

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE NORTH 89°59'33" EAST, ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 185 FEET, THENCE NORTHERLY AT RIGHT ANGLES TO A POINT ON A LINE WHICH IS PARALLEL TO AND 60 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE EASTERLY AT RIGHT ANGLES TO A POINT ON A LINE WHICH IS PARALLEL TO AND 60 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE PRESENT SHORE LINE OF LAKE WASHINGTON; THENCE SOUTHERLY ALONG SHORELINE, TO THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1, THENCE WESTERLY, ALONG SAID SOUTHERLY LINE 311.94 FEET MORE OR LESS, TO A POINT WHICH IS 10 FEET EASTERLY, MEASURED ALONG SOUTHERLY LINE

BASIS OF BEARINGS

ACCEPTED A BEARING OF N89°59'33"E ALONG THE CENTERLINE OF CURTIS ST

REFERENCES

- ROS, VOL42, PG150; REC# 8411159007
- ROS, VOL88, PG248; REC# 9208249018
- ROS, VOL101, PG185; REC# 9412229001
- UNRECORDED SURVEY BY HEBRANK, STEADMAN

LEGEND

	ASPHALT SURFACE		GUY POLE
	BUILDING		HEDGE ROW
	CONCRETE SURFACE		LINE STAKE
	CONCRETE WALL		POST
	CONTOUR (MAJOR)		POWER (UNDERGROUND)
	CONTOUR (MINOR)		POWER POLE
	FENCE LINE (WOOD)		POWER VAULT
	INLET (TYPE 250A)		STORM CATCH BASIN
	ROCKERY		STORM DRAIN LINE
	REBAR AS NOTED (FOUND)		UTILITY LINE
	REBAR & CAP (SET, LS# 15025)		WATER LINE
	NAIL AS NOTED		WATER METER
	TEL SENTRY		WATER VALVE
	TREE (AS NOTED)		YARD LIGHT

VERTICAL DATUM

CITY OF MERCER ISLAND=4135
ELEV=158.465
1/4" BRASS PIN IN CONC
INTERSECTION OF E MERCER WAY & SE 68TH ST

SURVEYOR'S NOTES

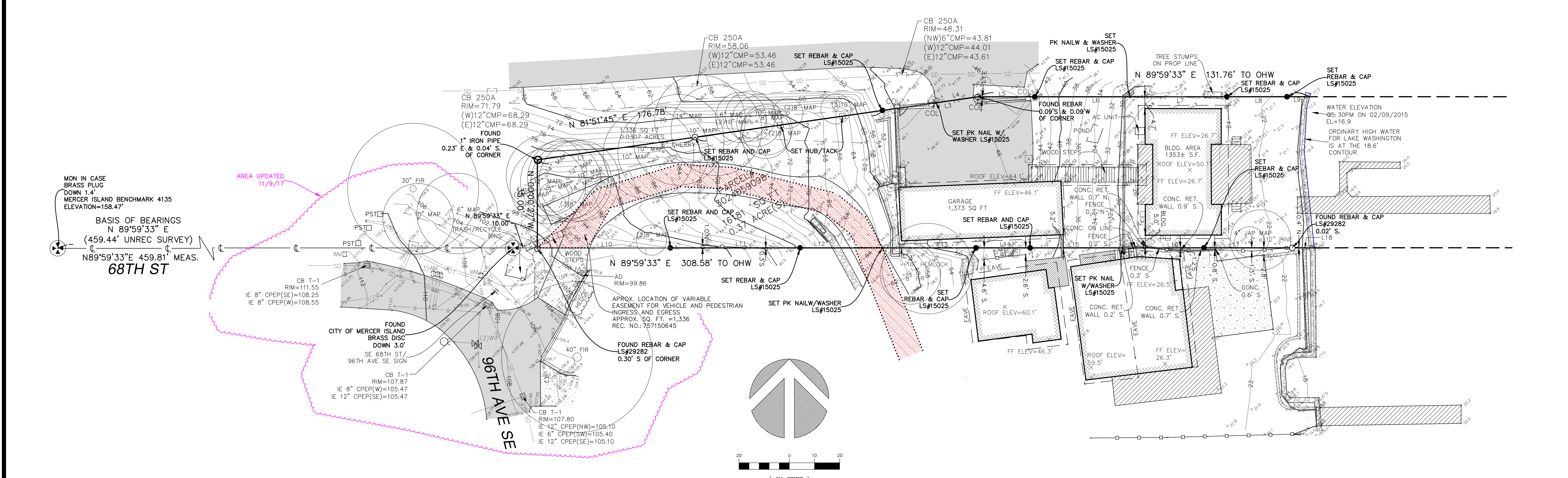
- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MARCH OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON 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.
- TOTAL SITE UPLAND AREA TO OHW IS 16181± SQUARE FEET OR 0.37± ACRES.
- SUBJECT PROPERTY TAX PARCEL NO. 3024059098
- 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.

SCHEDULE B ITEMS

PER FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 611089776, EFFECTIVE DATE: NOVEMBER 17, 2014 AT 8:00AM

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 - IN FAVOR OF: MERCER ISLAND SEWER DISTRICT
 - PURPOSE: PIPELINE
 - RECORDING DATE: JUNE 19, 1969
 - RECORDING NO.: 57509033
 - AFFECTS: A PORTION OF THE SECOND CLASS SHORELANDS "AS CONSTRUCTED"
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 - PURPOSE: VEHICLE AND PEDESTRIAN INGRESS AND EGRESS
 - RECORDING DATE: JULY 15, 1975
 - RECORDING NO.: 7507150645
 - AFFECTS: A PORTION OF THE PROPERTY HEREIN DESCRIBED
 - PLOTTED APPROXIMATE LOCATION. DESCRIPTION IS ERRONEOUS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 - PURPOSE: GAS PIPELINE
 - RECORDING DATE: OCTOBER 2, 1992
 - RECORDING NO.: 9210020323
 - AFFECTS: A PORTION OF THE PROPERTY HEREIN DESCRIBED

LINE	BEARING	DISTANCE
L1	N 81°51'45" E	63.27'
L2	N 81°51'45" E	75.23'
L3	N 81°51'45" E	21.47'
L4	N 81°51'45" E	16.81'
L5	N 89°59'05" W	22.60'
L6	N 89°58'33" E	37.84'
L7	N 89°59'49" E	38.49'
L8	N 89°57'50" E	23.89'
L9	N 89°56'13" W	8.94'
L10	N 89°58'35" E	52.85'
L11	N 89°59'48" E	51.54'
L12	N 89°59'33" E	32.85'
L13	N 89°59'33" E	37.03'
L14	N 89°59'33" E	21.49'
L15	N 89°59'33" E	36.81'
L16	N 89°59'33" E	32.29'
L17	N 89°59'33" E	35.06'
L18	N 89°59'33" E	8.66'



TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF THE NE 1/4 OF SEC. 30, TWP. 24N., RGE. 5E., W.M.
TAX PARCEL NO. 3024059098

NIEDRMAN RESIDENCE
6800 96TH AVE SE
MERCER ISLAND, WA



Terrane
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JOB NUMBER: 150161
DATE: 3/30/15
DRAFTED BY: AB
CHECKED BY: EJG/JGM
SCALE: 1"= 20'

REVISION HISTORY

9/13/16	ESMNT, SCHEDULE B
9/20/16	UPDATE DRAWING
11/9/17	ADDTL TOPO

SHEET NUMBER
1 OF 1

measure success