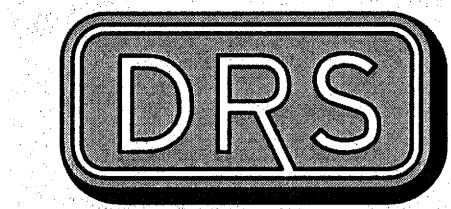
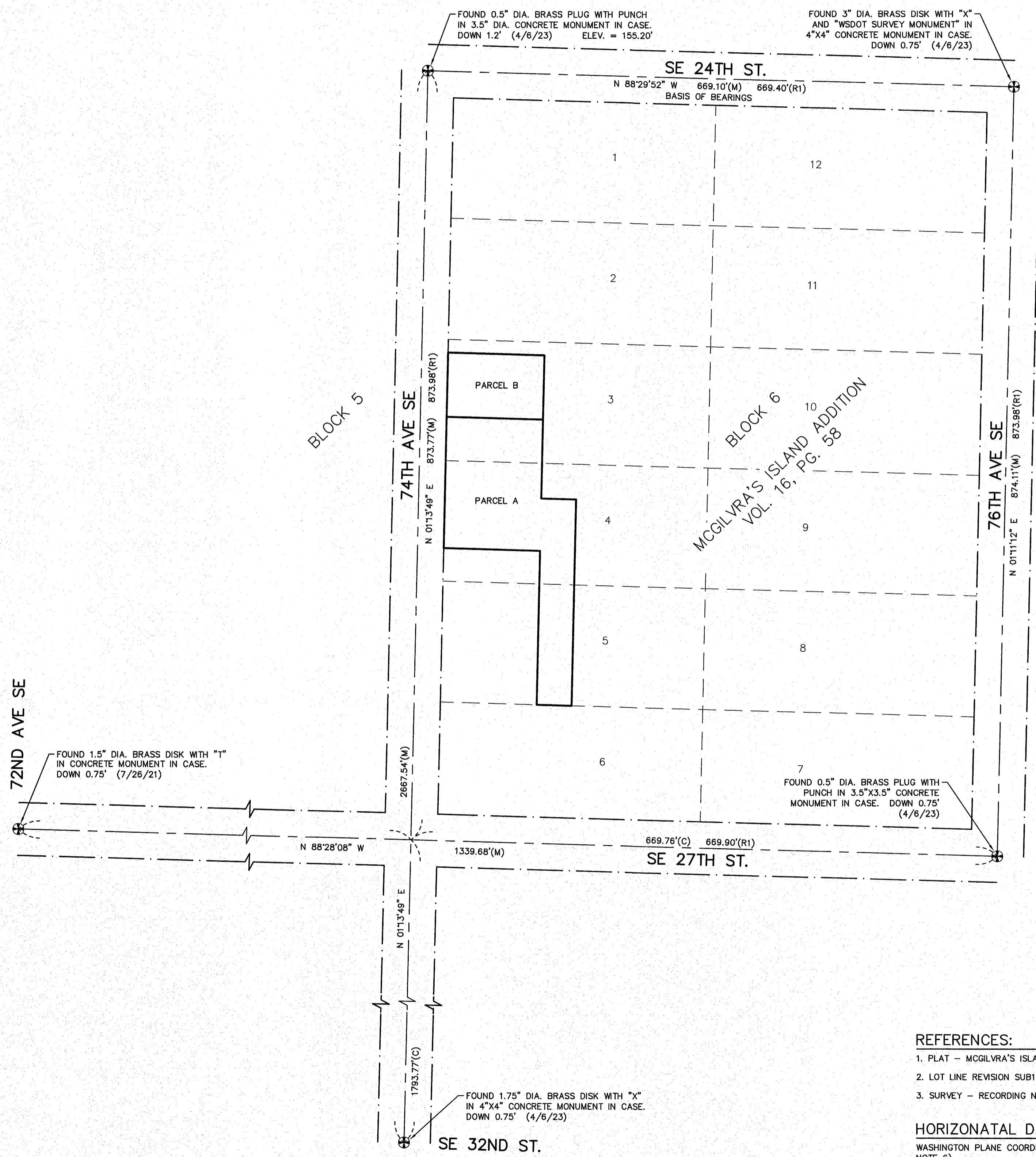


BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
SECTION 12, TOWNSHIP 24 NORTH, RANGE 04 EAST, W.M.,
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
820 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423



REFERENCES:

1. PLAT - MCGILVRA'S ISLAND ADDITION, VOLUME 16, PAGE 58 OF PLATS.
2. LOT LINE REVISION SUB14-011, RECORDING NO. 20150528900006.
3. SURVEY - RECORDING NO. 8501049012.

HORIZONTAL DATUM:

WASHINGTON PLANE COORDINATE SYSTEM, NORTH ZONE. NAD83-2011 EPOCH 2010.00 (SEE SURVEY NOTE 6)

VERTICAL DATUM:

NAVD 88 PER GNSS OBSERVATION (SEE SURVEY NOTE 6)

BENCHMARK:

3.5" DIA. CONCRETE MONUMENT WITH 1/2" BRASS PLUG AND PUNCH IN MONUMENT CASE AT THE INTERSECTION OF SE 24TH ST. AND 74TH AVE. SE. BENCHMARK IS TOP OF CONCRETE MONUMENT. ELEVATION = 155.20'

LEGAL DESCRIPTION:

PARCEL A:
PARCEL B OF CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB14-011, RECORDED UNDER RECORDING NUMBER 20150528900006, IN KING COUNTY WASHINGTON;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

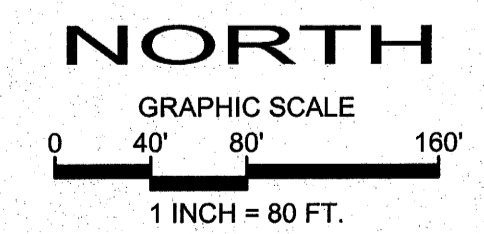
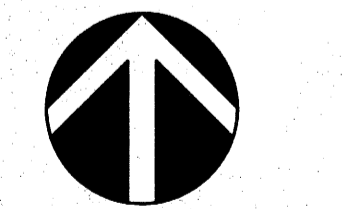
PARCEL B:
THE SOUTH 72.72 FEET OF THE NORTH 87.67 FEET OF THE WEST 110 FEET OF LOT 3, BLOCK 6, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 56, IN KING COUNTY, WASHINGTON;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE RESTRICTIONS

1. EASEMENT GRANTED TO MERCER ISLAND SEWER DISTRICT FOR A SEWER PIPELINE, RECORDING NO. 4655731. AFFECTS PORTION OF PARCEL A AND OTHER PROPERTY. SHOWN HEREON.
2. 4-FOOT WIDE EASEMENT FOR SIDE SEWER - RECORDING NO. 4995706. LOCATION SHOWN IS APPROXIMATE. EASEMENT IS OVER PIPE AS CONSTRUCTED. AFFECTS PORTION OF PARCEL B AND OTHER PROPERTY. SHOWN HEREON.
3. 7-FOOT WIDE EASEMENT FOR UTILITIES INCLUDING POWER, LIGHT, GAS, WATER SEWER AND TELEPHONE, RECORDING NO. 5801958. AFFECTS NORTHERLY PORTION OF PARCEL A. SHOWN HEREON.
4. ITEM DELETED FROM TITLE REPORT.
5. ITEM DELETED FROM TITLE REPORT.
6. ITEM DELETED FROM TITLE REPORT.
7. HOLD HARMLESS AGREEMENT, RECORDING NO. 20160120000200. NOT SURVEY RELATED.
8. COVENANTS, CONDITIONS AND RESTRICTIONS, IF ANY, AS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON LOT LINE REVISION NO. SUB14-011, RECORDING NO. 20150528900006.
9. TIEBACK AND SHORING EASEMENT, RECORDING NO. 20170530001254. AFFECTS EASTERLY PORTION OF PARCELS A AND B. NO DEFINITE LOCATION DESCRIBED. MAY HAVE SELF TERMINATED.
10. EASEMENT FOR SEWER LINE, RECORDING NO. 20170530001263. SHOWN HEREON.
11. HOLD HARMLESS AGREEMENT, RECORDING NO. 20170710000863. NOT SURVEY RELATED.
12. RESTAURANT AGREEMENT, RECORDING NO. 20171113001170. NOT SURVEY RELATED.
- 13-16. RELATED TO TAXES AND ASSESSMENTS. NOT SURVEY RELATED.
17. NOTES THE ENCROACHMENT OF A "TRASH CORRAL" ON THE NORTH PORTION OF PARCEL B.

SURVEYOR'S NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0187036-16, UPDATE 4TH COMMITMENT DATED OCTOBER 3, 2022. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS, LLC HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS, LLC AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT. D.R. STRONG CONSULTING ENGINEERS, LLC HAS RELIED WHOLLY ON SAID CHICAGO TITLE COMPANY OF WASHINGTON REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS, LLC QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON APRIL 13, 2023. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON APRIL 6, 2023 UNLESS NOTED OTHERWISE.
3. PROPERTY AREA:
PARCEL A = 7,999± SQUARE FEET (0.1836± ACRES).
PARCEL B = 25,800± SQUARE FEET (0.5923± ACRES).
4. ALL DISTANCES ARE IN U.S. SURVEY FEET.
5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS SURVEY. A TRIMBLE S7 ONE SECOND COMBINED ELECTRONIC TOTAL STATION AND A TRIMBLE R12I GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) RECEIVER WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. RTK GNSS OBSERVATIONS WERE MADE ON 04/06/2023 UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN). THE COMBINED GRID TO GROUND SCALE FACTOR USED IS 0.999980520.
7. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
8. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY.
9. CONTOURS ARE DERIVED FROM DIRECT FIELD OBSERVATION. CONTOUR ACCURACY IS WITHIN ONE-HALF CONTOUR INTERVAL PER NATIONAL MAPPING STANDARDS.
10. THIS SURVEY WAS PERFORMED IN SUPPORT OF ENGINEERING DESIGN.



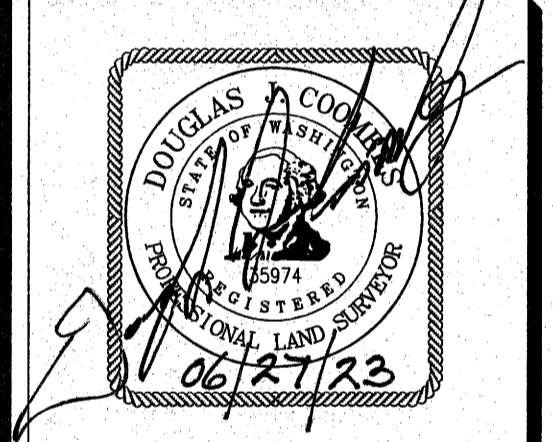
BASIS OF BEARINGS:
N 88°29'52" W BETWEEN THE MONUMENTS
FOUND IN PLACE ALONG SE 24TH ST.

74TH AVE SE

2430 AND 2436 74TH AVE SE
TAX PARCELS:
531510-0458 AND 531510-0455

LNL BUILDS, LLC

317 - 4TH STREET
KIRKLAND, WA
98033



APR

REVISION

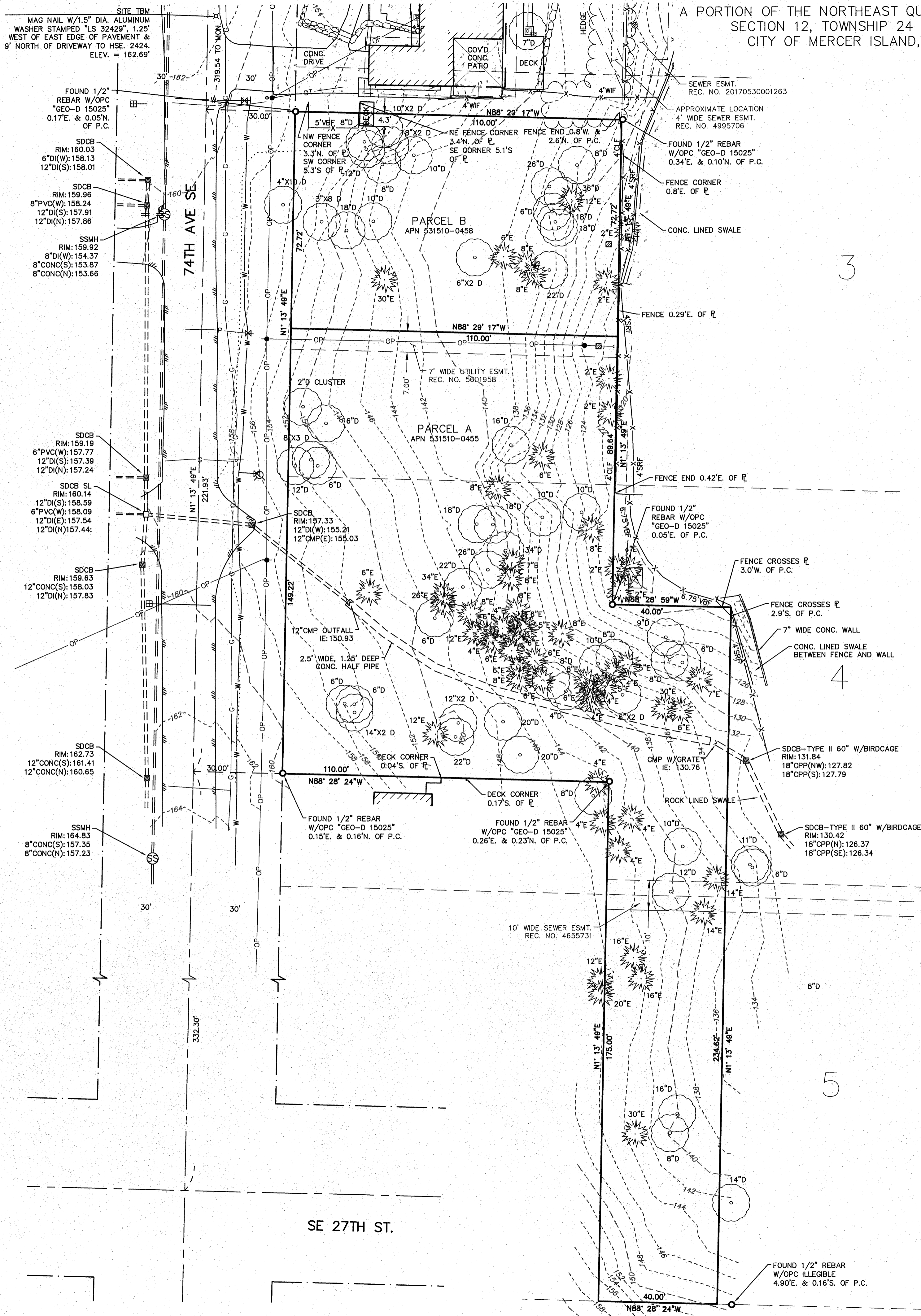
DATE

PROJECT SURVEYOR: DJC
DRAFTED BY: DJC/DLC
FIELD BOOK: 199
DATE: 06-27-2023
PROJECT NO.: 23001

SHEET: 1 OF 2

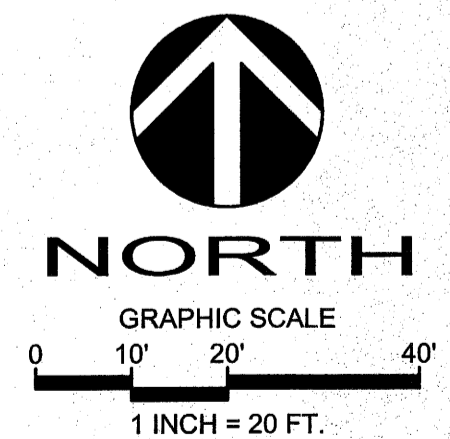
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LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER CORNER AS NOTED
- SET MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- FOUND PIN NAIL AND WASHER AS NOTED
- (M) MEASURED
- (C) CALCULATED
- P.P. PROPERTY LINE
- P.C. CALCULATED PROPERTY CORNER
- OPC ORANGE PLASTIC CAP
- MW MONITOR WELL
- RS ROAD SIGNAGE
- MB MAIL BOX
- PM POWER METER
- PP POWER POLE
- PV POWER VAULT, SIZE VARIES
- JB JUNCTION BOX, SIZE VARIES
- LP NO ARM LIGHT POLE
- LP WITH ARM LIGHT POLE
- GW GUY WIRE
- WM WATER METER
- WV WATER VALVE
- WS WATER SPIGOT
- FH FIRE HYDRANT
- PIV POST INDICATOR VALVE
- FDC FIRE DEPARTMENT CONNECTION
- RCK ROCKERY
- SDCB STORM DRAIN CATCH BASIN
- SDCB STORM DRAIN MANHOLE
- SSM SANITARY SEWER MANHOLE
- CM CABLE MANHOLE
- PM POWER MANHOLE
- TM TELEPHONE MANHOLE
- WM WATER MANHOLE
- GV GAS VALVE
- GM GAS METER
- VBF VERTICAL BOARD FENCE
- HBF HORIZONTAL BOARD FENCE
- CLF CHAINLINK FENCE
- SRF SPLIT RAIL FENCE
- HWF HOGWIRE FENCE
- CWF CHICKEN WIRE FENCE
- BWF BARBWIRE FENCE
- DT DECIDUOUS TREE
- ET EVERGREEN TREE
- SSS SANITARY SEWER LINE
- SL STORM LINE
- OP OVERHEAD POWER
- UP UNDERGROUND POWER
- UW UNDERGROUND WATER
- UG UNDERGROUND GAS
- UT UNDERGROUND TELEPHONE
- UC UNDERGROUND CABLE
- EP EDGE OF PAVEMENT
- FENCE
- GRV GRAVEL
- CONC CONCRETE



BASIS OF BEARINGS:
N 88°29'52" W BETWEEN THE MONUMENTS
FOUND IN PLACE ALONG SE 24TH ST.

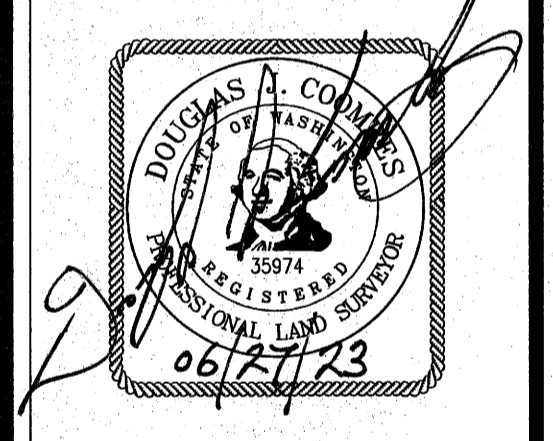
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