

**LEGEND**

	FOUND REBAR AS DESCRIBED		ROCKERY
	POWER METER		ASPHALT SURFACE
	GAS METER		CONCRETE SURFACE
	HVAC UNIT		GRAVEL SURFACE
	UTILITY POLE		
	GUY WIRE		
	SANITARY SEWER MANHOLE		
	WATER VALVE	FF	FINISH FLOOR
	FIRE HYDRANT	RH	RIDGE HEIGHT
	APPROXIMATE LOCATION SANITARY SEWER LINE	CE	CEDAR
	OHP	DF	DOUGLAS FIR
	OHU	DS	DECIDUOUS
	WOOD FENCE		
	CONCRETE WALL		

**LEGAL DESCRIPTION**

THE NORTH 90 FEET OF THE WEST 125 FEET OF TRACT 6 IN REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON.  
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**

ACCEPTED A BEARING OF N88°18'36"W FOR THE CENTERLINE OF SE 38TH STREET BASED ON FOUND MONUMENTS PER UNRECORDED BOUNDARY & TOPOGRAPHIC SURVEY ENCOMPASS ENGINEERING & SURVEYING, DATED JUNE 17, 2024, JOB NO. 18525.

**PROJECT INFORMATION**

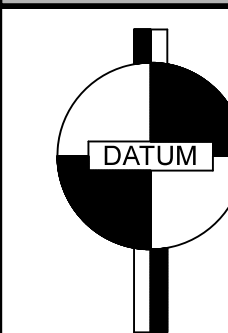
PROPERTY OWNER: MATTHEW & LINNEA AUGUSTINE  
3860 W MERCER WAY  
MERCER ISLAND, WA 98040  
TAX PARCEL NUMBER: 362350-0046  
PROJECT ADDRESS: 3860 W MERCER WAY  
MERCER ISLAND, WA 98040  
ZONING: R-15  
JURISDICTION: CITY OF MERCER ISLAND  
PARCEL ACREAGE: 11,250 S.F. (0.258 ACRES) AS SURVEYED

**GENERAL NOTES**

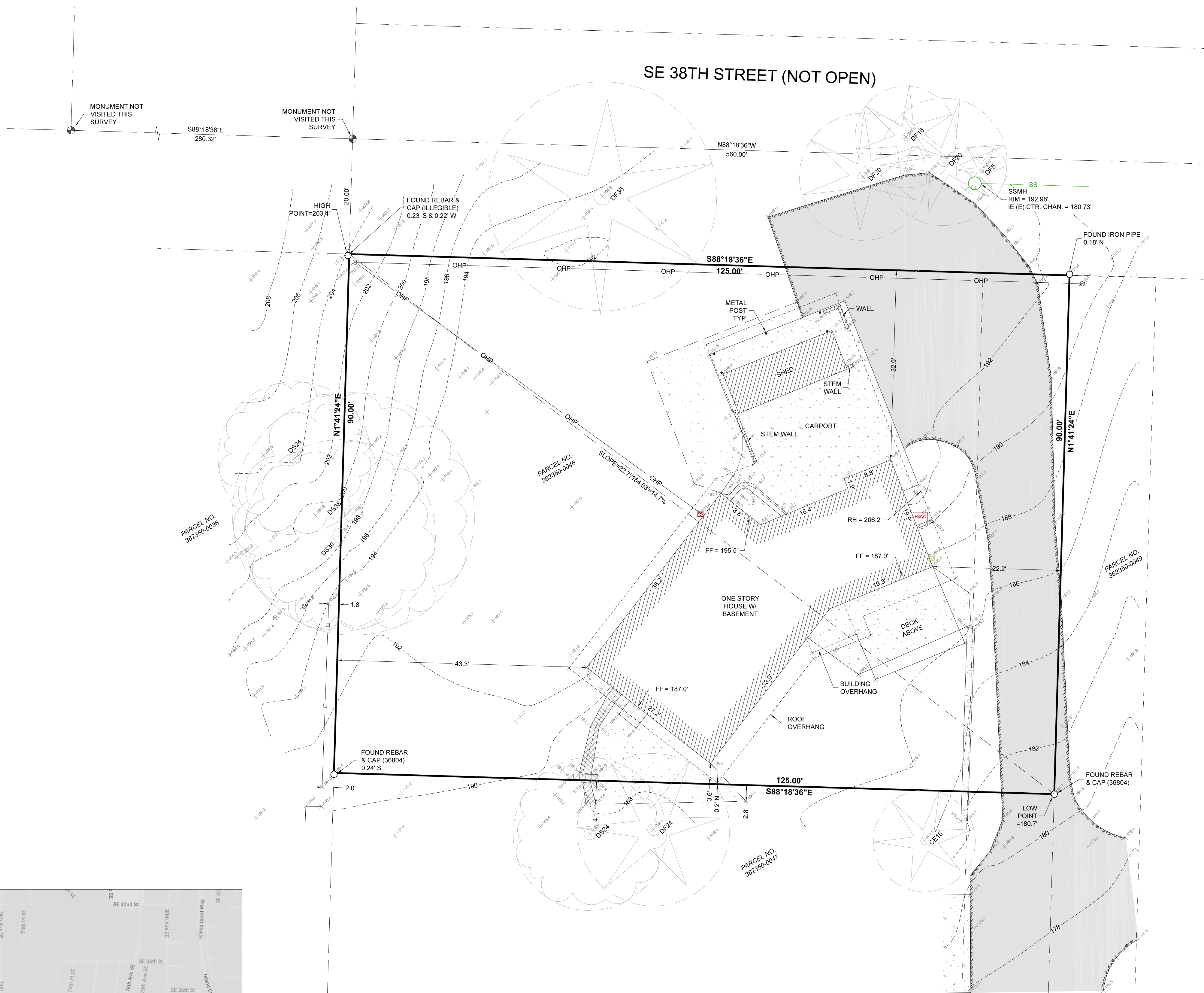
- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 50 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN 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 JANUARY 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.



VICINITY MAP  
NTS



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



DATE	REVISION	DRN

**TOPOGRAPHIC SURVEY**

MATTHEW & LINNEA AUGUSTINE  
3860 W MERCER WAY  
MERCER ISLAND, WA 98040

PROJECT NO. 24-730

DRAWN BY: MTS  
CHECKED BY: TNW  
DATE: 2/3/25  
SHEET 1 OF 1