



SHORT PLAT
NO. SPLT18-_____
KING COUNTY, WASHINGTON

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SPLT 19-0004

RECEIVED

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RC DLS/PERMITS

SOUTHEAST 144TH PLACE

RECORDING NO.	VOL./PAGE
PORTION OF NE 1/4 of NW 1/4, S. 23, T. 23 N., R. 5 E., W.M.	

PROPOSED PARCEL DESCRIPTIONS

PARCEL A:

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 23;
THENCE NORTH 88°38'22" WEST 30 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE WESTERLY MARGIN OF 156TH AVENUE SOUTHEAST;
THENCE SOUTH 1°23'51" WEST ALONG SAID WESTERLY MARGIN, 193 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;
THENCE CONTINUING SOUTH 1°23'51" WEST ALONG SAID WESTERLY MARGIN, 132.86 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE NORTH 88°24'04" WEST ALONG SAID SOUTH LINE, 120 FEET;
THENCE NORTH 1°23'51" EAST PARALLEL WITH THE WESTERLY MARGIN OF 156TH AVENUE SOUTHEAST, 132.36 FEET;
THENCE SOUTH 88°38'22" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 120 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT THAT PORTION LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY;
THENCE NORTH 00°56'33" EAST, ALONG THE WEST OF SAID PROPERTY, 69.50 FEET TO A 4" HIGH CHAINLINK FENCE AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 87°54'51" EAST, ALONG SAID FENCE AND IT EASTERLY PROLONGATION, 120.01 FEET TO THE WESTERLY MARGIN OF SAID 156TH AVENUE SOUTHEAST AND THE TERMINUS OF SAID LINE.

PARCEL B:

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 23;
THENCE NORTH 88°38'22" WEST 30 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE WESTERLY MARGIN OF 156TH AVENUE SOUTHEAST;
THENCE SOUTH 1°23'51" WEST ALONG SAID WESTERLY MARGIN, 193 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;
THENCE CONTINUING SOUTH 1°23'51" WEST ALONG SAID WESTERLY MARGIN, 132.86 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE NORTH 88°24'04" WEST ALONG SAID SOUTH LINE, 120 FEET;
THENCE NORTH 1°23'51" EAST PARALLEL WITH THE WESTERLY MARGIN OF 156TH AVENUE SOUTHEAST, 132.36 FEET;
THENCE SOUTH 88°38'22" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 120 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

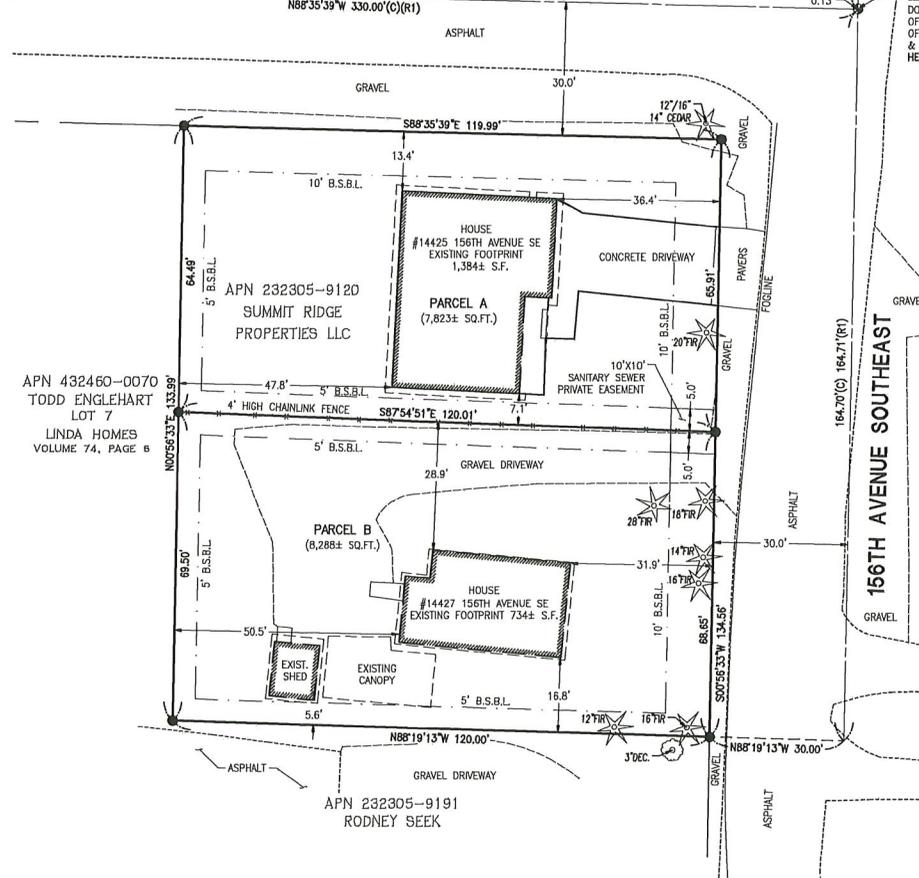
COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY;
THENCE NORTH 00°56'33" EAST, ALONG THE WEST OF SAID PROPERTY, 69.50 FEET TO A 4" HIGH CHAINLINK FENCE AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 87°54'51" EAST, ALONG SAID FENCE AND IT EASTERLY PROLONGATION, 120.01 FEET TO THE WESTERLY MARGIN OF SAID 156TH AVENUE SOUTHEAST AND THE TERMINUS OF SAID LINE.

PRIVATE SANITARY SEWER EASEMENT PROVISION

A 10 FOOT BY 10 FOOT PRIVATE SANITARY SEWER EASEMENT LOCATED OVER, UNDER, ACROSS, THROUGH AND UPON PARCEL A AND PARCEL B, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF PARCEL A AND PARCEL B, FOR THE PURPOSE OF OPERATING, MAINTAINING, REPAIRING, AND/OR RECONSTRUCTING ANY SANITARY SEWER SYSTEMS THEY BENEFIT FROM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

IMPERVIOUS SURFACE PERCENTAGE
(MAXIMUM ALLOWED FOR ZONE R-4 IS 55%)

LOT A = 28.5% (INCLUDES DRIVEWAY & BUILDING)
LOT B = 45.0% (INCLUDES GRAVEL, ASPHALT PARKING, BUILDING & CANOPY)



FOUND MONUMENT IN CASE 2" BRASS DISC WITH PUNCH DOWN 0.60", AT INTERSECTION OF 156TH AVENUE SOUTHEAST & SOUTHEAST 144TH STREET

FOUND MONUMENT IN CASE LEAD & TACK IN CONCRETE DOWN 0.60", 0.13" NORTH OF CALCULATED INTERSECTION OF 156TH AVENUE SOUTHEAST & SOUTHEAST 144TH PLACE HELD FOR SECTION LINE



0 10 20 40
SCALE: 1"=20'

LEGEND
(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (1.5#45789)
- SET HUB/TACK
- FOUND REBAR/CAP (AS NOTED)
- FOUND LEAD/TACK
- FOUND IRON PIPE
- △ SET MAGNAIL/WASHER CORNER (AS NOTED)
- ◆ BENCHMARK

ABBREVIATIONS
(R#) REFERENCE SURVEY
FL FLOW LINE
EP EDGE OF PAVEMENT
BW BACK OF WALK

NEW LOTS

SUMMIT RIDGE -156TH
SHORT PLAT

DWN. BY	BGM	DATE	2/5/2019	JOB NO.	2819
CHKD. BY	JSK	SCALE	1"=20'	SHEET	3 OF 4



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