

269/094

SURVEY OF A PORTION OF GOVT. LOT 3, AND THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 18, T.24N., R.5E., W.M. BEING A PORTION OF THE "SANDY BEACH TRACTS" PER THE UNRECORDED PLAT THEREOF.

1. THIS SURVEY IS BASED UPON A RETRACEMENT OF THE DINWIDDIE SHORT PLAT OF A PORTION OF TRACTS 5 AND 6 OF THE SANDY BEACH TRACTS AS FILED AT THE CITY OF MERCER ISLAND ON NOV. 5 1979 AND FILED UNDER JONES BASSI AND ASSOC. FILE NO. 3247.
2. THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED AND/OR DEVELOPED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. SUBJECT TO EASEMENTS, UTILITIES, RESTRICTIONS, RESERVATIONS, COVENANTS, AGREEMENTS, RIGHTS OF WAY AND ZONING ORDINANCES, IF ANY, NOT SHOWN HEREON.
5. SUBJECT TO EASEMENT FOR INGRESS AND EGRESS ACROSS ROADWAYS AS CONSTRUCTED PER REC. NO. 2956249 AND 3115613 (EXACT LOCATION IS UNDETERMINABLE)
6. SUBJECT TO EASEMENT FOR UNDERGROUND UTILITIES FOR THE BENEFIT OF "CAUDLE" PROPERTY. SAID EASEMENT BEING 5' IN WIDTH AND RUNNING ALONG THE NORTH LINE OF THE MOST NORTHERLY ROAD EXISTING AS OF 9-24-1968 AND TERMINATING AT SAID "CAUDLE" PROPERTY
7. SUBJECT TO EASEMENT FOR OVERHEAD UTILITY LINES AFFECTING WESTERLY PORTION OF SAID PREMISES. WIDTH AND EXACT LOCATION OF EASEMENT NOT DETERMINED BY CURRENT TITLE REPORT.
8. SUBJECT TO ANY CODES, COVENANTS OR RESTRICTIONS CONTAINED WITHIN INSTRUMENTS RECORDED UNDER REC. NO. 2956249 AND 3115613 AS SET FORTH IN TITLE COMMITMENT BY CHICAGO TITLE CO. ORDER NO. 1153821, DATED MARCH 24 2005.
9. SUBJECT TO EASEMENT FOR OVERHEAD UTILITY LINES FOR BENEFIT OF "CAUDLE" PROPERTY THROUGH EXISTING UTILITY LINES AND POLES LOCATED WITHIN PARCEL A. PER REC. No. 6416227

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

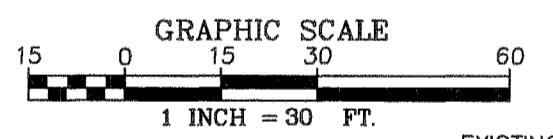
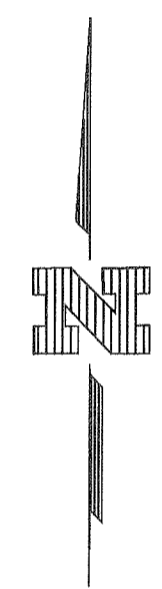
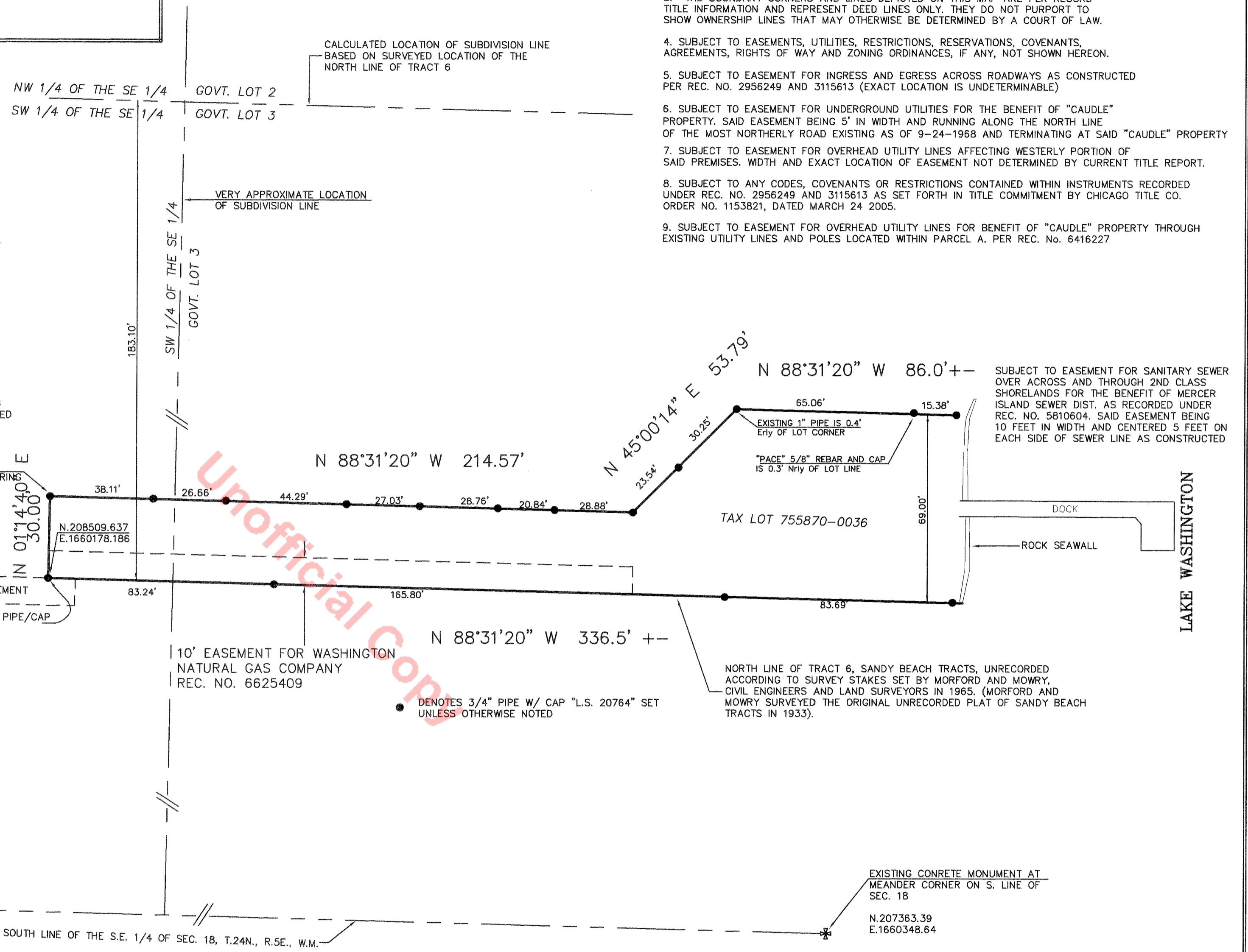
BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT WHICH IS SOUTH 0°58'10" EAST 74.10 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°16'00" WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 43.53 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 79 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION AND WITH THE NORTH LINE OF SAID GOVERNMENT LOT, 214.57 FEET; THENCE NORTH 42°47'34" EAST 53.79 FEET; THENCE NORTH 89°16'00" EAST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT, 89 FEET, MORE OR LESS, TO THE SHORE OF LAKE WASHINGTON; THENCE SOUTHERLY ALONG THE SHORE LINE OF LAKE WASHINGTON TO THE SOUTH LINE OF THE NORTH 183.1 FEET OF GOVERNMENT LOT 3; THENCE SOUTH 89°16'00" WEST ALONG SAID LINE AND ALONG THE SOUTH LINE OF THE NORTH 183.1 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A POINT WHICH BEARS SOUTH 0°58'10" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 0°58'10" EAST 30 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING;

AND TOGETHER WITH EASMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH 30 FEET OF THE NORTH 183.1 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING WEST OF THE ABOVE DESCRIBED MAIN TRACT AND EAST OF EAST MERCER WAY; AND

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS UPON AND ACROSS ALL EXISTING ROADS AS CONVEYED BY DEED RECORDED UNDER RECORDING NUMBER 3115613 AND BY DEED RECORDED UNDER RECORDING NUMBER 2956249.

(BEARINGS HAVE BEEN ROTATED TO K.C.A.S.)



CENTERLINE LOCATION OF EAST MERCER WAY IN THIS AREA HAS BEEN BASED UPON THE PLAT OF DAWN VISTA

EXISTING IRON PIPE AT 1/4 CORNER ON S. LINE OF SEC. 18
N.207410.14
E.1658873.87

EXISTING TACK SET IN LEAD BY "PACE" ENGINEERING
N 01°14'40" E 30.00'
N.208509.637
E.1660178.186

EXISTING 3/4" IRON PIPE/CAP L.S. 20764

10' EASEMENT FOR WASHINGTON NATURAL GAS COMPANY REC. NO. 6625409

• DENOTES 3/4" PIPE W/ CAP "L.S. 20764" SET UNLESS OTHERWISE NOTED

NORTH LINE OF TRACT 6, SANDY BEACH TRACTS, UNRECORDED ACCORDING TO SURVEY STAKES SET BY MORFORD AND MOWRY, CIVIL ENGINEERS AND LAND SURVEYORS IN 1965. (MORFORD AND MOWRY SURVEYED THE ORIGINAL UNRECORDED PLAT OF SANDY BEACH TRACTS IN 1933).

EXISTING CONCRETE MONUMENT AT MEANDER CORNER ON S. LINE OF SEC. 18
N.207363.39
E.1660348.64

5 SEC. TOTAL STATION MAINTAINED TO MANUFACTURER SPECIFICATIONS AND CALIBRATED AT NGS BASELINE USED FOR FIELD PROCEDURES THAT MEET OR EXCEED CLOSURE RATIOS SPECIFIED IN WAC-130-090.



20100205900015

M W MARSHALL SURVEY 128.00
PAGE-001 OF 001
02/05/2010 12:42
KING COUNTY, WA

mgr.

Supt. of Records
[Signature]

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of SUSAN CAUDLE IN FEB 2010

[Signature]

Certificate No. 20764

DWN TMM		SCALE 1"=30'	DATE
			DEC. 7 2009
SVD TMM&MWM		F.B. NO.	PAGE
APP'D			JOB NO. 3247-A