

**SEPA Environmental Checklist** Mercer  
Island Center for the Arts

*Attachment C*  
*Proposed Lease Boundary Description*

January 2017

# EXHIBIT A

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP  
24 NORTH, RANGE 4 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION MONUMENT OF SOUTHEAST 32ND STREET (PROCTOR AVE) AND  
78TH AVE SOUTHEAST (JOSEPHINE LUCAS RD NO 1044) THENCE NORTH 88°42'16" WEST 345.28 FEET  
ALONG SAID SOUTHEAST 32ND STREET TO THE INTERSECTION MONUMENT OF SAID SOUTHEAST 32ND  
STREET AND 77TH AVE SOUTHEAST (HELEN STREET);

THENCE NORTH 48°17'37" EAST 1.34 FEET TO THE POINT OF BEGINNING, A POINT ON A  
NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 82.50 FEET TO WHICH  
BEGINNING A RADIAL LINE BEARS SOUTH 48°17'37" WEST;  
THENCE SOUTHEASTERLY 57.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°44'11";  
THENCE SOUTH 1°09'41" WEST 42.00 FEET;  
THENCE NORTH 88°50'19" WEST 13.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE  
SOUTHEAST HAVING A RADIUS OF 71.50 FEET;  
THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY 115.24 FEET ALONG SAID CURVE THROUGH A  
CENTRAL ANGLE OF 92°20'35" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST  
HAVING A RADIUS OF 106.50 FEET TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 88°49'06" EAST;  
THENCE SOUTHERLY 54.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°32'53";  
THENCE SOUTH 28°21'58" WEST 61.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST  
HAVING A RADIUS OF 68.00 FEET;  
THENCE SOUTHERLY 28.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°23' 29";  
THENCE NORTH 75°08'50" WEST 73.78 FEET;  
THENCE NORTH 30°57'22" EAST 15.87 FEET;  
THENCE NORTH 36°53'03" EAST 26.26 FEET;  
THENCE NORTH 18°16'52" EAST 55.45 FEET;  
THENCE NORTH 9°32'25" EAST 18.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE  
SOUTHWEST HAVING A RADIUS OF 25.00 FEET;  
THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY 43.43 FEET ALONG SAID CURVE THROUGH A  
CENTRAL ANGLE OF 99°32'25";  
THENCE NORTH 90°00'00" WEST 61.31 FEET;  
THENCE NORTH 0°00'00" EAST 150.69 FEET TO THE NORTHERLY MARGIN OF SE 32ND ST;  
THENCE SOUTH 89°12'54" EAST ALONG SAID NORTHERLY MARGIN, 184.61 FEET TO THE BEGINNING OF  
A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 82.50 FEET TO WHICH  
BEGINNING A RADIAL LINE BEARS SOUTH 69°43'14" WEST;  
THENCE SOUTHEASTERLY 30.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°25'37" TO  
THE POINT OF BEGINNING.

CONTAINING AND AN AREA OF ±42,207 S.F.

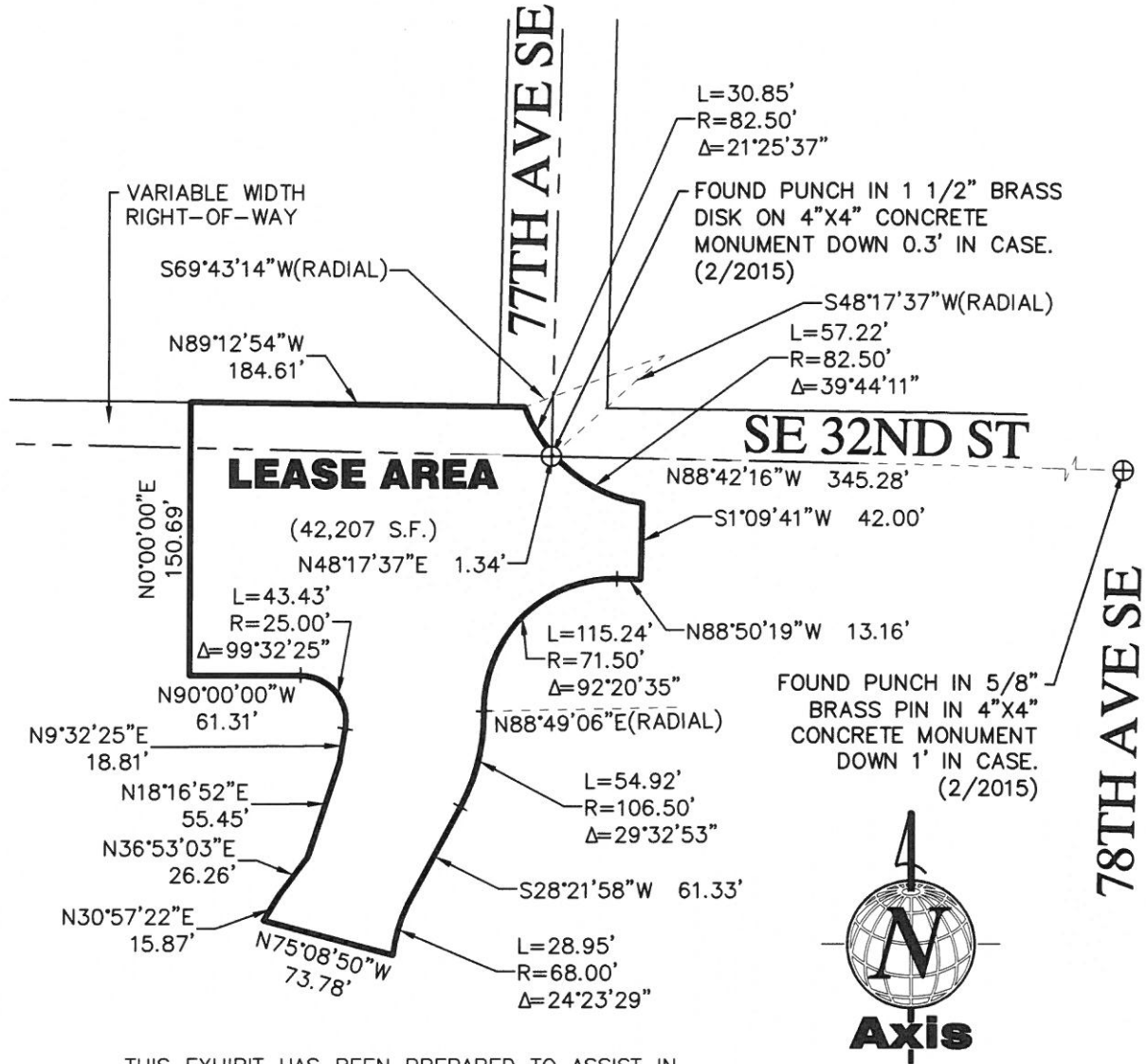
WRITTEN BY: TJO  
CHECKED BY: MTSE

NW 1/4, SE 1/4, SEC. 12, TWP. 24N., RGE. 4E., W.M.  
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON



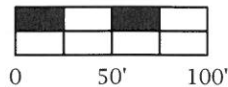
	15241 NE 90TH ST REDMOND, WA 98052 TEL. 425.823-5700 FAX 425.823-6700		<a href="http://www.axismap.com">www.axismap.com</a>	
	JOB NO.	DATE	DRAWN BY	CHECKED BY
	15-015	1/11/16	TJO	MTSE
	SCALE	SHEET		
1"=N/A	1 OF 2			

# EXHIBIT A



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

GRAPHIC SCALE



1" = 100'

NW 1/4, SE 1/4, SEC. 12, TWP. 24N., RGE. 4E., W.M.  
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON



**Axis**  
Survey & Mapping

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[www.axismap.com](http://www.axismap.com)

JOB NO. 15-015	DATE 1/11/16
DRAWN BY TJO	CHECKED BY MTSE
SCALE 1"=100'	SHEET 2 OF 2