TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

THE PORTION OF LOTS 6 AND 7, BLOCK 16, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 6, WHICH IS SOUTH 88°24'15" EAST 138.43 FEET FROM THE SOUTHWEST CORNER THEREFROM; THENCE SOUTH 88°24'15" EAST ALONG SOUTH LINE FOR A DISTANCE OF 10.41 FEET; THENCE NORTH 14°26'40" WEST 156.07 FEET TO THE SOUTH LINE OF THE NORTH 90 FEET OF SAID LOT 7; THENCE NORTH 88°24'15" WEST ALONG SAID SOUTH LINE OF NORTH 90 FEET FOR A DISTANCE OF 107.22 FEET TO THE WEST LINE OF SAID LOT 6 FOR A DISTANCE OF 75.00 FEET TO A POINT WHICH IS 75.00 FEET FROM SAID SOUTHWEST CORNER OF LOT 6; THENCE SOUTH 88°24'15" EAST PARALLEL TO SAID SOUTH LINE OF LOT 6 FOR A DISTANCE OF 117.62 FEET TO A POINT WHICH IS NORTH 14°26'40" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 14°26'40" EAST 78.03 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A GEOMAX ZOOM 90 2" ROBOTIC TOTAL STATION AND TOPCON HIPER SR GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THE LEGAL DESCRIPTION IS PER RECORDS OF KING COUNTY RECORDER'S OFFICE, RECORDING NO. 20140627001866, DATED JUNE 27, 2014.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED IN OCTOBER, 2024 & JANUARY, 2025 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN OCTOBER, 2024.
6. THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
7. OVERHEAD UTILITY LINES SHOWN ON THIS MAP ARE INTENDED TO SHOW THE DIRECTION OF THE OVERHEAD UTILITY LINES ONLY AND DO NOT REPRESENT THE ACTUAL WIDTH, NUMBER OR LOCATION OF LINE(S) ON THE UTILITY POLES.
8. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE DERIVED FROM MAPPING VISIBLE SURFACE APPURTENANCES, AND FROM RECORD UTILITIES DATA WHERE NOTED. THE LOCATION OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT INCUR DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. INFORMED LAND SURVEY ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES. CALL 1-800-424-5555 BEFORE YOU DIG.

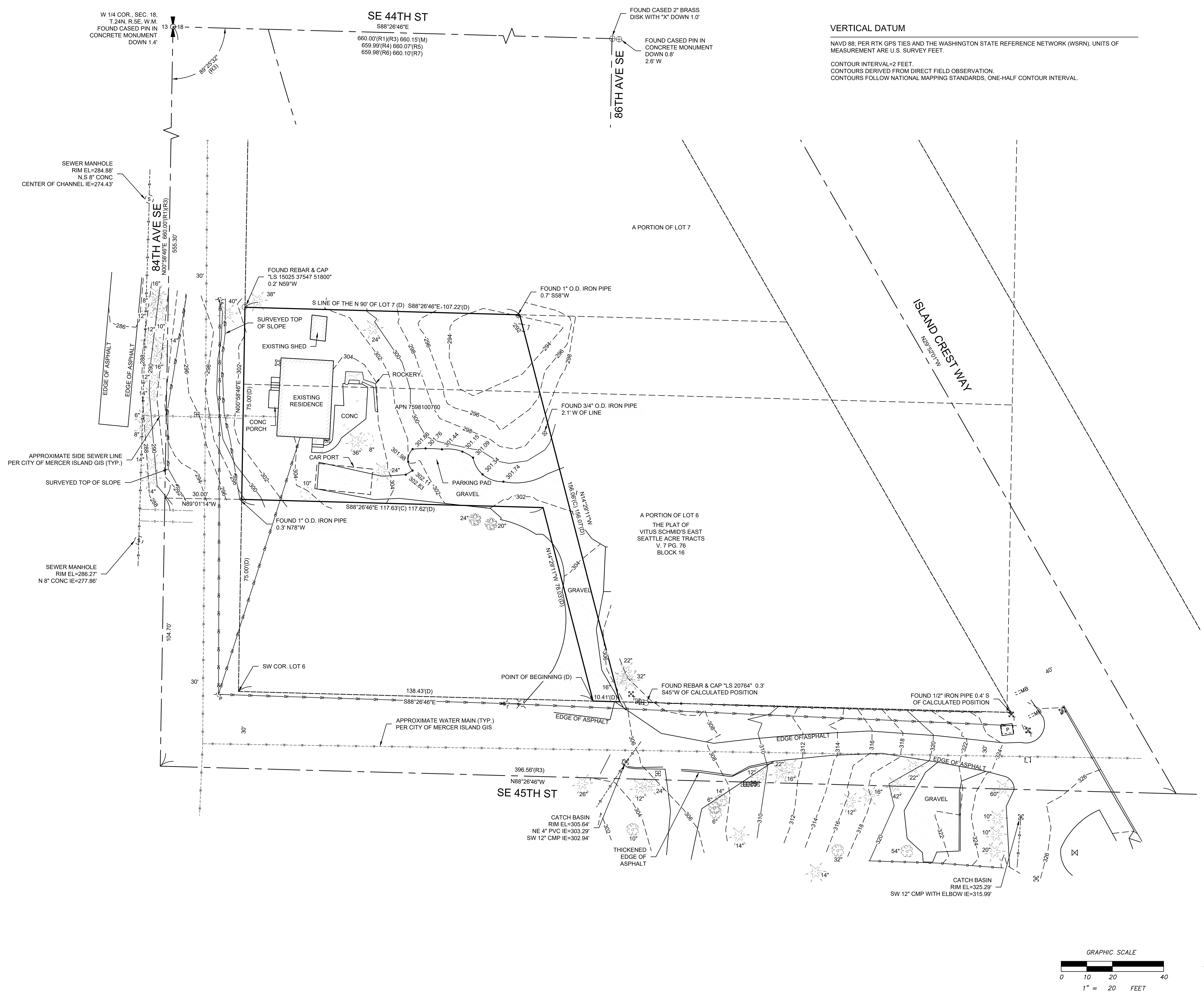
REFERENCE SURVEYS

R1) THE PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, RECORDED IN VOLUME 7 OF PLATS, PAGE 76
R2) THE PLAT OF MERCER MAPLE LANE, RECORDED IN VOLUME 60 OF PLATS, PAGE 61
R3) RECORD OF SURVEY RECORDING NO. 20200910900071
R4) RECORD OF SURVEY, RECORDING NO. 20050525900002
R5) RECORD OF SURVEY, RECORDING NO. 19991116900001
R6) RECORD OF SURVEY, RECORDING NO. 20040310900004
R7) RECORD OF SURVEY, RECORDING NO. 20150130900004

RECORDS OF KING COUNTY RECORDER'S OFFICE

LEGEND

- FOUND SECTION QUARTER CORNER (AS SHOWN)
- FOUND CASED MONUMENT (AS SHOWN)
- FOUND REBAR & CAP (AS SHOWN)
- FOUND IRON PIPE (AS SHOWN)
- IRRIGATION CONTROL BOX
- WATER METER
- WATER VALVE
- SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- GAS METER
- GAS VALVE
- POWER VAULT
- POWER POLE
- POWER POLE W/LIGHT, TRANSFORMER & DROP
- POWER METER
- COMMUNICATION PEDESTAL
- MAIL BOX
- SPOT ELEVATION
- CEDAR TREE
- HOLLY TREE
- MAPLE TREE
- CONIFER TREE
- (D) DISTANCE PER DEED
- (R) DISTANCE OR ANGLE PER REFERENCE
- (C) DISTANCE AS CALCULATED
- WOOD FENCE
- OVERHEAD UTILITY LINE
- STORM DRAIN LINE
- SEWER LINE
- APPROXIMATE SIDE SEWER LINE PER GIS
- APPROXIMATE WATER LINE PER GIS



HORIZONTAL DATUM

NAD83(2011);NORTH ZONE; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAVD 88; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

CONTOUR INTERVAL=2 FEET.
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATION.
CONTOURS FOLLOW NATIONAL MAPPING STANDARDS, ONE-HALF CONTOUR INTERVAL.

SHT. 1 OF 1

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 18, T24N, R5E, W.M., KING COUNTY, WA

FOR: LNL BUILDS LLC

CITY OF MERCER ISLAND, KING COUNTY, WA

TOPOGRAPHIC SURVEY

DRAFTED: AG | CHECKED: EW
FIELD CREW: ES, SC | SCALE: 1"=20'
JOB NO.: LNLBU-240913 | DATE: 2/6/2025

4450 84TH AVE SE
MERCER ISLAND, WA 98040
TAX PARCEL NO. 7598100760

EVAN M WAHLSTROM, PROFESSIONAL LAND SURVEYOR, STATE OF WASHINGTON
2/6/2025

INFORMED LAND SURVEY
PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
admin@i-landsurvey.com
www.i-landsurvey.com
LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT