

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

(STATUTORY WARRANTY DEED RECORDING# 20060627001405)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 60 FEET OF VACATED BLOCK 6 IN LINDLEY ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, ON PAGE 103, RECORDS OF KING COUNTY.

TOGETHER WITH THAT PORTION OF PROPERTY LYING NORTHERLY OF THE BOUNDARY LINE, AS DESCRIBED IN DEED RECORDED UNDER KING COUNTY RECORDING NO. 7507170545;

EXCEPT THAT PORTION OF THE NORTH 20 FEET THEREOF LYING WEST OF A LINE EXTENDING FROM A POINT 23.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTH 20 FEET TO A POINT 40 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTH 20 FEET;

AND EXCEPT THAT PORTION THEREOF AS CONVEYED TO KING COUNTY FOR RIGHT OF WAY FOR MERCER ISLAND TRUNK LINE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 4797355;

AND EXCEPT THAT PORTION OF PROPERTY LYING SOUTHERLY OF SAID BOUNDARY LINE AS DESCRIBED IN DEED RECORDED UNDER RECORDING NO. 7507170545;

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

## BASIS OF BEARINGS

A BEARING OF N 15°35'45" E BETWEEN MONUMENTS AS CALCULATED FROM R1 AND SHOWN HEREON

## REFERENCES

- R1. RECORD OF SURVEY, VOL. 46, PG. 77, RECORDS OF KING COUNTY, WASHINGTON.
- R1. RECORD OF SURVEY, VOL. 81, PG. 92, RECORDS OF KING COUNTY, WASHINGTON.

## VERTICAL DATUM

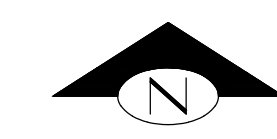
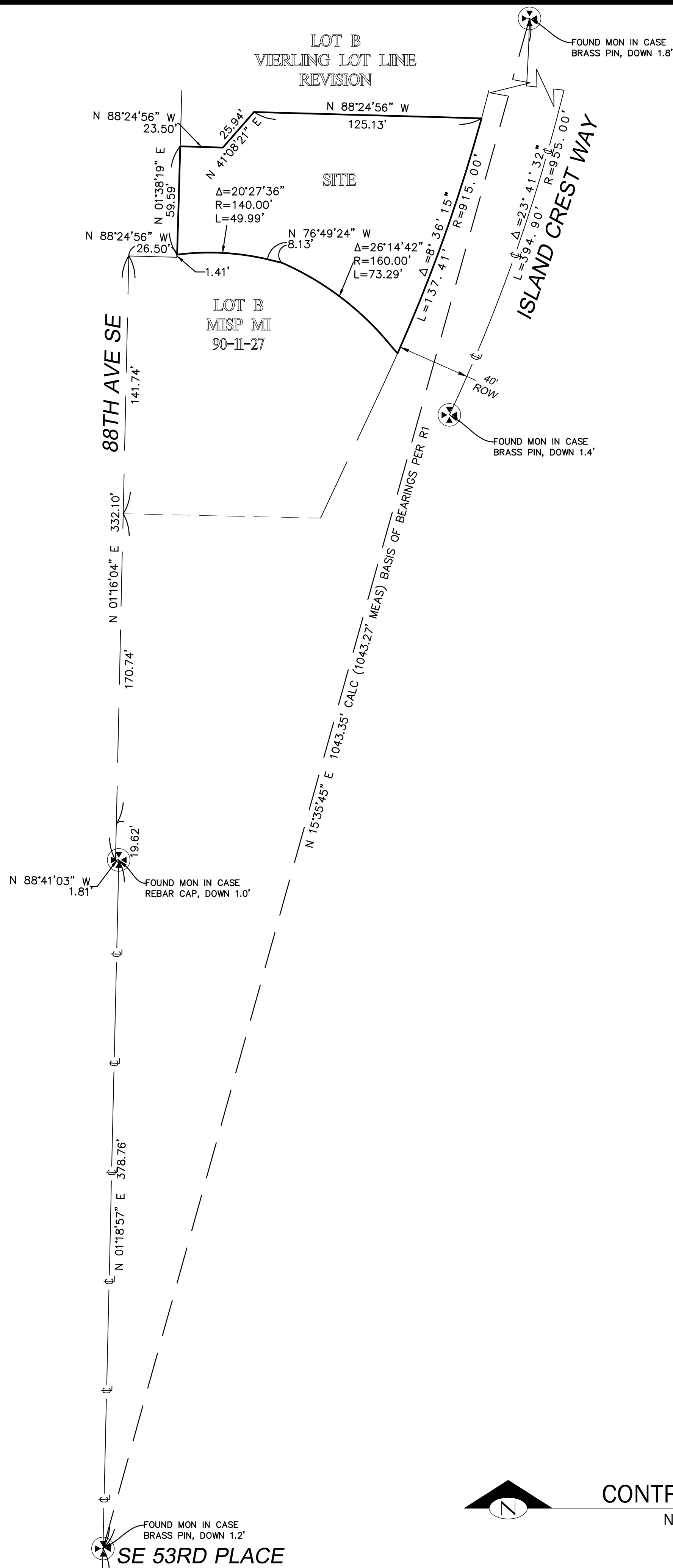
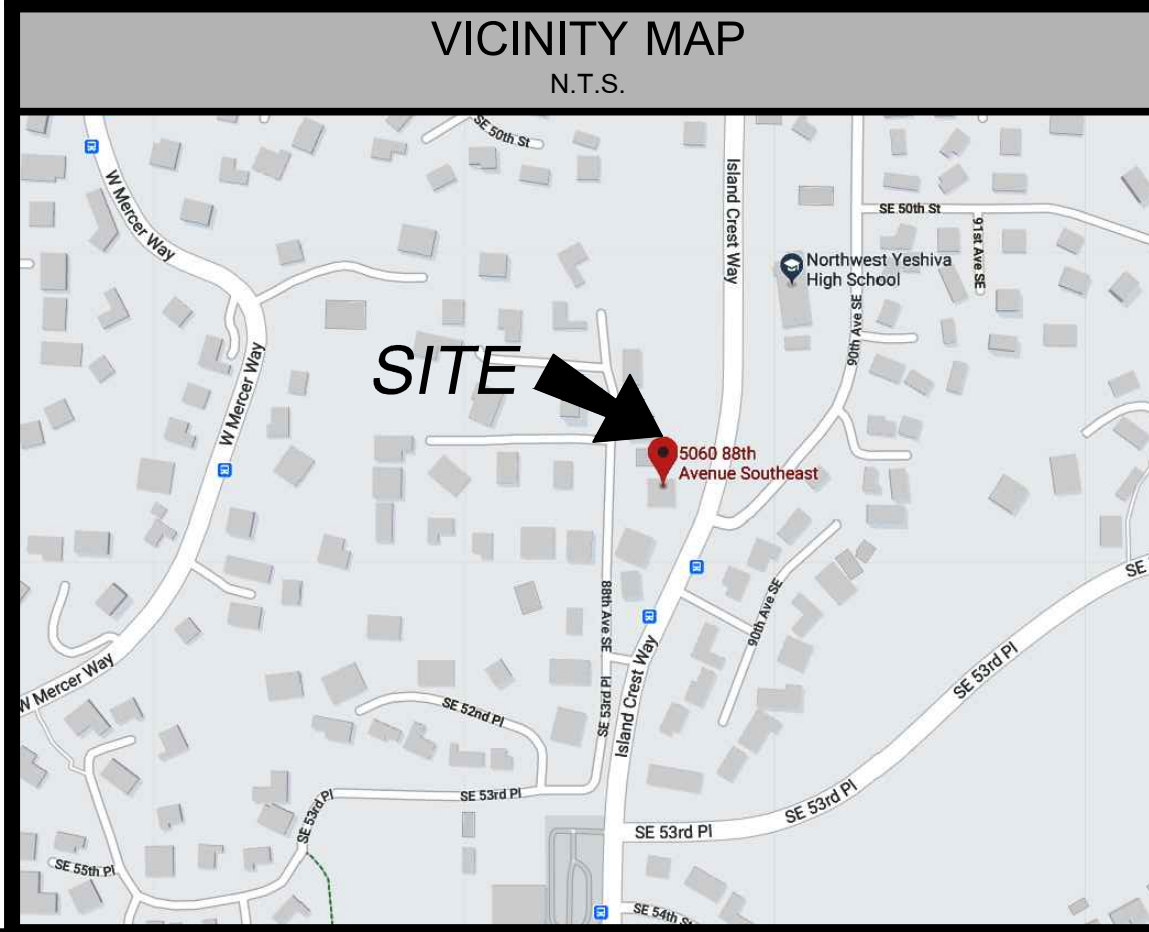
VERTICAL DATUM NAVD88 PER WGS SURVEY DATA WAREHOUSE "BRASS PLUG IN CONC DN 1.2 PC MON ISLAND CREST WAY & 90TH AVE. S.E." ELEV=338.66' DESIGNATION 1834

## SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2019. 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. 435130-0735
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 13,580 ±S.F. (0.31 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
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		OHP TRANSMISSION ELEVATION
	ASPHALT SURFACE		POST
	BRICK SURFACE		POWER METER
	BUILDING		POWER (OVERHEAD)
	CENTERLINE ROW		POWER POLE
	CONCRETE SURFACE		POWER TRANSFORMER ON POLE
	FENCE LINE (CHAIN LINK)		REBAR & CAP (SET)
	FENCE LINE (WOOD)		ROCKERY
	GAS METER		SEWER LINE
	GRAVEL SURFACE		SEWER MANHOLE
	NAIL AS NOTED		TREE (AS NOTED)
	MAILBOX (RESIDENTIAL)		WATER METER
	MONUMENT IN CASE (FOUND)		
	REBAR/IRON PIPE AS NOTED (FOUND)		

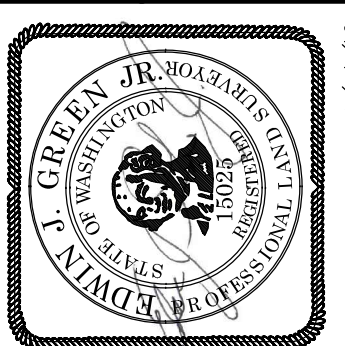


CONTROL MAP  
N.T.S.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY  
SE 1/4 OF NW 1/4 & NE 1/4 OF NW 1/4 SEC 19, TWP. 24N., RGE 08E., W.M.  
PARCEL NO. 4351300735

TRUE DESIGN BUILD  
5060 88TH AVE SE  
MERCER ISLAND, WA 98040



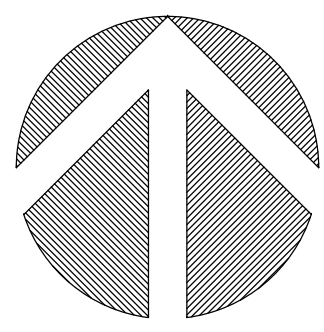
**Terrane**  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
www.terrane.net

JOB NUMBER:	190846
DATE:	05/24/19
DRAFTED BY:	IDV/PSC
CHECKED BY:	EJG/TMM
SCALE:	N.T.S.
REVISION HISTORY	
SHEET NUMBER	
1 OF 2	

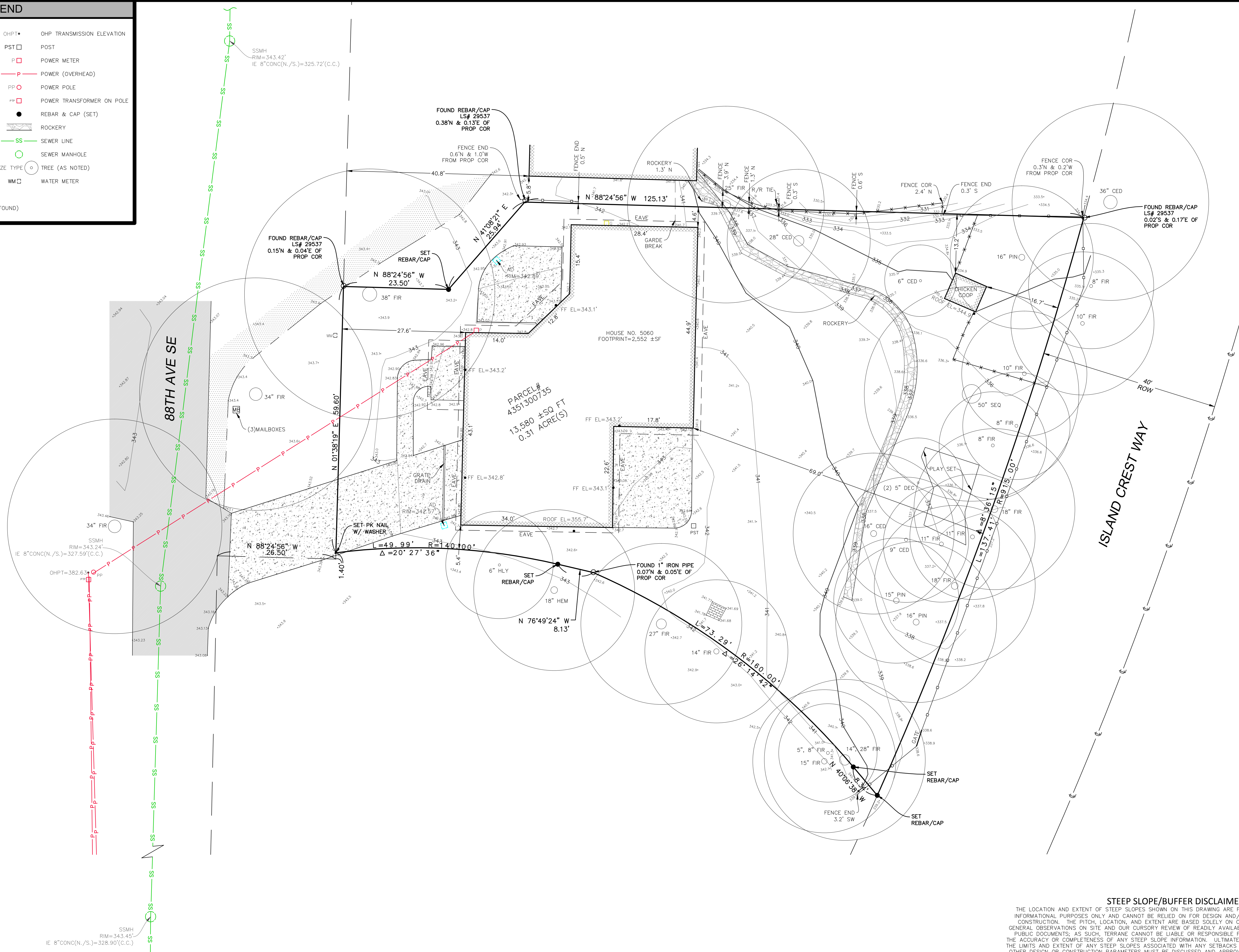
# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGEND

- |  |                                  |  |                            |
|--|----------------------------------|--|----------------------------|
|  | AREA DRAIN                       |  | OHP TRANSMISSION ELEVATION |
|  | ASPHALT SURFACE                  |  | POST                       |
|  | BRICK SURFACE                    |  | POWER METER                |
|  | BUILDING                         |  | POWER (OVERHEAD)           |
|  | CENTERLINE ROW                   |  | POWER POLE                 |
|  | CONCRETE SURFACE                 |  | POWER TRANSFORMER ON POLE  |
|  | FENCE LINE (CHAIN LINK)          |  | REBAR & CAP (SET)          |
|  | FENCE LINE (WOOD)                |  | ROCKERY                    |
|  | GAS METER                        |  | SEWER LINE                 |
|  | GRAVEL SURFACE                   |  | SEWER MANHOLE              |
|  | NAIL AS NOTED                    |  | TREE (AS NOTED)            |
|  | MAILBOX (RESIDENTIAL)            |  | WATER METER                |
|  | MONUMENT IN CASE (FOUND)         |  |                            |
|  | REBAR/IRON PIPE AS NOTED (FOUND) |  |                            |

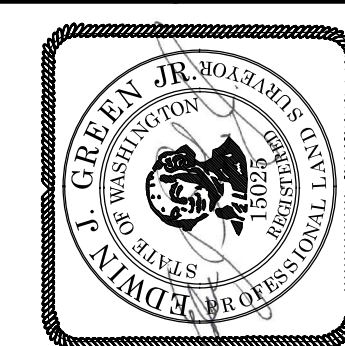


( IN FEET )  
1 INCH = 10 FT.



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SCALE:	1" = 10'

REVISION HISTORY	

SHEET NUMBER  
2 OF 2

**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.