

S. 172ND ST.

S88°41'13"E 1512.27

FND CONC. MON IN CASE W/1/2" BRASS FIN DWN 1.6 8-14-2020

FND RAILROAD SPIKE W/PUNCH 8-14-2020



SCALE: 1" = 20'
0 10 20

LEGEND

- STORM DRAIN CATCH BASIN (CB)
- SANITARY SEWER MANHOLE (SSMH)
- ⊕ WATER VALVE
- ⊗ WATER METER
- ⊙ FIRE HYDRANT
- ⊖ POWER POLE
- ⊕ ELECTRIC METER
- ⊗ CONIFEROUS TREE
- DECIDUOUS TREE

VERTICAL CONTROL:

BENCHMARK ASSUMED

HORIZONTAL CONTROL:

ASSUMED

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DISTANT SOUTH 0°01'11" WEST 1,835.29 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27, AND RUNNING THENCE SOUTH 89°59'10" EAST 300.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89°59'19" EAST 100.00 FEET; THENCE SOUTH 0°02'46" EAST 275.00 FEET; THENCE NORTH 89°59'10" WEST 100.00 FEET; THENCE NORTH 0°02'46" WEST 275.00 FEET TO THE TRUE POINT OF BEGINNING; (BEING KNOWN AS LOT 25, BLOCK 34, MCKICKEN HEIGHTS DIVISION NO. 4, ACCORDING TO THE UNRECORDED PLAT THEREOF). SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SUBJECT TO:

1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DEDICATIONS, ENCROACHMENTS, AND EASEMENTS PRESENTLY OF RECORD.

SURVEY NOTES:

1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECTIFICATION BY THE LAND SURVEYOR.

2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATION; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THE PROPERTY. UTILITY LOCATION BASED ON SURFACE EVIDENCE.

3.) FIELD WORK PERFORMED AND MONUMENTS RECOVERED IN

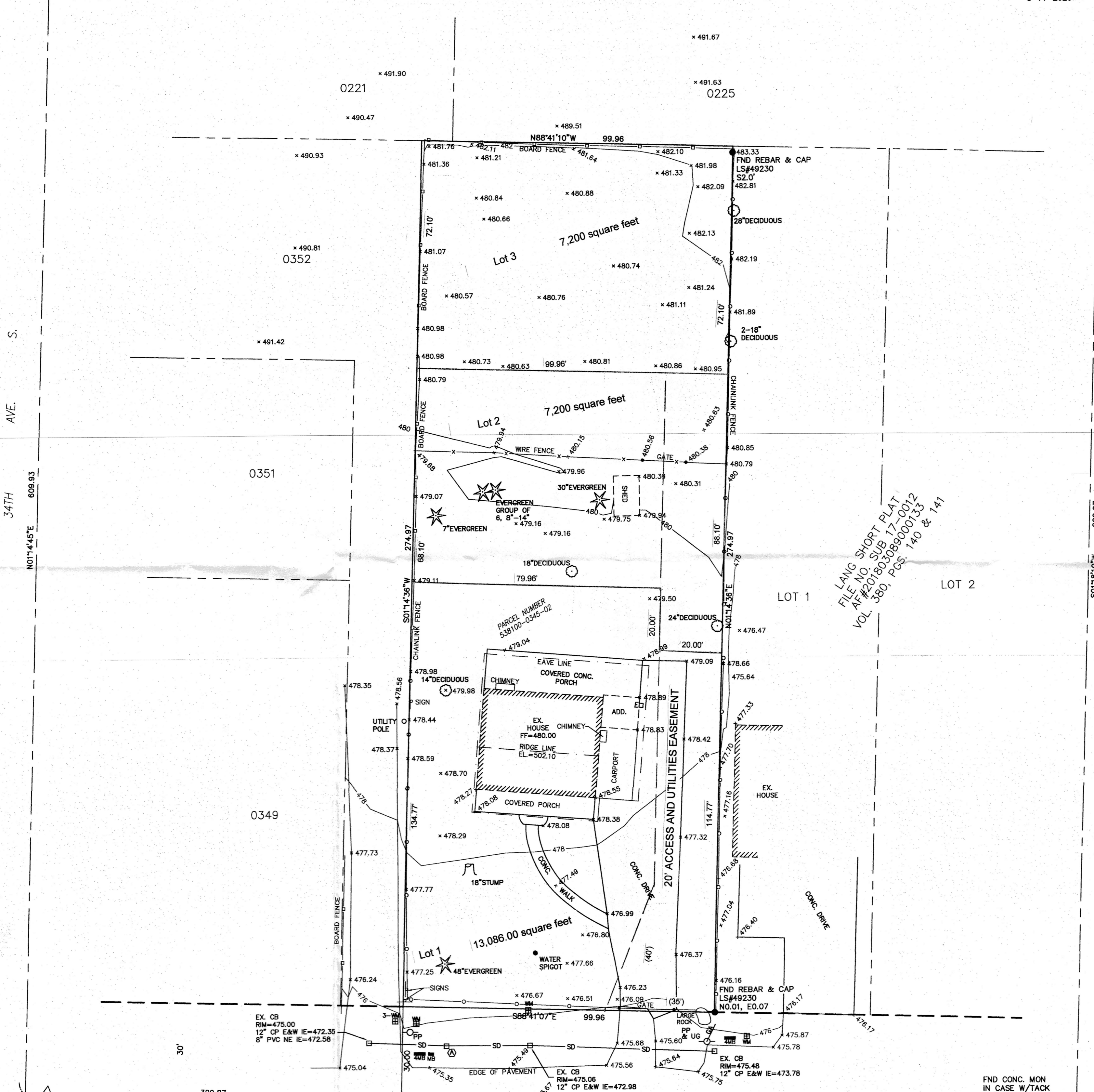
EQUIPMENT AND PROCEDURES:

METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE
 INSTRUMENTATION: TOPCON PS103A ELECTRONIC TOTAL STATION AND LEICA GPS RECEIVER.
 PRECISION: MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090
 BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM PER FOUND MONUMENTS ON 9TH AVE.

REFERENCES

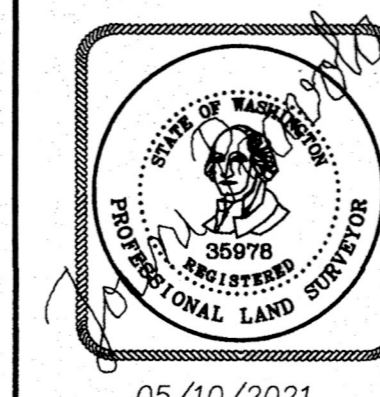
SHORT PLAT SUB 17-0012, VOLUME 380, PAGES 140 AND 141, RECORDING NUMBER 20180308900013.

PARCEL NUMBER: 538100-0345-02.
 ADDRESS 3434 S 173RD ST 98188.



LANG SHORT PLAT
 FILE NO SUB 17-0012
 FILE #20180308900013
 VOL. 380, PGS. 140 & 141

FND CONC. MON IN CASE W/TACK DWN 1.0 8-14-2020



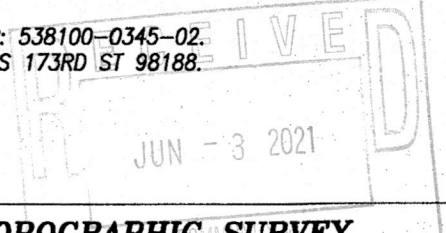
ACREAGE
LAND
SURVEYING

206
326-9912

24225 107TH PLACE WEST EDMONDS 98020

TOPOGRAPHIC SURVEY FOR RANJIT BAL		
IN THE SW1/4, SW1/4, SEC.27, T.23N., R.4E, W.M. TUKWILA, WASHINGTON		
DWN. BY: BH	DATE: 9/24/2020	JOB NO. 20064
CHK. BY: JP	SCALE: 1" = 20'	SHEET: 1 OF 1

SUB 21-0008



05/10/2021