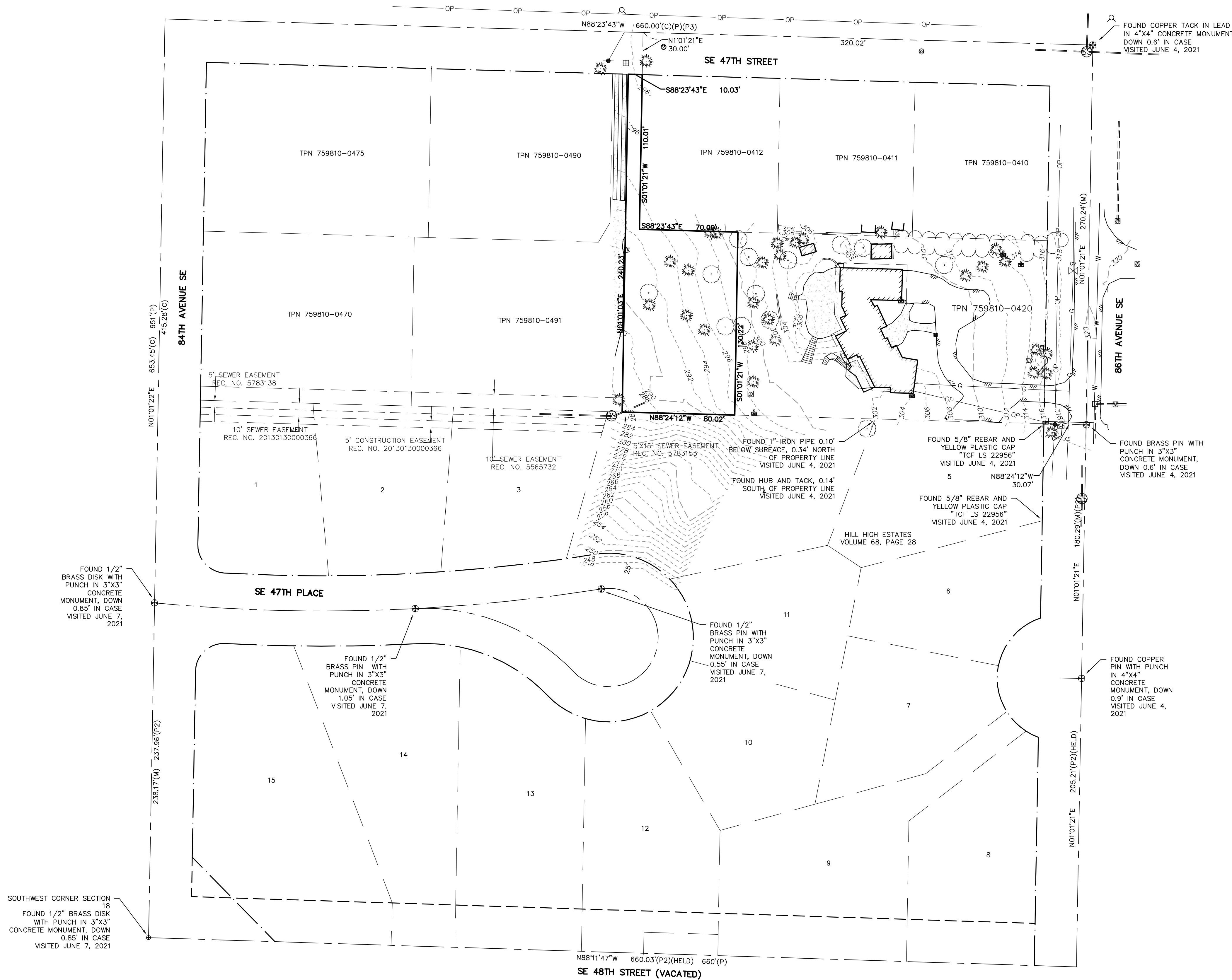


# BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER  
SECTION 18, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M.,  
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

**LEGEND:**

- FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED



**LEGAL DESCRIPTION:**

(TAX PARCEL NO. 759810-0421)

LOTS 1 AND 2, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;  
EXCEPT THE EAST 220 FEET OF SAID LOTS 1 AND 2;  
AND EXCEPT THE NORTH 110 FEET OF THE WEST 70 FEET OF THE EAST 290 FEET OF SAID LOT 1.

**TITLE RESTRICTIONS:**

1. THIS SITE IS SUBJECT TO 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, 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 ON THE PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, AS RECORDED UNDER RECORDING NUMBER 78513.
2. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS 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 DOCUMENT RECORDED MAY 16, 1972 UNDER RECORDING NUMBER 7205160582.
3. THIS SITE IS SUBJECT TO RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; INDIAN TREATY OR ABORIGINAL RIGHTS.
4. THIS SITE IS SUBJECT TO GENERAL AND SPECIAL TAXES AND CHARGES, IF ANY.

**SURVEYOR'S NOTES**

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 0217517-ETU DATED JULY 22, 2021. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE INSURANCE COMPANY GUARANTEE. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 10, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON JUNE 4, 2021.
3. PROPERTY AREA = 11,523± SQUARE FEET (0.2645± ACRE).
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 332-150-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. 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.
7. CONTOUR INTERVAL = 2 FOOT. CONTOURS SHOWN ARE PRODUCED FROM A DIGITAL TERRAIN MODEL DERIVED FROM DIRECT FIELD OBSERVATIONS OBTAINED DURING THE COURSE OF THE FIELD TRAVERSE SURVEY. CONTOUR ACCURACY COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS (AT LEAST 90 PERCENT OF THE ELEVATIONS ACCURATE WITHIN ONE-HALF THE CONTOUR INTERVAL).

**VERTICAL DATUM:**

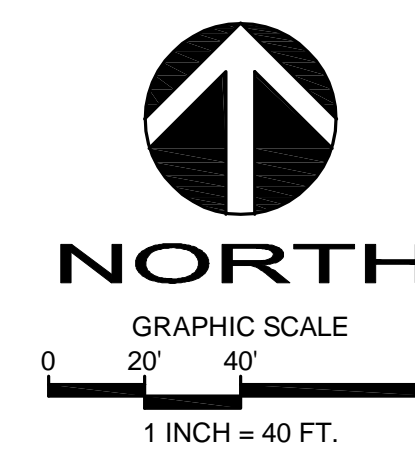
NAVD 88

**BENCHMARK:**

FOUND COPPER TACK IN LEAD IN 4"x4" CONCRETE MONUMENT, DOWN 0.6" IN CASE, AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET. GNSS OBSERVATION OF MONUMENT PRODUCED THE ELEVATION OF 317.158'.

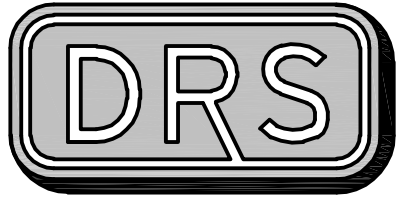
**REFERENCES:**

1. (P) PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, VOLUME 7 OF PLATS, PAGE 76
2. (P2) PLAT OF HILL HIGH ESTATES, VOLUME 68 OF PLATS, PAGE 28
3. (P3) PLAT OF DANIEL'S ADDITION, VOLUME 72 OF PLATS, PAGE 60
4. RECORD OF SURVEY, AFN 20201203900015
5. RECORD OF SURVEY, AFN 20180228900009
6. RECORD OF SURVEY, AFN 9006149020
7. RECORD OF SURVEY, AFN 20050321900011
8. RECORD OF SURVEY, AFN 20080208900017



**BASIS OF BEARINGS:**

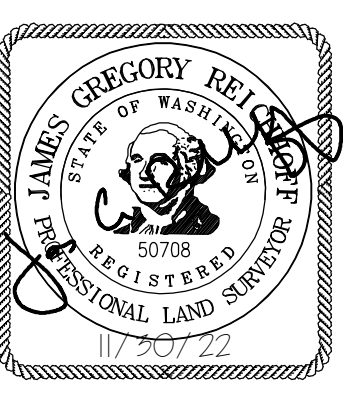
NORTH 01°01'21" EAST BETWEEN THE MONUMENTS FOUND AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET, AND IN THE CENTERLINE OF 86TH AVENUE SE AND CUL-DE-SAC, AS SHOWN ON THE PLAT OF HILL HIGH ESTATES, VOLUME 68 OF PLATS, PAGE 28



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620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3065 F 425.827.2423

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
TAX PARCEL NUMBER 7598100421  
84XX SE 47TH STREET  
MERCER ISLAND, WASHINGTON

**TODD SHERMAN DESIGN BUILT HOMES**  
11400 SE 8TH STREET  
SUITE 415  
BELLEVUE, WASHINGTON 98004  
206-909-8187



APR

REVISION

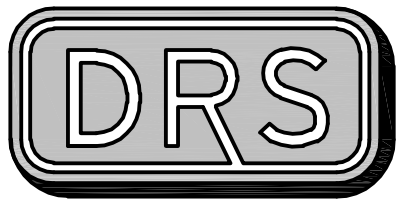
DATE

PROJECT SURVEYOR: JGR  
DRAFTED BY: JGR  
FIELD BOOK: 146-E & 146-I  
DATE: 11.30.22  
PROJECT NO.: 21071

SHEET: 1 OF 2

# BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER  
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**BOUNDARY AND TOPOGRAPHIC SURVEY**

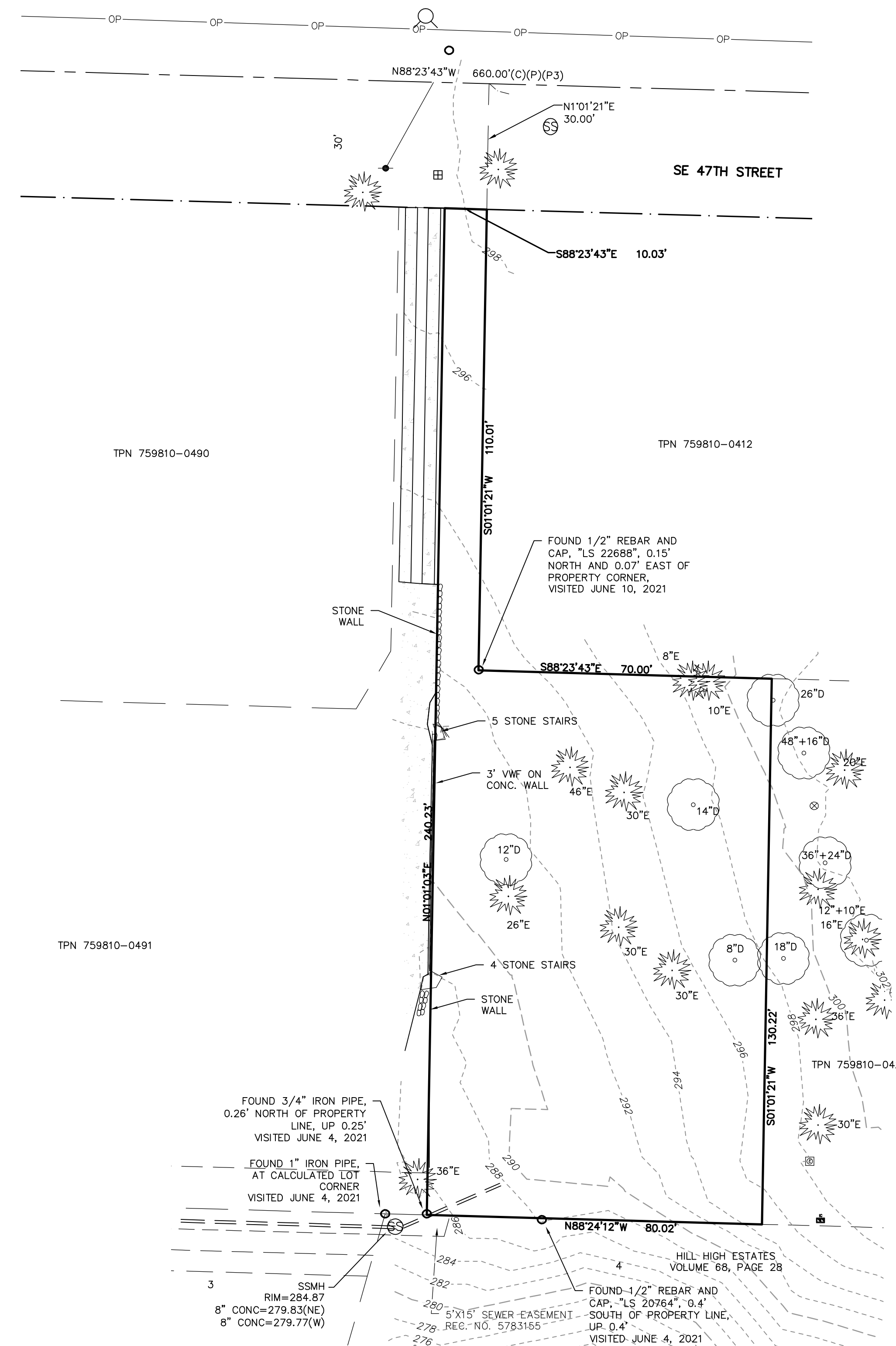
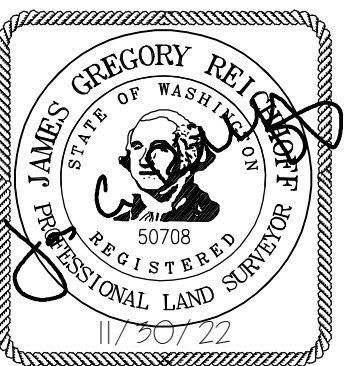
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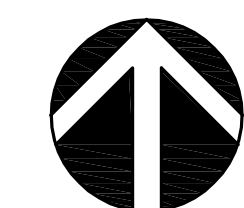
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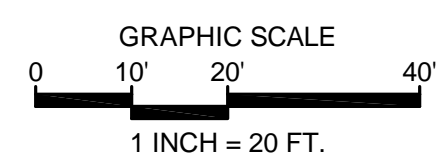


**LEGEND:**

- FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- MAIL BOX
- POWER METER
- POWER POLE
- WATER METER
- ROCKERY
- STORM DRAIN CATCH BASIN
- SANITARY SEWER MANHOLE
- GAS VALVE
- GAS METER
- VBF
- DECIDUOUS TREE
- EVERGREEN TREE
- SANITARY SEWER LINE
- STORM LINE
- OVERHEAD POWER
- UNDERGROUND WATER
- UNDERGROUND GAS
- EDGE OF PAVEMENT
- FENCE
- CONCRETE



**NORTH**



**BASIS OF BEARINGS:**  
NORTH 01°01'21" EAST BETWEEN THE MONUMENTS FOUND AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET, AND IN THE CENTERLINE OF 86TH AVENUE SE AND CUL-DE-SAC, AS SHOWN ON THE PLAT OF HILL HIGH ESTATES, VOLUME 68 OF PLATS, PAGE 28

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DATE

PROJECT SURVEYOR: JGR  
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SHEET: 2 OF 2