

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF KING, CITY OF MERCER ISLAND, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 5, SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.; THENCE WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5, 1,196.24 FEET; THENCE NORTH 0°11' WEST ON A LINE PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 5, 478.0 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 0°11' EAST 160 FEET;
 THENCE EAST 117.4 FEET;
 THENCE SOUTH 0°11' EAST 160 FEET;
 THENCE WEST 117.4 FEET TO THE TRUE POINT OF BEGINNING;
 (ALSO KNOWN AS LOT 5, LAKEMONT ADDITION, AN UNRECORDED PLAT)
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 01°13'12" E BETWEEN MONUMENTS FOUND IN CASE ALONG THE CENTERLINE OF 97TH AVE SE, PER REFERENCE NO. 1.

REFERENCES

R1. MERCER ISLAND SHORT PLAT NO. 90-08-19, VOL. 77, PG. 293, RECORDS OF KING COUNTY, WASHINGTON.

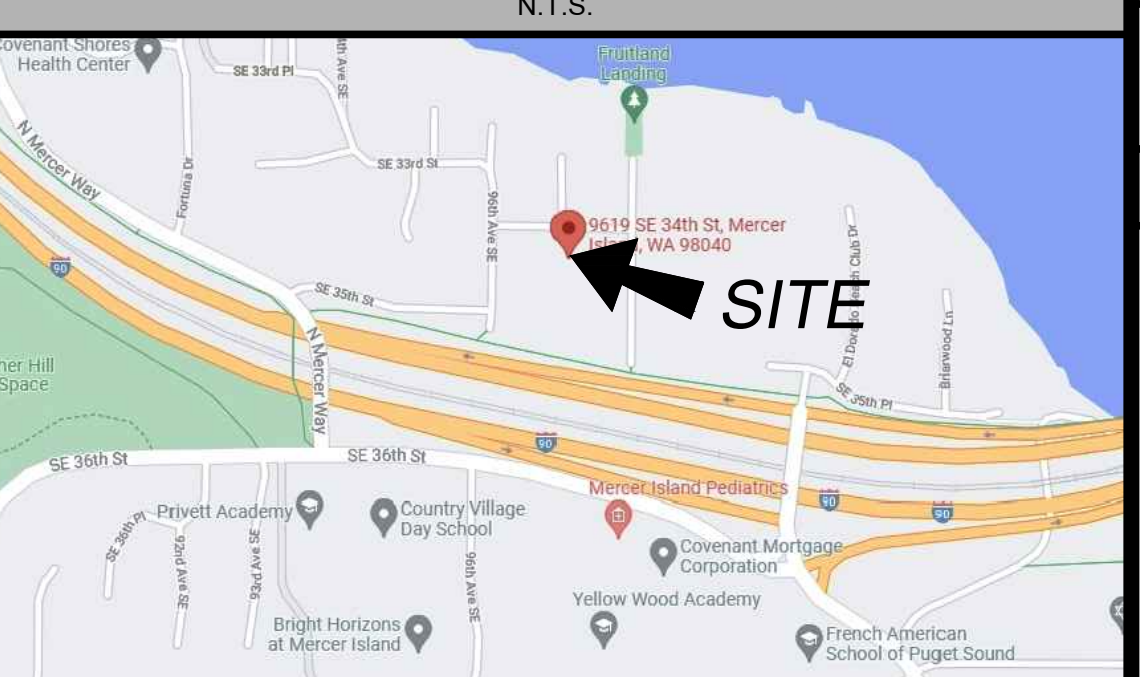
SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2022. 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. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 413930-0025
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 18,784 S.F. (0.43 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN OLD REPUBLIC TITLE COMMITMENT NO. 5207174080, WITH AN EFFECTIVE DATE OF DECEMBER 30, 2021 AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

	ASPHALT SURFACE		ROCKERY
	BENCHMARK		SEWER LINE
	BRICK SURFACE		SEWER MANHOLE
	BUILDING		STORM DRAIN LINE
	CENTERLINE ROW		TREE (AS NOTED)
	CONCRETE SURFACE		WATER LINE
	CULVERT PIPE		WATER METER
	FENCE LINE (CHAIN LINK)		WATER VALVE
	FENCE LINE (WOOD)		APPLE
	GAS LINE		BUILDING
	GAS METER		CENTER CHANNEL
	GAS VALVE		CATCH BASIN
	GRAVEL SURFACE		CONCRETE CORNER
	INLET (TYPE 1)		DECIDUOUS
	MONUMENT (IN CASE, FOUND)		ELEVATION
	POWER METER		EVERGREEN
	POWER POLE		FINISH FLOOR
	PROPERTY LINE (SUBJECT)		LAND SURVEYOR NUMBER
	PROPERTY LINES (ADJACENT)		MONUMENT
	REBAR & CAP (SET)		PROPERTY
	REBAR AS NOTED (FOUND)		RECORD DATA
	RETAINING WALL		SANITARY SEWER MANHOLE
	RIGHT-OF-WAY LINES		SANITARY SIDE SEWER

VICINITY MAP

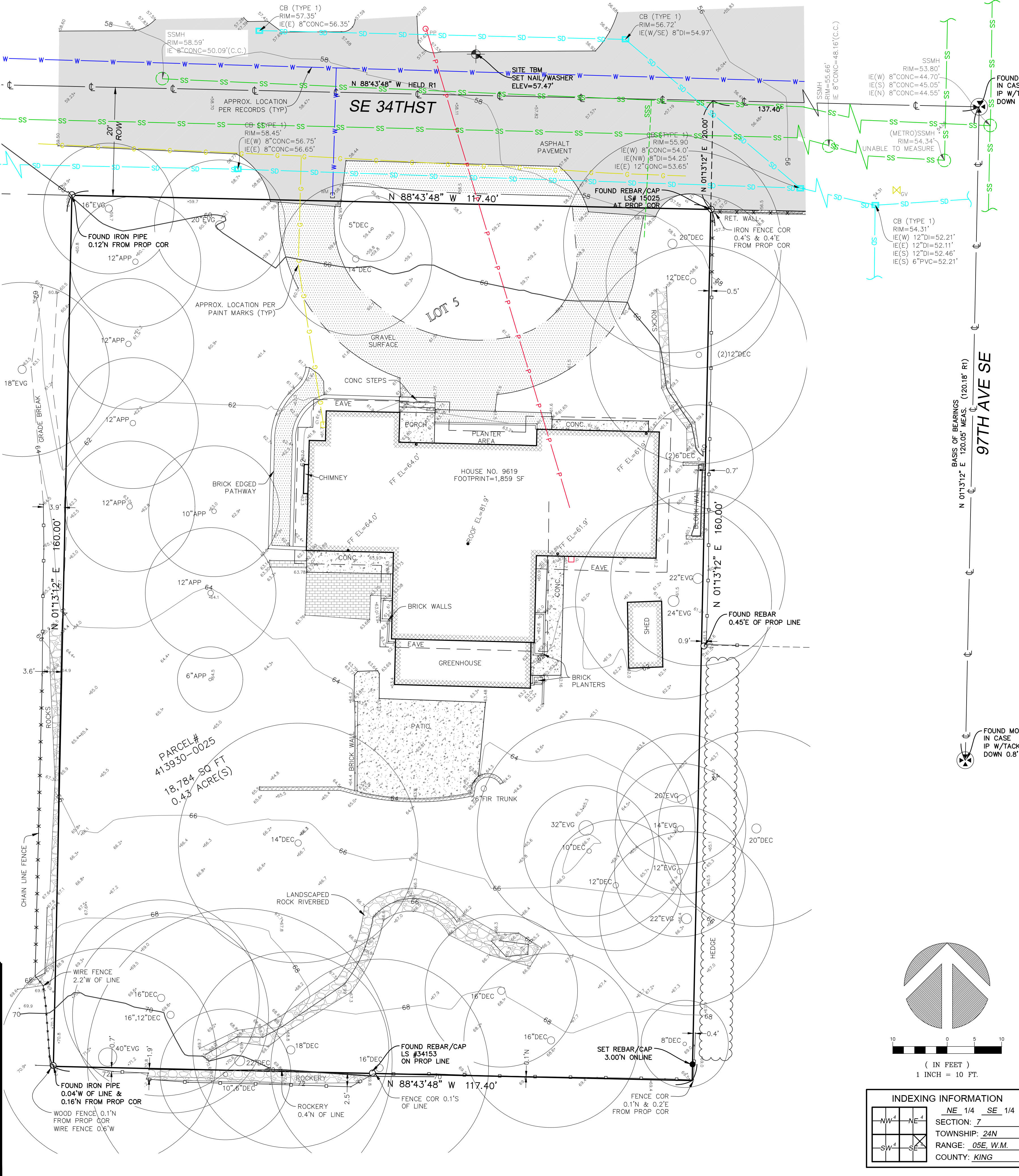


SCHEDULE B ITEMS

NO SCHEDULE B ITEMS

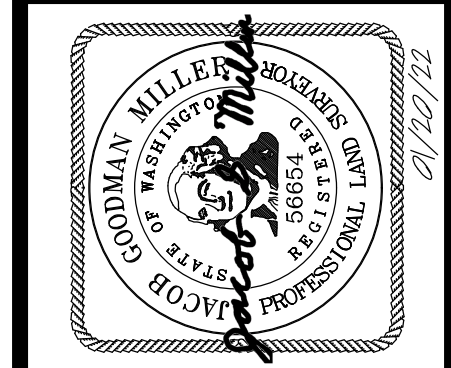
VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS.
 SITE TEMP. BENCHMARK DESCRIPTION: SET PK NAIL W/RED WASHER
 LOCATION: NORTH EDGE OF PAVEMENT ON SE 34TH ST ACROSS FROM SITE
 ELEVATION: 57.47'



We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 413930-0025
JAYMARC HOMES
 9619 SE 34th ST
 MERCER ISLAND, WA 98040



TERRANE

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JOB NUMBER:	220032
DATE:	1/20/22
DRAFTED BY:	TLR
CHECKED BY:	JGM/DRT
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	1 OF 1