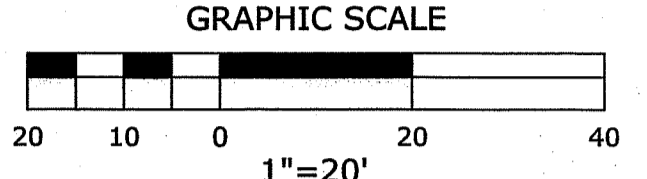
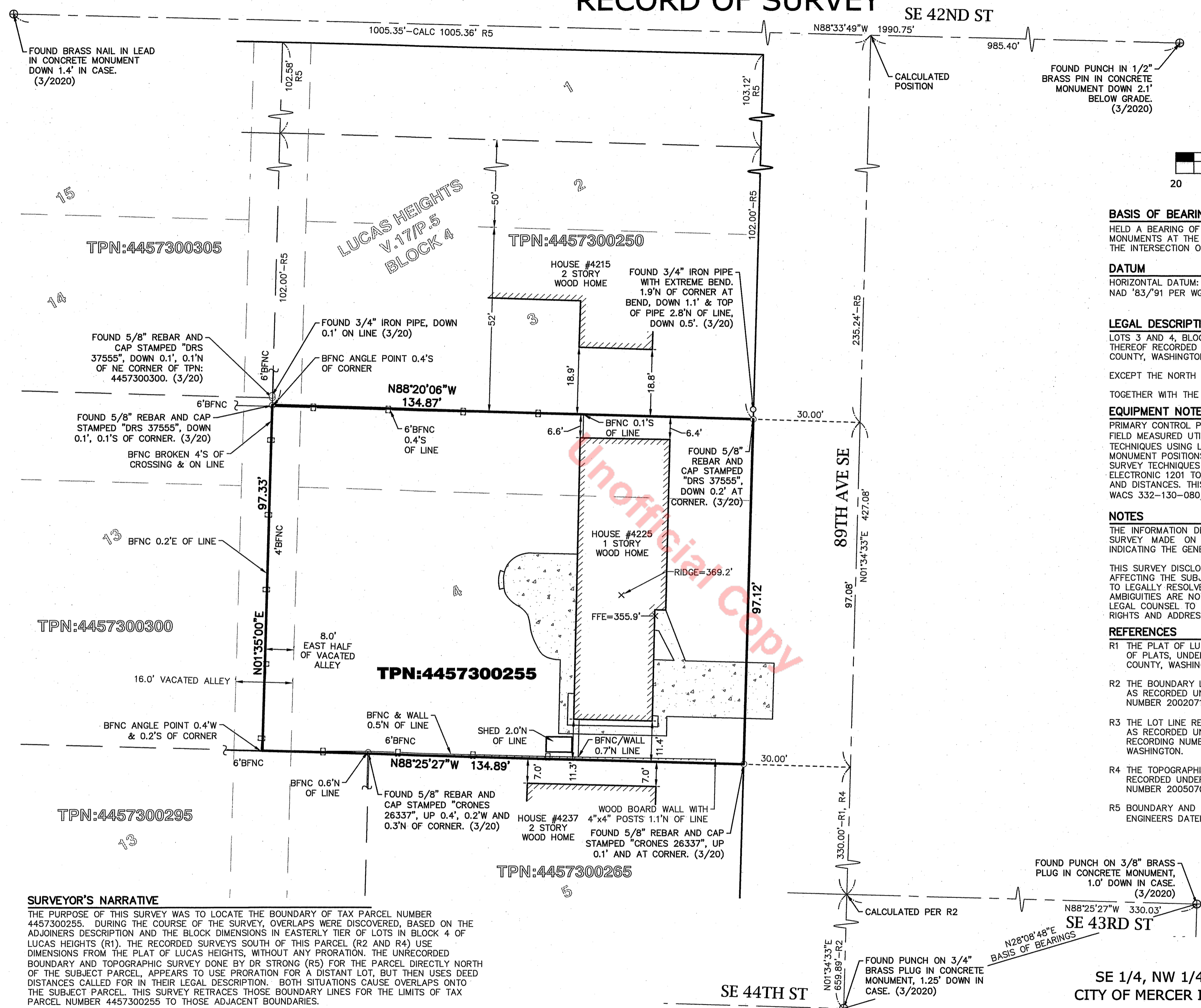


425/201

RECORD OF SURVEY



BASIS OF BEARINGS

HELD A BEARING OF NORTH 28°08'48" EAST BETWEEN THE FOUND MONUMENTS AT THE INTERSECTION OF 89TH AVE NE AND SE 44TH ST AND THE INTERSECTION OF SE 43RD ST AND 90TH AVE SE

DATUM

HORIZONTAL DATUM:
 NAD '83/'91 PER WGS SURVEY DATA WAREHOUSE CONTROL POINT #14260.

LEGAL DESCRIPTION/TITLE REPORT NOTES

LOTS 3 AND 4, BLOCK 4, LUCAS HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 5, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 52 FEET OF SAID LOT 3;
 TOGETHER WITH THE EAST HALF OF VACATED ALLEY ADJOINING.

EQUIPMENT NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/GNSS 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.

NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH, 2020 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES, WHERE AMBIGUITIES ARE NOTED, AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

REFERENCES

- R1 THE PLAT OF LUCAS HEIGHTS, AS RECORDED UNDER VOLUME 17, PAGE 5 OF PLATS, UNDER RECORDING NUMBER 557854. RECORDS OF KING COUNTY, WASHINGTON.
- R2 THE BOUNDARY LINE REVISION - MERCER ISLAND FILE NO. SUB02-001, AS RECORDED UNDER BOOK 153 OF SURVEYS AT PAGE 244, RECORDING NUMBER 20020712900004. RECORDS OF KING COUNTY, WASHINGTON.
- R3 THE LOT LINE REVISION - MERCER ISLAND FILE NO. MI-86-07-24 (D-4), AS RECORDED UNDER BOOK 51 OF SURVEYS AT PAGE 256 AND 256A, RECORDING NUMBER 8610159005. RECORDS OF KING COUNTY, WASHINGTON.
- R4 THE TOPOGRAPHIC AND RECORD OF SURVEY FOR ATILA LASZLO, AS RECORDED UNDER BOOK 189 OF SURVEYS AT PAGE 183, RECORDING NUMBER 20050708900013. RECORDS OF KING COUNTY, WASHINGTON.
- R5 BOUNDARY AND TOPOGRAPHIC SURVEY BY D.R. STRONG CONSULTING ENGINEERS DATED 3/18/13.

SURVEYOR'S NARRATIVE

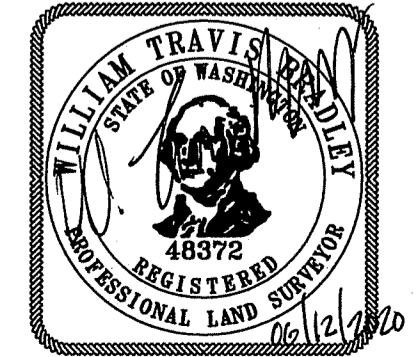
THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE BOUNDARY OF TAX PARCEL NUMBER 4457300255. DURING THE COURSE OF THE SURVEY, OVERLAPS WERE DISCOVERED, BASED ON THE ADJOINERS DESCRIPTION AND THE BLOCK DIMENSIONS IN EASTERLY TIER OF LOTS IN BLOCK 4 OF LUCAS HEIGHTS (R1). THE RECORDED SURVEYS SOUTH OF THIS PARCEL (R2 AND R4) USE DIMENSIONS FROM THE PLAT OF LUCAS HEIGHTS, WITHOUT ANY PRORATION. THE UNRECORDED BOUNDARY AND TOPOGRAPHIC SURVEY DONE BY DR STRONG (R5) FOR THE PARCEL DIRECTLY NORTH OF THE SUBJECT PARCEL, APPEARS TO USE PRORATION FOR A DISTANT LOT, BUT THEN USES DEED DISTANCES CALLED FOR IN THEIR LEGAL DESCRIPTION. BOTH SITUATIONS CAUSE OVERLAPS ONTO THE SUBJECT PARCEL. THIS SURVEY RETRACES THOSE BOUNDARY LINES FOR THE LIMITS OF TAX PARCEL NUMBER 4457300255 TO THOSE ADJACENT BOUNDARIES.

RECORDER'S CERTIFICATE: NO. 10-10
 FILED FOR RECORD THIS 18 DAY OF June, 2020 AT AM
 IN BOOK 425 OF SURVEYS, PAGE 201 AT THE REQUEST OF AXIS
 SURVEYING AND MAPPING INC.
 DIVISION OF RECORDS AND ELECTIONS

 W. TRAVIS BRADLEY
 SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOHN MERLINO IN MAY 2020

 JOHN MERLINO
 DATE 06/12/2020
 W. TRAVIS BRADLEY
 CERTIFICATE NO. 48372



JOHN MERLINO
 4225 89TH AVE SE
 MERCER ISLAND, WA 98040

15241 NE 90TH ST
 REDMOND, WA 98052
 TEL. 425.823-5700
 FAX 425.823-6700
 www.axismap.com

JOB NO.	DATE
20-060	06/12/2020
DRAWN BY	CHECKED BY
JM	WTB
SCALE	SHEET
1"=20'	1 OF 1

20200618900004 Vol:425 Page:201
 SURVEY Rec: \$187.50
 Pages:1
 6/18/2020 10:10 AM
 KING COUNTY, WA