

TOPOGRAPHIC & BOUNDARY SURVEY

measure success

LEGAL DESCRIPTION
 LOT 22 BLOCK 6, MERCERDALE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 59 OF PLATS, PAGE 94, IN KING COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

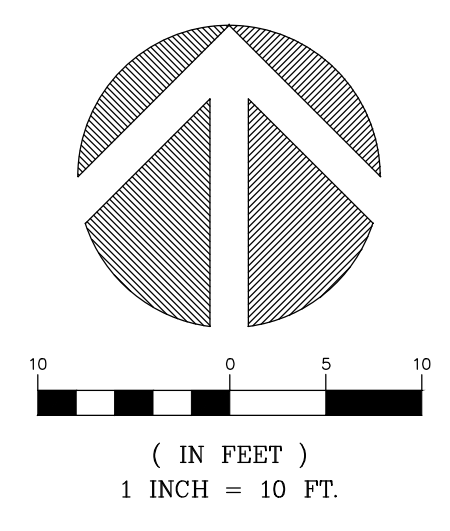
BASIS OF BEARINGS
 HELD N 08°09'06" E BETWEEN MONUMENTS FOUND ON THE CENTERLINE OF 77TH AVE SE. NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS.

REFERENCES
 R1. PLAT OF MERCERDALE, VOL. 59, PG. 94, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM
 NAVD88 PER GPS OBSERVATIONS.

- SCHEDULE B ITEMS**
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF MERCERDALE. (NOTHING TO PLOT)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 PURPOSE: UTILITY EASEMENTS FOR DRAINAGE
 RECORDING DATE: JUNE 8, 1962
 RECORDING NO.: 5437446
 AFFECTS: THE REAR 5 FEET AND OVER THE INTERIOR LOT LINES (PLOTTED)
 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.
 RECORDING DATE: SEPTEMBER 15, 1958
 RECORDING NO.: 4943327
 (PLOTTED)

- SURVEYOR'S NOTES**
- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2021 & JANUARY OF 2022. 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.
 - ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
 - THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL 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).
 - SUBJECT PROPERTY TAX PARCEL NO. 545880-0500
 - SUBJECT PROPERTY AREA PER THIS SURVEY IS 10,016 ± SQ. FT. (0.23 ACRES)
 - THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN TIDOR TITLE COMPANY COMMITMENT NO. 70080002, WITH AN EFFECTIVE DATE OF OCTOBER 4, 2017 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.
 - 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

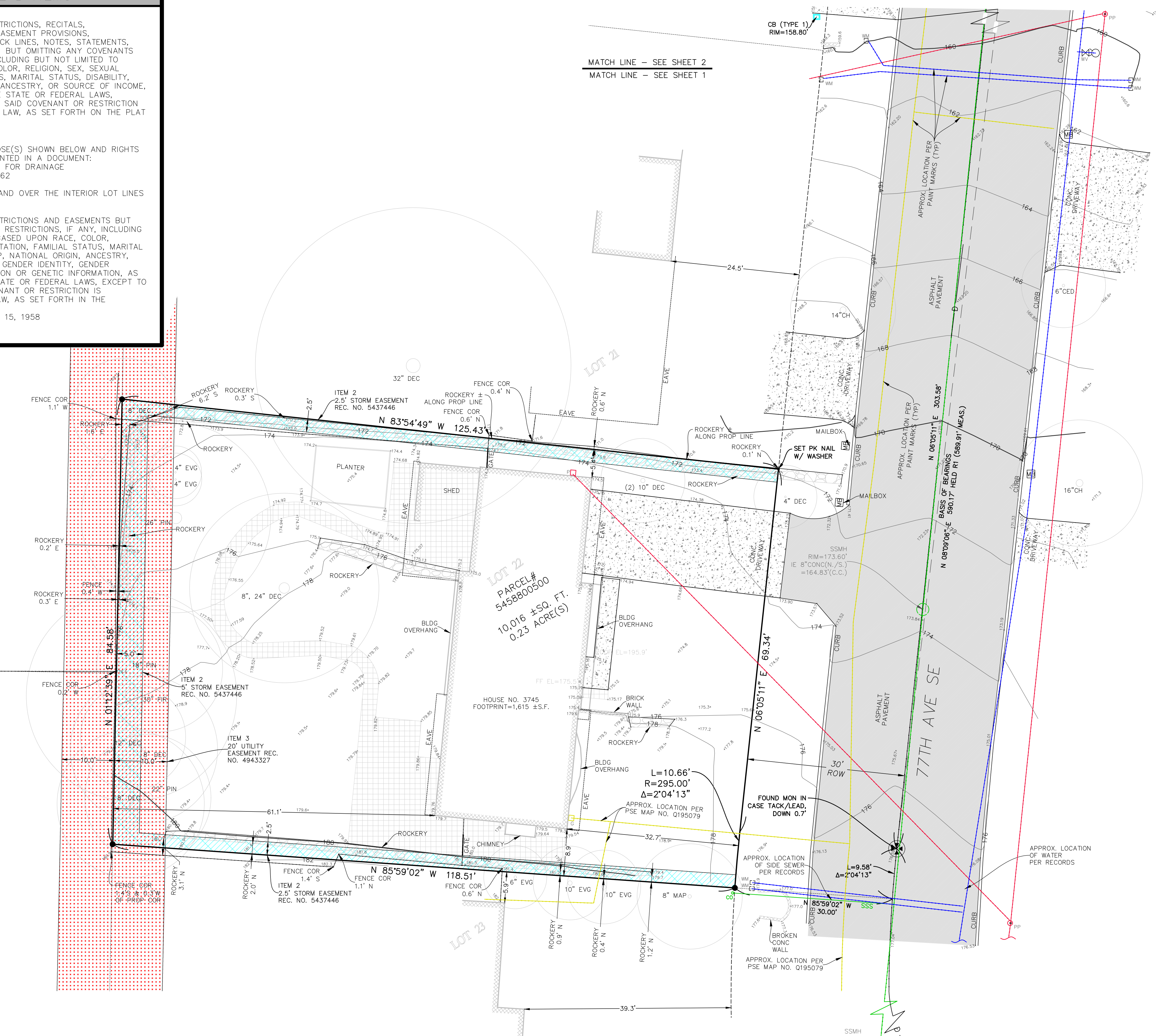
ASPHALT SURFACE	PAVER SURFACE
BUILDING	POWER METER
ROW	POWER (OVERHEAD)
CLEANOUT	POWER POLE
CONCRETE SURFACE	REBAR & CAP (SET)
RETAINING WALL	ROCKERY
FENCE LINE (WOOD)	SEWER LINE
GAS METER	SANITARY SIDE SEWER
GAS LINE	SEWER MANHOLE
INLET (TYPE 1)	STORM DRAIN LINE
NAIL AS NOTED	TREE (AS NOTED)
MAILBOX (RESIDENTIAL)	WATER LINE
MONUMENT IN CASE (FOUND)	WATER METER
STORM EASEMENT AREA	
UTILITY EASEMENT AREA	



INDEXING INFORMATION

SW 1/4 SE 1/4
SECTION: 12
TOWNSHIP: 24N
RANGE: 04E, W.M.
COUNTY: KING

STEEP SLOPE/BUFFER DISCLAIMER:
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 5458800500
PIHA RESIDENCE
 3745 77TH AVE SE
 MERCER ISLAND, WA 98040

Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net
 www.terrane.net

JOB NUMBER: 210045
DATE: 02/09/2024
DRAFTED BY: IDV / DSS
CHECKED BY: JPS
SCALE: 1" = 10'
REVISION HISTORY

DATE	BY	COMMENTS
06/02/24	PER	COMMENTS
01/24/24	DDTL	TOPO

SHEET NUMBER
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 5458800500

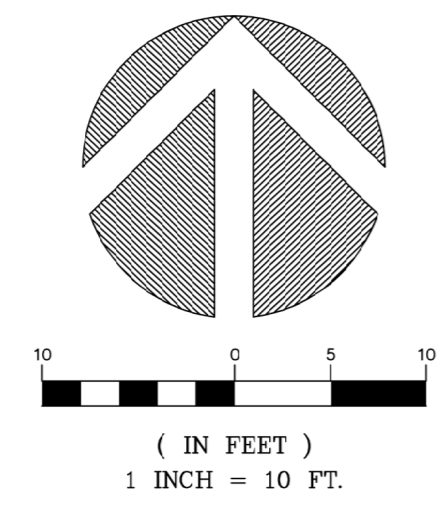
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MERCER ISLAND, WA 98040



Terrane
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phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	210045
DATE:	02/09/2024
DRAFTED BY:	IDV / DSS
CHECKED BY:	JPS
SCALE:	1" = 10'
REVISION HISTORY	
06/02/24	PER COMMENTS
01/24/24	ADD TL TOPO
SHEET NUMBER	
2 OF 2	

	ASPHALT SURFACE		PAVER SURFACE
	BUILDING		POWER METER
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	UTILITY EASEMENT AREA		



SW 1/4 SE 1/4			
SECTION: 12			
TOWNSHIP: 24N			
RANGE: 04E, W.M.			
COUNTY: KING			

MATCH LINE - SEE SHEET 2
MATCH LINE - SEE SHEET 1

