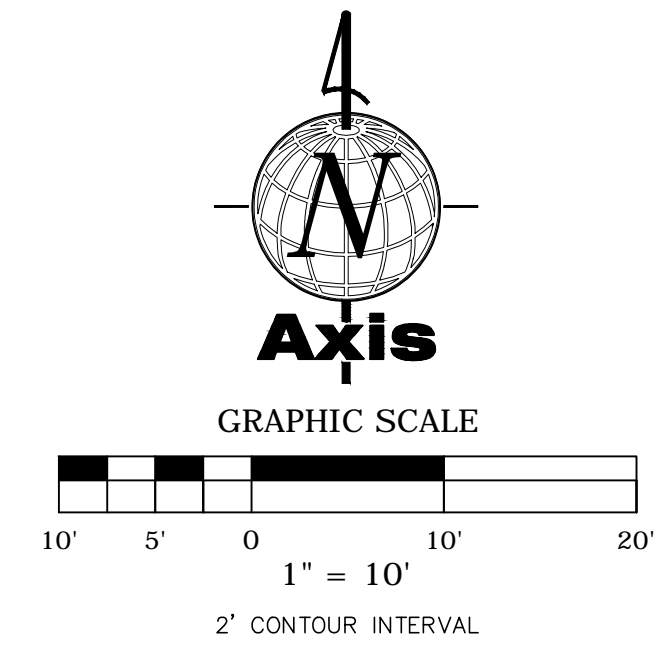
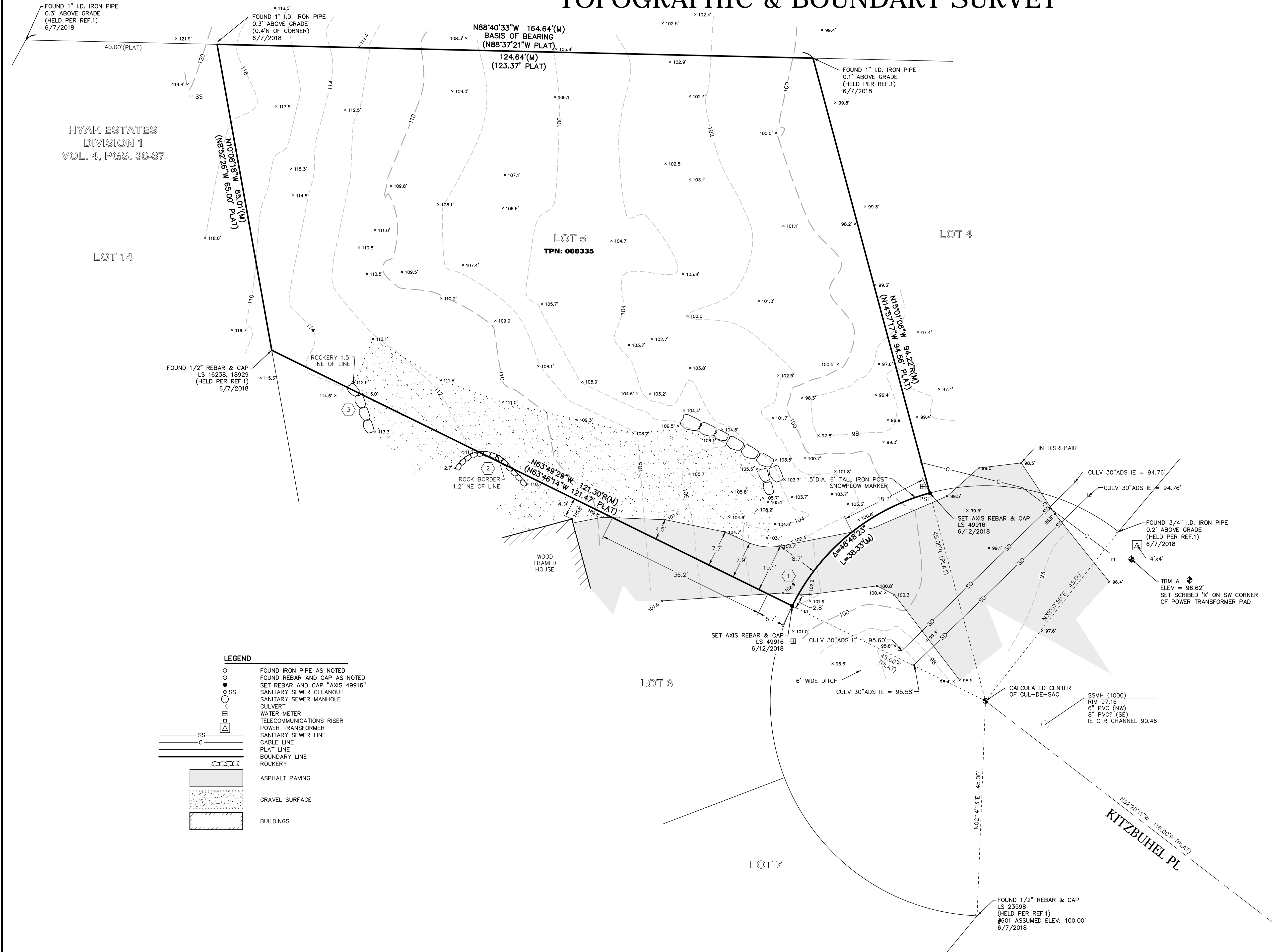


TOPOGRAPHIC & BOUNDARY SURVEY



HYAK ESTATES
DIVISION 1
VOL. 4, PGS. 36-37



LEGEND

○	FOUND IRON PIPE AS NOTED
●	FOUND REBAR AND CAP AS NOTED
○ SS	SET REBAR AND CAP "AXIS 49916"
○ SS	SANITARY SEWER CLEANOUT
○	SANITARY SEWER MANHOLE
○	CULVERT
○	WATER METER
○	TELECOMMUNICATIONS RISER
○	POWER TRANSFORMER
○	SANITARY SEWER LINE
○	CABLE LINE
○	PLAT LINE
○	BOUNDARY LINE
○	ROCKERY
○	ASPHALT PAVING
○	GRAVEL SURFACE
○	BUILDINGS

BASIS OF BEARINGS
HELD A BEARING OF NORTH 88°40'30" WEST ALONG THE MONUMENTED NORTH PLAT LINE OF HYAK ESTATES, DIV. 1 FROM THE FOUND 1" I.D. IRON PIPES AT THE NORTHWEST CORNER OF LOT 14 & THE NORTHEAST CORNER OF LOT 5.

HORIZONTAL DATUM
ASSUMED

VERTICAL DATUM
ASSUMED ELEVATION 100.00'
AXIS CONTROL POINT NO. 601
FOUND 1/2" REBAR & CAP, NE CORNER OF LOT 7

TEMPORARY BENCHMARK:
TBM 'A'
SET SCRIBED 'X' ON THE SW CORNER OF POWER TRANSFORMER PAD AT THE SE CORNER OF LOT 4, NORTH SIDE CUL-DE-SAC KITZBUHEL PL.
ELEVATION: 96.62'

LEGAL DESCRIPTION/TITLE REPORT NOTES
NO EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT ARE SHOWN.

LEGAL DESCRIPTION FOR PROPERTY WAS OBTAINED FROM STATUTORY WARRANTY DEED NO. 347760, VOL. 29, PG. 345, RECORDS OF KITTITAS COUNTY, WASHINGTON.

LOT NO. 5, DIVISION 1, HYAK ESTATES.
REFERENCES
1 PLAT OF HYAK ESTATES, DIVISION 1, RECORDED IN VOL. 4 OF PLATS, PGS. 36-37, RECORDS OF KITTITAS COUNTY, WASHINGTON.

EQUIPMENT NOTES
PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

NOTES
THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON JUNE 12, 2018 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEY DISCLOSES FACTORS OF EXISTING AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES. WHERE AMBIGUITIES ARE NOTED, AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBUILT FIELD LOCATION OF EXISTING STRUCTURES AND EXISTING LOCATOR PAINT MARKINGS. OTHER UTILITIES MAY EXIST. NO SUB-SURFACE EXPLORATION WAS MADE TO VERIFY UTILITY ROUTINGS AND THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN FOR VERIFICATION.

SURVEY NARRATIVE
ESTABLISHED THE NORTH LINE OF PLAT BY HOLDING THE FOUND 1" I.D. IRON PIPES AT THE NW CORNER OF LOT 14 & THE NE CORNER OF LOT 5, HELD 40' (PLAT) FROM THE NW CORNER OF LOT 14 TO ESTABLISH THE NW CORNER OF LOT 5.

ESTABLISHED THE CENTER OF SAC RADIUS POINT BY DISTANCE-DISTANCE INTERSECTION FROM THE FOUND REBAR & CAP AT THE SE CORNER OF LOT 7 AND THE FOUND 3/4" I.D. IRON PIPE AT THE SW CORNER OF LOT 4.

ESTABLISHED THE SW LINE OF LOT 5 BY HOLDING THE PLAT 45' RADIUS PT AND CREATED A RADIAL BEARING TO THE FOUND 1/2" REBAR & CAP AT THE SOUTHERLY ANGLE POINT OF THE WEST LINE OF LOT 5.

ESTABLISHED THE EAST LINE OF LOT 5 BY HOLDING THE PLAT 45' RADIUS PT AND CREATED A RADIAL BEARING TO THE FOUND 1" I.D. IRON PIPE AT THE NE CORNER OF LOT 5.

ENCROACHMENTS
1 ASPHALT DRIVEWAY (DIMENSIONS ON MAP)
2 ROCK BORDER CROSSES THE SOUTHWESTERLY LINE 48.2' & 56.3' SOUTHEAST OF THE SOUTHERLY CORNER OF THE WEST LINE AND IS 1.2' NE OF LINE
3 ROCKERY CROSSES THE SOUTHWESTERLY LINE 21.3' SOUTHEAST OF THE SOUTHERLY CORNER OF THE WEST LINE AND IS 1.5' NE OF LINE

SW 1/4, NW 1/4, SEC. 15, TWP. 22N., RGE. 11E., W.M. SNOQUALMIE PASS, KITTITAS COUNTY, WASHINGTON

REV#	DESCRIPTION OF REVISION	DATE	BY
#1			
#2			
#3			
#4			
#5			

6/14/2018,MFrench,18105_C3D

Axis
Survey & Mapping
15241 NE 90TH ST
REDMOND, WA 98052
TEL. 425.823-5700
FAX 425.823-6700

DAN BERLIN
1401 153RD PL SE
BELLEVUE, WA 98007

www.axismap.com	
JOB NO. 18105	DATE 06/14/18
DRAWN BY MWF	CHECKED BY SPJR
SCALE 1" = 10'	SHEET 1 OF 1

TOPOGRAPHIC & BOUNDARY SURVEY
OF
LOT 5 HYAK ESTATES DIVISION 1
(50 KITZBUHEL PL)