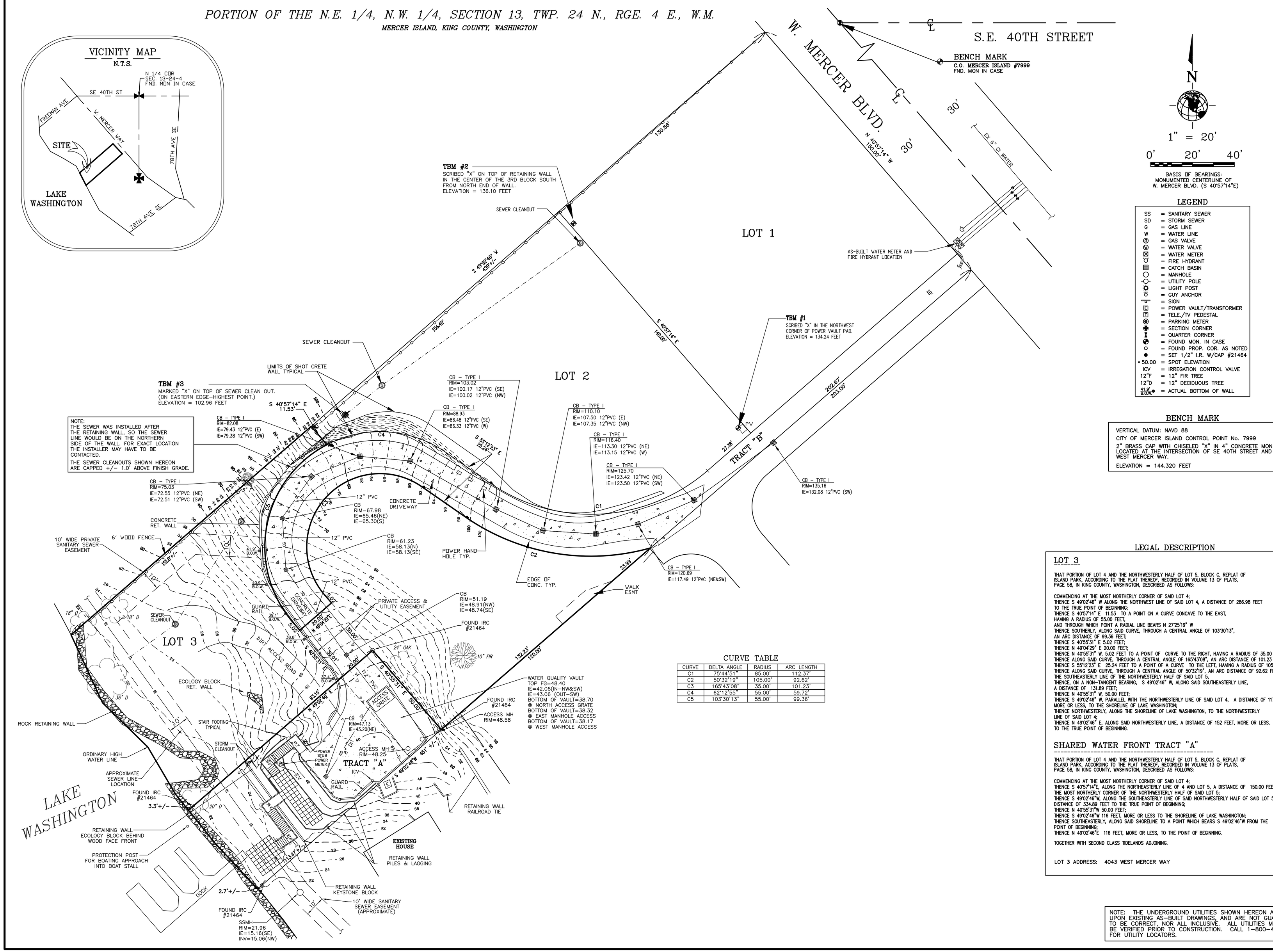
PORTION OF THE N.E. 1/4, N.W. 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.

MERCER ISLAND, KING COUNTY, WASHINGTON



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	75°44'51"	85.00'	112.37'
C2	50°32'19"	105.00'	92.62'
C3	165°43'08"	35.00'	101.23'
C4	62°12'55"	55.00'	59.72'
C5	103°30'13"	55.00'	99.36'

LEGAL DESCRIPTION

LOT 3

THAT PORTION OF LOT 4 AND THE NORTHWESTERLY HALF OF LOT 5, BLOCK C, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 4;
THENCE S 49°02'46" W ALONG THE NORTHWEST LINE OF SAID LOT 4, A DISTANCE OF 286.98 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 40°57'14" E 11.53 TO A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 55.00 FEET,
AND THROUGH WHICH POINT A RADIAL LINE BEARS N 27°25'19" W
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°30'13", AN ARC DISTANCE OF 99.36 FEET;
THENCE S 40°55'31" E 5.02 FEET;
THENCE N 49°04'29" E 20.00 FEET;
THENCE N 40°55'31" W, 5.02 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 165°43'08", AN ARC DISTANCE OF 101.23 FEET;
THENCE S 55°12'23" E 25.24 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°32'19", AN ARC DISTANCE OF 92.62 FEET
THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY HALF OF SAID LOT 5,
THENCE, ON A NON-TANGENT BEARING, S 49°02'46" W, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 131.89 FEET;
THENCE N 40°55'31" W, 50.00 FEET;
THENCE S 49°02'46" W PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 117 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE WASHINGTON;
THENCE NORTHWESTERLY, ALONG THE SHORELINE OF LAKE WASHINGTON, TO THE NORTHWESTERLY LINE OF SAID LOT 4;
THENCE N 49°02'46" E, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 152 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SHARED WATER FRONT TRACT "A"

THAT PORTION OF LOT 4 AND THE NORTHWESTERLY HALF OF LOT 5, BLOCK C, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 4;
THENCE S 40°57'14"E, ALONG THE NORTHEASTERLY LINE OF 4 AND LOT 5, A DISTANCE OF 150.00 FEET TO THE MOST NORTHERLY CORNER OF THE NORTHWESTERLY HALF OF SAID LOT 5;
THENCE S 49°02'46"W, ALONG THE SOUTHEASTERLY LINE OF SAID NORTHWESTERLY HALF OF SAID LOT 5, A DISTANCE OF 334.89 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 40°55'31"W 50.00 FEET;
THENCE S 49°02'46"W 116 FEET, MORE OR LESS TO THE SHORELINE OF LAKE WASHINGTON;
THENCE SOUTHEASTERLY, ALONG SAID SHORELINE TO A POINT WHICH BEARS S 49°02'46"W FROM THE POINT OF BEGINNING;
THENCE N 49°02'46"E 116 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH SECOND CLASS TIDELANDS ADJOINING.

LOT 3 ADDRESS: 4043 WEST MERCER WAY

NOTE: THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON EXISTING AS-BUILT DRAWINGS, AND ARE NOT GUARANTEED TO BE CORRECT, NOR ALL INCLUSIVE. ALL UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION. CALL 1-800-424-5555 FOR UTILITY LOCATORS.

NO.	REVISIONS	DATE

8/27/18

HANSEN SURVEYING
LAND SURVEYORS & CONSULTANTS
17420 116TH AVE. S.E., RENTON, WA 98058
TEL: 425-235-8440 FAX: 425-235-0266

TOPOGRAPHICAL SURVEY OF LOT 3

HUNSACKER SHORT PLAT
CITY OF MERCER ISLAND, WASHINGTON.

K:\1996\96001\NAVD 88 DRAWINGS\LOT 3 TOPO

DATE:	DRAWN BY:	CHKED BY:
8/27/18	PJC	SLA

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JOB NUMBER
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