

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20150526001877)

THAT PORTION OF LOT 20., BLOCK 3, FLOODS LAKE SIDE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 83, RECORDS OF KING COUNTY, WASHINGTON, LYING WEST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENT MARKING THE INTERSECTION OF THE ORIGINAL PLATTED CENTER LINE OF EAST MERCER WAY WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 20; THENCE NORTH, 89°56'32" EAST ALONG SAID WESTERLY EXTENSION AND ALONG SAID SOUTH LINE 169.30 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED; THENCE NORTH 0°03'28" WEST TO THE NORTH LINE OF SAID LOT 20 AND THE END OF THE LINE HEREIN DESCRIBED;

TOGETHER WITH THAT PORTION OF VACATED EAST MERCER WAY ADJOINING THE ABOVE DESCRIBED PROPERTY ON THE WEST;

PARCEL B:
AN EASEMENT FOR INGRESS AND EGRESS TO LAKE WASHINGTON OVER THE NORTH 5.0 FEET OF THAT PORTION OF SAID TRACT 20 LYING EASTERLY OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

HELD BEARING OF N 89°56'32" E ALONG SOUTH LINE OF FLOODS LAKE SIDE TRACTS PER R2

REFERENCES

- R1. RECORD OF SURVEY, VOL. 031, PG. 084, RECORDS OF KING COUNTY, WASHINGTON.
- R2. SURVEY BY JACK L ELLER OF SUBJECT PROPERTY DATED JULY 13, 1968, JOB NO. 68054AS FOUND IN RECORDS OF JONES BASSI AND ASSOCIATES AND PER D.N.R. RECORDS

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

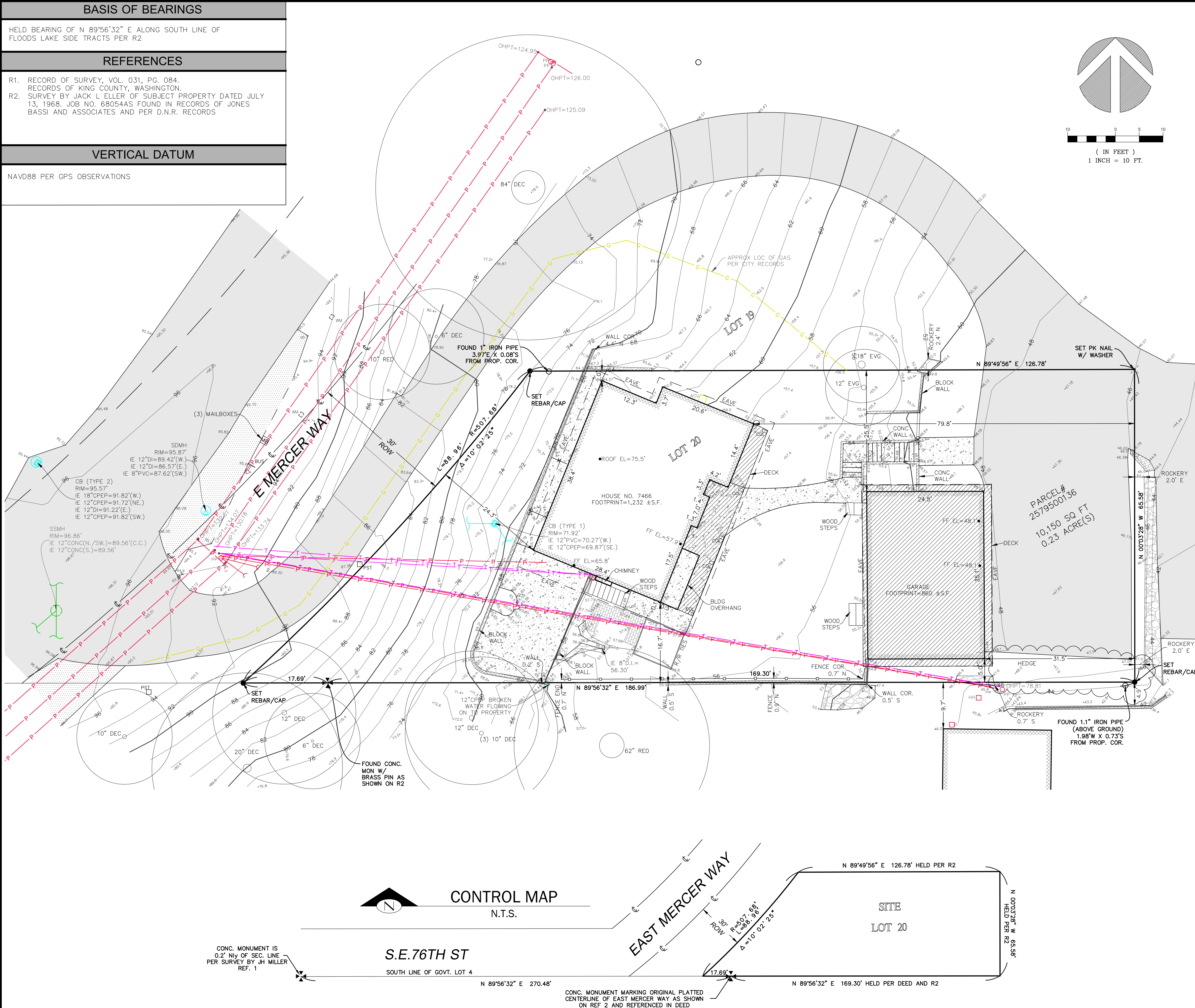
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MARCH OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 257950-0136
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 10,150 ±S.F. (0.23 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
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

	ASPHALT SURFACE		MONUMENT (SURFACE, FOUND)
	BUILDING		POST
	CENTERLINE ROW		POWER HAND HOLE
	CLEANOUT		POWER METER
	CULVERT PIPE		POWER (OVERHEAD)
	CONCRETE SURFACE		POWER POLE
	RETAINING WALL		REBAR & CAP (SET)
	DECK		ROCKERY
	FENCE LINE (WOOD)		SEWER LINE
	FIRE HYDRANT		SEWER MANHOLE
	GRAVEL SURFACE		SIGN (AS NOTED)
	GUY ANCHOR		STORM MANHOLE
	HEDGE FOLIAGE LINE		TELEPHONE (OVERHEAD)
	INLET (TYPE 1)		WATER METER
	IRON PIPE (FOUND)		WATER VALVE
	NAIL AS NOTED		AC UNIT
	OHP TRANSMISSION LINE		TREE (AS NOTED)
	POWER TRANSFORMER POLE		
	INLET (TYPE 2)		

VICINITY MAP

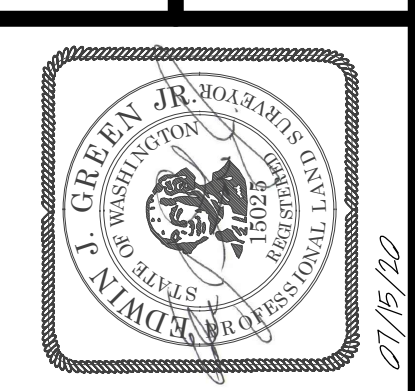
N.T.S.



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
 SW 1/4 OF SE 1/4 SEC 30, TWP. 24N., RGE 05E., W1M.
 PARCEL NO. 2579500136

7466 E MERCER WAY
 7466 E MERCER WAY
 MERCER ISLAND, WA 98040



Terrane
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 phone 425.458.4498 support@terrane.net
 www.terrane.net

JOB NUMBER:	170678
DATE:	04/04/18
DRAFTED BY:	IDV-RSN
CHECKED BY:	EJG/TMM
SCALE:	1" = 10'
REVISION HISTORY	
7/15/20	TREE DRIP LINE
SHEET NUMBER	
1 OF 1	