

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PARCEL A:

LOT 1, CITY OF MERCER ISLAND SHORT PLAT NO. 82-11-26, ACCORDING TO SHORT PLAT RECORDED MARCH 10, 1983 UNDER RECORDING NO. 8303109004, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE PORTION LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 88°49'28" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 82.40 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE SOUTH 01°10'32" WEST A DISTANCE OF 4.54 FEET;

THENCE SOUTH 64°49'53" WEST A DISTANCE OF 9.36 FEET;

THENCE NORTH 88°49'28" WEST A DISTANCE OF 21.64 FEET;

THENCE SOUTH 64°21'02" WEST A DISTANCE OF 8.31 FEET;

THENCE SOUTH 51°11'48" WEST A DISTANCE OF 14.70 FEET;

THENCE NORTH 88°49'28" WEST A DISTANCE OF 33.69 FEET, MORE OR LESS TO THE WEST LINE OF SAID LOT 1, AND THE TERMINUS OF THE HEREIN DESCRIBED LINE;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING THEREOF;

(ALSO KNOWN AS LOT 1 OF CITY OF MERCER ISLAND LOT LINE ADJUSTMENT NUMBER SUB01-009, RECORDED UNDER RECORDING NUMBER 20021125900027).

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE WEST 15 FEET OF THE EAST 60.44 FEET OF SAID GOVERNMENT LOT 5, SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF SAID PROPOSED NORTHERLY RIGHT OF WAY LINE OF RELOCATED NORTH MERCER WAY.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

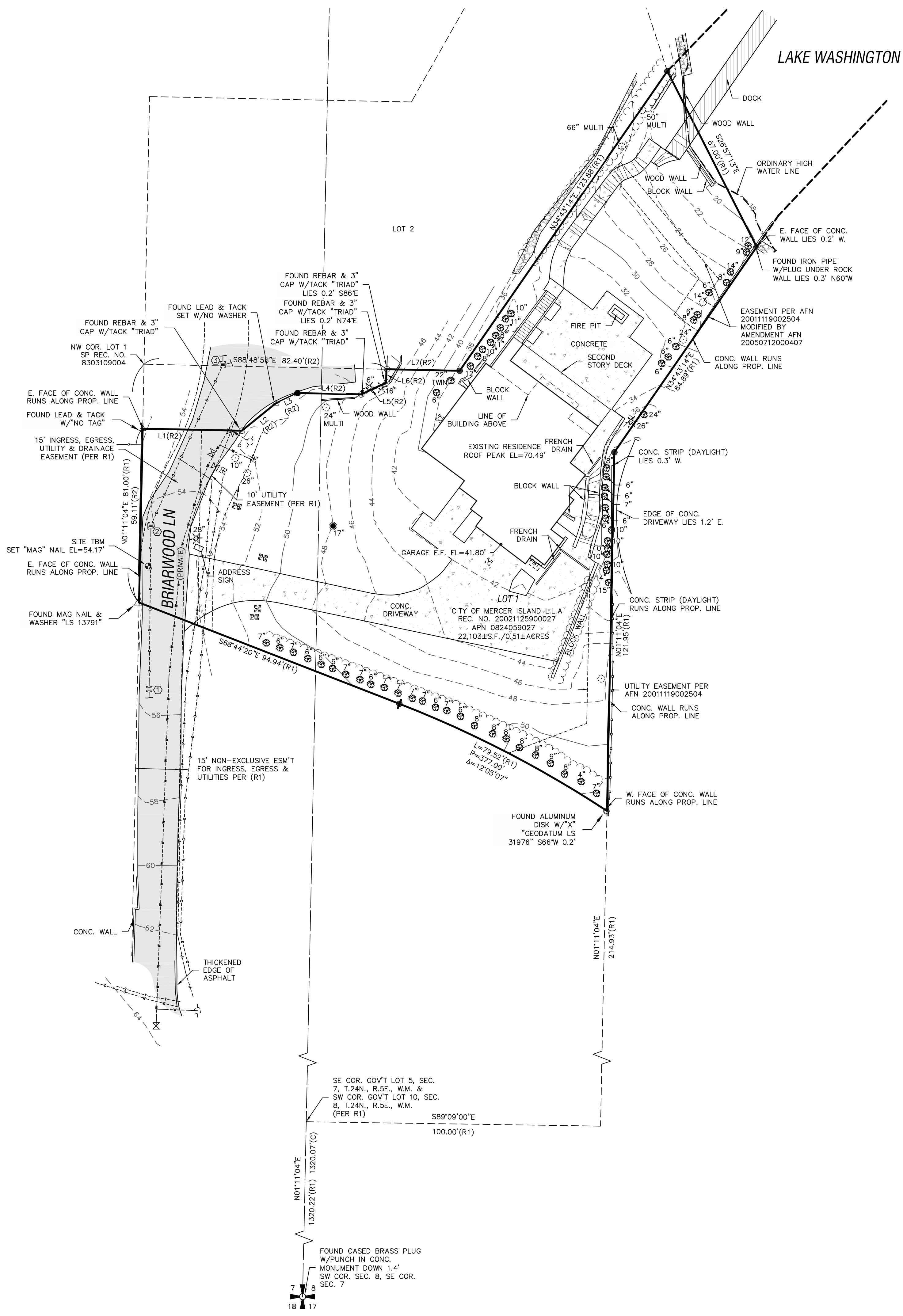
SCHEDULE B

(PER TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 4202-2978598, DATED MARCH 14, 2018 AT 7:30 AM)

- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED: MAY 05, 1931 RECORDING INFORMATION: 2670081 IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY FOR: ELECTRIC TRANSMISSION LINE SURVEYOR'S NOTE: PORTION OF EASEMENT LOCATED OVER SUBJECT PARCEL ABANDONED AND RELEASED BY PARTIAL RELEASE OF EASEMENT RECORDING NUMBER 9906100311, RECORDS OF KING COUNTY RECORDER'S OFFICE.
- EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN: GRANTED TO: MERCER ISLAND SEWER DISTRICT FOR: SEWER PIPELINE OR LINES AND ALL NECESSARY CONNECTIONS AND APPURTENANCES HERETO RECORDED: JULY 09, 1989 RECORDING INFORMATION: 5179425 AND 5179426 SURVEYOR'S NOTE: THESE ITEMS AFFECT THE PROPERTY, EASEMENT LIES FIVE FEET ON EACH SIDE OF THE SEWER LINE AS CONSTRUCTED, NOT SHOWN ON MAP.
- ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY WOODSON SHORT SUBDIVISION FILE NO. M-82-11-26 RECORDED UNDER RECORDING NUMBER 8303109004.
- SIDE SEWER EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: LOCATION: ALONG THE LINE AS CONSTRUCTED WIDTH: UNDISCLOSED RECORDING NO.: #40480412 SURVEYOR'S NOTE: DOCUMENT PERTAINS TO THE MAINTENANCE OF SEWER FACILITIES LOCATED IN SEWER EASEMENT SHOWN ON MERCER ISLAND SHORT SUBDIVISION RECORDING NUMBER 198303109004, NOT SHOWN ON MAP.
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED: MAY 04, 1984 RECORDING INFORMATION: 840504140 IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM SURVEYOR'S NOTE: THIS ITEM AFFECTS THE PARCEL EASEMENT LIES FIVE FEET ON EACH SIDE OF THE UNDERGROUND POWER LINES AS CONSTRUCTED WITHIN THE WEST 20.00 FEET OF THE PARCEL, NOT SHOWN ON MAP.
- GRANT AND AGREEMENT OF UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: RALPH E. SEIGEL AND ALICIA A. SEIGEL, HUSBAND AND WIFE AND: JAMES K. LEE AND MIMI D. LEE, HUSBAND AND WIFE RECORDING INFORMATION: 2001119002504 MODIFICATION AND/OR AMENDMENT BY INSTRUMENT: RECORDED: JULY 12, 2005 RECORDING INFORMATION: 20050712000407 SURVEYOR'S NOTE: EASEMENTS SHOWN ON MAP.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RELINQUISHMENT AND SURRENDER OF EASEMENT RIGHTS AND INTERESTS" RECORDED: NOVEMBER 25, 2002 RECORDING NO.: 20021125900027 SURVEYOR'S NOTE: THIS DOCUMENT RELINQUISHES A PORTION OF THE INGRESS, EGRESS, UTILITIES AND DRAINAGE EASEMENT SHOWN OVER THE EASTERLY PORTION OF LOT 1 OF CITY OF MERCER ISLAND SHORT PLAT, RECORDING NUMBER 198303109004.

SURVEYOR'S NOTES

- THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AS DESCRIBED HEREON.
- THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND DS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- THE LEGAL DESCRIPTION IS PER RECORDS OF KING COUNTY RECORDER'S OFFICE, RECORDING NO. 20190419000135, DATED APRIL 19, 2019. A TITLE REPORT HAS NOT BEEN PROVIDED AT THIS TIME. THEREFORE NO INVESTIGATION WAS DONE PERTAINING TO EXISTING ENCUMBRANCES RELATING TO THE SUBJECT PARCEL SHOWN AND DESCRIBED HEREON.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MARCH, 2020 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN MARCH, 2020. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.



HORIZONTAL DATUM

NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

- CITY OF MERCER ISLAND SHORT PLAT, RECORDING NO. 8303109004
- CITY OF MERCER ISLAND LOT LINE ADJUSTMENT, RECORDING NO. 20021125900027

RECORDS OF KING COUNTY RECORDER'S OFFICE

LEGEND

- ✦ FOUND SECTION CORNER (AS SHOWN)
- SET REBAR & CAP EMW LS #44651
- FOUND REBAR & CAP "TRIAD"
- △ FOUND LEAD W/TACK
- FOUND IRON PIPE (AS SHOWN)
- SET "MAG" NAIL SITE TEMPORARY BENCHMARK (TBM)
- ⊙ GUARD POST
- ⊙ GAS METER
- ⊙ POWER METER
- ⊙ POWER PULL BOX
- ⊙ STORM DRAIN CATCH BASIN
- ⊙ YARD DRAIN
- ⊙ SEWER MANHOLE
- ⊙ IRRIGATION CONTROL BOX
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ DECIDUOUS TREE
- ⊙ CEDAR TREE
- ⊙ EVERGREEN TREE
- (R) DISTANCE PER REFERENCE
- (L) DISTANCE AS CALCULATED
- LS LICENSED LAND SURVEYOR
- ASPHALT SURFACE
- CONCRETE SURFACE
- ROCKERY

LINE TYPE LEGEND

- WOOD FENCE
- GAS LINE
- STORM DRAIN LINE
- EDGE OF VEGETATION
- POWER LINE
- WATER LINE
- ORDINARY HIGH WATER LINE

STORM DRAIN STRUCTURE TABLE

- CATCH BASIN
RIM EL=55.39'
(W) 10" DI I.E.=51.19'
(N) 10" DI I.E.=50.99'
- CATCH BASIN
RIM EL=53.94'
(S) 10" DI I.E.=49.79'
(N) 10" DI I.E.=49.59'
- CATCH BASIN
RIM EL=52.99'
(N) 12" DI I.E.=48.74'
(S) 10" DI I.E.=48.99'
(E) 8" DI I.E.=48.99'

LINE TABLE

LINE	BEARING	DISTANCE
1	S88°49'28"E	82.40
2	S01°10'32"W	4.54
3	S64°49'53"W	9.36
4	N88°49'28"E	21.64
5	S64°21'02"W	8.31
6	S51°11'48"W	14.70
7	N88°49'28"E	33.69

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.
Call Before You Dig
1-800-424-5555

SHT. 1 OF 1

A PORTION OF THE NW 1/4 OF SECTION 8, TOWNSHIP 24N, RANGE 5E, W.M. & NE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 24N, RANGE 5E, W.M.
FOR: MARY CHEN
MERCER ISLAND, KING COUNTY, WA

TOPOGRAPHIC SURVEY
CHECKED: EMW
DATE: 9/29/2020
JOB NO.: CEMM20024
FIELD CREW: DF, TM
SCALE: 1"=20'



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MERCER ISLAND, WA 98040
TAX PARCEL NO. 0824059027

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