

SURVEY NOTES

1. SURVEY WAS PERFORMED WITH LEICA GS14 SURVEY-GRADE GNSS ANTENNAS RECEIVING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN), AND LEICA TS15 TOTAL STATIONS. THIS SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS OF W.A.C. 332-130-090.
2. RIGHT-OF-WAY FIELD WORK WAS COMPLETED IN JUNE OF 2018. INTERIOR FIELD WORK WAS COMPLETED IN AUGUST OF 2019.
3. ALL DISTANCES, COORDINATES, AND/OR ELEVATIONS ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. TOPOGRAPHIC ELEMENTS SHOWN HEREON ARE INTENDED FOR PLANNING AND DESIGN PURPOSES.
5. CONTOURS SHOWN HEREON ARE DERIVED FROM DIRECT FIELD OBSERVATIONS USING A TRIANGULATED IRREGULAR NETWORK (TIN). THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS (NMAS).

6. BOUNDARY AND EASEMENT INFORMATION SHOWN HERE IS BASED UPON SURVEYS, MAPS, PLATS, AND DOCUMENTS OF PUBLIC RECORD. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT DEPICT ALL EXISTING EASEMENTS, COVENANTS, OR RESTRICTIONS.
7. ABOVE-GROUND UTILITIES SHOWN HEREON WERE LOCATED BY DIRECT FIELD OBSERVATIONS. UNDERGROUND STORM AND SANITARY SEWER LINES ARE BASED UPON OBSERVATIONS AND INVERT MEASUREMENTS TAKEN AT SURFACE STRUCTURES SUCH AS MANHOLES. OTHER UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON PAINT MARKS PLACED BY A THIRD-PARTY LOCATION SERVICE. WHERE POSSIBLE, THE LOCATION AND TYPE OF UTILITIES WERE COMPARED TO PUBLICLY AVAILABLE AS-BUILT PLANS. DISCREPANCIES FOUND ARE AS NOTED ON THIS MAP. NO SUBSURFACE INVESTIGATION WAS PERFORMED BY DAVID EVANS AND ASSOCIATES, INC. OTHER UTILITIES MAY EXIST UPON SUBJECT PROPERTY NOT SHOWN HEREON.

BASIS OF BEARING

THE SOUTHEAST LINE OF SECTION 19 AS BEING NORTH 88° 50' 43" WEST PER ZEE LANE SHORT PLAT A.F. # 20150723900005.

VERTICAL DATUM

ELEVATIONS SHOWN HEREON ARE GEOID-DERIVED NAVD88, GEOID 12B SEPARATIONS WERE APPLIED TO SOLVED ELLIPSOID HEIGHTS.

SITE BENCHMARK: CITY OF KIRKLAND CONTROL POINT NO. 133, LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF NE 100TH AVE AND NE 132ND ST, ELEVATION: 115.25 U.S. SURVEY FEET

SEE SHEET 2 FOR LEGEND

TOPOGRAPHIC SURVEY
CITY OF KIRKLAND FS 24

TCA ARCHITECTURE
KIRKLAND, WASHINGTON



DAVID EVANS AND ASSOCIATES, INC.
1620 W. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

REVISIONS: APPD.

DATE: AUG. 30, 2019
DESIGN: EFG
DRAWN:
CHECKED:
REVISION NUMBER:

SCALE: 1"=20'

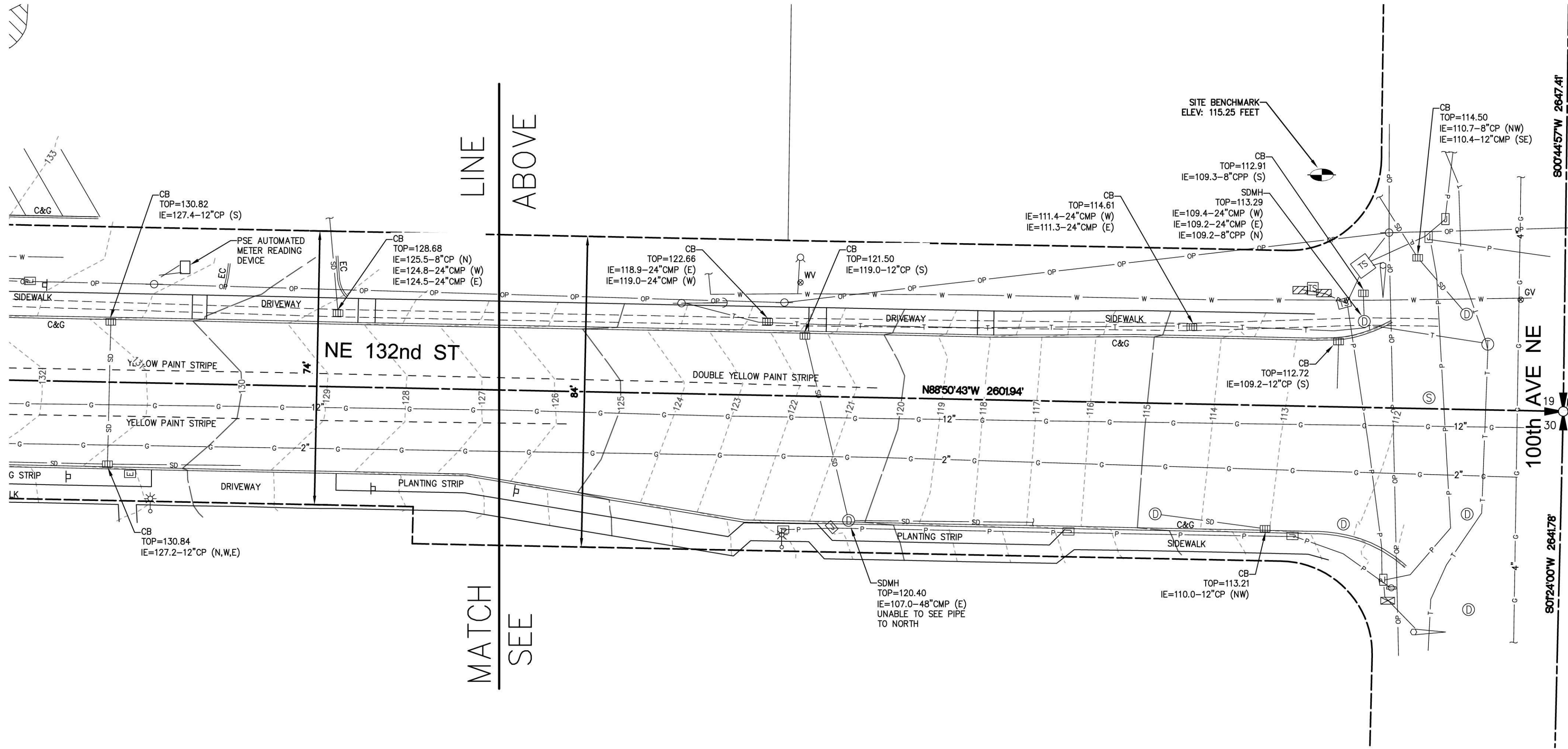
PROJECT NUMBER:
TCAX 0027

DRAWING FILE:
Sv-TP-X-tcax0027-GROUND.dwg

SHEET NO.

1

OF 2



LEGEND

- FOUND IRON ROD AS NOTED
FOUND MONUMENT AS NOTED
- WATER TONE LINE
SANITARY SEWER LINE
OVERHEAD UTILITY LINE
POWER TONE LINE
GAS TONE LINE
TELEPHONE TONE LINE
TRAFFIC SIGNAL BOX
ELECTRICAL BOX
WATER VAULT
ELECTRIC GROUND ROD
STORM DRAIN MANHOLE
SEWER MANHOLE
CATCH BASIN
SIGN
STREET LIGHT
GUY ANCHOR
UTILITY POLE
WATER VALVE
WATER METER
GAS METER
FIRE HYDRANT
CURB & GUTTER
EXTRUDED CURB
EXTRUDED CURB
ELECTRICAL TRANSFORMER
BOLLARD
MAILBOX
FIRE DEPARTMENT CONNECTION
AREA DRAIN
AREA LIGHT
CONIFEROUS TREE

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2

OF 2