

CITY OF MERCER ISLAND LOT LINE ALTERATION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.,
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

RECORDING NO.

VOL./PAGE

LEGAL DESCRIPTIONS:

PARCEL NO. 531510-0460
THAT PORTION OF LOTS 2 AND 3, BLOCK 6, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
THE WEST 110 FEET OF THE SOUTH 62.33 FEET OF LOT 2, AND THE WEST 110 FEET OF THE NORTH 14.95 FEET OF LOT 3, OF SAID MCGILVRA'S ISLAND ADDITION.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL NO. 531510-0455
(PARCEL A)
PARCEL B OF CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB14-011, RECORDED UNDER RECORDING NUMBER 20150528900006, IN KING COUNTY WASHINGTON;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL NO. 531510-0458
(PARCEL B)
THE SOUTH 72.72 FEET OF THE NORTH 87.67 FEET OF THE WEST 110 FEET OF LOT 3, BLOCK 6, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.


SURVEYOR'S NOTES

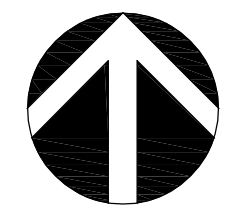
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON GUARANTEE NO Q263151-ETU DATED SEPTEMBER 15, 2023 AND CHICAGO TITLE COMPANY OF WASHINGTON POLICY NO. 0187036-16, DATED AUGUST 31, 2023. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS, LLC HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS, LLC AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT. D.R. STRONG CONSULTING ENGINEERS, LLC HAS RELIED WHOLLY ON SAID CHICAGO TITLE COMPANY OF WASHINGTON REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS, LLC QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON APRIL 13, 2023. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON APRIL 6, 2023 UNLESS NOTED OTHERWISE.
- PROPERTY AREAS:
PARCEL NO. 531510-0460 = 8,501± SQUARE FEET (0.1952± ACRES).
PARCEL NO. 531510-0458 = 7,999± SQUARE FEET (0.1836± ACRES).
PARCEL NO. 531510-0455 = 25,800± SQUARE FEET (0.5923± ACRES).
- ALL DISTANCES ARE IN U.S. SURVEY FEET.
- THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS SURVEY. A TRIMBLE S7 ONE SECOND COMBINED ELECTRONIC TOTAL STATION AND A TRIMBLE R12I GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) RECEIVER WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- RTK GNSS OBSERVATIONS WERE MADE ON 04/06/2023 UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN). THE COMBINED GRID TO GROUND SCALE FACTOR USED IS 0.999980520.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY.

REFERENCES:

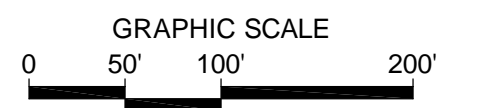
- PLAT - MCGILVRA'S ISLAND ADDITION, VOLUME 16, PAGE 58 OF PLATS.
- LOT LINE REVISION SUB14-011, RECORDING NO. 20150528900006.
- SURVEY - RECORDING NO. 8501049012.

LEGEND:

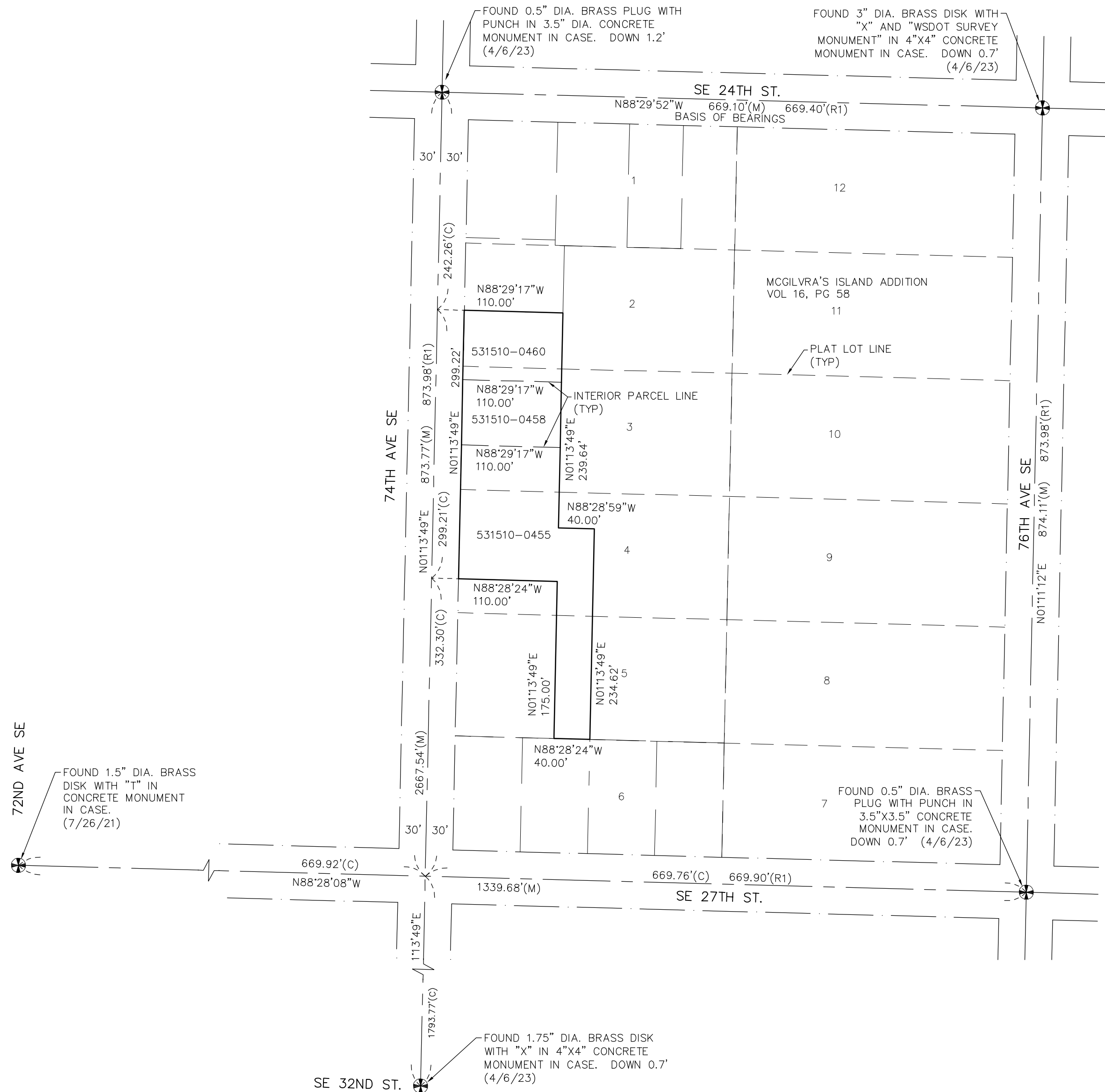
-  FOUND MONUMENT AS NOTED
- (M) MEASURED
- (C) CALCULATED
- (R1) REFERENCE



NORTH



BASIS OF BEARINGS:
N88°29'52"W BETWEEN THE MONUMENTS
FOUND IN PLACE ALONG SE 24TH ST.



SHEET 1 OF 3

RECORDER'S CERTIFICATE NO. _____

FILED FOR RECORD THIS _____ DAY OF _____, 20__

AT _____ M. IN BOOK _____ OF _____ AT PAGE _____

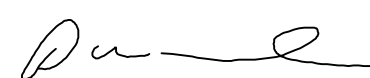
AT THE REQUEST OF _____ LNL BUILDS, LLC

MANAGER

SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE:

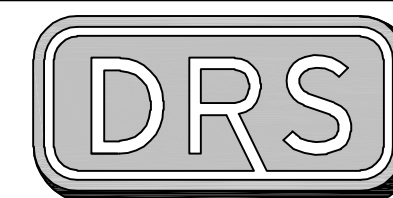
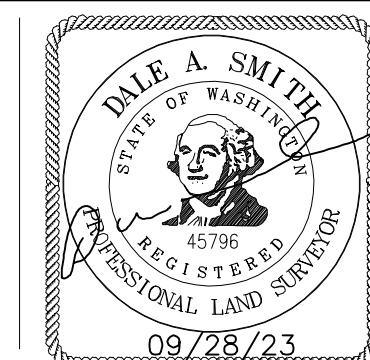
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LNL BUILDS, LLC, 2023.



45796

DALE A. SMITH

CERTIFICATE NO.



**D.R. STRONG
CONSULTING ENGINEERS**

ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

A PORTION OF THE NE 1/4 QTR OF THE NW 1/4 QTR,
SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.,
KING COUNTY, WASHINGTON

DATE: 09/28/23

SCALE: 1"=100'

DRAWN: DAS

JOB NO. 23001

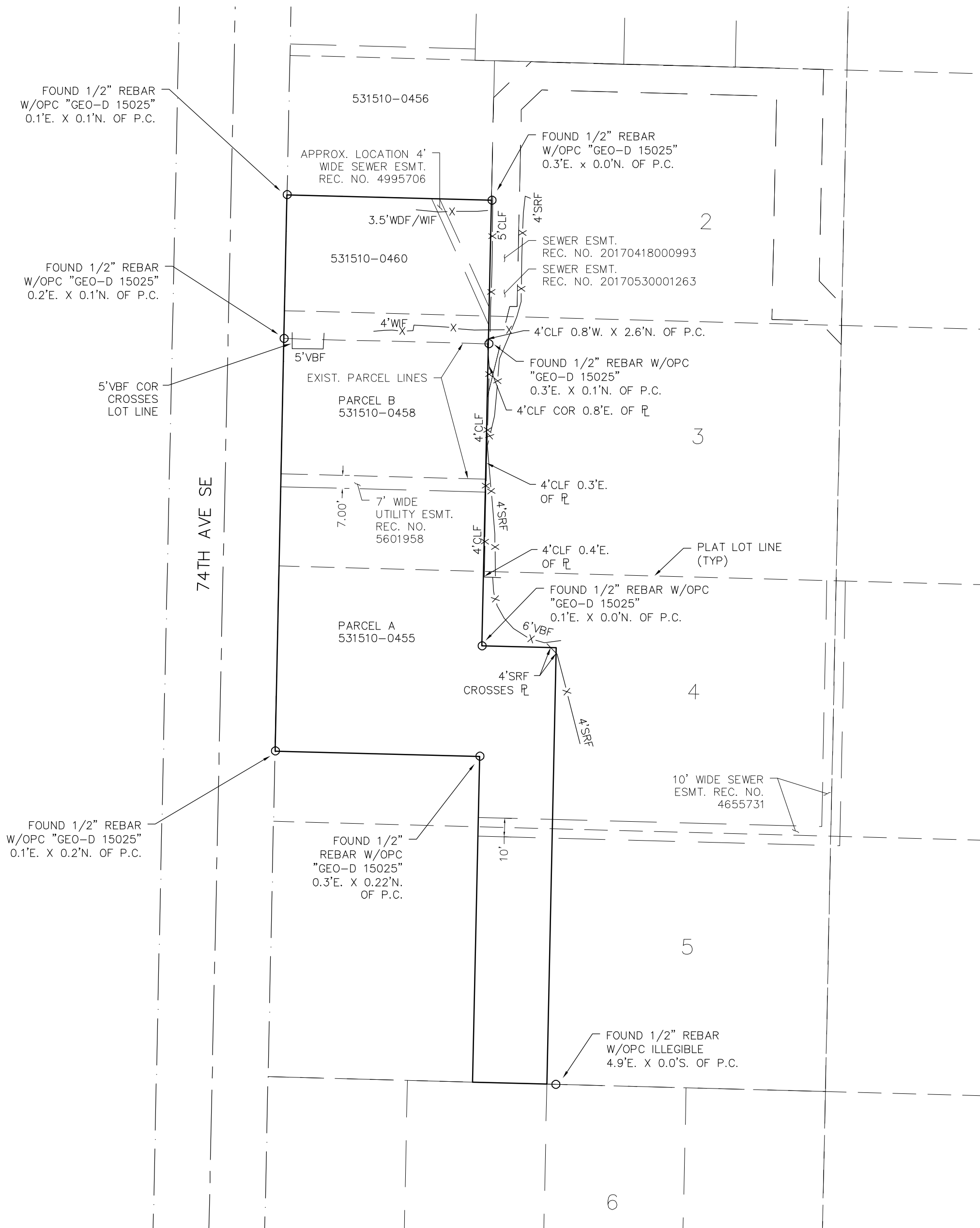
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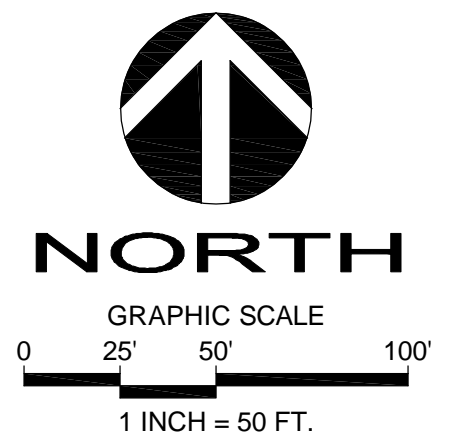
TITLE RESTRICTIONS:

THIS SITE IS SUBJECT TO:

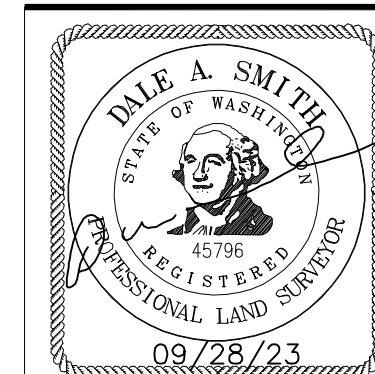
1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC PER THE PLAT OF MCGILVRA'S ISLAND ADDITION: VOLUME 16, PAGE 58 OF PLATS.
2. SIDE SEWER EASEMENT, 4 FEET WIDE ALONG THE LINE AS CONSTRUCTED. RECORDING NO. 4995706, APPROXIMATE LOCATION SHOWN HEREON.
3. SEWER EASEMENT, RECORDING NO. 20170418000993, SHOWN HEREON.
4. RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; INDIAN TREATY OR ABORIGINAL RIGHTS.
5. EASEMENT GRANTED TO MERCER ISLAND SEWER DISTRICT FOR A SEWER PIPELINE, RECORDING NO. 4655731. SHOWN HEREON.
6. A 7-FOOT WIDE EASEMENT FOR UTILITIES INCLUDING POWER, LIGHT, GAS, WATER SEWER AND TELEPHONE, RECORDING NO. 5601958. AFFECTS NORTHERLY PORTION OF PARCEL A. SHOWN HEREON.
7. INDEMNIFICATION & HOLD HARMLESS AGREEMENT, RECORDING NO. 20160120000200.
8. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC, PER LOT LINE REVISION NO. SUB14-011, RECORDING NO. 20150528900006.
9. TIEBACK AND SHORING EASEMENT, RECORDING NO. 20170530001254. AFFECTS EASTERLY PORTION OF PARCELS A AND B. EXHIBIT C OF THIS INSTRUMENT SHOWS APPROXIMATE LOCATIONS OF SOIL TIEBACKS. IN THE 'AGREEMENT' SECTION, ITEM 2, 'THE SOIL TIEBACKS NEED NOT BE REMOVED BY GRANTEE'. PER TITLE REPORT THERE IS NO MENTION IF THESE TIEBACKS ARE REMOVED, OR NOT.
10. EASEMENT FOR SEWER LINE, RECORDING NO. 20170530001263. SHOWN HEREON.
11. HOLD HARMLESS AGREEMENT, RECORDING NO. 20170710000863.
12. RESTAURANT AGREEMENT, RECORDING NO. 20171113001170.

LEGEND:

- FOUND CORNER MONUMENT AS NOTED
- CLF CHAIN LINK FENCE
- WIF WIRE FENCE
- WDF WOOD FENCE
- SRF SPLIT RAIL FENCE
- OPC ORANGE PLASTIC CAP



BASIS OF BEARINGS:
N88°29'52"W BETWEEN THE MONUMENTS
FOUND IN PLACE ALONG SE 24TH ST.



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SCALE: 1"=50'

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NEW LEGAL DESCRIPTIONS:

LOT 1:
THAT PORTION OF LOTS 2, 3, 4 AND 5 IN BLOCK 6 OF MCGILVRA'S ISLAND ADDITION, AS PER PLAT
RECORDED IN VOLUME 16 OF PLATS, ON PAGE 58, RECORDS OF KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

THE WEST 110 FEET OF THE SOUTH 62.33 FEET OF LOT 2;
TOGETHER WITH:
THE WEST 110 FEET OF THE NORTH 14.03 FEET OF LOT 3;
TOGETHER WITH:
THE EAST 7.10 FEET OF THE WEST 110.00 FEET OF SAID LOT 3,
EXCEPT THE NORTH 14.03 FEET OF SAID LOT 3;
TOGETHER WITH:
THE EAST 7.10 FEET OF THE WEST 110.00 FEET OF THE NORTH 47.10 FEET OF LOT 4;
TOGETHER WITH:
THE SOUTH 7.10 FEET OF THE NORTH 47.10 FEET OF THE WEST 150.00 FEET OF SAID LOT 4,
EXCEPT THE WEST 110.00 FEET OF SAID LOT 4;
TOGETHER WITH:
THE EAST 7.10 FEET OF THE WEST 150.00 FEET OF SAID LOT 4,
EXCEPT THE NORTH 47.10 FEET OF SAID LOT 4;
TOGETHER WITH:
THE EAST 7.10 FEET OF THE WEST 150.00 FEET OF LOT 5;
OF SAID MCGILVRA'S ISLAND ADDITION.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 2:
THAT PORTION OF LOTS 3, 4 AND 5 IN BLOCK 6 OF MCGILVRA'S ISLAND ADDITION, AS PER PLAT
RECORDED IN VOLUME 16 OF PLATS, ON PAGE 58, RECORDS OF KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

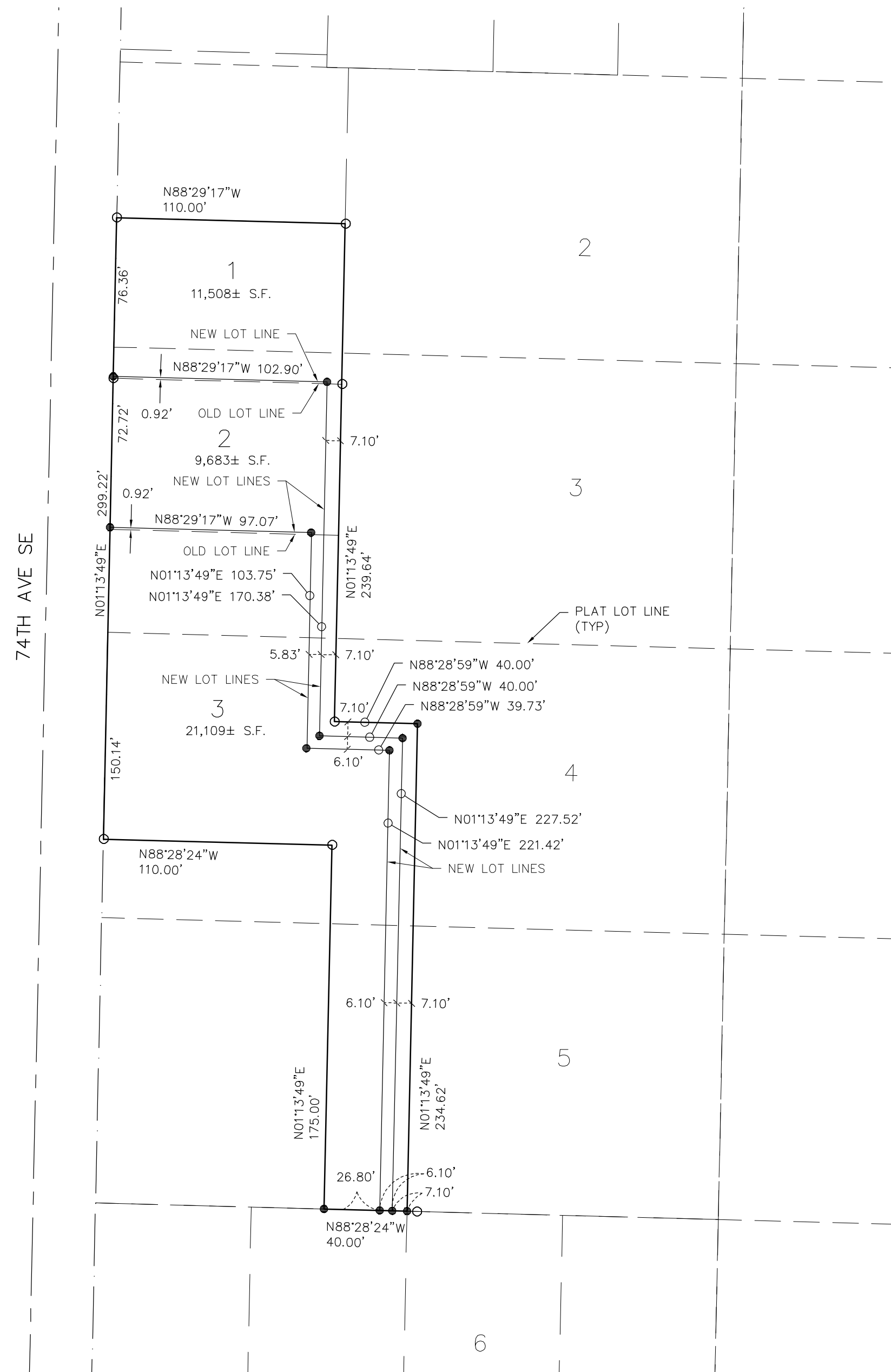
THE WEST 110.00 FEET OF LOT 3,
EXCEPT THE EAST 7.10 FEET OF THE WEST 110.00 OF SAID LOT 3,
EXCEPT THE NORTH 14.03 OF SAID LOT 3,
EXCEPT THE SOUTH 50.55 FEET OF SAID LOT 3;
TOGETHER WITH:
THE WEST 5.83 FEET OF THE EAST 12.93 FEET OF THE WEST 110.00 FEET OF THE SOUTH 50.55 FEET
OF LOT 3;
TOGETHER WITH:
THE WEST 5.83 FEET OF THE EAST 12.93 FEET OF THE WEST 110.00 FEET OF THE NORTH 53.20 FEET
OF LOT 4;
TOGETHER WITH:
THE SOUTH 6.10 FEET OF THE NORTH 53.20 FEET OF THE EAST 150.00 FEET OF SAID LOT 4,
EXCEPT THE WEST 102.90 FEET OF SAID LOT 4,
EXCEPT THE EAST 7.10 FEET OF THE WEST 150.00 FEET OF SAID LOT 4;
TOGETHER WITH:
THE WEST 6.10 FEET OF THE EAST 13.20 FEET OF THE WEST 150.00 FEET OF SAID LOT 4,
EXCEPT THE NORTH 53.20 FEET OF SAID LOT 4;
TOGETHER WITH:
THE WEST 6.10 FEET OF THE EAST 13.20 FEET OF THE WEST 150.00 FEET OF SAID LOT 5;
OF SAID MCGILVRA'S ISLAND ADDITION.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 3:
THAT PORTION OF LOTS 3, 4 AND 5 IN BLOCK 6 OF MCGILVRA'S ISLAND ADDITION, AS PER PLAT
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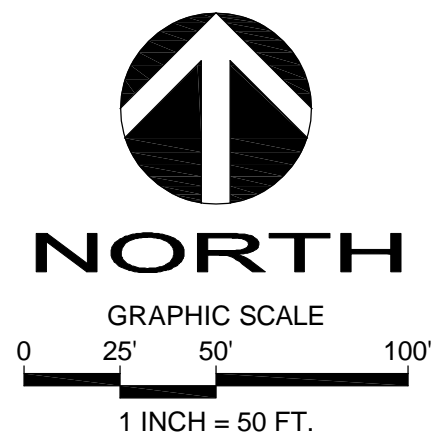
THE WEST 97.07 FEET OF THE SOUTH 50.55 OF LOT 3;
TOGETHER WITH:
THE WEST 97.07 FEET OF THE NORTH 53.20 FEET OF LOT 4;
TOGETHER WITH:
THE SOUTH 46.39 FEET OF THE NORTH 99.59 FEET OF THE WEST 136.80 FEET OF SAID LOT 4;
TOGETHER WITH:
THE WEST 26.80 FEET OF THE EAST 40.00 FEET OF THE WEST 150.00 FEET OF SAID LOT 4,
EXCEPT THE NORTH 99.59 FEET OF SAID LOT 4;
TOGETHER WITH:
THE WEST 26.80 FEET OF THE EAST 40.00 FEET OF THE WEST 150.00 FEET OF LOT 5;
OF SAID MCGILVRA'S ISLAND ADDITION.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

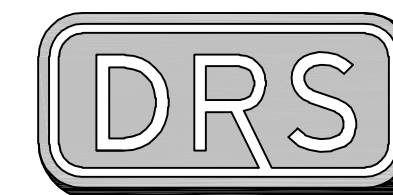
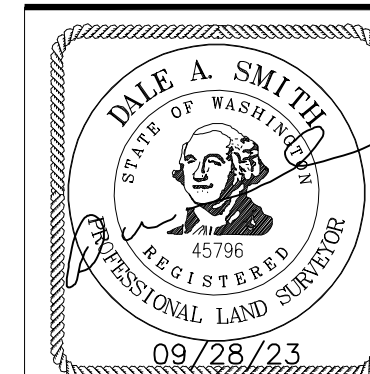


LEGEND:

- FOUND CORNER MONUMENT AS NOTED, SEE SHEET 2 OF 3.
- SET 5/8" X 24" REBAR AND PLASTIC CAP "DRS 45796"



BASIS OF BEARINGS:
N88°29'52"W BETWEEN THE MONUMENTS
FOUND IN PLACE ALONG SE 24TH ST.



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