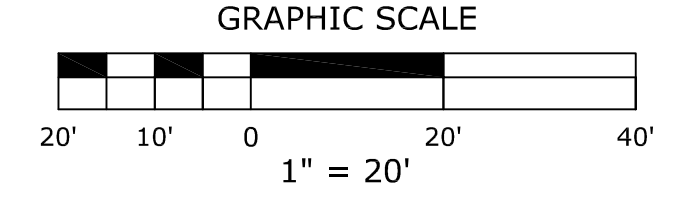


BOUNDARY & TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION/TITLE REPORT NOTES

NO EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT ARE SHOWN.

LEGAL DESCRIPTION FOR PROPERTY WAS OBTAINED FROM STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 20201026000836, RECORDS OF KING COUNTY, WASHINGTON.

THAT PORTION OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST MARGIN OF EAST MERCER WAY 1300 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 19; THENCE RUNNING EASTERLY ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 19 ON A BEARING OF SOUTH 88°33'02" EAST A DISTANCE OF 90.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 14°06'58" WEST FOR A DISTANCE OF 92 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE 1300 FEET NORTHERLY AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 19; THENCE RUNNING EASTERLY ON SAID PARALLEL LINE ON A BEARING OF SOUTH 88°33'02" EAST TO THE SHORE OF LAKE WASHINGTON; THENCE NORTHERLY ALONG THE SHORE OF LAKE WASHINGTON TO A POINT WHICH BEARS SOUTH 88°33'02" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88°33'02" WEST TO THE POINT OF BEGINNING.

TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING.

EQUIPMENT NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON FEBRUARY 10, 2023 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES, WHERE AMBIGUITIES ARE NOTED, AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBUILT FIELD LOCATION OF EXISTING STRUCTURES, FIELD LOCATION OF UTILITIES BASED ON LOCATOR PAINT MARKINGS AND LOCATIONS BASED ON UTILITY MAPS FROM CITY AND UTILITY DRAWINGS INDICATING REPORTED UTILITY INSTALLATIONS. OTHER UTILITIES MAY EXIST. NO SUB-SURFACE EXPLORATION WAS MADE TO VERIFY UTILITY ROUTINGS AND THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN FOR VERIFICATION.

2' CONTOURS INTERVAL DERIVED FROM DIRECT FIELD OBSERVATION.

THIS SURVEY MEETS UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR VERTICAL ACCURACY OF ONE HALF THE CONTOUR INTERVAL.

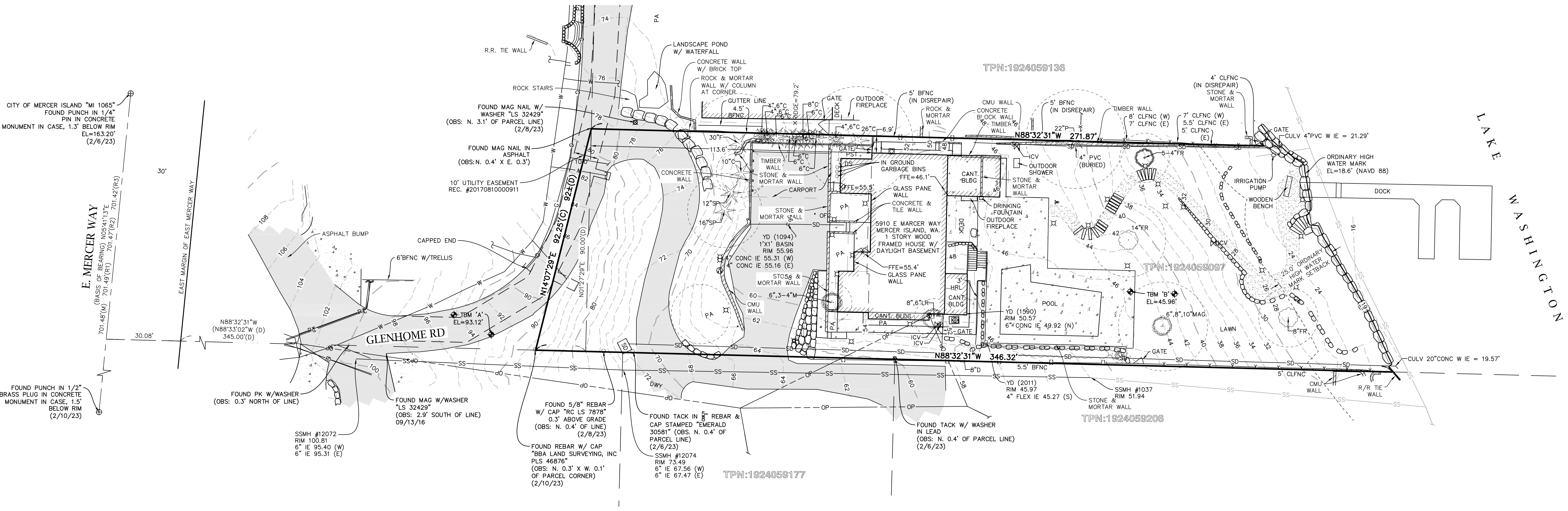
ORDINARY HIGH WATER MARK (OHWM) DETERMINED BY LAKE ELEVATION OF 18.6 (NAVD '88) PER MICC 19.16.010.

REFERENCES

- (R1) RECORD OF SURVEY BY EMERALD LAND SURVEYING, INC., RECORDED UNDER RECORDING NO. 20111228900004, RECORDS OF KING COUNTY, WASHINGTON.
- (R2) RECORD OF SURVEY BY PACE, INC., RECORDED UNDER RECORDING NO. 9806049005, RECORDS OF KING COUNTY, WASHINGTON.
- (R3) RECORD OF SURVEY BY APS SURVEY & MAPPING, RECORDED UNDER RECORDING NO. 20170606900004, RECORDS OF KING COUNTY, WASHINGTON.

LEGEND

- | | | | |
|---|---|---|-------------------------|
| ⊗ | FOUND PK/MAG NAIL | ⊗ | EXISTING RETAINING WALL |
| ⊕ | FOUND MONUMENT IN CASE | ⊕ | ROCKERY |
| ⊖ | FOUND TACK IN LEAD | ⊖ | CMU RETAINING WALL |
| ⊗ | FOUND REBAR AND CAP AS NOTED | ⊗ | ROOF OVERHANG/EAVE |
| ⊗ | HVAC | ⊗ | CONCRETE PAVING |
| ⊗ | POWER METER | ⊗ | ASPHALT PAVING |
| ⊗ | UTILITY POLE W/ TRANSFORMER | ⊗ | BUILDINGS |
| ⊗ | UTILITY POLE W/ TRANSFORMER & UNDERGROUND CONDUIT | ⊗ | GRAVEL SURFACE |
| ⊗ | ELECTRICAL BOX | ⊗ | BRICK PAVING |
| ⊗ | SANITARY SEWER MANHOLE | ⊗ | |
| ⊗ | DOWN SPOUT | ⊗ | |
| ⊗ | YARD DRAIN | ⊗ | |
| ⊗ | STORM VAULT | ⊗ | |
| ⊗ | CULVERT | ⊗ | |
| ⊗ | HOSE BIB | ⊗ | |
| ⊗ | IRRIGATION CONTROL VALVE | ⊗ | |
| ⊗ | WATER METER | ⊗ | |
| ⊗ | GAS METER | ⊗ | |
| ⊗ | OIL TANK FILL CAP | ⊗ | |
| ⊗ | POST | ⊗ | |
| ⊗ | PLANTER AREA | ⊗ | |
| ⊗ | REFER TO REFERENCE LIST | ⊗ | |
| ⊗ | DEED | ⊗ | |
-
- | | | | | |
|---|-------|---|-------|----------|
| ⊗ | 12°C | ⊗ | 12°S | SPRUCE |
| ⊗ | 12°D | ⊗ | 12°W | HEDGE |
| ⊗ | 12°DW | ⊗ | 12°FR | SHRUB |
| ⊗ | 12°F | ⊗ | 12°LL | DRIPLINE |
| ⊗ | 12°FR | ⊗ | 12°M | |
| ⊗ | 12°LL | ⊗ | 12°MG | |
| ⊗ | 12°M | ⊗ | 12°P | |
| ⊗ | 12°MG | | | |
| ⊗ | 12°P | | | |



SW 1/4, SE 1/4, SEC. 19, TWP. 24N., RGE. 5E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

REV#	DESCRIPTION OF REVISION	DATE	BY
#1	ADDED UTILITY EASEMENT	8/14/23	ZN
#2			
#3			
#4			
#5			

8/14/2023, Zone, Nall, 22190_C30-R

Axis
Survey & Mapping
15241 NE 90TH ST, SUITE 100
REDMOND, WA 98052
TEL. 425-823-5700
FAX 425-823-6700

LOCHWOOD-LOZIER
CUSTOM HOMES

8708 152ND AVE NE
REDMOND, WA. 98052

BOUNDARY & TOPOGRAPHIC SURVEY

FOR
5910 E. MERCER WAY
MERCER ISLAND, WA.

www.axismap.com	
JOB NO.	DATE
22-190	8/14/2023
DRAWN BY	CHECKED BY
ARB	ZLN
SCALE	SHEET
1"=20'	1 OF 1