

MERIDIAN

ASSUMED- BASIS OF BEARING N. LINE OF SEC. 17, T.24N, R.5E, W.M. AS SHOWN HEREON

LEGEND:

- FOUND MONUMENT AS DESCRIBED
- FOUND EXISTING PROP. COR. AS SHOWN
- ▲ TEMPORARY BENCHMARK AS SHOWN ON MAP
- B BOLLARD
- C CEDAR TREE
- CB CATCH BASIN
- CD CALCULATED DIMENSION
- CS CONCRETE SLAB
- CST CONCRETE STAIRS
- CW CONCRETE WALK
- CWL CONCRETE WALL
- CWFNC CHICKEN WIRE FENCE
- D DECIDUOUS TREE
- DL DRIP LINE
- DP DATA POINT
- EW EDGE OF WATER
- F FIR TREE
- FF FINISH FLOOR ELEVATION
- GM GAS METER
- GV GAS VALVE
- HO HOLLY TREE
- IE INVERT ELEVATION
- M MAPLE TREE
- MB MALBON
- MD MEASURED DIMENSION
- P PINE TREE
- PM POWER METER
- PV POWER VAULT
- RXR RAILROAD TIE WALL
- RHO RHODODENDRON TREE
- RKY ROCKERY
- SL SOIL LOG
- TMH TELEPHONE MANHOLE
- WM WATER METER
- WMA WATER LOCATION FLAG
- WLA WETLAND FLAG

LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED REC. NO. 20200423001396
 LOT 1, LAKEHOLM ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON;
 TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT OR ABUTTING THEREON.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CONTOUR INTERVAL = 2'

EQUIPMENT & PROCEDURES

FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING A REFERENCE NETWORK AND A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. SURVEY PROCEDURES MEET OR EXCEED STATE STANDARDS AS SPECIFIED BY W.A.C. 332-130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES. ALL MEASURING INSTRUMENTS FOR THIS SURVEY HAVE BEEN MAINTAINED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND HAVE BEEN COMPARED WITH A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST 12 MONTHS.

REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY BY TERRANE, PROVIDED BY CLIENT (R1)
2. RECORD OF SURVEY; VOL. 54 OF SURVEYS, PAGE 202; REC. NO. 198704019003 (R2)
3. RECORD OF SURVEY; VOL. 164 OF SURVEYS, PAGE 03; REC. NO. 20031029900002 (R3)

GENERAL NOTES

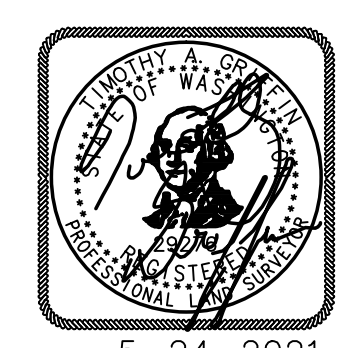
1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, TYEE SURVEYORS DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST. TREES MEASURED IN INCHES AT BREAST HEIGHT, DRIPLINES SHOWN ARE DIAMETER, IN FEET. (XX) IS NUMBER OF TREE TAG, IF AVAILABLE.
4. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.
5. MAP SYMBOLS ARE NOT TO SCALE, AND ARE FOR GRAPHIC PURPOSES ONLY.
6. THIS SURVEY WAS CREATED USING A COMBINATION OF INTERNAL RECORDS, KING COUNTY RECORDS OF SURVEY NO'S. 20031029900002 & 198704019003 AND THE PLAT OF LAKEHOLM ADD.
7. THE INTENT OF THIS SURVEY IS TO AID WITH DESIGN/PLANNING FOR THIS SITE.
8. THE NORTH AND SOUTH PROPERTY LINES WERE CREATED FROM AND MATCH R1, R2, & R3 IN BEARING RELATIONSHIP BUT HAVE BEEN EXTENDED TO THE EDGE OF EXISTING LOCATIONS DONE BY TYEE SURVEYORS ON 5-20-2020.

BENCHMARK & DATUM INFO

VERTICAL DATUM: NAVD88
 ORIGINAL BM: CITY OF MERCER ISLAND BM-MI 1074; FND. 1" SQUARE CONC. MON. W/ 1/2" BRASS SPIN & PUNCH, IN CASE DOWN 0.6" FROM GRADE AT THE INT-X OF SE 40TH ST AND GREENBRIER LANE. ELEV. = 305.67
 TBM - A: CITY OF MERCER ISLAND BM-PS 12; FND. 2" BRASS DISC SURFACE MON. STAMPED "CITY OF MERCER ISLAND GPS CONTROL" SET ON TOP OF A RAISED SEWER LIFT STATION VAULT NEAR THE NE CORNER OF THE SITE AS SHOWN ON MAP. ELEV. = 24.18

HATCH LEGEND

- DECK HATCH
- CONCRETE HATCH
- ROCKERY HATCH
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- SANITARY SEWER LINE
- SPOT ELEVATION
- CONIFER TREE
- DECIDUOUS TREE
- BUILDING HATCH
- GRAVEL HATCH



5-24-2021

SITE ADDRESS: 4006 E MERCER WAY
 PARCEL NUMBER: 413190-0005
 NW1/4, NW1/4, SEC. 17, T. 24 N., R. 5 E., W.M.
 CITY OF MERCER ISLAND, WASHINGTON

TOPOGRAPHIC SURVEY for MITCH MOUNGER		
4006 E MERCER WAY MERCER ISLAND, WASHINGTON 98040		
Tye Surveyors PROFESSIONAL LAND SURVEYORS 10007 GREENWOOD AV. N. SEATTLE, WA. 98133 206-525-3660		
DRAWN BY: AA	DATE: 5-24-2021	JOB NO.: 20057
CHKD BY: TG	SCALE: 1" = 20'	SHEET: 1 OF 2