

PHILLIPS SFR

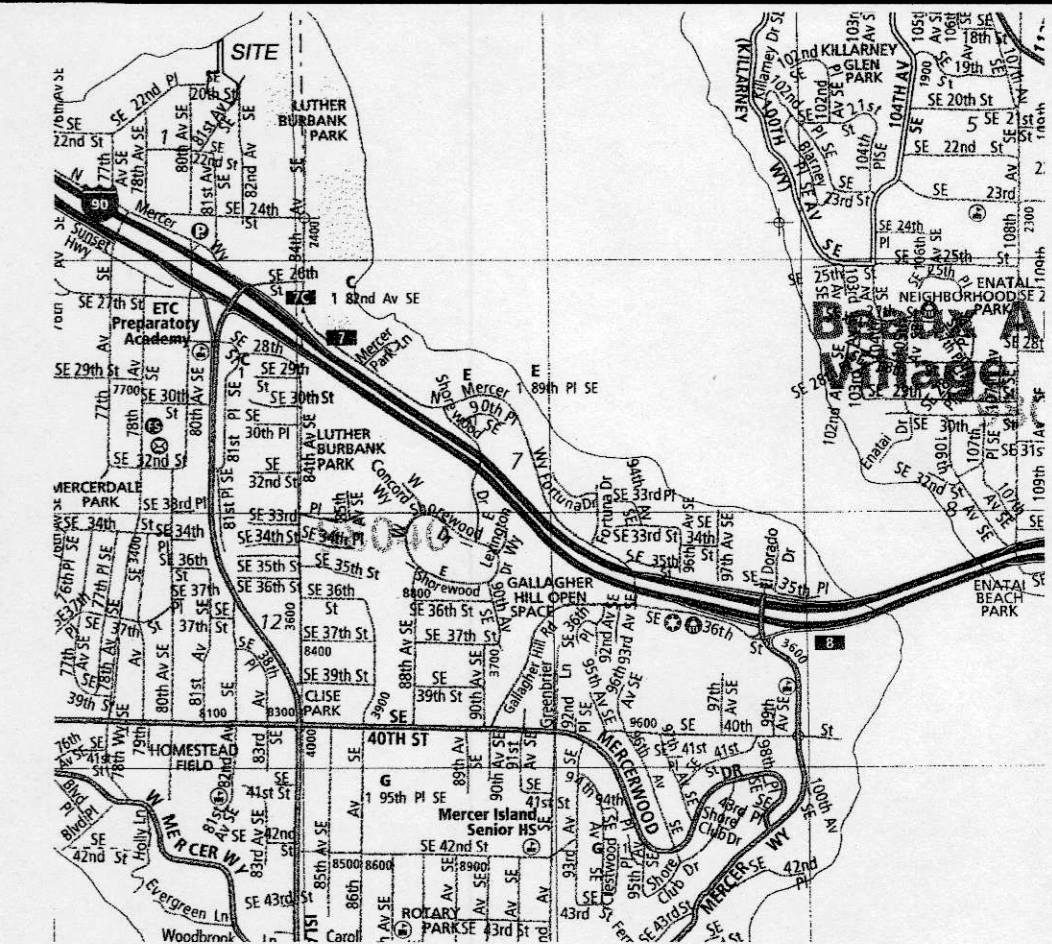
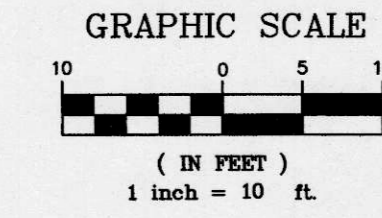
SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. KING COUNTY, WASHINGTON

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

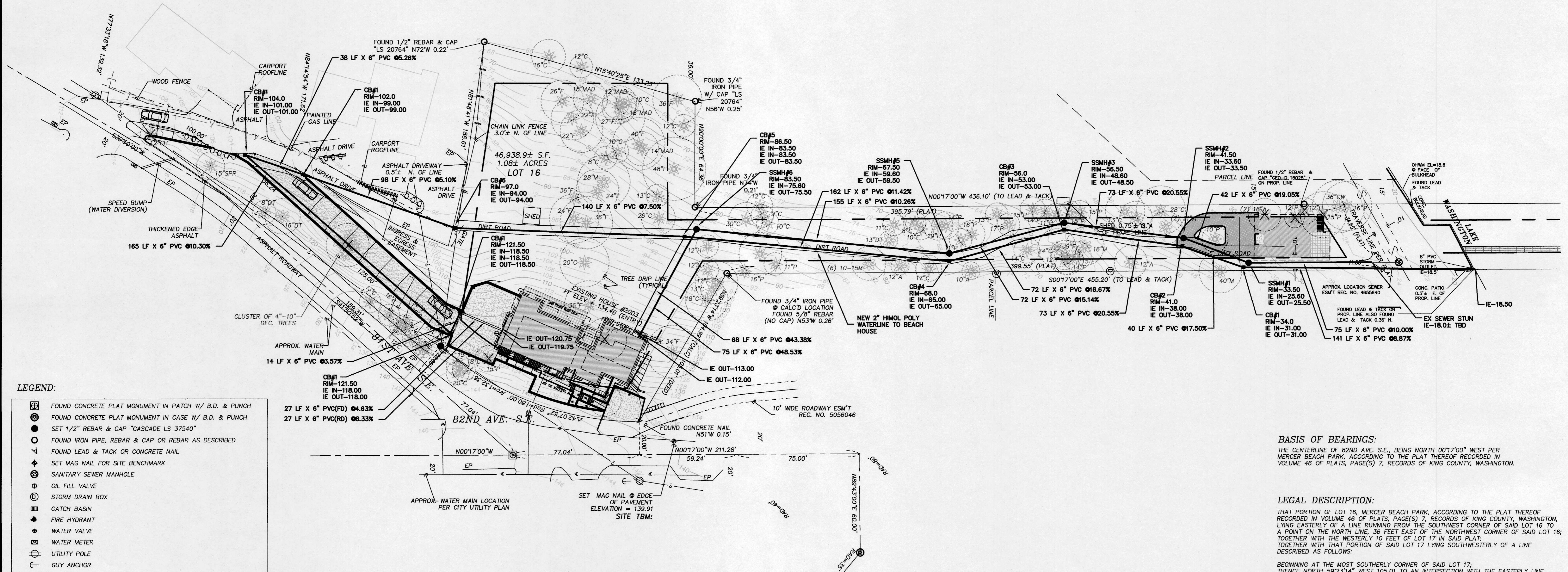
BENCHMARK:
U.S. ARMY CORPS OF ENGINEERS LAKE WASHINGTON ELEVATION ON 11/18/2016
AT 11:00 A.M., ELEVATION = 16.99 (NAVD 88).

SITE BENCHMARK (TBM):
SET MAG NAIL AT WEST EDGE OF PAVEMENT 82ND AVE. S.E., 25' NORTH
OF NORTH EDGE CONCRETE DRIVEWAY TO SURVEYED PROPERTY
ELEVATION = 139.91 (NAVD 88)

CONTOUR INTERVAL:
2 FEET



VICINITY MAP
N.T.S.

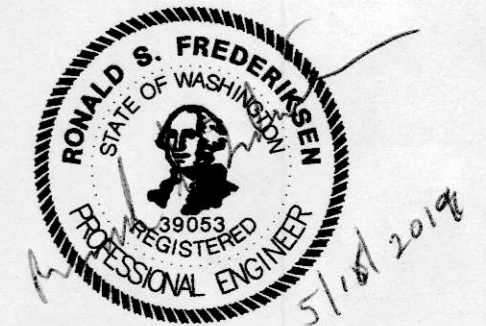


- LEGEND:**
- ⊕ FOUND CONCRETE PLAT MONUMENT IN PATCH W/ B.D. & PUNCH
 - ⊙ FOUND CONCRETE PLAT MONUMENT IN CASE W/ B.D. & PUNCH
 - ⊕ SET 1/2" REBAR & CAP "CASCADE LS 37540"
 - ⊙ FOUND IRON PIPE, REBAR & CAP OR REBAR AS DESCRIBED
 - ⊕ FOUND LEAD & TACK OR CONCRETE NAIL
 - ⊕ SET MAG NAIL FOR SITE BENCHMARK
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ OIL FILL VALVE
 - ⊕ STORM DRAIN BOX
 - ⊕ CATCH BASIN
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ UTILITY POLE
 - ⊕ GUY ANCHOR
 - ⊕ MAILBOX
 - ⊕ EDGE OF PAVEMENT
 - C CEDAR
 - P PINE
 - F FIR
 - H HEMLOCK
 - CW COTTONWOOD
 - DT DECIDUOUS TREE
 - M MAPLE
 - CH CHERRY
 - SPR SPRUCE
 - MAD MADRONE
 - ⊕ CONIFER TREE
 - ⊕ DECIDUOUS TREE
 - ⊕ HEDGE
 - ⊕ ROCKERY
 - ⊕ CHAIN LINK FENCE
 - ⊕ WOOD FENCE
 - ⊕ OVERHEAD ELECTRIC
 - ⊕ WATER MAIN
 - ⊕ SANITARY SEWER MAIN
 - ⊕ AREAS OF CONCRETE

BASIS OF BEARINGS:
THE CENTERLINE OF 82ND AVE. S.E., BEING NORTH 001°7'00" WEST PER
MERCER BEACH PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 46 OF PLATS, PAGE(S) 7, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION:
THAT PORTION OF LOT 16, MERCER BEACH PARK, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 46 OF PLATS, PAGE(S) 7, RECORDS OF KING COUNTY, WASHINGTON,
LYING EASTERLY OF A LINE RUNNING FROM THE SOUTHWEST CORNER OF SAID LOT 16 TO
A POINT ON THE NORTH LINE, 36 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 16;
TOGETHER WITH THE WESTERLY 10 FEET OF LOT 17 IN SAID PLAT;
TOGETHER WITH THAT PORTION OF SAID LOT 17 LYING SOUTHWESTERLY OF A LINE
DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 17;
THENCE NORTH 59°23'14" WEST 105.01 TO AN INTERSECTION WITH THE EASTERLY LINE
OF SAID WESTERLY 10 FEET AND THE TERMINUS OF SAID LINE.

- NOTES:**
1. MONUMENTS LAST VISITED ON 11/15/2016.
 2. LEGAL DESCRIPTION AND EASEMENT INFORMATION RELIED UPON PER FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NO. 5003353-2765814, DATED OCT. 27, 2016. THE INGRESS AND EGRESS EASEMENT DEPICTED ACROSS LOTS 14 AND 15 IS DEPICTED PER AN OLD DEED DESCRIPTION AS PROVIDED BY THE ORIGINAL CLIENT.
 3. SCHEDULE B, RECORD MATTERS OF NOTE:
ITEM 3: SEWER EASEMENT, REC. NO. 4655640. THIS EASEMENT IS DEPICTED HEREON IN AN APPROXIMATE LOCATION ALONG THE WATERFRONT SANITARY SEWER LINE. THE EASEMENT DESCRIPTION IS NOT SUFFICIENT TO DEPICT ITS ACTUAL POSITION.
ITEM 4: ROADWAY EASEMENT, REC. NO. 5056046. THIS EASEMENT IS PARTIALLY DEPICTED HEREON ALONG THE DRIVEWAY TO LOTS 17 AND 18.
 - ITEM 5: PUGET SOUND ENERGY, INC., ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM EASEMENT. THE EASEMENT LOCATION DOES NOT AFFECT THE SUBJECT PROPERTY.
 4. UNDERGROUND UTILITIES DEPICTED FROM DIRECT OBSERVATION OR PAINTED UTILITY MARKINGS AND ARE APPROXIMATE ONLY. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN. PUBLIC AND/OR PRIVATE UTILITY LOCATING COMPANIES SHOULD BE UTILIZED BEFORE ANY CONSTRUCTION OR DIGGING.



CONCEPTUAL STORM, SEWER, WATER PLAN	REVISIONS
NICK AND ANGELIQUE PHILLIPS RESIDENCE 2003 82ND AVE SE MERCER ISLAND, WA 98040	BY DATE
ENGINEERS - SURVEYORS EASTSIDE CONSULTANTS, INC.	THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.
JOB NO. 19055 DATE 5/19 SCALE 1"=30' DESIGNED R.S.F. DRAWN R.S.F. CHECKED R.KITZ APPROVED R.S.F.	SHEET C1 OF C1