

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING #19991108000384)
 LOT 17 OF DAWN VISTA, AS PER PLAT RECORDED IN VOLUME 82 OF PLATS, PAGES 78 THROUGH 79, RECORDS OF KING COUNTY;
 SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

A CHORD BEARING OF N 80°35'00" W BETWEEN PC MONS ON S.E. 47TH STREET, CALCULATED PER PLAT.

REFERENCES

1. RECORD OF SURVEY IN BOOK 41 AT PAGE 216;

VERTICAL DATUM

NAVD88 PER CITY OF MERCER ISLAND BENCHMARK 4152
 FOUND CONC MON WITH TACK IN LEAD DOWN 0.7', NORTHERLY SAC MON AT SE 47TH ST.

ELEVATION ON TACK=232.23'

SURVEYOR'S NOTES

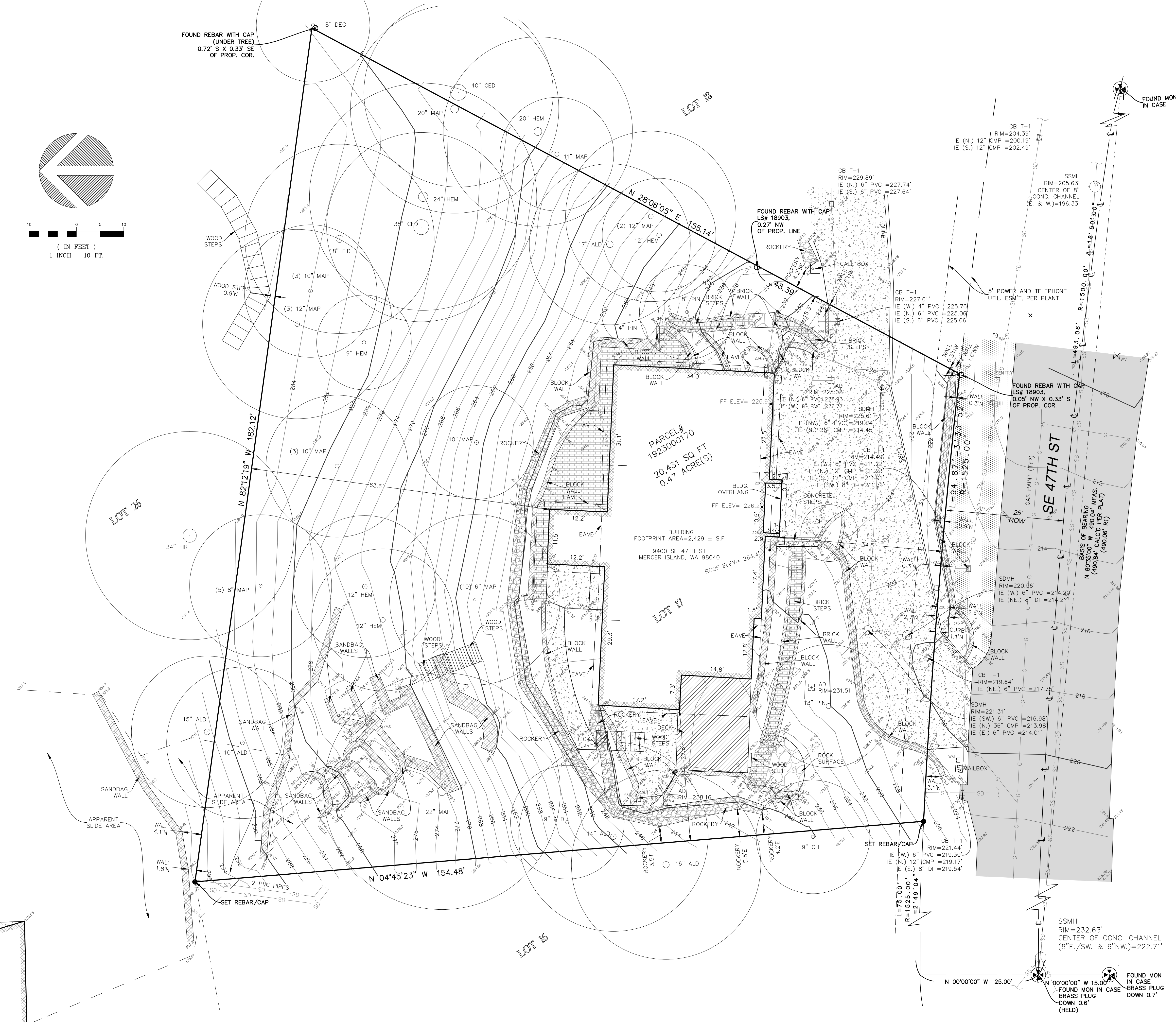
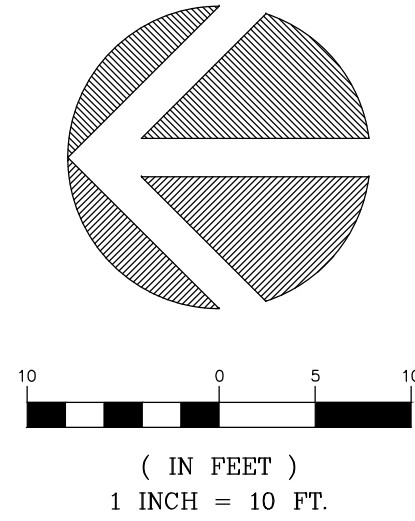
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2016. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE 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.
4. SUBJECT PROPERTY TAX PARCEL NO. 192300-0170
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 20,431± S.F. (0.47± ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. 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

	AREA DRAIN		MONUMENT IN CASE (FOUND)
	ASPHALT SURFACE		POWER METER
	BRICK SURFACE		REBAR AS NOTED (FOUND)
	BUILDING		REBAR & CAP (SET)
	CENTERLINE ROW		ROCKERY
	CONCRETE SURFACE		SEWER LINE
	WALL		SEWER MAINTENANCE
	CONTOUR (MAJOR)		STORM CATCH BASIN
	CONTOUR (MINOR)		STORM DRAIN MANHOLE
	DECK		STORM DRAIN LINE
	FLAGSTONE SURFACE		TELEPHONE HAND HOLE
	GAS LINE		TELEPHONE SENTRY
	GAS METER		TREE (AS NOTED)
	GRAVEL SURFACE		WATER METER
	MAILBOX (RESIDENTIAL)		WATER VALVE
			YARD LIGHT

VICINITY MAP

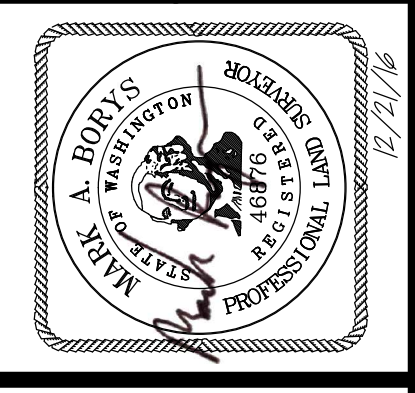
N.T.S.



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
 SW 1/4 OF SE 1/4 SEC 18, TWP. 24N., RGE. 05E., W.M.
 PARCEL NO. 1923000170

LEONG RESIDENCE
 9400 SE 47TH ST
 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:	160672
DATE:	12/21/16
DRAFTED BY:	IDV-PSC
CHECKED BY:	MAB/JGM
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
1 OF 1	