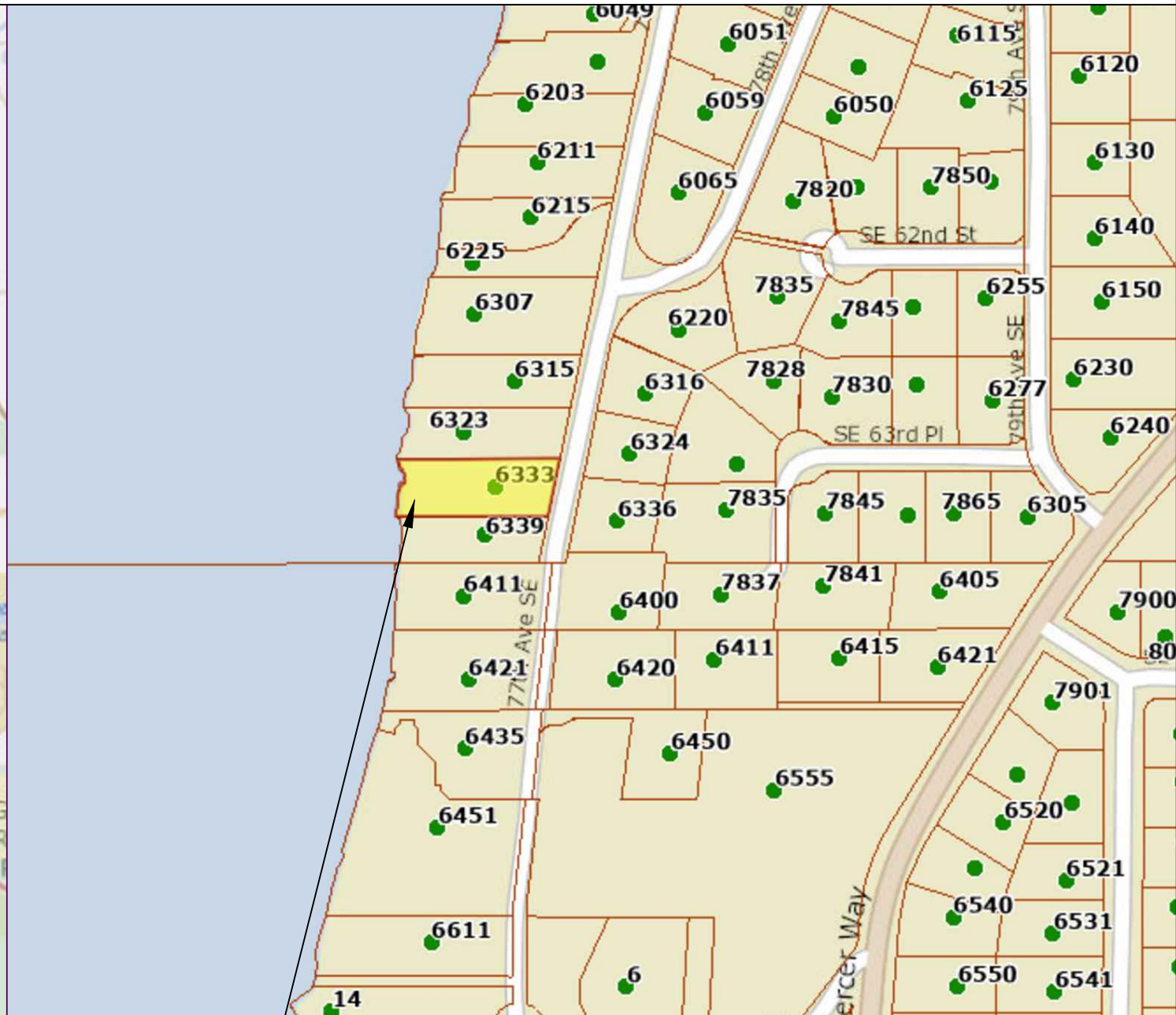
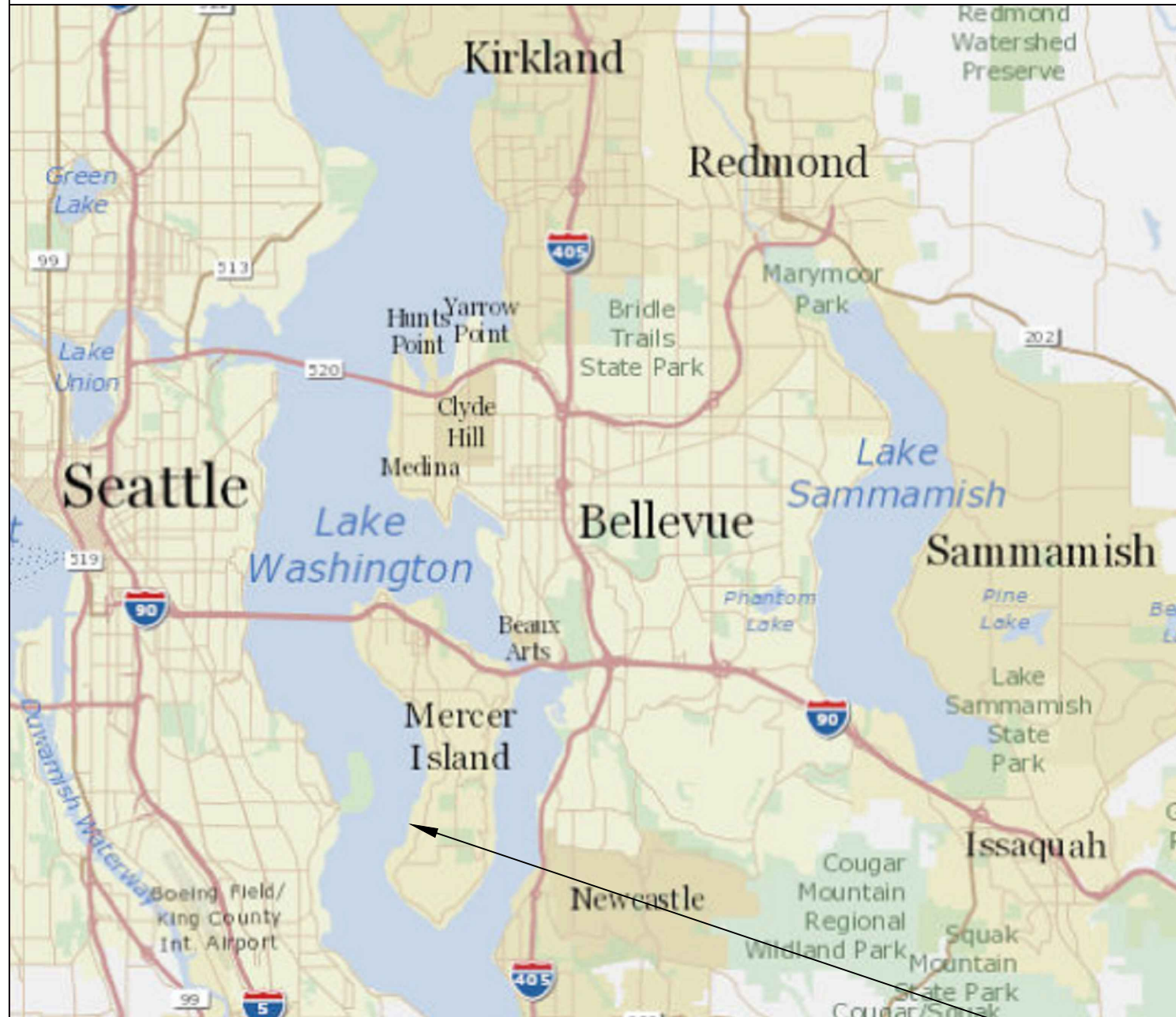


SITE PLAN



Pin: 409710-0010

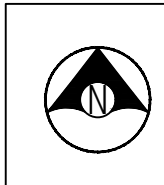
Legal Description: LAKE VIEW HIGHLANDS WATERFRONT TR N 8.21 FT OF 1 ALL 2 & SH LDS ADJ

Plat Block:
Plat Lot: 1-2

PARCEL
LAT: 47.54595
LONG: -122.23632

DOCK
LAT: 47.54604444
LONG: -122.23680000

**SUBJECT
PROPERTY**



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to repair (11) existing piles, repair (1) existing brace pile, repair the existing dock, and install a platform lift.

County: King County
Location: Lake Washington

Applicant: Wellmon Residence
6333 77TH AVE SE
MERCER ISLAND, WA 98040

Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 24, Township 24, Range 04

Adjacent Owners:
DEMOPULOS PETER A+DIANE K
6333 77TH AVE SE 98040

SIRIANNI STEPHEN
6323 77TH AVE SE 98040

**SHEET
1.0**

NWS-2022-XXX
PAGE 1 OF 12

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GENERAL NOTES:

CODE REFERENCES: Mercer Island

For our proposed platform lift we are applying for the permit to be reviewed under the:

“Development Standards for New and Expanded Moorage Facilities” per MIMC 19.13050(F)(1).

F. Moorage Facilities. All permits for new and expanded moorage facility, other than public access piers or boardwalks, shall meet the following standards unless otherwise exempted. Moorage facilities have the option of meeting either the development standards prescribed in subsection (F)(1) or (F)(2) of this section, or the “alternative development standards” in subsection (F)(3) of this section.

1. Development Standards for New and Expanded Moorage Facilities. A proposed moorage facility shall be presumed to not create a net loss of ecological functions pursuant to subsection (B)(2) of this section if:

- i. The surface coverage area of the moorage facility is:
 - a. Four hundred eighty square feet or less for a single property owner;
 - b. Seven hundred square feet or less for two residential property owners (residential); or
 - c. One thousand square feet or less for three or more residential property owners;
- ii. Piers, docks, and platform lifts must be fully grated with materials that allow a minimum of 40 percent light transmittance;
- iii. Vegetation. The code official approves a vegetation plan that conforms to the following:

Ch. 19.13 Shoreline Master Program | Mercer Island City Code Page 27 of 34

The Mercer Island City Code is current through Ordinance 20C-13, passed June 16, 2020.

Vegetation must be planted as provided in Figure C and as follows: Within the 25-foot shoreline setback, a 20-foot vegetation area shall be established, measured landward from the OHWM. Twenty-five percent of the area shall contain vegetation coverage. The five feet nearest the OHWM shall contain at least 25 percent native vegetation coverage. A shoreline vegetation plan shall be submitted to the city for approval. The vegetation coverage shall consist of a variety of ground cover shrubs and trees, excluding nonnative grasses. No plants on the current King County noxious weed lists shall be planted within the shorelands. Figure C: Vegetation Plan

iv. Only docks, ramps, and boatlifts may be within the first 30 feet from the OHWM. No skirting is allowed on any structure;

v. The height above the OHWM for docks shall be a minimum of one and one-half feet and a maximum of five feet;

vi. The first in-water (nearest the OHWM) set of pilings shall be steel, 10 inches in diameter or less, and at least 18 feet from the OHWM. Piling sets beyond the first shall also be spaced at least 18 feet apart and shall not be greater than 12 inches in diameter. Piles shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ammoniacal copper zinc arsenate (ACZA) pilings are proposed, the applicant shall meet all of the best management practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. All piling sizes are in nominal diameter;

vii. Any paint, stain or preservative applied to components of the dock must be leach resistant, completely dried or cured prior to installation. Materials shall not be treated with pentochlorophenol, creosote, CCA or comparably toxic compounds; Ch. 19.13 Shoreline Master Program | Mercer Island City Code Page 28 of 34 The Mercer Island City Code is current through Ordinance 20C-13, passed June 16, 2020.

viii. No more than two mooring piles shall be installed per structure. Joint-use structures may have up to four mooring piles. The limits include existing mooring piles. Moorage piling shall not be installed within 30 feet of the OHWM. These piles shall be as far offshore as possible;

ix. The applicant shall abide by the work windows for listed species established by the U.S. Army Corps of Engineers and Washington Fish and Wildlife; and

x. Disturbance of bank vegetation shall be limited to the minimum amount necessary to accomplish the project. Disturbed bank vegetation shall be replaced with native, locally adapted herbaceous and/or woody vegetation. Herbaceous plantings shall occur within 48 hours of the completion of construction. Woody vegetation components shall be planted in the fall or early winter, whichever occurs first. The applicant shall take appropriate measures to ensure revegetation success.

CODE REFERENCES: Mercer Island

For the repair work we are applying for the permit to be reviewed under the:

“Development Standards for Replacement, Repair and Maintenance of Overwater Structures, Including Moorage Facilities” per MIMC 19.13050(F)(2).

2. Development Standards for Replacement, Repair and Maintenance of Overwater Structures, Including Moorage Facilities. The maintenance, repair and complete replacement of legally existing overwater structures is permitted; provided, that:

- i. All permit requirements of federal and state agencies are met;
- ii. The area, width, or length of the structure is not increased, but may be decreased;
- iii. The height of any structure is not increased, but may be decreased; provided, that the height above the OHWM may be increased as provided in subsection (F)(2)(ix)(b) of this section;

iv. The location of any structure is not changed unless the applicant demonstrates to the director’s satisfaction that the proposed change in location results in: (A) a net gain in ecological function, and (B) a higher degree of conformity with the location standards for a new overwater structure;

v. Piles shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ammoniacal copper zinc arsenate (ACZA) pilings are proposed, the applicant shall meet all of the best management practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. All piling sizes are in nominal diameter;

vi. Any paint, stain or preservative applied to components of the overwater structure must be leach resistant, completely dried or cured prior to installation. Materials shall not be treated with pentochlorophenol, creosote, CCA or comparably toxic compounds;

vii. The applicant shall abide by the work windows for listed species established by the U.S. Army Corps of Engineers and Washington Fish and Wildlife;

viii. Disturbance of bank vegetation shall be limited to the minimum amount necessary to accomplish the project. Disturbed bank vegetation shall be replaced with native, locally adapted herbaceous and/or woody vegetation. Herbaceous plantings shall occur within 48 hours of the completion of construction. Woody vegetation components shall be planted in the fall or early winter, whichever occurs first. The applicant shall take appropriate measures to ensure revegetation success; Ch. 19.13 Shoreline Master Program | Mercer Island City Code Page 29 of 34 The Mercer Island City Code is current through Ordinance 20C-13, passed June 16, 2020.

ix. Structural Repair. The structural repair, which may include replacement of framing elements, of moorage facilities that results in the repair of more than 50 percent of the structure’s framing elements within a five-year period shall comply with subsections (F)(2)(ix)(a) through (F)(2)(ix)(c) of this section. For this section, framing elements include, but are not limited to, stringers, piles, pile caps, and attachment brackets, as shown in Figure D:

- a. One hundred percent of the decking area of the pier, dock, and any platform lifts must be fully grated with materials that allow a minimum of 40 percent light transmittance;
- b. The height above the OHWM for moorage facilities, except floats, shall be a minimum of one and one-half feet and a maximum of five feet; and
- c. An existing moorage facility that is five feet wide or more within 30 feet waterward from the OHWM shall be replaced or repaired with a moorage face

Last permit issued for property: E05-06120 Electrical Permit: 12/21/2005

Dock established/constructed: 88-718 11/16/1988

County: King County
Location: Lake Washington

Applicant: Wellmon Residence
6333 77TH AVE SE
MERCER ISLAND, WA 98040

Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 24, Township 24, Range 04

Adjacent Owners:
DEMOPULOS PETER A+DIANE K
6339 77TH AVE SE 98040

Created: 08/24/23

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Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

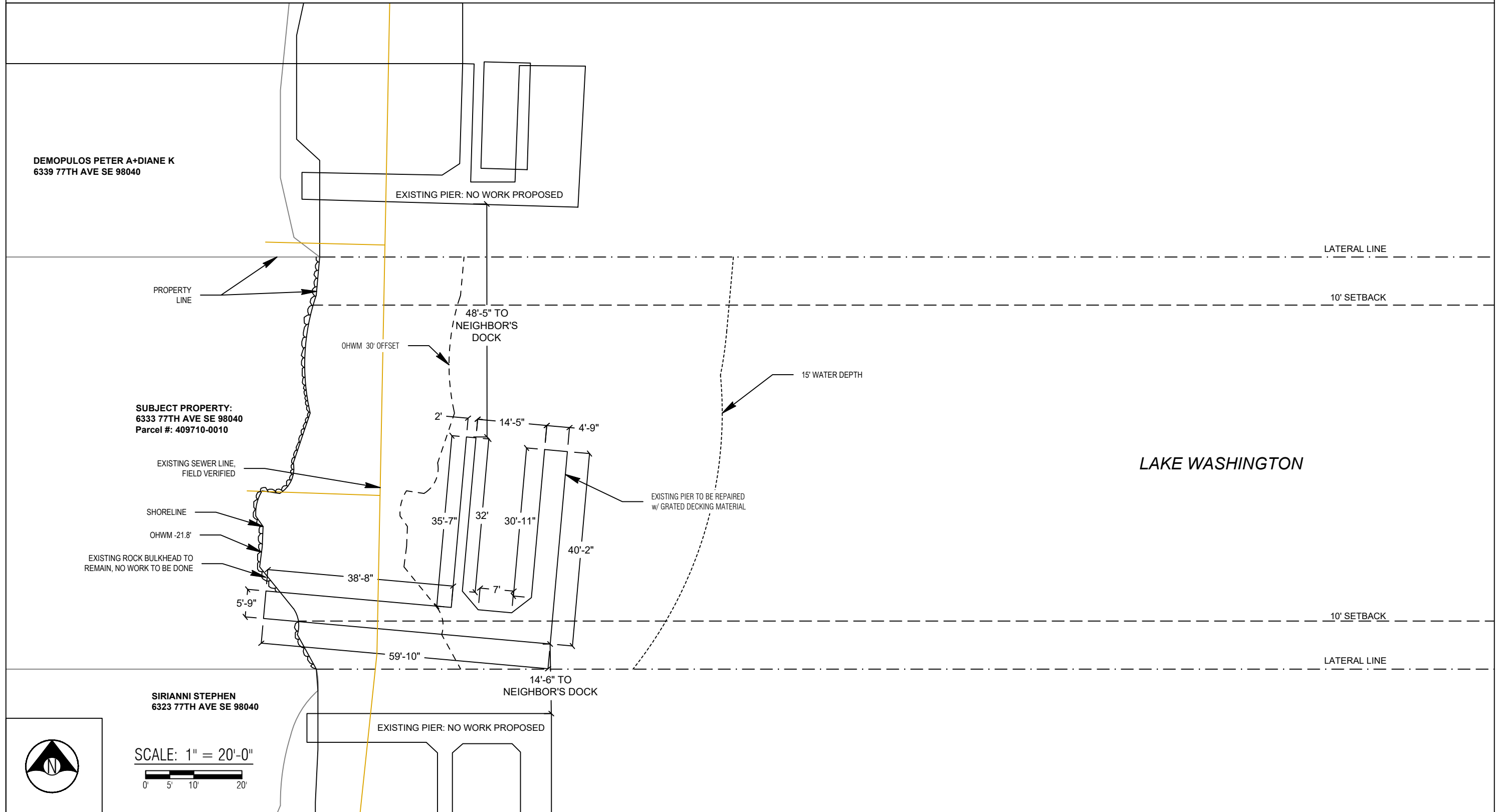
Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to repair (11) existing piles, repair (1) existing brace pile, repair the existing dock, and install a platform lift.

**SHEET
2.0**

EXISTING CONDITIONS

****CLEAN UP LAKE AROUND PROJECT****



County: King County
 Location: Lake Washington
 Applicant: Wellmon Residence
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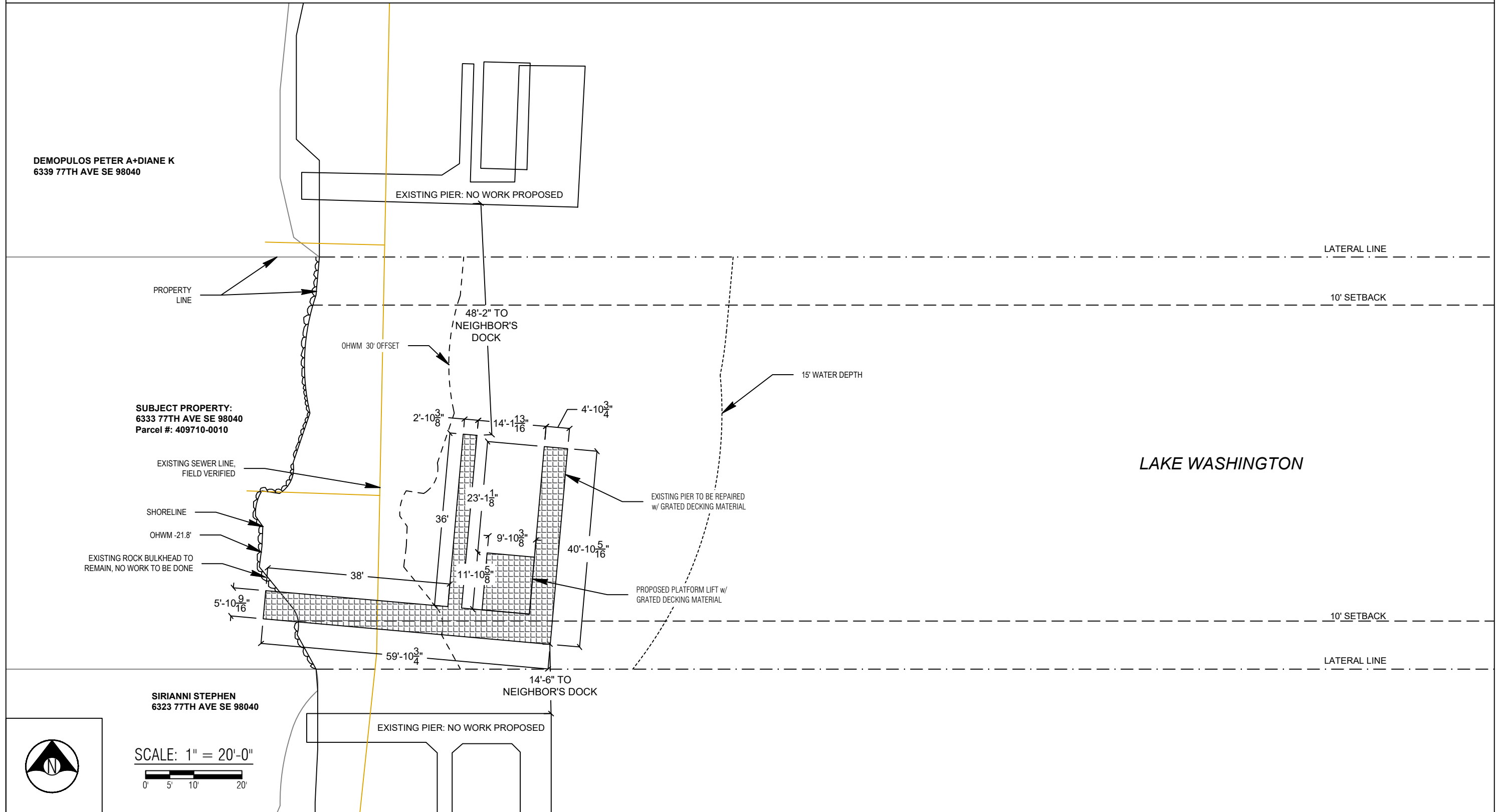
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SHEET 3.0

PROPOSED CONDITIONS

****CLEAN UP LAKE AROUND PROJECT****



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 Location: Lake Washington
 Applicant: Wellmon Residence
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SCALE: 1" = 20'-0"
 0' 5' 10' 20'



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**SHEET
4.0**

PIER DETAILS - PROPOSED PLAN VIEW

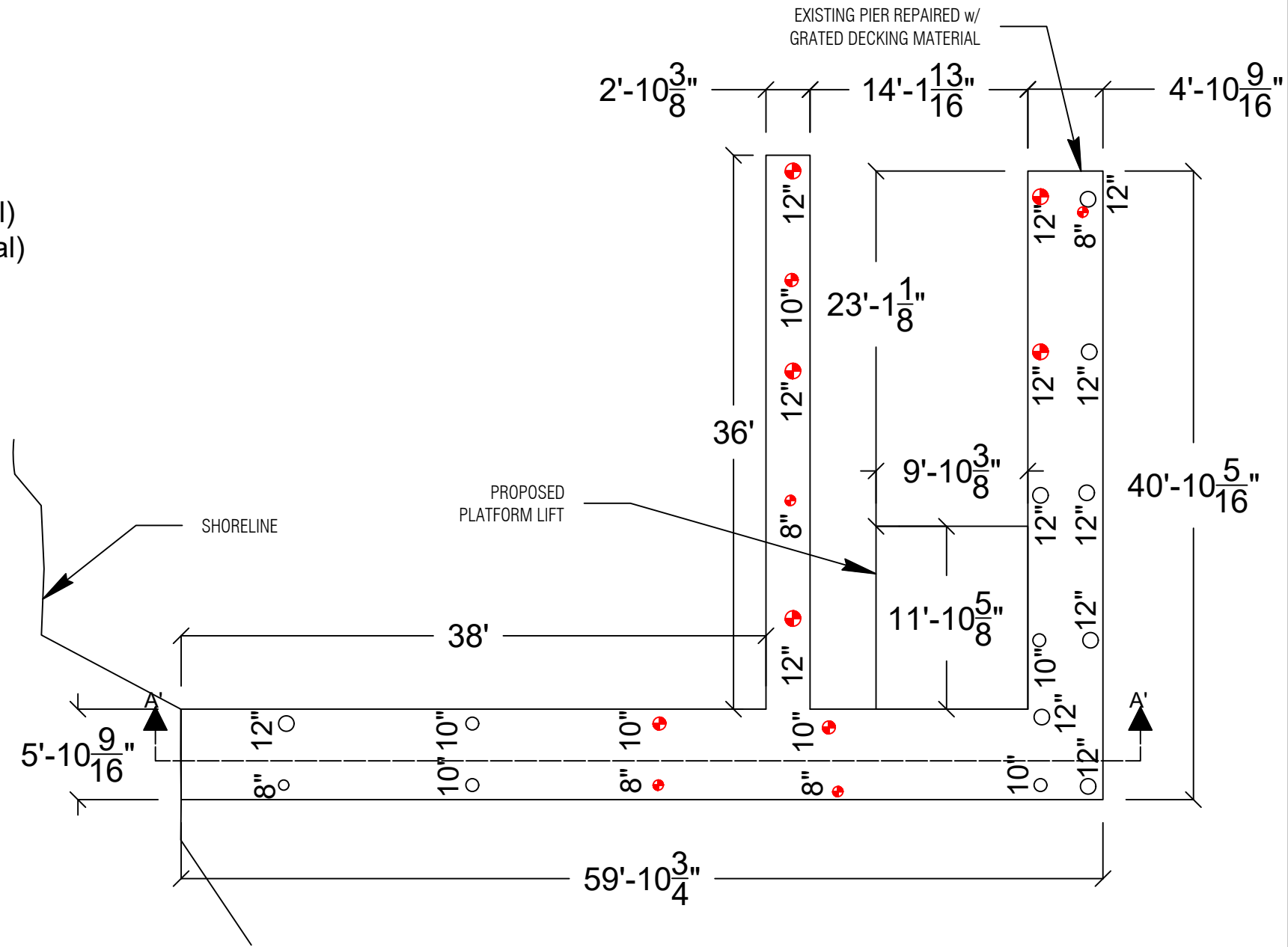
LEGEND

- ⊕ (11) EXISTING PILES - TO BE REPAIRED
- ⊕ (1) EXISTING BRACE PILE - TO BE REPAIRED
- (13) EXISTING PILES - NO WORK TO BE DONE

Existing Pier Total: 592 sqft (to be repaired with grated decking material)
 Existing Overwater: 592 sqft (to be repaired with grated decking material)

Proposed Platform Lift: 117 sqft (grated decking material)
 New Pier Total: 627 sqft (grated decking material)
 New Overwater Total: 744 sqft (grated decking material)

**Grated decking is 43% light permeable



PLAN VIEW



Seaborn Pile Driving
 1080 W Ewing St
 Seattle, WA 98119

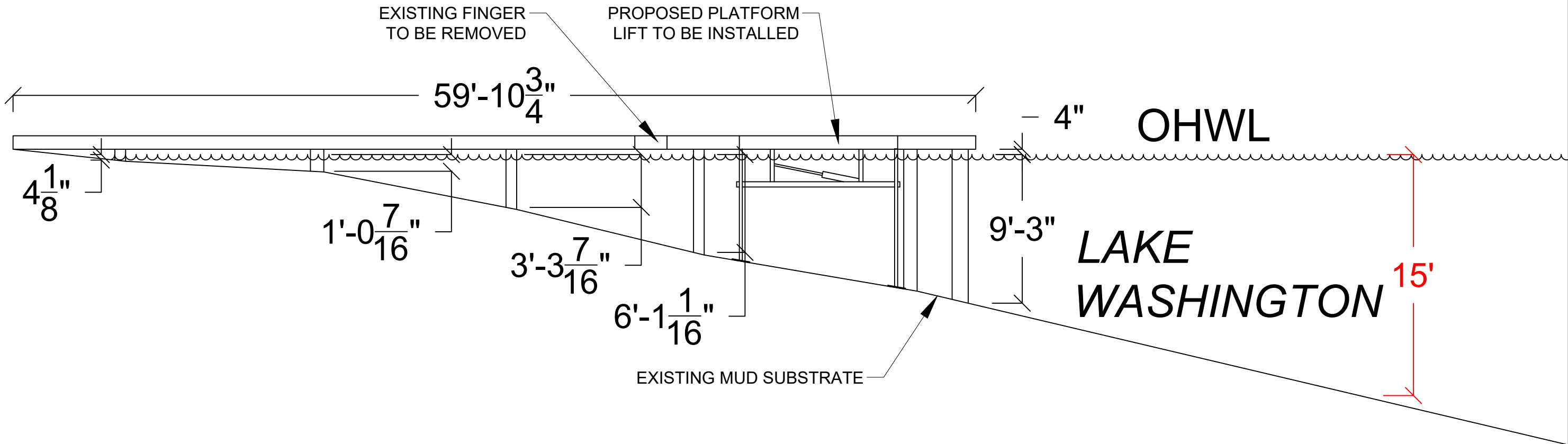
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SHEET
5.0

PIER DETAILS EXISTING/PROPOSED - SECTION VIEW



SECTION VIEW: A'-A'



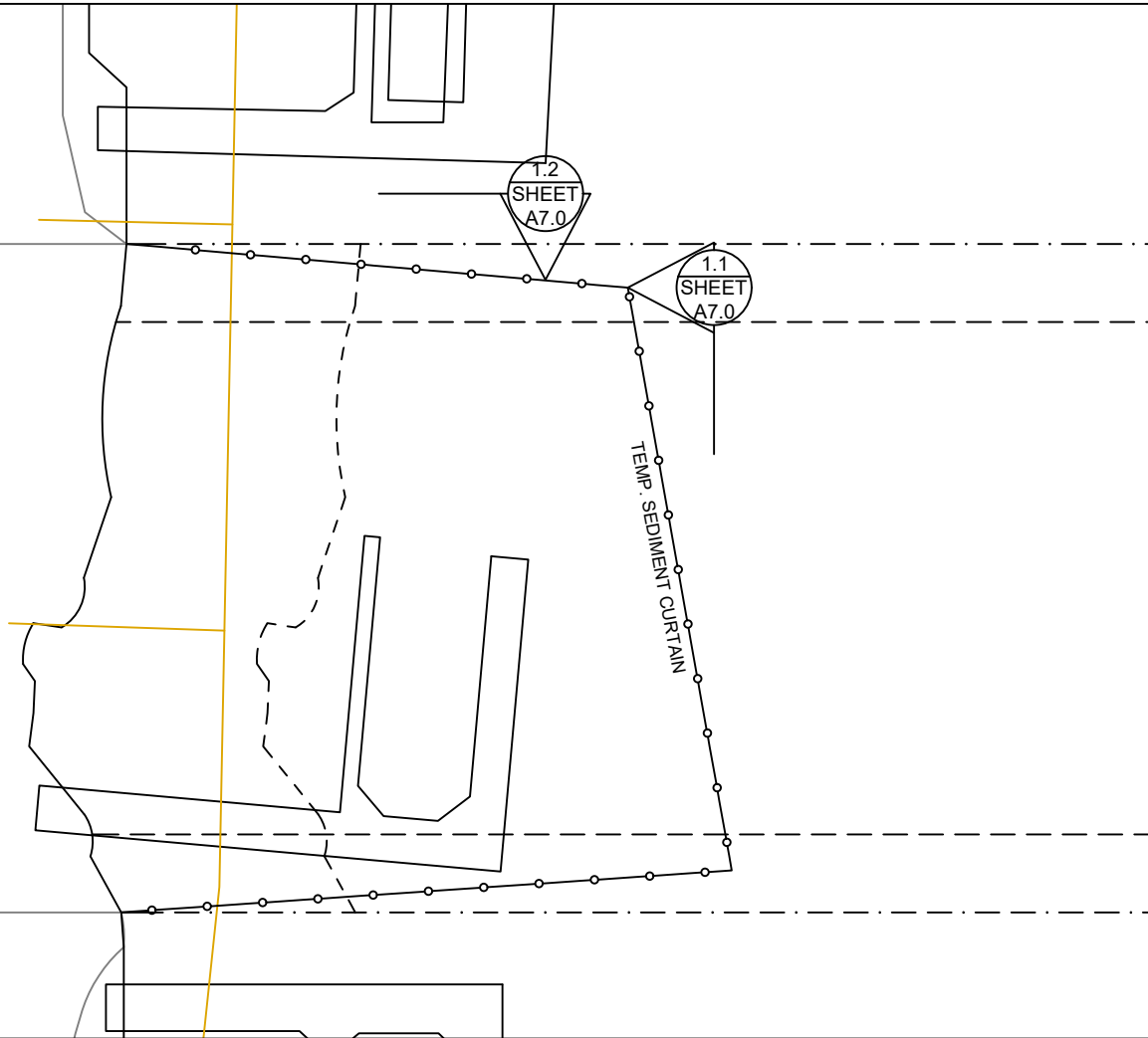
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SHEET
6.0

BMP INFORMATION

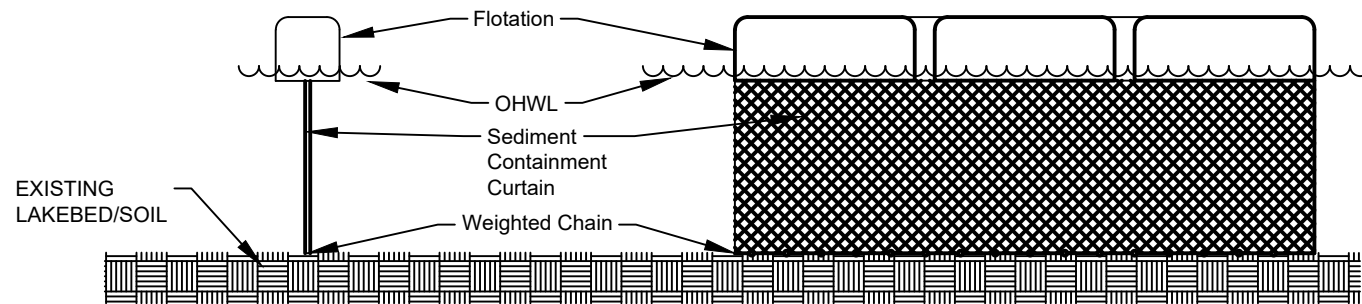


BMP NOTES:

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
 2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
 3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
 4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
 5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
 3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
 5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
 6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 7. When removing piles and other similarly treated wood, containment curtain must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
 8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment curtain.
 9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.
 12. All Exposed wood to be used on the project will be treated with a cheminite treatment.

DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2



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County: King County
Location: Lake Washington

Applicant: Wellmon Residence
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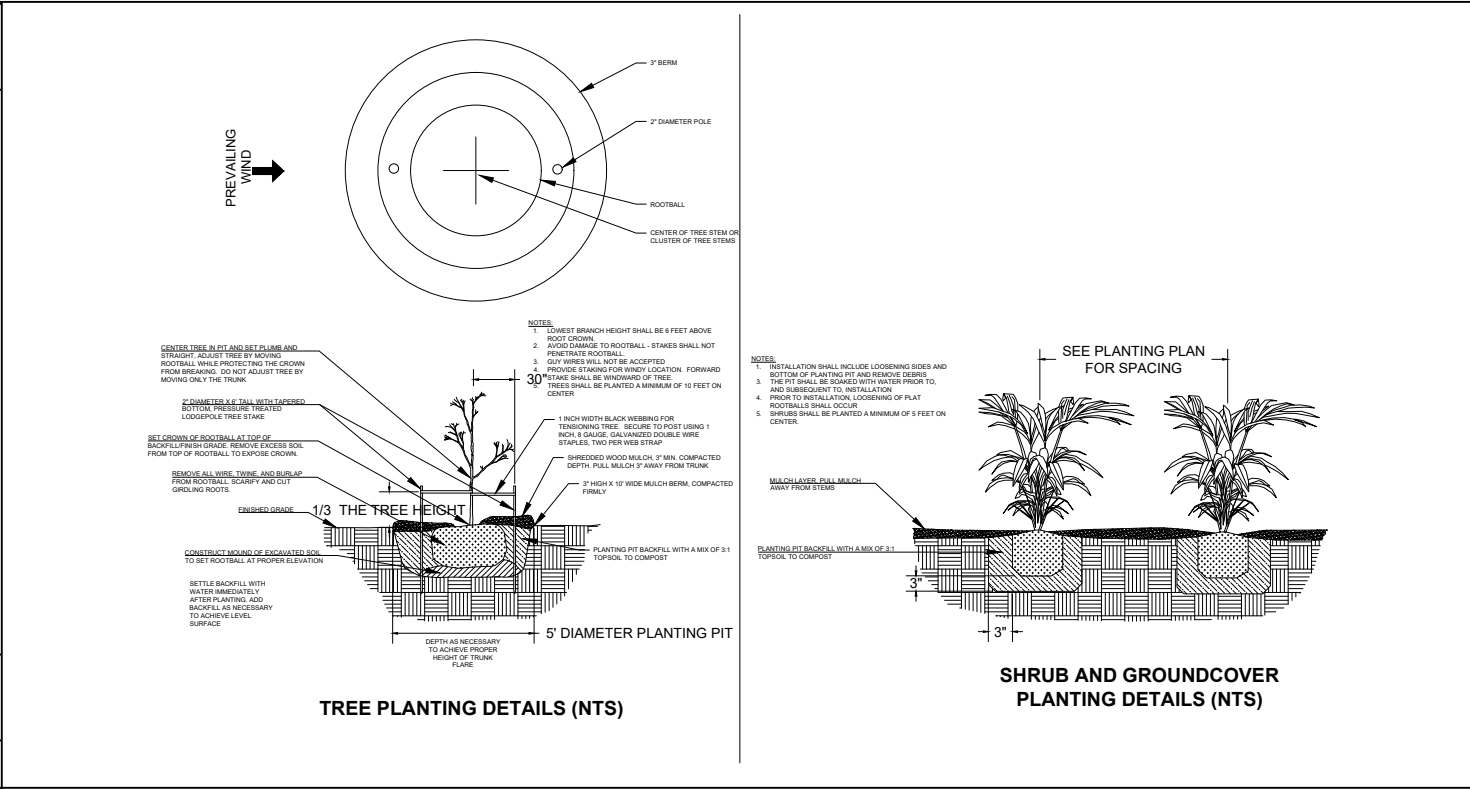
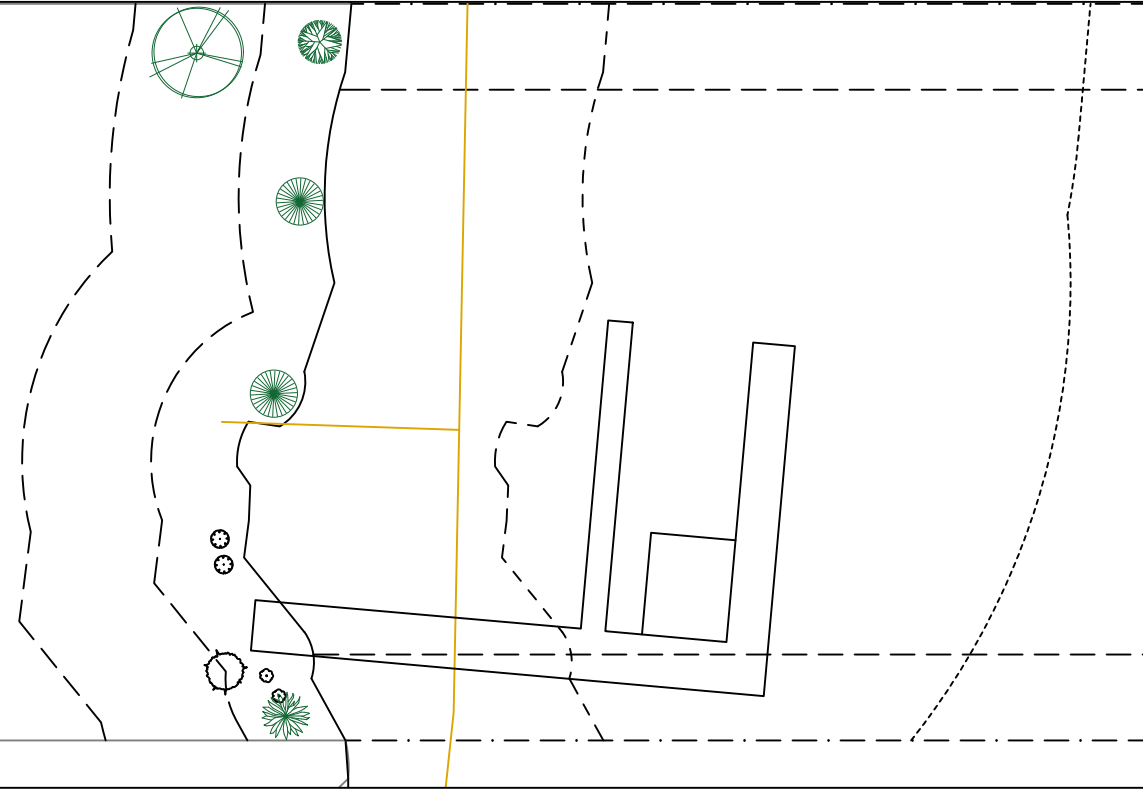
Adjacent Owners:
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7.0

MITIGATION PLAN



Notes:

- The property owner shall implement and abide by the shoreline planting plan, including the installation of the identified species, in the identified locations. Shrubs shall be planted at least five feet on center, and trees shall be planted at least ten feet on center.
- For best plant survival, planting should be completed the first October through March period concurrent with or immediately following the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
- The property owner shall preserve in good health 100% of shoreline planting plan vegetation for as long as the structures that have been permitted under the RAP program remain in place. Plants that die must be replaced with the appropriate plant type (i.e. tree for tree, shrub for shrub) from the RAP Plant List.
- The property owner shall monitor the survival of shoreline planting plan vegetation for five years (Monitoring Years 1-5) after the U.S. Army Corps of Engineers accepts the as-built report. The property owner shall also submit annual monitoring reports to the U.S. Army Corps of Engineers each year during this period. Each annual monitoring report will include written and photographic documentation that the performance standards are being met, including documentation of plant mortality and replacement. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.

PROPOSED PLANTING SPECIES/QUANTITIES				
SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Thuja plicata	Western Red Cedar	1	3 ft
	Pinus contorta v contorta	Shore pine	1	3 ft
	Rosa nutkana	Nootka Rose	1	1 Gallon
	Philadelphus lewisii	Mock Orange	2	1 Gallon

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center. All proposed existing plants for credit have been established for 5 years or more on the property.

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 Location: Lake Washington

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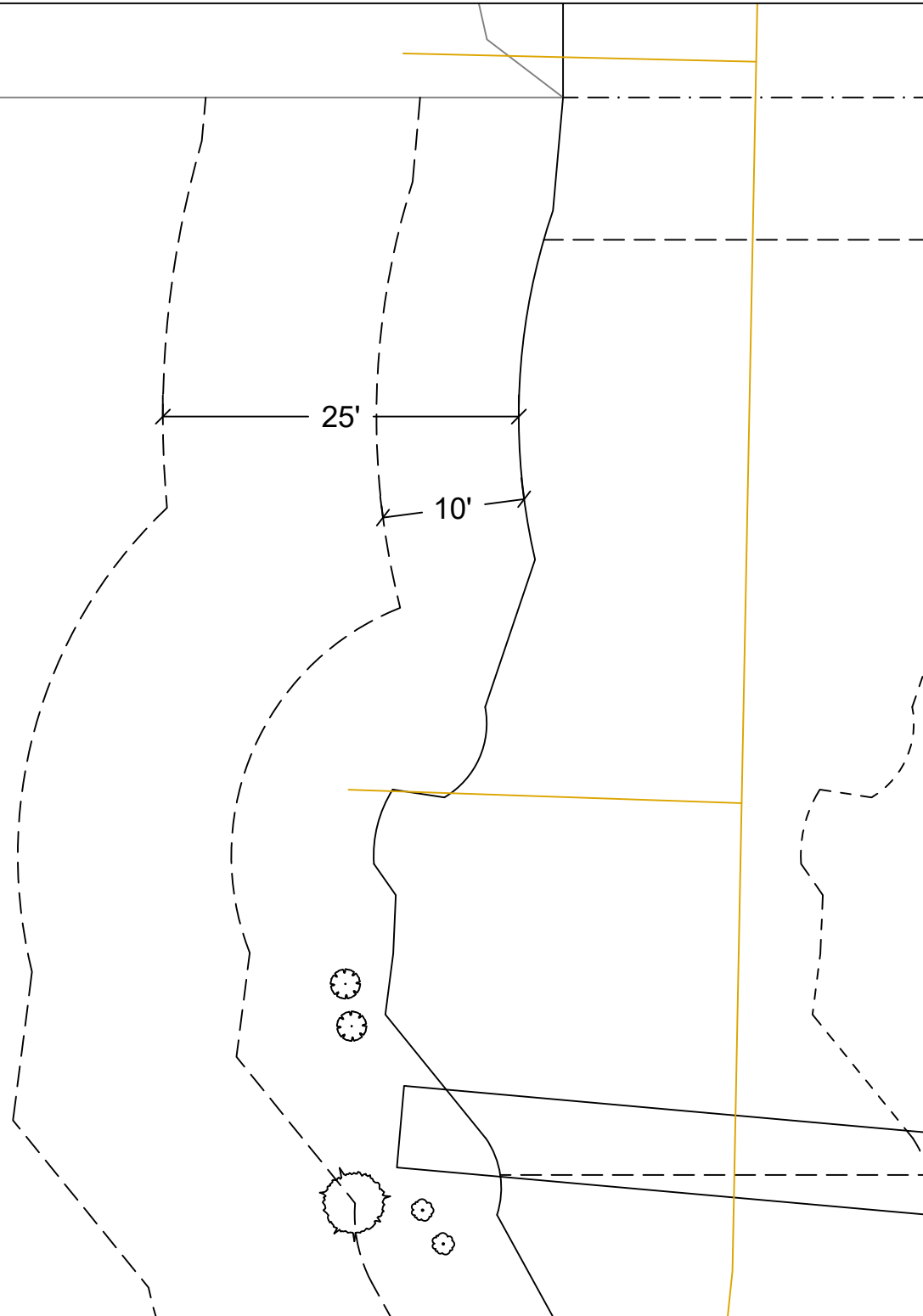
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Scope of Work: We propose to repair (11) existing piles, repair (1) existing brace pile, repair the existing dock, and install a platform lift.

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8.0

NWS-2022-XXX
 PAGE 8 OF 12

EXISTING PLANT PLAN



EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	<i>Pyrus communis</i>	Common Pear	1	~5'
	<i>Sonchus oleraceus</i>	Common Sowthistle	2	~2ft
	<i>Leucanthemum maximum</i>	Shasta Daisy	2	~ 2ft

PLAN VIEW

EXISTING PLANTS TABLE



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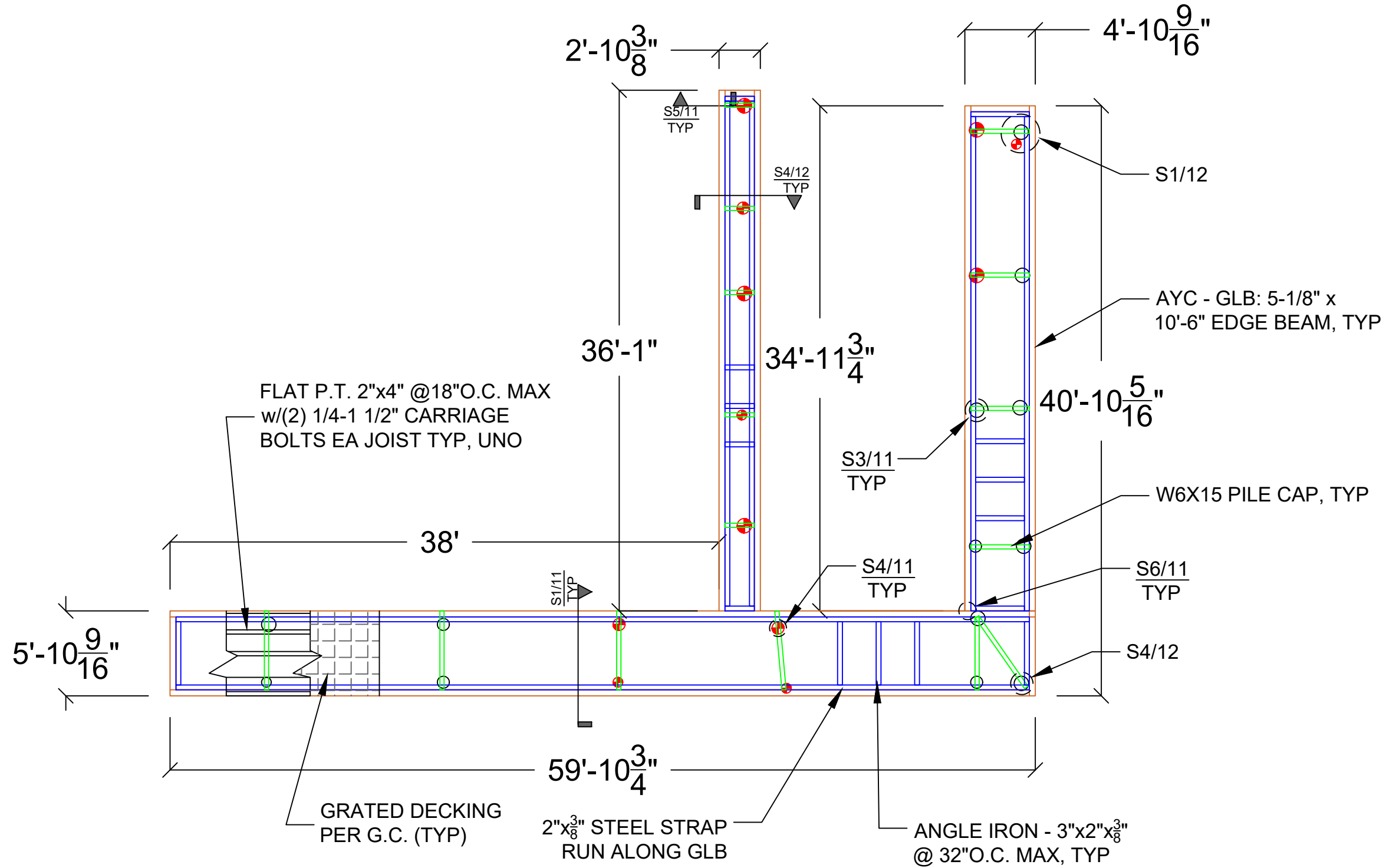
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Created: 08/24/23
Last Updated: 10/10/2023 12:13 PM Shop

SHEET
9.0

FRAMING PLAN



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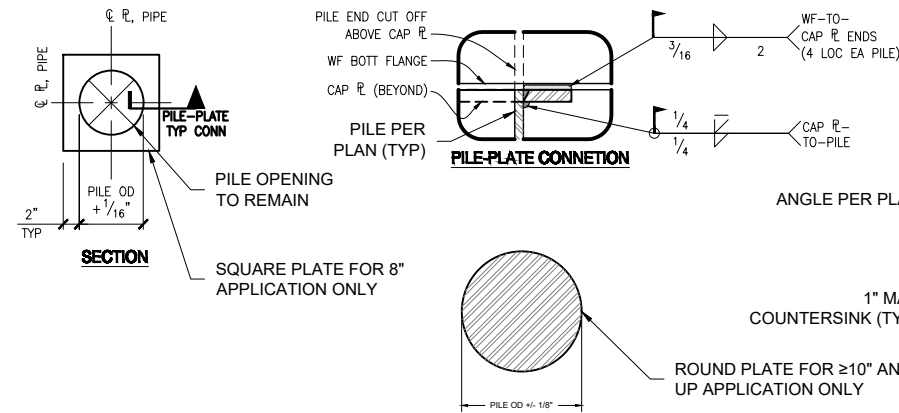
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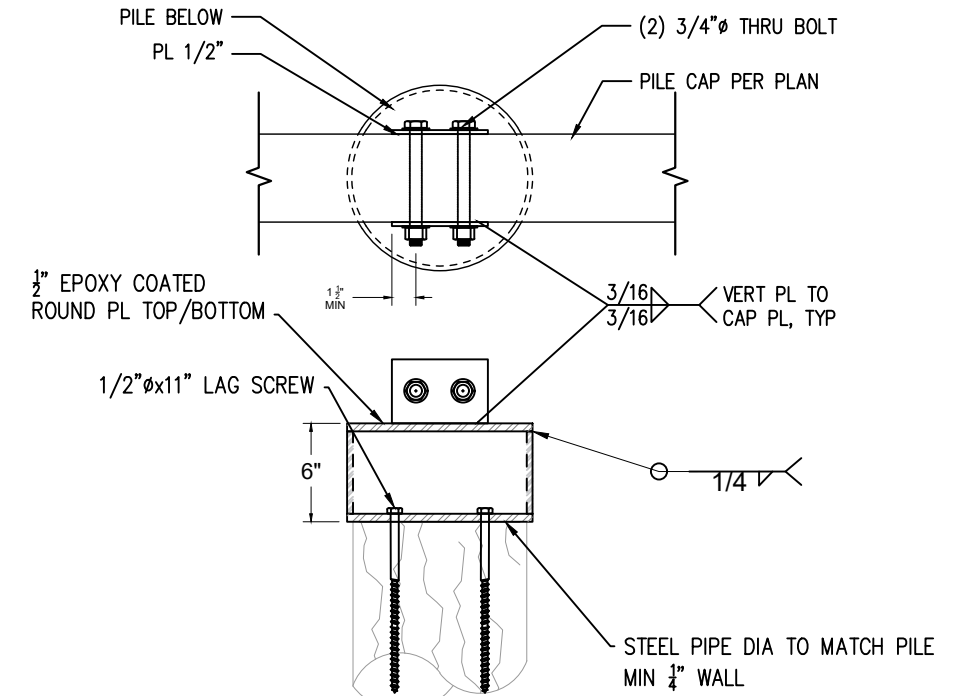
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SHEET
10.0

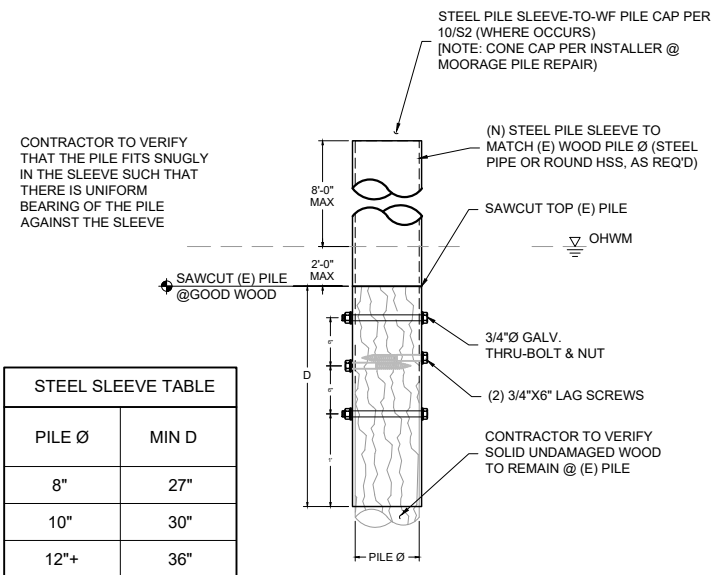
DETAILS - TRACK



S1 DOCK SECTION w/PILES - TYP
SCALE: 1" = 1'

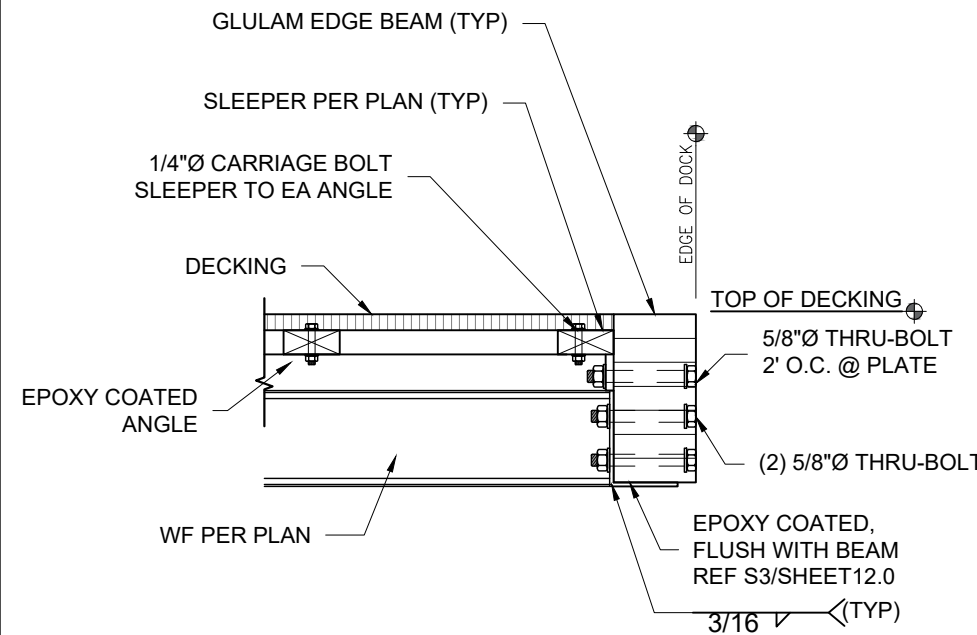


S3 I-BEAM CAP TO WOOD PILE - TYP
SCALE: 1" = 1'

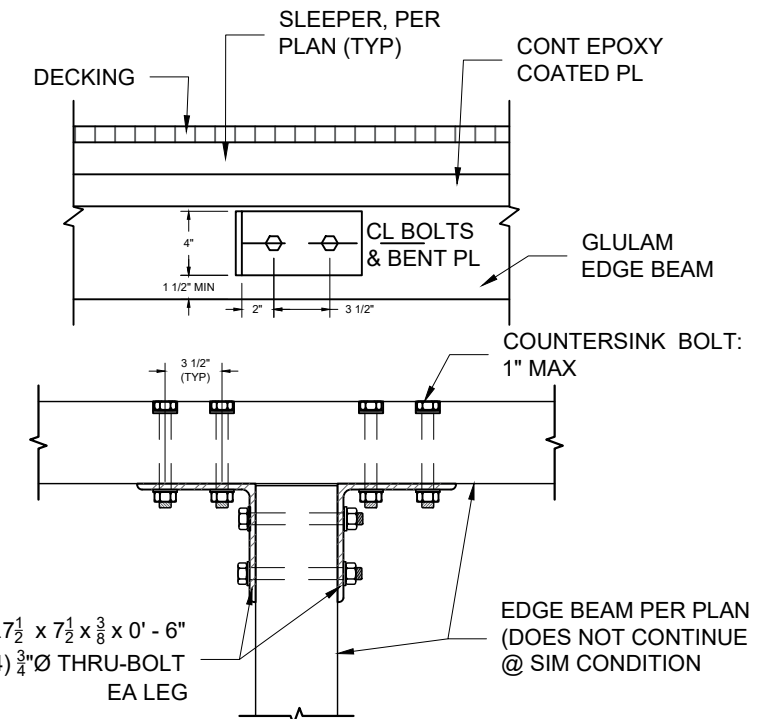


STEEL SLEEVE TABLE	
PILE Ø	MIN D
8"	27"
10"	30"
12"+	36"

S4 SLEEVE PILE REPAIR
SCALE: 1/2" = 1'



S5 EDGE SECTION (STEEL TRACK) - TYP
SCALE: 1" = 1'



S6 BEAM TO BEAM - TYP
SCALE: 1" = 1'



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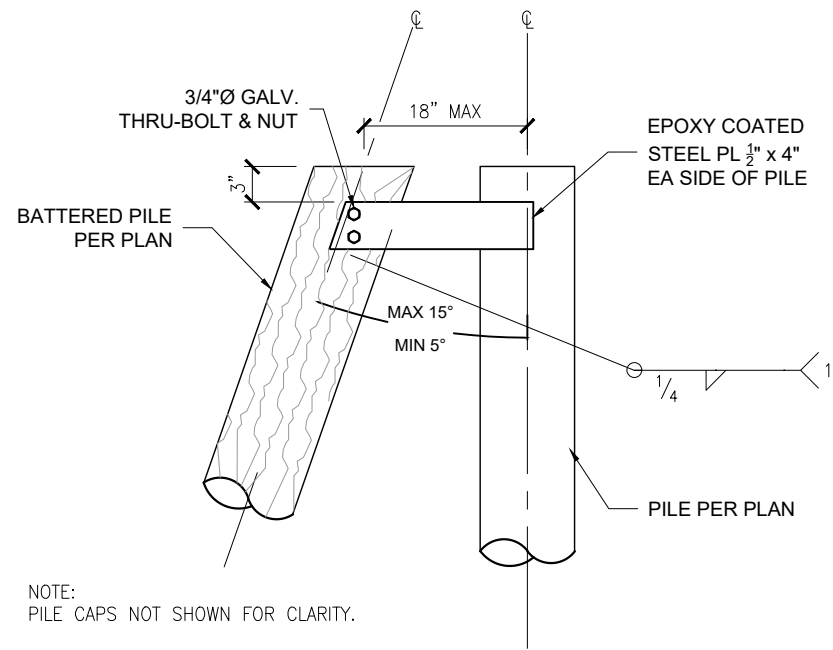
Adjacent Owners:
DEMOPULOS PETER A+DIANE K
6333 77TH AVE SE 98040

Created: 08/24/23

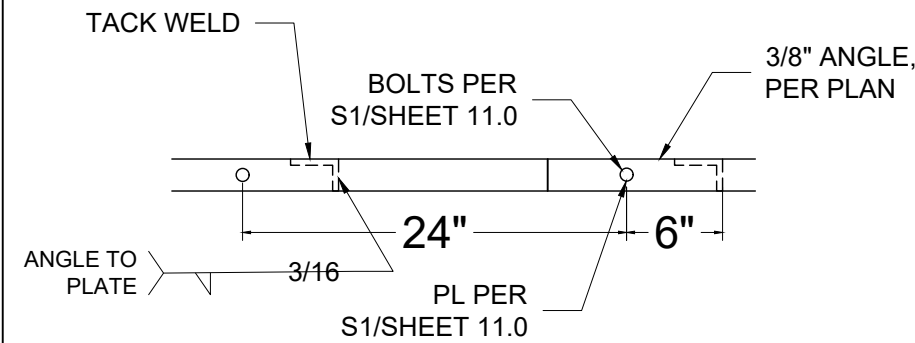
Last Updated: 10/10/2023 12:13 PM Shop

SHEET
11.0

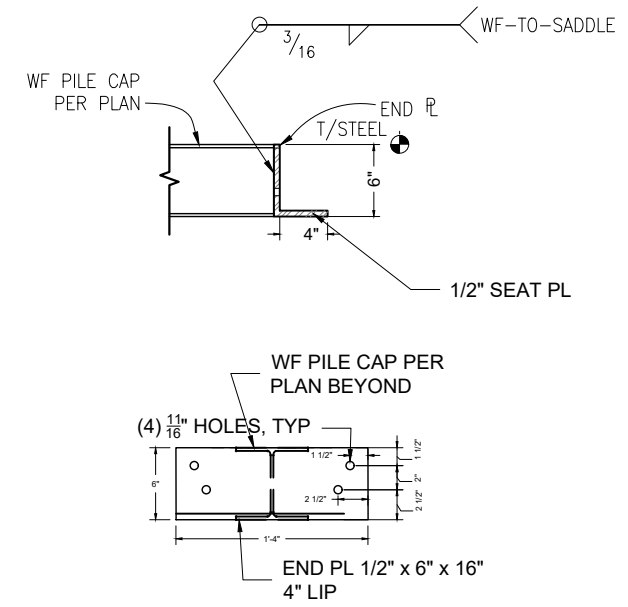
DETAILS - TRACK



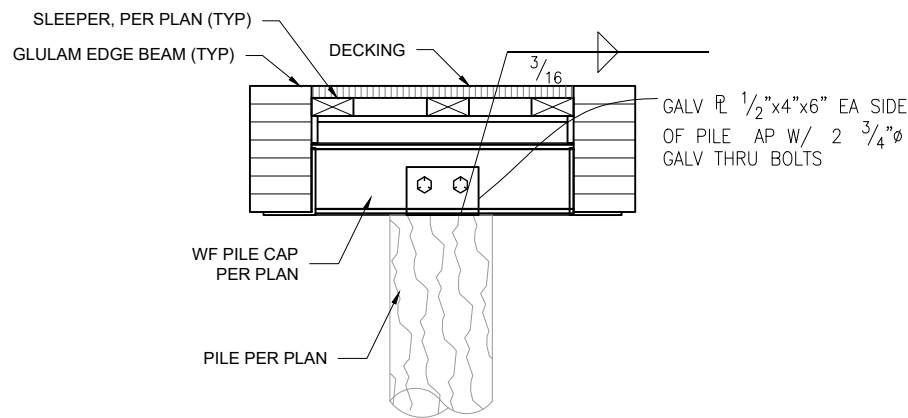
S1 BRACE PILES - TYP
SCALE: 3/4" - 1"



S2 ANGLE TO PLATE - TYP
SCALE: 1" - 1"



S3 BEAM SADDLE BRACKET
SCALE: 3/4" - 1"



S4 DOCK SECTION AT SINGLE WOOD PILE
SCALE: 3/4" - 1"

S5 DETAIL NOT IN USE

S6 DETAIL NOT IN USE



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to repair (11) existing piles, repair (1) existing brace pile, repair the existing dock, and install a platform lift.

County: King County
Location: Lake Washington

Applicant: Wellmon Residence
6333 77TH AVE SE
MERCER ISLAND, WA 98040

Datum: CORPS OF ENGINEERS 1919
SE Quarter Of Section 24, Township 24, Range 04

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