

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID SUBDIVISION, DISTANT NORTH 00°02'18" EAST 300 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°24'27" WEST TO THE EASTERLY LINE OF WEST MERCER WAY AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°24'27" EAST 115 FEET; THENCE NORTH 00°35'33" EAST 150 FEET; THENCE NORTH 89°24'27" WEST 107.15 FEET, MORE OR LESS, TO SAID EAST LINE OF WEST MERCER WAY; THENCE SOUTHERLY ALONG SAID LINE 150 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## BASIS OF BEARINGS

THE CENTERLINE OF WEST MERCER WAY BEARING = NORTH 19°47'48" EAST PER R1.

## REFERENCES

- R1. RECORD OF SURVEY, REC. NO. 20121120900002.
- R2. WEST MERCER ESTATES, VOL.104, PG.19, RECORDS OF KING COUNTY, WASHINGTON.

## VERTICAL DATUM

NAVD88, PER GPS OBSERVATIONS.

## SURVEYOR'S NOTES

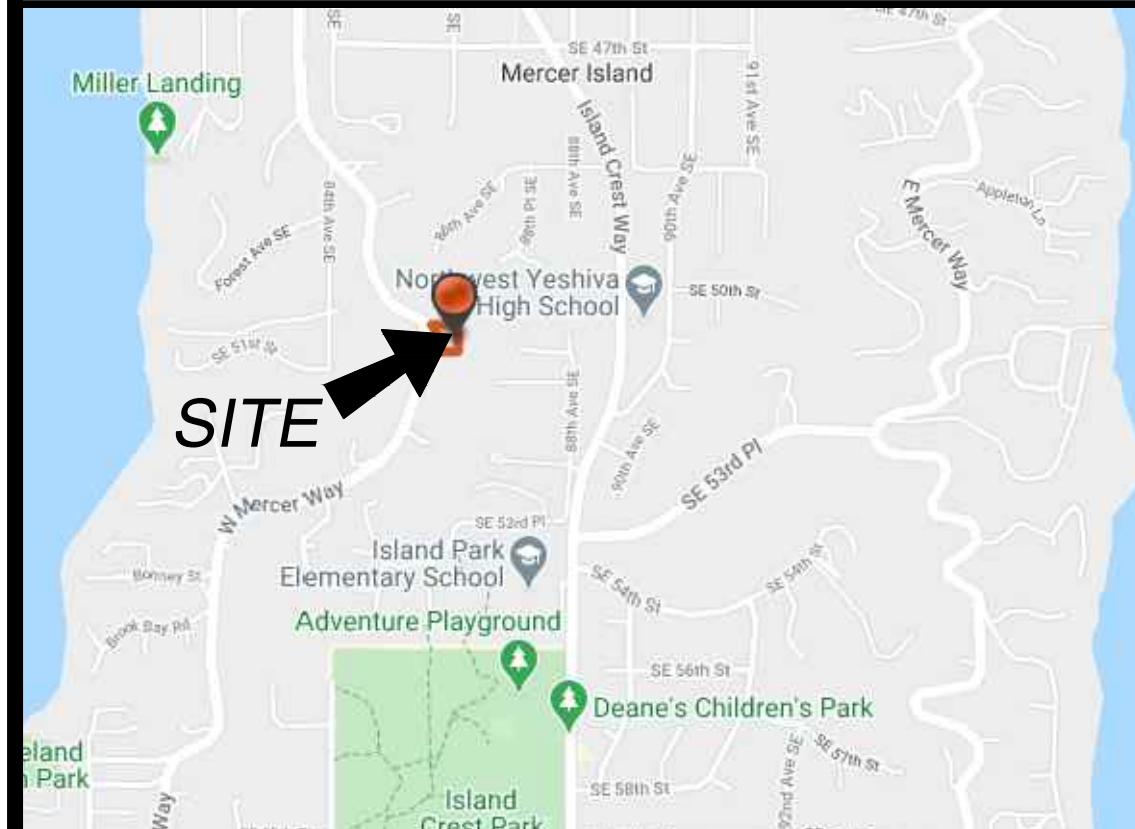
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN AUGUST OF 2020. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY 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 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.(S) 1924059244
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 18,025 S.F. (0.41 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, CERTIFICATE NO. 0186958-ETU, WITH AN EFFECTIVE DATE OF AUGUST 14, 2020 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.
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

- |  |                          |  |                  |
|--|--------------------------|--|------------------|
|  | ASPHALT SURFACE          |  | WATER MH         |
|  | BUILDING                 |  | WATER LINE       |
|  | CENTERLINE ROW           |  | WATER METER      |
|  | CULVERT PIPE             |  | WATER VALVE      |
|  | DITCH (FLOWLINE)         |  | STEEP SLOPE AREA |
|  | FIRE HYDRANT             |  |                  |
|  | CATCH BASIN (TYPE 1)     |  |                  |
|  | MONUMENT IN CASE (FOUND) |  |                  |
|  | POST                     |  |                  |
|  | POWER (OVERHEAD)         |  |                  |
|  | POWER POLE (FOUND)       |  |                  |
|  | IRON PIPE (FOUND)        |  |                  |
|  | REBAR & CAP (SET)        |  |                  |
|  | ROCKERY                  |  |                  |
|  | SEWER LINE               |  |                  |
|  | SEWER MANHOLE            |  |                  |
|  | STORM DRAIN LINE         |  |                  |
|  | TREE (AS NOTED)          |  |                  |

## VICINITY MAP

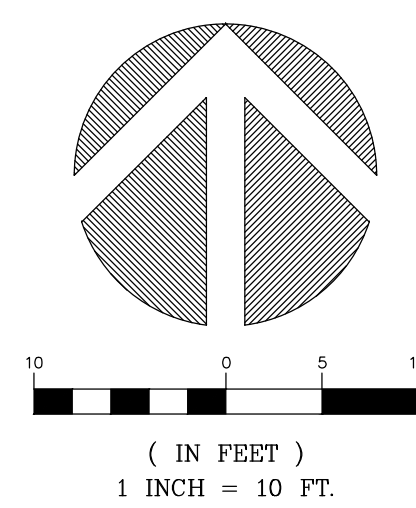
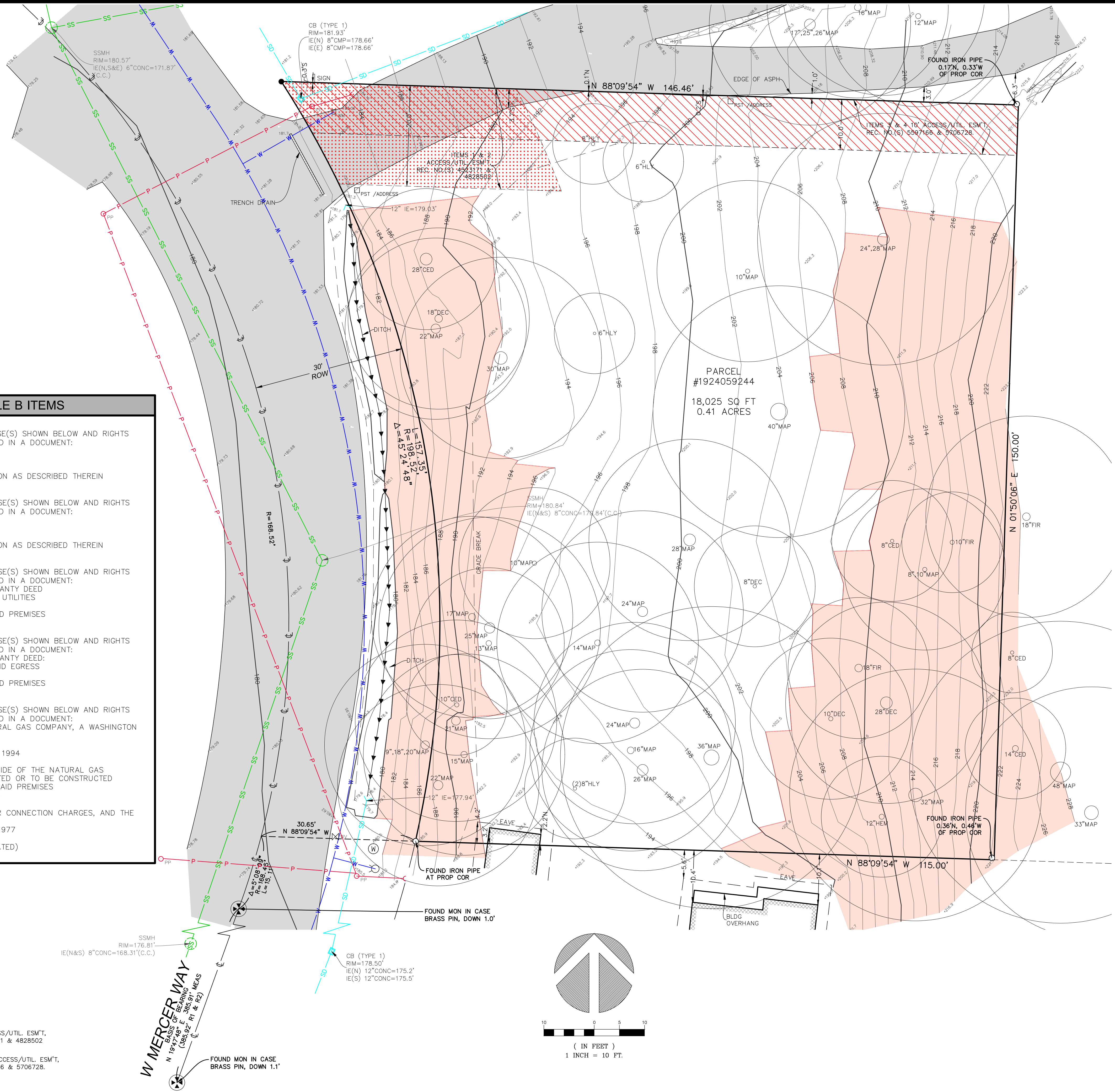
N.T.S.



## SCHEDULE B ITEMS

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
DISCLOSED BY: DEED  
PURPOSE: ROAD  
RECORDING NO.: 4523171  
AFFECTS: NORTHWESTERLY PORTION AS DESCRIBED THEREIN (PLOTTED)
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
DISCLOSED BY: DEED  
PURPOSE: ROAD AND UTILITIES  
RECORDING NO.: 4828502  
AFFECTS: NORTHWESTERLY PORTION AS DESCRIBED THEREIN (PLOTTED)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
DISCLOSED BY: STATUTORY WARRANTY DEED  
PURPOSE: INGRESS, EGRESS AND UTILITIES  
RECORDING NO.: 5597166  
AFFECTS: NORTH 10 FEET OF SAID PREMISES (PLOTTED)
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
DISCLOSED BY: STATUTORY WARRANTY DEED  
PURPOSE: ROAD FOR INGRESS AND EGRESS  
RECORDING NO.: 5706728  
AFFECTS: NORTH 10 FEET OF SAID PREMISES (PLOTTED)
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: WASHINGTON NATURAL GAS COMPANY, A WASHINGTON CORPORATION  
PURPOSE: GAS PIPELINE(S)  
RECORDING DATE: NOVEMBER 16, 1994  
RECORDING NO.: 9411160439  
AFFECTS: FIVE FEET ON EITHER SIDE OF THE NATURAL GAS DISTRIBUTION LINE AS CONSTRUCTED OR TO BE CONSTRUCTED WITHIN THE NORTH 20 FEET OF SAID PREMISES (NOT PLOTTED-AS CONSTRUCTED)
6. NOTICE OF ADDITIONAL TAP OR CONNECTION CHARGES, AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: DECEMBER 6, 1977  
RECORDING NO.: 7712060812  
(NOT PLOTTED-NOT SURVEY RELATED)

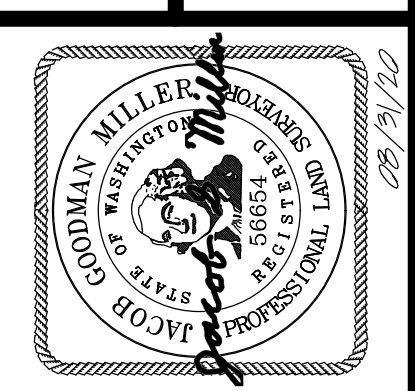
- ITEMS 1 & 2 ACCESS/UTIL. ESM'T, REC. NO.(S) 4523171 & 4828502
- ITEMS 3 & 4 10' ACCESS/UTIL. ESM'T, REC. NO.(S) 5597166 & 5706728.



**measure success**

**TOPOGRAPHIC & BOUNDARY SURVEY**  
NW 1/4 OF NW 1/4 SEC 19, TWP. 24N., RGE 05E., W.M.  
PARCEL NO. 1924059244

**MORAN RESIDENCE**  
5000 W MERCER WAY  
MERCER ISLAND, WA 98040



**Terrane**  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4498 support@terrane.net  
www.terrane.net

JOB NUMBER:	201386
DATE:	08/27/20
DRAFTED BY:	TGC
CHECKED BY:	JGM
SCALE:	1" = 10'
<b>REVISION HISTORY</b>	
08/31/20	STEEP SLOPE AREA
<b>SHEET NUMBER</b>	
1 OF 1	