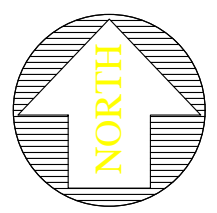


S.E. 1/4 OF N.E. 1/4 OF SECTION 18, T. 24 N., R. 05 E., W.M.
CITY OF MERCER ISLAND, STATE OF WASHINGTON



SCALE 1" = 20'

LEGAL DESCRIPTION

PARCEL A: T.L. 0046100159

THAT PORTION OF TRACTS 2 AND 3 OF ADAMS LAKE WASHINGTON TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 2 OF SAID ADDITION;
THENCE SOUTH 88°26'44" EAST, ALONG THE NORTH LINE OF SAID TRACT 2, 1,239.90 FEET TO AN INTERSECTION WITH THE CENTERLINE OF KRISTOFERSON'S ROAD EXTENDED;
THENCE SOUTH 80°14'00" EAST ALONG THE CENTERLINE OF SAID ROAD, 465.90 FEET;
THENCE SOUTH 16°58'00" WEST 15.11 FEET TO A CEMENT MONUMENT AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 16°48'00" WEST 68.39 FEET TO A CEMENT MONUMENT;
THENCE SOUTH 37°24'00" WEST 67.65 FEET TO A CEMENT MONUMENT;
THENCE SOUTH 43°29'00" EAST 156.48 FEET TO A CEMENT MONUMENT;
THENCE NORTH 80°15'30" WEST 67.75 FEET TO A CEMENT MONUMENT;
THENCE NORTH 39°38'00" EAST 66.30 FEET TO A CEMENT MONUMENT;
THENCE NORTH 08°30'00" EAST 46.75 FEET TO A CEMENT MONUMENT;
THENCE NORTH 14°51'30" WEST 36.77 FEET;
THENCE NORTH 36°48'30" WEST 65.05 FEET TO A CEMENT

MONUMENT IN THE SOUTH MARGIN OF THE TURNAROUND CIRCLE; THENCE ON THE ARC OF SAID CIRCLE, WESTERLY, HAVING A RADIUS OF 38.00 FEET, SAID RADIUS BEARING NORTH 24°26'40" WEST, AND THROUGH A CENTRAL ANGLE OF 81°12'40" AND AN ARC DISTANCE OF 63.86 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 36.15 FEET, THROUGH A CENTRAL ANGLE OF 47°00'00" AND AN ARC DISTANCE OF 31.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 80°14'00" WEST 42.54 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING EASTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF A ROAD DESCRIBED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 4316894, OF SAID COUNTY, SAID POINT BEING SOUTH 10°53'34" WEST 38.00 FEET FROM THE CENTER OF SAID TURNAROUND;
THENCE SOUTH 36°52'13" EAST 72.74 FEET;
THENCE SOUTH 14°55'13" EAST 38.66 FEET;
THENCE SOUTH 01°14'23" WEST 50.01 FEET TO A POINT IN SAID EASTERLY BOUNDARY OF THE ABOVE TRACT AND THE TERMINUS OF SAID LINES.

PARCEL B: T.L. 0046100150

THAT PORTION OF TRACTS 2 AND 3 OF ADAMS LAKE WASHINGTON TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2; THENCE ALONG THE NORTH LINE OF SAID TRACT 2, SOUTH 88°26'16" EAST 1,240 FEET, MORE OR LESS, TO AN IRON PIPE MONUMENT ON THE EASTERLY MARGIN OF EAST MERCER WAY, SAID IRON PIPE BEING ON THE CENTERLINE PRODUCED OF A 30 FOOT ROAD EASEMENT RECORDED FEBRUARY 19, 1953 UNDER RECORDING NUMBER 4316894;
THENCE SOUTH 80°23'50" EAST, ALONG SAID CENTERLINE, 560.83 FEET TO AN IRON PIPE MONUMENT WHICH IS THE CENTER POINT OF A CIRCULAR TURNAROUND, SAID TURNAROUND BEING THE EASTERLY TERMINUS OF SAID 30 FOOT ROAD EASEMENT;

THENCE SOUTH 24°30'23" EAST 38.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE SOUTH 36°52'13" EAST 65.05 FEET;
THENCE SOUTH 14°55'13" EAST 22.38 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND 185 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 2;
THENCE SOUTH 88°26'16" EAST, ALONG SAID PARALLEL LINE, TO THE SHORE OF LAKE WASHINGTON;
THENCE SOUTHERLY, ALONG SAID SHORE, TO A POINT DRAWN PARALLEL WITH AND 20 FEET SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 3 IN ADAMS LAKE WASHINGTON TRACTS;
THENCE, ALONG SAID PARALLEL LINE, NORTH 88°26'16" WEST TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN CONTRACT SALE TO MILTON L. WITTENDALE RECORDED UNDER RECORDING NUMBER 3936791;
THENCE NORTH 01°14'23" EAST 50.01 FEET;
THENCE NORTH 14°55'13" WEST 38.66 FEET;
THENCE NORTH 36°52'13" WEST 72.74 FEET TO A POINT IN THE MARGIN OF THE TURNAROUND IN SAID ROAD EASEMENT FROM WHICH THE CENTER BEARS NORTH 10°53'34" EAST 38.00 FEET;
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 38.00 FEET; A DISTANCE OF 23.48 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON, ADJACENT TO AND ABUTTING UPON THE PARCEL OF LAND HEREINABOVE DESCRIBED AND LYING BETWEEN THE NORTH AND SOUTH BOUNDARIES THEREOF EXTENDED EASTERLY.

PARCEL C:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, AS CREATED BY INSTRUMENTS RECORDED FEBRUARY 19, 1953, UNDER RECORDING NUMBER 4316894, RECORDED SEPTEMBER 24, 1953, UNDER RECORDING NUMBER 4382730, AND RECORDED MARCH 20, 1956, UNDER RECORDING NUMBER 4674377.

DATUM

NAVD 88

BENCHMARK

WGS SURVEY DATA WAREHOUSE DESIGNATION 4084
2" BRASS DISC AT THE INTERSECTION OF E. MERCER WAY AND FERNBROOK DRIVE
ELEVATION=140.753 FEET

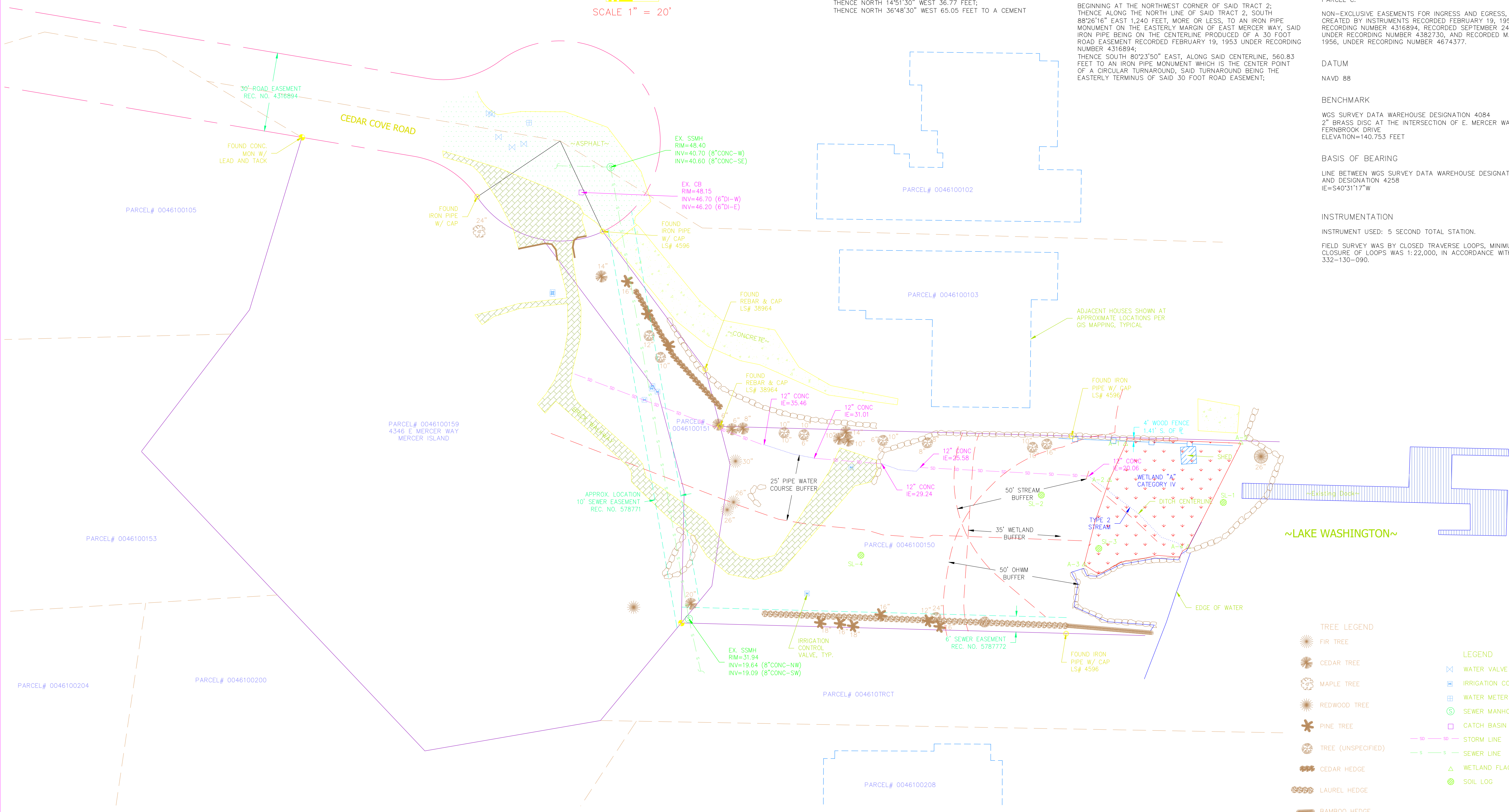
BASIS OF BEARING

LINE BETWEEN WGS SURVEY DATA WAREHOUSE DESIGNATION 4084 AND DESIGNATION 4258
IE=S40°31'17"W

INSTRUMENTATION

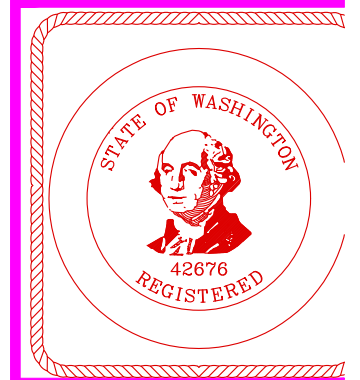
INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.



- | | | | |
|--|--------------------|--|--------------------------|
| | FIR TREE | | WATER VALVE |
| | CEDAR TREE | | IRRIGATION CONTROL VALVE |
| | MAPLE TREE | | WATER METER |
| | REDWOOD TREE | | SEWER MANHOLE |
| | PINE TREE | | CATCH BASIN |
| | TREE (UNSPECIFIED) | | STORM LINE |
| | CEDAR HEDGE | | SEWER LINE |
| | LAUREL HEDGE | | WETLAND FLAG |
| | BAMBOO HEDGE | | SOIL LOG |

REVISIONS	DESCRIPTION	BY	DATE
1	ADDED WETLAND FLAGS & BUFFERS	DBM	12/13/16



JOHAN VALENTIN
T.L. 0046100150, 0046100151 & 0046100159
BOUNDARY - TOPOGRAPHY PLAN

ENCOMPASS
ENGINEERING & SURVEYING
Western Washington Division
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108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7433

JOB NO.	16583
DATE	09/07/16
SCALE	1"=20'
DESIGNED	SDM
DRAWN	JEF
CHECKED	SDM
APPROVED	SDM