

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

THE WEST 100 FEET OF LOT 7 IN BLOCK 9 OF MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF SAID LOT 7, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF LOT 7;
 THENCE NORTH 88°34'01" WEST ALONG THE NORTH MARGIN OF SOUTHEAST 32ND STREET FOR 100.06 FEET;
 THENCE NORTH 88°34'01" WEST CONTINUING ALONG SAID NORTH MARGIN FOR 88.96 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 88°34'01" WEST CONTINUING ALONG SAID NORTH MARGIN FOR 11.10 FEET TO THE EAST LINE OF THE WEST 100 FEET OF SAID LOT 7; THENCE NORTH 01°12'05" EAST ALONG SAID EAST LINE FOR 146.09 FEET TO THE NORTH LINE OF SAID LOT 7;
 THENCE SOUTH 88°29'50" EAST ALONG SAID NORTH LINE FOR 8.50 FEET; THENCE SOUTH 00°11'36" WEST FOR 146.11 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

BASIS OF BEARINGS

THE CENTERLINE OF S.E. 32ND ST
 BEARING=NORTH 88°33'03" WEST PER R2

REFERENCES

- R1. MCGILVRA'S ISLAND ADDITION, VOL. 16, PG.58
- R2. UNRECORDED WORK SHEET BY JONES AND ASSOC.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

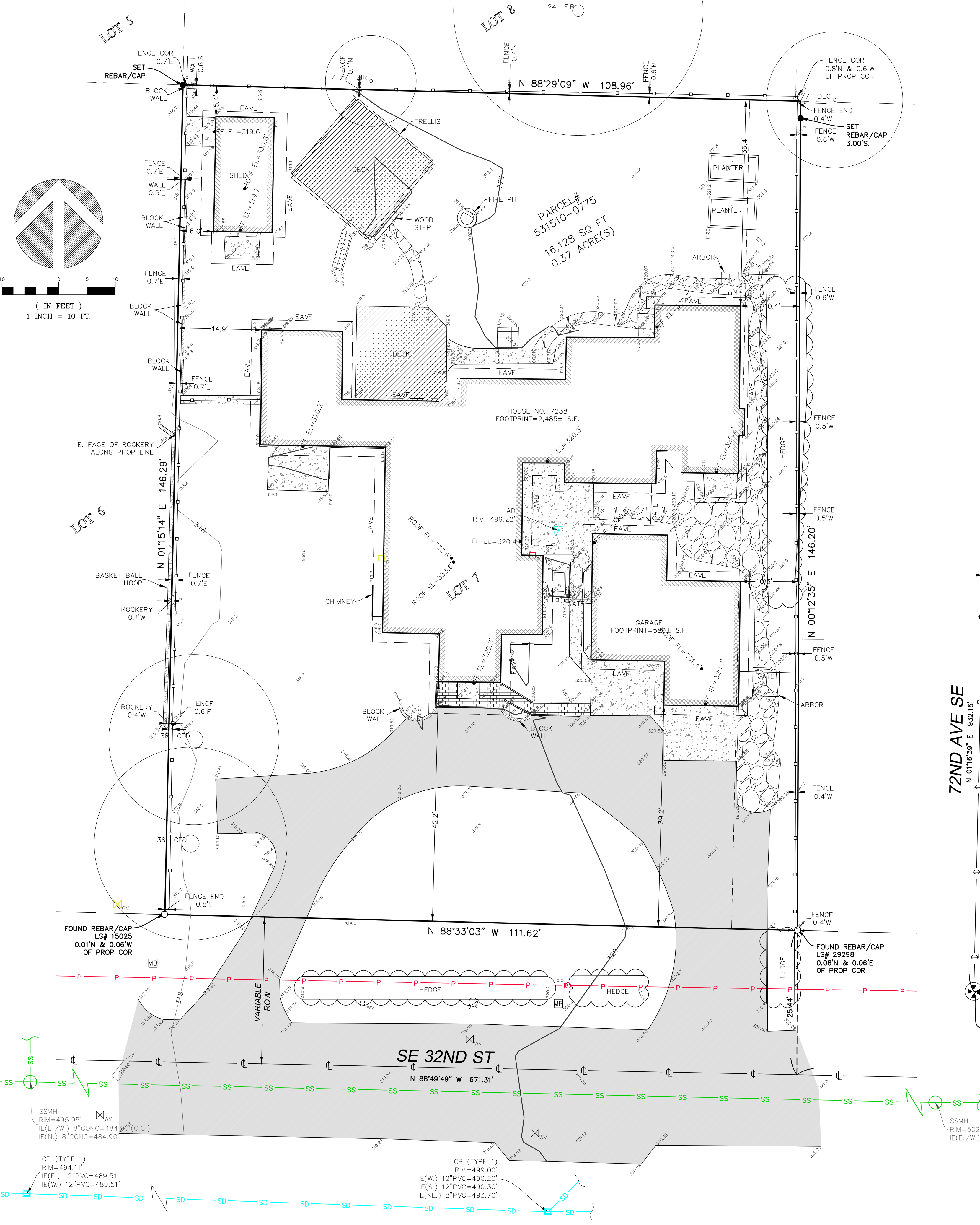
SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2020. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 531510-0775.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 16,128± S.F. (0.37 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC., COMMITMENT NO. 611221391, WITH AN EFFECTIVE DATE OF OCTOBER 14, 2019 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

- | | | | |
|--|--------------------|--|--------------------------|
| | AREA DRAIN | | POWER METER |
| | ASPHALT SURFACE | | POWER (OVERHEAD) |
| | BRICK SURFACE | | POWER POLE |
| | BUILDING | | REBAR AS NOTED (FOUND) |
| | CENTERLINE ROW | | ROCKERY |
| | CONCRETE SURFACE | | SEWER LINE |
| | RETAINING WALL | | SEWER MANHOLE |
| | DECK | | STORM DRAIN LINE |
| | PAVER SURFACE | | TREE (AS NOTED) |
| | FLAGSTONE SURFACE | | WATER METER |
| | FENCE LINE (WOOD) | | WATER VALVE |
| | FIRE HYDRANT | | INLET (TYPE 1) |
| | GAS METER | | MAILBOX (RESIDENTIAL) |
| | GAS VALVE | | MONUMENT IN CASE (FOUND) |
| | HEDGE FOLIAGE LINE | | |

VICINITY MAP



SCHEDULE B ITEMS

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF MCGILVRA'S ISLAND ADDITION; RECORDING NO: 520803 (NOT PLOTTED, BLANKET IN NATURE)
2. RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; INDIAN TREATY OR ABORIGINAL RIGHTS. (NOT PLOTTED, BLANKET IN NATURE)



CONTROL MAP

N.T.S.

STEEP SLOPE/BUFFER DISCLAIMER:
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
 SE 1/4 OF NW 1/4 SEC 12, TWP. 24N., RGE 04E., W.M.
 PARCEL NO. 531510-0775

MILLER RESIDENCE
 7238 SE 32ND ST
 MERCER ISLAND, WA 98040

Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4498 support@terrane.net
 www.terrane.net

JOB NUMBER:	192225
DATE:	01/11/20
DRAFTED BY:	RSN
CHECKED BY:	VVB/JGM
SCALE:	1" = 10'
REVISION HISTORY	
3/13/20	Title review
7/13/20	TREE REMOVAL

SHEET NUMBER
1 OF 1