

CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB23-006

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



VICINITY MAP
SCALE 1" = ±500'



OWNERS DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A LOT LINE REVISION THEREOF PURSUANT TO RCW 58.17.060, AND DECLARE THIS DOCUMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID REVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S).

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

BY: _____
BLAIR D. HANSEN

BY: _____
LAPOS VENTURES, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____
BV HOMES, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENTS:

STATE OF WASHINGTON }
COUNTY OF KING } SS.

ON THIS DAY PERSONALLY APPEARED BEFORE ME BLAIR D. HANSON, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES _____

REPRESENTATIVE ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF _____ } SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____, OF LAPOS VENTURES LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES _____

STATE OF WASHINGTON }
COUNTY OF _____ } SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____, OF BV HOMES LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES _____

STATE OF WASHINGTON }
COUNTY OF _____ } SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____, OF NBC MERGECO INC, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES _____

APPROVALS

CITY OF MERCER ISLAND APPROVALS
EXAMINED AND APPROVED THIS ____ DAY OF _____, 20__.

CODE OFFICIAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20__.

CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSEMENTS
EXAMINED AND APPROVED THIS ____ DAY OF _____, 20__.

ASSESSOR

DEPUTY ASSESSOR

531510-0460, 531510-0458, 531510-0455

ACCOUNT NO.(S)

SHEET 1 OF 5

RECORDER'S CERTIFICATE NO. _____

FILED FOR RECORD THIS ____ DAY OF _____, 20__
AT ____ M. IN BOOK ____ OF _____ AT PAGE ____
AT THE REQUEST OF _____ DR STRONG CONSULTING ENGINEERS

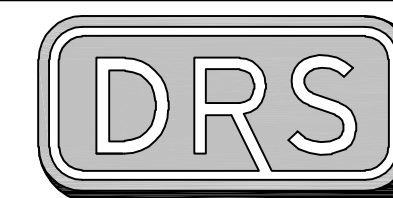
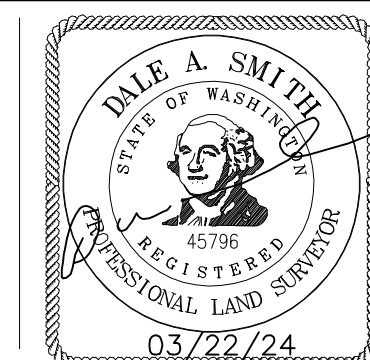
MANAGER

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, 2024.

DALE A. SMITH CERTIFICATE NO. 45796



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: 03/22/24

DRAWN: DAS

JOB NO. 23001

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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

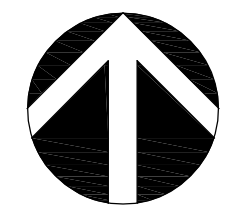
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON GUARANTEE NO 0263151-ETU DATED SEPTEMBER 15, 2023 AND CHICAGO TITLE COMPANY OF WASHINGTON POLICY NO. 0263820-16, DATED SEPTEMBER 29, 2023. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS, LLC 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.
- EXISTING PROPERTY AREAS: (SEE ALSO SHEET 4 OF 5)
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:

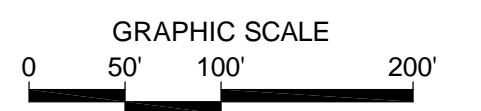
- PLAT - MCGILVRA'S ISLAND ADDITION, VOLUME 16, PAGE 58 OF PLATS.
- LOT LINE REVISION SUB14-011, RECORDING NO. 20150528900006.
- SURVEY - RECORDING NO. 8501049012.

LEGEND:

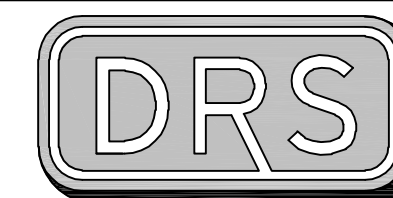
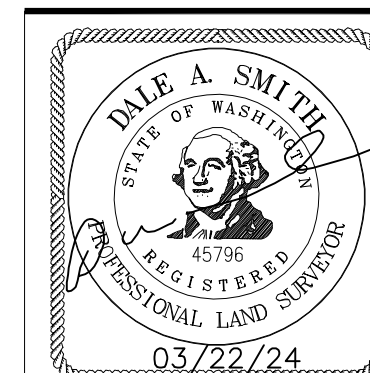
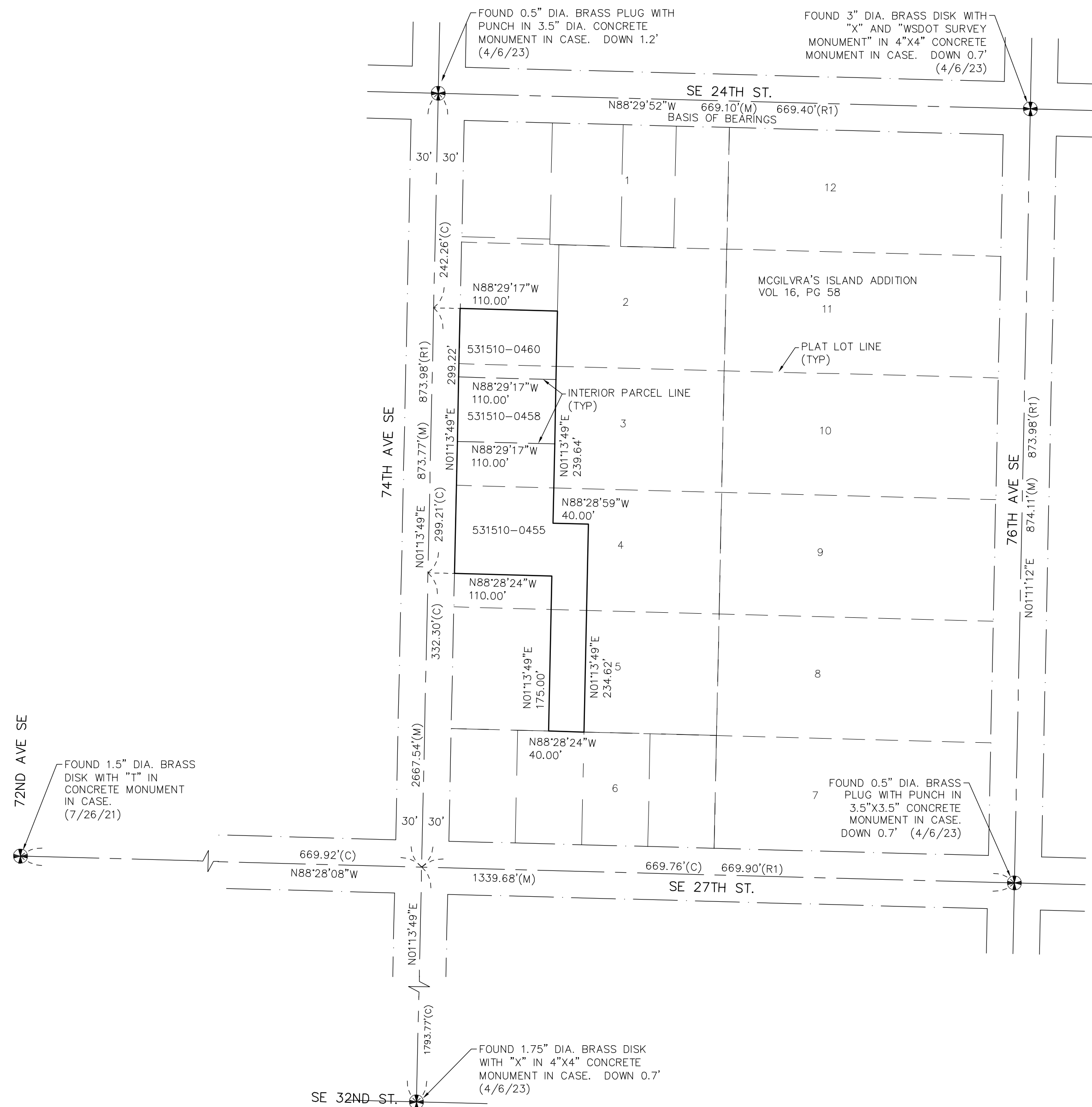
-  FOUND MONUMENT AS NOTED
- (M) MEASURED
- (C) CALCULATED
- (R1) REFERENCE



NORTH



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



**D.R. STRONG
CONSULTING ENGINEERS**

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

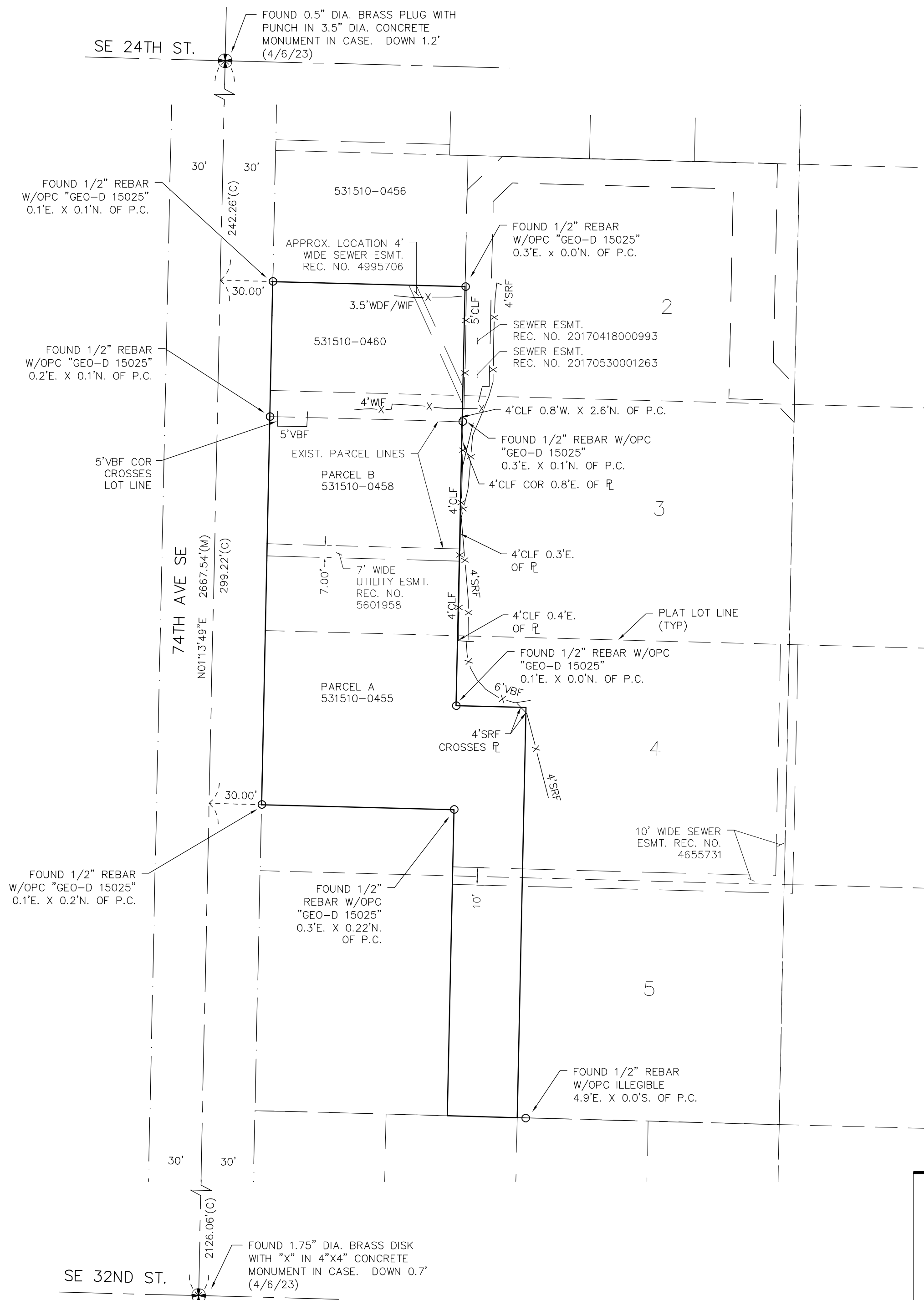
A PORTION OF THE NE 1/4 QTR OF THE NW 1/4 QTR,
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KING COUNTY, WASHINGTON

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SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.,
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON



TITLE RESTRICTIONS:

THIS SITE IS SUBJECT TO:

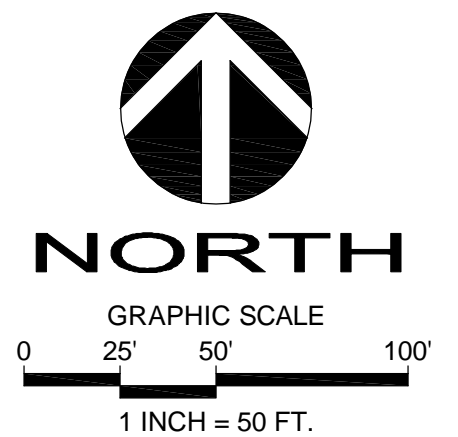
1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC PER THE PLAT OF MCGILVRA'S ISLAND ADDITION: VOLUME 16, PAGE 58 OF PLATS.
2. SIDE SEWER EASEMENT, 4 FEET WIDE ALONG THE LINE AS CONSTRUCTED. RECORDING NO. 4995706. APPROXIMATE LOCATION SHOWN HEREON.
3. SEWER EASEMENT, RECORDING NO. 20170418000993, 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.
13. HOLD HARMLESS AGREEMENT, RECORDING NO. 20171003001449.
14. A 10 FOOT TRANSMISSION AND DISTRIBUTION ELECTRIC EASEMENT OVER FACILITIES AS NOW CONSTRUCTED, OR TO BE CONSTRUCTED, EXTENDED OR RELOCATED, RECORDING NO. 20230908000365. THE LANGUAGE CONTAINED IN THIS INSTRUMENT IS INSUFFICIENT TO PLOT THIS EASEMENT.

APPROVAL NOTE:

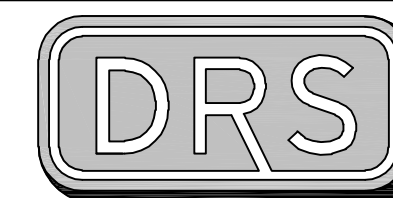
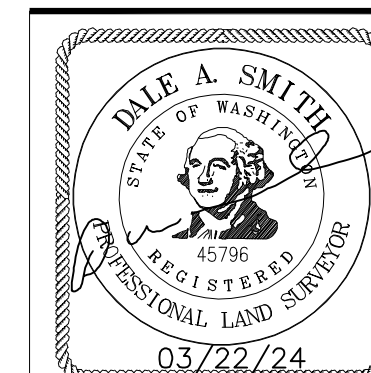
ALL BUILDINGS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AND MICC 19.70.040. FIRE PLAN REVIEWS WILL BE CONDUCTED AT TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.

LEGEND:

- FOUND CORNER MONUMENT AS NOTED
- CLF CHAIN LINK FENCE
- WF 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.



D.R. STRONG
CONSULTING ENGINEERS

ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
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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: 03/22/24

SCALE: 1"=50'

DRAWN: DAS

JOB NO. 23001

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SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.,
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

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:

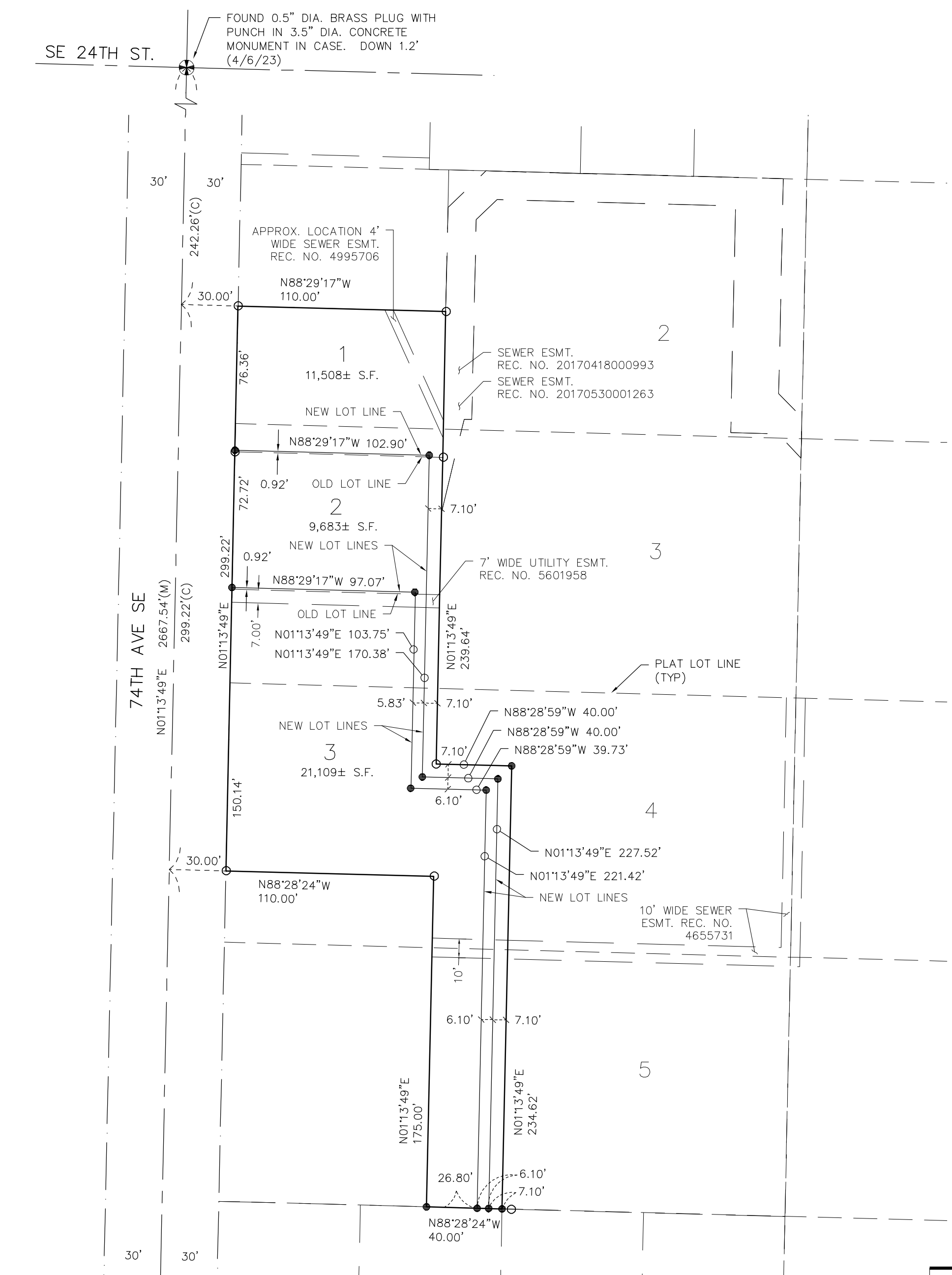
THE WEST 110.00 FEET OF LOT 3,
EXCEPT THE EAST 7.10 FEET OF THE WEST 110.00 OF SAID LOT 3,
EXCEPT THE NORTH 14.03 OF SAID LOT 3,
EXCEPT THE SOUTH 50.55 FEET OF SAID LOT 3;
TOGETHER WITH:
THE WEST 5.83 FEET OF THE EAST 12.93 FEET OF THE WEST 110.00 FEET OF THE SOUTH 50.55 FEET OF LOT 3;
TOGETHER WITH:
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 RECORDED IN VOLUME 16 OF PLATS, ON PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

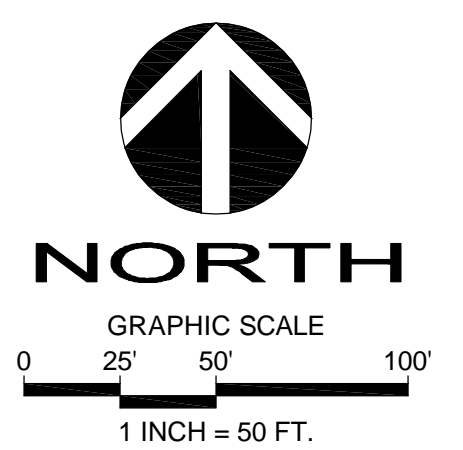
THE WEST 97.07 FEET OF THE SOUTH 50.55 OF LOT 3;
TOGETHER WITH:
THE WEST 97.07 FEET OF THE NORTH 53.20 FEET OF LOT 4;
TOGETHER WITH:
THE SOUTH 46.39 FEET OF THE NORTH 99.59 FEET OF THE WEST 136.80 FEET OF SAID LOT 4;
TOGETHER WITH:
THE WEST 26.80 FEET OF THE EAST 40.00 FEET OF THE WEST 150.00 FEET OF 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.



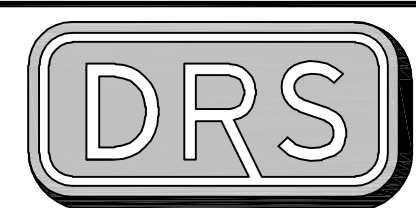
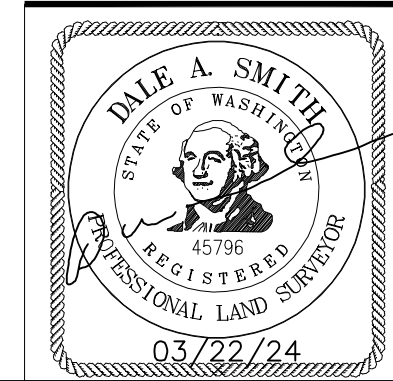
LEGEND:

- ⊕ FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED, SEE SHEET 3 OF 4.
- SET 5/8" X 24" REBAR AND PLASTIC CAP "DRS 45796"
- (M) MEASURED
- (C) CALCULATED



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

PARCEL AREAS			
PARCEL NO.	ORIGINAL AREA	LLR PARCEL	ADJUSTED AREA
531510-0460	8,501 SF	1	11,508 SF
531510-0458	7,999 SF	2	9,683 SF
531510-0455	25,800 SF	3	21,109 SF



D.R. STRONG
CONSULTING ENGINEERS

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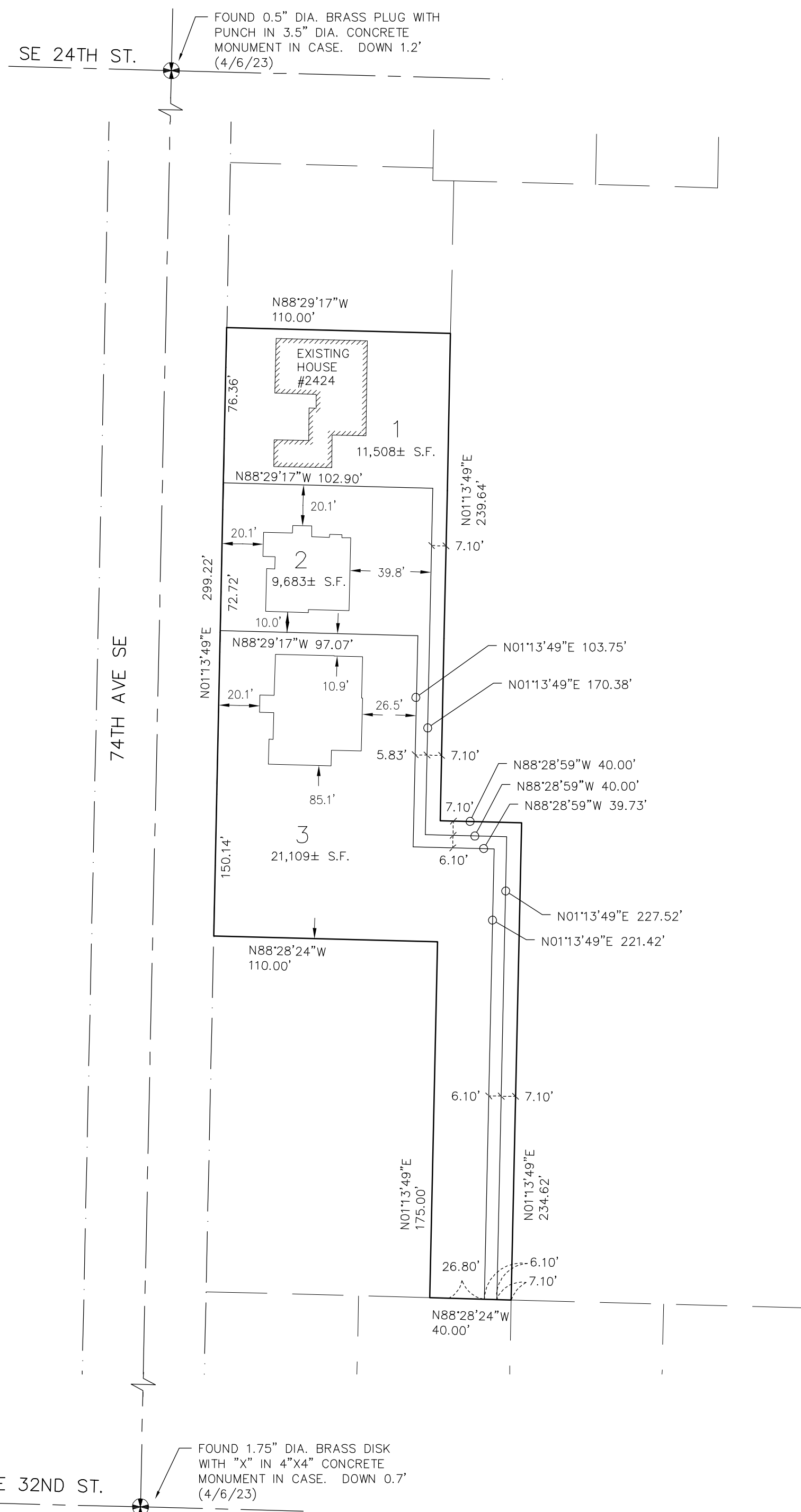
DATE: 03/22/24 SCALE: 1"=50' DRAWN: DAS JOB NO. 23001

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PARCEL AREAS			
PARCEL NO.	ORIGINAL AREA	LLR PARCEL	ADJUSTED AREA
531510-0460	8,501 SF	1	11,508 SF
531510-0458	7,999 SF	2	9,683 SF
531510-0455	25,800 SF	3	21,109 SF

LOT 1 COVERAGE:

PARCEL NO. 531510-0460

LOT COVERAGE:

331 S.F. ON-SITE DRIVEWAY
3,197 S.F. ROOF

3,528 S.F. TOTAL IMPERVIOUS FOR LOT COVERAGE (30.6%)
ALLOWABLE LOT COVERAGE 40%
11,508 S.F. PROPOSED LOT SIZE

HARDSCAPE:

280 S.F. UNCOVERED WALKWAY
376 S.F. UNCOVERED DECK
(5.2% HARDSCAPE)

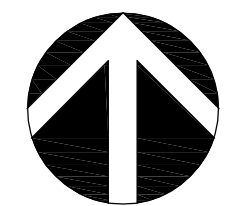
TOTAL IMPERVIOUS:

4,184 S.F. TOTAL ON-SITE IMPERVIOUS (36.3%)
11,508 S.F. LOT

BUILDING PADS:

NEW LOTS 2 AND 3

PROPOSED BUILDING PADS ARE SHOWN WITH DIMENSIONS TO PROPOSED LOT LINES (TYP)



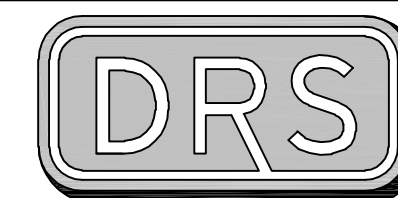
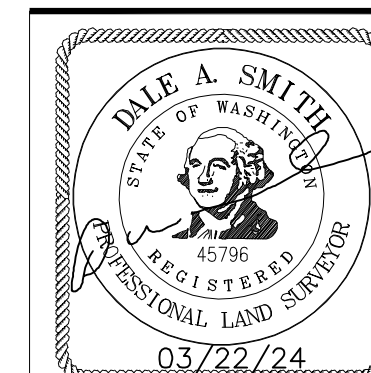
NORTH

GRAPHIC SCALE
0 25' 50' 100'

1 INCH = 50 FT.

BASIS OF BEARINGS:

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



**D.R. STRONG
CONSULTING ENGINEERS**

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