

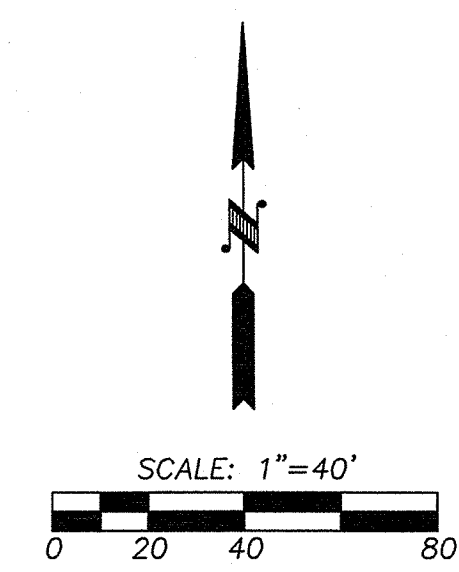
PROPERTY DESCRIPTION

LOT 2, SHORT PLAT No. 8710, RECORDED UNDER RECORDING No. 871170817, RECORDS OF KING COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.
 (DESCRIPTION FROM OLD REPUBLIC TITLE REPORT ORDER No. 5216017714)

WATSON STREET PLAT
 NW1/4, NE 1/4, SEC.25, TWN.20 N., RNG. 6 E., W.M.
 CITY OF ENUMCLAW, KING COUNTY, WA
PRELIMINARY SITE PLAN

Curve Table			
Curve #	Length	Radius	Delta
C1	47.80	30.00	91°17'54"
C2	46.25	30.00	88°20'01"

Parcel Line Table		
Line #	Length	Direction
L1	10.00	N0°44'19"E
L2	10.00	N87°57'44"W
L3	10.00	N87°57'44"W



SITE DATA

PARCEL #: 2520069137
 ADDRESS: 123 WATSON ST N
 ACREAGE: 165,204 SQ. FT. (3.79 AC)
 ZONING: R-3
 EXISTING STRUCTURES: NONE
 MIN. LOT SIZE: 6,200 SQ. FT.
 MAX. LOT SIZE: 12,500 SQ. FT.
 CRITICAL AREA: NONE
 SHORELINE ENVIRONMENT DESIGNATION: NONE
 SIGNIFICANT TREES: NONE

SERVICES

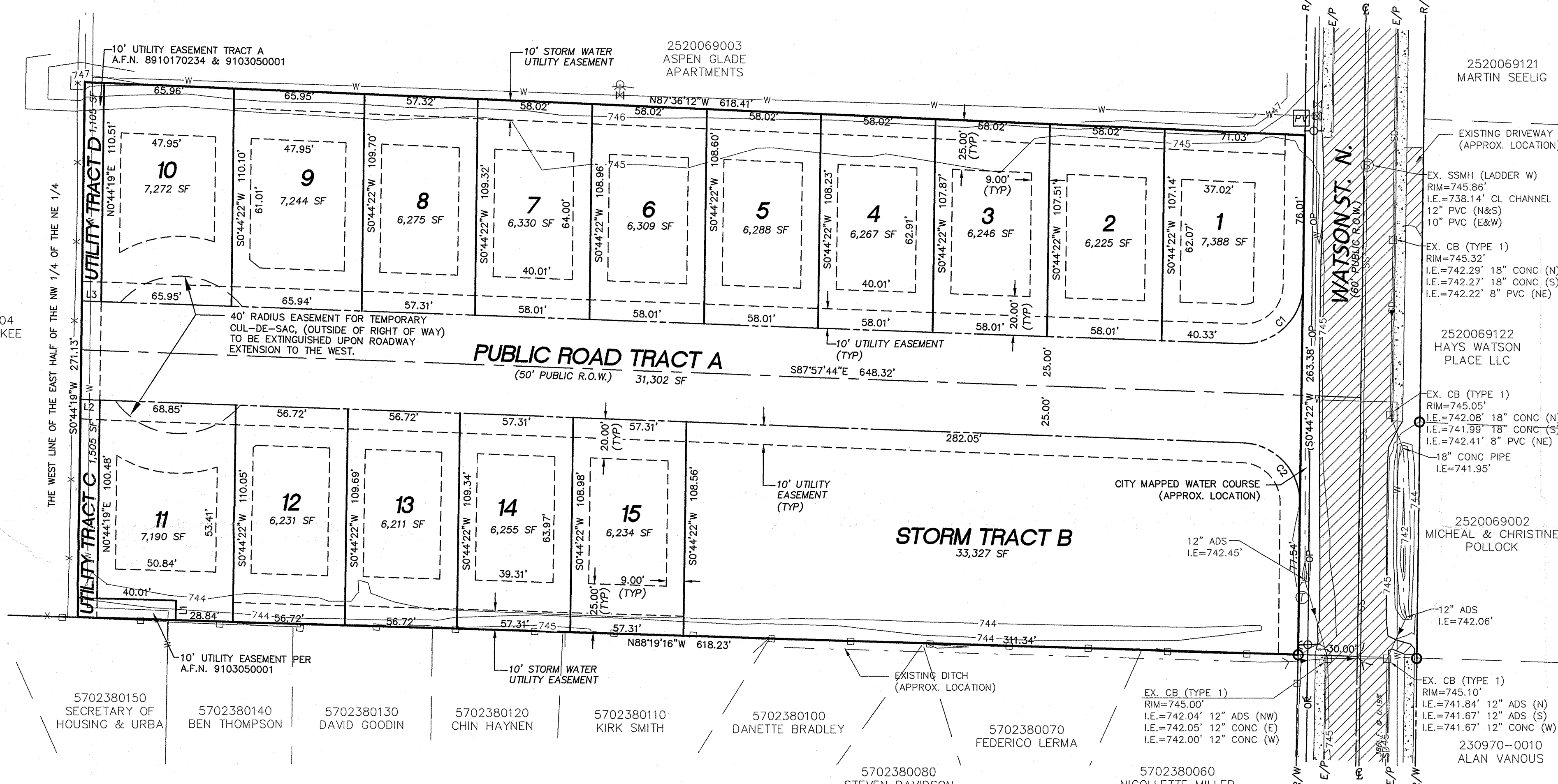
WATER: CITY OF ENUMCLAW
 SCHOOLS: ENUMCLAW SCHOOL DISTRICT 216
 ROADS: 50 FT. PUBLIC ROW (TRACT A)
 POWER: PSE
 TELEPHONE: US WEST COMMUNICATIONS
 FIRE DISTRICT: ENUMCLAW FIRE DEPARTMENT
 SEWER: CITY OF ENUMCLAW

PROJECT PROPOSAL DATA

PROPOSED USE: DETACHED SINGLE-FAMILY RESIDENTIAL
 ROAD DEDICATION TRACT A: 31,302 SQ. FT.
 STORMWATER TRACT B: 33,327 SQ. FT.
 UTILITY TRACT C: 1,505 SQ. FT.
 UTILITY TRACT D: 1,105 SQ. FT.
 NO. OF LOTS: 15
 AVG. LOT SIZE: 6,531 SQ. FT.
 GROSS PROJECT DENSITY: 3.96 UNITS/ACRE
 (# OF UNITS/GROSS LOT AREA)
 PARK: -0- SF
 TEMPORARY CUL-DE-SAC: PC.A5.3 DESIGN

SET BACKS

FRONT: 20'
 SIDE: 9'
 REAR: 25'



CONTOUR INTERVAL=1'
 TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

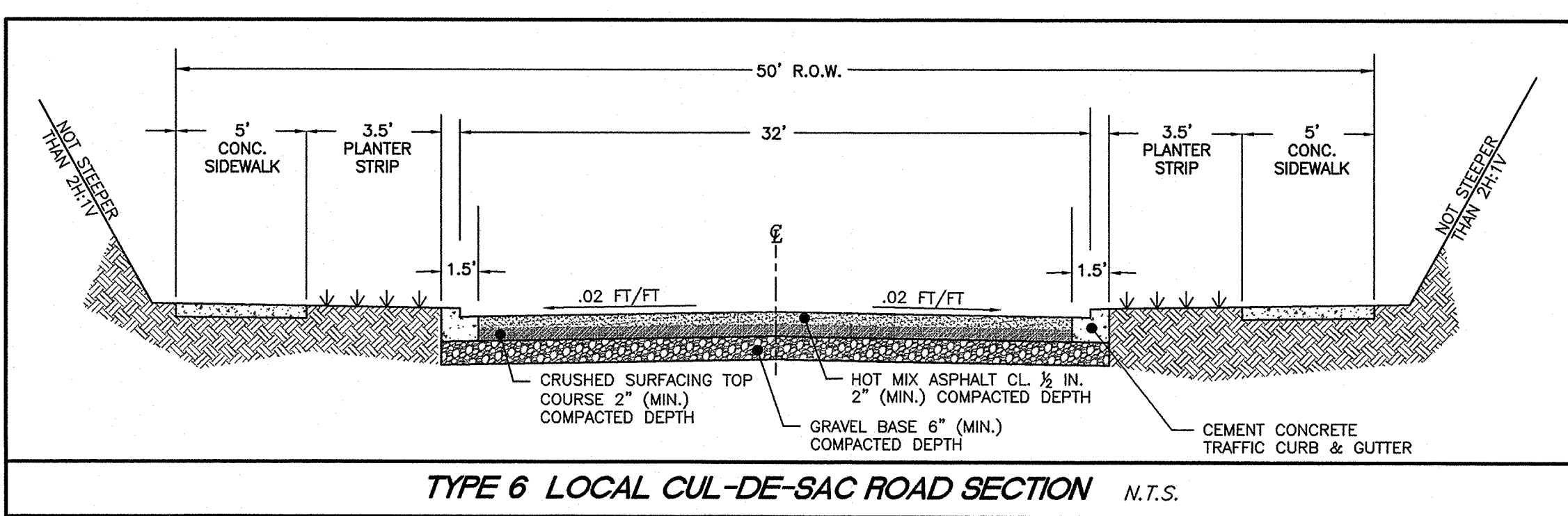
HORIZONTAL DATUM
 NAD 83/11 WASHINGTON SOUTH ZONE
 ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO PIERCE COUNTY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS)

NARRATIVE

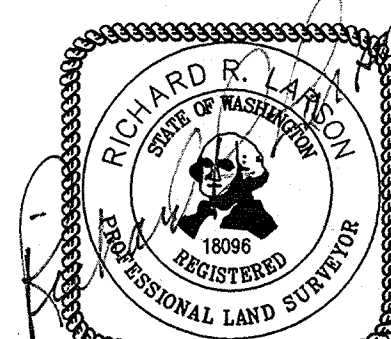
THIS SURVEY WAS CALCULATED BY HOLDING THE MONUMENTS FOUND AT THE FOUR CORNERS OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 6 EAST. SHORT PLAT 8710 UNDER A.F.N. 871170917 APPEARS TO HAVE DEFECTS, THE ANGULAR RELATIONSHIP BETWEEN THE NORTH LINE OF THE SECTION (HWY 410) AND WATSON STREET IS NEARLY 21 MINUTES DIFFERENT THAN SUBDIVIDING FROM THE FOUND MONUMENTS. WHEN HOLDING THE BEARING ON WATSON ST., THE SHORT PLAT, OVERLAPS THE WEST LINE OF THE EAST HALF OF THE NW 1/4 OF THE SAID NE 1/4 BY 0.7' - 1.3'. THE PARCEL TO THE WEST IS DESCRIBED AS THE EAST 1/2 OF THE WEST 1/2 OF THE NW 1/4 OF TWP NE 1/4. THEREFORE THE SUBDIVISIONAL LINE WAS HELD. THE SHORT PLAT ALSO OVERLAPPED THE PLAT OF MT. PEAK VILLAGE TO THE SOUTH BY +/- 3'. THE PLAT BOUNDARY WAS HELD. DICKSON AVE. AND LOT LINES ON THE SHORT PLAT WERE THEN PROPORTIONED ALONG THE EAST AND WEST LINES OF SAID SHORT PLAT.

LEGEND

- P/L — PROPERTY LINE
- R/W LINE
- R.O.W CENTER LINE
- 278 — EXISTING CONTOUR
- — PROPOSED LOT LINE
- x-x- EXISTING WIRE FENCE
- □ EXISTING WOOD FENCE
- SD — EXISTING STORM PIPE
- W — EXISTING WATER MAIN
- T — EXISTING PHONE MAIN
- G — EXISTING GAS LINE
- OP — EXISTING OVERHEAD POWER LINE
- SS — EXISTING SEWER MAIN
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- - - UTILITY EASEMENT
- — BUILDING SETBACK LINE
- ▨ EXISTING ASPHALT
- ⊛ EXISTING CONCRETE



SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE SIXTY-TWO AVENUE, LLC
 DURING SEPTEMBER 2017.
RICHARD R. LARSON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 18096



DATE: 5-15-18

JOB NUMBER: 8987
 SCALE: 1"=40'
 DESIGNED G.M.: MMW
 DRAWN G.M.: MMW
 CHECKED G.M.: N/A
 PROPOSED: SIXTY-TWO AVENUE, LLC
 P.O. BOX 42 BUCKLEY, WA. 98321
 CONTACT: BRIAN BOWEN
 PH: (253)208-9412
LARSON and ASSOCIATES
 surveyors, engineers & planners
 9027 PACIFIC AVENUE, SUITE 4
 TACOMA, WA. 98444 (253) 474-3404
PRELIMINARY SITE PLAN
 DATE: 5-8-18
 DRAWING NO.: 8987BASE
 SHEET 1 OF 1

SITE