

LEGAL DESCRIPTION

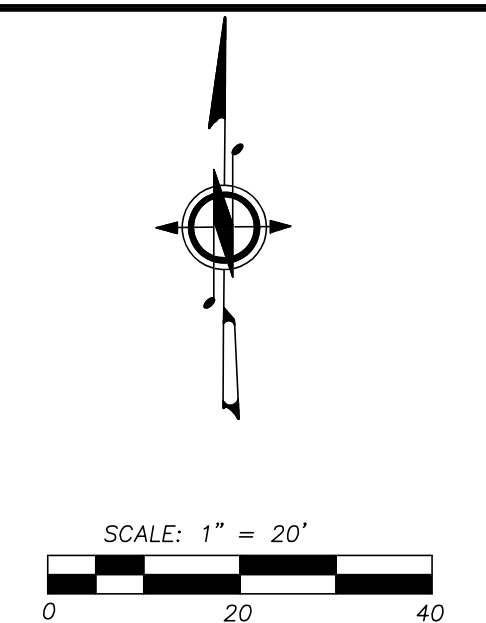
PARCEL A:
 COMMENCING AT THE NORTHWEST CORNER OF TRACT 2, ADAMS LAKE WASHINGTON TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE ON THE NORTH LINE OF SAID TRACT 2 SOUTH 88°26'16" EAST 1,240 FEET, MORE OR LESS, TO AN IRON MONUMENT IN EAST MERCER WAY;
 THENCE SOUTH 80°23'50" EAST 1.30 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 80°23'50" EAST 137.58 FEET;
 THENCE SOUTH 15°09'59" EAST 91.00 FEET;
 THENCE SOUTH 86°47'49" WEST 55.84 FEET;
 THENCE NORTH 80°23'50" WEST 83.00 FEET;
 THENCE SOUTH 61°48'37" WEST TO A POINT ON THE EASTERLY LINE OF EAST MERCER WAY AS CONVEYED TO THE CITY OF MERCER ISLAND BY DEED RECORDED UNDER RECORDING NO. 7303010468;
 THENCE NORTHERLY ALONG SAID EASTERLY LINE TO A POINT WHICH IS SOUTH 43°52' 13" WEST 100.84 FEET FROM THE TRUE POINT OF BEGINNING;
 THENCE NORTH 43°52'13" EAST ALONG THE EASTERLY LINE OF EAST MERCER WAY 100.84 FEET TO THE TRUE POINT OF SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B:
 AN EASEMENT FOR INGRESS, EGRESS AND ROAD PURPOSES, FOR THE ESTABLISHMENT AND MAINTENANCE OF CERTAIN UTILITIES, ALL AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 SAID EASEMENT IS SITUATED OVER AND THROUGH A PORTION OF TRACTS 2 AND 3, ADAMS LAKE WASHINGTON TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 30, RECORDS OF KING COUNTY, WASHINGTON, HAVING A WIDTH OF 30 FEET, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2;
 THENCE ON THE NORTH LINE THEREOF SOUTH 88°26'16" EAST 1,240 FEET, MORE OR LESS, TO AN IRON PIPE MONUMENT IN EAST MERCER WAY;
 THENCE SOUTH 80°23'50" EAST, 138.88 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE;
 THENCE SOUTH 15°09'59" EAST 120.53 FEET;
 THENCE SOUTH 50°00'44" EAST 119.88 FEET TO A POINT OF CURVE TO THE RIGHT;
 THENCE WITH A RADIUS OF 31.53 FEET FOLLOWING THE ARC OF THE SAID CURVE IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 47.41 FEET TO A POINT OF TANGENCY;
 THENCE ON SAID TANGENT SOUTH 36°08'16" WEST 103.23 FEET TO A POINT OF CURVE TO THE LEFT;
 THENCE WITH A RADIUS OF 57.50 FEET FOLLOWING THE ARC OF SAID CURVE IN A SOUTHERLY AND SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 125.66 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 89°04'24" EAST 212.01 FEET TO A POINT OF CURVE TO THE LEFT;
 THENCE WITH A RADIUS OF 75.00 FEET FOLLOWING THE ARC OF A CURVE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 75.39 FEET TO A POINT OF TANGENCY;
 THENCE ON SAID TANGENT NORTH 33° 20'06" EAST 106.62 FEET TO A POINT ON A LINE THAT IS 300.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACT 2 WHICH LINE IS THE NORTHEASTERLY TERMINUS OF THE FULL WIDTH OF SAID EASEMENT THE EASTERLY MARGIN THEREOF BEING PROJECTED TO INTERSECT SAID LINE, EXCEPTING FROM SAID EASEMENT ANY PORTION THEREOF LYING WITHIN PARCEL A ABOVE.

AN EASEMENT TO USE FOR BEACH AND BATHING PURPOSES THE FOLLOWING DESCRIBED TRACT OF LAND:
 A PORTION OF TRACT 3, ADAMS LAKE WASHINGTON TRACTS, AND THE SHORELANDS ADJOINING ON THE EAST, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF TRACT 2 OF SAID ADDITION;
 THENCE ON THE NORTH LINE THEREOF SOUTH 88°26'16" EAST 1,240.00 FEET, MORE OR LESS, TO AN IRON PIPE MONUMENT IN EAST MERCER WAY;
 THENCE SOUTH 1°00'16" EAST 446.31 FEET TO AN IRON PIPE MONUMENT NO. 1 OF THE PROPERTY LINE OF MARIE KRISTOFERSON AND J.C. MICHAEL;
 THENCE ON SAID PROPERTY LINE SOUTH 89°04'24" EAST 339.72 FEET TO AN IRON PIPE MONUMENT NO. 2;
 THENCE CONTINUING ON SAID PROPERTY LINE SOUTH 89°04'24" EAST 146.40 FEET;
 THENCE NORTH 33°20'06" EAST 165.61 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE FROM SAID POINT NORTH 88°26'16" WEST 27.99 FEET TO A POINT ON THE SOUTHERLY LINE OF THE WHITTENDALE PROPERTY;
 THENCE ON SAID LINE NORTH 80°11'00" EAST 11.32 FEET;
 THENCE NORTH 39°34'17" EAST 48.05 FEET, MORE OR LESS, TO A POINT ON A LINE THAT IS 260 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACT 2 OF SAID ADDITION;

THENCE ON SAID PARALLEL LINE SOUTH 88°26'16" EAST, 165 FEET, MORE OR LESS, TO THE EDGE OF LAKE WASHINGTON;
 THENCE SOUTHERLY ALONG THE EDGE OF LAKE WASHINGTON 50 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE THAT IS 300 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACT 2 OF SAID ADDITION;
 THENCE ON SAID PARALLEL LINE NORTH 88°26'16" WEST 170 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
 PARCEL C (CONTINUED):
 TOGETHER WITH ALL SHORELANDS TO THE EAST LYING BETWEEN THE EASTERLY PROJECTIONS OF THE NORTH AND SOUTH BOUNDARY LINE OF SAID BEACH TRACT, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL D:
 AN EASEMENT FOR INGRESS, EGRESS AND ROAD PURPOSES, AND FOR THE ESTABLISHMENT AND MAINTENANCE OF CERTAIN UTILITIES, ALL AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 SAID EASEMENT IS SITUATED OVER AND THROUGH A PORTION OF TRACTS 1 AND 2, ADAMS LAKE WASHINGTON TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON AND HAVING A WIDTH OF 30 FEET, AND LYING EASTERLY OF THE EASTERLY RIGHT OF WAY MARGIN OF EAST MERCER WAY, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON PIPE MONUMENT IN THE NORTH LINE OF TRACT 2, ADAMS LAKE WASHINGTON TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON, SAID MONUMENT BEING SOUTH 88° 26'16" EAST 1240 FEET, MORE OR LESS, FROM THE NORTHWEST CORNER OF SAID TRACT AND ON THE CENTERLINE PRODUCED OF THE 30 FOOT EASEMENT;
 THENCE SOUTH 80°23'50" EAST 465.9 FEET ALONG THE CENTERLINE OF THE 30 FOOT EASEMENT TO AN IRON PIPE MONUMENT FROM WHICH POINT "A" MARKED BY A CONCRETE MONUMENT BEARS SOUTH 16°48'10" WEST 15.11 FEET;
 PARCEL D (CONTINUED):
 POINT "A" BEING THE TRUE POINT OF BEGINNING IN THE DESCRIPTION IN CONTRACT OF SALE TO MILTON WHITTENDALE, RECORDED IN VOLUME 2873 OF DEEDS, PAGE 423, UNDER KING COUNTY RECORDING NUMBER 3936791, IN KING COUNTY, WASHINGTON;
 THENCE CONTINUING SOUTH 80°23'50" EAST 34.44 FEET ALONG SAID CENTERLINE TO A POINT "B", AN IRON PIPE MONUMENT;
 THENCE CONTINUING SOUTH 80°23'50" EAST 60.49 FEET TO A POINT "C", AN IRON PIPE MONUMENT WHICH IS THE CENTER OF A TURN AROUND WITH A 38 FOOT RADIUS THAT IS THE EASTERLY END OF 30 FOOT EASEMENT;
 ALSO:
 AN EASEMENT OVER AN EXISTING APPROACH ROAD EXTENDING FROM THE WESTERLY END OF 30 FOOT EASEMENT TO EAST MERCER WAY, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
 9903102355
 BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF THE 30 FOOT EASEMENT, SAID POINT BEING AT RIGHT ANGLES TO A POINT ON THE CENTER OF SAID EASEMENT THAT IS SOUTH 80°23'50" EAST 25.00 FEET FROM THE IRON PIPE THAT IS IN THE NORTH LINE OF TRACT 2 AND ON THE CENTERLINE PRODUCED OF SAID 30 FOOT EASEMENT;
 THENCE IN A SOUTHWESTERLY DIRECTION PARALLEL TO THE CENTERLINE OF EAST MERCER WAY A DISTANCE OF 145 FEET; THENCE IN A NORTHWESTERLY DIRECTION AT RIGHT ANGLES TO THE CENTERLINE OF SAID ROAD TO THE SOUTHEASTERLY MARGIN OF EAST MERCER WAY;
 THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY MARGIN TO THE SOUTHERLY MARGIN OF THE 30 FOOT EASEMENT;
 PARCEL D (CONTINUED):
 THENCE SOUTH 80°23'50" EAST ALONG SAID SOUTHERLY MARGIN TO POINT OF BEGINNING;
 EXCEPTING, HOWEVER, FROM SAID 30 FOOT EASEMENT A PARCEL OF LAND DESCRIBED AS FOLLOWS:
 BEGINNING AT A CONCRETE MONUMENT WHICH IS THE TRUE POINT OF BEGINNING AS DESCRIBED IN THE CONTRACT OF SALE OF MILTON WHITTENDALE, RECORDED IN VOLUME 2873 OF DEEDS, PAGE 423, UNDER KING COUNTY RECORDING NO. 3936791, IN KING COUNTY, WASHINGTON;
 THENCE FROM SAID POINT FOLLOWING THE SOUTH LINE OF THE 30 FOOT EASEMENT NORTH 80°23'50" WEST 150.00 FEET TO A CONCRETE MONUMENT;
 THENCE NORTH 73°31'40" EAST 52.33 FEET;
 THENCE SOUTH 80°23'50" EAST 43.00 FEET;
 THENCE SOUTH 59°25'20" EAST 64.24 FEET TO THE POINT OF BEGINNING;
 ALSO:
 AN EASEMENT OVER THE FOLLOWING DESCRIBED PARCEL ABUTTING THE 30 FOOT EASEMENT DESCRIBED ABOVE:
 9903102355
 BEGINNING AT THE TRUE POINT OF BEGINNING AS DESCRIBED IN CONTRACT OF SALE TO MILTON WHITTENDALE, RECORDED IN VOLUME 2873 OF DEEDS, PAGE 423, UNDER KING COUNTY RECORDING NO. 3936791, IN KING COUNTY, WASHINGTON;
 THENCE NORTH 9°36'19" EAST 30.00 FEET TO A POINT ON THE NORTH LINE OF THE 30 FOOT EASEMENT DESCRIBED ABOVE;
 THENCE ON SAID NORTH LINE NORTH 80°23'50" WEST 22.39 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE FROM SAID POINT CONTINUING ON THE ABOVE DESCRIBED NORTH LINE NORTH 80° 23'50" WEST 111.81 FEET;
 THENCE NORTH 73°31'40" EAST 33.91 FEET; THENCE SOUTH 80°23'50" EAST 51.33 FEET;
 THENCE SOUTH 80°23'50" EAST 91.33 FEET;
 PARCEL D (CONTINUED):
 THENCE SOUTH 59° 25'20" EAST 36.32 FEET TO THE TRUE POINT OF BEGINNING;
 EXCEPTING FROM SAID EASEMENT ANY PORTION THEREOF LYING WITHIN PARCEL A ABOVE.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



VERTICAL CONTROL:

SITE BENCHMARK
 NAIL AS SHOWN
 ELEVATION 94.1 NAVD88

HORIZONTAL CONTROL:

ASSUMED.

EQUIPMENT AND PROCEDURES:

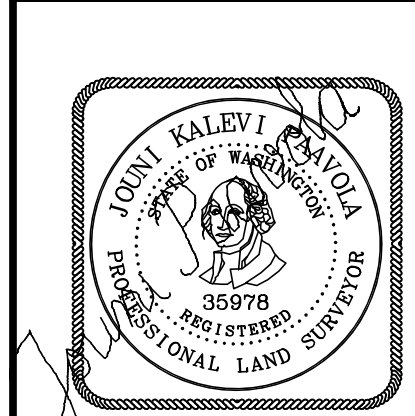
METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE
 INSTRUMENTATION:
 TOPCON PS103A ELECTRONIC TOTAL STATION AND LEICA GPS RECEIVER.
 PRECISION:
 MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090
 BASIS OF BEARING:
 FOUND MONUMENTS ON E. MERCER WAY

SURVEY NOTES:

- 1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
- 2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATION; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THE PROPERTY.
 UTILITY LOCATION BASED ON SURFACE EVIDENCE.
- 3.) FIELD WORK PERFORMED IN JANUARY 2020.

LEGEND

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|---|--|---|
| <ul style="list-style-type: none"> ASPHAL NAIL FOUND MONUMENT MAILBOX CATCH BASIN (CB) STORM DRAIN MANHOLE (SDMH) SANITARY SEWER MANHOLE (SSMH) WATER VALVE WATER METER FINISHED FLOOR | <ul style="list-style-type: none"> FIRE HYDRANT GAS VALVE GAS METER POWER POLE UTILITY POLE ANCHOR SPOT ELEVATION CONIFEROUS TREE DECIDUOUS TREE | <ul style="list-style-type: none"> EDGE OF PAVEMENT EXISTING CONCRETE OR PAVING BUILDINGS OF IMPORTANCE (MAIN BUILDINGS) PROPERTY LINE INDEX CONTOURS CONTOURS ROCK RETAINING WALL WIRE FENCE LINE WOOD FENCE LINE CHAIN LINK FENCE LINE EXISTING SANITARY SEWER EXISTING STORM DRAIN EXISTING WATER |
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ACREAGE
LAND
SURVEYING

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TOPOGRAPHIC AND BOUNDARY SURVEY
 FOR
LEAHY RESIDENCE
 IN THE NE1/4, SEC.18, T.24N., R.5.E, W.M.
 MERCER ISLAND, WASHINGTON

DWN. BY: JP	DATE: 2/25/2020	JOB NO. 20001
CHK. BY:	SCALE: 1" = 20'	SHEET: 1 OF 1