

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20211206001056)

LOTS 19 AND 20, BLOCK 7, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS

## REFERENCES

- R1. RECORD OF SURVEY, VOL. 72, PG. 15, RECORDS OF KING COUNTY, WASHINGTON.
- R2. BREAKDOWN OF BLOCKS 7 & 8 IN PLAT OF EAST SEATTLE FROM THE FILES OF BOB JONES.

## VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

## SURVEYOR'S NOTES

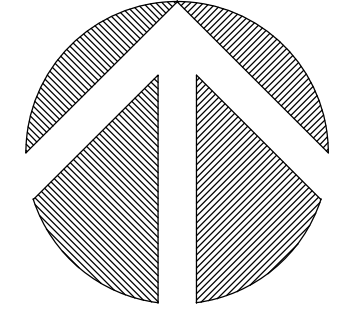
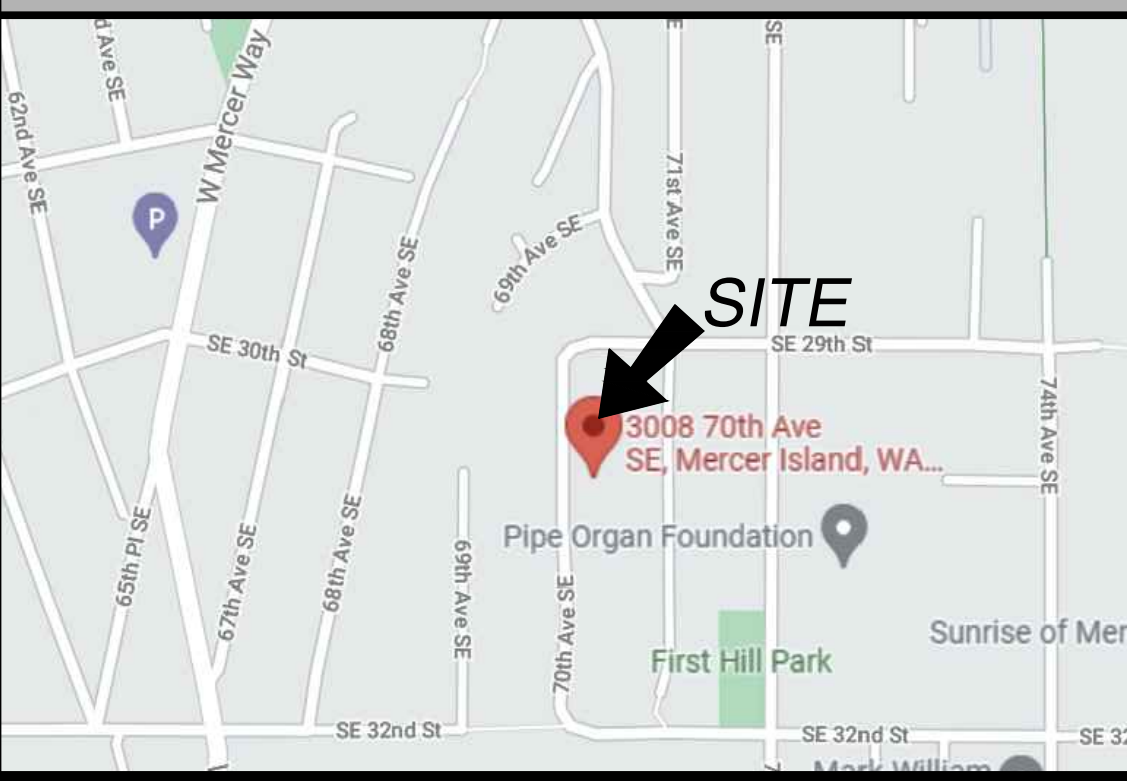
- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2022. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 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).
- SUBJECT PROPERTY TAX PARCEL NO. 2174501315.
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 5,971± S.F. (0.14 ACRES)
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
- 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

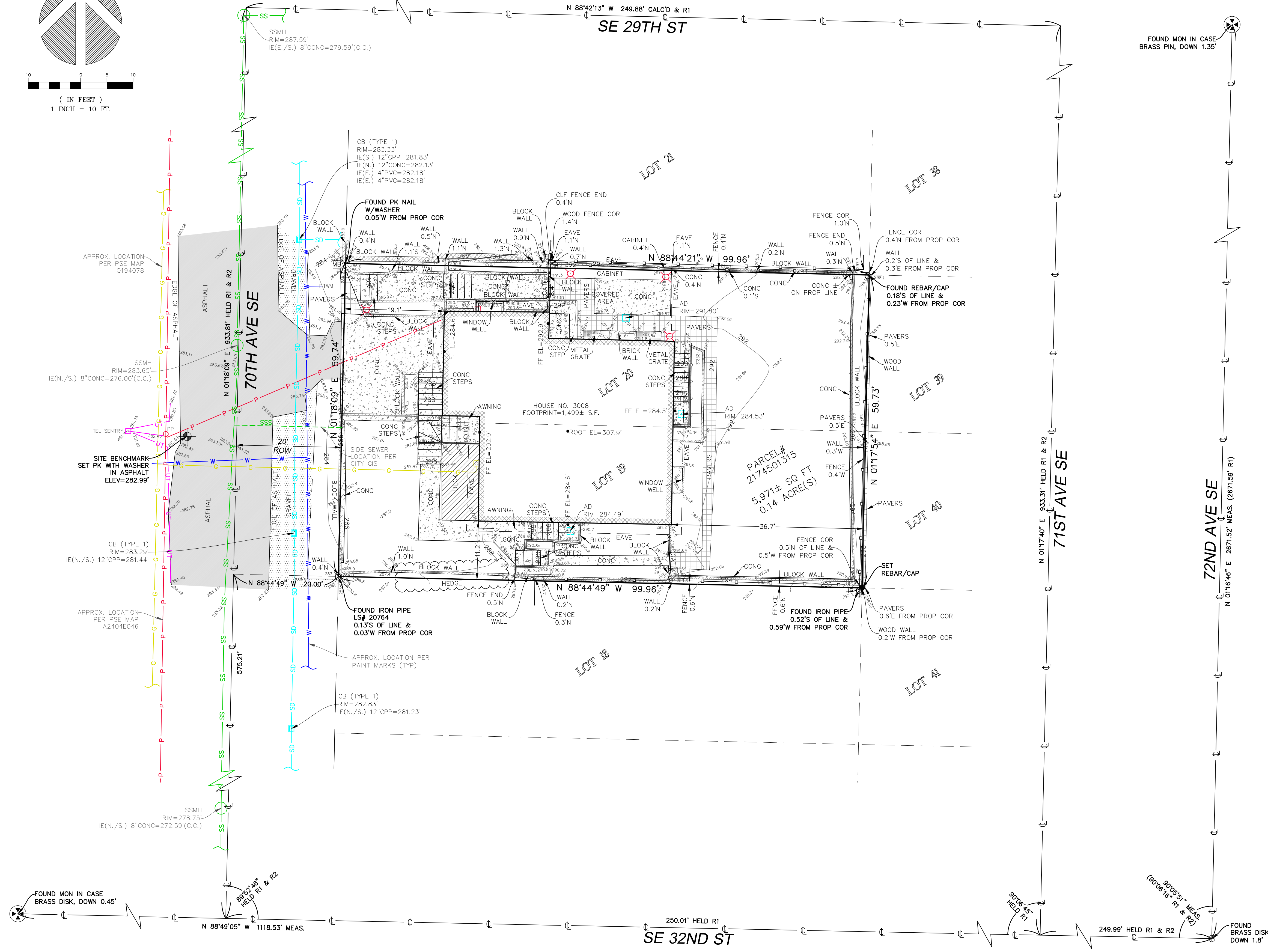
|  |                          |  |                        |
|--|--------------------------|--|------------------------|
|  | AREA DRAIN               |  | NAIL AS NOTED          |
|  | ASPHALT SURFACE          |  | PAVER SURFACE          |
|  | BRASS DISC (FOUND)       |  | POWER METER            |
|  | BUILDING                 |  | POWER (OVERHEAD)       |
|  | CENTERLINE ROW           |  | POWER POLE             |
|  | CULVERT PIPE             |  | RETAINING WALL         |
|  | CONCRETE SURFACE         |  | REBAR AS NOTED (FOUND) |
|  | DECK                     |  | REBAR & CAP (SET)      |
|  | FENCE LINE (CHAIN LINK)  |  | ROCKERY                |
|  | FENCE LINE (WOOD)        |  | SEWER LINE             |
|  | GAS LINE                 |  | SEWER MAINHOLE         |
|  | GAS METER                |  | STORM DRAIN LINE       |
|  | GRAVEL SURFACE           |  | TELEPHONE SENTRY       |
|  | HAND RAIL FENCE          |  | TREE (AS NOTED)        |
|  | HEDGE FOLIAGE LINE       |  | UTILITY LINE           |
|  | INLET (TYPE 1)           |  | WATER LINE             |
|  | IRON PIPE (FOUND)        |  | WATER METER            |
|  | MAILBOX (RESIDENTIAL)    |  | YARD LIGHT             |
|  | MONUMENT IN CASE (FOUND) |  | BENCHMARK              |

## VICINITY MAP

N.T.S.



( IN FEET )  
1 INCH = 10 FT.

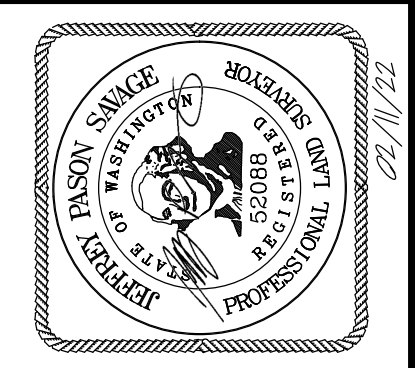


**STEEP SLOPE/BUFFER DISCLAIMER:**  
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF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

| INDEXING INFORMATION |                  |
|----------------------|------------------|
|                      | SW 1/4 NW 1/4    |
|                      | SECTION: 12      |
|                      | TOWNSHIP: 24N    |
|                      | RANGE: 04E, W.M. |
|                      | COUNTY: KING     |

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY  
PARCEL NO. 2174501315  
**DANN RESIDENCE**  
3008 70TH AVE SE  
MERCER ISLAND, WA 98040



**TERRANE**  
10801 Main Street, Suite 102  
Bellevue, WA 98004  
p: 425-458-4488 | e: info@terrane.net

|                  |            |
|------------------|------------|
| JOB NUMBER:      | 212624     |
| DATE:            | 02/11/2022 |
| DRAFTED BY:      | JAK        |
| CHECKED BY:      | JPS        |
| SCALE:           | 1" = 10'   |
| REVISION HISTORY |            |
|                  |            |
| SHEET NUMBER     |            |
| 1 OF 1           |            |