TOPOGRAPHIC/BOUNDARY SURVEY

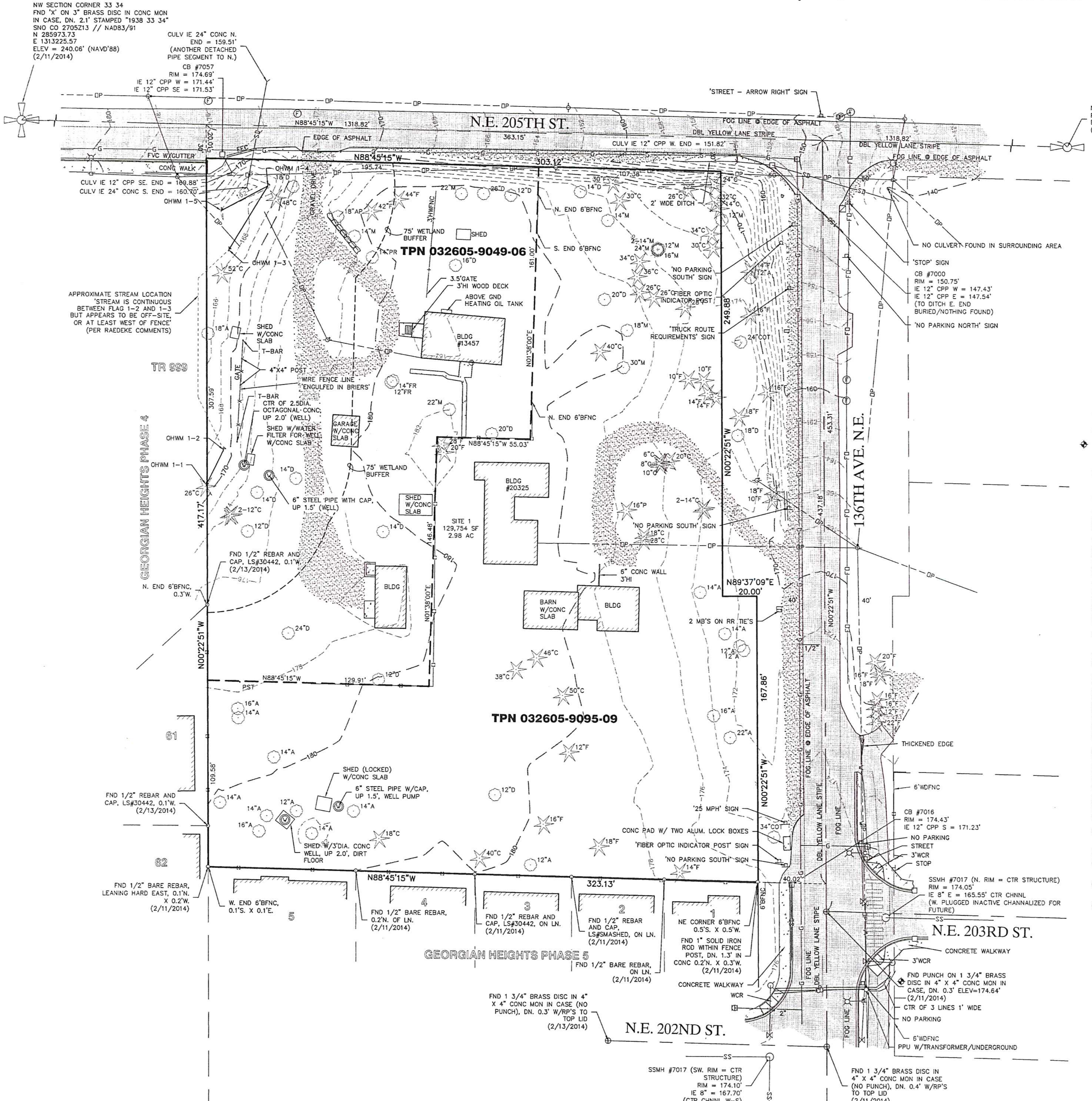

EXHIBIT 4
PAGE 1 OF 1

Axis

GRAPHIC SCALE

30' 15' 0 3'0 6'0

1"=30'

HORIZONTAL DATUM

WASHINGTON COORDINATE SYSTEM NAD83/91, NORTH ZONE
BASED ON GPS RTK TIES TO:
SNOHOMISH CONTROL POINTS 2' CONTOURS
2705Z13 (DB ID 22663) N 285973.73, E 1313225.57
(HELD FOR POSITION)

DISTANCES ARE GROUND US SURVEY FEET WITH AN APPLIED COMBINED SCALE FACTOR OF 0.99995451604

VERTICAL DATUM

ORIGINATING BENCHMARK:

SNOHOMISH COUNTY MONUMENT ID. 22663, AS PUBLISHED IN WGS SURVEY DATA WAREHOUSE.

VERTICAL DATUM: NAVD '88

ELEVATION: 240.06'

TBM – A TOP OF OF MONUMENT IN CASE, DN. 0.3' BELOW GRADE 40'E. X 20'S. OF SOUTHEAST CORNER OF SITE ALONG CENTERLINE OF 136TH AVE. NE.

ELEV=174.64'

LEGAL DESCRIPTION

TPN 032605-9049-06 // TITLE 4291-2202156

THAT PORTION OF THE EAST 363 FEET OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 363 FEET LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 363 FEET;
THENCE SOUTH 88°55'08" EAST ALONG THE NORTH LINE THEREOF 196.45 FEET;
THENCE SOUTH 1°28'07" WEST 181 FEET;
THENCE NORTH 88°55'08" WEST 55.03 FEET;
THENCE SOUTH 1°28'07" WEST 146.48 FEET;
THENCE NORTH 88°55'08" WEST 131.39 FEET TO THE WEST LINE OF SAID EAST 363 FEET;
THENCE NORTH 0°17'10" WEST ALONG SAID WEST LINE 327.57 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTH 20 FEET THEREOF FOR ROAD PURPOSES.

TPN: 032605-9095-09 // TITLE 4291-2205937
(REVISED LEGAL PER STATUTORY WARRANTY DEED NO. 9609040695)

THE NORTH 437 FEET OF THE EAST 363 FEET OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 20 FEET THEREOF FOR ROAD PURPOSES;
EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR THE FRONTAGE SERVICE ROAD TO PRIMARY STATE HIGHWAY NO. 15, WOODINVILLE TO MONROE, BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 4829589;
AND EXCEPT THAT PORTION OF SAID EAST 363 FEET LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 363 FEET;
THENCE SOUTH 88°55'08" EAST ALONG THE NORTH LINE THEREOF 196.45 FEET;
THENCE SOUTH 01°28'07" WEST 181 FEET;
THENCE NORTH 88°55'08" WEST 55.03 FEET;
THENCE SOUTH 01°28'07" WEST 146.48 FEET;
THENCE NORTH 88°55'08" WEST 131.39 FEET TO THE WEST LINE OF SAID EAST 363 FEET;
THENCE NORTH 0°17'10" WEST ALONG SAID WEST LINE 327.57 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

REFERENCES

(R1) PLAT OF GEORGIAN HEIGHTS RECORDED UNDER RECORDING NUMBER 20031022001462, RECORDS OF SNOHOMISH COUNTY, WA.
(R2) BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 20070807900014, RECORDS OF SNOHOMISH COUNTY, WA.
(R3) RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 7408060343, RECORDS OF SNOHOMISH COUNTY, WA.

NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

LEGAL DESCRIPTION AND EASEMENTS SHOWN PER FIRST AMERICAN TITLE REPORT ORDER NO'S 4291-2202156 AND 4291-2205937 DATED JANUARY 17, 2014, AT 7:30 A.M. AND JANUARY 27, 2014, AT 7:30 A.M.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONCLUDED ON MAY 28 13, 2014 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

WETLAND DELINEATION AS DEPICTED BY RAEDEKE ASSOCIATES, INC AND FIELD LOCATED BY AXIS SURVEY AND MAPPING ON FEBRUARY 13, 2014.

TITLE NOTES

TPN 032605-9049-06 // TITLE 4291-2202156

4. SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISION AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 7408060343.
5. SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'DECLARATION OF COVENANT PRIVATE WELL" RECORDED JULY 06, 1978 UNDER RECORDING NUMBER 7807060669.
6. SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'DECLARATION OF COVENANT PRIVATE WELL" RECORDED JULY 19, 1993 UNDER RECORDING NUMBER 9307192080.
7. SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'PRIVATE WATER SUPPLY RESTRICTIVE COVENANT" RECORDED JULY 19, 1993 UNDER RECORDING NUMBER 9307190281.
8. SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 'PRIVATE WATER SUPPLY RESTRICTIVE COVENANT" RECORDED JULY 19, 1993 UNDER RECORDING NUMBER 9307190282.

TPN 032605-9095-09 // TITLE 4291-2205937

7. SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISION AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 7408060343.
8. SUBJECT TO RESTRICTIONS LIMITING THE USE OF THAT PORTION OF THE PORTPERTY HEREIN DESCRIBED LYING WITHIN 100 FEET FROM A WATER WELL AS IMPOSED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 9307192080, 9307192081, AND 9307192082.
9. SUBJECT TO RESTRICTIONS LIMITING THE USE OF THAT PORTION OF THE PORTPERTY HEREIN DESCRIBED LYING WITHIN 100 FEET FROM A WATER WELL AS IMPOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBERS 9308061686.

LEGEND

FOUND MONUMENT IN CASE
FOUND REBAR AND CAP AS NOTED
SEWER MANHOLE
CATCH BASIN
CULVERT
ORDINARY HIGH WATER MARK (OHWM 1-1) PER BIOLOGIST
UTILITY POLE
WELL
FIBER OPTIC MANHOLE
ELECTRICAL JUNCTION BOX
GAS VALVE
FIRE HYDRANT
WATER VALVE
SIGN
MAILBOX
POWER METER
STREET LIGHT
POWER POLE
POWER POLE WITH UNDERGROUND CONDUIT
POWER POLE W/ TRANSFORMER & UNDERGROUND CONDUIT
POWER POLE W/ TRANSFORMER

FOR CLARITY REASONS SPOT ELEVATIONS ARE NOT SHOWN HEREON. THEY WILL BE PROVIDED VIA ELECTRONIC FILES

12"C CEDAR
12"F FIR
12"P PINE
12"A ALDER
12"COT COTTON
12"D DECIDUOUS
12"FR FRUIT
12"PR POPOLAR
12"M MAPLE

SS — SANITARY SEWER LINE
SD — STORM DRAIN LINE
OP — OVERHEAD POWER LINE
FO — FIBER OPTIC LINE
G — GAS LINE
P — POWER LINE
C — CABLE LINE
WOOD FENCE LINE

CONCRETE PAVING
BUILDINGS
ASPHALT PAVING
GRAVEL SURFACE

NW 1/4, NW 1/4, SEC. 3, TWP. 26 N., RGE. 5 E., W.M.
CITY OF WOODINVILLE, KING COUNTY, WA

REV#	DESCRIPTION OF REVISION	DATE	BY
#1	ADDITIONAL TOPO ALONG FRONTAGE AND SITE	5/29/14	TJO
#2	ADDITIONAL TOPO OF ADA RAMPS	9/17/14	TJO
#3	REMOVED WETLAND FLAG – REPLACE WITH OHWM	2/18/15	SPJR
#4			
#5			
#6			
#7			

TOPO/BOUNDARY SURVEY
OF
20325 136TH AVE NE & 135457 NE 205TH ST

STEPHEN H. PHILLIPS STATE OF WASHINGTON 49916 REGISTERED PROFESSIONAL LAND SURVEYOR

Axis Survey & Mapping
13005 NE 126th Pl.
KIRKLAND, WA 98034
TEL 425.823-5700
FAX 425.823-6700
www.axismap.com

JOB NO.	DATE	CHECKED BY	SHEET
14-025	2/20/14	SPJR	1 OF 1

DRAWN BY	SCALE
TJO	1"=30'

QUADRANT HOMES
14725 SE 36th, Ste 200
Bellevue, WA 98006