

EASEMENTS FROM TITLE REPORT

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INTEREST IN THE SURVEY WETLANDS
RECORDING NO.: 03/25/00
AFFECTS: EXISTING ROADS IN PLACE AT THE TIME SURVEY

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BOUNDARY SURVEY NOTES

1. INTERFERENCES FROM THE SURVEY WETLANDS ACT & 5-SECOND LEGAL W/ 15.5 SURVEY POLE TOTAL STATION/W/ GPS.
2. PROCEEDINGS UNDER THIS SURVEY MEET OR EXCEED STANDARDS SET BY ASD-352-150-000. SURVEY WAS COMPLETED BY A FIELD SURVEYOR.
3. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
4. ENCROACHMENTS NOTED AS "N" OR "S" OR "E" 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 FASTEST FINISH UNLESS OTHERWISE NOTED.
7. TREE LOCATIONS ARE MEASURED TO THE ESTIMATED CENTER OF THE TREE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE IN DECIMAL FEET.

TOPOGRAPHIC SURVEY NOTES

1. CONTOURS SHOWN ARE BASED ON SURVEY FIELD MEASUREMENTS. OPERATIONAL UTILITY LOCATED BY SURVEY FIELD MEASUREMENTS. UTILITY LOCATIONS ARE INDICATED BY SYMBOLS. UNDETERMINED UTILITY LOCATIONS 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 AND REMOVAL BY SURVEY FIELD PERSONNEL, AND SHOULD BE CONSIDERED A BEST GUESS. AN ANNOTATION SHOULD BE RELATED TO TREE IDENTIFICATION AND REMOVAL. IDENTIFICATION OF TREE SPECIES AND HEALTH.

PROPERTY INFORMATION

DATE OF RECORDING: 11/08/2018
RECORDING NO.: 01/01/2022
PROJECT NO.: 18-0001

PROPERTY OWNER:
MR. & MRS. BRAD & JUDY CHASE
4467 & 4525 FOREST AVE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 770010-0165 & 770010-0205

PROJECT ADDRESS: 4467 & 4525 FOREST AVE SE
MERCER ISLAND, WA 98040

PANEL AREA: .33X .52 (0.172 ACRES)
AS SURVEYED

REFERENCE SURVEYS

1. 11/08/2018 SDA 361 18036
2. 11/08/2018 SDA 361 18036
3. 11/08/2018 SDA 361 18036

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND WERE ESTABLISHED USING RTK GPS.

HORIZONTAL DATUM & BASIS OF BEARINGS

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

LEGAL DESCRIPTION

PANEL A

THE SOUTH 30 FEET OF LOT 36, ALL OF LOTS 37 AND 40, AND SEWARD ADDITIONAL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 66, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH TELLBACKS OF THE SECOND CLASS ADJOINING, TOGETHER WITH TELLBACKS OF THE SECOND CLASS ADJOINING, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PANEL B

LOT 36 AND 37, SEWARD ADDITIONAL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 29, IN KING COUNTY, WASHINGTON, TOGETHER WITH TELLBACKS OF THE SECOND CLASS ADJOINING, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR FRONTING THEREON.

TOGETHER WITH LOT 36, EXCEPT THE SOUTH 30 FEET THEREOF, AND ALL OF LOT 37 OF SEWARD ADDITIONAL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 29, IN KING COUNTY, WASHINGTON, EXCEPT THE EAST 150 FEET OF SAID PREMISES, MEASURED PARALLEL WITH THE WESTERN LINE OF SAID AND EAST END, TOGETHER WITH THE UNDIVIDED LOTS OF THE SECOND CLASS ADJOINING.

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

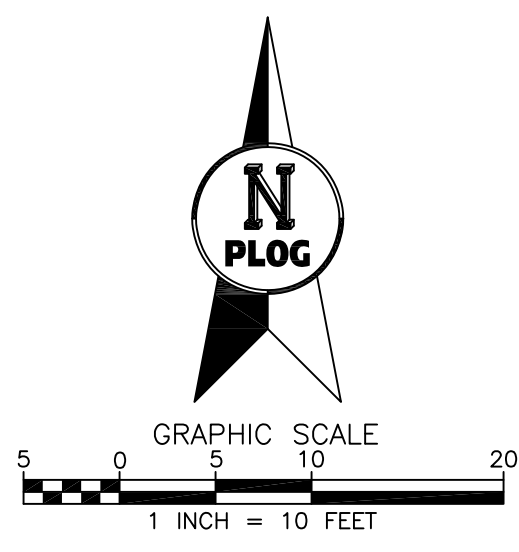
BEING AS A PART OF THE WESTERN DIVISION OF FOREST PLANTATION DESCRIBED FROM WHICH THE NORTHEAST CORNER OF LOT 37 AT OF SAID ADDITIONAL BEING SOUTH 20' OF EAST 80' FEET THEREOF, COURSE: BEARING S 02° 12' 14" E DISTANCE 20.18 FEET, THENCE NORTH 81° 35' 18" E DISTANCE 80.77 FEET TO A POINT OF RADIUS 150 FEET, THENCE NORTH 12° 10' 05" E DISTANCE 119.19 FEET TO A POINT OF CURVE OR A CURVE TO THE NORTH WITH A RADIUS OF 150 FEET IN THE DISTANCE OF 59.77 FEET TO A POINT OF RADIUS 150 FEET, THENCE NORTH 81° 35' 18" E DISTANCE 119.19 FEET TO A POINT OF CURVE OR A CURVE TO THE SOUTH WITH A RADIUS OF 150 FEET IN THE DISTANCE OF 59.77 FEET TO A POINT OF RADIUS 150 FEET, THENCE NORTH 81° 35' 18" E DISTANCE 119.19 FEET TO A POINT OF RADIUS 150 FEET, THENCE SOUTH 81° 35' 18" E DISTANCE 119.19 FEET TO A POINT OF RADIUS 150 FEET, THENCE NORTH 81° 35' 18" E DISTANCE 119.19 FEET TO A POINT OF RADIUS 150 FEET, THENCE SOUTH 81° 35' 18" E DISTANCE 119.19 FEET TO A POINT OF RADIUS 150 FEET, THENCE NORTH 81° 35' 18" E DISTANCE 119.19 FEET TO A POINT OF RADIUS 150 FEET, THENCE SOUTH 81° 35' 18" E DISTANCE 119.19 FEET TO A POINT OF RADIUS 150 FEET.

SYMBOL LEGEND

- MONUMENT AS NOTED
- SECTION CORNER
- QUARTER SECTION CORNER
- FOURTH SECTION CORNER
- SET REBAR AND CAP (L.S. 31976)
- FOUND SURFACE MARKER/DOH
- SET SURFACE MARKER/DOH (L.S. 31976)
- SEWER MAINTENANCE HOLE
- SEPTIC MAINTENANCE HOLE
- SEWER CLEAN OUT
- SEWER LINE
- SEWER DRAIN MAINTENANCE HOLE
- CATCH BASIN (TYPE 2)
- CATCH BASIN (TYPE 1)
- STORM DRAIN CLEAN OUT
- ROUND YARD DRAIN
- SQUARE YARD DRAIN
- STORM DRAIN LINE
- WATER MAINTENANCE HOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BLOW OFF VALVE
- IRRIGATION VALVE/JUNCTION
- WATER LINE
- GAS VALVE
- CGM GAS METER
- GAS LINE
- CABLE ROSE
- CABLE BOX
- CABLE MAINTENANCE HOLE
- FIBER OPTIC MAINTENANCE HOLE
- TELEPHONE MAINTENANCE HOLE
- TRAY/ICE SIGNAL MAINTENANCE HOLE
- POD MOUNTED TRANSFORMER
- HAND HOLE
- A/C COMPRESSOR
- YARD LIGHT
- POWER POLE
- GUY WIRE
- STREET LIGHT
- OVERHEAD UTILITIES (GENERAL/ARMED)
- OVERHEAD ELECTRICAL
- OVERHEAD CABLE
- OVERHEAD TELEPHONE
- UNDERGROUND UTILITIES (GENERAL/ARMED)
- UNDERGROUND ELECTRICAL
- UNDERGROUND CABLE
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- BOLLARD
- MASONRY
- WOOD
- WETLAND FLAG
- DRAG
- DEBRIS/VAULT MULTI-TRUNK
- CONCRETE MULTI-TRUNK
- CONCRETE

ABBREVIATION LEGEND

- M - MONUMENT
- S - SET
- BM - BENCHMARK
- ADJ - ADJACENT
- DRP - DRIVE LINE (RADIUS 10')
- DRP - DRIVE LINE (RADIUS 15')
- AD - ADJOURNING PARCEL NUMBER
- AD - ADJOURNING FILE NUMBER
- B - BOUNDARY
- CL - CHAIN LINE
- AS - AS SURVEYED
- AS - AS CALCULATED
- PER - PER SITE
- PER - PER REFERENCE SURVEY
- RE - RED



POST-BLA LOT COVERAGE ANALYSIS

South Parcel		North Parcel	
Asphalt	8,780	Asphalt	4,127
Under Roof	2,963	Under Roof	5,671
Concrete	1,742	Concrete	5,176
Decks	240	Decks	1,034
Gravel	647	Gravel	179
Total	14,372	Total	16,187
New Parcel Area	5,661	New Parcel Area	49,237
New Coverage	25.39%	New Coverage	32.84%

SIDE YARD SETBACK CALCULATION

PARCEL A LOT WIDTH CIRCLE = 177'-3"

17% OF 177'-3" LOT WIDTH = 30'-1" COMBINED SIDE SETBACK
 35'-1" - 5 FT X 33% = 8'-3" FT MIN SIDE SETBACK

PARCEL B LOT WIDTH CIRCLE = 168'-3"

17% OF 168'-3" LOT WIDTH = 28'-7" COMBINED SIDE SETBACK
 28'-7" - 5 FT X 33% = 7'-9" FT MIN SIDE SETBACK

(MCC 19.02.020, LOTS WITH A WIDTH OF MORE THAN 90 FT, THE SIDE YARD SETBACKS MUST SUM TO 17% OF THE LOT WIDTH PROVIDED THAT NO SIDE YARD SHALL BE LESS THAN 5% OF THE RECORDED SIDE YARD WIDTH.)

(MINIMUM REQUIRED 5% OR 33% OF THE AGGREGATE SIDE YARD TOTAL, WHICHEVER IS GREATER (COMBINED SETBACK) - 5 FT X 33% = XX FT MIN SIDE SETBACK.)

