

TOPOGRAPHIC SURVEY

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- (M) FOUND 1/2" REBAR/CAP OR AS NOTED
- (C) MEASURED DIMENSION
- (P)(Rx) CALCULATED DIMENSION PER REF. SURVEY
- GROUND LIGHT
- POWER METER PM
- ELEC. JUNCTION BOX (AS NOTED) EJB
- CATCH BASIN (CB) II YARD DRAIN AS NOTED
- CLEANOUT (UNKNOWN)
- GAS METER
- IRRIGATION CONTROL VALVE ICV
- VERTICAL BENCHMARK
- CONCRETE
- ASPHALT
- BUILDING LINE
- WOOD FENCE
- METAL FENCE ROD IRON
- WOOD HANDRAIL
- GAS LINE - PER PAINOUT
- APPROX. SEWER MAIN LINE
- APPROX. SIDE SEWER LINE

NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA SX ROBOTIC TOTAL STATION & CARLSON BRX7 GPS UNIT.
2. PROCEDURES USED WERE FIELD TRAVERSE & REAL-TIME KINEMATIC GPS SOLUTIONS, DERIVED FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN), MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
3. THIS MAP REPRESENTS A JOB PERFORMED BY ME OR MY CONSTITUENTS AND CAN ONLY BE CONSIDERED AS REPRESENTATIVE OF THE SITE AT THE TIME OF MY SURVEY, MARCH, 2023.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT, OR OTHERWISE IF ANY.
5. UTILITIES SHOWN HEREIN ARE FROM FIELD LOCATION AT CENTER OF RIM AND THEIR EXACT LOCATIONS SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. ANY LINES SHOWN HEREIN WERE DRAWN CENTER RIM TO CENTER OF RIM OR FROM ONLINE REFERENCE AS BUILT INFORMATION & ARE SHOWN FOR VISUAL REFERENCE ONLY. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
6. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED UPON READILY AVAILABLE PLATS/SURVEYS/RIGHT OF WAY PLANS AND ARE SHOWN FOR GRAPHIC PURPOSES ONLY. NO PROPERTY CORNERS WERE SET AS PART OF THIS SURVEY.
7. CONTOURS SHOWN HEREON ARE AT A 2-FOOT INTERVAL, AND SO THEIR RELATIVE ACCURACY IS ±1 FOOT.
8. LOT AREA AS SHOWN (15,403 SF) IS ALL LOT AREA LYING WESTERLY FROM THE WESTERLY EDGE OF WATER OF LAKE WASHINGTON, AS LOCATED ON MARCH 23RD, 2023.

BASIS OF BEARINGS

HELD A BEARING OF S88°33'02"E BETWEEN FOUND BOUNDARY MARKERS ALONG THE SOUTH LINE OF THE SUBJECT PARCEL. SAID LINE BEING AN EASTERLY EXTENSION OF LOT 3, OF CORRECTION SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 7810239009

REFERENCES

- (P) PLAT OF HENDRICKS ADDITION, VOL. 105, PG. 89, BOOK OF PLATS.
- (R1) CORRECTION SURVEY RECORDED UNDER, REC # 7810239009

ALL RECORDS OF KING COUNTY, WA.

VERTICAL DATUM - NAVD88

GPS VERTICAL PRIMARY VERTICAL CONTROL WAS ESTABLISHED USING THE ELLIPSOIDAL HEIGHTS DERIVED BY GPS MEASUREMENTS AND CONVERTING THEM TO ORTHOMETRIC ELEVATIONS USING GEOID 2018 CONVERSION. (NAVD 88)

SITE BENCHMARKS

- TBM 1:** MAG NAIL W/PINK FLAGGING IN ASPHALT DRIVEWAY, AS SHOWN ON MAP ELEVATION = 41.28'
- TBM 2:** SET HUB IN EASTERLY YARD W/ TACK, AS SHOWN ON MAP ELEVATION = 27.15'

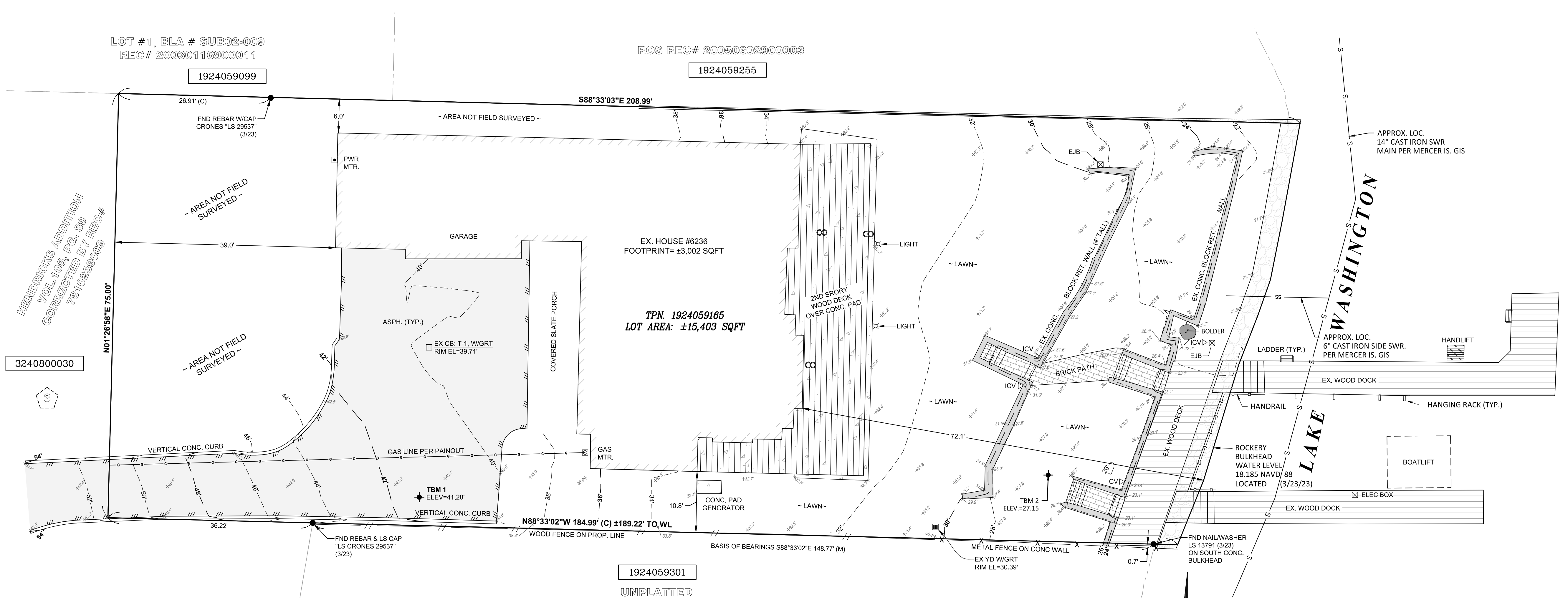
LEGAL DESCRIPTION

THE NORTH 75 FEET OF THE SOUTH 400 FEET OF THAT PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF SAID SUBDIVISION AND 425.14 FEET, MEASURED ALONG SAID SOUTH LINE EASTERLY FROM THE EAST MARGIN OF EAST MERCER WAY, AND THE WESTERLY 9.23 FEET, MORE OR LESS, OF WHICH PARCEL WAS ERRONEOUSLY DELINEATED AS A PORTION OF LOT 3 ON THE PLAT OF HENDRICKS ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 105 OF PLATS, PAGE 89, IN KING COUNTY, WASHINGTON, AND WAS SUBSEQUENTLY CORRECTED BY AFFIDAVIT OF OWNERSHIP RECORDED UNDER RECORDING NUMBER 7810230651 AND BY BOUNDARY LINE CORRECTION RECORDED IN VOLUME 15 OF SURVEYS, PAGE 59, AND RECORDED UNDER RECORDING NUMBER 7810239009;

TOGETHER WITH SECOND CLASS SHORELANDS IN FRONT OF, ADJACENT TO OR ABUTTING THEREON.

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

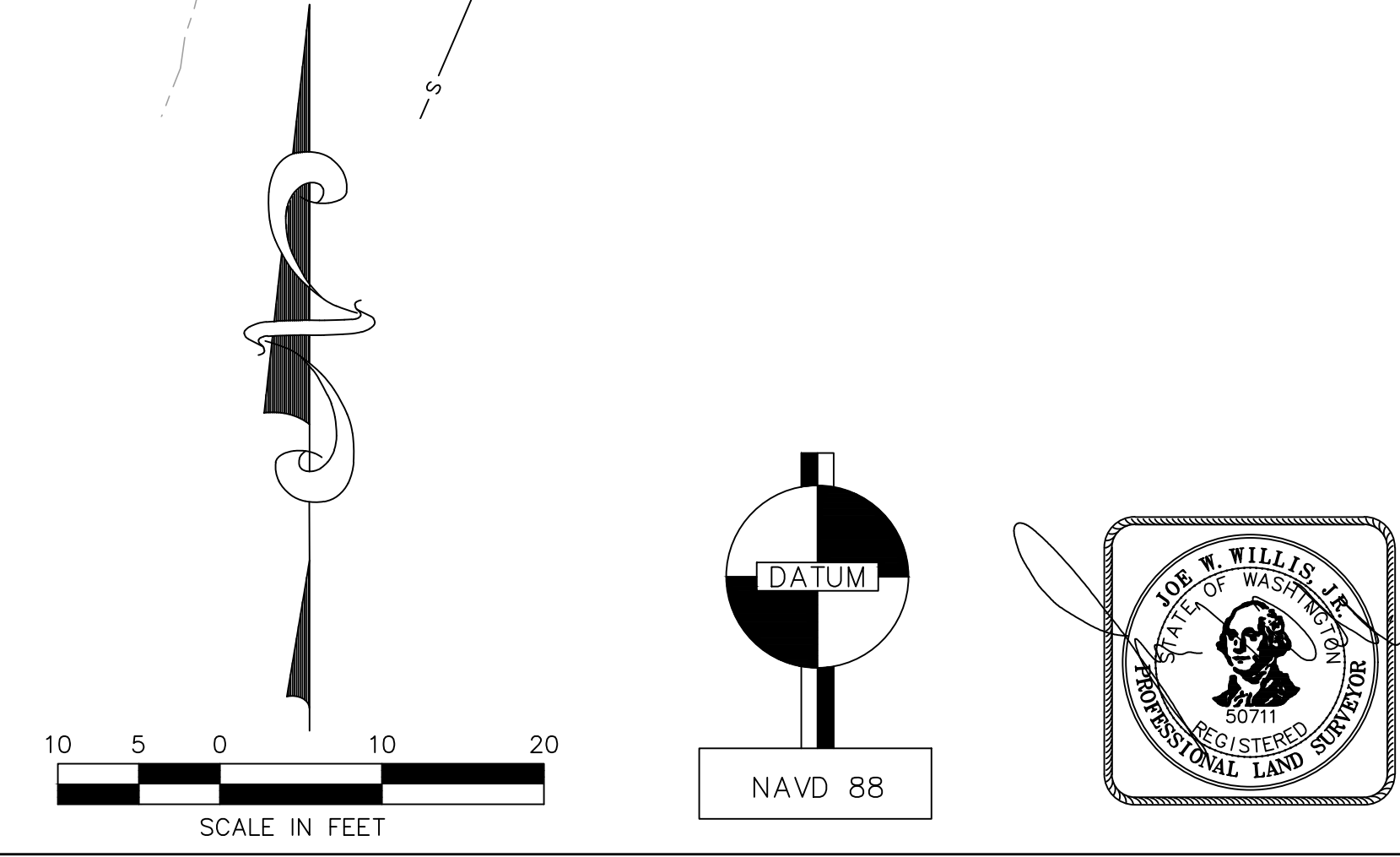
(PER DEED OF TRUST RECORDED UNDER REC. NO. 20130807002045)



EX. IMPERVIOUS SURFACES
 TOTAL LOT AREA : ±15,403 SQFT

EXISTING IMPERVIOUS AREAS:
 BUILDING FOOTPRINT: ± 3,002 SQFT
 ASPHALT: ±1,989 SQFT
 CONCRETE: ± 937 SQFT
 BRICK/PAVERS: ± 173 SQFT
 DECK: ± 355 SQFT (LANDWORD OF LAKE)

TOTAL IMPERVIOUS AREA: ±6,456 SQFT
 TOTAL IMPERVIOUS COVERAGE: 41.9%



No.	Date	By	Cld.	Appr.	Revision
<p>Title: TOPOGRAPHIC SURVEY PORTION OF THE SE1/4 OF THE SE1/4 OF SEC. 19, T24N, R5E, W.M. MERCER ISLAND, KING COUNTY, WASHINGTON</p>					
<p>For: ANTHONY ROJAS 6236 E MERCER WAY MERCER ISLAND, WA 98040 TPN. 1924059165</p>					
<p>Scale: Horizontal 1"=10' Vertical</p>					
<p>Designed: _____ Drawn: _____ Checked: _____ Approved: _____ Date 4/10/23</p>					
<p>ALL Land Surveying, LLC. 1901 Vernon Rd, Unit C Lake Stevens, WA 98258 P.O. Box 440 Lake Stevens, WA 98258 Professional Land Surveyors Email: info@AllLandSurveying.com Phone: (360) 568-4031</p>					
Job Number:	23027	4/10/23			
SHEET	1	of 1			