

LEGAL DESCRIPTIONS

(LEGAL DESCRIPTION AS PER TOPOGRAPHIC SURVEY PERFORMED BY ROTH HILL AND DATED 10-30-01.)

PARCEL A:

LOT 24, EAST MERCER ISLAND HIGHLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 74 OF PLATS, PAGES 83 AND 84, IN KING COUNTY, WASHINGTON:

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 24 WHICH IS NORTH 01°20'59" EAST 104.28 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 30°36'32" EAST 77.16 FEET TO THE SOUTHERLY MARGIN OF EAST MERCER WAY; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY MARGIN 43.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 24; THENCE SOUTH 01°20'59" WEST 80 FEET TO THE POINT OF BEGINNING OF THE EXCEPTED PORTION.

PARCEL B:

THAT PORTION OF LOTS 24 AND 25, EAST MERCER HIGHLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 74 OF PLATS, PAGES 83 AND 84, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 25; THENCE NORTH 88°11'04" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 25 FOR A DISTANCE OF 108.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 25; THENCE NORTH 49°54'27" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 25 FOR A DISTANCE OF 110.58 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 25; THENCE NORTH 70°45'14" EAST ALONG THE NORTHERLY LINE OF SAID LOT 25 FOR A DISTANCE OF 17.63 FEET; THENCE SOUTH 02°44'11" WEST 6.49 FEET TO AN INTERSECTION WITH A LINE 10 FEET NORTHEASTERLY AND PARALLEL TO SAID SOUTHWESTERLY LINE OF LOT 25, AS MEASURED AT RIGHT ANGLES; THENCE SOUTH 49°54'27" EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 86.10 FEET; THENCE SOUTH 86°45'48" EAST 80.82 FEET; THENCE NORTH 88°17'02" EAST 32.82 FEET TO THE WESTERLY LINE OF THAT PORTION OF SAID LOT 24 CONVEYED BY DEED RECORDED UNDER RECORDING NUMBER 6313364, IN KING COUNTY, WASHINGTON; THENCE SOUTH 30°36'32" WEST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 5.73 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 24 WHICH IS NORTH 01°20'59" EAST 104.28 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 24; THENCE SOUTH 01°20'59" WEST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

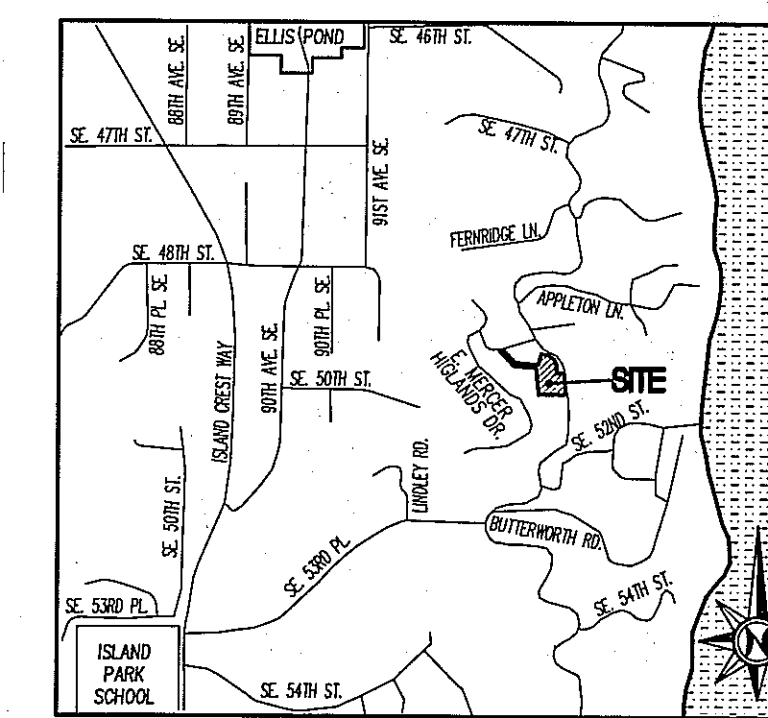
PARCEL C:

THAT PORTION OF LOT 23, EAST MERCER HIGHLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 74 OF PLATS, PAGES 83 AND 84, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

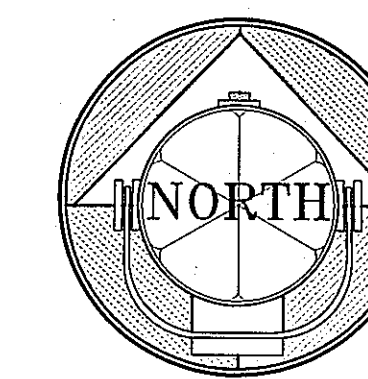
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 23; THENCE NORTH 88°11'04" WEST ALONG THE NORTHERLY LINE OF SAID LOT 23 FOR A DISTANCE OF 18.00 FEET; THENCE SOUTH 09°26'31" EAST 96.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 01°20'59" EAST ALONG THE EASTERLY LINE OF SAID LOT 23 FOR A DISTANCE OF 94.28 FEET TO THE POINT OF BEGINNING.

**4907 EAST MERCER WAY
A LIMITED TOPOGRAPHIC SURVEY
LYING WITHIN THE NW. 1/4 IN
SECTION 19, TOWNSHIP 24 NORTH RANGE 5 EAST, W.M.,
IN THE CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON.**

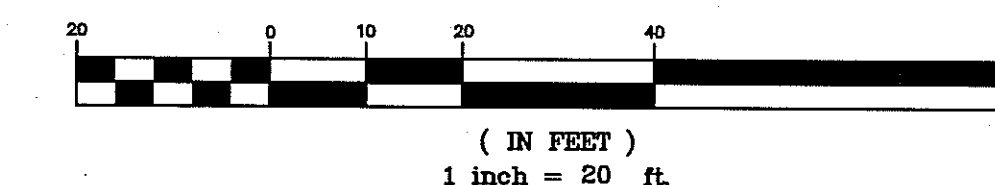
SITE DATA:
TAX PARCEL NO. 2162000240
AREA: 22,213± SQ. FT. - 0.5± ACRES
ADDRESS: 4907 E. MERCER WAY
MERCER ISLAND, WA. 98040



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



BASIS OF BEARINGS

NORTH 88°11'04" WEST FOR THE CENTER LINE OF EAST MERCER HIGHLANDS DRIVE AS PER PLAT OF EAST MERCER HIGHLANDS AS RECORDED IN VOLUME 74 OF PLATS, PAGES 83 AND 84, WITH KING COUNTY AUDITOR'S OFFICE AND SHOWN HEREON.

METHODS AND EQUIPMENT

SURVEY PERFORMED WITH A 5" TOTAL STATION, USING TRAVERSE AND RADIAL SURVEY METHODS ZENITH 35 PRO GPS UNIT. SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN W.A.C. 332.130.090.

ELEVATION DATUM

FIELD ASSUMED ELEVATION AS PER TOPOGRAPHIC SURVEY PERFORMED BY ROTH HILL ENGINEERING PARTNERS, INC., DATED 10-30-01. PK NAIL WITH WASHER AT NE. EDGE OF PAVEMENT. ELEVATION = 200.00. SEE DRAWING FOR SITE T.B.M.S.

LEGEND

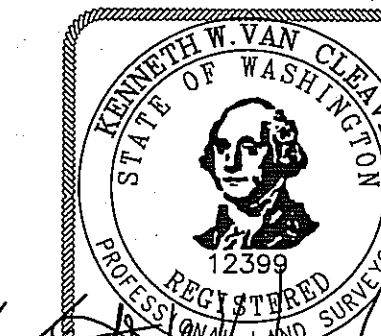
- ⊕ FOUND MONUMENT AS NOTED
- ⊕ CALCULATED MONUMENT PER PLAT
- ⊕ FOUND IRON PIPE AS NOTED
- ⊕ FOUND SPIKE AS NOTED
- ⊕ FOUND REBAR AS NOTED
- ⊕ PROPERTY LINE
- ⊕ CENTER LINE
- R/W RIGHT OF WAY
- ⊕ PK NAIL BENCH MARK AS NOTED
- 200.1 SPOT ELEVATION
- SANITARY SEWER MANHOLE
- CATCH BASIN
- ⊕ DOWN SPOUT WITH CLEAN OUT
- ⊕ SOIL LOG
- ⊕ 12" FIR TREE (D.B.H.)
- ⊕ 6" CHERRY TREE (D.B.H.)

SURVEY REFERENCES:

1. KING COUNTY QUARTER SECTION MAP OF THE NE. 1/4, SEC. 19, TWP. 24 N., RGE. 5 E., W.M.
2. PLAT OF EAST MERCER HIGHLANDS AS RECORDED IN VOL. 74, PG. 83, WITH KING COUNTY AUDITOR'S OFFICE.
3. UNRECORDED TOPOGRAPHIC SURVEY BY ROTH HILL ENGINEERING PARTNER, INC., DATED 10-30-01.

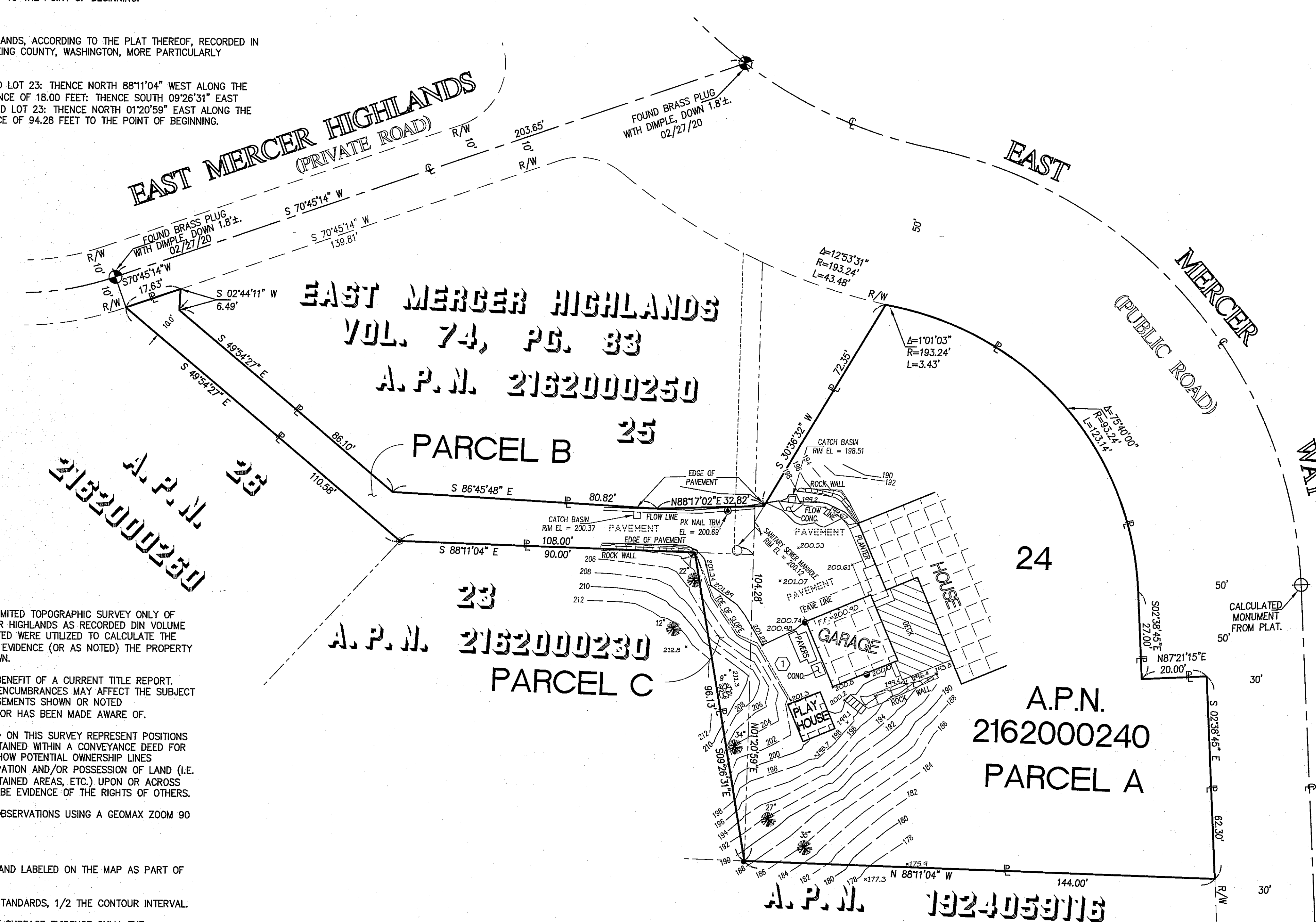
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE REPRESENTS THE SITE FEATURES AS THEY EXISTED ON THE GROUND AS OF JANUARY 15, 2020.



KENNETH W. VAN CLEAVE P.L.S. #12399

3/25/20
DATE



CONTROL DIAGRAM & SITE DETAIL

SCALE 1" = 20'

GENERAL NOTES:

THE PURPOSE OF THIS SURVEY IS TO DO A LIMITED TOPOGRAPHIC SURVEY ONLY OF A PORTION OF LOT 24, PLAT OF EAST MERCER HIGHLANDS AS RECORDED IN VOLUME 74 OF PLATS, PAGE 83. THE MONUMENTS NOTED WERE UTILIZED TO CALCULATE THE CORNER POSITIONS. WITHOUT FINDING CORNER EVIDENCE (OR AS NOTED) THE PROPERTY CORNER POSITION WAS MONUMENTED AS SHOWN.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. IT IS UNKNOWN WHAT EASEMENTS OR OTHER ENCUMBRANCES MAY AFFECT THE SUBJECT PROPERTY WITHOUT SUCH REPORT. THOSE EASEMENTS SHOWN OR NOTED (IF ANY) ARE ONLY THOSE THAT THIS SURVEYOR HAS BEEN MADE AWARE OF.

THE BOUNDARY LINES AND CORNERS DEPICTED ON THIS SURVEY REPRESENT POSITIONS DETERMINED FROM A LEGAL DESCRIPTION CONTAINED WITHIN A CONVEYANCE DEED FOR THE PROPERTY. THEY DO NOT PURPORT TO SHOW POTENTIAL OWNERSHIP LINES DETERMINED BY A COURT OF LAW. THE OCCUPATION AND/OR POSSESSION OF LAND (I.E. FENCING, BUILDINGS, DRIVEWAYS, WALLS, MAINTAINED AREAS, ETC.) UPON OR ACROSS THE SUBJECT PARCELS DEED BOUNDARY MAY BE EVIDENCE OF THE RIGHTS OF OTHERS.

CONTOURS ARE DERIVED FROM DIRECT FIELD OBSERVATIONS USING A GEOMAX ZOOM 90 5" ROBOTIC INSTRUMENT.

CONTOURS SHOWN ARE AT 2 FOOT INTERVALS.

1 SITE BENCH MARK WAS SET FOR THIS SITE AND LABELED ON THE MAP AS PART OF THIS SURVEY.

ELEVATION ACCURACY IS NATIONAL MAPPING STANDARDS, 1/2 THE CONTOUR INTERVAL.

THE BURIED UTILITIES SHOWN HEREON REFLECT SURFACE EVIDENCE ONLY. THE UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TO BE CONSIDERED APPROXIMATE ONLY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED FOR AREAS CRITICAL TO DESIGN, EXCAVATION MAY BE NECESSARY. CONTACT THE APPROPRIATE UTILITY COMPANY FOR DETAILS. PRIOR TO ANY CONSTRUCTION CALL THE UNDERGROUND UTILITIES LOCATION CENTER AT 811.

A DIGITAL COPY OF THIS MAP IS BEING PROVIDED ALONG WITH THE SIGNED PAPER COPY. THE SIGNED PAPER COPY IS THE ORIGINAL AND CONTROLS IN THE EVENT OF DIFFERENCES. THE DIGITAL COPY HAS BEEN PROVIDED MERELY FOR THE CONVENIENCE OF THE CLIENT.

REV. NO.	DESCRIPTION OF REVISION	DATE	BY

LIMITED TOPOGRAPHIC SURVEY
TAX PARCEL NO. 2162000240

SHELLEY JOHNSON
4907 E. MERCER WAY
MERCER ISLAND, WASHINGTON 98040
ATTN: SHELLEY JOHNSON

PSS INC.

PUGET SOUND SURVEYING
P.O. BOX 7470
TACOMA, WASHINGTON 98417
OFFICE 253-328-8686
FURNISH AND TOPOGRAPHIC SURVEYS

DATE OF SURVEY	02/27/20
DRAWN BY	R.G. / KWV
DATE	03/25/20
SEC.	18 TWP. 24 N. RNG. 5 E
SHEET	1 OF 1
PROJECT NO.	2020-012
DRAWING NO.	2020-012EG