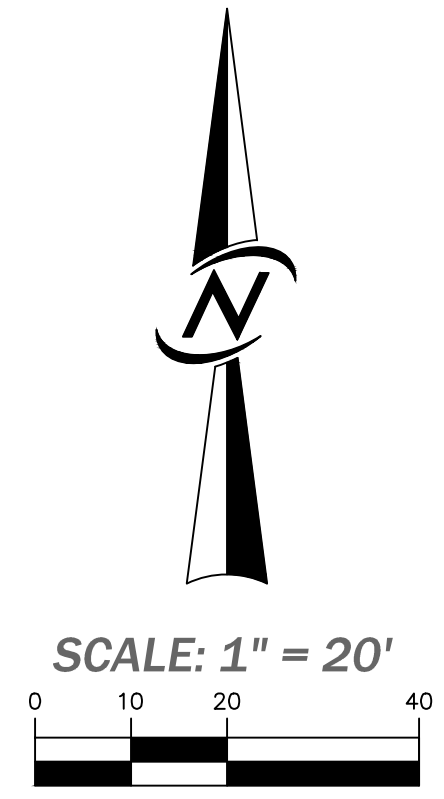


**LEGEND**

- ⊕ FOUND SURVEY MONUMENT, AS NOTED
- FOUND SURVEY MARKER, AS NOTED
- ⊙ SEWER MANHOLE
- ⊠ CATCH BASIN TYPE I
- ⊡ CATCH BASIN TYPE II
- ⊕ FIRE HYDRANT
- ⊞ WATER METER
- ⊟ IRRIGATION METER
- ⊠ POWER TRANSFORMER
- ⊞ TELEPHONE PEDESTAL
- ⊟ TV PEDESTAL
- ⊠ MAILBOX KIOSK
- ⊙ EVERGREEN TREE
- ⊙ DECIDUOUS TREE
- F FIR
- C CEDAR
- P PINE
- DEC DECIDUOUS
- PROPERTY LINE
- D/W DRIVEWAY
- VBF VERTICAL BOARD FENCE
- HBF HORIZONTAL BOARD FENCE
- SS SEWER LINE
- SD STORM DRAINAGE LINE
- W WATER LINE
- P UNDERGROUND POWER LINE
- X FENCE LINE
- EDGE OF ASPHALT
- CONCRETE
- GRAVEL
- BRICK



**VERTICAL DATUM**

NAVD 88 PER GNSS OBSERVATIONS

**PROJECT BENCHMARKS**

TM 'A' - FOUND CONCRETE MONUMENT IN CASE NEAR THE SOUTHWESTERLY PROPERTY LINE EXTENDED SOUTHEAST TO THE CENTERLINE OF SE 82ND STREET.

TM 'A' - ELEVATION = 321.63

**BASIS OF BEARINGS**

N54°50'38"E BETWEEN THE FOUND MONUMENTS IN THE CENTERLINE OF SE 82ND STREET

**REFERENCES**

- PLAT OF ISLAND POINT NO. 2, RECORDED IN VOLUME 79 OF PLATS, PAGES 18 & 19, RECORDS KING COUNTY, WASHINGTON.
- PLAT OF ISLAND POINT, RECORDED IN VOLUME 75 OF PLATS, PAGE 88, RECORDS KING COUNTY, WASHINGTON.

**LEGAL DESCRIPTION**

LOT 12, ISLAND POINT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79 OF PLATS, PAGE(S) 18 AND 19, RECORDS KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**EXCEPTIONS CONTAINED IN TITLE**

- THIS SITE IS SUBJECT TO THOSE TAXES AND SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO HOMEOWNER'S ASSOCIATION DUES AND IRRIGATION ASSESSMENTS, IF ANY BECOME DUE AND PAYABLE SUBSEQUENT TO THE DATE OF THE POLICY.
- THIS SITE IS SUBJECT TO BUILDING SETBACK LINES, COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS, IF ANY, APPEARING IN THE PUBLIC RECORDS.
- THIS SITE IS SUBJECT TO EASEMENTS OR SERVITUDES, IF ANY, WHICH APPEAR IN THE PUBLIC RECORDS OR RECORDED PLAT OR SURVEY. (UTILITY EASEMENT PLOTTED PER PLAT)
- THIS SITE IS SUBJECT TO ANY RESERVATION OF MINERAL RIGHTS, INCLUDING LEASE OR GRANT OF SAID RIGHTS APPEARING IN THE PUBLIC RECORDS.

**NOTES**

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 07-01-2021 & FILE NUMBER 1841586, DATED SEPTEMBER 21, 2022. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED STEWART TITLE GUARANTY COMPANY COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON STEWART TITLE GUARANTY COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON SEPTEMBER 22, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER 2022.
- PROPERTY AREA = 13,805± SQUARE FEET (0.3169± ACRES).
- ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
- CONTOUR INTERVAL = 2 FEET.
- ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
- BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
- THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS 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.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.

NO.	REVISIONS	DATE

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

12100 NE 196th St, Suite 300, Bothell, Washington 98011, 425.865.7877

**BOUNDARY / TOPOGRAPHIC SURVEY**  
**8440 SE 82ND STREET - MERCER ISLAND**  
**BDR HOLDINGS LLC**  
P.O. BOX 50208  
BELLEVUE, WA 98015

DATE	SEPTEMBER 28, 2022
DESIGNED	DRAWN KEVIN K. WIGHT, PLS
APPROVED	KEVIN K. WIGHT, PLS
PROJECT MANAGER	SHERI H. MURATA, PE
SHEET	OF
1	1
PROJECT NUMBER	
22293	