

**LEGEND**

	FOUND MONUMENT AS DESCRIBED		CONCRETE WALL
	FOUND MAG & WASHER		LIGHT POLE
	POWER METER		GAS VALVE
	SANITARY SEWER CLEANOUT		CATCH BASIN
	SANITARY SEWER MANHOLE		CATCH BASIN SOLID LID
	WATER VALVE		ELECTRICAL VAULT
	FIRE HYDRANT		POWER JUNCTION BOX
	WATER METER		ASPHALT SURFACE
	SIGN		CONCRETE SURFACE
	APPROXIMATE LOCATION SANITARY SEWER LINE		DECIDUOUS
	APPROXIMATE LOCATION STORM DRAIN LINE		PINE
	APPROXIMATE LOCATION UNDERGROUND GAS LINE		
	APPROXIMATE LOCATION UNDERGROUND WATER LINE		
	APPROXIMATE LOCATION UNDERGROUND POWER LINE		
	APPROXIMATE LOCATION UNDERGROUND TELEPHONE LINE		

**LEGAL DESCRIPTION**

THE WEST 120 FEET OF THE NORTH HALF OF LOT 4, BLOCK 14, MCGILLVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**

RECORD OF SURVEY BY PACE FOR GENCOR S. - NORTHGATE L.P., AS RECORDED UNDER RECORDING NUMBER 199801239001, RECORDS OF KING COUNTY, WASHINGTON.

**PROJECT INFORMATION**

<b>SURVEYOR:</b>	SITE SURVEYING, INC. 21923 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
<b>PROPERTY OWNER:</b>	2900 DEVELOPMENT LLC 3010 77TH AVENUE SE, SUITE 108 MERCER ISLAND, WA 98040
<b>TAX PARCEL NUMBER:</b>	531510-1219
<b>PROJECT ADDRESS:</b>	2900 78TH AVENUE SE MERCER ISLAND, WA 98040
<b>ZONING:</b>	TC
<b>JURISDICTION:</b>	CITY OF MERCER ISLAND
<b>PARCEL ACREAGE:</b>	7,200 SF (0.165 ACRES) AS SURVEYED

**GENERAL NOTES**

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

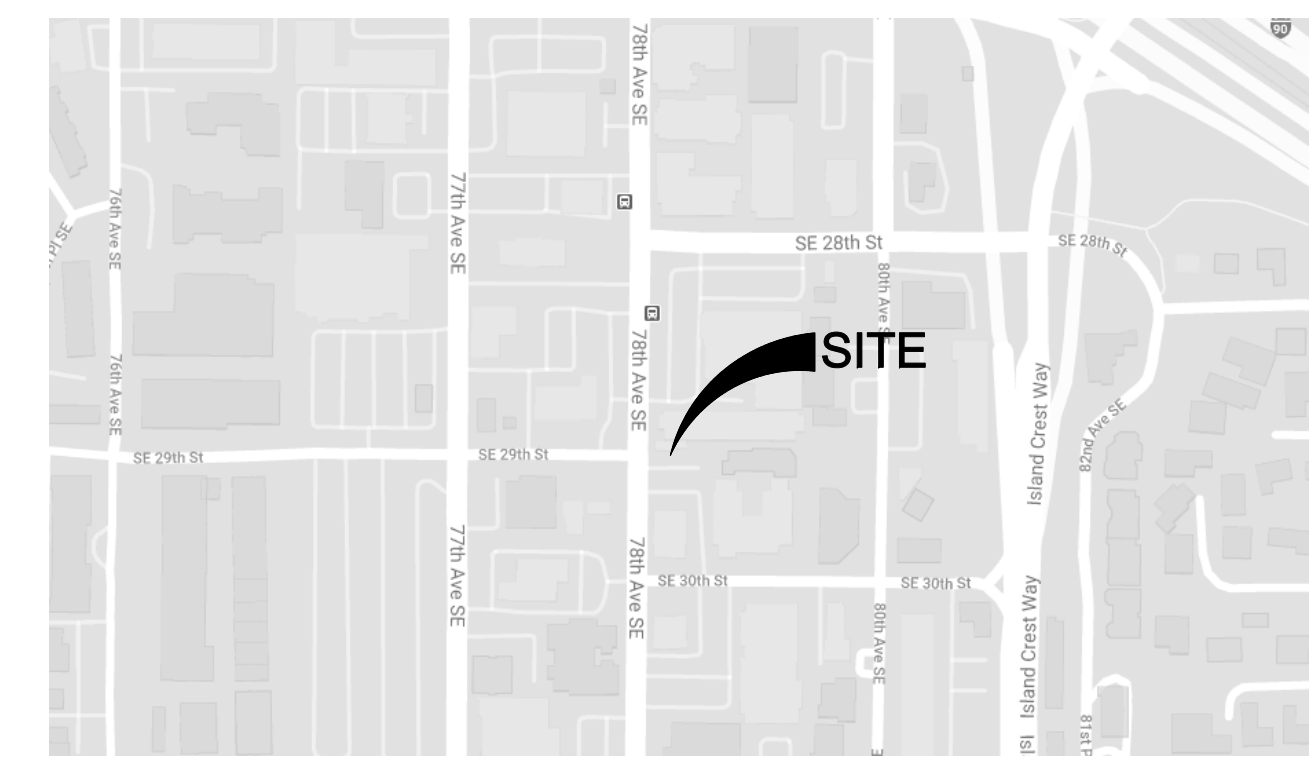
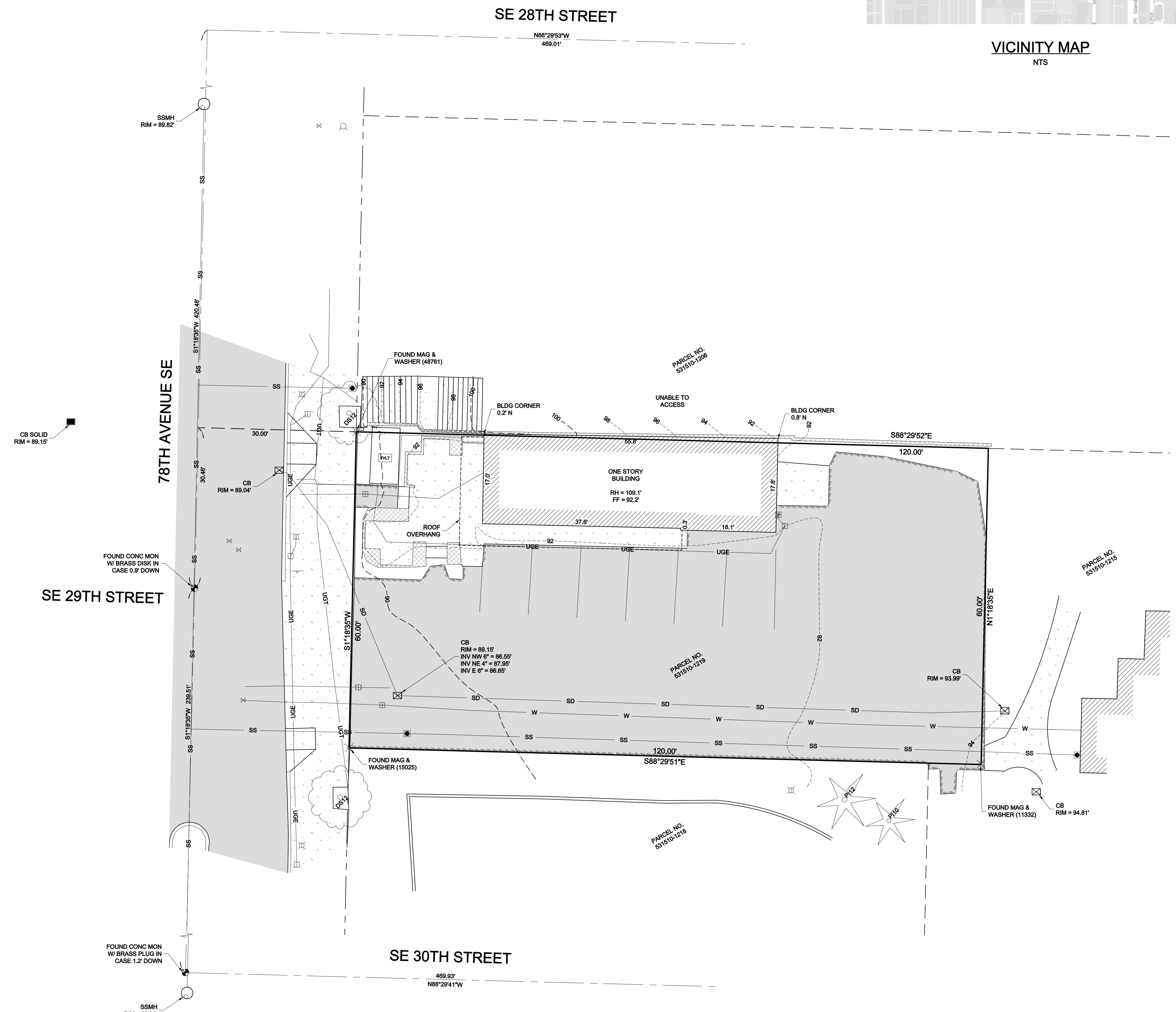
**VERTICAL DATUM & CONTOUR INTERVAL**

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

THE MARK IS A BRASS CAP STAMPED "LS 23613 1995" SET IN MONUMENT CASE AT THE INTERSECTION OF SE 29TH STREET AND 78TH AVENUE SE.

POINT ID NO. 9110;  
ELEVATION: 98.424 FEET (26.952 METERS) NAVD 88

1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.



VICINITY MAP  
NTS

SW 1/4, NE 1/4, SEC 12, TWP 24N, RNG 4E, W.M.



DATE	REVISION	DRN

**TOPOGRAPHIC SURVEY**  
**JASON IMANI**  
 2900 78TH AVENUE SE  
 MERCER ISLAND, WA 98040

PROJECT NO. 21-075  
 DRAWN BY: MTS  
 CHECKED BY: TNW  
 DATE: 2/26/2021  
 SHEET 1 OF 1