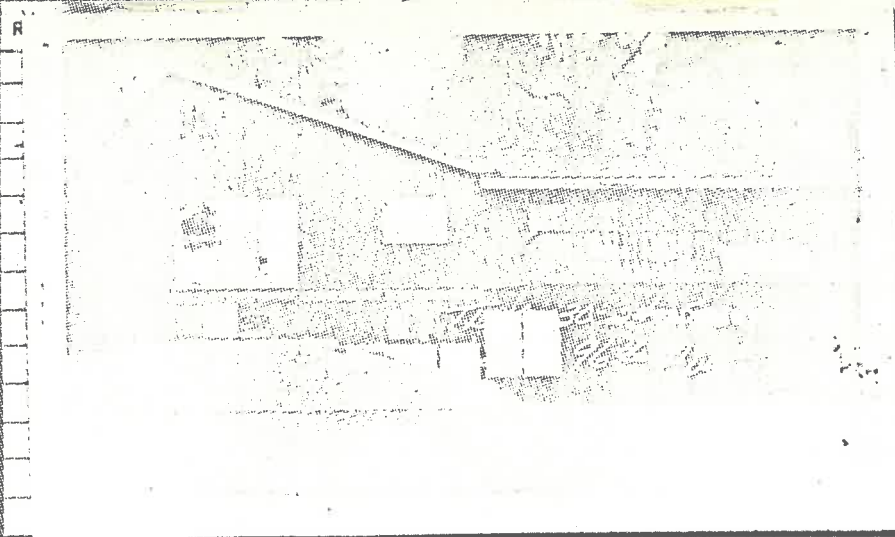
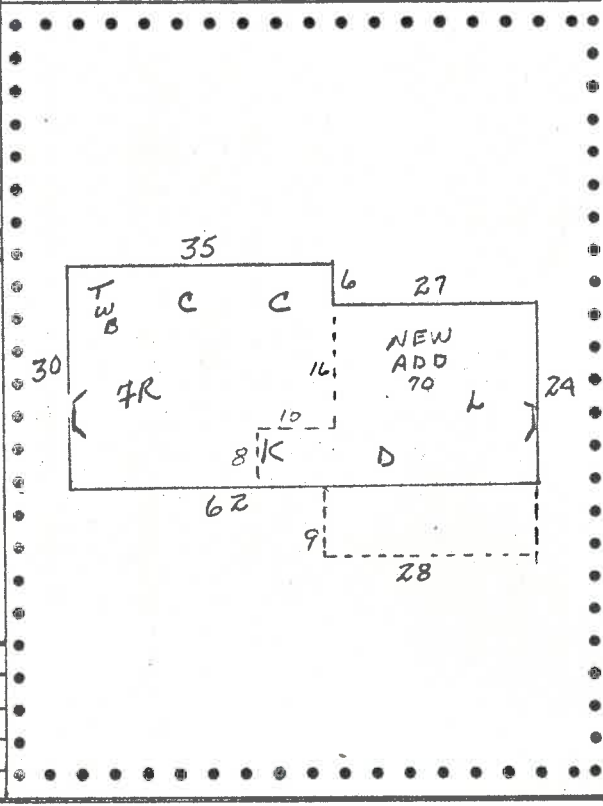


FOLIO
 6358-A
 PERMIT NO.
 R.F. 0347
 DATE REMODEL
 3-25-69

ADDITION TAX LOT
 Section 30 Twp. 24 Range 5 Ewm. Block Lot or Tract
 Tax Lot 10 Tract *Legal on back*

3 Address of Property 6858 96th AVE SE Cont. Purchaser
 4 Fee Owner Architect Contractor
 6 Original Building Cost \$ 14664 Owner-Tenant Occupied Rental per Month \$ Estimated per Month Rental \$
 7 Condition of Exterior 6 Interior 14.6 Foundation C Floor Plan: Good Fair Poor

BUILDING	BASEMENT	CONSTRUCTION	CLASS	GROUND FLOOR PLAN
One Family Dwelling	Full Part	Single	112	1698 Sq. Ft. SCALE = Ft.
Two Family Dwelling	Part 1542 Sq. Ft.	Double		
No. of Stories	Conc. 72 Frame 30	Solid		
No. of Rooms	Cement Blocks	Very Cheap		
Basement 1542	CONC Floor	Cheap		
1st Floor	Recreation Room	Medium		
2nd Floor	Living Room 192	Good		
Attic	Service Rooms	Special		
INTERIOR WALLS	Garage	Pre-Fab		
Plaster	Unfinished	EXTERIOR WALLS		
Plaster Board	1934 fin	Boards & Batten		
Plywood		Shiplap		
Ceiled	FOUNDATION	Rustic		
Open Studs	Concrete Thick	Cedar Siding		
Painted	Cement Blocks	Shingles		
Papered	Stone or Brick	Shakes		
Ceiling	Wood Post-Conc. Blk	Stucco on Lath		
Unfinished	FLOOR CONSTRUCTION	Brick Veneer		
FLOORS	1st Floor Joists X	Kind		
Hardwood	Bridged O.C.	Composition		
Fir	Post & Beam X	Stone Type		
Concrete	Stud Bearing X	Blocks		
Linoleum	T & G X	CABINETS & CLOSETS		
	CEILING HEIGHT	Kit. Cabinets		
	Basement X	Closets		
	1st Floor X	Wardrobes		
	2nd Floor X			
	3rd Floor X			
FIREPLACE No. 3	Attic Low High	Date First Occupied, Month 19		
2 Stems	ROOF	Date Built, 19 1934	Unfinished 10%	Moved, 19
Bsmt. 1st 2nd	Shingle	Date Finished, 19	Rebuilt, 19	Remodeled, 19 70
Brick	Composition	Dep. for Age	Future Life	Years
Stone	Shake	Dep. for Cond.	Dep. for Ob.	Dep. for Es. Total
	Tile or Slate			
	Tar & Gravel			
	Built-Up			
INTERIOR TRIM	PORCHES	S.F. AREA		
Hardwood	One Story			
Fir	Two Story			
Painted	Unroofed			
Natural	C'mt. Flr. 480			
Unfinished	Wood Flr. 252			
PLUMBING	Enclosed			
No. of Fixtures	HEATING			
Tub - Leg or Pem.	Stove			
Toilets	Floor Furnace			
Basin - Pedestal	Cabinet Furnace			
Sink	Pot Oil Burner			
Shower Stall	Pressure Oil Burner			
Hot Water Tank	Gas			
Laundry Trays	Stoker			
None	Fan			
Unfinished	Air Conditioning			
Expensive	Radiant			
Good	Hot Water			
Average	Electric			
Cheap	Heat Pump			



BUILT-INS	ATTIC	YEAR	ASSESSED VALUE
Range	Stairway	66	1500
Oven	Open Closed	71	3000 = 50%
Refrigerator	Finished	72	8520 REIN 70 = 50%
Dishwasher	Unfinished Useful		
Inter-Com.	TILE LINO		
Vacuum Cleaner	VIAVAL Floor-Wall / Both		
Disposal	Floor-Wall		
	Floor-Wall		
	Vanity		
	Kit. Drainboard		

YEAR	OTHER BLDGS.	CONSTRUCTION	FLOOR	ROOF	DIMENSIONS	S.F. AREA	FACTOR	VALUE	% DEPR.	A.V.
1934	Deck	Plank	7-10		9x15	285	30	20		
	Shed	Shiplap	Board	shg	8x10	80	30	24	50	12
					X					
					X					

LIMITS
 CODE NO.
 PERMIT NO.
 DATE

3. ADDRESS OF PROPERTY Mercer Island CONTRACT PURCHASER
 4. FEE OWNER FRANCES MAGNUSON 6-8-267
 5. ARCHITECT CONTRACTOR
 6. ORIG. BUILDING COST \$ OCCUPIED BY owner RENTAL PER MONTH \$ ESTIMATED RENTAL PER MONTH \$ 30.
 7. CONDITION OF EXTERIOR good INTERIOR good FOUNDATION good FLOOR PLAN accept

8. BUILDING
 1 Only Dwel
 1 Story
 6 Rooms
 4 1st flr
 2 Attic
 INTERIOR WALLS
 4 Plaster
 2 Unfin
 4 Kalsomine
 FLOORS 380 sq
 2 Hardwood
 2 Fir
 2 Shiplap
 FIRE PLACE
 1 Brick
 INTERIOR TRIM
 4 Fir
 2 Unfin
 PLUMBING
 6 Fixtures
 1 Tub leg
 1 Toilet
 1 Basin
 1 Sink
 1 H W Tank
 1 Ldry Tray
Average.

TILE WORK None
 ATTIC
Stairway
Useful
 2 Unfin
 2 shiplap flr.
 HEATING
Store 48
Oil Burner
(Range)
Air Con Tan
 BASEMENT
Full 6"
Frame & Conc
4 ft 4 ft
 FOUNDATION
Conc. 6"
Pch P & B
 ROOF
Shingle
 EXTERIOR WALLS
Cedar Siding 6"

PORCHES
 2 1 story
 2 roofed
 EXTRA FEATURES
None
 BUILT-INS
Usual
 CONSTRUCTION
Double-med.
 CEILING HEIGHT
Bsmt 8 ft
1st flr 7 ft.
Attic 4'L 7'H1

9. CORNER JOINTS Tin DOWN SPOUTS SEWER CONNECTED yes
 10. FIRST FLOOR JOIST SIZE 2 x 8 AND 20 INCH CENTERS BRIDGED yes
 11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE 4 x 4
 12. CLASS OR GRADE NO. 3 Medium SHAPE NO.
 13. BUILDING FINISHED OR UNFINISHED Finished
 14. DEPRECIATION: CONDITION 10 1/2 OBSLSE. % ECON. SUIT % TOTAL 31
 YEAR BUILT 1934 REMODELED no EFFECTIVE AGE 31 1/2 YRS. FUTURE LIFE 36 YRS.

LAND INFORMATION
 1. SIZE sloping on grade 2. ROAD graded-gravel
 3. SEWAGE septic tank DRAINAGE natural WATER D PUMP no
 4. TREND static 5. DISTRICT Res. 6. USE Med-old
 LAND USE SOIL TYPE CROSS-TIMBER STAND NO. ACRES VALUE-ACRE VALUE
 LAND SIZE X TOTAL NUMBER OF ACRES VALUE \$



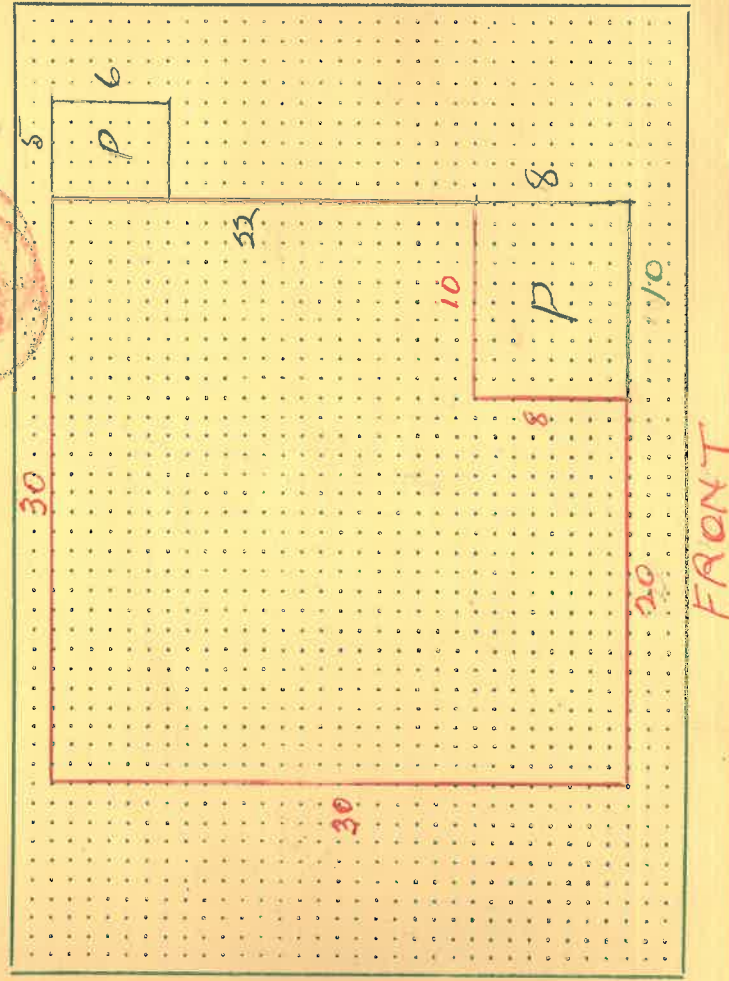
ASSESSED VALUE \$
 REMARKS
 MAIN BUILDING

DIMENSION	SQ. FT. AREA
22 x 30	820
8 x 20	
PCH. 8 x 10	80
PCH. 5 x 6	30

 IMPROVEMENT VALUE
 MAIN BUILDING \$ 1100.
 OTHER BUILDINGS \$ 40.
 TOTAL \$ 1140.
 ASSESSED VALUE 50% \$ 570.
 DATE 1-1-38 1150

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
<u>GARAGE Shed</u>	<u>Shiplap</u>	<u>dirt</u>	<u>shg</u>	<u>1</u>	<u>12 x 14</u>	<u>168</u>	<u>\$ 25.</u>
<u>"</u>	<u>"</u>	<u>board</u>	<u>"</u>	<u>1</u>	<u>8 x 10</u>	<u>80</u>	<u>12.</u>
<u>C. Coop</u>	<u>"</u>	<u>"</u>	<u>"</u>	<u>1</u>	<u>6 x 10</u>	<u>60</u>	<u>9.</u>
<u>Dock</u>	<u>Timbers 2x8plank</u>				<u>8 x 30</u>	<u>420</u>	<u>34.</u>
					<u>10 x 18</u>		<u>80.</u>

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
<u>FORSYTHE, Paul E.</u>	<u>2-23-61</u>	<u>TL 10</u>			
<u>W D CLAYTON NICHOLS</u>	<u>5-10-67</u>	<u>E 681784</u>	<u>37,500</u>		



LAND CLASSIFICATION AND SEGREGATION

THIS SQUARE INDICATES _____ ACRES

INDICATE BY AREAS, USE OF LAND BY MARKS AND TYPE BY LETTERS

SECTION NE 30
 TWP. 24 N
 RANGE 5 E

S 100' of N 400' of Gov Lot 2 & Shore Lands Adj. (See 38)

AERIAL PHOTO _____
 QUARTER MAP _____
 PLAT MAP _____
 Folio # Co 7259-M
8320

LAND USE ACRES
 111 CULTIVATED _____
 # PASTURE _____
 OO TIMBER _____
 XX STUMP _____
 ... GRAVEL OR USELESS _____
 V SWAMP _____

LAND TYPE ACRES
 A SHOT CLAY _____
 B BOG _____
 C PEAT _____
 D SILT _____
 E _____ LOAM _____
 F GRAVEL _____
 G BOTTOM _____
 H UPLANDS _____
 K HILLY _____



IF USED AS SECTION SCALE ONE INCH 800 FEET OR 640 ACRES OR 5280 FEET
 IF USED AS 1/4 " SCALE ONE INCH 400 FEET OR 160 ACRES OR 2640 FEET
 IF USED AS 1/4 OF 1/4 " SCALE ONE INCH 200 FEET OR 40 ACRES OR 1320 FEET
 IF USED AS 1/4-1/4-1/4 " SCALE ONE INCH 100 FEET OR 10 ACRES OR 660 FEET

YEAR	AC.	LAND	BLDG.S.	TOTAL	DATE	BY	REASON	DECREASE	INCREASE	DECREASE	INCREASE
1978	9000	L	3000	12000	12-28-70	EAJ	Verd add SRT-7mm SRT made - a.d.R.				
1977	260		570	830							
1976	400		570	970							
1975	800		570	1370	4-15-73	N.C.S					
1974	400		570	970							
1973	1200		1150	2350	4-48	(B) J.F.					
1972	2000		1150	3150	8-19-55	J.S					
1971	3500		1150	4650	5-21-60	ABJ					
1970	4500		1150	5650	5-25-65	ABJ					
1969	4500		1500	6000	3-23-66	J.H					
1968	4500		1500	6000							

Mercer Island - C

DISTRICT: ROAD 3

SCHOOL 197400

WATER FIRE 93

SEWER 11

DECREASE OR INCREASE IN ASSESSED VALUE

150 261

3500

302405-010

KING COUNTY RESIDENTIAL PROPERTY RECORD

099 SHEET

1 OF 1

MAJOR 302405 MINOR 9010 2 FOLIO 08328 8

3 Addition

TAX LOTS

4 Quar 1 Sec 30 Twn 24 Rge 05 Block 000 Lot 010

Situs 5 Area 034 Sub Area 004 6 Zip 98 040

7 Address 6838 96th SE

8 Description Nickolo



10A PERMIT INFORMATION

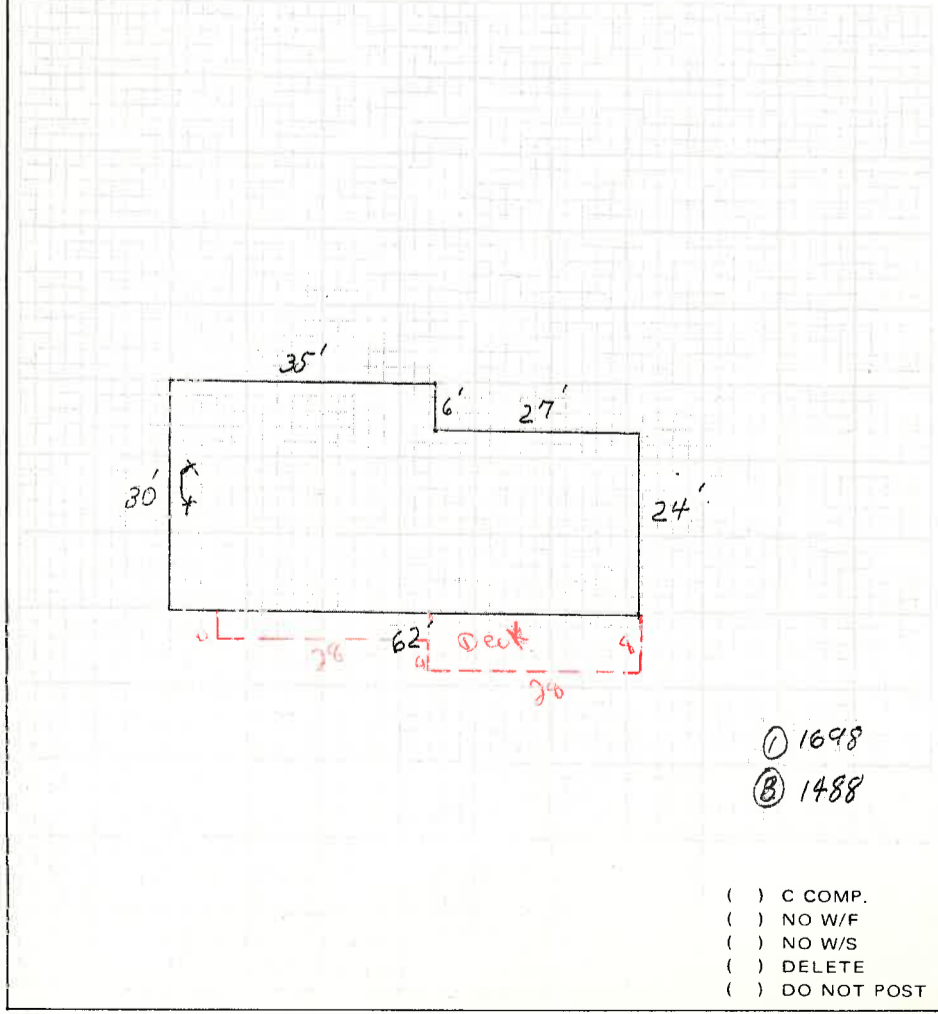
No. _____ Date Issued _____ P.V. _____

Date Const. Started _____ Date Completed _____

Date Occupied _____

Remodeled _____

11 PLAT OF BUILDING Scale 1 CM =



LAND									
100	Zone Actual								
103	Unit	1	FF	2	SF	3	AC	X	ST
104	Lot Width							100	
105	Lot Depth							409	
106	Square Foot or Acres							409.00	
107	Lot Width or Acres (useable)							100%	
108	Lot Depth (useable)							100%	
113	Unit Value							55800	
115	Irregular	X		2Y					
116	Corner	X		2Y					
117	Grade	X	LW	2	Ev	3	HG		
118	Slope	1	LV	2	S/U	X	S/D	4	BK
119	Street Access	1SS		X		3G			
120	Water Front	1	N	2	SD	X	LK	4	RV
123	Alley	X		2Y					
124	Cul De Sac	X		2Y					
125	Thru Street	X		2Y					
126	Street Front	X		2Y					
127	Curbs & Gutters	X		2P		3Y			
128	Sidewalks	X		2P		3Y			
129	Street Surface	1	C	X	BT	3	0	4	GR
130	Street Condition	1SS		X		3G			
131	Street Traffic	1H		2N		X			
132	Street Lights	X		2SS		3S		4G	
134	Water System	X	AD	2	IA				
135	Sanitary Sewers	1N		X					
137	Underground Utilities	X		2P		3Y			

VIEW									
140	View Lot	1N		X					
141	View Olympic Range	1SS		2S		3G		4E	
142	View Cascade Range	1SS		2S		3G		4E	
143	View Mt. Rainier	1SS		2S		3G		4E	
144	View Puget Sound	1SS		2S		3G		4E	
145	View Lake	1SS		2S		3G		4E	
146	View River	1SS		2S		3G		4E	
147	View City	1SS		2S		3G		4E	
148	Territorial View	1SS		X		3G		4E	
149	View Utilization	1SS		2S		X		4E	

NEIGHBORHOOD AND TOTAL PROPERTY

167 Permanent Rev. Needed P

168 Obsolescence (Refers to land value)

- () C COMP.
- () NO W/F
- () NO W/S
- () DELETE
- () DO NOT POST

MAJOR
3 Ad
TAX
4 Oc
Situ:
7 Add
168
8 Des

100

LAND					
100	Zone Actual	1			
103	Unit	1	FF	2	SF
104	Lot Width				100
105	Lot Depth				409
106	Square Foot or Acres				409.00
107	Lot Width or Acres (useable)				% 100%
108	Lot Depth (useable)				% 100%
113	Unit Value				55800

9 ACC IMP LAND ONLY UNDERWATER

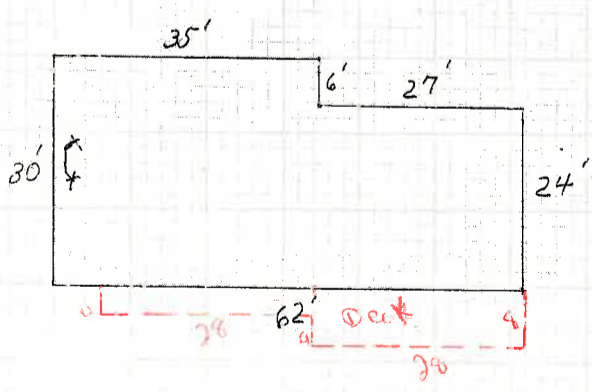
10 REMAF
Code T
1
D
DM 1



115	Irregular	<input checked="" type="checkbox"/>		2Y			
116	Corner	<input checked="" type="checkbox"/>		2Y			
117	Grade	<input checked="" type="checkbox"/>	LW	2	Ev	3	HG
118	Slope	1	LV	2	S/U	3	S/D
119	Street Access	1SS				3G	
120	Water Front	1	N	2	SD	3	LK
123	Alley	<input checked="" type="checkbox"/>		2Y			
124	Cul De Sac	<input checked="" type="checkbox"/>		2Y			
125	Thru Street	<input checked="" type="checkbox"/>		2Y			
126	Street Front	<input checked="" type="checkbox"/>		2Y			
127	Curbs & Gutters	<input checked="" type="checkbox"/>		2P		3Y	
128	Sidewalks	<input checked="" type="checkbox"/>		2P		3Y	
129	Street Surface	1	C	<input checked="" type="checkbox"/>	BT	3	0
130	Street Condition	1SS				3G	
131	Street Traffic	1H		2N		<input checked="" type="checkbox"/>	
132	Street Lights	<input checked="" type="checkbox"/>		2SS		3S	4G
134	Water System	<input checked="" type="checkbox"/>	AD	2	IA		
135	Sanitary Sewers	1N		<input checked="" type="checkbox"/>			
137	Underground Utilities	<input checked="" type="checkbox"/>		2P		3Y	

10A PERMIT INFORMATION
No. _____ Date Issued _____ P.V. _____
Date Const. Started _____ Date Completed _____
Date Occupied _____
Remodeled _____

11 PLAT OF BUILDING Scale 1 CM =



① 1698
② 1488

- () C COMP.
- () NO W/F
- () NO W/S
- () DELETE
- () DO NOT POST

VIEW					
140	View Lot	1N	<input checked="" type="checkbox"/>		
141	View Olympic Range	1SS	2S	3G	4E
142	View Cascade Range	1SS	2S	3G	4E
143	View Mt. Rainier	1SS	2S	3G	4E
144	View Puget Sound	1SS	2S	3G	4E
145	View Lake	1SS	2S	3G	4E
146	View River	1SS	2S	3G	4E
147	View City	1SS	2S	3G	4E
148	Territorial View	1SS	<input checked="" type="checkbox"/>	3G	4E
149	View Utilization	1SS	2S	<input checked="" type="checkbox"/>	4E

NEIGHBORHOOD AND TOTAL PROPERTY		
167	Permanent Rev. Needed	
168	Obsolescence (Refers to land value)	

MAJOR
3 Ad
TAX
4 Qu
Situ:
7 Add
168
8 Des

LAND					
100	Zone Actual	1			
103	Unit	1	FF	2	SF
104	Lot Width				100
105	Lot Depth				409
106	Square Foot or Acres				409.00
107	Lot Width or Acres (useable)				% 100%
108	Lot Depth (useable)				% 100%

9 ACC IMP LAND ONLY UNDERWATER TIDELANDS

10 REMAR
Code T
1
C
DM



113	Unit Value					55800
115	Irregular	<input checked="" type="checkbox"/>	2Y			
116	Corner	<input checked="" type="checkbox"/>	2Y			
117	Grade	<input checked="" type="checkbox"/>	LW	2	Ev	3
118	Slope	1	LV	2	S/U	S/D
119	Street Access	1SS	<input checked="" type="checkbox"/>		3G	
120	Water Front	1	N	2	SD	LK
123	Alley	<input checked="" type="checkbox"/>	2Y			
124	Cul De Sac	<input checked="" type="checkbox"/>	2Y			
125	Thru Street	<input checked="" type="checkbox"/>	2Y			
126	Street Front	<input checked="" type="checkbox"/>	2Y			
127	Curbs & Gutters	<input checked="" type="checkbox"/>	2P		3Y	
128	Sidewalks	<input checked="" type="checkbox"/>	2P		3Y	
129	Street Surface	1	C	<input checked="" type="checkbox"/>	BT	3
130	Street Condition	1SS	<input checked="" type="checkbox"/>		3G	
131	Street Traffic	1H	2N	<input checked="" type="checkbox"/>		
132	Street Lights	<input checked="" type="checkbox"/>	2SS		3S	4G
134	Water System	<input checked="" type="checkbox"/>	AD	2	IA	
135	Sanitary Sewers	1N	<input checked="" type="checkbox"/>			
137	Underground Utilities	<input checked="" type="checkbox"/>	2P		3Y	

10A PERMIT INFORMATION

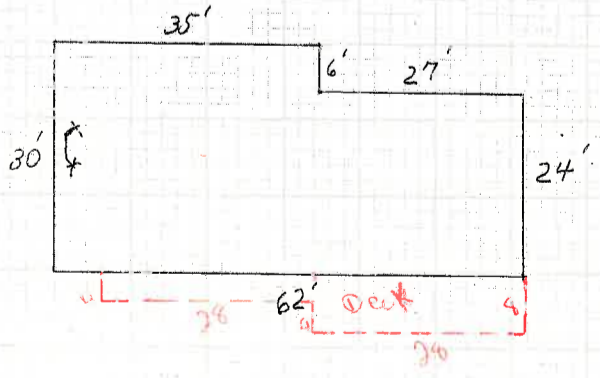
No. _____ Date Issued _____ P.V. _____

Date Const. Started _____ Date Completed _____

Date Occupied _____

Remodeled _____

11 PLAT OF BUILDING Scale 1 CM =



① 1698
② 1488

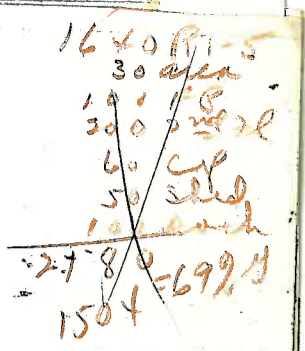
- () C COMP.
- () NO W/F
- () NO W/S
- () DELETE
- () DO NOT POST

VIEW					
140	View Lot	1N	<input checked="" type="checkbox"/>		
141	View Olympic Range	1SS	2S	3G	4E
142	View Cascade Range	1SS	2S	3G	4E
143	View Mt. Rainier	1SS	2S	3G	4E
144	View Puget Sound	1SS	2S	3G	4E
145	View Lake	1SS	2S	3G	4E
146	View River	1SS	2S	3G	4E
147	View City	1SS	2S	3G	4E
148	Territorial View	1SS	<input checked="" type="checkbox"/>	3G	4E
149	View Utilization	1SS	2S	<input checked="" type="checkbox"/>	4E

NEIGHBORHOOD AND TOTAL PROPERTY

167	Permanent Rev. Needed		
168	Obsolescence (Refers to land value)		

MAJOR
3 Ad
TAX
4 Qu
Situ:
7 Add
168
8 Des



LAND										
100	Zone Actual									
103	Unit	1	FF	2	SF	3	AC	X	ST	
104	Lot Width									100
105	Lot Depth									409
106	Square Foot or Acres									409.00
107	Lot Width or Acres (useable)									% 100.00
108	Lot Depth (useable)									% 100.00
113	Unit Value									55800

9 ACC IMP LAND ONLY UNDERWATER IMPROVEMENTS

10 REMARKS

Code TO GRANT BY OUTSIDE INSPECTION APPLICANT - DID NOT GET INSURANCE. RECALCULATED P.V. OF DOCK & FILL. REMOVED DOCK. P.V. ALGO. 11/13/91 LGAR. DM. DIM BUILDING 31' x 110' RATHER THAN 110' x 31'. REMOVED DOCK WITH 1/2 PERMITS. BY RJON 1/92

115	Irregular	X		2Y						
116	Corner	X		2Y						
117	Grade	X	LW	2	Ev	3	HG			
118	Slope	1	LV	2	S/U	X	S/D	4	BK	
119	Street Access	1SS		X		3G				
120	Water Front	1	N	2	SD	X	LK	4	RV	
123	Alley	X		2Y						
124	Cul De Sac	X		2Y						
125	Thru Street	X		2Y						
126	Street Front	X		2Y						
127	Curbs & Gutters	X		2P		3Y				
128	Sidewalks	X		2P		3Y				
129	Street Surface	1	C	X	BT	3	0	4	GR	
130	Street Condition	1SS		X		3G				
131	Street Traffic	1H		2N		X				
132	Street Lights	X		2SS		3S			4G	
134	Water System	X	AD	2	IA					
135	Sanitary Sewers	1N		X						
137	Underground Utilities	X		2P		3Y				

10A PERMIT INFORMATION

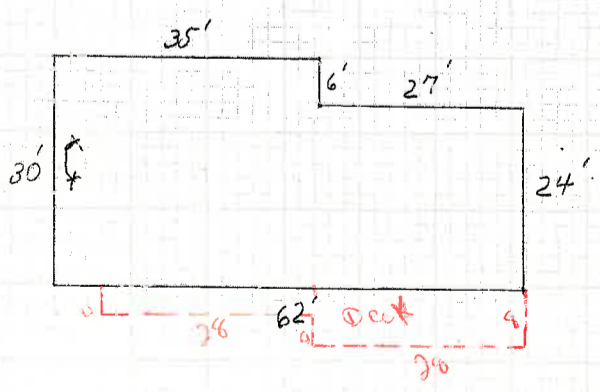
No. _____ Date Issued _____ P.V. _____

Date Const. Started _____ Date Completed _____

Date Occupied _____

Remodeled _____

11 PLAT OF BUILDING Scale 1 CM =



① 1698
② 1488

- () C COMP.
- () NO W/F
- () NO W/S
- () DELETE
- () DO NOT POST

VIEW									
140	View Lot	1N		X					
141	View Olympic Range	1SS		2S		3G		4E	
142	View Cascade Range	1SS		2S		3G		4E	
143	View Mt. Rainier	1SS		2S		3G		4E	
144	View Puget Sound	1SS		2S		3G		4E	
145	View Lake	1SS		2S		3G		4E	
146	View River	1SS		2S		3G		4E	
147	View City	1SS		2S		3G		4E	
148	Territorial View	1SS		X		3G		4E	
149	View Utilization	1SS		2S		X		4E	

NEIGHBORHOOD AND TOTAL PROPERTY

167	Permanent Rev. Needed								
168	Obsolescence (Refers to land value)								

BUILDING DATA

MAJOR 302405 MINOR 9010 FOLIO 08328A

12 EXTERIOR, 19 ROOM DETAIL, 24 INSULATION

13 ROOF, 25 KITCHEN, 26 FLOORS

14 WINDOWS, 20 BUILT-INS NO., 21 ATTIC

15 FOUNDATION, 22 BASEMENT, 23 HEATING

16 FLOOR CONST., 28 FIREPLACE NO., 29 PORCH

17 ELECTRIC, 30 DECK, 30A SOURCE OF DATA

18 CONST. CLASS, 50 MISCELLANEOUS IMPROVEMENTS

51 PRINCIPAL BUILDING

BUILDING DATA, BUILDING COST DATA

200-229, 230-244, 246-247, 249-250

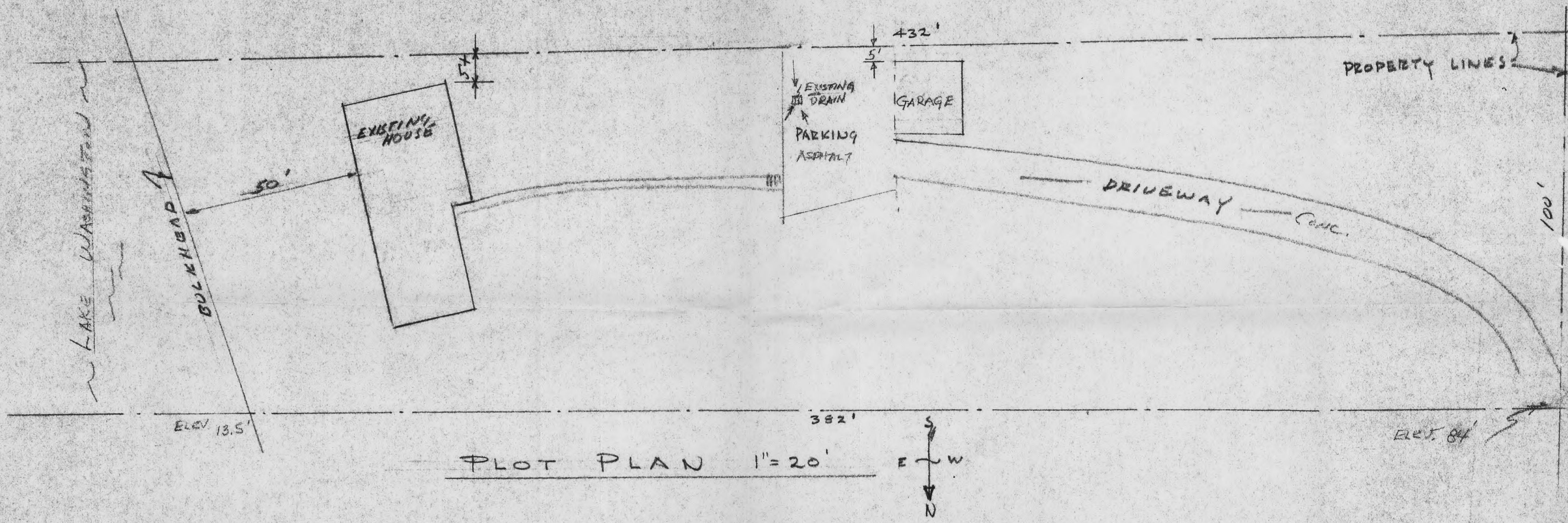
252-256

258-272, ACCESSORY IMPROVEMENTS

REMARKS: 230 2092 OUBLE FOR UNIT 1ST FL... ANCHORING... BOF & Reduced Value... 1970 pre-remissed... CHARGED

Table with columns: Year, Items, Const, Gr, Floor, Roof, Dimensions, Area

Table with columns: Fl, Dimensions, Area



PLOT PLAN 1"=20'

THE SOUTH 100 FT. OF THE NORTH 400 FT.
 OF GOV. LOT #2 SECTION #30 TOWNSHIP
 24 N RANGE SE W.M. KING COUNTY
 TOGETHER WITH SECOND CLASS SHORELANDS
 ADJOINING SAID PREMISES.

GROUND SLOPE $\frac{84 - 13.5}{70.5} = \frac{70.5}{360} = 19.5\%$

PLANS APPROVED
 DATE 8-2-79
 BY Glenn Wick
 BUILDING OFFICIAL
 CITY OF MERCER ISLAND

79-146

Revised Plan 8-2-79
 MR. & MRS. CLAYTON NICHOLDS
 6838 96TH AVE. SE.
 MERCER IS. WASH.
 7/3/79

LEGAL DESCRIPTION

SOUTH 100 FEET OF THE NORTH 400 FEET OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING SAID PREMISES

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

N 89°59'33" E ALONG SUBDIVISION LINE AS SHOWN HERON AND PER R1, R2, R3 & R4.

REFERENCES

- R1. RECORD OF SURVEY, VOL. 32, PG. 274, RECORDS OF KING COUNTY, WASHINGTON.
- R2. MERCER ISLAND LLR VOL. 42, PG. 150 RECORDS OF KING COUNTY, WASHINGTON.
- R3. RECORD OF SURVEY, VOL. 21, PG. 197, RECORDS OF KING COUNTY, WASHINGTON.
- R4. MERCER ISLAND SHORT PLAT, VOL. 43, PG. 107, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

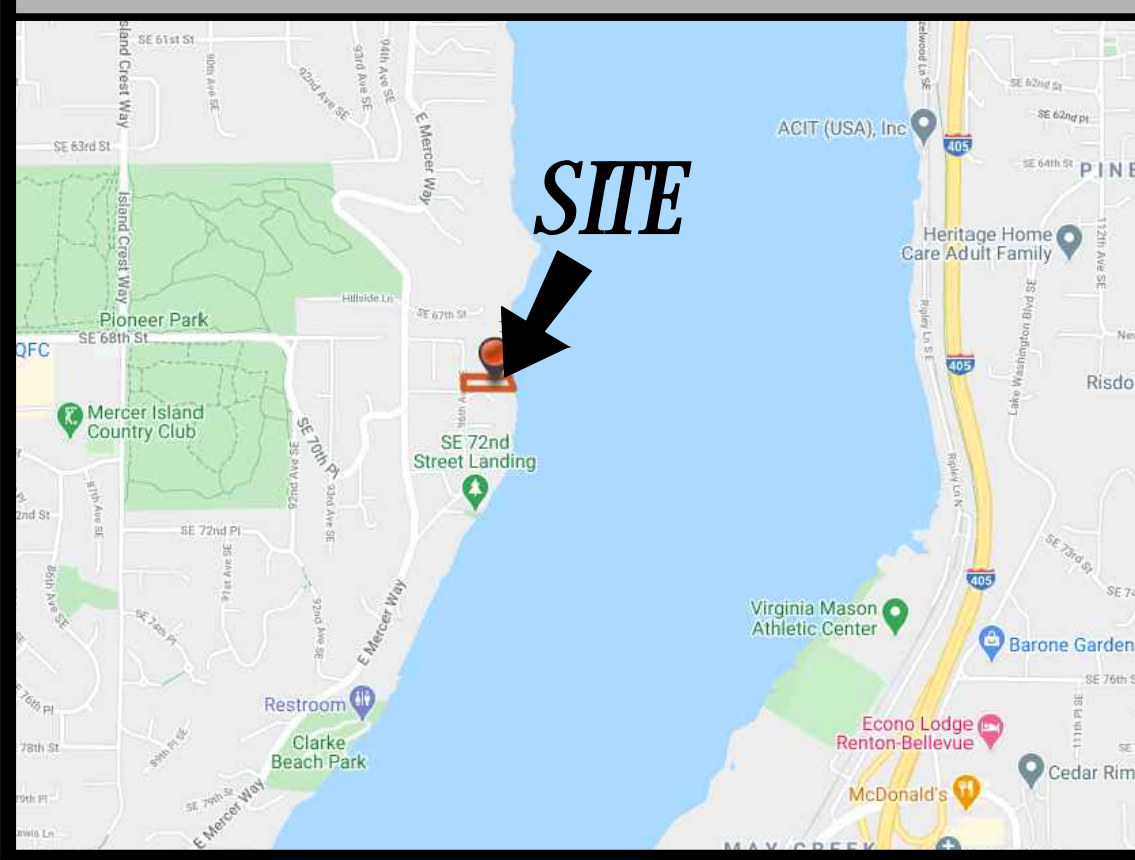
NAVD88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

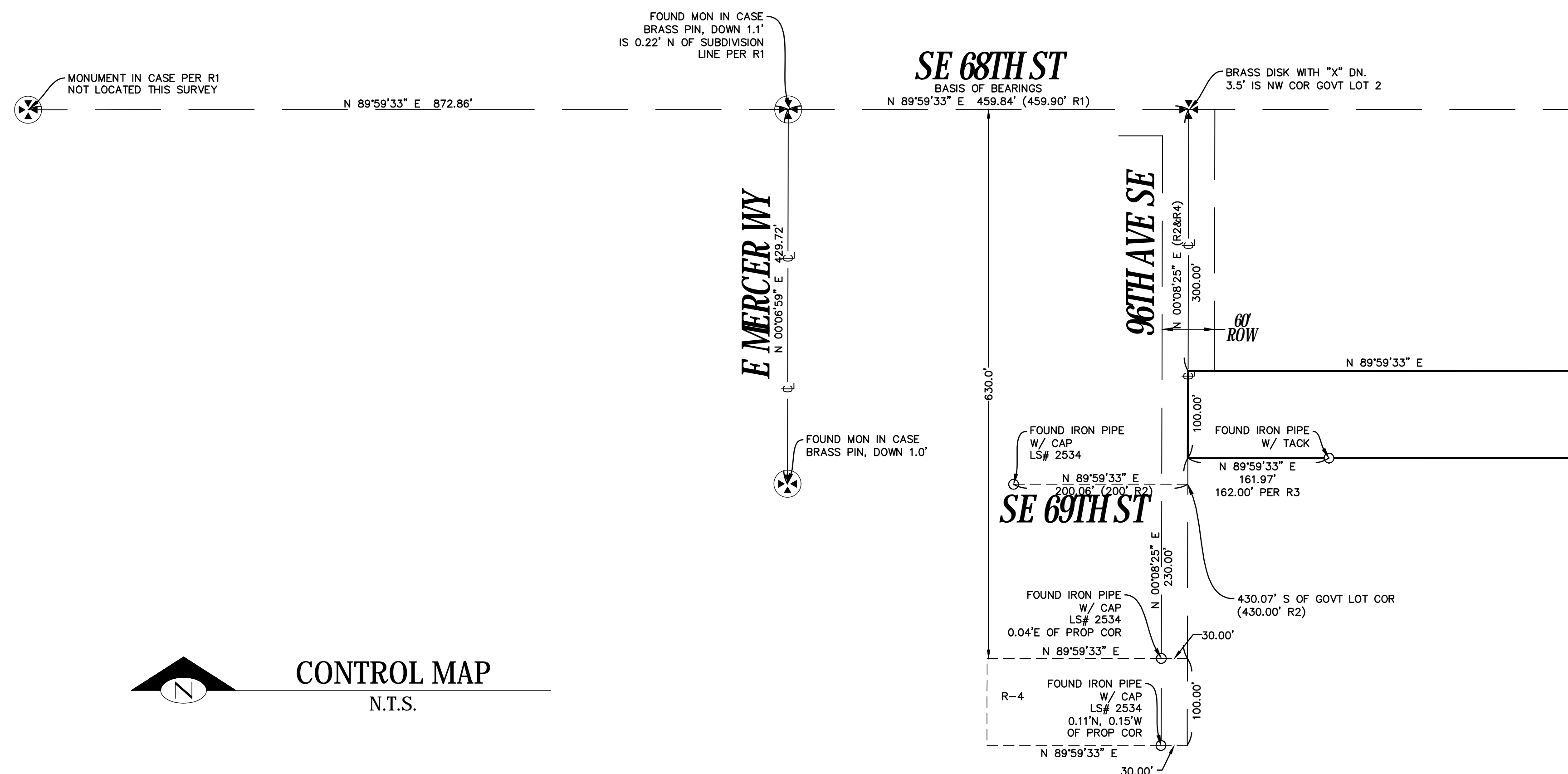
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY & JULY OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD 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 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).
4. SUBJECT PROPERTY TAX PARCEL NO. 3024059010
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 37,427 S.F. (0.86 ACRES). HOLDING THE STANDARD 18.6' CONTOUR FOR LAKE WASHINGTON, THE AREA IS 37,673 S.F. (0.86 ACRES).
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. RC 40236167, WITH AN EFFECTIVE DATE OF DECEMBER 2, 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

	AREA DRAIN		POWER POLE
	ASPHALT SURFACE		REBAR AS NOTED (FOUND)
	BRICK SURFACE		ROCKERY
	BUILDING		SEWER LINE
	CENTERLINE ROW		SEWER MANHOLE
	CLEANOUT		STORM DRAIN LINE
	CULVERT PIPE		TELEPHONE SENTRY
	CONCRETE SURFACE		TREE (AS NOTED)
	RETAINING WALL		WATER LINE
	DECK		WATER METER
	FENCE LINE (CHAIN LINK)		WATER VALVE
	FENCE LINE (WOOD)		HOSE BIB
	FIRE HYDRANT		YARD LIGHT
	GAS LINE		WETLAND AREA
	GAS METER		WETLAND FLAG
	GRAVEL SURFACE		TREE TAG REFERENCE
	CATCH BASIN (TYPE 1)		GEOTECH EXPLORATIONS (APPROXIMATE)
	HUB/TACK		
	WALL AS NOTED		
	MONUMENT IN CASE (FOUND)		
	MONUMENT (SURFACE, FOUND)		
	POWER HAND HOLE		
	POWER METER		
	POWER (OVERHEAD)		

VICINITY MAP N.T.S.**TOPOGRAPHIC & BOUNDARY SURVEY****SCHEDULE B ITEMS**

3. NOTICE OF TAP OR CONNECTION CHARGES WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR RE-DEVELOPMENT OF THE LAND AS DISCLOSED BY RECORDED INSTRUMENT. INQUIRIES REGARDING THE SPECIFIC AMOUNT OF THE CHARGES SHOULD BE MADE TO THE CITY/COUNTY/AGENCY. CITY/COUNTY/AGENCY: CITY OF MERCER ISLAND RECORDED: DECEMBER 06, 1977 RECORDING NO.: 7712060812 (NOT PLOTTED-BLANKET IN NATURE)
4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE AREA AFFECTED: WESTERLY PORTION OF SAID PREMISES RECORDING NO.: 2616148 (PLOTTED)
5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: MERCER ISLAND SEWER DISTRICT PURPOSE: SEWER LINE AREA AFFECTED: A PORTION OF SAID PREMISES RECORDING NO.: 5750932 (EASEMENT OVER LINE AS CONSTRUCTED ACROSS 2ND CLASS SHORELANDS.-NOT PLOTTED-BLANKET IN NATURE)

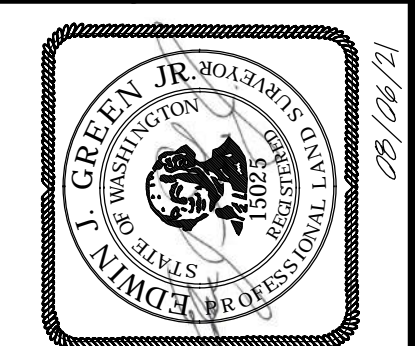


STEEP SLOPE/BUFFER DISCLAIMER:
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE FITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY 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.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 3024059010
 BUTTENWIESER / WILEY RESIDENCE

6838 96TH 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

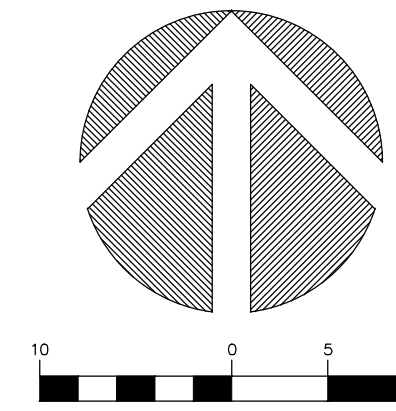
JOB NUMBER:	202552
DATE:	02/04/21
DRAFTED BY:	TCC
CHECKED BY:	EJC/TMM
SCALE:	1" = 10'
REVISION HISTORY	
7/19/21	ADD'L TOPO
8/6/21	PER COMMENTS
SHEET NUMBER 1 OF 3	

INDEXING INFORMATION			
NW ⁴	NE ⁴	SE ⁴	SW ⁴
SECTION: 30		TOWNSHIP: 24N	
RANGE: 06E W.M		COUNTY: KING	

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

	AREA DRAIN		POWER POLE
	ASPHALT SURFACE		REBAR AS NOTED (FOUND)
	BRICK SURFACE		ROCKERY
	BUILDING		SEWER LINE
	CENTERLINE ROW		SEWER MANHOLE
	CLEANOUT		STORM DRAIN LINE
	CULVERT PIPE		TELEPHONE SENTRY
	CONCRETE SURFACE		TREE (AS NOTED)
	RETAINING WALL		WATER LINE
	DECK		WATER METER
	FENCE LINE (CHAIN LINK)		WATER VALVE
	FENCE LINE (WOOD)		HOSEBIB
	FIRE HYDRANT		YARD LIGHT
	GAS LINE		WETLAND AREA
	GAS METER		WETLAND FLAG
	GRAVEL SURFACE		TREE TAG REFERENCE
	CATCH BASIN (TYPE 1)		GEOTECH EXPLORATIONS (APPROXIMATE)
	HUB/TACK		
	NAIL AS NOTED		
	MONUMENT (SURFACE, FOUND)		
	POWER HAND HOLE		
	POWER METER		
	POWER (OVERHEAD)		



(IN FEET)
1 INCH = 10 FT.

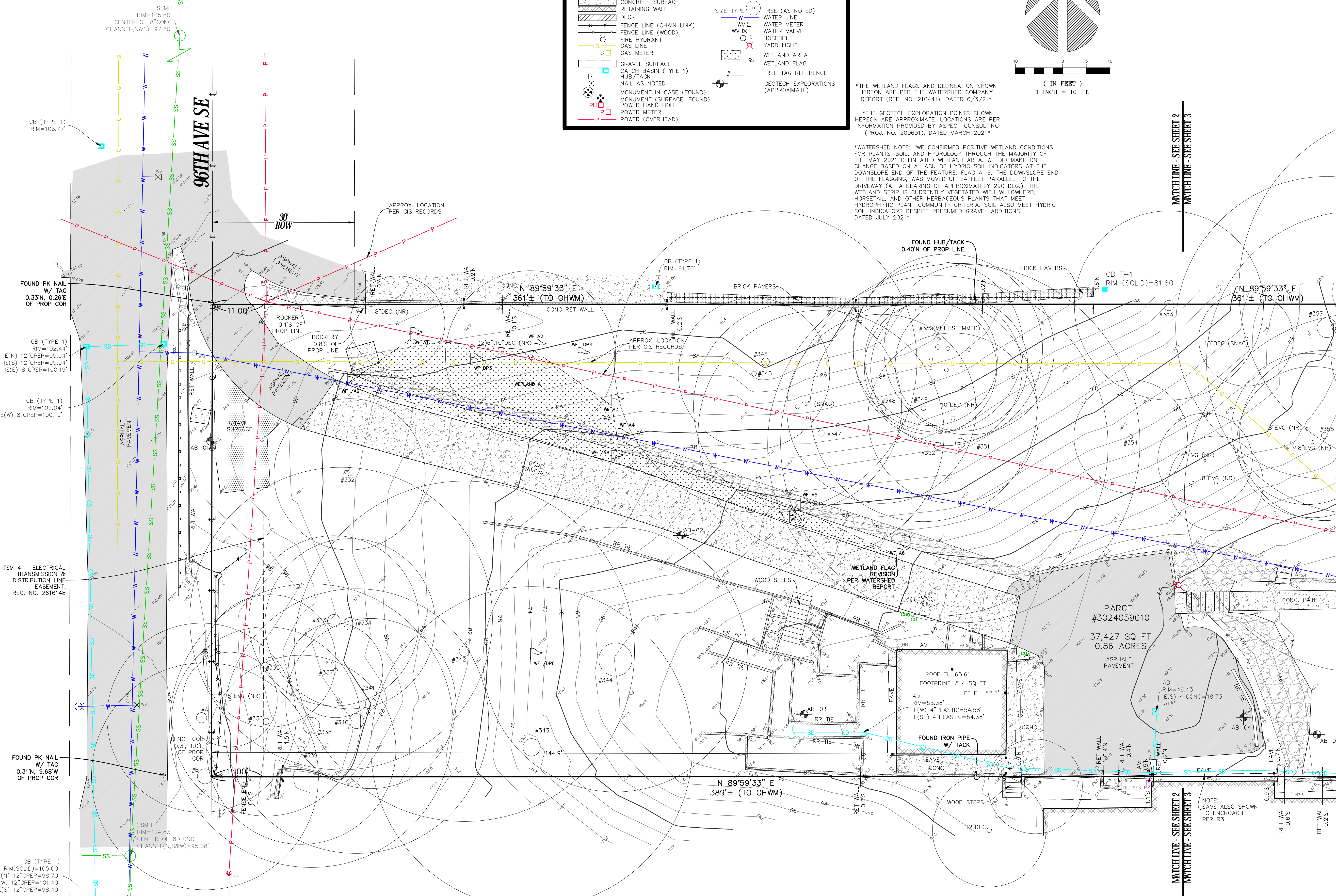
THE WETLAND FLAGS AND DELINEATION SHOWN HEREON ARE PER THE WATERSHED COMPANY REPORT (REF. NO. 210441), DATED 6/3/21

THE GEOTECH EXPLORATION POINTS SHOWN HEREON ARE APPROXIMATE. LOCATIONS ARE PER INFORMATION PROVIDED BY ASPECT CONSULTING (PROJ. NO. 200631), DATED MARCH 2021

*WATERSHED NOTE: "WE CONFIRMED POSITIVE WETLAND CONDITIONS FOR PLANTS, SOIL, AND HYDROLOGY THROUGH THE MAJORITY OF THE MAY 2021 DELINEATED WETLAND AREA. WE DID MAKE ONE CHANGE BASED ON A LACK OF HYDRIC SOIL INDICATORS AT THE DOWNSLOPE END OF THE FEATURE FLAG A-6, THE DOWNSLOPE END OF THE FLAGGING WAS MOVED UP 24 FEET PARALLEL TO THE DRIVEWAY (AT A BEARING OF APPROXIMATELY 290 DEG.). THE WETLAND STRIP IS CURRENTLY VEGETATED WITH WILLOWHERB, HORSETAIL, AND OTHER HERBACEOUS PLANTS THAT MEET HYDROPHYTIC PLANT COMMUNITY CRITERIA. SOIL ALSO MEET HYDRIC SOIL INDICATORS DESPITE PRESUMED GRAVEL ADDITIONS. DATED JULY 2021"

MATCHLINE - SEE SHEET 2
MATCHLINE - SEE SHEET 3

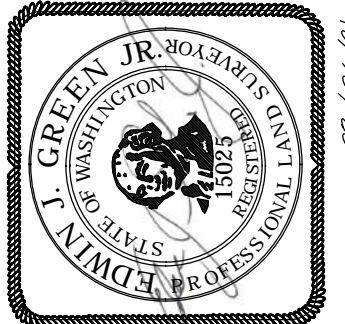
MATCHLINE - SEE SHEET 2
MATCHLINE - SEE SHEET 3



TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 3024059010

BUTTENWIESER / WILEY RESIDENCE

6838 96TH 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:	202552
DATE:	02/04/21
DRAFTED BY:	TCC
CHECKED BY:	EJC/IMI
SCALE:	1" = 10'

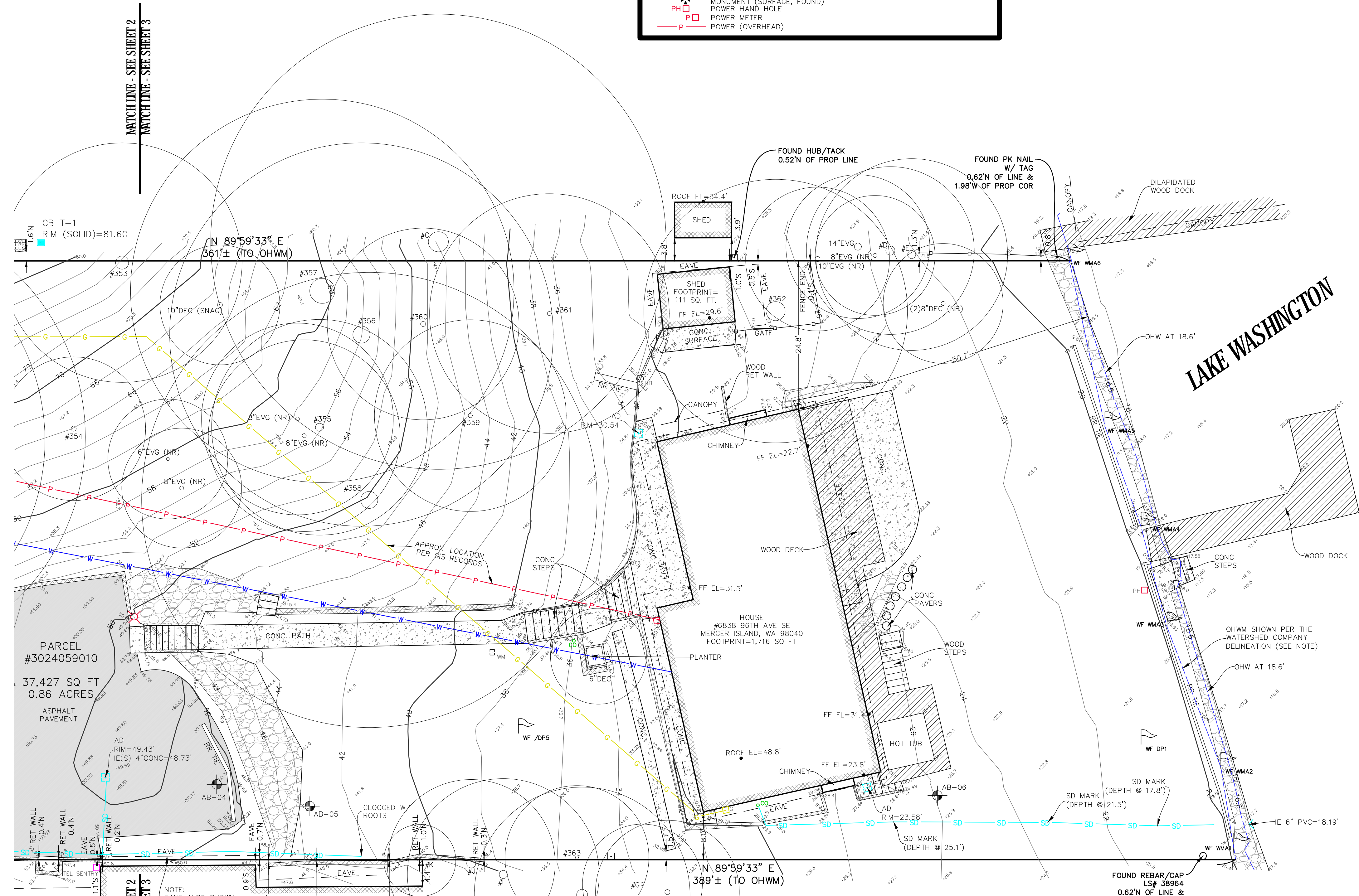
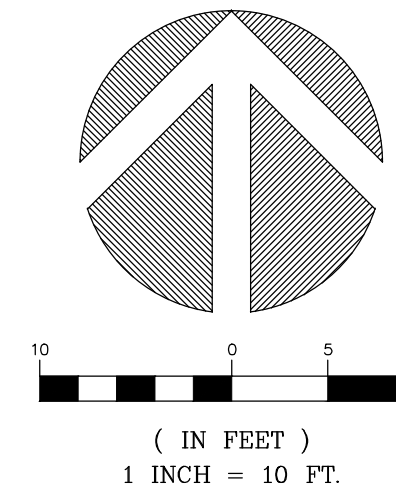
REVISION HISTORY	
7/19/21	ADDIT TOPO
8/6/21	PER COMMENTS

measure success

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

	AREA DRAIN		POWER POLE
	ASPHALT SURFACE		REBAR AS NOTED (FOUND)
	BRICK SURFACE		ROCKERY
	BUILDING		SEWER LINE
	CENTERLINE ROW		SEWER MANHOLE
	CLEANOUT		STORM DRAIN LINE
	CULVERT PIPE		TELEPHONE SENTRY
	CONCRETE SURFACE		TREE (AS NOTED)
	RETAINING WALL		WATER LINE
	DECK		WATER METER
	FENCE LINE (CHAIN LINK)		WATER VALVE
	FENCE LINE (WOOD)		HOSEBIB
	FIRE HYDRANT		YARD LIGHT
	GAS LINE		WETLAND AREA
	GAS METER		WETLAND FLAG
	GRAVEL SURFACE		TREE TAG REFERENCE (APPROXIMATE)
	CATCH BASIN (TYPE 1)		
	HUB/TACK		
	NAIL AS NOTED		
	MONUMENT IN CASE (FOUND)		
	MONUMENT (SURFACE, FOUND)		
	POWER HAND HOLE		
	POWER METER		
	POWER (OVERHEAD)		



TREE INVENTORY

PER ARBOR REPORT
BY: TREE SOLUTIONS INC.
DATED: 5/07/21

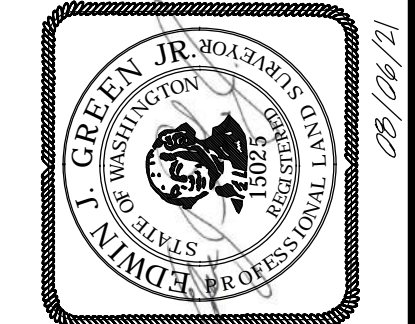
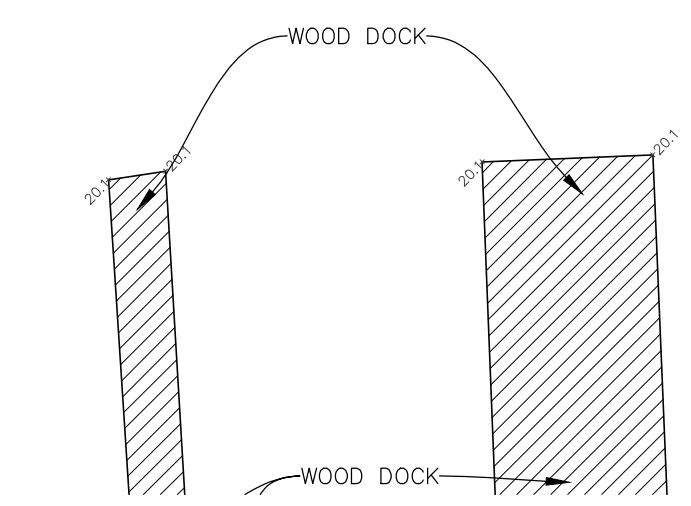
NUMBER	DIAMETER	TYPE/NAME
332	17" DBH	PRUNUS EMARGINATA-BITTER CHERRY
333	35" DBH	THUJA PLICATA-WESTERN REDCEDAR
334	28.7" DBH	THUJA PLICATA-WESTERN REDCEDAR
335	16.2" DBH	THUJA PLICATA-WESTERN REDCEDAR
336	13.7" DBH	ACER MACROPHYLLUM-BIGLEAF MAPLE
337	9.9" DBH	THUJA PLICATA-WESTERN REDCEDAR
338	41.7" DBH	PSEUDOTSUGA MENZIESII-DOUGLAS FIR
339	21.7" DBH	ACER MACROPHYLLUM-BIGLEAF MAPLE
340	32.0" DBH	PSEUDOTSUGA MENZIESII-DOUGLAS FIR
341	23.5" DBH	ACER MACROPHYLLUM-BIGLEAF MAPLE
342	19.3" DBH	ALNUS RUBRA-RED ALDER
343	42.2" DBH	THUJA PLICATA-WESTERN REDCEDAR
344	49.7" DBH	THUJA PLICATA-WESTERN REDCEDAR
345	12.6" DBH	ACER MACROPHYLLUM-BIGLEAF MAPLE
346	26.3" DBH	ACER MACROPHYLLUM-BIGLEAF MAPLE
347	23.5" DBH	ACER MACROPHYLLUM-BIGLEAF MAPLE
348	19.4" DBH	ACER MACROPHYLLUM-BIGLEAF MAPLE
349	18.4" DBH	ACER MACROPHYLLUM-BIGLEAF MAPLE
350	24.8" DBH	ACER MACROPHYLLUM-BIGLEAF MAPLE
351	21.7" DBH	ACER MACROPHYLLUM-BIGLEAF MAPLE
352	18.6" DBH	ACER MACROPHYLLUM-BIGLEAF MAPLE
353	20.0" DBH	PSEUDOTSUGA MENZIESII-DOUGLAS FIR
354	10.0" DBH	PSEUDOTSUGA MENZIESII-DOUGLAS FIR
355	15.2" DBH	PSEUDOTSUGA MENZIESII-DOUGLAS FIR
356	30.0" DBH	ACER MACROPHYLLUM-BIGLEAF MAPLE
357	55.5" DBH	THUJA PLICATA-WESTERN REDCEDAR
358	26.0" DBH	ACER MACROPHYLLUM-BIGLEAF MAPLE
359	12.0" DBH	LLEX AQUIFOLIUM-ENGLISH HOLLY
360	12.9" DBH	LLEX AQUIFOLIUM-ENGLISH HOLLY
361	15.4" DBH	CORYLUS CORNUTA-BEAKED HAZELNUT
362	31.0" DBH	CHAMAECYPARIS PISIFERA-SAWARA CYPRESS
363	8.0" DBH	MAGNOLIA X SOULANGIANA-SAUCCER MAGNOLIA
ACPA-NR	6.0" DBH	ACER PALMATUM-JAPANESE MAPLE
A	28.0" DBH	THUJA PLICATA-WESTERN REDCEDAR
B	32.0" DBH	THUJA PLICATA-WESTERN REDCEDAR
C	32.0" DBH	THUJA PLICATA-WESTERN REDCEDAR
D	14.0" DBH	THUJA PLICATA-WESTERN REDCEDAR
E	16.0" DBH	THUJA PLICATA-WESTERN REDCEDAR
F	15.0" DBH	THUJA PLICATA-WESTERN REDCEDAR
G	8.6" DBH	THUJA PLICATA-WESTERN REDCEDAR
H	5.5" DBH	THUJA PLICATA-WESTERN REDCEDAR
I	14.0" DBH	THUJA PLICATA-WESTERN REDCEDAR
J	12.0" DBH	CUPROCYPARIS LEYLANDI-LEYLAND CYPRESS
K	15.0" DBH	CUPROCYPARIS LEYLANDI-LEYLAND CYPRESS
L	5.0" DBH	ACER PALMATUM-JAPANESE MAPLE

(NR) NOT REGULATED - BELOW REGULATED SIZE

THE WETLAND FLAGS AND ORDINARY HIGH WATER DELINEATION SHOWN HEREON ARE PER THE WATERSHED COMPANY REPORT (REF. NO. 210441), DATED 6/3/21

THE GEOTECH EXPLORATION POINTS SHOWN HEREON ARE APPROXIMATE. LOCATIONS ARE PER INFORMATION PROVIDED BY ASPECT CONSULTING (PROJ. NO. 200631), DATED MARCH 2021

*WATERSHED NOTE: "WE CONFIRMED POSITIVE WETLAND CONDITIONS FOR PLANTS, SOIL, AND HYDROLOGY THROUGH THE MAJORITY OF THE MAY 2021 DELINEATED WETLAND AREA. WE DID MAKE ONE CHANGE BASED ON A LACK OF HYDRIC SOIL INDICATORS AT THE DOWNSLOPE END OF THE FEATURE. FLAG A-6, THE DOWNSLOPE END OF THE FLAGGING, WAS MOVED UP 24 FEET PARALLEL TO THE DRIVEWAY (AT A BEARING OF APPROXIMATELY 290 DEG.). THE WETLAND STRIP IS CURRENTLY VEGETATED WITH WILLOWHERB, HORSETAIL, AND OTHER HERBACEOUS PLANTS THAT MEET HYDRIC PLANT COMMUNITY CRITERIA. SOIL ALSO MEET HYDRIC SOIL INDICATORS DESPITE PRESUMED GRAVEL ADDITIONS. DATED JULY 2021"



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

JOB NUMBER:	202552
DATE:	02/04/21
DRAFTED BY:	TCC
CHECKED BY:	EJC/MM
SCALE:	1" = 10'
REVISION HISTORY	
7/19/21	ADDTL TOPO
8/6/21	PER COMMENTS
SHEET NUMBER	
3 OF 3	

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 3024059010
BUTTENWIESER / WILEY RESIDENCE
6838 96TH AVE SE
MERCER ISLAND, WA 98040

measure success