

LEGAL DESCRIPTION

THAT PORTION OF PARCEL A OF MERCER ISLAND SHORT PLAT NO. MI-77-12-047, ACCORDING TO THE SHORT PLAT AS RECORDED UNDER KING COUNTY RECORDING NO. 7802100693, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A, ON THE EAST MARGIN OF 20TH AVENUE SOUTHEAST; THENCE SOUTH 00°03'00" EAST, ALONG SAID EAST MARGIN 120.40 FEET; THENCE NORTH 74°44'15" EAST 89.30 FEET TO THE EAST LINE OF SAID PARCEL A; THENCE NORTH 00°03'00" WEST ALONG SAID EAST LINE 97.45 FEET TO THE NORTH LINE OF SAID PARCEL A AND THE SOUTHERLY MARGIN OF SOUTHEAST 20TH STREET; THENCE SOUTH 89°38'00" WEST, ALONG SAID SOUTH MARGIN 86.17 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS LOT 2, CITY OF MERCER ISLAND SHORT SUBDIVISION NO SUB19-001, RECORDING NUMBER 20200708900038, RECORDS OF KING COUNTY, WASHINGTON.)

BASIS OF BEARINGS

A BEARING OF N0°03'00"W BETWEEN TWO FOUND MONUMENTS ON CENTERLINE OF 80TH AVE SE, AS PER CITY OF MERCER ISLAND SHORT PLAT NO. MI-77-12-047 AS RECORDED UNDER RECORDING NO. 7802100693, RECORDS OF KING COUNTY, WASHINGTON.

REFERENCES

- R1. MERCER ISLAND SHORT PLAT NO. MI-77-12-047, ACCORDING TO THE SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NO. 7802100693.
- R2. CITY OF MERCER ISLAND SHORT SUBDIVISION NO SUB19-001, RECORDING NUMBER 20200708900038, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER CITY OF SEATTLE BENCHMARK NO.2029. "3" SQUARE CONC. MON WITH 1/2" BRASS NAIL (DN 0.6") SET AT INTX. SE 20TH ST & 80TH AVE SE ELEV.=22.061'

NAVD 88 PER CITY OF SEATTLE BENCHMARK NO.2039. REBAR & CAP L# NOT READABLE WITH TACK (DN 0.8") SET AT INTX. 80TH AVE SE & SE 22ND ST ELEV.=79.942'

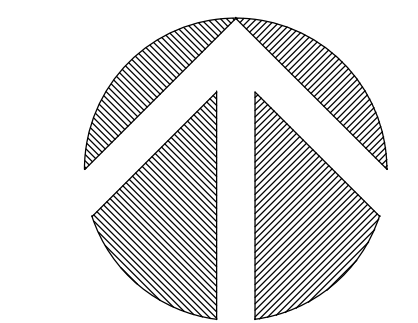
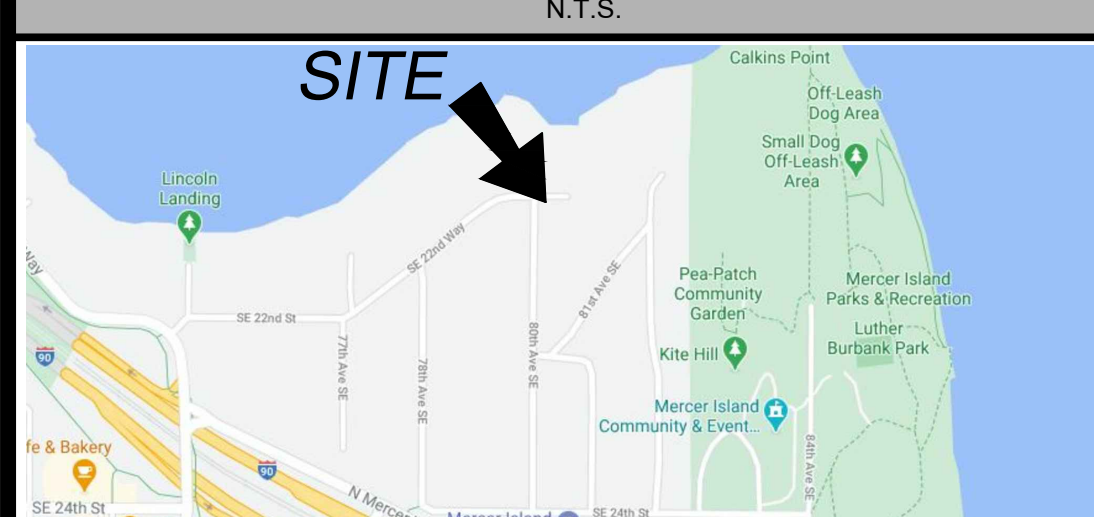
SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2021. 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. 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).
4. SUBJECT PROPERTY TAX PARCEL NO. 5449300057
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 9,386 S.F. (0.22 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		WATER METER
	BRICK SURFACE		BUILDING
	BUILDING		C.C.
	CENTERLINE ROW		CALC'D
	CULVERT PIPE		CATCH BASIN
	CONCRETE SURFACE		CITY OF SEATTLE
	CONC		CONCRETE
	RETAINING WALL		CORNER
	DECK		DECIDUOUS
	FENCE LINE (CHAIN LINK)		ELEVATION
	FIRE HYDRANT		EVERGREEN
	GAS LINE		FINISH FLOOR
	GAS VALVE		GAS
	INLET (TYPE 1)		LAND SURVEYOR NUMBER
	NAIL AS NOTED		MEASURED
	MONUMENT IN CASE (FOUND)		MONUMENT
	POWER METER		OVERHEAD POWER
	POWER POLE W/ LIGHT		OVERHEAD TELEPHONE
	REBAR AS NOTED (FOUND)		PROPERTY
	REBAR & CAP (SET)		RECORD DATA
	ROCKERY		RECORD OF SURVEY
	SEWER LINE		SERVICE DRAIN
	SEWER MANHOLE		SANITARY SEWER MANHOLE
	SIGN (AS NOTED)		SANITARY SIDE SEWER
	STORM DRAIN LINE		SQUARE FEET
	TREE (AS NOTED)		
	WATER LINE		

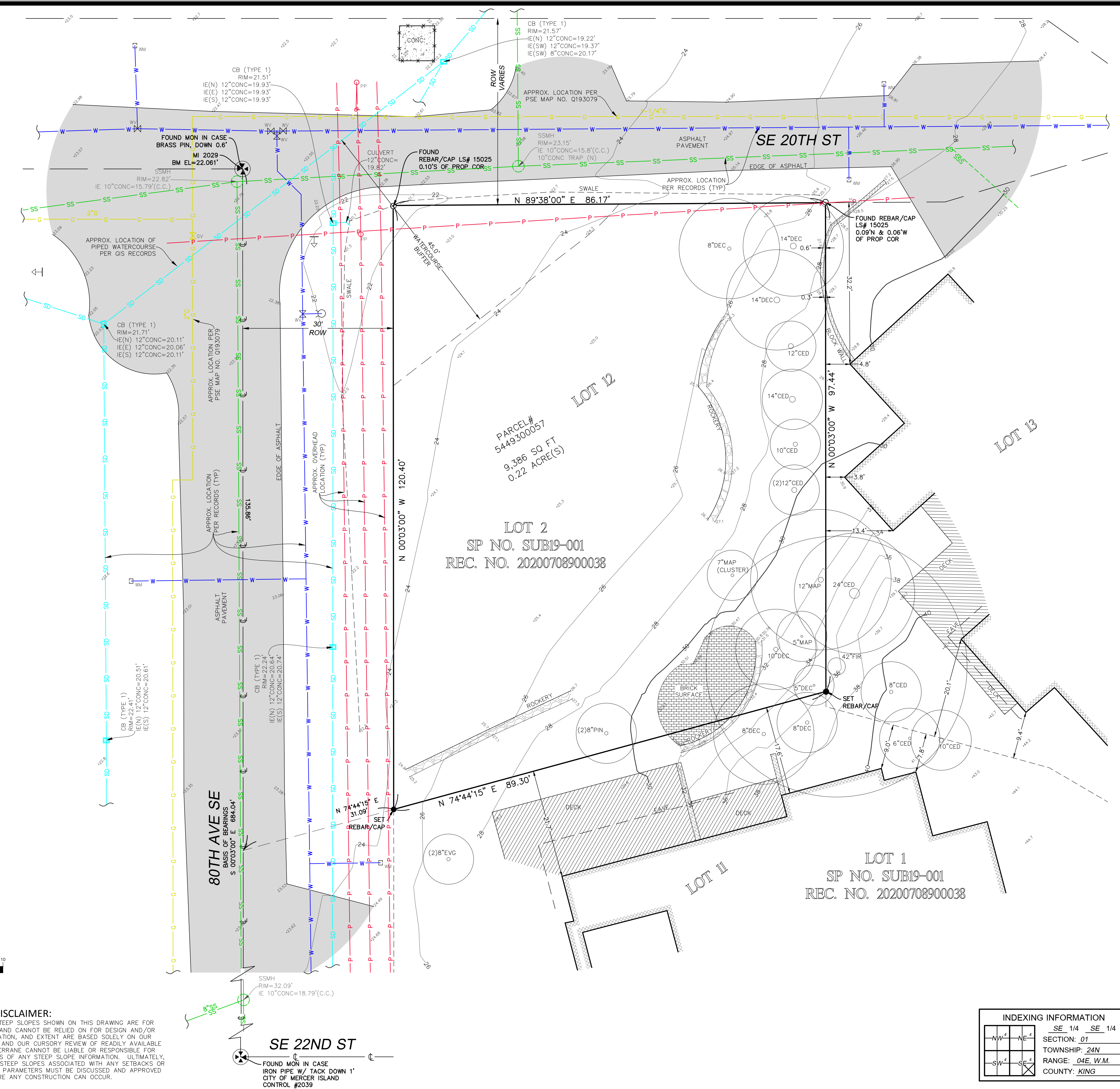
VICINITY MAP



(IN FEET)
1 INCH = 10 FT.

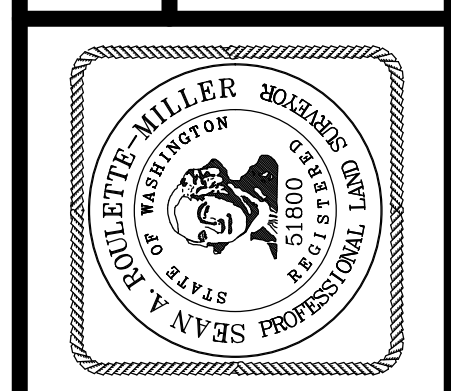
STEEP SLOPE/BUFFER DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY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

TOPOGRAPHIC & BOUNDARY SURVEY



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 5449300057
ACH - SE 20th St
SE 20th St
Mercer Island, WA 98040



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
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www.terrane.net

JOB NUMBER:	21153
DATE:	02/08/21
DRAFTED BY:	JJK
CHECKED BY:	SRM
SCALE:	1" = 10'
REVISION HISTORY	
INDEXING INFORMATION	
SE 1/4 SE 1/4	
SECTION: 01	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	
SHEET NUMBER	
1 OF 1	