

TOPOGRAPHIC & BOUNDARY SURVEY

measure success

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 5, SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 821.44 FEET WEST AND 770.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5, SAID POINT BEGGING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO O.L. PABST BY DEED RECORDED UNDER KING COUNTY AUDITOR'S FILE NUMBER 2885565 (SAID TRACT TO BE HEREINAFTER REFERRED TO AS THE PABST TRACT);

THENCE WEST, ALONG THE SOUTH LINE OF SAID PABST TRACT, 100.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID PABST TRACT;

THENCE NORTH, ALONG THE WEST LINE OF SAID PABST TRACT, 282.00 FEET, MORE OR LESS, TO THE PRESENT SHORELINE OF LAKE WASHINGTON;

THENCE EASTERLY, ALONG SAID SHORELINE 100.00 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EAST LINE OF SAID PABST TRACT, THENCE SOUTH, ALONG THE EAST LINE OF SAID PABST TRACT 285.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING SAID PREMISES;

(ALSO KNOWN AS NANESS LOT CONSOLIDATION, RECORDED UNDER RECORDING NUMBER 20010416900004)

BASIS OF BEARINGS

ACCEPTED A BEARING OF N00°05'04"E ALONG THE CENTERLINE OF 97TH AVE SE

REFERENCES

1. NANESS LOT CONSOLIDATION, RECORDING NUMBER 20010416900004

VERTICAL DATUM

NAVD 88, CITY OF MERCER ISLAND CONTROL POINT# 2068, ELEVATION=63.18', REBAR & CAP LüS# 2634 (DOWN 0.8'), LOCATED AT THE CENTERLINE OF 97TH AVENUE SE, 100'S OF SE 34TH STREET

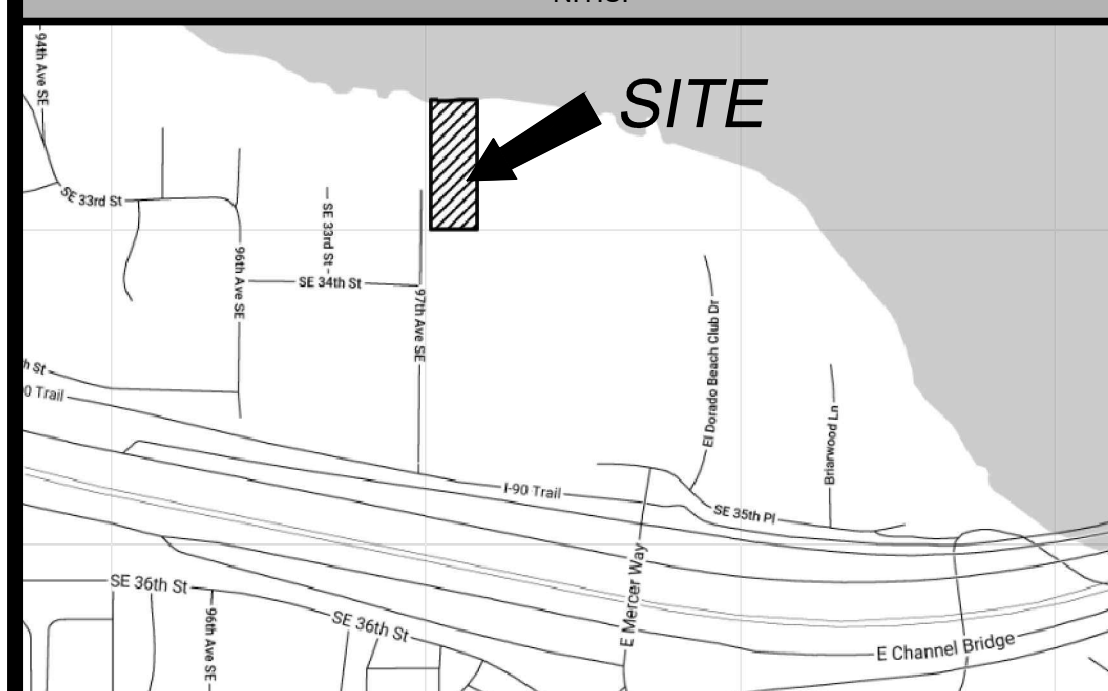
SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2015. 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. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
3. SUBJECT PROPERTY TAX PARCEL NO. 0724059038
4. SUBJECT PROPERTY UPLAND AREA PER THIS SURVEY IS 27739± S.F. (0.64± ACRES)
5. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN WFG NATIONAL TITLE COMPANY, ORDER NO. 17-115848, WITH AN EFFECTIVE DATE OF OCTOBER 1, 2018 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.
6. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

VICINITY MAP

N.T.S.

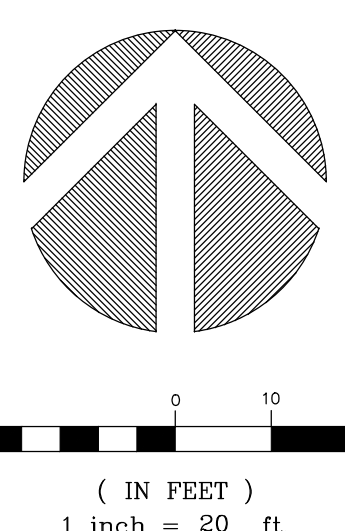
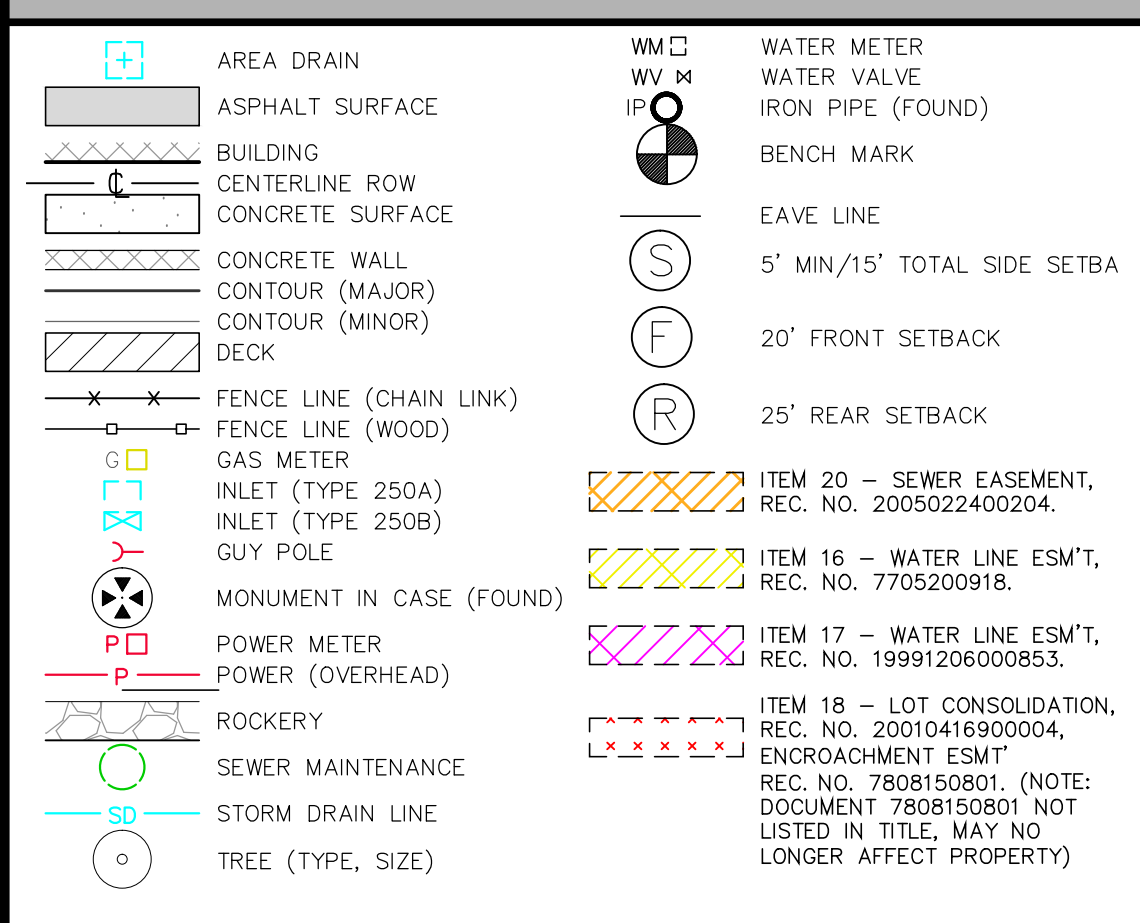
SITE



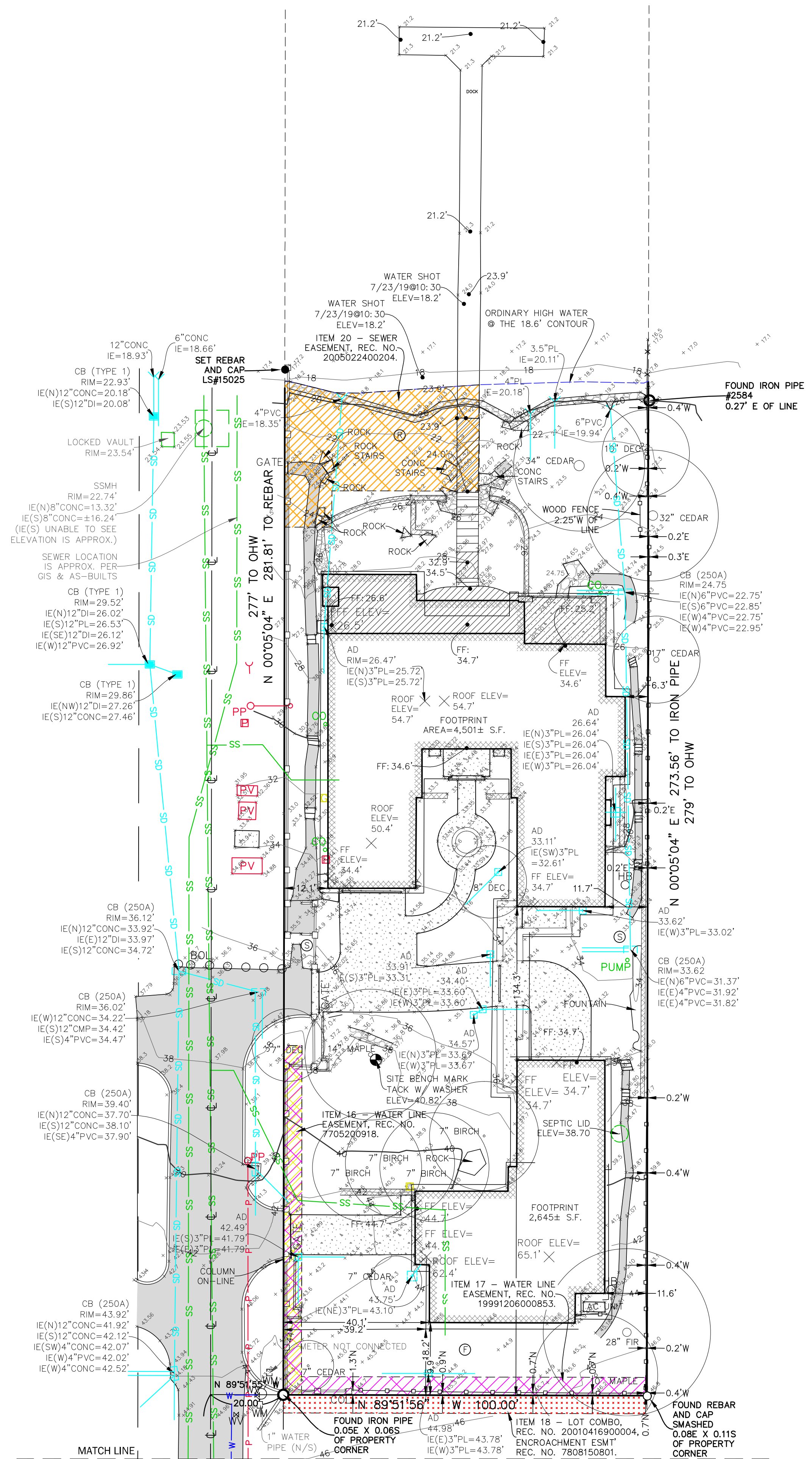
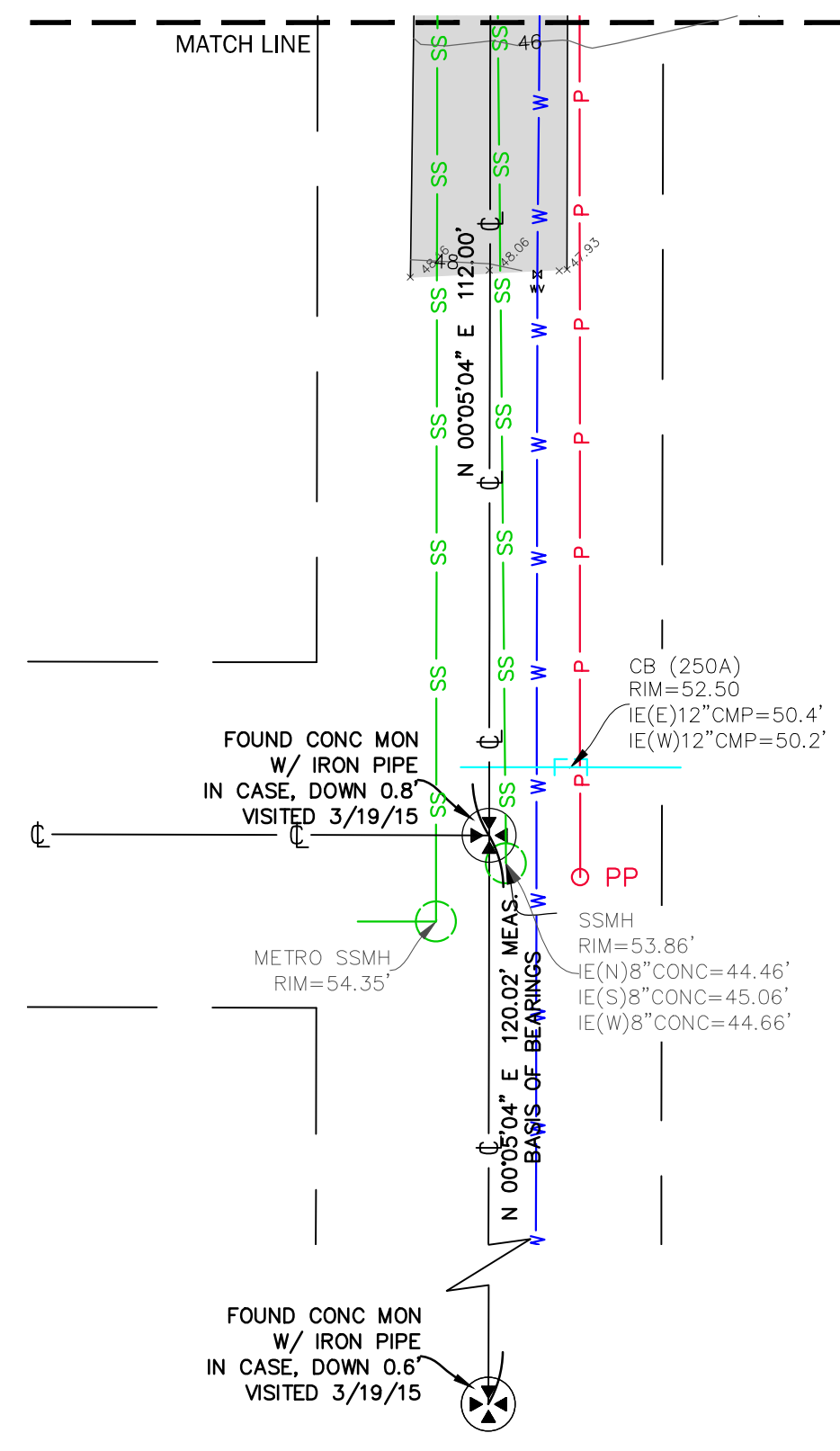
SCHEDULE B ITEMS

13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF AFFECTING A PORTION OF SAID PREMISES, AS RECORDED UNDER 5998357 OF OFFICIAL RECORDS. IN FAVOR OF: MERCER ISLAND SEWER DISTRICT, A MUNICIPAL CORPORATION FOR: SEWER PUMPING STATION, SEWER PIPELINE AND ALL NECESSARY CONNECTIONS AND APPURTENANCES THERETO (EXTINGUISHED BY EASEMENT, REC. NO. 20050224000204)
14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF AFFECTING A PORTION OF SAID PREMISES, AS RECORDED UNDER 6533605 OF OFFICIAL RECORDS. IN FAVOR OF: MUNICIPALITY OF METROPOLITAN SEATTLE FOR: SEWER LINE (CAN NOT PLOT, FALLS IN LAKE)
15. EASEMENT AND THE TERMS AND CONDITIONS THEREOF AFFECTING A PORTION OF SAID PREMISES, AS RECORDED UNDER 5028722 OF OFFICIAL RECORDS. IN FAVOR OF: MERCER ISLAND SEWER DISTRICT, A MUNICIPAL CORPORATION FOR: INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING AND REPLACING SEWER PIPELINE OR LINES AND ALL NECESSARY CONNECTIONS AND APPURTENANCES. (BLANKET IN NATURE OVER SECOND CLASS SHORELANDS)
16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF AFFECTING A PORTION OF SAID PREMISES, AS RECORDED UNDER 7705200918 OF OFFICIAL RECORDS. FOR: WATER LINE (PLOTTED)
17. EASEMENT AND THE TERMS AND CONDITIONS THEREOF AFFECTING A PORTION OF SAID PREMISES, AS RECORDED UNDER 7705200919 OF OFFICIAL RECORDS. FOR: UNDERGROUND WATER LINE AND AN ABOVEGROUND WATER METER (BLANKET IN NATURE OVER SOUTH 96.0' OF SUBJECT PARCEL) SAID INSTRUMENT WAS (MODIFIED, CORRECTED, OR AMENDED) BY INSTRUMENT RECORDED ON DECEMBER 6, 1999, IN 19991206000853, OF OFFICIAL RECORDS. (PLOTTED)
18. ALL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY TO ASSESSMENTS, IF ANY, DISCLOSED BY THE LOT CONSOLIDATION, RECORDED ON APRIL 16, 2004, IN 20010416900004, OF OFFICIAL RECORDS. (PLOTTED, NOTE: DOCUMENT 7808150801 NOT LISTED IN TITLE, MAY NO LONGER AFFECT PROPERTY)
19. INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED AS 20030710002825, OF OFFICIAL RECORDS. (NOT SURVEY RELATED)
20. PERMANENT ACCESS AND USE EASEMENT AND THE TERMS AND CONDITIONS THEREOF AFFECTING A PORTION OF SAID PREMISES, AS RECORDED UNDER 20050224000204 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF MERCER ISLAND FOR: UTILITY (PLOTTED)

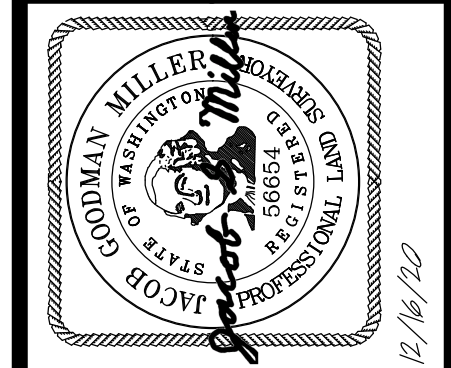
LEGEND



IMPERVIOUS SURFACES		
TYPE	COVERAGE S.F.	LOT COVERAGE
BUILDINGS	9,829	35.47%
CONCRETE	3,053	11.02%
ASPHALT	922	03.33%
TOTALS	13,804	49.81%



TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF THE SE 1/4 OF SEC. 07, TWP. 24N., RGE. 05E., W.M.
TAX PARCEL NO. 0724059038



Terrane
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JOB NUMBER:	20017
DATE:	12/1/2015
DRAFTED BY:	AB/RLS
CHECKED BY:	EJ/GJM
SCALE:	1"= 20'
REVISION HISTORY	
7/30/19	ADD N SPOT ELEV
7/16/20	DRAINAGE UPDATE
7/28/20	DRAIN ADDED
8/20/20	STORM UPDATED
11/20/20	TITLE REVIEW
SHEET NUMBER	
1 OF 1	