



**LEGEND**

- FOUND MONUMENT IN CASE
- FOUND REBAR AS DESCRIBED
- ✕ SET MAG NAIL AS DESCRIBED
- SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- ⊠ POWER METER
- ⊠ GAS METER
- ⊠ GUY WIRE
- ⊠ UTILITY POLE
- ⊠ CATCH BASIN
- ⊠ YARD DRAIN
- ⊠ SANITARY SEWER MANHOLE
- ⊠ WATER VALVE
- ⊠ FIRE HYDRANT
- ⊠ WATER METER
- SS — APPROXIMATE LOCATION SANITARY SEWER LINE
- SD — APPROXIMATE LOCATION STORM DRAIN LINE
- W — APPROXIMATE LOCATION UNDERGROUND WATER LINE
- OHP — OVERHEAD POWER
- OHU — OVERHEAD UTILITIES
- ⊠ MAILBOX
- ⊠ WOOD FENCE
- ⊠ CONCRETE WALL
- ⊠ ROCKERY
- ⊠ ASPHALT SURFACE
- ⊠ CONCRETE SURFACE
- DS DECIDUOUS
- ST STUMP

**LEGAL DESCRIPTION**

LOTS 15, 16 AND 17, BLOCK 3, MAPLE GROVE PARK SUBDIVISION OF EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 37, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOTS 15 AND 16, BLOCK 3, MAPLE GROVE PARK SUBDIVISION OF EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 37, RECORDS OF KING COUNTY, WASHINGTON, AS DEPICTED ON THE RECORD OF SURVEY FILED UNDER RECORDING NUMBER 20150302900014, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT 15; THENCE NORTH 67°21'47" WEST, ALONG THE COMMON LINE OF LOTS 14 AND 15, A DISTANCE OF 5.75 FEET; THENCE NORTH 22°38'13" EAST, PARALLEL WITH THE COMMON LINE OF LOTS 24 AND 15, AS SHOWN ON THE FOREMENTIONED RECORD OF SURVEY, A DISTANCE OF 58.57 FEET, TO THE WESTERLY MARGIN OF 70TH AVENUE SE; THENCE SOUTH 01°17'50" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 11.08 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE SOUTH 30°43'16" EAST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 2.14 FEET TO AN INTERSECTION WITH THE COMMON LINE BETWEEN LOTS 24 AND 16 OF SAID SUBDIVISION; THENCE SOUTH 22°38'13" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 46.97 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**

A BEARING OF N88°29'46"W FOR THE CENTERLINE OF SE 24TH STREET BASED ON FOUND MONUMENTS.

**PROJECT INFORMATION**

PROPERTY OWNER: SUNNY INVESTMENT LLC  
2707 70TH AVENUE SE  
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 509330-0650

PROJECT ADDRESS: 2707 70TH AVENUE SE  
MERCER ISLAND, WA 98040

ZONING: R-8.4

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 8.290 S.F. (0.190 ACRES) AS SURVEYED

**GENERAL NOTES**

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY 2024 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

**VERTICAL DATUM & CONTOUR INTERVAL**

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

THE MARK IS A COPPER PLUG WITH PUNCH IN CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF SE 24TH STREET AND 70TH AVENUE SE

POINT ID NO. 7007;  
ELEVATION: 208.206 FEET (63.461 METERS) NAVD 88

2'0" CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



SE 24TH STREET

70TH AVENUE SE

68TH AVENUE SE

NW 1/4, NW 1/4, SEC 12, TWP 24N, RNG 4E, W.M.



DATE	REVISION	DRN	MTS
8/1/25	CONTOUR ACCURACY NOTE		

**TOPOGRAPHIC SURVEY**

V-SQUARE, LLC  
2707 70TH AVENUE SE  
MERCER ISLAND, WA 98040

PROJECT NO. 24-405

DRAWN BY: MTS  
CHECKED BY: EFJ  
DATE: 7/9/2024

SHEET 1 OF 1