

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY'S "GUARANTEE" NO.0122668-ETU)

PARCEL B OF MERCER ISLAND LOT LINE REVISION NO. SUB-16-013, AS RECORDED UNDER RECORDING NO. 20170510900005, RECORDS OF KING COUNTY AUDITOR;

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

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 80°49'03"E, BETWEEN FOUND IRON PIPE AND REBAR WITH CAP, PER REF. 1

REFERENCES

- RECORD OF SURVEY VOL 49, PG 79, RECORDING NUMBER 8604109002
- PLAT OF ROGER'S HOLLY LANE ADDITION, VOL 79, PAGE 16
- SHORT SUBDIVISION NO 99-0166, VOL 132, PG 41; RECORDING NUMBER 19990909900002

VERTICAL DATUM

NAVD 88, PER GPS OBSERVATION

SURVEYOR'S NOTES

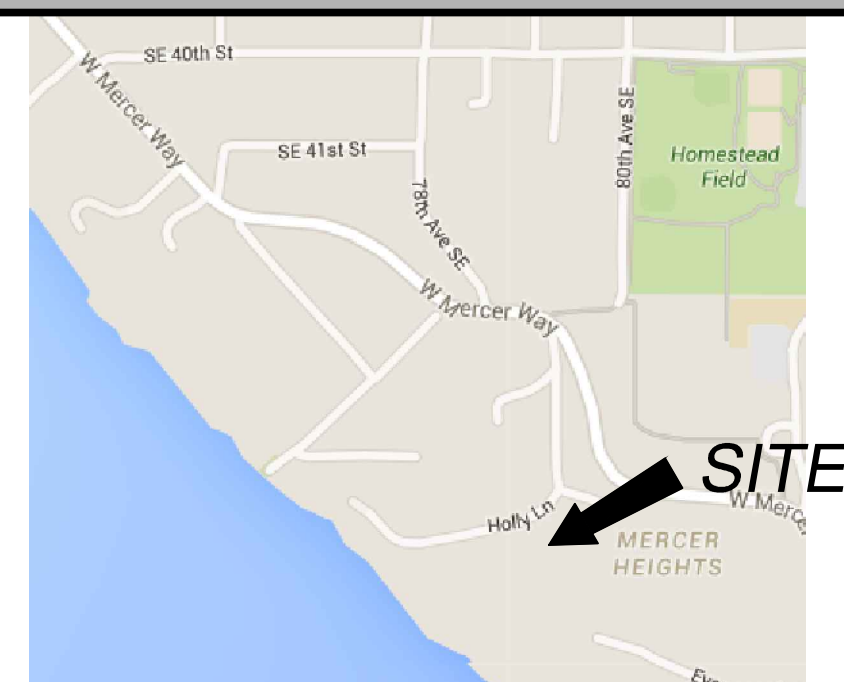
- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
- SUBJECT PROPERTY TAX PARCEL NO. 738900-0020
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 15,876± S.F. (0.36± ACRES)
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY'S "GUARANTEE" POLICY NO. 0122668-ETU, DATED JUNE 6, 2018. IN PREPARING THIS MAP TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "GUARANTEE". TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

LEGEND

- CONCRETE SURFACE
- CONCRETE WALL
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- FIRE HYDRANT
- IRON PIPE (FOUND)
- NAIL AS NOTED
- MONUMENT IN CASE (FOUND)
- REBAR AS NOTED (FOUND)
- BUILDING LINE
- ROCKERY
- SIZE TYPE (AS NOTED)
- TREE (AS NOTED)
- WATER METER
- WATER VALVE
- GRAVEL SURFACE
- STEEP SLOPE AREA
- SEWER LINE
- POWER (UNDERGROUND)
- COMMUNICATION (UNDERGROUND)
- GAS LINE

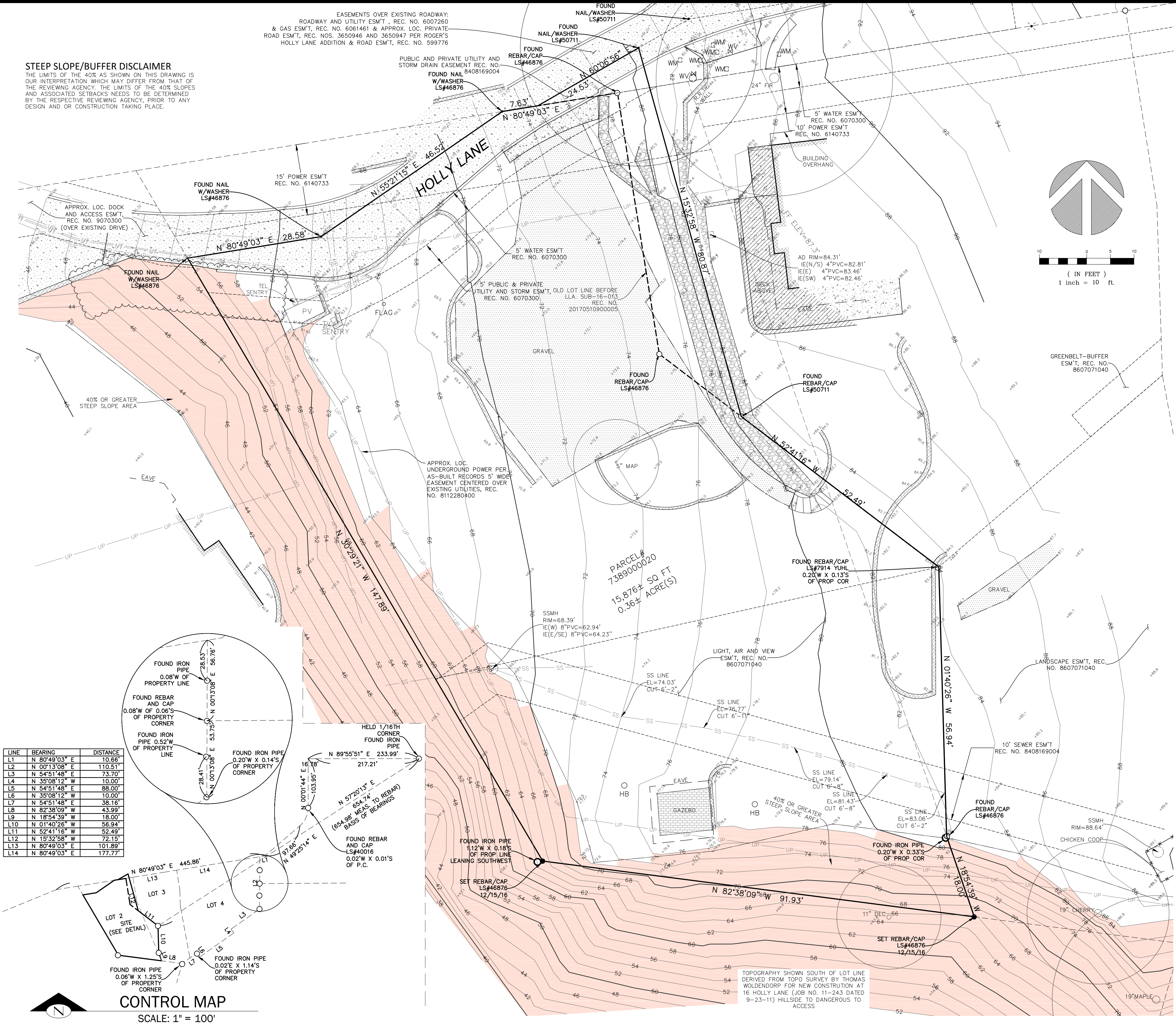
VICINITY MAP

N.T.S.



STEEP SLOPE/BUFFER DISCLAIMER

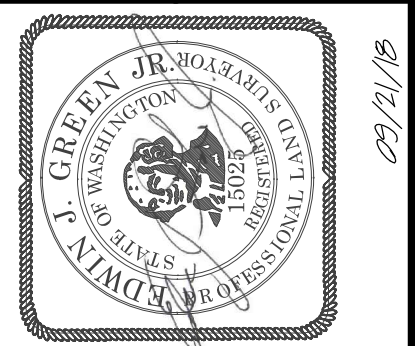
THE LIMITS OF THE 40% AS SHOWN ON THIS DRAWING IS OUR INTERPRETATION WHICH MAY DIFFER FROM THAT OF THE REVIEWING AGENCY. THE LIMITS OF THE 40% SLOPES AND ASSOCIATED SETBACKS NEEDS TO BE DETERMINED BY THE RESPECTIVE REVIEWING AGENCY, PRIOR TO ANY DESIGN AND OR CONSTRUCTION TAKING PLACE.



CONTROL MAP
SCALE: 1" = 100'

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 OF THE NE 1/4 OF SEC. 13, TWP. 24N., RGE. 4E., W.M.
TAX PARCEL NO. 7389000020

WILEY PROPERTY
HOLLY LANE
MERCER ISLAND, WA



Terrane
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www.terrane.net

JOB NUMBER:	151581
DATE:	12/17/2015
DRAFTED BY:	AB
CHECKED BY:	MAB
SCALE:	1" = 10'
REVISION HISTORY	
04/18/16	REMOVE ROAD ESMT
08/27/18	ADD T TOPO
7/17/18	ADD T UTILITIES
10/02/18	ADD T TOPO
SHEET NUMBER	
1 OF 1	

measure success