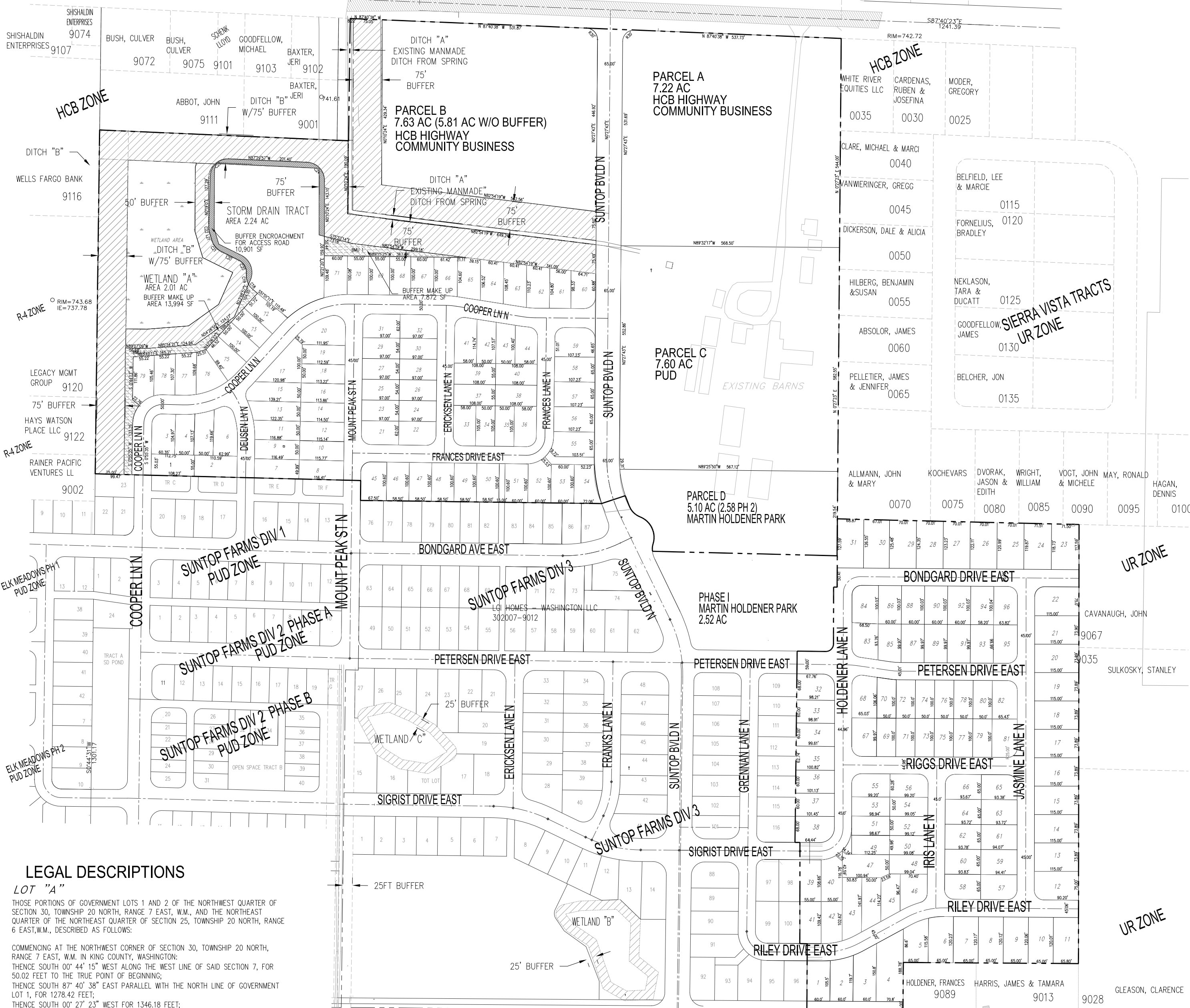
MAZATLAN RESTAURANT #5 9086

9127

GAMBLIN MOTORS

9097

9087



LEGAL DESCRIPTIONS

LOT "A"

THOSE PORTIONS OF GOVERNMENT LOTS 1 AND 2 OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 7 EAST, W.M., AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 7 EAST, W.M. IN KING COUNTY, WASHINGTON:
THENCE SOUTH 00° 44' 15" WEST ALONG THE WEST LINE OF SAID SECTION 7, FOR 50.02 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 87° 40' 38" EAST PARALLEL WITH THE NORTH LINE OF GOVERNMENT LOT 1, FOR 1278.42 FEET;
THENCE SOUTH 00° 27' 23" WEST FOR 1346.18 FEET;
THENCE NORTH 88° 39' 16" WEST FOR 479.98 FEET TO THE BEGINNING POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 20° 22' 58" FROM WHICH THE RADIUS POINT BEARS NORTH 84° 24' 44" EAST;
THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 19.57 FEET TO A POINT OF REVERSE CURVATURE,
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 80° 54' 40" FOR AN ARC LENGTH OF 84.73 FEET TO A POINT OF REVERSE CURVATURE,
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 42° 10' 11" FOR AN ARC LENGTH OF 40.48 FEET,
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 302.50 FEET AND A CENTRAL ANGLE OF 05° 31' 57" FOR AN ARC LENGTH OF 29.21 FEET;
THENCE SOUTH 71° 35' 10" WEST FOR 65.00 FEET;
THENCE NORTH 89° 14' 39" WEST FOR 627.72 FEET;
THENCE NORTH 00° 44' 13" EAST FOR 51.76 FEET;
THENCE NORTH 88° 32' WEST FOR 691.06 FEET;
THENCE NORTH 00° 44' 13" EAST FOR 894.85 FEET;
THENCE SOUTH 87° 29' 57" EAST FOR 648.42 FEET;
THENCE NORTH 00° 44' 15" EAST FOR 318.26 FEET, TO THE TRUE POINT OF BEGINNING,

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

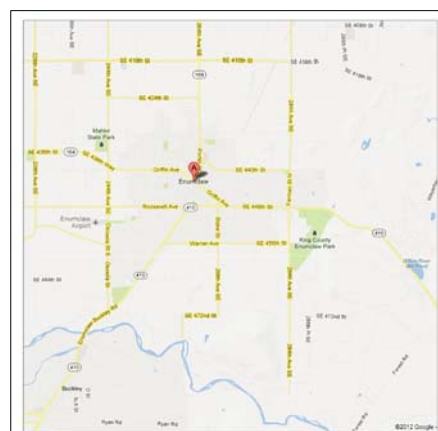
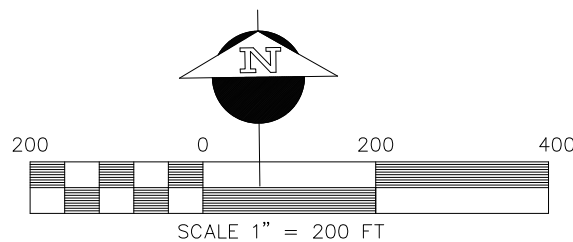
LOT "C"

THAT PORTION OF GOVERNMENT LOT 2, AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 7 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2;
THENCE SOUTH 88° 39' 16" EAST ALONG THE NORTHLINE OF THE SE QUARTER OF THE NORTHWEST QUARTER FOR 628.89 FEET;
THENCE SOUTH 00° 04' 52" WEST FOR 1142.56 FEET;
THENCE NORTH 89° 36' 49" WEST FOR 455.80 FEET;
THENCE SOUTH 00° 04' 52" WEST FOR 127.22 FEET;
THENCE NORTH 89° 36' 49" WEST FOR 250.46 FEET;
THENCE NORTH 00° 28' 31" EAST FOR 174.30 FEET;
THENCE SOUTH 89° 59' 56" WEST FOR 19.62 FEET;
THENCE NORTH 00° 05' 20" EAST FOR 263.14 FEET;
THENCE NORTH 89° 35' 43" WEST FOR 12.91 FEET;
THENCE NORTH 00° 40' 06" EAST FOR 497.65 FEET;
THENCE SOUTH 89° 32' 18" EAST FOR 74.61 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.10 FEET AND A CENTRAL ANGLE OF 90° 04' 25" FOR AN ARC LENGTH OF 31.60 FEET;
THENCE NORTH 00° EAST FOR 0.00 FEET;
THENCE NORTH 00° 05' 38" EAST FOR 147.52 FEET;
THENCE SOUTH 88° 14' 10" EAST FOR 7.67 FEET;
THENCE NORTH 00° 27' 23" EAST FOR 178.00 FEET, TO THE TRUE POINT OF BEGINNING

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SUNTOP PUD DIVISIONS 4 & 5 PRELIMINARY PLAT MAP



LOCATION MAP

PROJECT DATA

- EXISTING PARCEL AREAS: LOT C (DIVISION 4) 19.21 AC, LOT A (DIVISION 5) 50.92 AC
- EXISTING ZONING: HOLDNER FARMS PLANNED UNIT DEVELOPMENT
- PROPOSED LAND USE: PUD, MIXED USE
- NUMBER OF LOTS : DIVISION 4: 96 LOTS
DIVISION 5: 79 RESIDENTIAL LOTS; 175 RESIDENTIAL LOTS AND
DIVISION 5: PARCELS A,B,C & D - DESIGNATED FOR FUTURE PUD DEVELOPMENT
- COUNTY PARCEL NUMBERS: 302007-9011, & -9111
- APPROXIMATE AREA SMALLEST LOT: 4,900 SqFt
- SCS SOILS TYPE: BUCKLEY LOAM, SHALCAR MUCK, SULTAN SILT LOAM
- SOURCE OF WATER SUPPLY: CITY OF ENUMCLAW
- SOURCE OF SEWAGE DISPOSAL: CITY OF ENUMCLAW
- EXISTING GROUND COVER: GRASSY PASTURE W/ SOME GROVES OF TREES

PROPERTY OWNER/APPLICANT:
MRS FRANCES HOLDNER
1009 WARNER AVE
ENUMCLAW, WA 98023

AGENT/REPRESENTATIVE:
KEN KRUEGER PH 425-753-2985
3207 W LK SAMMAMISH PARKWAY NE
REDMOND, WA 98052



PRELIMINARY PLAT AND PUD PLAN
SUNTOP PUD, DIVISIONS 4&5, PRELIMINARY PLAT, ENUMCLAW, WA
CONTACT PERSON: KEN KRUEGER & ROBERT STRIKER
3207 WEST LAKE SAMMAMISH PARKWAY NE, REDMOND, WA 98052
PH 425-753-2985



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7/22/2016