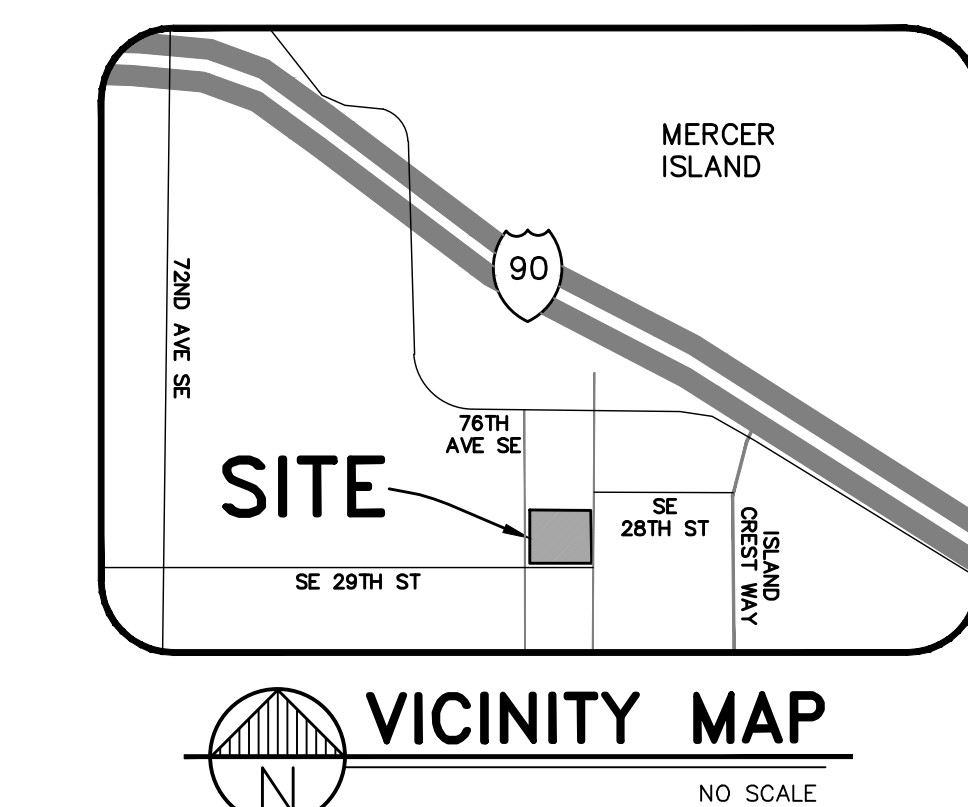
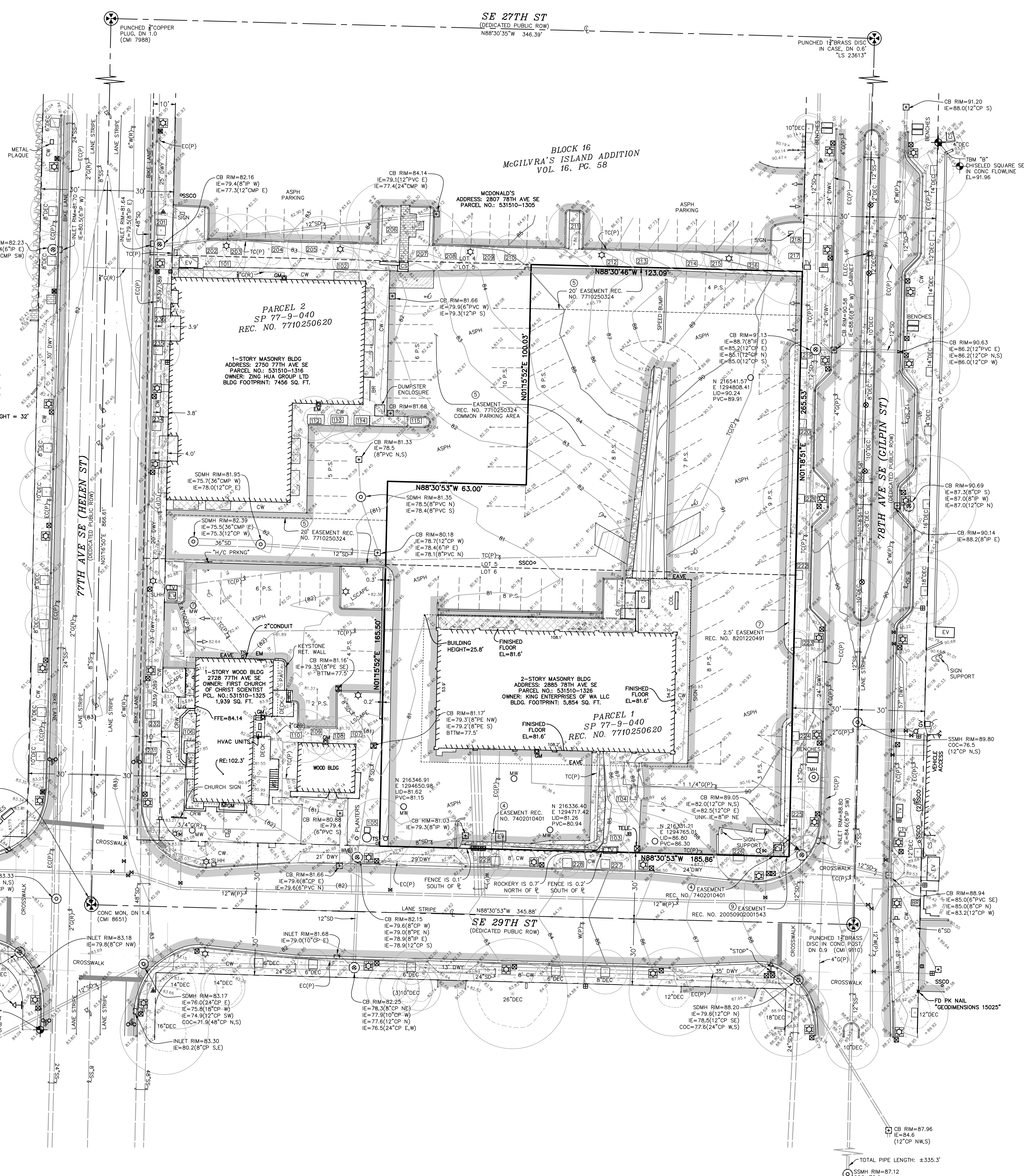


UTILITY PROVIDERS:
SANITARY SEWERS, WATER,
STORM DRAINAGE
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
(206) 275-7600
FAX (206) 275-7726

POWER AND NATURAL GAS
PUGET SOUND ENERGY
355 110TH AVENUE NE
BELLEVUE, WA 98004
(206) 425-2000
(888) 225-5773

TELEPHONE
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98101
(800) 244-1111

- TREE LEGEND
- 101: 9" PRUNUS SP.
- 102: 7" PRUNUS SP.
- 103: 7" FLOWERING CHERRY
- 104: 9" FLOWERING CHERRY
- 105: 21" WESTERN RED CEDAR - HEIGHT = 47'
- 106: 9" SHORE PINE - HEIGHT = 24'
- 107: 12" WESTERN RED CEDAR - HEIGHT = 36'
- 108: 10" WESTERN RED CEDAR - HEIGHT = 35'
- 109: 9" WESTERN RED CEDAR - HEIGHT = 35'
- 110: 15" WESTERN RED CEDAR - HEIGHT = 37'
- 111: 1"-4" & 1"-5" WHITE OAK PLANTED - HEIGHT = 32'
- 112: 7" PRUNUS SP.
- 113: 7" PRUNUS SP.
- 114: 4" PRUNUS SP.
- 115: 6" PRUNUS SP.
- 201: 12" PRUNUS SP.
- 202: 12" ARMSTRONG MAPLE
- 203: 11" ARMSTRONG MAPLE
- 204: 1"-15", 1"-7" & 2"-4" ARMSTRONG MAPLE
- 205: 11" ARMSTRONG MAPLE
- 206: 10" RED MAPLE
- 207: 21" LONDON PLANE
- 208: 8" ARMSTRONG MAPLE
- 209: 8" ARMSTRONG MAPLE
- 210: 8" ARMSTRONG MAPLE
- 211: 4" RED MAPLE
- 212: 8" ARMSTRONG MAPLE
- 213: 5" ARMSTRONG MAPLE
- 214: 8" ARMSTRONG MAPLE
- 215: 2"-6" ARMSTRONG MAPLE
- 216: 10" ARMSTRONG MAPLE
- 217: 13" LONDON PLANE
- 218: 7" COLUMNAR NORWAY MAPLE
- 219: 10" ARMSTRONG MAPLE
- 220: 10" ARMSTRONG MAPLE
- 221: 11" ARMSTRONG MAPLE
- 222: 9" COLUMNAR NORWAY MAPLE
- 223: 9" COLUMNAR NORWAY MAPLE
- 224: 11" COLUMNAR NORWAY MAPLE
- 225: 12" COLUMNAR NORWAY MAPLE
- 226: 6" COLUMNAR NORWAY MAPLE
- 227: 5" PRUNUS SP.
- 228: 5" PRUNUS SP.
- 229: 5" PRUNUS SP.
- 230: 24" RED MAPLE
- 231: 9" PRUNUS SP.
- 232: 4" & 5" PRUNUS SP.
- 233: 10" PRUNUS SP.
- 234: 6" PRUNUS SP.
- 235: 8" PRUNUS SP.
- 236: 8" PRUNUS SP.



LEGEND

- ABAN/RET ABANDONED/RETIRED
- ASPH ASPHALT (ASPH)
- BE BUILDING ENTRANCE
- BOLLARD (BLRD)
- BRICK SURFACE
- CONCRETE SURFACE
- CONCRETE/EXTRUDED CURB & GUTTER
- CONDUIT DROP
- CONCRETE/BRICK/ASPHALT WALK
- CONCRETE/BLOCK/WOOD RETAINING WALL
- CHAIN LINK FENCE (CLF)
- CABLE TV
- H/C PARKING SPACE
- CONEFEROUS TREE
- DECIDUOUS TREE
- CENTER OF CHANNEL
- DRIVEWAY
- ELECTRICAL CONDUIT
- ELECTRICAL DUCT
- ELECTRICAL HANDHOLE/JUNCTION BOX
- ELECTRICAL MANHOLE
- ELECTRICAL VAULT/TRANSFORMER
- FOUND SURVEY MONUMENT (AS NOTED)
- FIRE HYDRANT
- FIRE DETECTION CONNECTION (FDC)
- FIBER OPTIC
- FIBER OPTIC MANHOLE
- FIBER OPTIC VAULT
- FINISH FLOOR ELEVATION
- GAS MAIN
- GAS METER
- GAS VALVE
- GAS VAULT
- GRADE BREAK
- GRAVEL SURFACE
- GROUNDING ROD
- GUY ANCHOR
- GUY/POWER/UTILITY POLE
- HANDRAIL
- STRAIN POLE
- IRRIGATION LINE (RECORD)
- IRRIGATION CONTROL BOX
- IRRIGATION VALVE
- INDUCTION LOOP (TRAFFIC)
- IRON FENCE (W/I)
- INLET (TYPE 250A)
- INLET (TYPE 250B)
- INLET (TYPE 252)
- INLET (TYPE 252S)
- INLET (TYPE 277A)
- INLET (TYPE 277B)
- INSERTED PIPE
- INVERT ELEVATION
- MONITOR WELL
- OVERHEAD POWER/CABLE/TELEPHONE
- OVERHEAD GUYWIRE/BUS (TROLLEY)
- F.S.S. (SPACE(S))
- FLUING
- PROPERTY LINE (PL)
- PAINTED UTILITY LOCATION
- PIPE FLOW DIRECTION
- CONCRETE/IRON/METAL/CLAY (PIPE TYPES)
- POST INDICATOR VALVE (POLYMER PIPE TYPES)
- PARKING PAY STATION
- POST INDICATOR VALVE
- COMBINED/SANITARY SEWER
- STORM DRAIN
- PRIVATE CATCH BASIN
- PEDESTRIAN PUSH BUTTON (PPB)
- PEDESTRIAN SIGNAL/PEDESTRIAN
- ROOF/PARAPET ELEVATION
- RECORD DATA
- RHOODESENDRUP
- ROCKERY
- ROCK ELEVATION
- ROOF FILTER CB BY CONTECH (PIPES NOT
- VISIBLE OR MEASURED)
- SEATTLE CITY LIGHT HANDHOLE
- SERVICE DRAIN (STORM)
- STORM DRAIN/SANITARY SEWER
- STEAM LINE/VAULT
- SANITARY SIDE SEWER (RECORD)
- SIGN/STREET NAME SIGN
- TEST PIT/SOIL BORING
- TRAFFIC CONTROL/STREET LIGHT HANDHOLE
- TRAFFIC CONTROL CABINET (TRSCC)
- TRENCH DRAIN
- TEMPORARY BENCHMARK (TBM)
- TELEPHONE CONDUIT (BURIED)
- TELEPHONE DUCT
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TELEPHONE SENTRY
- TRAFFIC FLOW DIRECTION
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL CONDUIT (BURIED)
- TRANSFORMER ON POLE
- TOE OF SLOPE
- TOP OF BANK
- UPPER LEVEL BUILDING LINE
- WATER VAULT
- WATER MAIN
- WATER METER
- WATER VALVE
- WATER BLOWOFF VALVE
- WATER GATE VALVE/CHAMBER
- VACATION/CONDENATION ORDINANCE
- WIRE ELEVATION
- WOOD FENCE (WF)

SITE NOTES
SITE ADDRESS: 2885 78TH AVE SE
MERCER ISLAND, WA 98040
TAX ACCOUNT NO.: 531510-1326-02
ZONING: TC (TOWN CENTER)
ZONING AGENCY: CITY OF MERCER ISLAND DEVELOPMENT SERVICES
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
(206) 275-7600
FAX (206) 275-7726
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 INDEX, DATED DECEMBER 6, 2001, COMMUNITY PANEL NO. 530330000, AND IS SITUATED IN ZONE "X". AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN.
HORIZONTAL DATUM: NAD 83/91
VERTICAL DATUM: NAVD 88
ORIGINATING BENCHMARK: MERCER ISLAND 2" BRASS CAP DESIGNATED 9110 (STAMPED SL 23613 1995) IN CONC POST, DN 0.9'. LOCATED AT THE INTERSECTION OF SE 29TH ST & 78TH AVE SE. EL=88.42'
AREA: SITE AS SHOWN CONTAINS 43,079 SQUARE FEET OR 0.9890 ACRES, MORE OR LESS.
PARKING SPACE COUNT: PARKING SPACES TOTAL 73, INCLUDING 4 DISABLED PARKING SPACES.
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 CABLES: RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRN HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. WHERE BRN DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORDS WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
DESCRIPTION: PARCEL 1 OF MERCER ISLAND SHORT PLAT NUMBER 77-9-040, RECORDED OCTOBER 25, 1977 UNDER RECORDING NUMBER 7710250620, IN KING COUNTY, WASHINGTON.
TITLE REPORT REFERENCE: THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SURVEY, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. MCS-87050-WA, DATED FEBRUARY 8, 2018. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.
NOTE: EASEMENTS CREATED OR RESIGNED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.
TITLE REPORT SCHEDULE B EXCEPTIONS: ITEMS CIRCLED ARE SHOWN ON MAP.
1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: RECORDING NO. 740201401 IN FAVOR OF: PUGET SOUND POWER & LIGHT CO. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: RECORDING NO. 7710250620 IN FAVOR OF: COMMON PARKING AS DESIGNATED WITHIN
3. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE MERCER ISLAND SHORT PLAT NUMBER 77-9-040 RECORDED OCTOBER 25, 1977 AS ADDITIONAL TO RECORD NO. 7710250620, IN KING COUNTY, WASHINGTON.
SURVEYOR'S NOTE: NOTHING ADDITIONAL TO PLAT, SHOWS EASEMENTS FROM REC. NO. 7710250620 ON FACE OF PLAT (C/O PLATTED).
4. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: JANUARY 22, 1982 UNDER RECORDING NO. 820122491 IN FAVOR OF: CITY OF MERCER ISLAND PLANTING AND LANDSCAPING
5. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: NOVEMBER 22, 1994 UNDER RECORDING NO. 8112154 IN FAVOR OF: CITY OF MERCER ISLAND
SURVEYOR'S NOTE: LEGAL DESCRIPTION DOES NOT CLOSE. APPEARS TO BE CORRECTED BY REC. NO. 2005090201543.
6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: SEPTEMBER 2, 2005 UNDER RECORDING NO. 2005090201543 IN FAVOR OF: CITY OF MERCER ISLAND PUBLIC SIDEWALK
CERTIFICATION:
SURVEY IDENTIFICATION NO.: 2013130.07
REGISTERED LAND SURVEYOR NO.: 37546
SURVEYOR'S ADDRESS & COMPANY: BUSH, ROED & HITCHINGS, INC. 2009 MINOR AVENUE EAST SEATTLE, WA 98102-3513
TELEPHONE: (206) 323-4144
TO ALLIANCE REALTY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KING ENTERPRISES OF WASHINGTON, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6A, 7A, 7B, 7C, 8, 9, 11, 13, 14, 16, 18 AND 20 OF TABLE A THEREOF. THIS SURVEY WAS COMPLETED ON NOVEMBER 21, 2018.
DATE OF PLAT OR MAP: 11/27/18
DAKIN A. BELL, P.L.S. NO. 37546
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.
ALTA CERTIFICATION NOTES:
16. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. AT THE TIME OF THIS SURVEY, NO WETLANDS OR WETLAND MARKERS WERE OBSERVED.

BOUNDARY AND TOPOGRAPHIC SURVEY
78TH AVENUE SE & SE 29TH STREET
XING HOA GROUP
KING COUNTY
WASHINGTON
BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135
DATE: _____
DRAWN BY: ABW/IGM
CHECKED BY: DAB
SCALE: 1" = 20'
DATE: 11/27/18
JOB NO.: 2013130.07
SHEET: 1 OF 1