IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.

ISLAND PARK ELEMENTARY
ADDRESS: 5437 ISLAND CREST WAY
OWNER: MERCER ISLAND SCHOOL DISTRICT 400
PARCEL NO.192405-9040

ISLAND CREST WAY
(DEDICATED PUBLIC RIGHT-OF-WAY)

ISLAND CREST PARK
ADDRESS: 5650 ISLAND CREST WAY
OWNER: CITY OF MERCER ISLAND
PARCEL NO.192405-9013

OWNER: CITY OF MERCER ISLAND
PARCEL NO.: 192405-9013

BUILDING
BLDG FTPRNT: 143 S.F.±
BLDG HEIGHT: 11.1'±

RESTROOM
BLDG FTPRNT: 167 S.F.±

SE 59TH ST.
(DEDICATED PUBLIC RIGHT-OF-WAY)
S01°17'38"W (BASIS OF BEARINGS)
285.62'

SE 60TH ST.
(DEDICATED PUBLIC RIGHT-OF-WAY)

FOUND ½"BRASS PLUG WITH PUNCH IN CONC IN CASE DOWN 1.3'
N: 203697.66'
E:1297591.43'
VISITED 9/13/22

FOUND ½"BRASS PLUG IN 2"CONC-FILLED PIPE DOWN 0.7'
N: 203412.11'
E:1297584.98'
VISITED 9/13/22

BM"A"
CHISELED SQUARE AT TOP BACK OF CURB
ELEVATION: 330.71'

BM"B"
CHISELED SQUARE ON NW CORNER OF 1' CONC PAD FOR BIKE RACK
ELEVATION: 334.71'

"PARK RULES"
"PLAYGROUND RULES"
"SPEED LIMIT 10 MPH"
"SIGN: TENNIS COURT RULES"
"SIGN: DEANE'S CHILDREN PARK"
"SIGN: ISLAND CREST PARK"
"H/C PRKG"
"STONES ALONG THIS TRAIL'S EDGES"
"PEDESTRIAN X-WALK "AHEAD" SYMBOL/NO PRKG SOUTH OF HERE"
"X-WALK/PEDESTRIANS "AHEAD" SYMBOL"
"X-WALK STRIPES"
"35 MPH END OF SCHOOL ZONE"

## SITE NOTES

SITE ADDRESS:
5650 ISLAND CREST WAY
MERCER ISLAND, WA 98040

PARCEL NO.:
192405-9013

ZONING:
R-9.6

ZONING AGENCY:
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
206-236-3600

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED AUGUST 19, 2020, COMMUNITY PANEL NO. 53033C0675G, AND IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/2011 (EPOCH 2010)

BASIS OF BEARINGS: S1°17'38"W (MONUMENTED CENTERLINE OF ISLAND CREST WAY BETWEEN SE 60TH ST AND SE 59TH ST)

VERTICAL DATUM:
NAVD 88

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

UTILITY PROVIDERS:

SANITARY SEWERS, WATER, STORM DRAINAGE
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
206-236-5300

POWER AND NATURAL GAS
PUGET SOUND ENERGY
355 110TH AVENUE NE
BELLEVUE, WA 98004
206-225-5773

TELEPHONE
LUMEN TECHNOLOGIES
1600 7TH AVENUE
SEATTLE, WA 98191
800-244-1111

DESCRIPTION:

NW 1/4 OF SW 1/4 LESS CO RD

CERTIFICATION:

SURVEY IDENTIFICATION NO.: 2022191.00

REGISTERED LAND SURVEYOR NO.: 45170

SURVEYOR'S ADDRESS & COMPANY: BUSH, ROED & HITCHINGS, INC.
15400 SE 30TH PLACE, STE 100
BELLEVUE, WA 98007

TELEPHONE: 206-323-4144
COMPANY WEBSITE: WWW.BRHINC.COM
SURVEYOR'S EMAIL: OLIVERR@BRHINC.COM

THE FIELD WORK WAS COMPLETED ON OCTOBER 3, 2022.

DATE OF PLAT OR MAP: 10/07/2022

OLIVER G. ROBAR, P.L.S. NO. 45170

THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.

STATEMENT OF TOPOGRAPHIC MAP ELEMENTS (WAC 332-130-145)

2(B) PURPOSE: DEVELOPMENT DESIGN.

2(C) CONTOUR SOURCE: CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS

2(F) CONTOUR ACCURACY: COMPLIES WITH UNITED STATES NATIONAL MAP ACCURACY STANDARDS (90% OR GREATER OF ALL SURVEY POINTS CHECKED ARE CORRECT WITHIN HALF OF ONE CONTOUR INTERVAL).

2(G) LIMITATIONS: THIS TOPOGRAPHIC SURVEY IS TO SUPPORT SPECIFIC EFFORTS WITHIN THE AREA OF MAPPING SHOWN.

2(H) BOUNDARY SOURCE: FIELD SURVEY OF CONTROLLING MONUMENTS, AND CONSIDERATION OF EXISTING RECORDS OF SURVEYS FOR DETERMINING ON THE GROUND POSITIONS OF DEEDED PROPERTY AND EASEMENT LINES.

3(A) & 3(B) UTILITIES: UNDERGROUND UTILITIES ARE SHOWN BY ONE OR MORE OF THE FOLLOWING METHODS:

1. SURVEY FIELD OBSERVATION OF MARKINGS PRODUCED BY DIRECT UTILITY DETECTION WORK.

2. DIRECT OBSERVATIONS OF UNDERGROUND, GRAVITY FLOW PIPES PERFORMED AT VISIBLE CONTROLLING STRUCTURES.

3. SCALING OF AS-BUILTS, DESIGN DRAWINGS OR OTHER RECORDS.

3(C) SCOPE STATEMENT: AGREED UPON SCOPE BETWEEN PROJECT OWNER/AGENT AND SURVEYOR IS TO PROVIDE A COMPLIANT TOPOGRAPHIC SURVEY.

VICINITY MAP
NO SCALE

## LEGEND

| | |
|---|---|
| ABAN/RET | ABANDONED/RETIRED |
| | ASPHALT (ASPH) |
| BLRD | BOLLARD |
| | BRICK SURFACE |
| | BUILDING LINE |
| BC | BUILDING CORNER |
| CB | CATCH BASIN (CB) |
| | CONCRETE SURFACE |
| CW/BW | CONCRETE/BRICK WALK |
| CRW/KRW | CONC/KEYSTONE RETAINING WALL |
| CC/XC | CONCRETE/EXTRUDED CURB |
| CP/IP | CONCRETE/IRON PIPE |
| DWY | CHAIN LINK FENCE (CLF) |
| COL | COLUMN |
| ℄/M | CENTERLINE/MONUMENT LINE |
| CS/WS | CONCRETE/WOOD STAIRS |
| | H/C PARKING SPACE |
| CON | CONIFEROUS TREE |
| DEC | DECIDUOUS TREE |
| CMP | CORRUGATED METAL PIPE |
| C.O.C. | CENTER OF CHANNEL |
| DWY | DRIVEWAY |
| ECD | ELECTRICAL CONDUIT |
| EHH | ELECTRICAL HANDHOLE |
| EM | ELECTRICAL METER |
| | FOUND SURVEY MONUMENT (AS NOTED) |
| | FIRE HYDRANT |
| G | GAS MAIN |
| ICB | IRRIGATION CONTROL BOX |
| IV | IRRIGATION VALVE |
| | LIGHT POLE (METAL) |
| | LIGHT POLE (WOOD) |
| | LIGHT POLE (DECORATIVE) |
| LSCAPE/PA | LANDSCAPE/PLANTER |
| M | MANHOLE |
| MW | MONITOR WELL |
| OHP/OHT | OVERHEAD POWER/TELEPHONE |
| P.S. | PARKING SPACE(S) |
| ℄ | PROPERTY LINE (PL) |
| (P) | PAINTED UTILITY LOCATION |
| PS/PSS | COMBINED/SANITARY SEWER |
| PSD | STORM DRAIN |
| (R) | RECORD DATA |
| (R-SCH) | SCHEMATIC RECORDS (I.E. GIS DATA) |
| | ROCKERY |
| SCL/CLHH | SEATTLE CITY LIGHT HANDHOLE |
| SD | SERVICE DRAIN (STORM) |
| CO | CLEANOUT |
| SSS | SANITARY SIDE SEWER (RECORD) |
| STW | STEEL WRAPPED |
| | SIGN/STREET NAME SIGN |
| | TEMPORARY BENCHMARK (TBM) |
| | TRAFFIC FLOW DIRECTION |
| | TRAFFIC SIGNAL |
| TOE | TOE OF SLOPE |
| TOP | TOP OF BANK |
| UP | UTILITY POLE (WOOD) |
| W | WATER MAIN |
| WM | WATER METER |
| WV | WATER VALVE |
| | WOOD FENCE (WF) |

*HORIZONTAL DATUM:*
NAD 83/2011 (EPOCH 2010)

HORIZONTAL BENCHMARKS:
OWNER: CITY OF MERCER ISLAND
DESCRIPTION: ½"BRASS PLUG WITH PUNCH IN CONC IN CASE DOWN 1.3'
LOCATION: INTERSECTION OF CENTERLINES OF ISLAND CREST WAY & SE 59TH ST
NORTHING: 203697.66'
EASTING: 1297591.43'

OWNER: CITY OF MERCER ISLAND
DESCRIPTION: FOUND FOUND ½"BRASS PLUG IN 2"CONC-FILLED PIPE
LOCATION: INTERSECTION OF CENTERLINES OF ISLAND CREST WAY & SE 60TH ST
NORTHING: 203412.11'
EASTING: 1297584.98'

*VERTICAL DATUM:*
NAVD 88

VERTICAL BENCHMARKS:
SOURCE: CITY OF MERCER ISLAND
ID#: 4198
DESCRIPTION: ½"BRASS PLUG WITH PUNCH IN CONC IN CASE DOWN 1.3'
LOCATION: INTERSECTION OF CENTERLINES OF ISLAND CREST WAY & SE 59TH ST
ELEVATION: 329.391'

SOURCE: CITY OF MERCER ISLAND
ID#: 1839
DESCRIPTION: BRASS PLUG IN CONC IN CASE DOWN 1.2'
LOCATION: INTERSECTION OF CENTERLINES OF ISLAND CREST WAY * SE 54TH ST
ELEVATION: 340.118'

( IN FEET )
1 inch = 20 ft.

10/07/2022

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
15400 SE 30TH PL, STE 100
BELLEVUE, Washington
98007-6546
(206) 323-4144
1-800-935-0508
WWW.BRHINC.COM

LIMITED TOPOGRAPHIC SURVEY
CITY OF MERCER ISLAND
DEANE'S CHILDREN PARK
KING COUNTY WASHINGTON
MERCER ISLAND

| drawn by | checked by |
|---|---|
| MWH | OQR |
| scale 1" = 20' | date 10/6/22 |
| job no. 2022191-00 | |
| sheet 1 of 1 | |

DATE
BY
NO
REVISION

30"x42" 10/7/2022 J:\LCSD\2022\2022191\SURVEY\MCI\DWG\YS-SUR-00.DWG