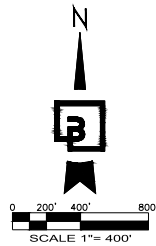


COVER SHEET
FOR
TOLTHUE HEIGHTS

A PORTION OF SECTIONS 34 & 35, TOWNSHIP 26 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



LEGAL DESCRIPTION

PARCEL A:
LOTS 1, 5, 6, 7 AND 8, KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER 95L0097, RECORDED UNDER KING COUNTY RECORDING NUMBER 9607229009, BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON; AND

LOTS 9 THROUGH 16, INCLUSIVE, KING COUNTY 5 ACRE SUBDIVISION NUMBER 08016, RECORDED UNDER KING COUNTY RECORDING NUMBER 8812190415; BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL B:
THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON;

(ALSO KNOWN AS KING COUNTY 5 ACRE SUBDIVISION NUMBER 08026, RECORDED UNDER RECORDING NUMBER 9703311343, WHICH IS A RE-RECORD OF 8812190416, IN KING COUNTY, WASHINGTON).

PARCEL C:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EAST OF THE EASTERLY LINE OF THE R.R. SWAN ROAD;

EXCEPT THE SOUTH 5 ACRES OF THAT PORTION LYING NORTH OF THE SOUTH 80 FEET;

ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH $1^{\circ}13'55''$ WEST ALONG THE NORTH-SOUTH QUARTER LINE, A DISTANCE OF 570.47 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH $89^{\circ}12'57''$ WEST AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 426.05 FEET TO THE EASTERLY MARGIN OF THE R.R. SWAN ROAD;
THENCE SOUTH $70^{\circ}04'41''$ WEST ALONG THE EASTERLY MARGIN OF SAID ROAD, A DISTANCE OF 201.33 FEET TO THE NORTH LINE OF THE SOUTH 5 ACRES LYING EASTERLY OF THE R.R. SWAN ROAD AND NORTHERLY OF THE SOUTH 80 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34;
THENCE SOUTH $89^{\circ}12'57''$ EAST, A DISTANCE OF 448.54 FEET TO THE INTERSECTION WITH THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 34;
THENCE NORTH $01^{\circ}13'55''$ EAST ALONG SAID LINE, A DISTANCE OF 199.90 FEET TO THE TRUE POINT OF BEGINNING.

DATUM

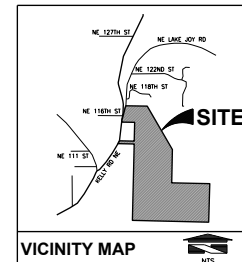
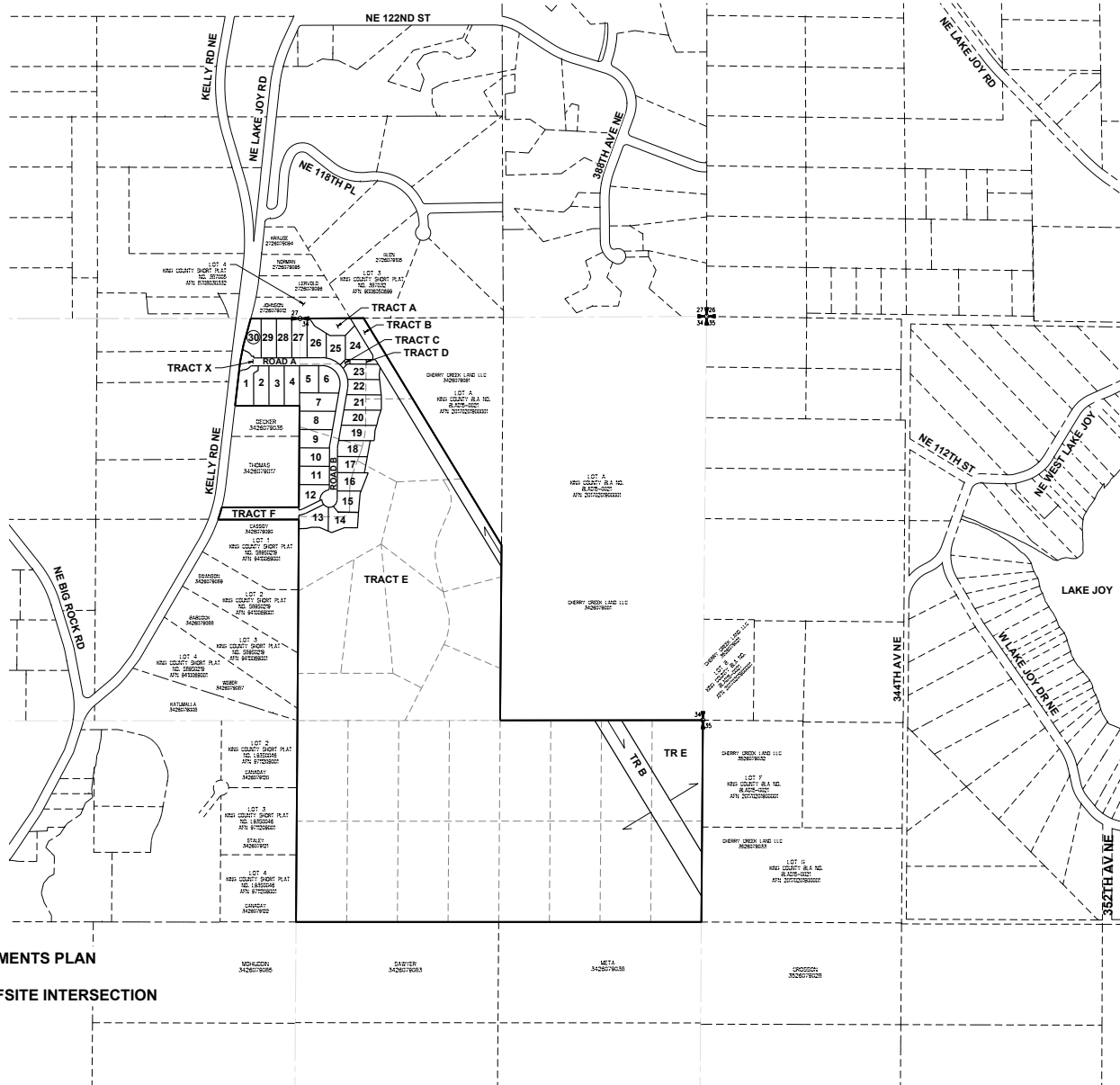
VERTICAL DATUM FOR THIS SURVEY IS NAVD88 AS ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK WITH NGS GEOID 2012B LOADED.

BASIS OF BEARINGS

HORIZONTAL DATUM FOR THIS SURVEY IS WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83/2011 PER GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK. THE BASIS OF BEARING IS $S00^{\circ}24'42''$ W FROM THE 3 BRASS DISK AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34 AND THE $3/4''$ REBAR W/CAP MARKED "L.E.E. 17665" AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34.

SHEET INDEX

- 1 OF 15 COVER SHEET
- 2 OF 15 PRELIMINARY PLAT MAP-NORTH
- 3 OF 15 PRELIMINARY PLAT MAP-SOUTH
- 4 OF 15 CLUSTERING EXHIBIT
- 5 OF 15 PRELIMINARY ROAD AND DRAINAGE PLAN
- 6 OF 15 PRELIMINARY ROAD AND DRAINAGE PLAN
- 7 OF 15 PRELIMINARY ROAD PROFILES
- 8 OF 15 PRELIMINARY ROAD PROFILES
- 9 OF 15 PRELIMINARY ROAD CROSS SECTIONS
- 10 OF 15 PRELIMINARY ROAD CROSS SECTIONS
- 11 OF 15 PRELIMINARY WATER PLAN
- 12 OF 15 PRELIMINARY WATER PLAN
- 13 OF 15 OVERALL FRONTAGE AND OFFSITE IMPROVEMENTS PLAN
- 14 OF 15 KELLY ROAD NE FRONTAGE IMPROVEMENTS
- 15 OF 15 KELLY ROAD NE AND NE LAKE JOY ROADS OFFSITE INTERSECTION



DEVELOPER/OWNER

J-P LEDFORD AZURE NW, LLC
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374
PHONE: (253) 517-9005
CONTACT: TONI CAWALLI / TOM YOUNG

ENGINEER/PLANNER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
FAX: (425) 251-8782
CONTACT: BARRY TALKINGTON/ IVANA HALVORSEN/ MATT ABBAS

SANITARIAN

ADC WASTEWATER ENGINEERING
PO BOX 486
TACOMA, WA 98402
PHONE: (253) 203-1200
CONTACT: ROCKY ANDERSON

BIOLOGIST & WILDLIFE CONSULTANT

SOUNDVIEW CONSULTANTS LLC
2907 HARBORVIEW DRIVE
GIG HARBOR, WA
(253) 514-8902

TRAFFIC ENGINEER

TRANSCO GROUP
12131 113TH AVE NE, SUITE 203
KIRKLAND, WA 98034
(425) 821-3665

GEOTECHNICAL ENGINEER

EARTH SOLUTIONS NW, LLC
15455 NE 30TH ST, SUITE 100
REDMOND, WA 98052
(425) 449-4704

UTILITIES/SERVICES:

WATER: KING COUNTY WATER DISTRICT 119
32730 NE BIG ROCK RD
DUVALL, WA 98019
(425) 788-2885

SEWER: PRIVATE ONSITE SEPTIC SYSTEMS

POWER/GAS: PUGET SOUND ENERGY
8001 SOUTH 212TH STREET
KENT, WA 98032
(253) 399-7065

PHONE: LUMEN
23315 66TH AVENUE SOUTH
KENT, WA 98032
(253) 372-5388

CABLE: XFINITY
4020 AUBURN WAY NORTH
AUBURN, WA 98002
(253) 288-7450

SCHOOL: RIVERVIEW SCHOOL DISTRICT NO. 407
15510 - 1ST AVE. NE, PO BOX 519
DUVALL, WA 98019
PHONE (425) 844-450

FIRE: EASTSIDE FIRE & RESCUE / KCFD 10
175 NEWPORT WAY NORTHWEST
ISSAQUAH, WA 98027
425-313-3200

GARBAGE: WASTE MANAGEMENT NORTH SOUND
425-723-2210

ABBREVIATIONS

- BSBL BUILDING SET BACK LINE
- EOA EDGE OF ASPHALT
- EVA EMERGENCY VEHICLE ACCESS
- R/W RIGHT OF WAY
- PSDE PRIVATE STORM DRAIN EASEMENT

Revision
No. Date By Cmt. Appr.
Title:
COVER SHEET
OF
TOLTHUE HEIGHTS

For:
J-P LEDFORD AZURE NW, LLC
1019 39TH AVE SE, SUITE 205
PUYALLUP, WA 98374



Scale:
Horizontal 1" = 400'
Vertical N/A
Designed: [Signature]
Drawn: [Signature]
Checked: [Signature]
Approved: [Signature]
Date: 6/16/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
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barghausen.com



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1-800-424-5555

Job Number
22244
Sheet
1 of 15