TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20070529002539)

LOTS 19, 20 AND 21, BLOCK 19, EAST SEATTLE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 22 AND 23, IN KING COUNTY, WASHINGTON;
TOGETHER WITH PORTION OF VACATED CABLE AVENUE "SOUTHEAST 27TH STREET" ADJOINING ON THE NORTH.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 78°35'37" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF SE 28TH ST, PER R1

REFERENCES

R1. RECORD OF SURVEY, VOL. 247, PG. 174, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SITE TEMP. BENCHMARK
DESCRIPTION: PK NAIL W/ RED WASHER
LOCATION: NORTH SIDE SE 27TH ST MIDDLE OF SUBJECT PROPERTY
ELEVATION: 84.53'

SURVEYOR'S NOTES

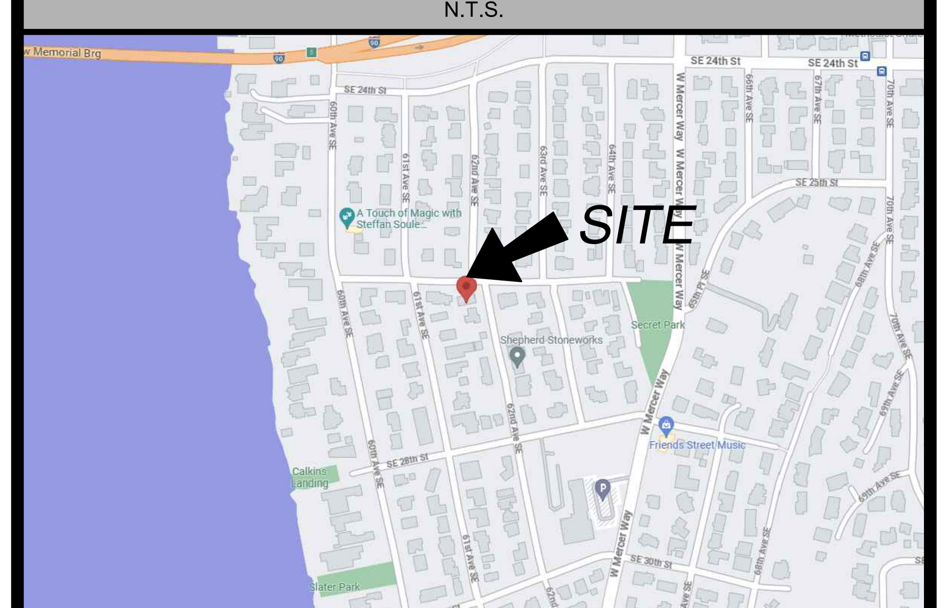
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 217450-3305
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 7,297 ±S.F. (0.17 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

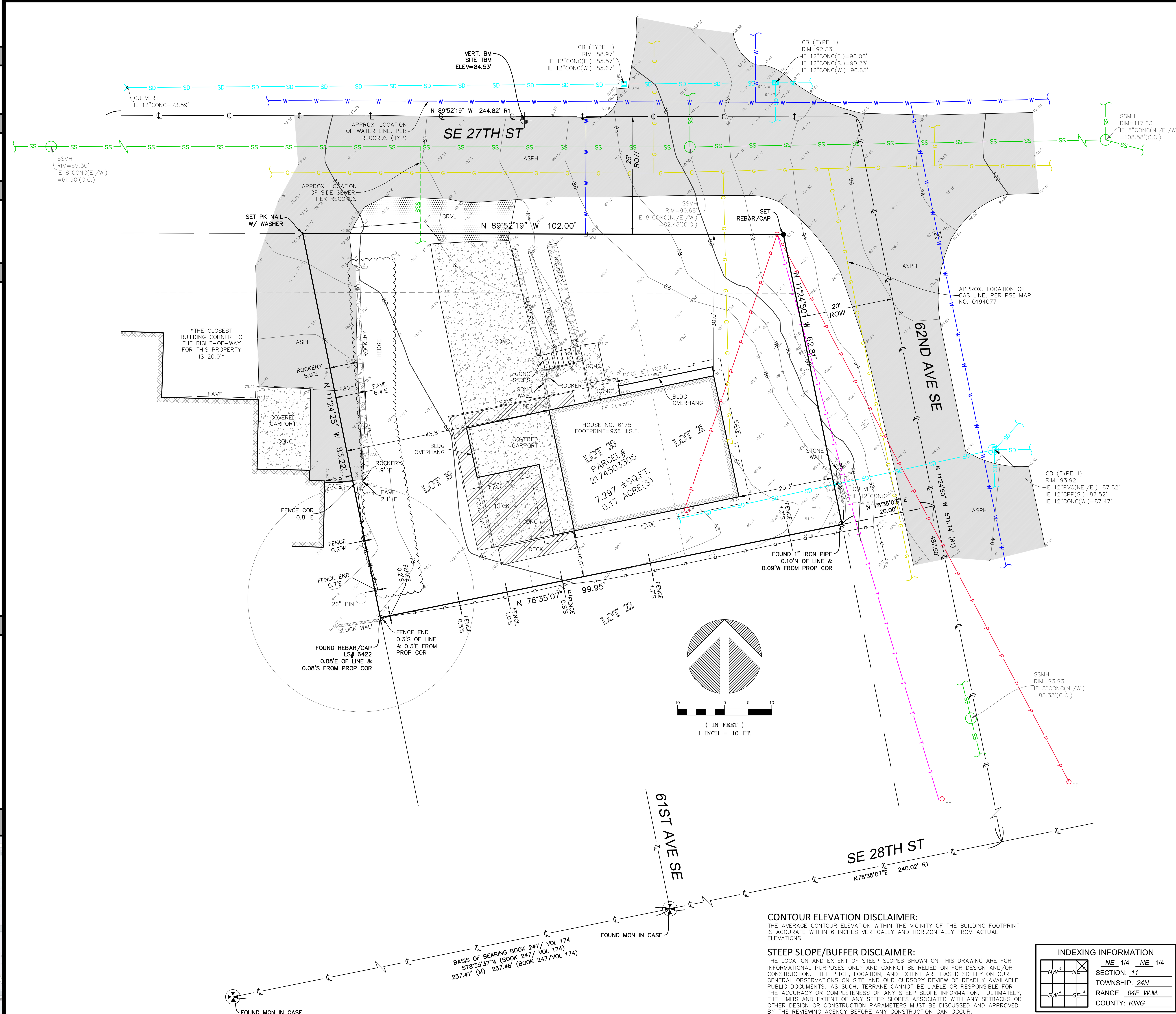
LEGEND

ASPHALT SURFACE	NAIL AS NOTED
BENCHMARK	POWER METER
BUILDING	POWER (OVERHEAD)
CENTERLINE ROW	POWER POLE
CONCRETE SURFACE	REBAR & CAP (SET)
CULVERT PIPE	REBAR / IRON PIPE (FOUND)
DECK	RETAINING WALL
FENCE LINE (CHAIN LINK)	ROCKERY
FENCE LINE (WOOD)	SEWER LINE
GAS LINE	SEWER MANHOLE
GAS METER	STORM DRAIN LINE
GRAVEL SURFACE	TELEPHONE (OVERHEAD)
HEDGE FOLIAGE LINE	TREE (AS NOTED)
INLET (TYPE 1)	WATER LINE
INLET (TYPE 2)	WATER METER
MONUMENT (IN CASE, FOUND)	WATER VALVE

VICINITY MAP

N.T.S.





CONTOUR ELEVATION DISCLAIMER:

THE AVERAGE CONTOUR ELEVATION WITHIN THE VICINITY OF THE BUILDING FOOTPRINT IS ACCURATE WITHIN 6 INCHES VERTICALLY AND HORIZONTALLY FROM ACTUAL ELEVATIONS.

STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

INDEXING INFORMATION

NE 1/4 NE 1/4
SECTION: 11
TOWNSHIP: 24N
RANGE: 04E, W.M.
COUNTY: KING

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TERRANE
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TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 2174503305
6175 SE 27TH ST
6175 SE 27TH ST
MERCER ISLAND, WA 98040

JOB NUMBER:	231251
DATE:	07/28/23
DRAFTED BY:	IDV / RPM
CHECKED BY:	EJG/TMM/WMS
SCALE:	1" = 10'

REVISION HISTORY

SHEET NUMBER
1 OF 1