

**BASIS OF BEARING**  
WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE

**BASIS OF ELEVATION**  
CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) SSHO, ZSE1, HAHD

**EQUIPMENT & PROCEDURES**  
TOTAL STATION: TOPCON GPT-3500 SERIES. METHOD: FIELD TRAVERSE.  
GPS UNIT: IGS GNSS STATIC RECEIVER. METHOD: STATIC OBSERVATION.

**SURVEY REFERENCES**  
(R1) RECORD OF SURVEY, REC. NO. 20200708900086.  
(R2) RECORD OF SURVEY, REC. NO. 20040518900012.

**SITE INFORMATION**  
ASSESSORS PARCEL NO. 192405-9311  
SITE OWNER: ELAINE BERRYMAN  
SITE ADDRESS: 5222 W MERCER WAY, MERCER ISLAND, WA 98040  
LOT AREA: 16,719± SQUARE FEET OR 0.38 ACRES

**NOTES**

1. THE BOUNDARY LINES DEPICTED HEREON REPRESENT DEED LINES AND DO NOT PURPORT TO REPRESENT OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY LEGAL ACTION OR A COURT OF LAW.
2. ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) ELEVATIONS REFERENCED TO THE NAVD 88 DATUM.
3. RECORD BEARINGS HAVE BEEN ROTATED TO HEREIN REFERENCED NAD 83 (2011) MERIDIAN.
4. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 03/13/2024 & 03/26/2024.
5. WETLAND FLAGS WERE ESTABLISHED BY RAEDEKE ASSOCIATES INC.
6. TREES WERE TAGGED BY ERIC LEDFORD PN-9290A. A SEARCH FOR TREES TAGGED 2, 3 & 4 WAS CONDUCTED AND THEY COULD NOT BE FOUND. THERE ARE NO OTHER TREES ON SITE OTHER THAN THOSE SHOWN HEREON.
7. THE ENTIRE SITE IS WITHIN SLOPES OF GREATER THAN 15% WITH THE EXCEPTION OF THE HOUSE & YARD.

**LEGAL DESCRIPTION**  
PER STATUTORY WARRANTY DEED, AFN. 20210729000548.  
LOT D. CITY OF MERCER ISLAND SHORT PLAT NO. 77-1-019, RECORDED UNDER RECORDING NO. 7707220615, RECORDS OF KING COUNTY, WASHINGTON.

**EASEMENTS OF RECORD**  
PER CHICAGO TITLE INSURANCE COMPANY OWNERS POLICY NO. 0202973-ETU, DATED JULY 29, 2021 AT 8:51 A.M.

SCHEDULE B - SPECIAL EXCEPTIONS

2. SUBJECT TO EASEMENTS SET FORTH ON SHORT PLAT NO. MI-77-1-019, RECORDING NO. 7707220615. (PLOTTED HEREON)
3. SUBJECT TO EASEMENT IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY FOR AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, RECORDING NO. 7910310763. (PLOTTED HEREON)
4. SUBJECT TO EASEMENT FOR ROADWAY AND SIDE SEWER AND STORM SEWER FACILITIES AND UTILITIES, RECORDING NO. 8909130015. (DOCUMENT NOT PROVIDED)

- SYMBOLS LEGEND**
- UTILITY POLE
  - UTILITY POLE W/ X-ARM
  - PAD MOUNT TRANSFORMER
  - GUY ANCHOR
  - POWER METER
  - GAS METER
  - FIRE HYDRANT
  - WATER METER
  - TELCO PEDESTAL
  - CATCH BASIN
  - SANITARY SEWER MANHOLE
  - IRRIGATION CONTROL BOX
  - PAD MOUNT TRANSFORMER
  - SET REBAR & CAP
  - SET MAG NAIL & WASHER
  - FOUND CORNER AS NOTED
  - FOUND MAG NAIL & WASHER
  - WETLAND FLAG
  - DECIDUOUS TREE AS NOTED
  - CONIFER TREE AS NOTED

**TREE TABLE**  
(PER TABLE PREPARED BY SOUND TREE CARE LLC, ERIC LEDFORD PN-9290A)

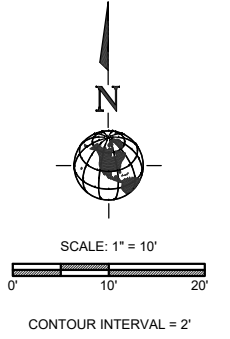
TREE	DIAMETER	SPECIES
1	48"	BIG LEAF MAPLE
2	8"	BIG LEAF MAPLE
3	14"	BIG LEAF MAPLE
4	36"	BIG LEAF MAPLE
5	18"	BIG LEAF MAPLE
6	14"	WESTERN RED CEDAR
7	18"	CHERRY
8	24"	BIG LEAF MAPLE
9	18"	BIG LEAF MAPLE
10	22"	BIG LEAF MAPLE
11	18"	BIG LEAF MAPLE
12	16"	BIG LEAF MAPLE

**LINETYPE LEGEND**

- WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF WETLAND
- OVERHEAD UTILITY LINES
- STORM DRAIN LINE
- ROCKERY

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	43°15'00"	50.00'	37.74'
C2	13°14'23"	80.00'	18.49'
C3	4°29'30"	603.14'	47.28'
C4	1°17'11"	603.14'	13.54'



PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 19, T. 24 N., R 5 E., W.M., KING COUNTY, WASHINGTON



DATE: 03/28/2024	SCALE: 1" = 10'	FIELD BOOK: 69/75
DRAWN BY: JRS		SHEET: 1 OF 1