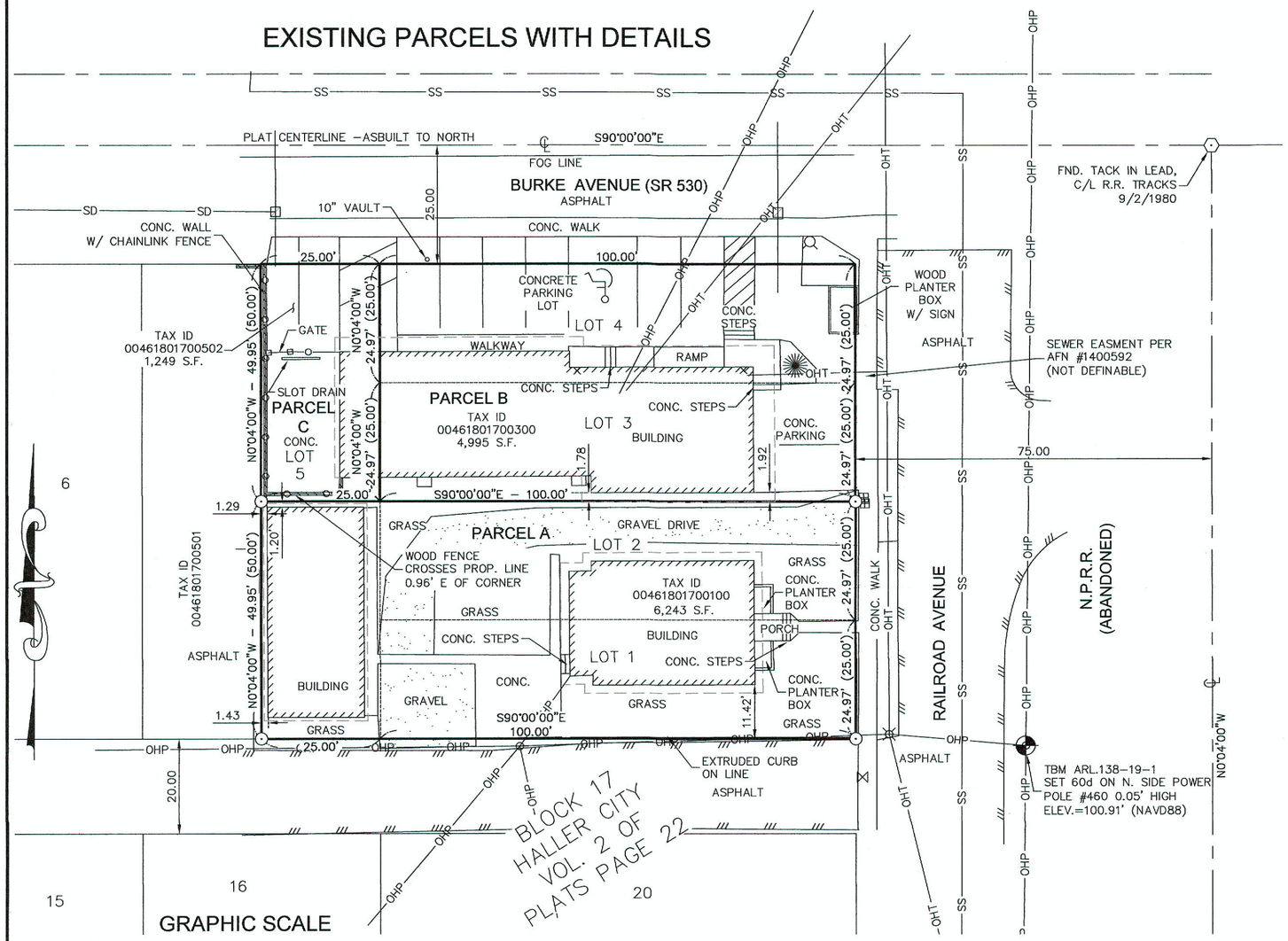
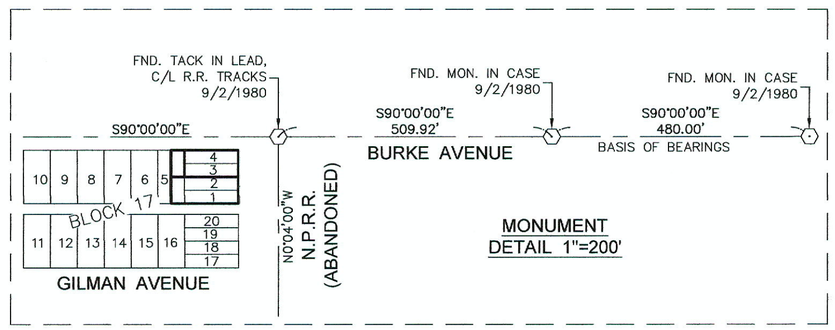
NOTE:
DIMENSIONS TO ASBUILT FEATURES ARE PERPENDICULAR TO OR PARALLEL WITH REFERENCED LINES, UNLESS OTHERWISE NOTED

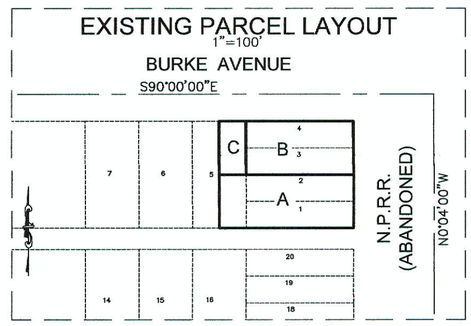
NOTE:
BOUNDARIES ESTABLISHED PER THIS SURVEY MAY NOT CONFORM TO EXISTING LINES OF OCCUPATION AND FENCE LINES AND COULD RESULT IN POSSIBLE BOUNDARY DISPUTES.

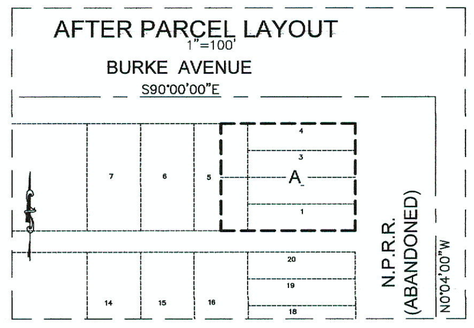
CITY OF ARLINGTON
CAVANAGH LOT COMBINATION
CITY FILE NO. PLN _____
SECTION 02, TWP. 31 N., RGE. 05 E., W.M.
720 N WEST AVENUE

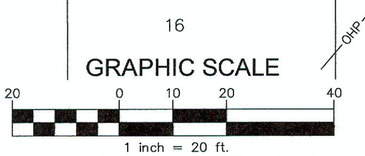
EXISTING PARCELS WITH DETAILS











BASIS OF BEARINGS: MONUMENTS IN BURKE AVENUE PER SURVEY AFN 200803075121

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

SURVEY INSTRUMENT USED: SOKKIA SET 5
SURVEY INSTRUMENT USED: TOPCON DS
SURVEY INSTRUMENT USED: TOPCON HIPERSR
SURVEY PROCEDURE: CLOSED TRAVERSE
SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD TRAVERSE REQUIREMENTS OF WAC 332–130–090

PARCEL A (BEFORE) AREA = 6,243 SQ.FT.
PARCEL B (BEFORE) AREA = 4,994 SQ.FT.
PARCEL C (BEFORE) AREA = 1,248 SQ.FT.

TOTAL PARCEL (AFTER) = 12,485 SQ.FT

LEGEND:

- DENOTES 1/2" X 24" REBAR & CAP L.S. 12716 SET THIS SURVEY UNLESS OTHERWISE NOTED
- DENOTES FOUND PLAT MONUMENT
- ( ) DENOTES RECORD DISTANCE
- DENOTES CATCH BASIN
- DENOTES POWER POLE
- DENOTES HYDRANT
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES LIGHT POLE
- DENOTES CHAIN LINK FENCE
- DENOTES EDGE OF ASPHALT
- DENOTES PROPERTY BOUNDARY
- SS DENOTES SANITARY SEWER LINE
- OHP DENOTES OVERHEAD POWER
- SD DENOTES STORM SEWER DRAIN LINE
- OHT DENOTES OVERHEAD COM. LINE
- DENOTES BUILDING OVERHANG
- DENOTES PLAT LINE
- DENOTES PROPOSED PROPERTY LINE

7-30-21
FREDERICK F. ROYNER
STATE OF WASHINGTON
12716
REGISTERED
PROFESSIONAL LAND SURVEYOR

OWNER/APPLICANT:
TIM CAVANAGH
720 N. WEST AVENUE
(425) 501-4224

AUDITOR'S FILE #_____

CASCADE SURVEYING & ENGINEERING, INC.
7/30/21 X:\22529\DWG\BLA\22529 ARL BLA.DWG (SITE)
Engineers Surveyors Planners
105 E. Division-PO Box 326
ARLINGTON, WA 98223
PHONE: (360) 435-5551
FAX: 435-4012

PORT'N SW 1/4, & SE 1/4 SEC 02, TWP. 31 N., RGE. 05 E., W.M.
JOB# 22529–03 DRAWN BY: TAA FIELD BOOK # ARL 137, 138
DATE: 07/13/21 REVISED: _____ CHECKED BY: FFP