

BASIS OF BEARING
WASHTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE

BASIS OF ELEVATION
CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) 555H, 58M & 62M

EQUIPMENT & PROCEDURES
TOTAL STATION, TOPCON GPT-3500 SERIES METHOD: FIELD TRAVERSE
GPS UNIT: JDS CHASS STATIC RECEIVER METHOD: STATIC OBSERVATION
ACCURACY MEETS OR EXCEEDS WAC 33A-130-090

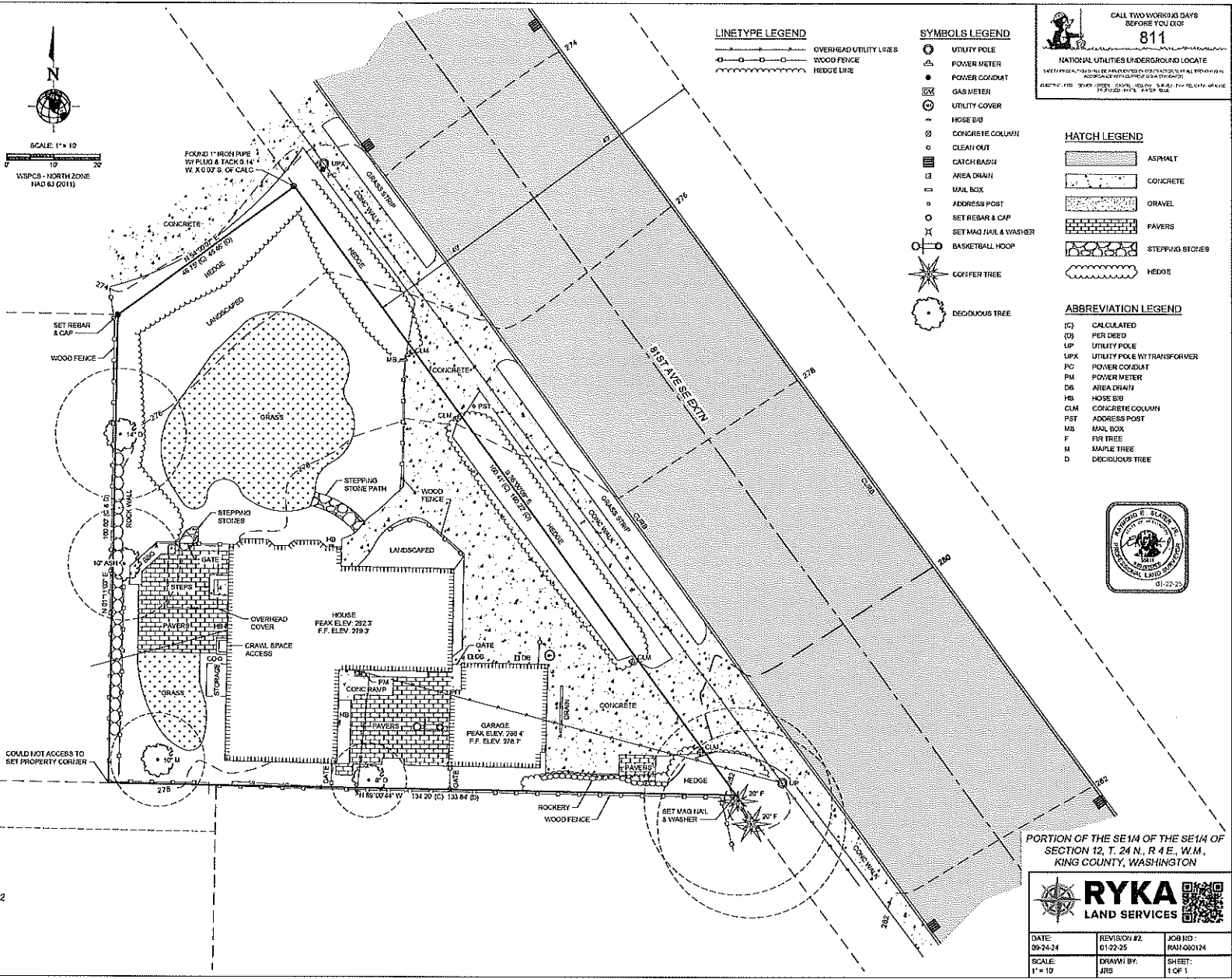
SURVEY REFERENCES
(R1) PLAT OF LUCAS HILL, VOL. 54, PG. 81
(R2) PLAT OF LUCAS HILL, DIVISION 2, VOL. 58, PG. 93
(R3) PLAT OF LUCAS HILL, DIVISION 3, VOL. 57, PG. 9
(R4) RECORD OF SURVEY, RECORDING NO. 2010593000001
(R5) RECORD OF SURVEY, RECORDING NO. 895225005

SITE INFORMATION
ASSESSORS PARCEL NO. 12104-6063
SITE OWNER: SWAN RANCH
SITE ADDRESS: 3533 IRVING CREST WAY, MERCER ISLAND, WA 98040
LOT AREA: 10,460 S.F. (CALCULATED) 8,043 S.F. (ASSESSOR)
ZONING: R 6 0
JURISDICTION: MERCER ISLAND

LEGAL DESCRIPTION
PER STATUTORY WARRANTY DEED, RECORDING NO. 20240731002769

THAT PORTION OF THE SOUTH 7 ACRES OF THE NORTH 16 ACRES OF THE SOUTH THREE QUARTERS OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID 7 ACRE TRACT FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 69.300° WEST A DISTANCE OF 60.00 FEET, THENCE NORTH 100.866° EAST PARALLEL TO THE WEST LINE OF SAID 7 ACRE TRACT 100.00 FEET, THENCE NORTH 52.560° EAST 48.6 FEET TO THE SOUTHWEST CORNER OF SAID 7 ACRE TRACT, THENCE SOUTH 37.040° EAST ALONG SAID SOUTHWEST CORNER LINE 169.27 FEET TO THE SAID 7 ACRE TRACT, THENCE SOUTH 89.554° WEST ALONG SAID SOUTH LINE 133.84 FEET TO THE POINT OF BEGINNING.

NOTES
1. THIS SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD.
2. THE BOUNDARY LINES DEPICTED HEREON REPRESENT DEED LINES AND DO NOT PURPORT TO REPRESENT OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY LEGAL ACTION OR A COURT OF LAW.
3. ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) ELEVATIONS REFERENCED TO THE 1980-83 DATUM.
4. RECORD BEARINGS HAVE BEEN ROTATED TO HEREIN REFERENCED 1983 (2011) MERIDIAN.
5. THE INFORMATION SHOWN HEREON REPRESENTS THE RESULTS OF A FIELD SURVEY MADE ON 02/28/24 & 29/29/24 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AT THAT TIME.
6. UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVATIONS; ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN HEREON MAY EXIST ON THIS SITE.
7. TREES SHOWN HEREON WERE SIZED & TYPED TO THE BEST OF OUR ABILITY, HOWEVER, WE ARE NOT CERTIFIED ARBORISTS. ANY TREES DEEMED TO BE CRITICAL SHOULD BE SIZED & TYPED BY A CERTIFIED ARBORIST.



LINE TYPE LEGEND

- OVERHEAD UTILITY LINES
- WOOD FENCE
- |—|— HEDGE LINE

SYMBOLS LEGEND

- UTILITY POLE
- POWER METER
- ▲ POWER CONDUIT
- GAS METER
- ⊙ UTILITY COVER
- HOSE BIB
- CONCRETE COLUMN
- CLEAN OUT
- CATCH BASIN
- AREA DRAIN
- MAIL BOX
- ADDRESS POST
- SET REBAR & CAP
- SET MAG NAIL & WASHER
- BASKETBALL HOOP
- ★ CONIFER TREE
- DECIDUOUS TREE

HATCH LEGEND

- ASPHALT
- CONCRETE
- GRAVEL
- PAVERS
- STEPPING STONES
- HEDGE

ABBREVIATION LEGEND

- (C) CALCULATED
- (D) PER DEED
- (UP) UTILITY POLE
- (UPX) UTILITY POLE W/ TRANSFORMER
- (PC) POWER CONDUIT
- (PM) POWER METER
- (DA) AREA DRAIN
- (HB) HOSE BIB
- (CLM) CONCRETE COLUMN
- (PST) ADDRESS POST
- (MB) MAIL BOX
- (F) FIR TREE
- (M) MAPLE TREE
- (D) DECIDUOUS TREE

CALL TWO WORKING DAYS BEFORE YOU DIG!
811
NATIONAL UTILITIES UNDERGROUND LOCATE
SMITH FIELD - 2000 1ST AVE. SEASIDE, WA 98138
MERCER ISLAND - 3533 IRVING CREST WAY, MERCER ISLAND, WA 98040
KING COUNTY - 1600 1ST AVE. SEASIDE, WA 98138



PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 12, T. 24 N., R. 4 E., W.M., KING COUNTY, WASHINGTON

RYKA
LAND SERVICES

DATE: 09-24-24	REVISION #2: 01-22-25	JOB NO.: RAI-090124
SCALE: 1" = 10'	DRAWN BY: JRS	SHEET: 1 OF 1

LOT 1, BLOCK 2
LUCAS HILL DIV. 2
VOL. 56/93

WATER LINE EASEMENT LEGAL DESCRIPTION:

THE NORTH 10 FEET OF LOT 1, BLOCK 2, LUCAS HILL DIVISION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 56 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.