

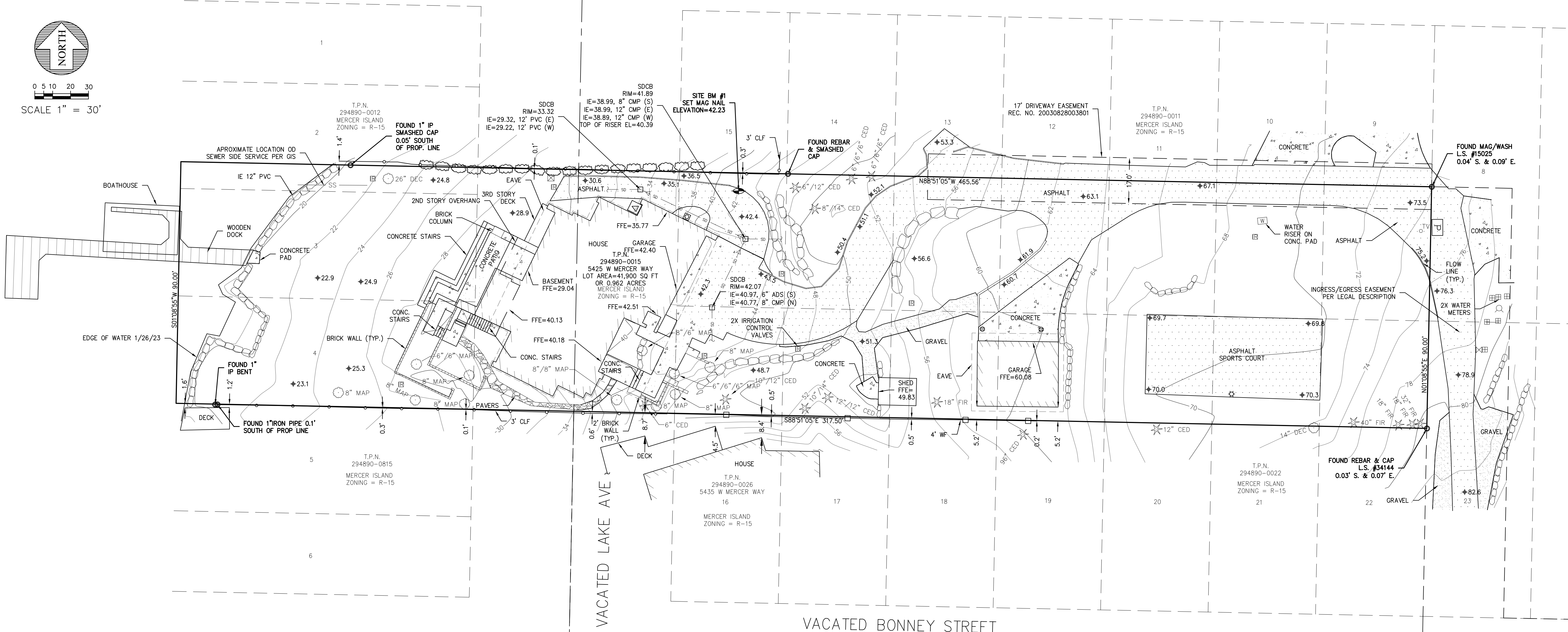
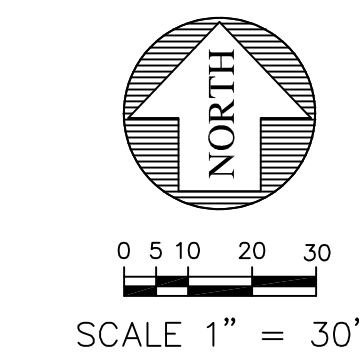
STEVE KAO & HUI HONG TOPOGRAPHIC SURVEY

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 24, TWP 24 N., RGE 4 E., W.M.
KING COUNTY, STATE OF WASHINGTON

VACATED BORDER STREET

VACATED BONNEY STREET

VACATED LAKE AVE



SURVEY NOTES:

- HORIZONTAL DATUM: NAD83-2011 EPOCH 2010.00 ESTABLISHED BY OBSERVATIONS TO THE WASHINGTON STATE REFERENCE NETWORK.
- BASIS OF POSITION: HELD THE FOUND MONUMENTED INTERSECTION OF VACATED BONNEY STREET AND VACATED LAKE AVE. (SEE MAP FOR LOCATION AND DESCRIPTION).
- BASIS OF BEARING: HELD THE BEARING OF S 88°51'05" E, PER DIRECT INVERSE, BETWEEN THE ABOVE NOTED BASIS OF POSITION AND FOUND MONUMENTED INTERSECTION OF VACATED BONNEY STREET AND WEST MERCER WAY (SEE MAP FOR LOCATION AND DESCRIPTION).
- THE FOLLOWING INFORMATION WAS REFERENCED IN PREPARING THE BOUNDARY SHOWN HERE ON:
 - GROVELAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, WA.
 - RECORD OF SURVEY AS RECORDED IN VOLUME 23 OF SURVEYS, PAGE 100, RECORDS OF KING COUNTY, WA.
 - RECORD OF SURVEY AS RECORDED IN VOLUME 440 OF SURVEYS, PAGE 145, RECORDS OF KING COUNTY, WA.
 - KING COUNTY ASSESSOR'S MAP FOR THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 24N, RANGE 04E, W.M.
- VERTICAL DATUM: NAVD88 (ESTABLISHED PER WSRN NETWORK OBSERVATION ON SITE BM#1)

SITE BM #1: SET MAG NAIL 0.8 FEET SOUTH OF THE NORTH EDGE OF DRIVE, 3.8 FEET EAST OF THE END OF CURB. ELEVATION=42.23 FEET. (SEE MAP FOR LOCATION)
- TRaversing AND DATA COLLECTION WERE PERFORMED USING A SPECTRA AND/OR TRIMBLE 5 SECOND TOTAL STATION. ALL FIELD WORK WAS PERFORMED, AND EQUIPMENT MAINTAINED, IN COMPLIANCE WITH WAC 332-130.
- ADDITIONAL FIELD WORK WAS PERFORMED USING SPECTRA SP-80 GNSS POSITIONING SYSTEMS, THE WASHINGTON STATE REFERENCE NETWORK, AND/OR THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).
- MONUMENTS SHOWN AS FOUND AND PLANIMETRIC INFORMATION SHOWN HEREON ARE THE RESULT OF A SURVEY BY ENCOMPASS, COMPLETED IN JANUARY 2023.
- UNDERGROUND UTILITIES SHOWN HEREON ARE PER A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES AND RECORDS OF THE APPLICABLE UTILITIES AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

THAT PORTION OF VACATED BLOCKS 2 AND 22 OF GROVELAND PARK, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY AUDITOR, AND OF VACATED STREETS ADJOINING, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF VACATED LAKE AVENUE AND VACATED BONNEY STREET AS SHOWN ON SAID PLAT, SAID POINT BEING MARKED BY A CONCRETE POST;

THENCE NORTH ALONG THE CENTER LINE OF SAID VACATED LAKE AVENUE 100 FEET TO THE TRUE POINT OF BEGINNING;

THENCE EAST PARALLEL WITH THE CENTER LINE OF SAID VACATED BONNEY STREET TO THE EAST LINE OF LOT 22 OF SAID BLOCK 2;

THENCE NORTH ALONG SAID EAST LINE AND THE EAST LINE OF LOT 9 OF SAID 2, A DISTANCE OF 90 FEET;

THENCE WEST PARALLEL WITH THE CENTER LINE OF SAID VACATED BONNEY STREET TO THE SHORELINE OF LAKE WASHINGTON;

THENCE SOUTHERLY ALONG SAID SHORELINE 90 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WESTERLY PRODUCTION OF THE SOUTH LINE OF LOT 4 IN BLOCK 22 OF SAID PLAT;

THENCE EAST ALONG SAID SOUTH LINE AND ITS EASTERLY PRODUCTION THEREOF TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORE LANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

THE WEST 30 FEET OF LOTS 8 AND 23 OF SAID BLOCK 2 AND THE NORTH 30 FEET OF THAT PORTION OF VACATED BONNEY STREET LYING BETWEEN THE WEST LINE OF SAID LOT 23, BLOCK 2, PRODUCED SOUTH AND THE WESTERLY LINE OF W. MERCER WAY;

AND THAT PORTION OF VACATED ANDERSON AVE. AND SAID BLOCK 2, WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF THE NORTH 30 FEET OF VACATED BONNEY STREET 70 FEET WEST OF THE WESTERLY MARGIN OF WEST MERCER WAY;

THENCE EAST ALONG SAID SOUTHERLY MARGIN TO THE WESTERLY MARGIN OF WEST MERCER WAY;

THENCE NORTHERLY ALONG THE WEST MARGIN OF WEST MERCER WAY, A DISTANCE OF 110 FEET;

THENCE IN A STRAIGHT LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID EASEMENT LYING NORTH OF THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE ABOVE DESCRIBED MAIN TRACT.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION AND EASEMENTS SHOWN ARE PER CW TITLE COMMITMENT FOR TITLE INSURANCE NO 50025013-101, DATED 10/07/2022

SPECIAL EXCEPTIONS

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: MERCER ISLAND SEWER DISTRICT

PURPOSE: SEWER PIPELINE(S)

AREA AFFECTED: A PORTION OF SAID PREMISES

RECORDED ON AUGUST 5, 1964 AS INSTRUMENT #5770410 IN THE OFFICIAL RECORDS (NOT PLOTTABLE)

(SPECIAL EXCEPTIONS CONTINUED)

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: WASHINGTON NATURAL GAS COMPANY

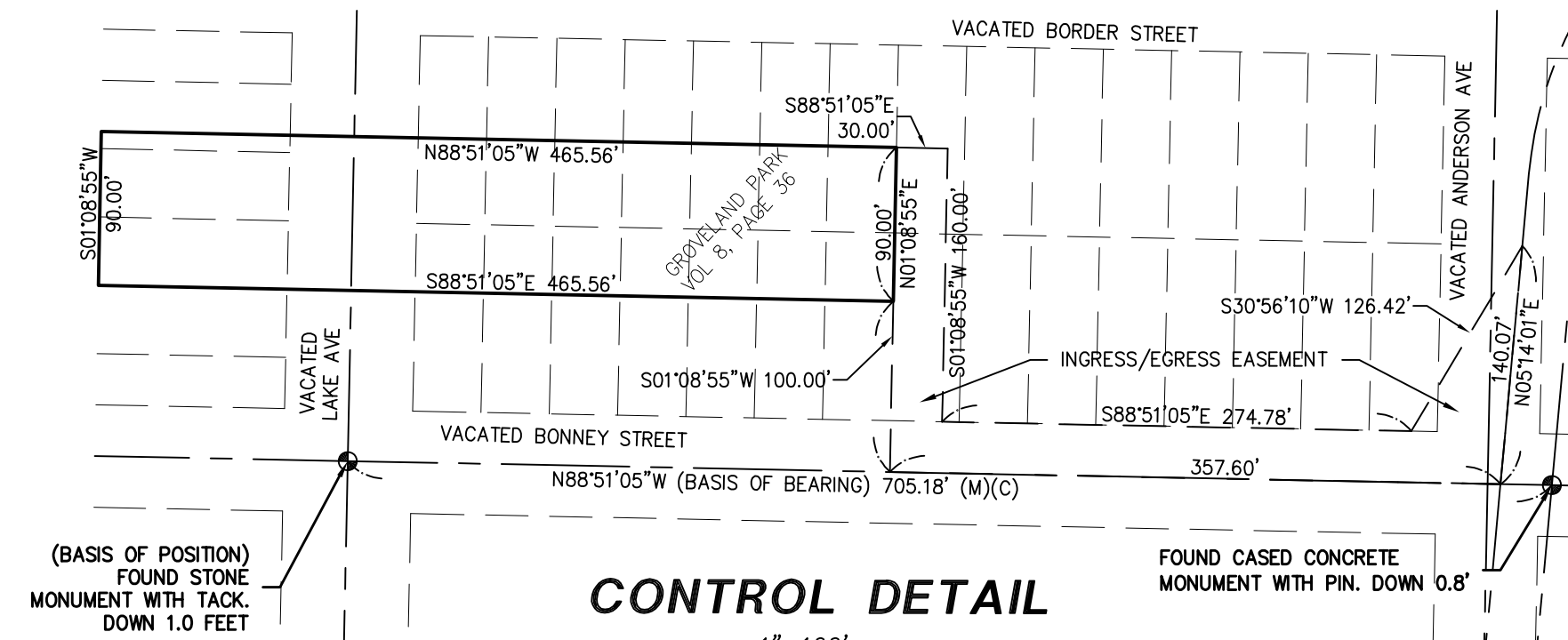
PURPOSE: GAS PIPELINE(S)

AREA AFFECTED: A PORTION OF SAID PREMISES

RECORDED ON JUNE 8, 1987 AS INSTRUMENT #8706081010 IN THE OFFICIAL RECORDS (NOT PLOTTABLE)
- DRIVEWAY EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED ON AUGUST 28, 2003 AS INSTRUMENT #20030828003801 IN THE OFFICIAL RECORDS

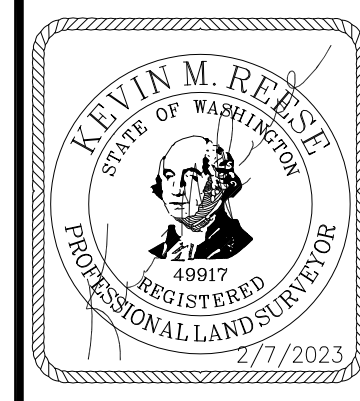
SAID EASEMENT CONTAINS A COVENANT TO BEAR EQUAL SHARE OF COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF SAME. (PLOTTED HEREON)



LEGEND

- | | | | |
|--|--------------------------|--|------------------------|
| | FOUND MONUMENT IN CASE | | LIGHT POST |
| | BENCHMARK | | CABLE TV RISER |
| | SECTION CORNER | | ROCKERY |
| | QUARTER CORNER | | GAS METER |
| | MEASURED | | STORM LINE |
| | CALCULATED | | WOOD FENCE (WF) |
| | WATER VALVE | | CHAIN LINK FENCE (CLF) |
| | FIRE HYDRANT | | HEDGE LINE |
| | WATER METER | | EVERGREEN TREE |
| | IRRIGATION CONTROL VALVE | | DECIDUOUS TREE |
| | WATER RISER | | CONCRETE |
| | CATCH BASIN | | ASPHALT |
| | AREA DRAIN | | GRAVEL |
| | POWER VAULT | | PAVERS |
| | GENERATOR | | |
| | JUNCTION BOX | | |

REVISIONS	DESCRIPTION	BY	DATE



TOPOGRAPHIC SURVEY
FOR
STEVE KAO & HUI HONG



JOB NO.	22758
DATE	2/7/2023
SCALE	1"=20'
DESIGNED	N/A
DRAWN	LGK
CHECKED	N/A
APPROVED	KMR