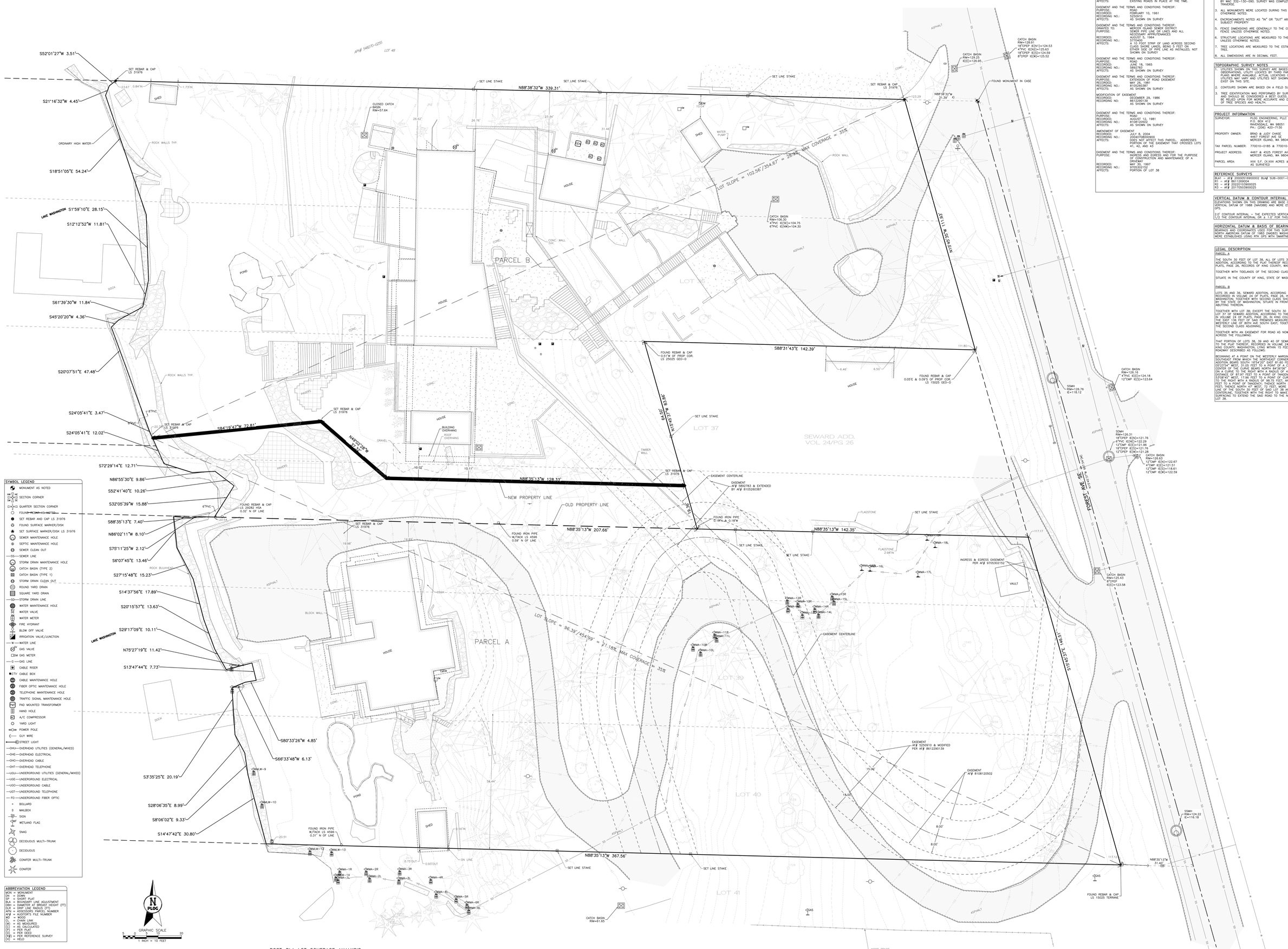

EASEMENTS FROM TITLE REPORT

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ROAD AND EGRESS
RECORDED: APRIL 15, 1959
RECORDING NO.: 5020362
AFFECTS: EXISTING ROADS IN PLACE AT THE TIME.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ROAD
RECORDED: FEBRUARY 10, 1961
RECORDING NO.: 5250910
AFFECTS: AS SHOWN ON SURVEY

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSE: SEWER PIPE LINE OR LINES AND ALL NECESSARY APPURTENANCES
RECORDED: MAY 5, 1964
RECORDING NO.: 5770403
AFFECTS: A 10 FOOT STRIP OF LAND ACROSS SECOND CLASS SHORE LANDS, BEING 5 FEET ON EITHER SIDE OF PIPE LINE AS INSTALLED, NOT SHOWN ON SURVEY

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ROAD
RECORDED: JUNE 18, 1965
RECORDING NO.: 6012000
AFFECTS: AS SHOWN ON SURVEY

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: EXTENSION OF ROAD EASEMENT
RECORDED: MAY 30, 1997
RECORDING NO.: 8105260387
AFFECTS: AS SHOWN ON SURVEY

MODIFICATION OF EASEMENT
RECORDED: NOVEMBER 29, 1986
RECORDING NO: 8612290139
AS SHOWN ON SURVEY

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ROAD
RECORDED: AUGUST 12, 1981
RECORDING NO.: 8108120502
AFFECTS: AS SHOWN ON SURVEY

AMENDMENT OF EASEMENT
RECORDED: JULY 8, 2004
RECORDING NO.: 20040708000900
DOES NOT AFFECT THIS PARCEL. ADDRESSES EASEMENT FOR ROAD EASEMENT THAT CROSSES LOTS #1, #2, AND #3

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS AND EGRESS AND FOR THE PURPOSE OF THE CONSTRUCTION AND MAINTENANCE OF A DRIVEWAY
RECORDED: MAY 30, 1997
RECORDING NO.: 9705302152
AFFECTS: PORTION OF LOT 38

BOUNDARY SURVEY NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
2. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
3. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
4. ENCROACHMENTS NOTED AS "IN" OR "OUT" ARE RELATIVE TO THE SUBJECT PROPERTY.
5. FENCE DIMENSIONS ARE GENERALLY TO THE CENTERLINE OF THE FENCE UNLESS OTHERWISE NOTED.
6. STRUCTURE LOCATIONS ARE MEASURED TO THE FINISHED FASCIA UNLESS OTHERWISE NOTED.
7. TREE LOCATIONS ARE MEASURED TO THE ESTIMATED CENTER OF THE TREE.
8. ALL DIMENSIONS ARE IN DECIMAL FEET.

TOPOGRAPHIC SURVEY NOTES

1. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS, UTILITY LOCATES BY THIRD PARTIES, AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES, MAY VARY, AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
2. CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.
3. TREE IDENTIFICATION WAS PERFORMED BY SURVEY FIELD PERSONNEL AND SHOULD BE CONSIDERED A BEST GUESS. AN ARBORIST SHOULD BE RELIED UPON FOR MORE ACCURATE AND DETAILED IDENTIFICATION OF TREE SPECIES AND HEALTH.

PROJECT INFORMATION

SURVEYOR:	PLOG ENGINEERING, PLLC P.O. BOX 412 RAVENSDALE, WA 98051 PH.: (206) 420-7130
PROPERTY OWNER:	BRAD & JUDY CHASE 4467 FOREST AVE SE MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	770010-0185 & 770010-0005
PROJECT ADDRESS:	4467 & 4525 FOREST AVE SE MERCER ISLAND, WA 98040
PARCEL AREA:	XXX S.F. (X.XXX ACRES ±) AS SURVEYED

REFERENCE SURVEYS

BLA1 – A# 200005169000002 BLA# SUB-0001-001
R1 – A# 201205169000001
R2 – A# 201310239000025
R3 – A# 201705239000025

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING ARE BASE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED USING RTK GPS.

2.0' CONTOUR INTERVAL – THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR ± 1.0' FOR THIS PROJECT.

HORIZONTAL DATUM & BASIS OF BEARINGS

BEARINGS AND COORDINATES USED FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) WASHINGTON NORTH ZONE AND WERE ESTABLISHED USING RTK GPS WITH SMARTNET REFERENCE NETWORK.

LEGAL DESCRIPTION

PARCEL A

THE SOUTH 30 FEET OF LOT 38, ALL OF LOTS 39 AND 40, SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH TIDELANDS OF THE SECOND CLASS ADJOINING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B

LOTS 35 AND 36, SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON; TOGETHER WITH SECOND CLASS SHORE LANDS, AS CONVEYED BY STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREOF;

TOGETHER WITH LOT 38; EXCEPT THE SOUTH 30 FEET THEREOF, AND ALL OF LOT 37 OF SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 136 FEET OF SAID PREMISES MEASURED PARALLEL WITH THE WESTERLY LINE OF BOTH AVE SOUTH EAST; TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING;

TOGETHER WITH AN EASEMENT FOR ROAD AS NOW IN EXISTENCE OVER AND ACROSS THE FOLLOWING:

THAT PORTION OF LOTS 38, 39 AND 40 OF SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON, LYING WITHIN 15 FEET OF A CENTERLINE OF A ROADWAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF FOREST AVENUE SOUTHEAST FROM WHICH THE NORTHEAST CORNER OF LOT 41 OF SAID SEWARD ADDITION BEARS NORTH 00°23'54" WEST, 31.05 FEET; THENCE SOUTH 00°23'54" WEST, 31.05 FEET TO A POINT OF A CURVE FROM WHICH THE CENTER OF THE CURVE BEARS NORTH 84°36'06" WEST, 41.30 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 41.30 FEET, AN ARC DISTANCE OF 87.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 84°36'06" WEST, 72.81 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 99.75 FEET, AN ARC DISTANCE OF 56.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 32°12'34" WEST, 50.61 FEET; THENCE NORTH 47° WEST, 72 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 30 FEET OF SAID LOT 38 AND THE TERMINUS OF SAID CENTERLINE DESCRIPTION, EXCEPT THE EAST 5 FEET THEREOF, SUBJECT TO SURVEYING TO EXTEND THE SAID ROAD TO THE NORTH 25 FEET OF THE SAID LOT 38.

POST-BLA LOT COVERAGE ANALYSIS

South Parcel	
Asphalt	8,780
Under Roof	2,963
Concrete	1,742
Decks	240
Gravel	647
Total	14,372
New Parcel Area	56611
New Coverage	**25.39%**

North Parcel	
Asphalt	4,127
Under Roof	5,671
Concrete	5,176
Decks	1,034
Gravel	179
Total	16,187
New Parcel Area	49297
New Coverage	**32.84%**

PLOG ENGINEERING
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NW & NE1/4, SE1/4, SEC 13, TWP 24N, RNG 4E, W.M.
BOUNDARY & TOPOGRAPHIC SURVEY
BRAD & JUDY CHASE
4467 & 4525 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NO.:	REVISION DATE	REVISION NO.:	SHEET
129-22	XX/XX/2022	0	1 OF 1