



**LEGEND**

- |  |   |  |                          |
|--|---|--|--------------------------|
|  | FOUND MONUMENT IN CASE                      |  | OHP - OVERHEAD POWER     |
|  | FOUND REBAR AS DESCRIBED                    |  | OHU - OVERHEAD UTILITIES |
|  | SET MAG NAIL AS DESCRIBED                   |  | OHE - HIGH VOLTAGE LINE  |
|  | POWER METER                                 |  | WOOD FENCE               |
|  | GAS METER                                   |  | CONCRETE WALL            |
|  | SIGN  |  | ROCKERY                  |
|  | UTILITY HANDHOLE                            |  | ASPHALT SURFACE          |
|  | ELECTRICAL PEDESTAL                         |  | CONCRETE SURFACE         |
|  | GAS VALVE                                   |  | FF - FINISH FLOOR        |
|  | UTILITY POLE                                |  | RH - RIDGE HEIGHT        |
|  | CATCH BASIN                                 |  | CE - CEDAR               |
|  | SANITARY SEWER MANHOLE                      |  | DF - DOUGLAS FIR         |
|  | WATER VALVE                                 |  | PI - PINE                |
|  | FIRE HYDRANT                                |  |                          |
|  | WATER METER                                 |  |                          |
|  | APPROXIMATE LOCATION SANITARY SEWER LINE    |  |                          |
|  | APPROXIMATE LOCATION STORM DRAIN LINE       |  |                          |
|  | APPROXIMATE LOCATION UNDERGROUND WATER LINE |  |                          |
|  | APPROXIMATE LOCATION UNDERGROUND GAS LINE   |  |                          |

**LEGAL DESCRIPTION**

THE WEST 70 FEET OF THE EAST 95 FEET OF THE SOUTH 110 FEET OF LOT 17, BLOCK 1, FRUITLAND ACRES ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 33, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**

ACCEPTED A BEARING OF S88°31'24"E FOR THE CENTERLINE OF SE 40TH STREET BASED ON FOUND MONUMENTS, RECORD OF SURVEY BY TERRANE, RECORDED UNDER RECORDING NO. 20250128900005, RECORDS OF KING COUNTY, WASHINGTON.

**PROJECT INFORMATION**

PROPERTY OWNER: DANNY TRAN  
 9756 SE 40TH STREET  
 MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 265550-0167

PROJECT ADDRESS: 9756 SE 40TH STREET  
 MERCER ISLAND, WA 98040

ZONING: R-8.4

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 7,700 S.F. (0.177 ACRES) AS SURVEYED

**GENERAL NOTES**

- 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.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 50 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MARCH 2025 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- 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.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

**VERTICAL DATUM & CONTOUR INTERVAL**

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM GPS OBSERVATION USING THE WSRN.

DATUM - 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 1/4, SE 1/4, SEC 7, TWP 24N, RNG 5E, W.M.

**Site Surveying, Inc.**

www.sitesurveying.com  
 21923 NE 11th Street Sammamish, WA 98074  
 Phone: 425.268.4412

DATE	REVISION	LOT/SLOPE	DRN	MTS
5/1/25				

**TOPOGRAPHIC SURVEY**

DANNY TRAN  
 9756 SE 40TH STREET  
 MERCER ISLAND, WA 98040

PROJECT NO. 25-088

DRAWN BY: MTS  
 CHECKED BY: TNW  
 DATE: 3/12/25

SHEET 1 OF 1