

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER QUIT CLAIM DEED AFN 9405052361)
 LOB B OF MERCER ISLAND SHORT PLAT NO. MI-76-8-027, AS RECORDED UNDER RECORDING NO. 7702170577, AND AS AMENDED BY BOUNDARY LINE REVISION PER CITY OF MERCER ISLAND FILE NO. MI-81-08-15 AS RECORDED UNDER RECORDING NO. 821169001, SAID SHORT PLAT BEING A PORTION OF BLOCK A, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

HELD BEARING N 40°36'45" W, BETWEEN EXISTING TACKS SET IN LEAD BY H.W. RUTHERFORD IN 1959, AS SHOWN HEREON AND REFERENCED IN R1

REFERENCES

- THIS SURVEY IS A DEPENDANT RETRACEMENT OF MERCER ISLAND B.L.R. NO. MI-82-08-15, AS RECORDED UNDER K.C.R.N. 821169001. THIS SURVEY IS BASED UPON EXISTING POINTS RECOVERED, AND SHOWN THEREON.

VERTICAL DATUM

NAVD88 PER WGS SURVEY DATA WAREHOUSE
 POINT DESIGNATION-8037, 2" BRASS CAP IN 4" CONC. MON (DN 0.3") WEST MERCER WAY AT JOG 100' SE OF INTX LAKE PL. 950' NW IF INTX SE 40TH ST
 ELEV.=171.06'

SURVEYOR'S NOTES

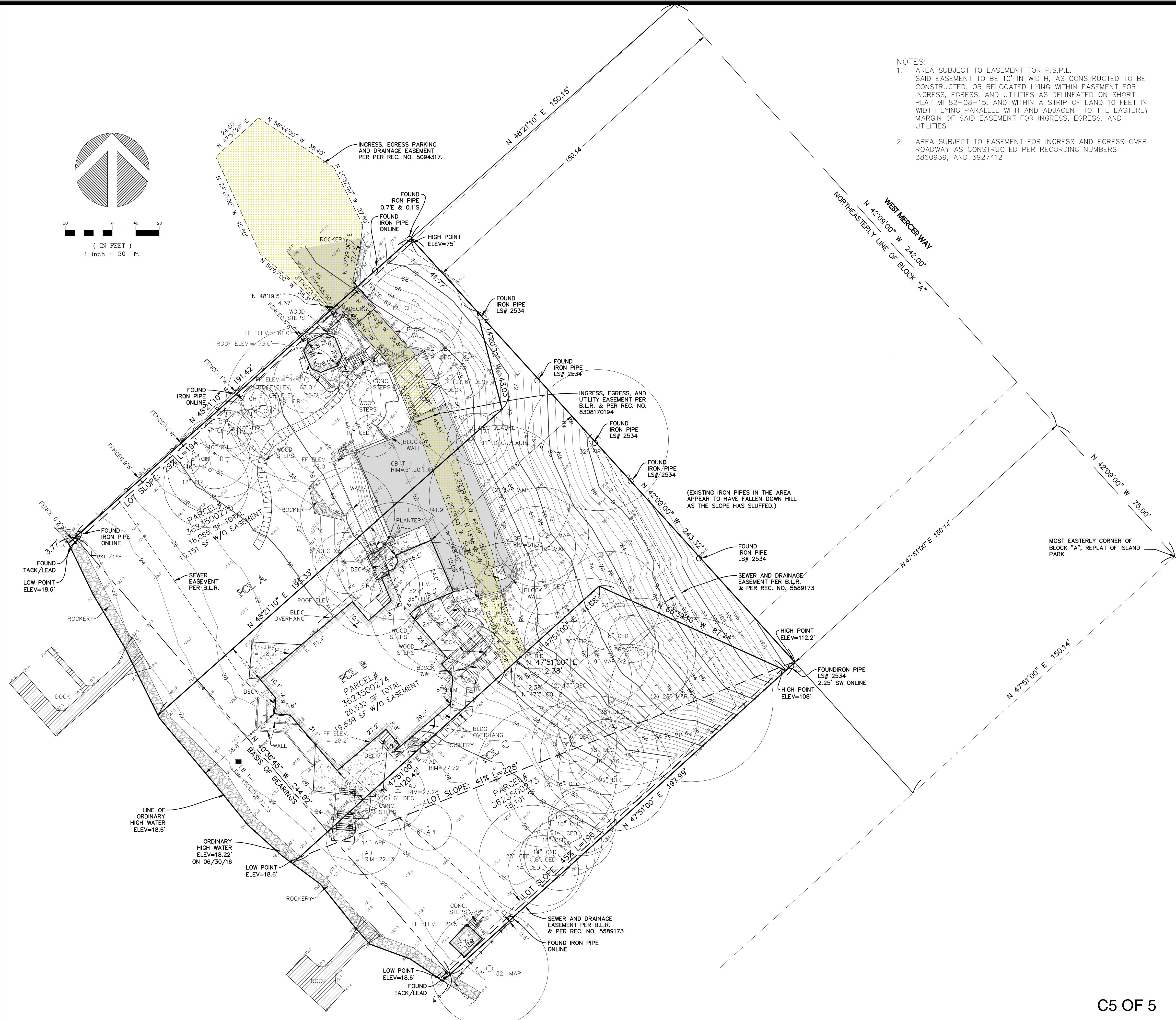
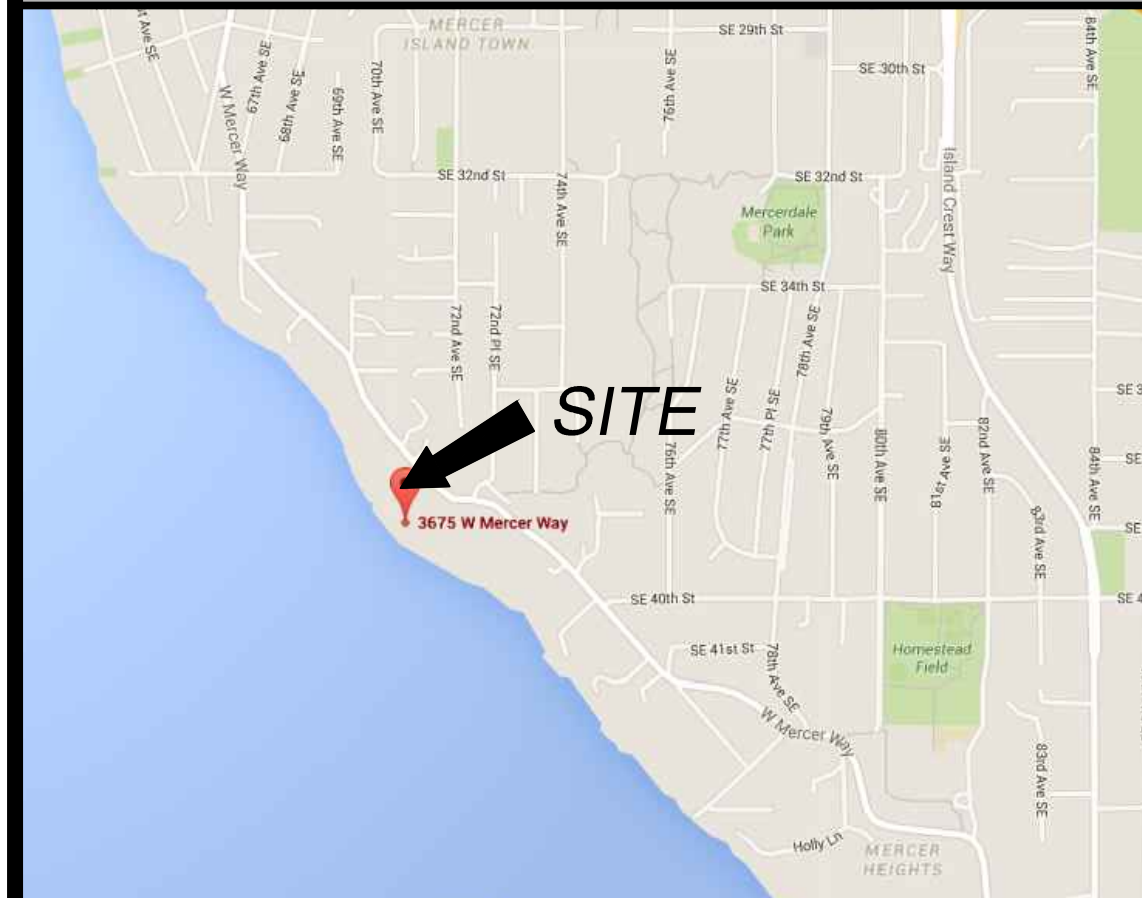
- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2016. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 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. 362350-0273, 362350-0274, 362350-0275.
- TOTAL SUBJECT PROPERTY AREA PER THIS SURVEY IS 51,699± S.F. (1.19± ACRES)
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- 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

- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- CONCRETE WALL
- DECK
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- ROCKERY
- GAS METER
- TREE (AS NOTED)

VICINITY MAP

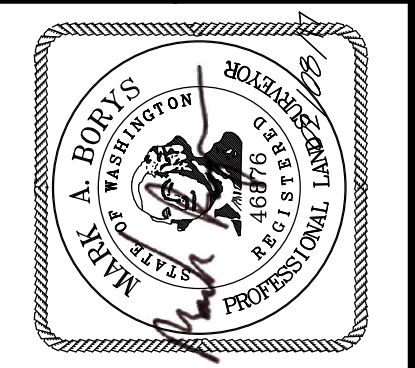
N.T.S.



- NOTES:
- AREA SUBJECT TO EASEMENT FOR P.S.P.L. SAID EASEMENT TO BE 10' IN WIDTH, AS CONSTRUCTED TO BE CONSTRUCTED, OR RELOCATED LYING WITHIN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AS DELINEATED ON SHORT PLAT MI 82-08-15, AND WITHIN A STRIP OF LAND 10 FEET IN WIDTH LYING PARALLEL WITH AND ADJACENT TO THE EASTERLY MARGIN OF SAID EASEMENT FOR INGRESS, EGRESS, AND UTILITIES
 - AREA SUBJECT TO EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY AS CONSTRUCTED PER RECORDING NUMBERS 3860939, AND 3927412

TOPOGRAPHIC & BOUNDARY SURVEY
 SW 1/4 OF SW 1/4 SEC 12, TWP. 24N., RGE 04 E., W. M.
 PARCEL NO. 3623500273, 3623500274, 3623500275

Ogden Point Project
 3675 W MERCER ISLAND
 MERCER ISLAND, WA 98040



Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4498 support@terrane.net
 www.terrane.net

JOB NUMBER:	160681
DATE:	07/12/16
DRAFTED BY:	IDV-RSN
CHECKED BY:	MAB/TMM
SCALE:	1"= 20'
REVISION HISTORY	
8/17/16	WATER SHOT
SHEET NUMBER	
1 OF 1	