










FOUND TACK IN CONC MONUMENT IN  
CASE @ INTX OF CS OF NE 45TH  
ST. & 3TH AVE NE DOWN 12'  
N:244771.628  
E:1273883.931

SSMH(R) -  
NOT FOUND IN FIELD  
COC 171.75(R)

ABAN/RET	ABANDONED/RETIRED
	ASPHALT (ASPH)
	BOLLARD
	BRICK SURFACE
	BUILDING LINE
	BUILDING CORNER
BC	CANOPY
	CONCRETE SURFACE
	CAST IRON
CI	CONCRETE/BRICK WALK
CW/KRW	CONCRETE/KEYSTONE RETAINING WALL
CC/C	CONCRETE/EXTRUDED CURB
CP/IP	CONCRETE/IRON PIPE
	CHAIN LINK FENCE (CLF)
C/M	CENTERLINE/MONUMENT LINE
CS/WS	CONCRETE/WOOD STAIRS
CN	CONIFEROUS TREE
COC	CENTER OF CHANNEL
Cu	COPPER
DEC	DECIDUOUS TREE
DWY	DRIVEWAY
ECD	ELECTRICAL CONDUIT
EMH	ELECTRICAL MANHOLE
EM	ELECTRICAL METER
EV/ET	ELECTRICAL VAULT/TRANSFORMER
	FOUND SURVEY MONUMENT (AS NOTED)

## SITE NOTES

**SITE ADDRESS:**  
4303 7TH AVENUE NE  
SEATTLE, WA 98105

**TAX ACCOUNT NO.:**  
409230-0720-04

**ZONING:**  
MR (M1)

**ZONING AGENCY:**

CITY OF SEATTLE  
SEATTLE DEPARTMENT OF CONSTRUCTION AND  
INSPECTIONS  
700 5TH AVENUE, SUITE 2000  
SEATTLE, WA 98104  
(206) 684-8600

**SETBACKS:**

CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

**FLOOD ZONE:**  
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0340F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

**HORIZONTAL DATUM:**  
NAD 83/91

**VERTICAL DATUM:**  
NAVD 88

**AREA:**  
SITE AS SHOWN CONTAINS 5,000 SQUARE FEET OR  
0.1148 ACRES, MORE OR LESS.

**PARKING SPACE COUNT:**  
PARKING SPACES TOTAL 0, INCLUDING  
PARKING SPACES.

**SUBSTRUCTURES:**  
BURIED UTILITIES ARE SHOWN AS INDICATED ON  
RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED  
WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD.  
WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE  
RECORDS. FOR THE FINAL LOCATION OF EXISTING  
UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE  
UTILITY OWNER/AGENCY.

**TELECOMMUNICATIONS/FIBER OPTIC  
DISCLAIMER:**

AND/OR FIBER OPTIC LINES ARE NOT ALWAYS CONTACTED OR AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

**DESCRIPTION:**

GEORGE I. KING, AS HIS SOLE AND SEPARATE PROPERTY  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN  
THE COUNTY OF KING, STATE OF WA, AND IS DESCRIBED  
AS FOLLOWS:

THE SOUTH HALF OF LOTS 23 THROUGH 26, BLOCK 3,  
LAKE VIEW ADDITION TO THE CITY OF SEATTLE,  
ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 5 OF PLATS, PAGE 34, RECORDS OF KING  
COUNTY, WASHINGTON.

**TITLE REPORT REFERENCE:**

THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 4244-3126421, DATED AUGUST 30, 2018. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THE COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREOF.

TITLE REPORT SCHEDULE B EXCEPTIONS:  
NONE NOTED OR SHOWN.

**UTILITY PROVIDERS:**

SANITARY SEWER AND STORM DRAINAGE:  
SEATTLE PUBLIC UTILITIES  
PROJECT MANAGEMENT AND ENGINEERING  
700 5TH AVENUE  
PO BOX 34018  
SEATTLE, WA 98124-4018  
(206) 233-7900

WATER:  
SEATTLE PUBLIC UTILITIES  
700 5TH AVENUE, SUITE 4900  
PO BOX 34018  
SEATTLE, WA 98124-4018  
(206) 684-3000

POWER:  
SEATTLE CITY LIGHT  
700 5TH AVENUE, SUITE 3200  
SEATTLE, WA 98124-4023  
(206) 684-3000

NATURAL GAS:  
PUGET SOUND ENERGY  
10885 NE 4TH STREET, SUITE 1200  
PO BOX 97034  
BELLEVUE, WA 98009-9734  
(425) 454-6363  
(888) 225-5773

TELEPHONE:  
CENTURY LINK  
1600 7TH AVENUE  
SEATTLE, WA 98191  
(800) 244-1111



**BUSH, ROED & HITCHINGS, INC.**  
**AND SURVEYORS & CIVIL ENGINEERS**

2009 MINOR AVE. EAST  
SEATTLE, Washington  
98102-3513  
(206) 323-4144  
1-800-935-0508  
FAX# (206) 323-7135

[illegible]

# BOUNDARY & TOPOGRAPHIC SURVEY

4303 7TH AVE NE

XIN YANG AND S &amp; S CONSULTING GROUP

CITY OF SEATTLE, KING COUNTY, WASHINGTON

drawn by FWH	checked by TRS
scale 1"=10'	date 11/25/19
job no. 2018252.01	
sheet 1	of 1