

LEGEND

	SURVEYED TOP OF SLOPE		STORM DRAIN MANHOLE		ASPH
	SURVEYED TOE OF SLOPE		STORM DRAIN CATCH BASIN		C
	TOP OF DITCH		STORM DRAIN CATCH BASIN W/SOLID LID		CITY OF LYNNWOOD
	CENTERLINE OF DITCH		AREA DRAIN		CONC
	DRAINAGE FLOW LINE		STORM DRAIN CLEAN OUT		CPP
	BUILDING		SANITARY SEWER MANHOLE		D/W
	ROOF LINE		WATER VALVE (ELEVATION OF VALVE NUT UNLESS NOTED)		ELEV
	FENCE		FIRE HYDRANT (ELEVATION OF FLANGE)		E/M
	EDGE OF ASPHALT		WATER METER		EXC
	SANITARY SEWER		WATER VAULT		F/H
	STORM DRAIN		IRRIGATION VALVE		GVL
	GAS		UTILITY POLE W/LUMINAIRE (WOOD)		LOC
	OVERHEAD POWER		UTILITY POLE (WOOD)		LP
	OVERHEAD POWER & COMMUNICATIONS		GUY ANCHOR		M
	OVERHEAD COMMUNICATIONS		PARKING/AREA LIGHT (METAL)		OS
	UNDERGROUND POWER		ELECTRIC JUNCTION BOX		P/A
	UNDERGROUND COMMUNICATIONS		ELECTRIC METER		P/B
	CENTERLINE RIGHT-OF-WAY		ELECTRIC SERVICE (OUTLET)		RET
	ADJACENT BOUNDARY LINE		SPORTS FIELD LIGHT (8 LIGHTS/METAL)		TRMR
	BRUSH LINE		SPORTS FIELD LIGHT (4 LIGHTS/METAL)		TYP
			COMMUNICATIONS BOX (PROVIDER NOTED)		UGP
			GAS VALVE		UP
			GAS METER		VCG
			UTILITY (UNKNOWN TYPE/PROVIDER)		W/V
			BOLLARD		
			FLAG POLE		
			SIGN		
			MAIL BOX		
			TEST PIT		
			WETLAND FLAG		
			KEYSTONE/BLOCK WALL (UNLESS NOTED)		
			ROCKERY		
			DECIDUOUS TREE W/DRIPLINE TO SCALE		
			CONIFEROUS TREE W/DRIPLINE TO SCALE		
			TREE IDENTIFICATION NUMBER PER ARBORIST REPORT (REF. 11)		

BASIS OF BEARINGS

N87°53'46"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4, SECTION 17, TOWNSHIP 27 N., RANGE 4 E., W.M.  
NAD 1983/91 WASHINGTON COORDINATE SYSTEM NORTH ZONE

HORIZONTAL DATUM

WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE  
NAD 1983/91

VERTICAL DATUM

NAVD 88

BENCHMARK

SNOWHOMISH COUNTY VERTICAL CONTROL POINT# IS-3174:  
FOUND 1-1/2" METAL CAP WITH PUNCH MARK, STAMPED "IS 3174", SET FLUSH IN CONCRETE WALK, 3.5' NORTH OF THE FACE OF VERTICAL CURB, NORTH SIDE OF 196TH ST. SW., ±150' EAST OF THE INTERSECTION WITH 58TH AVE. W., FRONTING BANK OF AMERICA BUILDING NO. 5727, IN LYNNWOOD, WA., SNOWHOMISH COUNTY.

REFERENCES

- RECORD OF SURVEY DATED JUNE 28, 2007, RECORDED UNDER AFN 200707025005, RECORDS OF SNOWHOMISH COUNTY, WASHINGTON.
- RECORD OF SURVEY DATED MAY 17, 2007, RECORDED UNDER AFN 200705245192, RECORDS OF SNOWHOMISH COUNTY, WASHINGTON.
- PLAT OF COPPER RIDGE ESTATES, RECORDED IN VOLUME 59 OF PLATS, PAGES 138 THROUGH 139, RECORDED UNDER AFN 9506205011, RECORDS OF SNOWHOMISH COUNTY, WASHINGTON.
- RECORD OF SURVEY DATED NOVEMBER 3, 1988, RECORDED UNDER AFN 8902095012, RECORDS OF SNOWHOMISH COUNTY, WASHINGTON.
- PLAT OF KINGSWOOD NO. 3, RECORDED IN VOLUME 24 OF PLATS, PAGE 68, RECORDED UNDER AFN 1781695, RECORDS OF SNOWHOMISH COUNTY, WASHINGTON.
- PLAT OF RAVENDALE NO. 2, RECORDED IN VOLUME 19 OF PLATS, PAGE 22, RECORDED UNDER AFN 1418989, RECORDS OF SNOWHOMISH COUNTY, WASHINGTON.
- PLAT OF LYNNDALE TERRACE NO. 1, RECORDED IN VOLUME 18 OF PLATS, PAGE 44, RECORDED UNDER AFN 1357394, RECORDS OF SNOWHOMISH COUNTY, WASHINGTON.
- PLAT OF H.K. SCHROEDER'S RAVENDALE, RECORDED IN VOLUME 17 OF PLATS, PAGES 65 THROUGH 66, RECORDED UNDER AFN 1307909, RECORDS OF SNOWHOMISH COUNTY, WASHINGTON.
- PLAT OF HILLWOOD PARK NO. 5, RECORDED IN VOLUME 16 OF PLATS, PAGE 38, RECORDED UNDER AFN 1186866, RECORDS OF SNOWHOMISH COUNTY, WASHINGTON.
- PLAT OF WEST LYNNWOOD HOME TRACTS, RECORDED IN VOLUME 15 OF PLATS, PAGE 50, RECORDED UNDER AFN 1135598, RECORDS OF SNOWHOMISH COUNTY, WASHINGTON.
- TREE INVENTORY REPORT BY GILLES CONSULTING DATED OCT. 6, 2014

LEGAL DESCRIPTION



THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN THE COUNTY OF SNOWHOMISH AND STATE OF WASHINGTON;

NOTES

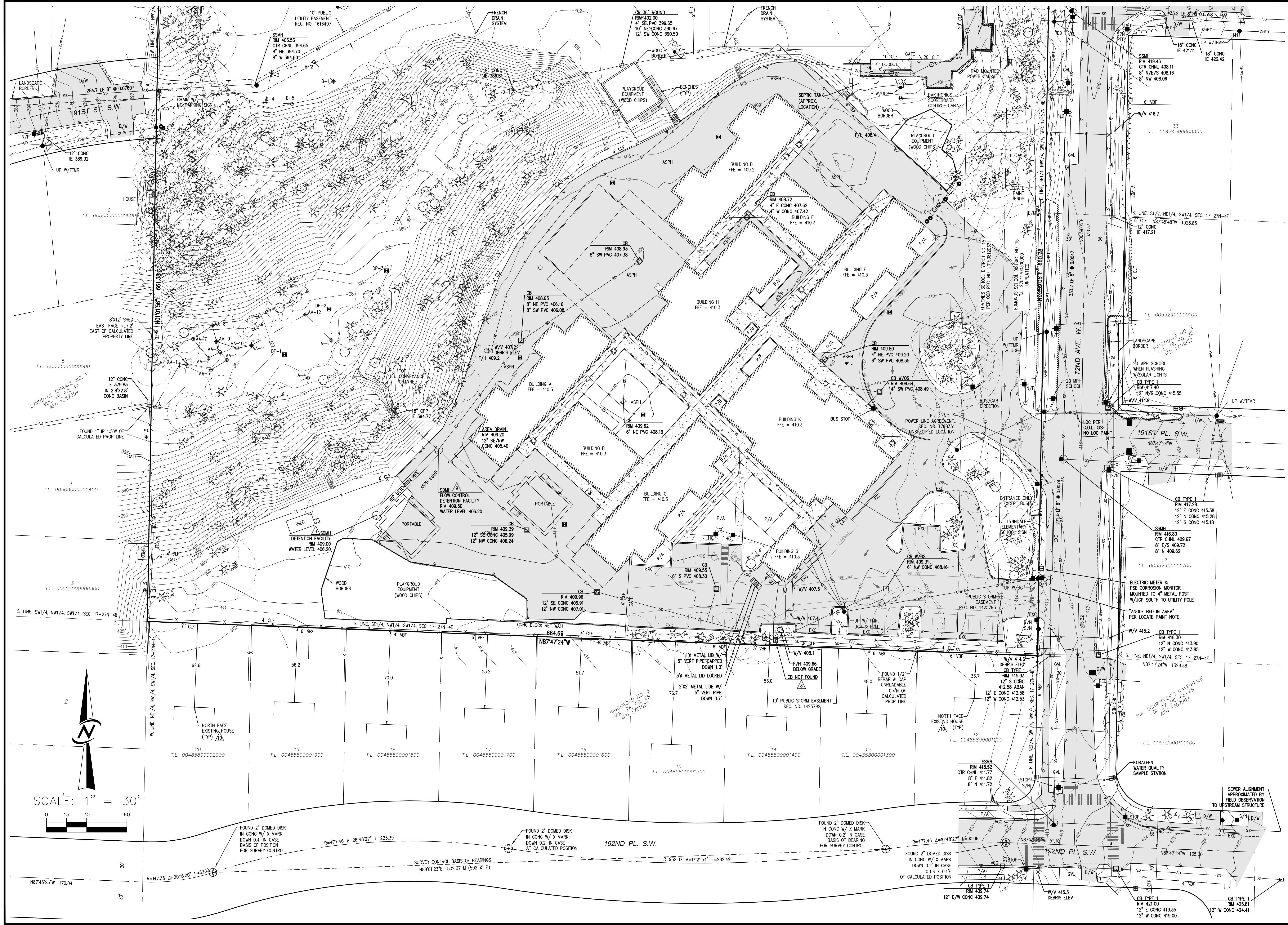
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. NCS-866849-WAL, DATED APRIL 21, 2014. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLES CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MAY 30, 2014. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MAY, 2014.
- PROPERTY AREA = 439,137± SQUARE FEET (10.0812± ACRES).
- ALL DISTANCES ARE IN FEET AT GROUND LEVEL. TO OBTAIN WASHINGTON COORDINATE SYSTEM NORTH ZONE GRID DISTANCES DIVIDE BY THE PROJECT COMBINED SCALE FACTOR OF 0.999938773.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY DERIVED FROM UTILITY LOCATE PAINT, SCHOOL DISTRICT RECORDS AND/OR PUBLIC RECORD. PRIVATE WATER AND SEWER LINES SHOWN BETWEEN SCHOOL BUILDINGS ARE SCHEMATIC. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
- SOME WETLAND, STREAM, AND DRAINAGE FLAGS WERE NOT FOUND AT THE TIME OF THIS SURVEY. CORE DESIGN, INC. FIELD CREWS OBSERVED SOME FLAGS PILED ON THE GROUND IN RANDOM LOCATIONS. THE SOUTHERLY STORM DRAINAGE CHANNEL WAS SURVEYED IN LIEU OF MISSING FLAGS AS, 51-53, AND 58-510. THE NORTHERLY STORM DRAINAGE CHANNEL WAS PARTIALLY SURVEYED AND REMAINDER SKETCHED BY FIELD OBSERVATION IN LIEU OF MISSING FLAGS D2-D7.
- STORM DRAIN CATCH BASIN UNRECOVERABLE AT THE TIME OF THIS SURVEY DUE TO HEAVY VEGETATION. ORGANIC DEBRIS AND ROOTS, AND TOPSOIL COVERING THE AREA. THE POSITION OF THE CATCH BASIN SHOWN HEREON IS ESTIMATED UTILIZING LYNNDALE ELEMENTARY SCHOOL MODERNIZATION PLANS BY MENG ASSOCIATES PROJECT NUMBER 87246 DATED 7/1988. METAL DETECTOR SEARCH OF THE AREA, AND FIELD OBSERVATIONS OF PIPE DIRECTIONS AND AUDIBLE CONNECTIONS BETWEEN THE UPSTREAM AND DOWNSTREAM STRUCTURES.
- STORM DRAIN DETENTION FACILITY STRUCTURES ARE FIELD LOCATED AND THE 60" DETENTION PIPE IS PER THE ABOVE STATED MENG ASSOCIATES PLANSET. PER THE PLANSET THE NORTHEASTERLY MANHOLE IS A FLOW CONTROL STRUCTURE AND THE REPORTED WATER LEVEL ELEVATION IS ASSUMED TO BE THE OVERFLOW ELEVATION OF THE DETENTION FACILITY. AT THE TIME OF THIS SURVEY THE FLOW CONTROL STRUCTURE WAS FULL OF WATER WITH NO PIPES OR RISERS VISIBLE. FALLING WATER SOUNDS WERE REPORTED WITHIN THIS STRUCTURE FURTHER INDICATING THE WATER LEVEL TO BE AT THE OVERFLOW ELEVATION AND A SMALL WATER FLOW WAS OBSERVED AT THE OUTFALL PIPE IN THE RAVINE TO THE NORTHWEST. NO FALLING WATER SOUNDS WERE REPORTED IN THE SOUTHWESTERLY STRUCTURE.
- HOUSES SHOWN SOUTH OF THE SOUTH PROPERTY LINE REPRESENT THE MOST NORTHERLY HOUSE FACE ONLY, POSITIONED PARALLEL TO THE SOUTH PROPERTY LINE, AND DO NOT REPRESENT THE ACTUAL HOUSE DIMENSIONS, CONFIGURATION, OR POSITION RELATIVE TO THE ADJACENT LOT SIDELINES. DIMENSIONS FROM THE SOUTH PROPERTY LINE TO THE NORTH HOUSE FACE ARE ACCURATE TO ±0.1'.
- OFFSITE CONTOURS ON PRIVATE PROPERTIES TO THE EAST AND SOUTH AND ON THE WESTERLY PORTIONS OF THE PUBLIC PARK PROPERTY TO THE NORTH ARE ESTIMATED FROM FIELD OBSERVATIONS.

REVISIONS		DATE
1.	ADDED TREE NOS., SEPTIC, OFFSITE PARKING	10/20/14
2.	ADDED PORTABLES, U/G POWER, SEWER MAIN LINE	10/23/15
3.	ADDED PARCEL PER QCD	09/01/15
1471 NE 29th Place, #101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963		
CORE DESIGN ENGINEERING • PLANNING • SURVEYING		
TOPOGRAPHIC SURVEY LYNNDALE ELEMENTARY SCHOOL EDMONDS SCHOOL DISTRICT NO. 15 20420 68TH AVE. W. LYNNWOOD, WA 98036		
DATE: JUNE 3, 2014	DESIGNED: T. HOLLENBECK, PLS	
	DRAWN: G. SPRAGUE, PLS	
	APPROVED: G. SPRAGUE, PLS	
	GLENN R. SPRAGUE, PLS PROJECT MANAGER	
SHEET 1	OF 3	
PROJECT NUMBER 14039		

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DATE <i>JUNE 3, 2014</i>		DESIGNED		DRAWN <i>T. HOLLENBECK, PLS</i>		APPROVED <i>G. SPRAGUE, PLS</i>		<i>GLENN R. SPRAGUE, PLS</i> PROJECT MANAGER	
SHEET		2		OF		3		PROJECT NUMBER <b>14039</b>	
<b>TOPOGRAPHIC SURVEY</b> <b>LYNNDALE ELEMENTARY SCHOOL</b> <b>EDMONDS SCHOOL DISTRICT NO. 15</b> 20420 68TH AVE. W. LYNNWOOD, WA 98036									
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p><b>CORE</b> DESIGN</p> </div> <div style="text-align: center;"> <p>ENGINEERING • PLANNING • SURVEYING</p> </div> </div> <div style="margin-top: 10px;"> <p>14711 NE 29th Place, #101          Bellevue, Washington 98007          425.885.7877 Fax: 425.685.7963</p> </div>									
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