



Scale 1" = 10'

MERIDIAN
ASSUMED

DATUM
NAVD 88

CONTOUR INTERVAL = 2'
1" CONTOUR AREA AS SHOWN

LEGAL DESCRIPTION

THAT PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N 01°16'04" E ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 450.00 FEET; THENCE N 88°10'41" W, A DISTANCE OF 200.00 FEET; THENCE N 01°16'04" E, A DISTANCE OF 116.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 84°38'18" W, A DISTANCE OF 135.06 FEET; THENCE N 54°46'00" W, A DISTANCE OF 30.00 FEET; THENCE N 40°04'12" W, A DISTANCE OF 121.05 FEET TO THE SOUTHERLY BOUNDARY OF MERHAVEN DIVISION NO. 3, AS RECORDED IN VOLUME 98 OF PLATS, PAGES 7 AND 8, RECORDS OF KING COUNTY, WASHINGTON; THENCE 86°17'59" E ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 239.00 FEET; THENCE S 01°16'04" W, A DISTANCE OF 90.25 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A PRIVATE ROAD EASEMENT AND PUBLIC AND PRIVATE UTILITY EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: A STRIP OF LAND 25 FEET WIDE LYING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: THAT PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N 01°16'04" E ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 450.00 FEET; THENCE N 88°10'41" W, A DISTANCE OF 739.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 71°25'41" E, A DISTANCE OF 25.87 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 55.59 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 202°3'38", AN ARC DISTANCE OF 19.79 FEET TO A REVERSE CURVE HAVING A RADIUS OF 135.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°17'19", AN ARC DISTANCE OF 106.71 FEET TO A COMPOUND CURVE HAVING A RADIUS OF 55.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°57'00", AN ARC DISTANCE OF 63.31 FEET TO A POINT HERINAFTER DESCRIBED AS POINT "A" AND TERMINUS OF SAID 25-FOOT STRIP OF LAND.

TOGETHER WITH A STRIP OF LAND 35 FEET WIDE LYING 17.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT AFOREMENTIONED POINT "A", SAID POINT LYING ON A CURVE HAVING A RADIUS OF 45.00 FEET AND HAVING A RADIAL BEARING OF N 70°55'00" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°22'00", AN ARC DISTANCE OF 41.13 FEET TO A COMPOUND CURVE HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 149°43'00", AN ARC DISTANCE OF 78.39 FEET TO A POINT HERINAFTER DESCRIBED AS POINT "B", SAID POINT BEING THE TERMINUS OF SAID 35-FOOT STRIP OF LAND.

TOGETHER WITH A STRIP OF LAND 25 FEET WIDE LYING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT AFOREMENTIONED POINT "B", SAID POINT LYING ON A CURVE HAVING A RADIUS OF 72.00 FEET AND HAVING A RADIAL BEARING OF S 87°20'00" E; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°59'00", AN ARC DISTANCE OF 98.00 FEET; THENCE S 75°19'00" E, A DISTANCE OF 30.00 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 127.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°19'00", AN ARC DISTANCE OF 33.95 FEET; THENCE N 89°22'00" E, A DISTANCE OF 50.02 FEET TO A POINT HERINAFTER DESCRIBED AS POINT "C", SAID POINT BEING THE TERMINUS OF SAID 25-FOOT STRIP OF LAND.

TOGETHER WITH A STRIP OF LAND 30 FEET WIDE LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT AFOREMENTIONED POINT "C", SAID POINT LYING ON A CURVE HAVING A RADIUS OF 78.00 FEET AND HAVING A RADIAL BEARING OF N 85°33'01" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°22'00", AN ARC DISTANCE OF 75.46 FEET TO A REVERSE CURVE HAVING A RADIUS OF 56.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°42'31", AN ARC DISTANCE OF 55.85 FEET TO A POINT ON THE NORTHERLY LINE OF WESTAIR ESTATES, AS RECORDED IN VOLUME 104 OF PLATS, PAGES 18 AND 19, RECORDS OF KING COUNTY, WASHINGTON, SAID POINT BEING THE TERMINUS OF SAID EASEMENT.

TOGETHER WITH A PRIVATE AND PUBLIC ROAD EASEMENT AND PRIVATE AND PUBLIC UTILITY EASEMENT AS GRANTED BY INSTRUMENT RECORDED IN DECEMBER 29, 1954, UNDER AUDITOR'S FILE NUMBER 4523171 AND RESERVED BY INSTRUMENT RECORDED AUGUST 28, 1957, UNDER AUDITOR'S FILE NO. 4828502.

TOGETHER WITH A PUBLIC AND PRIVATE SANITARY SEWER EASEMENT OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: A STRIP OF LAND 10 FEET WIDE LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE SOUTHEAST CORNER OF LOT 9 MERHAVEN DIVISION NO. 2, AS RECORDED IN VOLUME 67 OF PLATS, PAGES 27 AND 28, RECORDS OF KING COUNTY, WASHINGTON; THENCE N 88°17'59" W, A DISTANCE OF 0.08 FEET; THENCE S 42°17'56" W, A DISTANCE OF 45.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 83°17'59" E, A DISTANCE OF 78.34 FEET, MORE OR LESS, TO THE WEST LINE OF THE PREVIOUSLY DESCRIBED 35-FOOT WIDE STRIP OF LAND.

TOGETHER WITH A PRIVATE WATER LINE EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: A STRIP OF LAND 15 FEET WIDE LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: THAT PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID SUBDIVISION; THENCE N 01°16'04" E ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 450.00 FEET; THENCE N 88°10'41" W, A DISTANCE OF 292.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 44°11'00" W, A DISTANCE OF 72.12 FEET TO THE EASTERLY LINE OF THE PREVIOUSLY DESCRIBED 30-FOOT STRIP OF LAND.

PARCEL # 1924059317
SW1/4, SW1/4, SEC. 20, T. 26 N., R. 5 E., W.M.
MERCER ISLAND, WASHINGTON

REV. AREA 5/10/2021 TG



TOPOGRAPHIC SURVEY
for
HARVEY CHEN

1542 24TH AVE NE ISSAQUAH WA, 98029

TYEE SURVEYORS 10007 GREENWOOD AV. N. SEATTLE, WA. 98133 206-525-3660		
DRAWN BY: RG	DATE: 5-29-18	JOB NO.: 18080
CHKD BY: TG	SCALE: 1" = 10'	SHEET: 1 OF 1

GENERAL NOTES

- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, TREE SURVEYORS DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
- THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
- NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.

SITE AREA

19,325 SQUARE FEET

BENCHMARKS

ORIGINAL BM: FND: 5/8" REBAR + CAP, -0.6' FROM GRADE ON 86TH AVE SE, OPPOSITE HOUSE #4820.
ELEV. = 287.06

TBM - A: SET HUB + MAG NAIL.
ELEV. = 310.87

TBM - B: SET HUB + MAG NAIL.
ELEV. = 305.72

EQUIPMENT & PROCEDURES

FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING A REFERENCE NETWORK AND A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. SURVEY PROCEDURES MEET OR EXCEED STATE STANDARDS AS SPECIFIED BY W.A.C. 332-130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES. ALL MEASURING INSTRUMENTS FOR THIS SURVEY HAVE BEEN MAINTAINED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND HAVE BEEN COMPARED WITH A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST 12 MONTHS.

TREE TABLE

508 30.F	40 D.L.
509 16.F	24 D.L.
510 30.F	45 D.L.
511 26.F	35 D.L.
512 34.F	50 D.L.
513 8.F	15 D.L.
514 8.P	15 D.L.
515 8.F	15 D.L.
516 12.M	20 D.L.
517 18.M	28 D.L.
518 30.M	60 D.L.
519 4-M	40 D.L.
538 12.M	20 D.L.
539 18.M	28 D.L.
540 10.M	15 D.L.
543 12.ALD	16 D.L.
544 8.M	15 D.L.
545 28.F	45 D.L.
546 12.MD	20 D.L.
556 36.M	48 D.L.
565 14.M	20 D.L.
566 10.C	18 D.L.
567 36.M	45 D.L.
571 14.M	20 D.L.
572 8.M	13 D.L.
573 18.M	30 D.L.
576 10.M	15 D.L.
577 6.M	10 D.L.
578 3-M	25 D.L.
579 18.F	28 D.L.
581 36.C	45 D.L.
582 9.M	15 D.L.
583 12.M	20 D.L.
584 30.M	40 D.L.
586 3-M	36 D.L.
587 12.M	17 D.L.
588 2-M	32 D.L.
589 6.C	10 D.L.
590 3-M	32 D.L.
593 36.C	48 D.L.
594 36.C	48 D.L.
599 12.F	16 D.L.

18", 24", 12" & 16" STOCKS

12", 10" & 6" STOCKS

24", 14" & 6" STOCKS

24" & 14" STOCKS

6", 10" & 16" STOCKS

PRIVATE ROAD & PUBLIC & PRIVATE UTILITY EASEMENT

CATCH BASIN
RIM = 287.04

FIRE HYDRANT

PRIVATE WATER LINE EASEMENT

SOUTH LINE OF MERHAVEN DIVISION #3
(VOL. 68, PG. 78&8) X226.4

FND: 1" IRON PIPE W/CAP & TACK, CAP NOT LEGIBLE, FOUND .16' SOUTH OF CALCULATED CORNER.
FND: 1/2" REBAR + CAP "AXIS", FOUND 0.11' NORTH OF CALCULATED CORNER.
FND: 1" IRON PIPE W/CAP & TACK, CAP NOT LEGIBLE, FOUND .21' SOUTH OF SOUTH LINE OF MERHAVEN DIV. NO.3

FND: 1" IRON PIPE W/CAP "20704" & TACK.

FND: 5/8" REBAR + CAP "HARSTED" AT COMPUTED CORNER.

