

# 5637 MERCER WAY

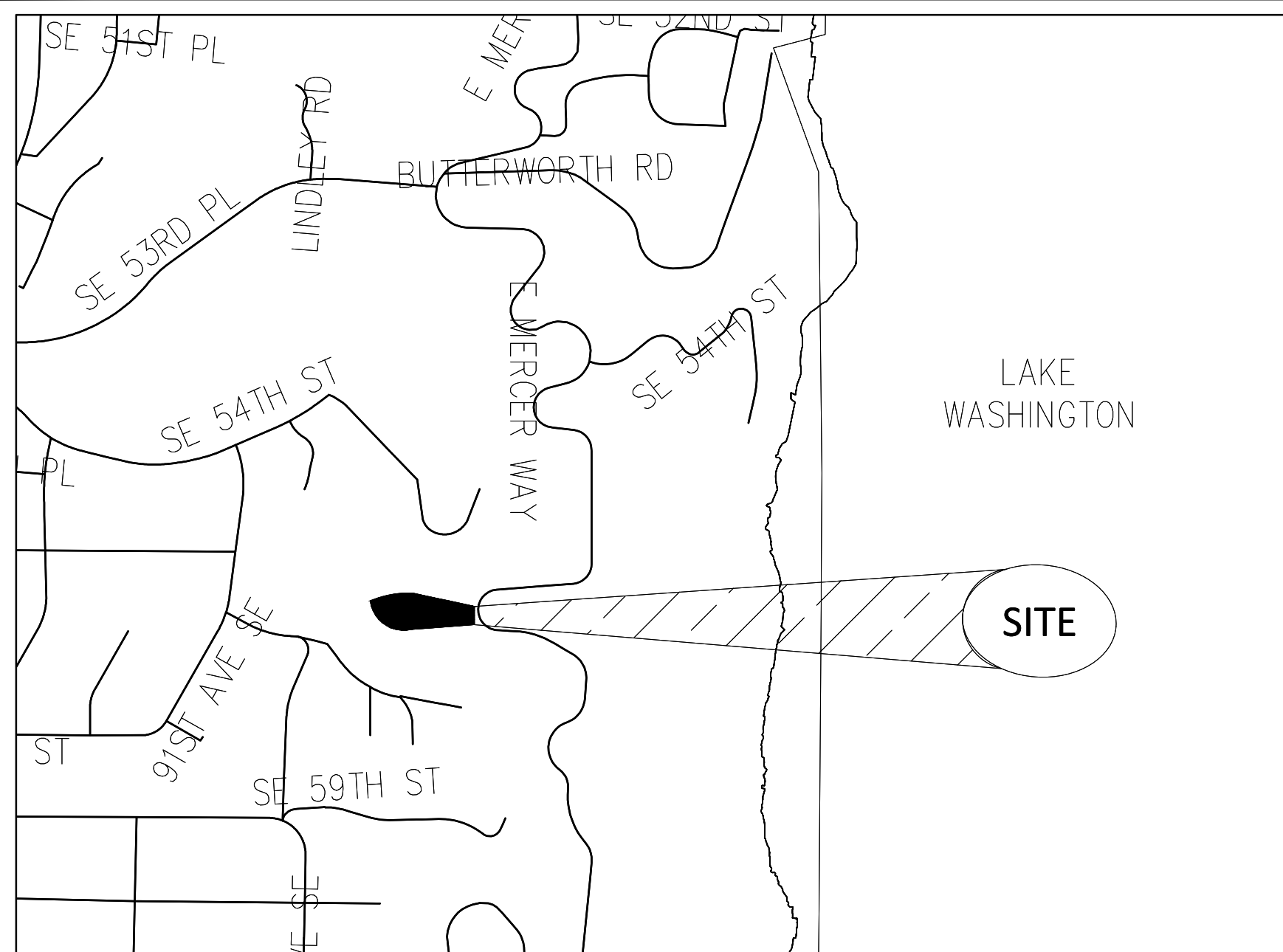
5637 E MERCER WAY  
MERCER ISLAND, WASHINGTON

**OWNER:**

MI TREEHOUSE, LLC  
11030 SE 30TH ST  
BELLEVUE, WA 98004

**ENGINEER/ SURVEY:**

CORE DESIGN INC  
14711 NE 29TH PL, SUITE 101  
BELLEVUE, WASHINGTON 98007  
(425) 885-7877  
CONTACT: MICHAEL A. MOODY, P.E.  
GLENN R. SPRAGUE, P.L.S.



**VICINITY MAP**

1" = 500'

**BASIS OF BEARINGS**

N00°01'20"W BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF EAST MERCER WAY

**REFERENCES**

STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 20140929000870

**LEGAL DESCRIPTION**

LOT A OF CITY OF MERCER ISLAND SHORT PLAT NO. MI-77-1-010, AS RECORDED MARCH 31, 1977 UNDER RECORDING NO. 7703310851, RECORDS OF KING COUNTY AUDITOR;

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

**RESTRICTIONS**

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN DEED RECORDED UNDER RECORDING NUMBER 1579689.
2. THIS SITE IS SUBJECT TO THE CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, NOTES, AND SETBACKS, IF ANY, AS SHOWN ON THE FACE OF CITY OF MERCER ISLAND SHORT PLAT NO. MI-77-1-010 AS RECORDED UNDER RECORDING NUMBER 7703310851
3. THIS SITE IS SUBJECT TO AN EASEMENT FOR SIDE SEWER SERVICE AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 7804100820.
4. THIS SITE IS SUBJECT TO AN EASEMENT FOR STORMWATER/UTILITY FACILITIES & PEDESTRIAN TRAIL AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20070425001878.

**BASIS OF BEARINGS**

1. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 20140929000870 AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 8, 2018. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2018.
3. PROPERTY AREA = 37,528± SQUARE FEET (0.8615± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA ROBOTIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WA0 332-130-100. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

**VERTICAL DATUM**

NAVD 88

**BENCHMARKS**

CITY OF MERCER ISLAND POINT "CASC 38"  
ELEVATION=163.23

**SHEET INDEX**

1 SITE PLAN

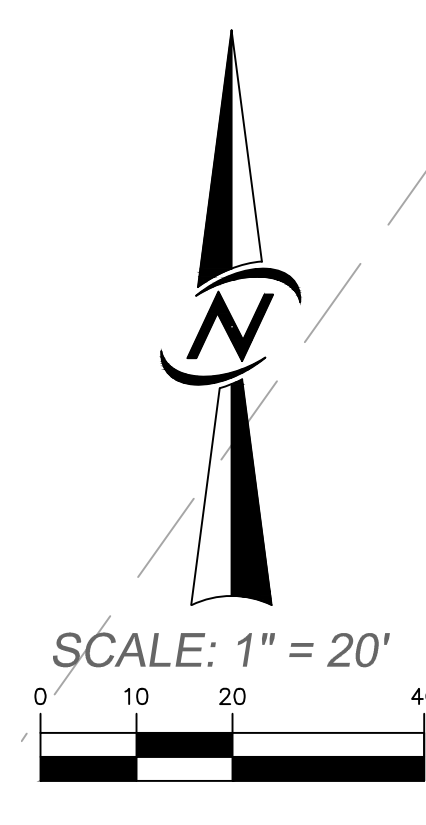
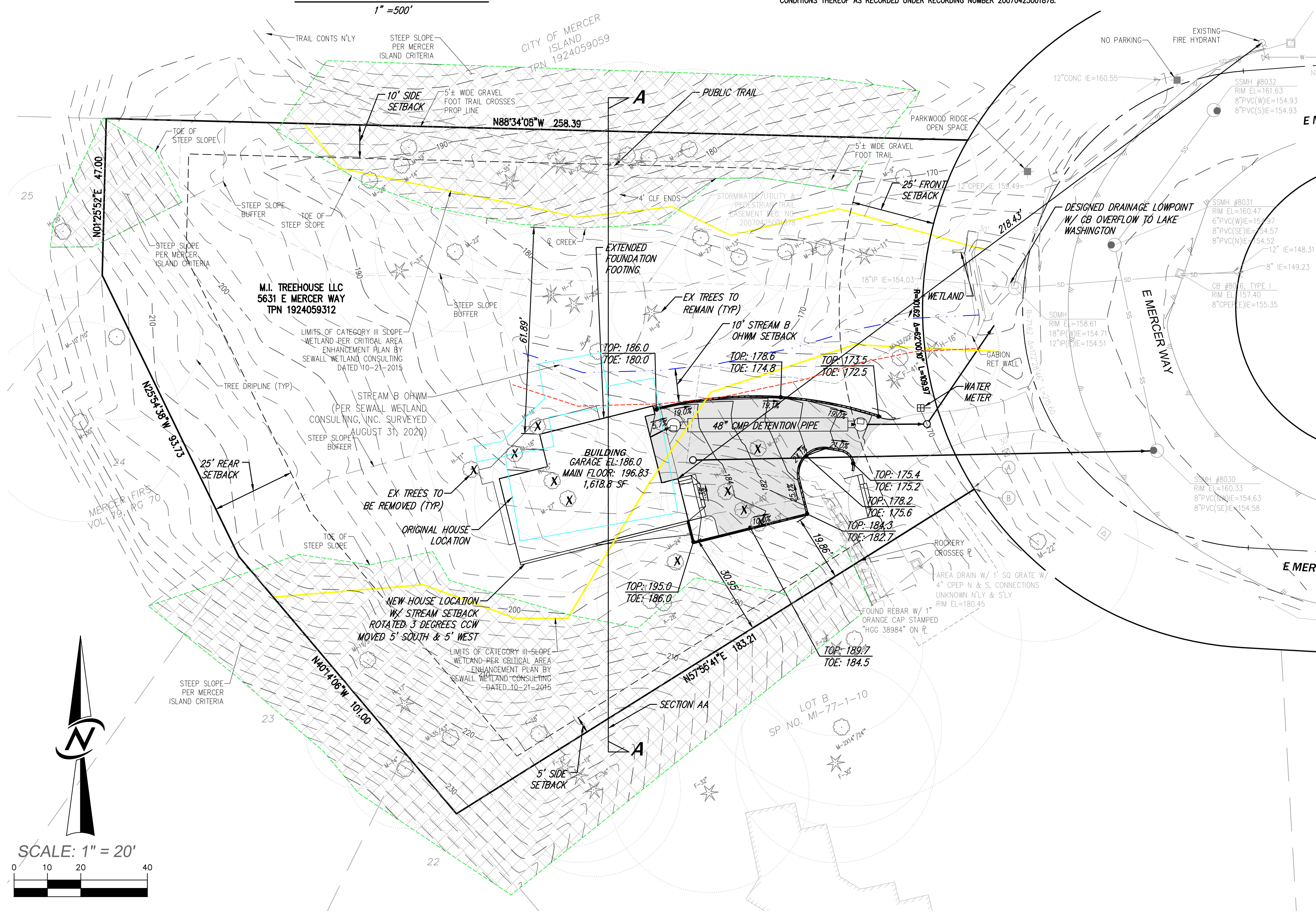
**SITE STATISTICS**

ZONING: R-15 (RESIDENTIAL-SINGLE FAMILY)  
SITE AREA: ±37,554 SF (±0.862 ACRES)  
NET LOT AREA: 35,823 SF (0.822 ACRES)  
LOTS PROPOSED: 1  
TAX PARCEL: 192405-9312  
DWELLING UNITS: 1  
IMPERVIOUS AREA: 3,739 SF (9.9%)

LOT SLOPE STATISTICS  
LOT 1: 24.5%

**LEGEND**

- BUILDING OVERHANG
- LOT LINES
- DRIVEWAY BOUNDARY
- PROPERTY BOUNDARY
- BUILDING EDGE
- SURVEY ALIGNMENT
- 41ST PAVEMENT EDGE
- ⊕ FOUND MONUMENT AS DESCRIBED
- FOUND PIPE/REBAR AS DESCRIBED
- M MADRONA O OAK
- FIG FIG
- D DOGWOOD
- CLF CHAIN LINK FENCE
- VBF VERTICAL BOARD FENCE
- ⊗ ROCKERY
- ⊕ INLET FILTER (W.S.D.O.T. STD DTL. I-40.20-00)
- SILT FENCE
- ▨ STABILIZED CONSTRUCTION ENTRANCE DOE STD DTL. BMP 205
- CLEARING LIMITS
- 110--- EXISTING CONTOUR
- 110--- PROPOSED CONTOUR
- ⊗ ONSITE TREE TO BE REMOVED



DATE	JUNE, 2018	DESIGNED	NICHOLAS JOHNSON	DRAWN	NICHOLAS JOHNSON	APPROVED	MICHAEL A. MOODY	PROJECT MANAGER	MICHAEL A. MOODY
SHEET	OF								
<b>3</b>	<b>1</b>								
PROJECT NUMBER		<b>18039</b>							

**ENGINEERING • PLANNING • SURVEYING**

**SITE PLAN**  
**5637 MERCER WAY**  
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