



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Karpman Short Plat Amendment

Proposal Address: 2836 112th Avenue SE

Proposal Description: Application for an Amendment to a Final Short Plat to modify the tree preservation plan shown on the face of the Final Short Plat (King Co. Rec. #20090626900005). Applicant requests the amendment to reassign trees to be retained in order to gain flexibility in placing single family home on the existing western lot – Tract B.

File Number: 16-132531-LF

Applicant: Kevin Huber, Huber Architects

Decisions Included: Administrative Decision for a Modification to an approved Final Short Plat (Process II), Land Use Code 20.45B.240

Planner: Sally Nichols, Senior Planner

State Environmental Policy Act Threshold Determination: Exempt

Department Decision: **Approval with Conditions**
Sally Nichols

Sally Nichols, Senior Planner
Development Services Department

Application Date: May 20, 2016

Notice of Application: August 4, 2016

Minimum Comment Period: August 18, 2016 (14 days)

Decision Publication Date: October 6, 2016

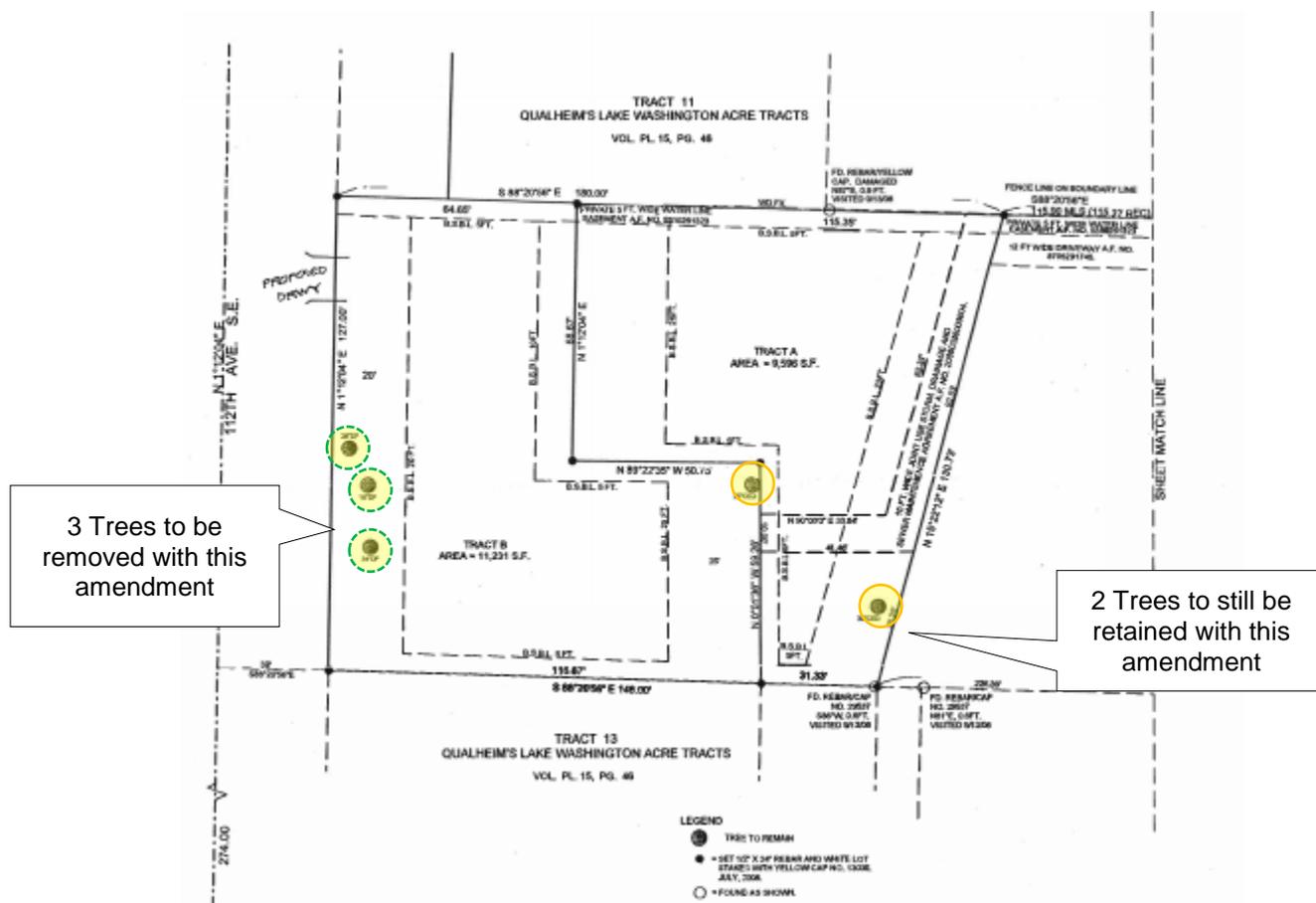
Appeal Deadline: October 20 (14 days)

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

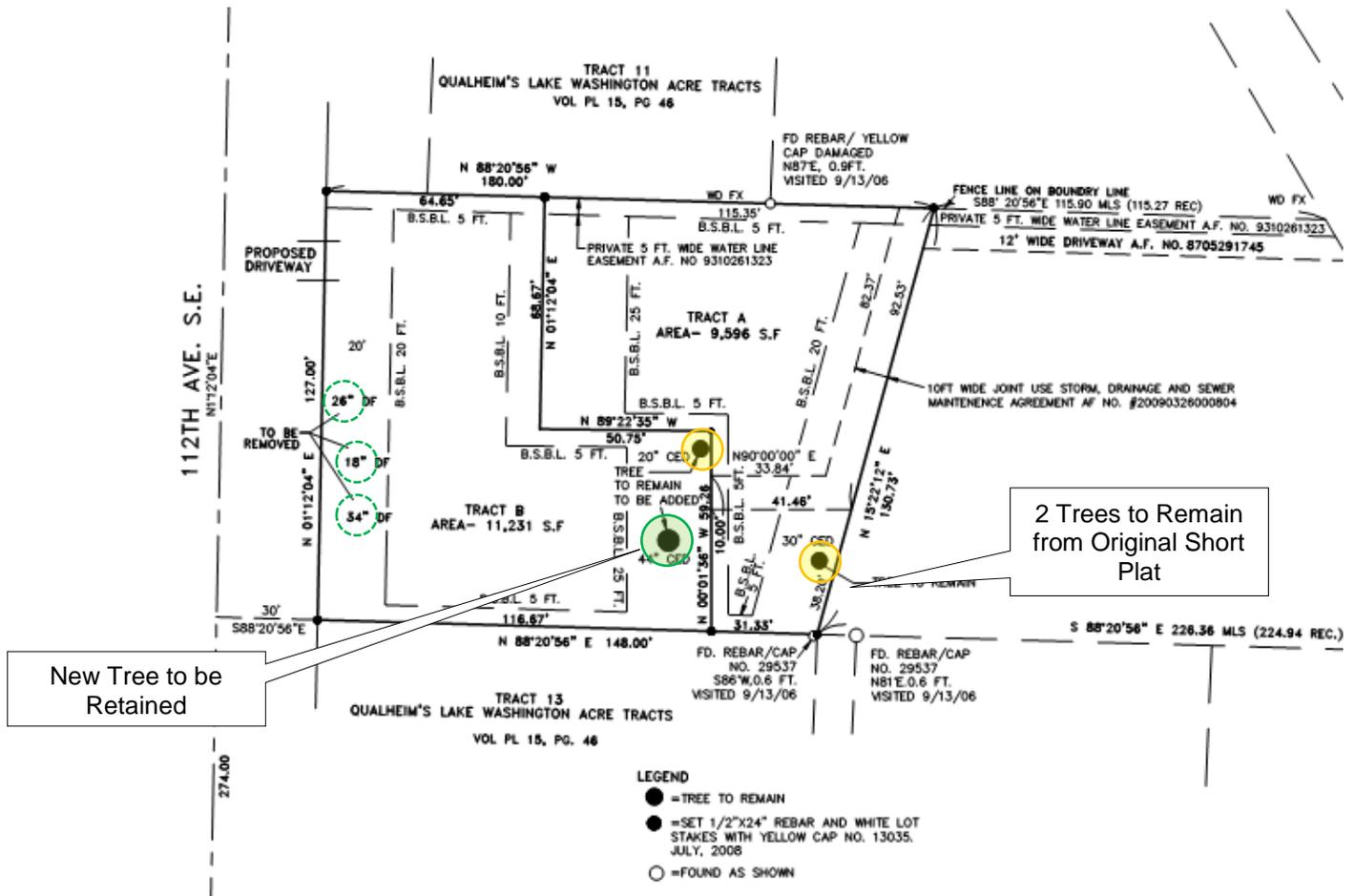
I. DESCRIPTION OF PROPOSAL

Application for a Final Short Plat Amendment to modify the tree preservation plan shown on the face of the Final Short Plat (King Co. Rec. #20090626900005). The applicant requests the amendment in order to reassign which specific trees are to be retained in order to have more flexibility when designing a single family home on the western Tract B. In the approved Final Short Plat, 15% of the 596 diameter inches of trees on site were required to be retained. Five trees were proposed to be retained for a total of 126 diameter inches or 21%. However, as plans for development of Tract B were explored, three of the trees that were originally proposed to be retained (78 diameter inches total) would be severely impacted by the construction of the foundation of the envisioned home due to their close proximity to both the foundation and the public street. In order to alter the placement of trees to be preserved on the recorded short plat, a short plat amendment application was filed with the City to retain a 44 inch diameter cedar tree along the eastern edge of Tract B in lieu of the three trees along the western edge of the site. With a new total of 94 diameter inches retained, the project would still meet the required 15% tree retention.

**Figure 1 – Original Short Plat Approval
 5 Trees Retained**



**Figure 2 – Proposed Amended Short Plat
 3 Trees Retained**



II. SITE DESCRIPTION AND CONTEXT

The subject site is located within the existing Enatai single-family neighborhood in the Southwest Bellevue Subarea, and is bordered to the north, east, and south with single family homes and to the west by 112th Avenue SE. Tract A (2841 Bellevue Way SE) is accessed via an access easement from Bellevue Way SE. Tract B is currently undeveloped and will gain access from 112th Avenue SE. The site is located within the R-3.5 land use district with a Comprehensive Plan designation of Single-Family Low.

VII. DECISION CRITERIA:

Land Use Code 20.45B.220 Final Short Plat Decision Criteria:

Subject to LUC 20.45B.240, the Development Services Director shall approve a final short plat if it conforms to all conditions and requirements of the preliminary short plat approval. LUC 20.45B.240.B states that short subdivisions may be revised in accordance with the following requirements:

- 1. All affected ownership interests within the originally recorded short subdivision must be a party to the revision application, or must express written agreement to the proposed revision, including written agreement to accept ownership of any property, or to transfer or convey ownership of any property, which may be necessary as a result of the revision.**

Finding: *Both lots created by the original Karpman Short Plat process are currently owned by the same property owner. Therefore, this requirement is satisfied.*

- 2. Any features contained in the original short subdivision which have been relied upon in subsequent land development or land use planning decisions and which are still applicable at the time of application shall be incorporated in the short subdivision revision, unless such features are provided by other legal means at the time of short subdivision revision.**

Finding: *All features contained in the original Karpman Short Plat approval, with the exception of the tree retention schedule, are required to be incorporated into the final short plat mylar. Refer to Conditions of Approval in Section IX of this report.*

- 3. Procedures and requirements established by this chapter for preliminary short subdivision approval shall be applicable to revision requests. Revisions shall comply with applicable conditions and provisions of the original plat or short plat and shall not adversely affect access, easements, or any land use requirements as provided for in the laws of the City.**

Finding: *The Karpman Short Plat Amendment was processed per the requirements of LUC 20.45B.240. The short plat amendment complies with all applicable conditions and provisions of the original short plat. The amendment to reassign the trees to be retained will not adversely affect land use requirements.*

- 4. Approval of any revision shall be filed and recorded as a supplemental declaration of short subdivision which shall contain the adjusted legal description and shall be effective upon being recorded by the Department of Planning and Community Development with the King County Department of Records and Elections and upon receipt of proof of recording.**

Finding: *The applicant is required to record a supplemental declaration of short subdivision containing the adjusted legal description and all revised drawings including the revised Tree Retention Plan as a condition of approval of this permit. Refer to Conditions of Approval in section IX of this report.*

VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Development Services Director does hereby **APPROVE** the Karpman Final Short Plat Amendment **with conditions**.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards and Ordinances

Fire Code – BCC 23.11
Land Use Code – BCC Title 20
Transportation Development Code – BCC 14.60
Utility Code – BCC Title 24
Clearing and Grading – BCC 23.76

Contact Person

Sean Nichols, 425-452-2926
Sally Nichols, 425-452-2727
Ryan Miller, 425-452-7915
Lori Santo, 425-452-6828
Savina Uzunow, 425-452-7860

GENERAL CONDITIONS OF APPROVAL

1. Tree Retention

- a) The final short plat shall portray a minimum of 94 diameter inches of existing significant trees to remain. A Tree Preservation Plan that portrays 1) the drip-line measured at 1 foot of radius for each inch of diameter, 2) the diameter size, and 3) common name of each significant tree to be retained must be recorded in the Supplemental Declaration of Karpman Short Plat drawings/mylar. The Tree Preservation Plan must contain the following note with underscoring:

“Tree Preservation Plan:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Trees Preservation Plan, unless required or approved by the city. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and condition of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

- b) **Prior to any construction on Tract B**, the dripline of the trees to be saved shall be fenced and a Certified Arborist shall be on-site to direct the tree protection efforts. Tree #21 shall be fenced at the full dripline distance and then location adjustments may be made under the direction of a Certified Arborist per c) below.
- c) **ANY DIGGING WITHIN THE DRIPLINE MUST BE SUPERVISED BY A CERTIFIED ARBORIST** and meet the submitted recommendations outlined by Anthony Moran, BS, ISA Certified Arborist, submitted under this permit application, dated August 16, 2016 and attached to this report.

The Certified Arborist shall verify in a written memo that these recommendations have been followed and this memo shall be submitted at the same time as submittal of the *setback survey* for construction on the site.

- d) A supplemental watering system must be installed for the duration of all construction on both Tracts B *and* A per the Certified Arborist's recommendations attached to this report.
- e) Prior to foundation inspection for any building on Tract B, the Certified Arborist shall submit a follow-up report to Land Use documenting the conditions of the retained trees, all measures performed as outlined above to ensure proper protection and viability, and any additional tree protection measures need to ensure tree health and vitality.

AUTHORITY: Land Use Code 20.20.900
REVIEWER: Sally Nichols, Land Use

2. Incorporation of Features in Original Karpman Short Plat

- a) All features contained in the original Final Short Plat shall be incorporated into the final short plat mylar with the exception of the tree retention schedule which is revised by this approval.
- b) Revised amended drawings incorporating the tree retention language in Condition 1. above shall be submitted to Land Use for final review prior to the preparation of mylars.

AUTHORITY: Land Use Code 20.45B.240
REVIEWER: Sally Nichols, Land Use

3. Recording of the Supplemental Declaration of Karpman Short Plat

Applicant shall record the Supplemental Declaration of Karpman Short Plat with the King County Department of Records and Elections.

AUTHORITY: Land Use Code 20.45B.240
REVIEWER: Sally Nichols, Land Use

ATTACHMENTS

- A. Proposed Short Plat Amendment Drawings
- B. Arborist Assessment and Recommendations – August 16, 2016
- C. Arborist Assessment and Recommendations – February 15, 2016
- D. Recorded Karpman Short Plat Drawings – King Co. Recording #20090626900005

Attachment A – Proposed Short Plat Amendment Drawings

Owner's Declaration:

It is hereby stipulated that the final short plat of 08-143205-LF, approved under City of Bellevue No. 08-143205-LF on 6-15-09 and recorded in Volume 263, Page 221, in King County, Washington, shall be amended pursuant to Section 20.45A.270 Final Plat - Modification (or Section 20.45B.240 Final Short Plat - Revision) of the City of Bellevue Land Use Code as follows:

AMENDED ITEMS

1. REMOVE THREE TREES ON TRACT B IDENTIFIED AS 28" DF, 18" DF AND 34" DF.
2. ADD A TREE ON TRACT B IDENTIFIED AS 44" CED.
3. SEE SHEET 2 OF THIS AMENDED SHORT PLAT.

This Amended Final Short Plat represents only a graphic representation of the original plat of Short Plat 08-143205-LF and does not alter any elements other than the lines and text stipulated above. Except as otherwise provided herein, the terms and conditions of the original plat shall remain in full force and effect. Also list here any other recorded amendments to the original plat.

By: _____ Its: _____
Name of Corporate Officer or Individual Private Owner Date

By: _____ Its: _____
Name of Corporate Officer or Individual Private Owner Date

Acknowledgement

STATE OF WASHINGTON }
 } ss.
COUNTY OF KING }

On this day personally appeared before me Officer's Name, to me known to be the Corporate Title of Corporation, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument on behalf of the corporation.

GIVEN under my hand and official seal this ____ day of _____, Year.

Notary Public in and for the State of Washington
My commission expires _____

Acknowledgement

STATE OF WASHINGTON }
 } ss.
COUNTY OF KING }

On this day personally appeared before me STEVEN KARPMAN, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day of _____, Year.

Notary Public in and for the State of Washington
My commission expires _____

SE 1/4, NE 1/4, SEC. 08 T.24 N., R.5 E.W.M.

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED with respect to streets, alleys and rights of way for roads, paths and slopes.

REAL PROPERTY & SURVEY _____ DATE _____

DEVELOPMENT REVIEW _____ DATE _____

UTILITIES DEPARTMENT

EXAMINED AND APPROVED with respect to water, sewer and drainage systems.

ADMINISTRATOR _____ DATE _____

DEVELOPMENT SERVICES DEPARTMENT

EXAMINED AND APPROVED:

ADMINISTRATOR _____ DATE _____

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20 ____.

ASSESSOR _____ DEPUTY ASSESSOR _____

ACCOUNT NO. _____

RECORDER'S CERTIFICATE

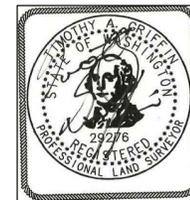
FILED IN BOOK _____ OF SURVEYS AT PAGE(S) _____.

SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

This map correctly represents the alteration of the original Short Plat stated hereon in conformance with the requirements pursuant to RCW 58.17.215.

PROFESSIONAL LAND SURVEYOR _____ DATE _____



DATE: 6-17-16



Tye Surveyors
PROFESSIONAL LAND SURVEYORS
10007 GREENWOOD AV. N. SEATTLE, WA. 98133
206-525-3660

JOB #16022



**City of
Bellevue**

AMENDED SHORT PLAT NO.

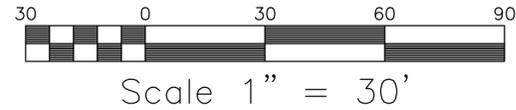
SHEET 1 OF 2

Notest to be added to final mylars:

"Tree Preservation Plan:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Trees Preservation Plan, unless required or approved by the city. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and condition of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant."

MIC IN EAST SOUTH BOUND TRAFFIC LANE, BELLEVUE WAY 2" I. PIPE W/CONC. & TRACK MD=0.7'



ORIGINAL SHORT PLAT NOTES:

SURVEYOR'S NOTES:
BASIS OF BEARINGS :
LOT LINE ADJUSTMENT NO.84-28, A.F. NO. 8409279001 IS BETWEEN THE TWO MONUMENTS LOCATED ON THE CENTERLINE OF BELLEVUE WAY AND ONE ON 112TH AVE. SE WITH BEARING OF N 01°12'04" E AND USED AS STARTING PLAT CONTROL VISITED 9/11/06

WASHINGTON COORDINATE SYSTEM NAVD83 (1991)
NORTH ZONE:
HORIZONTAL STATIONS:2087 AND 0574 VISITED 12/10/06

CROSS REFERENCES:
RECORD OF SURVEY A.F. NO. 7903239011
LOT LINE REV.84-28, A.F. NO. 8409279001
RECORD OF SURVEY A.F. NO. 9505319012
RECORD OF SURVEY A.F. NO. 20000425900008
RECORD OF SURVEY A.F. NO. 20050517900008

BASIS OF BEARINGS :
LOT LINE ADJUSTMENT NO.84-28, A.F. NO. 8409279001 CENTERLINE 112TH N 01°12'04" E IN SURVEY IN VOL.17, PG.100 VISITED 9/11/06

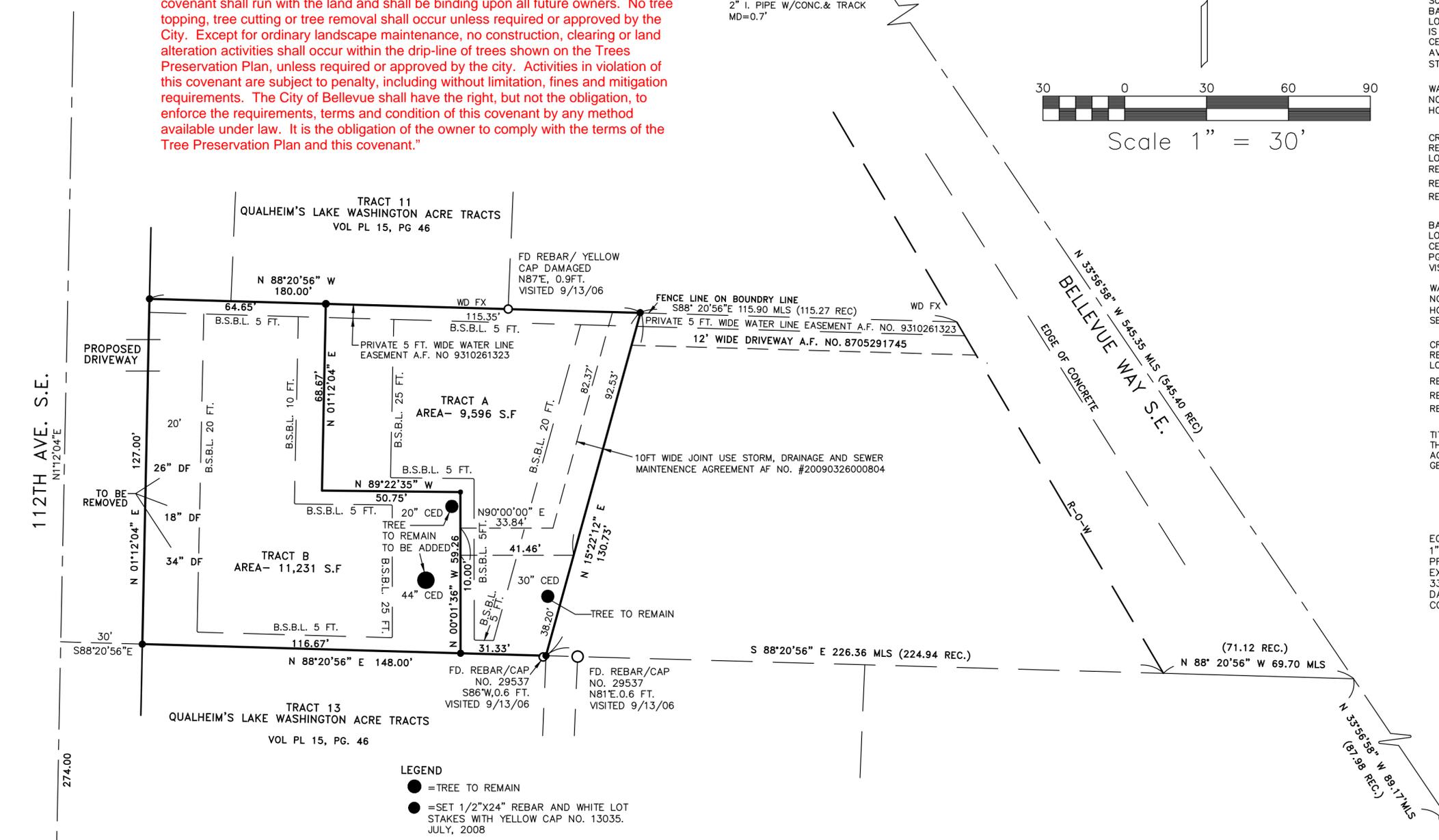
WASHINGTON COORDINATE SYSTEM NAVD83 (1991)
NORTH ZONE:
HORIZONTAL STATIONS:2087 AND 0574 VISITED 12/10/06 SEE SHEET 1.

CROSS REFERENCES:
RECORD OF SURVEY A.F. NO. 7903239011
LOT LINE REV.84-28, A.F. NO. 8409279001
RECORD OF SURVEY A.F. NO. 9505319012
RECORD OF SURVEY A.F. NO. 20000425900008
RECORD OF SURVEY A.F. NO. 20050517900008

TITLE REVIEW.
THE FOLLOWING EASEMENTS CANNOT BE ACCURATELY SHOWN DUE TO INSUFFICIENT GEOMETRY:
EXCEPTION 8 -NO. 9310261326
EXCEPTION 10 -NO. 20070503001577
EXCEPTION 11 -NO. 20070503001578

EQUIPMENT:
1" NIKON 820 TOTAL STATION
PROCEDURES: FIELD TRAVERSE MEETING OR EXCEEDING STANDARDS AS SPECIFIED IN W.A.C. 332-130-090.
DATES OF SURVEY: CONTROL SEPT, 2006
CORNERS SET: JULY, 2008

MIC WITH 2" I.P.I.P.E IN CONCRETE WITH TACK DOWN 0.59'
NORTH 75' +/- INTERSECTION
113TH AVE. & SE 30TH ST.
APPX. CL-BELLEVUE WAY.
VISITED 9/11/06
N = 216,004.81
E = 1,305,845.26



- LEGEND**
- = TREE TO REMAIN
 - = SET 1/2"X24" REBAR AND WHITE LOT STAKES WITH YELLOW CAP NO. 13035. JULY, 2008
 - = FOUND AS SHOWN

112TH AVE. S.E. N1°12'04"E
S.E. 30TH ST
S.E. 30TH ST
CITY OF BELLEVUE
HORIZ STATION: 3532
MIC
1/4" BRASS PLUG IN CONC MD=1.50'
VISITED 9/11/06
POINT OF COMMENCE

AMENDED SHORT PLAT NOTES

1. REFER TO THE ORIGINAL SHORT PLAT UNDER RECORDING NUMBER 20090626900005 FOR ADDITIONAL SURVEY CONTROL.
2. NO ATTEMPT HAS BEEN MADE TO VERIFY THE BOUNDARY OR EXISTING SURVEY CONTROL.

ORIGINAL SHORT PLAT NOTE

SHORT PLAT NO. 07-104693
STEVEN R. KARPMAN AND DANIELLE L. BELISLE
24258 SE 47TH PL.
ISSAQUAH, WA. 98029-6322



Tyee Surveyors
PROFESSIONAL LAND SURVEYORS
10007 GREENWOOD AV. N. SEATTLE, WA. 98133
206-525-3660

DATE: 6-17-16



City of Bellevue

AMENDED SHORT PLAT NO. 16 132531 LF

Attachment B – Arborist Assessment and Recommendations – August 16, 2016



August 16, 2016

Project: Karman Short Plat Amendment 16-132531-LF.

Contact: Laura Follis – Huber Architects
701 5th Avenue, Suite 4200, Seattle, WA 98104
Phone – 206 262 7866 Email – laura@huberarchitects.com

RE: Tree impact clarification.

This is an amendment to the large Karpman tree impact report dated February 15, 2016.

There are two trees, Western Red Cedar #21 and Port Orford cedar #22, for which the City planning department has asked for more information. Both are described and investigated in the original report as to size, placement, and construction impact. This letter clarifies the approach and methodologies required to retain the two trees safely long term as the client has requested.

Structural Root Plate impact analysis completed in the first report shows that excavation work will not cross over into this vital threshold for either tree. Critical Root Area impact analysis completed in the first report shows that the excavation work will not affect the #22 tree but will be significant for the #21 Cedar. The area compromised for this tree falls into the greater than 40% range.

Going by the literature the #21 tree should not be a viable candidate for retention which is why it was listed as a removal in the original report. But clients can always choose to retain and attempt to work around trees, it just takes a great deal of effort and monitoring. The cedar will absolutely have to be fenced at the full CRZ distance and then the fence location adjustments made under arborist supervision. Any digging within the CRZ, which has to occur, must be supervised by Certified Arborist. In this case using an airspade to expose the roots before excavation will make a great deal of sense. The roots can be marked and pruned where necessary before heavy equipment is used onsite.

Once the roots are exposed it may be that on further analysis the #21 tree will not be able to be retained because the impact will just be too great. But it may turn out that the impact will be much less involved also. There is no way to determine this without doing airspade exposure.

If it turns out that it is viable to keep the #21 cedar, a supplemental watering system will have to be installed for the duration of the construction project. This will most likely involve two or three 50 gallon plastic barrels and ¾ inch perforated vinyl watering lines. The lines are set in concentric circles around the tree at 2' intervals out to the protection fence extent. At least two deep root feeds should be considered, one now to allow the tree to build a resource base, and then one post construction to help with recovery. Cambistat treatment to stimulate fine root growth would be helpful also.

There will need to be a pre-dig, on site conference to figure out how to exactly work around the tree and how to impress on the contractor that the methodology is not a suggestion but an absolute for this jobsite.

Please let me know if I can be of further service in this manner,

Anthony Moran, BS
ISA Certified Arborist
Qualified Tree Risk Assessor
#PN-5847A

Attachment C - Arborist Assessment and Recommendations – February 15, 2016



February 15, 2016

Project: Pre-construction assessment for lot development at 2836 112th Avenue SE Bellevue, WA. Parcel number 7000100461.

Contact: Laura Follis – Huber Architects
701 5th Avenue, Suite 4200, Seattle, WA 98104
Phone – 206 262 7866 Email – laura@huberarchitects.com

Objectives: Evaluate health of existing trees and establish criteria for the preservation of those to be retained.

Description: This is an undeveloped lot which has been left undisturbed for at least the last twenty years. The property contains mainly mature and semi-mature evergreens with a handful of maples scattered throughout. There are a number of mature trees standing on neighboring properties which stand within 20' of the property lines and prescriptions for their protection are included. There is a concrete block retaining wall along the entire west side which is four feet east of the actual property line. A wooden fence stands along the full length of the south side. The ground slopes to the east dropping 25' over a 110' distance.

The Karpman family has proposed to build a home designed by Huber Architects which will fill a good portion of the property as shown in Figure 2. A short plat showing the numbers and placements of the trees on the lot was done in 2007 and submitted in January 2008. Five trees from that survey were proposed for permanent retention namely Numbers 406, 407, 410, 526, and 531. Superior NW Enterprise was contacted by Huber to re-assess all the trees present as to their health, stability, and overall suitability for retention.

The following itemized list begins at the SW corner of the property. Each tree was tagged and their numerical designations are reflected in Figure 1. Diameters were measured at the standard height of 54" above grade (DSH) during the February 2016 site visits. Heights were estimated. Core test were completed on the majority of the trees to aid in determining their conditions.

- 1) Douglas Fir (*Pseudotsuga menziesii*) 32.5" DSH, 95' tall standing 35' north and 14' east of the SW property corner stake. It was listed as Number 410 on the 2007 short plat sheet from Main Line Surveying tree survey. The fir is in poor condition. Core tests revealed no more than 5" solid sidewalls with dry rot and powder at the center. The tree exhibits average new growth, decent color, and a fair height to diameter ratio.

- 2) Douglas Fir 17.5" DSH, 75' tall standing 12' north and nearly in line with the #1 tree. It was listed as Number 407 on the 2007 short plat. It is in poor condition with a presumed site of advanced decay near its midpoint (Figure 3). The exterior damage traces cover an area from near the 40' mark to at least the 55' level on the north face. A 5" caliper woodpecker hole can be seen from the ground near the center of the wound site as shown in Figure 4. The fir exhibits average new growth and color.
- 3) Douglas Fir 26" DSH, 90' tall standing about 12' north of the #2 and in line with the #1 tree. It is in poor condition with the core test revealing only 2-3" of solid wood in the sidewalls and then powder. It was labeled as Number 406 on the short plat. It exhibits average new growth and good color.
- 4) Maple (*Acer macrophyllum*) 14.5" DSH, 55' tall, 9' spread standing 15' NE of the #3 fir. It is in fair condition with below average new growth, fair color, and poor structural formation. It has a relatively sparse canopy and is subordinated to the larger firs. Not noted on 2007 short plat.
- 5) Douglas Fir 19" DSH, 70' tall standing 10' NNW of the #4 tree. It is exhibiting average new growth and decent color. Core test revealed 4-5" sidewalls and a hollow center. It has multiple tops from the 55' mark. Not noted on short plat.
- 6) Douglas fir 33" DSH, 95' tall standing 32' south and 6' east of the NW property corner marker. This fir was labeled Number 901 in previous survey. It has fair color, average new growth, decent height to diameter ratio, and multiple tops from the 70' mark. Core test revealed no signs of decay.
- 7) Douglas Fir 42" DSH, 90' tall standing 12' east and 4' north of the NW corner marker. Tree was not noted on previous survey. It showed no signs of decay but has multiple large leaders from the 55' level. It exhibits normal new growth and average color.
- 8) Dual stem maple 19" and 24" DSH, 60' tall, 18' spread standing 16' south of the #7 fir. It is in relatively poor condition with large caliper deadwood throughout the canopy and advanced decay at the base. Tree is engulfed in ivy and has few branches. Noted as Number 783 on 2007 short plat.
- 9) Fir 21.5" DSH, 70' tall standing about 8' south of the #8 tree. It is in poor condition with limited new growth and poor color. Core test revealed 2" of solid wood and then powder. This tree was labeled as Number 782 on the previous survey.
- 10) Fir standing near the bottom of the slope at the north end of the property, 26' SW of the NE property corner marker. It is 26" DSH, 85' tall and was topped or damaged near the 65' mark. It has multiple subordinates beyond this level. Core test revealed no signs of decay. Tree was labeled Number 776 on 2007 short plat. It exhibits average color and new growth.
- 11) Fir 11.5" DSH, 45' tall standing 5' east of the #10 fir. Tree is hollow with less than 2" sidewalls. Labeled Number 779 on short plat.

- 12) Fir 13" DSH, 38' tall growing 3' east of #11 fir. Core test revealed no signs of decay. The tree is engulfed in ivy and only has five live branches extending to the east. Numbered 778 on previous survey.
- 13) Dual stem maple 10" and 11.5" DSH, 40' tall, 9' spread standing 2' south of the #11 tree. Tree is in poor condition with weak structural formation and only eight branches less than 5" caliper extending off the stems all to the SE. Labeled Number 777 on previous short plat.
- 14) Fir 22" DSH, 75' tall standing 12' south of the #10 fir. Tree showed no signs of decay but has multiple tops from the 60' mark. It is covered in ivy and has weak new growth and color. It was Numbered 775 in the 2007 short plat.
- 15) Fir 19.5" DSH, 70' tall standing 21' SSW of the #14 tree. Core test revealed no sign of decay. The tree's entire canopy is above the 55' level and it appears to have limited new growth. Labeled as Number 721 on 2007 short plat.
- 16) Fir 36" DSH, 90' tall standing 8' east of #15 fir. Tree appears to be in fair condition with normal new growth and decent color. Core test revealed no signs of decay. It has multiple tops from the 65' mark. Numbered 722 on previous survey.
- 17) Maple 31" DSH, 70' tall, 22' spread growing mid slope 19' south of the #16 tree. Core tests revealed only 6" of solid wood before full center rot. It was designated Number 900 on the previous short plat.
- 18) Douglas fir standing 7' SW of the #17 tree with 27" DSH and reaching close to 95' in height. It showed no signs of decay in core test and has normal new growth and decent color. Labeled as Number 462 on the 2007 short plat.
- 19) Fir 37" DSH, 95' tall standing 17' south of the #18 tree. It showed no signs of decay and had decent color and average new growth. It was designated Number 460 on the previous short plat.
- 20) Maple 36" DSH, 75' tall, 28' spread standing 19' east of the #19 fir and lower on the slope. Core test showed 5" side wall on the north face and 9" solid on the east face. This tree was Number 457 on the previous survey.
- 21) Western Red Cedar (*Thuja plicata*) 44" DSH, 75' tall standing 18' east of the #20 maple. It is in fair condition with average color and new growth. Majority of its canopy is on the east side and it has a number of large subordinate leaders rising from low in the canopy. Core tests revealed little sign of decay to a depth of 18" in two places. Labeled as Number 451 in 2007 short plat.
- 22) Port Orford Cedar (*Chamaecyparis lawsoniana*) 23" DSH, 60' tall standing on the south side of the 2841 Bellevue Way house which is below the subject property (Figure 5). This tree was not tagged or core tested. It is in average condition with normal color and decent new growth. It has a good height to diameter ratio. It was Number 526 on the previous short plat.

- 23) Western Red Cedar 32" DSH, 65' tall standing against the north wall of the out building on the south side of 2841 property (Figure 6). This tree was not tagged or core tested. It is in average condition with normal growth and color. The structure's impact on the cedar's roots is unknown. Tree was Number 531 on the previous short plat.
- 24) Douglas Fir 26" DSH, 85' tall standing 5' north and 13' east of the SW corner marker. Tree was not tagged or core tested. Appears to be in average condition with normal new growth and color. Not noted on 2007 short plat.

There are various trees with diameters less than 6" interspersed with the trees listed above. Two trees listed on the 2007 survey, the 780 maple and the 781 cedar, were dead and had failed below their half way marks at the time of this report. They were not tagged or included in the current inventory. The 'storage shed' shown on the 2841 property in 2007 short plat does not appear in aerial imagery until after 2009 so it may be that it was considerably expanded into its current form after that time.

Methods: Tree risk assessment is both an art and a science. To properly perform, an arborist must have an extensive background in biology, tree mechanics, and tree structure that is equal parts academic and field knowledge. It takes years of study to recognize and correctly diagnose the subtle signs trees exhibit before their failure, whether it be partial or total. The process begins with a visual inspection (visual tree assessment, VTA) which is followed up as necessary with soundings, core testing, and/or other detection means. Each tree is examined and evaluated according to several factors including species type, size, vigor, injuries present, root and grade disturbance, deadwood, location and extent of decay, stem taper, exposure, and targets that are at risk.

The International Society of Arboriculture (ISA) has recently published a Best Management Practices bulletin to aid in their tree risk assessment program. This methodology for risk matter assessment will take the place of the standard ISA model currently in use. While focusing on a qualitative analysis the program is still based on three aspects of tree risk; failure potential, size of part failing (potential of damage from impact), and target rating. The aspects are scaled as follows. Failure potential (FP) can be imminent, probable, possible, or improbable. Target rating (T) is based on frequency of occupancy and is listed as very low, low, medium, or high. Selections are made in each of the first two categories and a likelihood of target impact found. It can be rated as unlikely, somewhat likely, likely, or very likely (see Figure 6). Obviously a level of null risk does not exist if a tree is present. For practical purposes however, arborists assume that if there is no target, the tree poses little or no risk.

The consequences of the failure, usually a function of size of the failed part, are listed as negligible, minor, significant, or severe. Combining the likelihood of a tree failure event with the consequences of that event allows a trained arborist to assign a level of risk to a given tree's situation. There are four acceptable categories within the model; Low, Moderate, High, or Extreme. The highest level, extreme, can only be assigned when the likelihood of failure and impact is high (very likely) and the consequences are severe (see Figure 7).

Analysis: Because trees function in the realm of physics much like pipes when it comes to strength loss, the accepted arboricultural minimum threshold for sidewall thickness is thirty percent of tree diameter. The reasoning behind this is that a solid pipe and one of the same diameter but hollowed to the point that its sidewall thickness adds up to 30% of the given diameter carry nearly the same loads. Beyond this threshold pipes begin to fail at an exponential rate directly related to the thinning of their sidewalls. For example a tree with a 30" diameter must have more than 5" thick sidewalls (5+5=10 which is 30% of 30) to be safely retained.

Five of the firs and one of the maples in this case had advanced center decay. The #1 tree had sidewalls that added to, at most, 11" which is 34% of its 32.5" diameter. This is right at the acceptable strength co-efficient which means the tree has a **probable likelihood of catastrophic failure**. The #3 fir has 24% of its diameter left, the #9 has 24%, the #11 fir is at 30%, and the #17 tree is at 32%. All of these trees are severely compromised structurally and have **probable likelihood of catastrophic failure**. The #20 maple has 14% of its diameter holding in the north quadrant and as much as 25% holding on the east side. It is also at considerable risk of total failure.

The #5 fir has center decay but with 5" side walls it is at close to 52% of its diameter and would not be expected to fail in the short term. It is obviously not a healthy tree though.

The #2 fir has a pronounced decay problem near the center of the column and would be expected to have a **probable likelihood of failure** near that point. It may or may not fail from the base before this happens.

The other trees with a propensity for stem failure include the #6, #7, #10, #14, and #16 firs. These trees all have large caliper codominant stems arising from old damaged points high on their columns. Some of them have decayed centers which are visible from the ground. All the stems would be expected to have weak attachment, weight loads extending away from the center, and **probable likelihoods of failure**. The lengths of these stems range from 15 to more than 40 feet. The chances of them breaking out increases significantly as the stems extend upward and outward and increase their mass over time.

The #8 maple has advanced decay at its base, is completely engulfed in ivy, and appears to have less than 20% viable canopy. The #12 fir is likewise ivy shrouded and has maybe 5% viable canopy. The #13 maple standing next to it has only a handful of branches which have become quite over extended to the SE. It is likely that one or more of its limbs will fail in the short term leaving this maple with little viable canopy.

Discussion: There are two levels of impact at this site, primary and secondary. The primary area includes the environs immediately within the boundaries of the proposed new construction, the driveway, and the regions within ten feet of those boundaries. Trees #1-6 and #8-20 all stand within this area for the 2836 home. Likewise the #22 Port Orford cedar stands within the primary impact area for the 2841 home.

The secondary impact area includes the trees which have root systems extending within the construction area. This region, the Critical Root Zone (CRZ), is a radial area extending out from the tree a distance equal to one foot per inch of diameter. For example the #21 cedar, with a 44 inch DSH, has a 44 foot radial CRZ. According to the plans, the excavation for the foundation on the east side of the proposed 2836 home will be less than 12' from the base of this tree, intruding well within the western half of the tree's root system.

Typically intrusion within the CRZ is strongly discouraged by the tree care industry. However trenching type incursion, that is excavation that will occur along only one sector of a tree's CRZ, can reach significantly into the root growth area without having a detrimental long term effect. What does have to be absolutely protected is a tree's Structural Root Plate (SRP). This radial area is again related to the diameter inches of the tree in question but not quite in a direct proportion as in the CRZ. Figure 8 below illustrates the relationship.

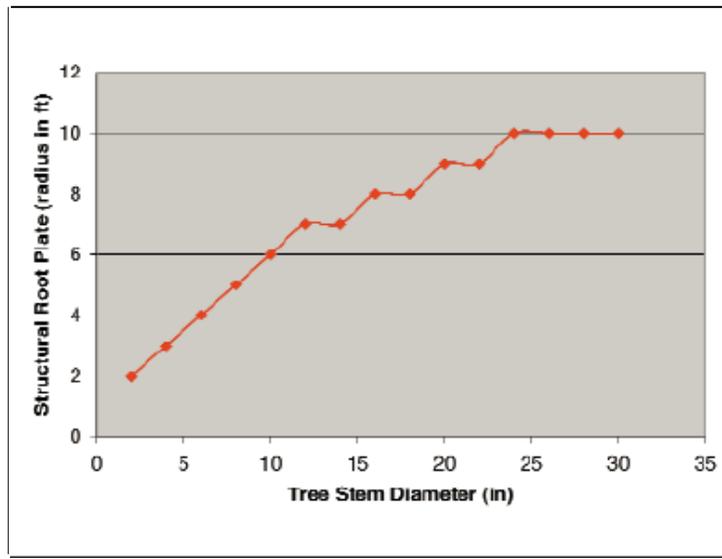


Figure 8. Size of the Structural Root Plate in relation to tree stem diameter. Note that the SRP levels off at 10' for any tree over 24" in diameter.

In the case of the #21 cedar mentioned above, the excavation for the east side foundation could come as near as 11' to the base of the tree. From Figure 8 the Structural Root Plate for a 44" DSH tree is given as 10' so excavating for the foundation would be just outside its SRP. The demolition and excavation for the 2841 house will come no closer than 20' to the #23 cedar well outside its SRP. The #24 fir on the property to the south also stands a little more than 20' from the excavation work for the upper house.

The #7 fir is a special case as concrete pillar posts supporting the driveway bridge will be placed within its CRZ at least in two points. The posts will be installed approximately 5' south of the property line putting them potentially within this fir's SRP as it is standing just 4' over the line to the north. However, the maximum cross sectional cut for a 12" post is only around 18" so the real impact to the tree may be slight. What will have to be determined, as the hole for the post is bored, is whether or not any structural roots are severed in the process. If nothing larger than 6" is cut the tree should feel no adverse effects. If a root larger than 12" is encountered the situation will have to be assessed at the time and documented.

The chart shown in Figure 7 below is used to determine what percentage of a tree's Critical Root Zone will be affected by trenching type incursion. In general trees can sustain losses of up to 30% of the overall area within their CRZ without having long term detrimental results.

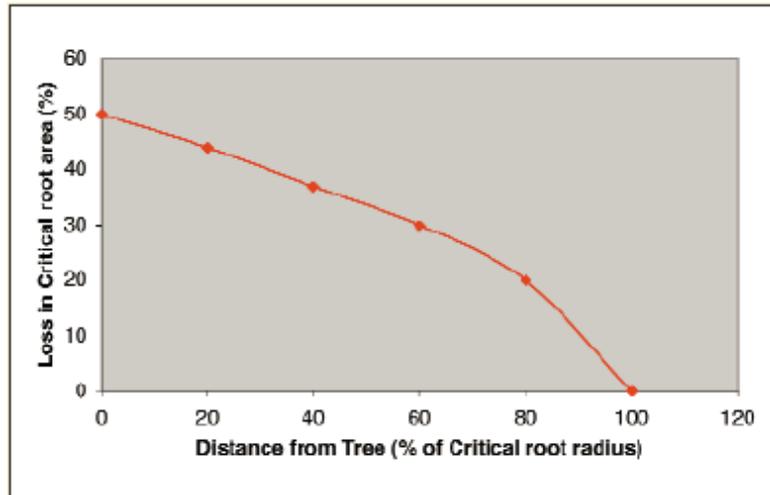


Figure 7. Chart giving the loss in critical root area as a function of the radial distance to the CRZ disturbance.

Using the #21 cedar again as the example, with the foundation excavation being 11' from the tree's base and it having a 44" DSH, there will be impact at a linear distance equal to 25% of the maples CRZ (11'/44'). The chart shows that this roughly equates to a 40% loss in the cedar's Critical Root Area (CRA) putting it significantly beyond the maximum recommended impact. The intrusion would have to be extended out to a distance of more than 27' before the loss in CRA would fall within the accepted limits. This is not counting the impact from the excavation for the lower house. The #24 fir will be lightly impacted at worst, losing no more than 20% of its Critical Root Area.

As pillar posts will be used around the #7 fir the amount of overall loss in its CRZ will be minimal. As long as no major roots are severed this tree should suffer little or no impact.

The excavation work for the lower home will come to within 20' of the #23 cedar which means it will lose slightly less than 30% of its CRA and should be fine. This will be doubly true once the shed is removed from the south side of the tree. The work at the SW corner of this home will also intersect with the CRZ of the #21 cedar coming to within 20' in its NE quadrant.

Recommendations: Nearly all the trees in this case will have to be removed. First of all over two-thirds of the trees are significantly compromised structurally, eight from advanced basal decay and at least seven others from large, weakly attached leaders in the upper canopy. These are trees which would be expected to fail catastrophically in the near future and are not good candidates for long term retention. Unfortunately the majority of those which are sound stand within the immediate environs of the proposed new homes.

The only tree on either lot which can safely be retained is the #23 cedar on the lower property. And this is assuming that its root system has not been too detrimentally affected by the shed which was built over it.

The #7 fir, while not on the subject property, may have its root system impacted but not to such a degree that it will be severely compromised. It is not an ideal tree to have so close to the new home though with its 40' leaders arising from a defective attachment point. Half of these stems can reach 112th Avenue and/or the power lines running along it. A number are weighted to the south and the new owners should seriously consider having them pruned back. The other fir not on the actual lot but within the impact zone, #24, will also be OK long term and needs no special attention.

Removal and replacement with young, healthy trees is the most viable option for these spaces. And only the healthy trees from either lot should be used in figuring replacement numbers. That is there will be 142 diameter inches worth of healthy trees removed on the upper lot and just the one 23" tree on the lower one. If the property owners decide to retain the #21 cedar the upper lot diameter inches removed will be reduced to 98.

Excelsior cedars, Deodar cedar, Alaska Weeping Cedar, and even Sequoia are great options for evergreen replacements. Columnar maples, hornbeams, beech, Katsura, Crimson King maple, and certain oak varieties are options for larger deciduous. Japanese Snowbell, Stewartia, redbuds, vine maples, and columnar magnolias can work for color and more mid-sized options.

Waiver of Liability Because the science of tree risk assessment is constantly broadening its understanding, it cannot be said to be an exact science. Every tree is different and performing tree risk assessment is a continual learning process. Many variables beyond the control, or immediate knowledge, of the arborist involved may adversely affect a tree and cause its premature failure. Internal cracks and faults, undetectable root rot, unexposed construction damage, interior decay, and even nutrient deficiencies can be debilitating factors. Changes in circumstance and condition can also lead to a tree's rapid deterioration and resulting instability. All trees have a risk of failure. As they increase in stature and mass their risk of breakdown also increases, eventual failure is inevitable.

While every effort has been taken to provide the most thorough and accurate snapshot of the trees' health, it is just that, a snapshot, a frozen moment in time. These findings do not guarantee future safety nor are they predictions of imminent events. It is the responsibility of the property owner to adequately care for the tree(s) in question by utilizing the proper professionals and to schedule future assessments in a timely fashion.

This report and all attachments, enclosures, and references, are confidential and are for the use of the Karpman family, Huber Architects, and their representatives only. It may not be reproduced, used in any way, or disseminated in any form without the prior consent of the clients concerned.

Anthony Moran, BS
ISA Certified Arborist
Qualified Tree Risk Assessor
#PN-5847A



Figure 1. Aerial view of the Karpman lots. The yellow numerals correspond to the trees listed in the description section and show their approximate placements. The #23 cedar is just out of the image at the bottom right corner.

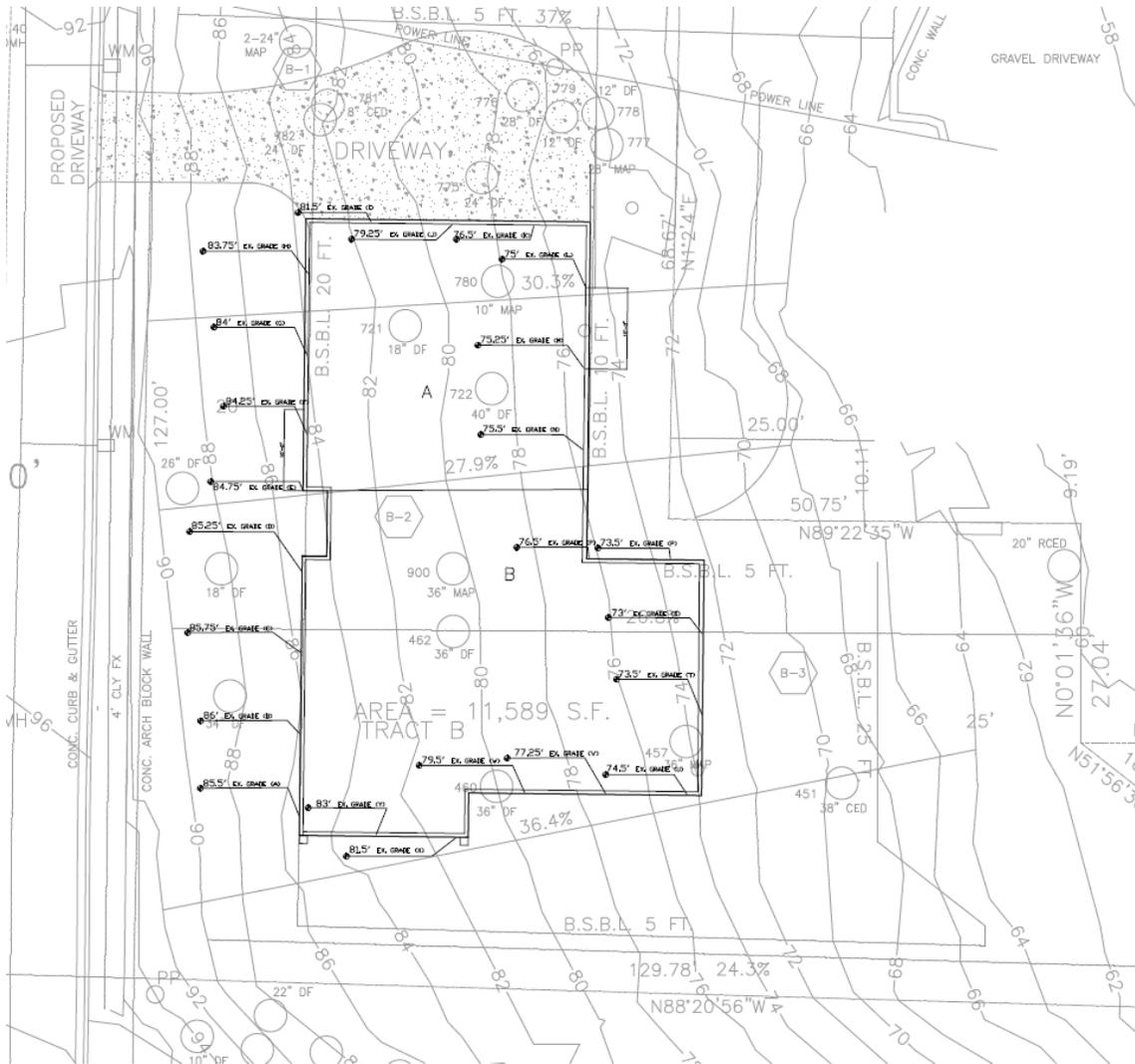


Figure 2. Proposed foundation and driveway plan for the Karpman home on the upper lot.



Figure 3. Photo showing the damaged area with advanced decay at the midpoint of the #2 fir.



Figure 4. Close up of photo above showing the 5" woodpecker hole (red arrow).



Figure 5. Photo of #22 Port Orford Cedar looking to the north. The house in the background will be razed and replaced.



Figure 6. Photo of #23 Western Red cedar looking to the east from mid-yard. The structure to the right of the tree will be removed by hand during the demolition.

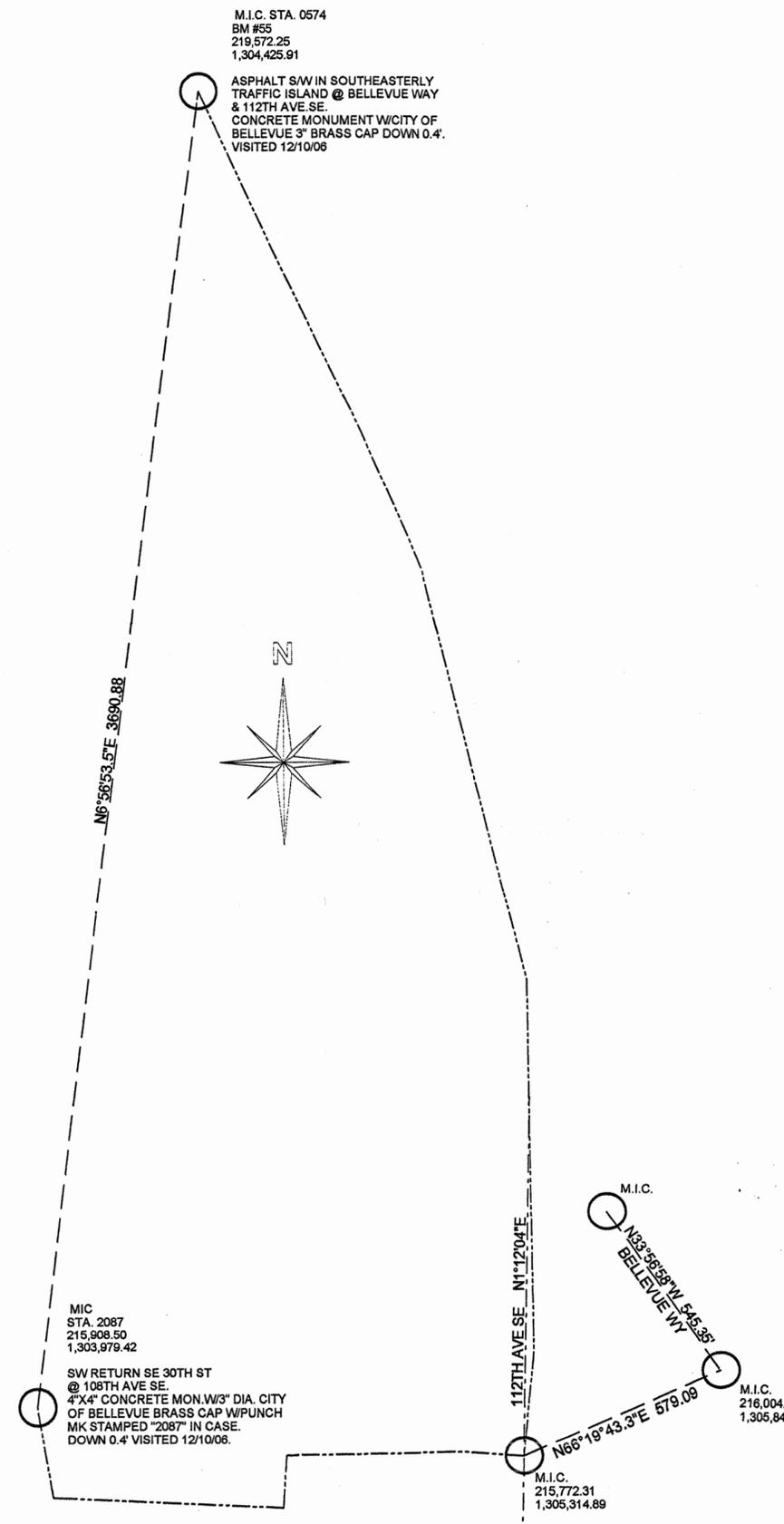
Figure 7. The matrix used to estimate the likelihood of a tree failure impacting a specific target.

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	Low	Medium	High
<i>Imminent</i>	Unlikely	Somewhat Likely	Likely	Very likely
<i>Probable</i>	Unlikely	Unlikely	Somewhat Likely	Likely
<i>Possible</i>	Unlikely	Unlikely	Unlikely	Somewhat Likely
<i>Improbable</i>	Unlikely	Unlikely	Unlikely	Unlikely

Figure 8. Risk rating matrix showing the level of risk as the combination of likelihood of a tree failing and impacting a specific target, and severity of the associated consequences.

Likelihood of Failure and Impact	Consequences			
	Negligible	Minor	Significant	Severe
<i>Very likely</i>	Low	Moderate	High	Extreme
<i>Likely</i>	Low	Moderate	High	High
<i>Somewhat likely</i>	Low	Low	Moderate	Moderate
<i>Unlikely</i>	Low	Low	Low	Low

Attachment D – Recorded Karpman Short Plat Drawings – King Co. Recording #20090626900005



SITE LEGALS DESCRIPTION:

Block 4, (WWD)
THAT PORTION OF TRACT 12, QUALHEIMS LAKE WASHINGTON ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 46 (WWD) RECORDS OF KING COUNTY, WASHINGTON, LYING WESTERLY OF THE FOLLOWING LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 12, WHICH IS 148 FEET FROM THE SOUTHWEST CORNER; THENCE NORTH 15°22'14\"/>

(BEING KNOWN AS A PORTION OF LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 8409279001.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

OLD REPUBLIC TITLE, LTD. ORDER NO. 5207050085, DATED: 03/27/09.

OWNER'S CERTIFICATE AND DEDICATION

KNOWN ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED, DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, WE WAIVE FOR OURSELVES, FOR OUR HEIRS AND ASSIGNS, AND FOR ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF BELLEVUE AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SHORT SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION.

THIS SHORT SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS ARE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

Steven R. Karpman
STEVEN R. KARPMAN

Danielle L. Belisle
DANIELLE L. BELISLE

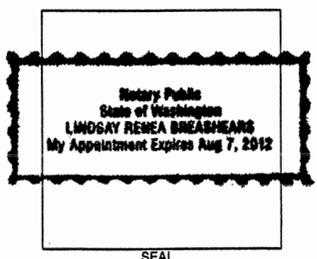
STATE OF WASHINGTON)
COUNTY OF KING) ss

On this 29th day of April, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Steven R. Karpman and Danielle L. Belisle known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as a free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.
Notary Public in and for the State of Washington, residing at Issaquah, WA 98029

My commission expires August 7, 2012

Dated April 29th, 2009
Notary Dorinda Renea Breakbears



EQUIPMENT: 1\"/>

HORIZONTAL MONUMENTS CONTROL
N.T.S.

SE 1/4 OF NE 1/4 SEC 8, TWP 24 N, RGE 5 E.

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED with respect to streets, alleys and right of way for road, paths and slopes.
B. Hancock 6/15/2009 DATE
REAL PROPERTY & SURVEY
Laura Arnold 6/15/2009 DATE
DEVELOPMENT REVIEW

UTILITIES DEPARTMENT

EXAMINED AND APPROVED with respect to water, sewer and drainage systems.
M. Fata 6-11-09 DATE
ADMINISTRATOR

DEVELOPMENT SERVICES DEPARTMENT

EXAMINED AND APPROVED:
Julie Michols 4/15/09 DATE
ADMINISTRATOR

KING CO. DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 29th DAY OF June, 2009.
Rich Medved ASSESSOR
Alan Walden DEPUTY ASSESSOR

ACCOUNT NO. 700010 0460



2009062690005
STEVEN R KARPMAN SP1 118.00
PAGE 001 OF 003
06/28/2009 14:41
KING COUNTY, WA
Scott Raymond
MANAGER SUPT. OF RECORDS

RECORDING NO. _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF STEVEN R. KARPMAN IN SEPTEMBER 2006.

Wayne Main
WAYNE MAIN P.L.S. NO. 13035

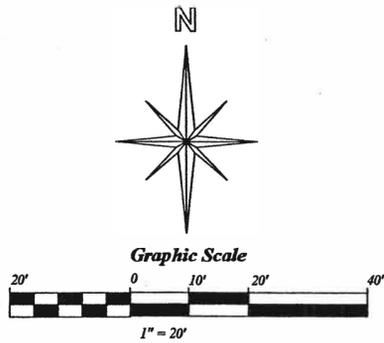


MAIN-LINE SURVEYING
3030 - 81ST. PLACE, SE, No. 6
MERCER ISLAND, WA 98040
DATE: 03/07/09, 206-236-6273
JOB NO. 06014XS1

DATE: 4-23-09

City of Bellevue
FINAL SHORT PLAT 08-143209-LF
PRELIM. SHORT PLAT NO. 07-104693-LN

263 / 222

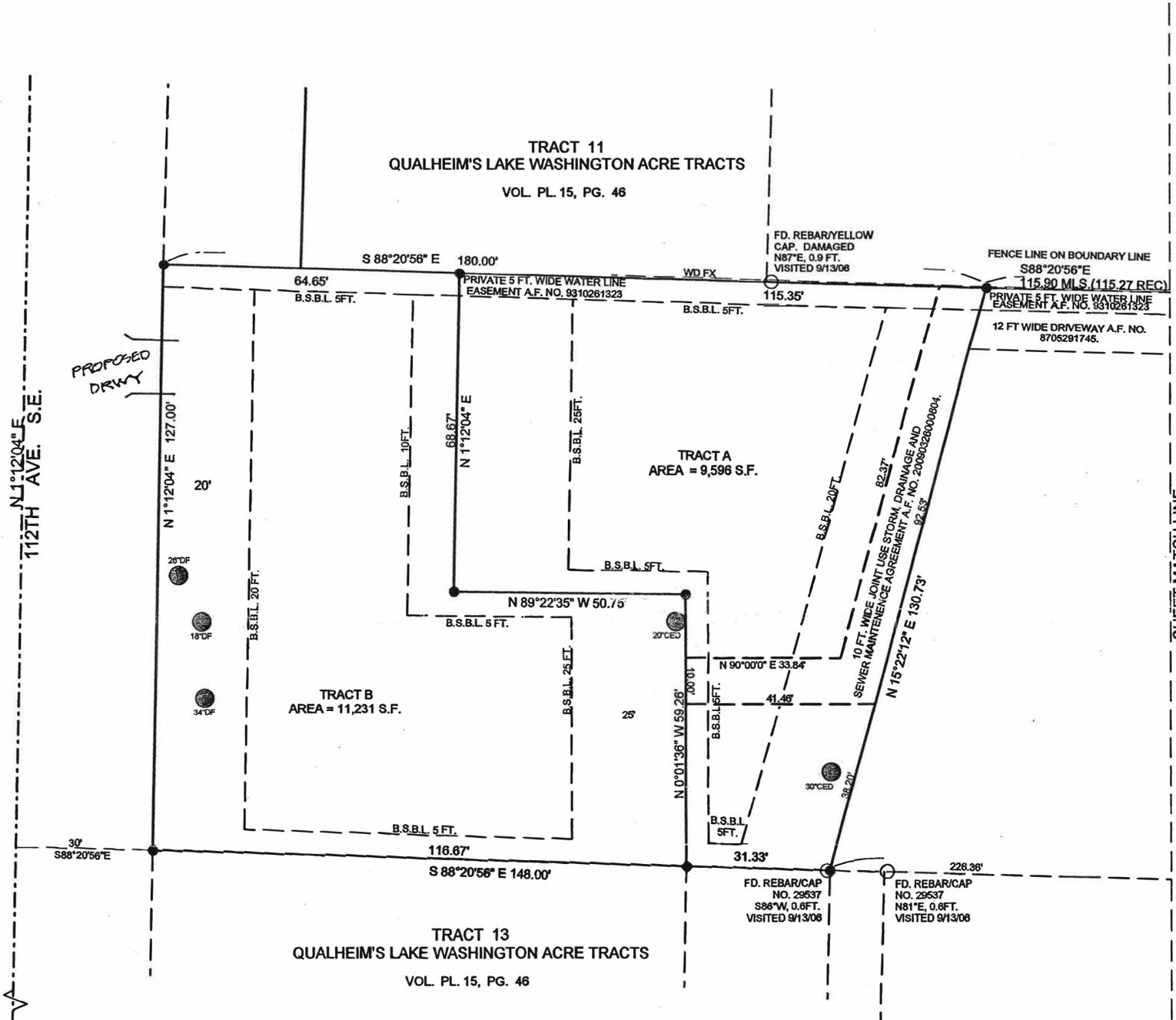


SURVEYOR'S NOTES:
 BASIS OF BEARINGS:
 LOT LINE ADJUSTMENT NO. 84-28, A.F. NO. 8409279001
 CENTERLINE 112TH N01°12'04"E IN SURVEY IN VOL. 17, PG. 100,
 VISITED 9/11/06.

WASHINGTON COORDINATE SYSTEM NAVD83(1991)
 NORTH ZONE
 HORIZONTAL STATIONS: 2087 AND 0574 VISITED 12/10/08.
 SEE SHEET 1.

CROSS REFERENCES:
 RECORD OF SURVEY A.F. NO. 7903239011.
 LOT LINE REV. 84-28, A.F. NO. 8409279001;
 RECORD OF SURVEY A.F. NO. 9505319012.
 RECORD OF SURVEY A.F. NO. 20000425900008.
 RECORD OF SURVEY A.F. NO. 20050517900008.

TITLE REVIEW.
 THE FOLLOWING EASEMENTS CANNOT BE
 ACCURATELY SHOWN DUE TO INSUFFICIENT
 GEOMETRY:
 EXCEPTION 8. -NO. 9310281328
 EXCEPTION 10. -NO. 20070503001577
 EXCEPTION 11. -NO. 20070503001578



- LEGEND**
- TREE TO REMAIN
 - = SET 1/2" X 24" REBAR AND WHITE LOT STAKES WITH YELLOW CAP NO. 13035, JULY, 2008.
 - = FOUND AS SHOWN.



MAIN-LINE SURVEYING
 3030 - 81ST. PLACE, SE, No. 6
 MERCER ISLAND, WA 98040
 DATE: 3/10/09, 206-236-6273
 JOB 06014PL2

DATE: 4/26/09



City of Bellevue

FINAL SHORT PLAT 08-143205-LF
 PRELIM. SHORT PLAT NO. 07-104693-LN

SHEET 2 OF 3

SHORT PLAT NO. 07-104693
 STEVEN R. KARPMAN and DANIELLE L. BELISLE
 24258 SE 47TH PLACE
 ISSAQUAH, WA 98029-6322

S.E. 1/4, N.E. 1/4, SECTION 8, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M.

M.L.C.
 1/4" BRASS PLUG IN
 CONC. MD=1.50'
 VISITED 9/11/06
 POINT OF COMMENCE.
 S.E. 30TH ST.

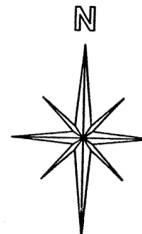


20090626900005

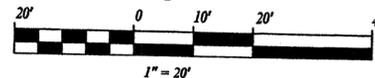
STEVEN R. KARPMAN SPM 118.00
PAGE 03 OF 093
08/28/2009 14:41
KING COUNTY, WA

263/223

M.I.C. IN EAST SOUTH
BOUND TRAFFIC LANE,
BELLEVUE WAY.
2" I. PIPE W/CONC. & TACK.
MD=0.7'.



Graphic Scale



SURVEYOR'S NOTES:
BASIS OF BEARINGS:
LOT LINE ADJUSTMENT NO. 84-28, A.F. NO. 8409279001
IS BETWEEN THE TWO MONUMENTS LOCATED ON THE
CENTERLINE OF BELLEVUE WAY AND ONE ON 112TH
AVE. SE WITH BEARING OF N 01°12'04"E AND USED AS
STARTING PLAT CONTROL. VISITED 9/11/06.

WASHINGTON COORDINATE SYSTEM NAVD83 (1991)
NORTH ZONE:
HORIZONTAL STATIONS: 2087 AND 0574 VISITED 12/10/06.

CROSS REFERENCES:
RECORD OF SURVEY A.F. NO. 7903239011.
LOT LINE REV. 84-28, A.F. NO. 8409279001.
RECORD OF SURVEY A.F. NO. 9505319012.
RECORD OF SURVEY A.F. NO. 20000425800008.
RECORD OF SURVEY A.F. NO. 20050517900008.

S88°20'56"E 115.90 MLS. (115.27 REC.)
PRIVATE 5' WIDE WATER LINE EASEMENT A.F. NO. 9310281323.
WD EX

12' WIDE DRIVEWAY A.F. NO. 8705291745.

N 33°58'58" W 845.35 M.L.S. (845.40 REC.)
BELLEVUE WAY S.E.
EDGE OF CONCRETE

R.O.W.

S 88°20'56" E 226.36 M.L.S. (224.94 REC.)

N 88°20'56" W 69.70 M.L.S. (71.12 REC.)

N 33°58'58" W 89.17 M.L.S. (87.98 REC.)

M.I.C. WITH 2" I. PIPE IN CONCRETE
WITH TACK. DOWN 0.59'.
NORTH 75' +/- INTERSECTION
113TH AVE. & SE 30TH ST.
APPX. CL-BELLEVUE WAY.
VISITED 9/11/06

N = 216,004.81
E = 1,305,845.28



MAIN-LINE SURVEYING
3030 - 81ST. PLACE, SE, No. 6
MERCER ISLAND, WA 98040
DATE: 03/10/09, 206-236-6273
JOB NO. 06014PL3

DATE: 4/26/09



**City of
Bellevue**

FINAL SHORT PLAT 08-143205-LF
PRELIM. SHORT PLAT NO. 07-104693

FINAL SHORT PLAT NO. 07-104693
STEVEN R. KARPMAN and DANIELLE L. BELISLE
24258 SE 47TH PLACE
ISSAQUAH, WA 98029-6322

S.E. 1/4, N.E. 1/4, SECTION 8, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M.

SHEET 3 OF 3