

LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR AS DESCRIBED
- FOUND BRASS DISK
- ✕ SET MAG NAIL AS DESCRIBED
- ⊠ SET PROPERTY LINE STAKE
- SET 5/8" X 24" IRON ROD
- W/1" YELLOW PLASTIC CAP
- ⊠ POWER METER
- ⊠ GAS METER
- ⊠ UTILITY HANDHOLE
- ⊠ UTILITY POLE
- ⊠ CATCH BASIN
- ⊠ 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
- UGE— APPROXIMATE LOCATION UNDERGROUND POWER LINE
- OHU— OVERHEAD UTILITIES
- WOOD FENCE
- ▬— CONCRETE WALL
- ▨ TIMBER WALL
- ⊠ ROCKERY
- ▨ ASPHALT SURFACE
- ▨ CONCRETE SURFACE
- ▨ GRAVEL SURFACE
- ▨ BRICK SURFACE
- ▨ FLAGSTONE SURFACE
- CE CEDAR
- DS DECIDUOUS
- * INDICATES MULTI-TRUNK

LEGAL DESCRIPTION

LOT A, CITY OF MERCER ISLAND SHORT PLAT NUMBER MI-78-4-013, RECORDED UNDER RECORDING NUMBER 7808300689, IN KING COUNTY, WASHINGTON;
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

A BEARING OF N30°45'41"E BETWEEN FOUND MONUMENTS.

PROJECT INFORMATION

PROPERTY OWNER: SHELLY & GARY ODEGARD
8555 85TH AVENUE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 073610-0041

PROJECT ADDRESS: 8555 85TH AVENUE SE
MERCER ISLAND, WA 98040

ZONING: R-8.4

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 9.967 S.F. (0.229 ACRES) AS SURVEYED

GENERAL NOTES

- THIS SURVEY IS BASED ON TITLE COMMITMENT NO. 611333557 COMMITMENT SECOND BY FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC., DATED SEPTEMBER 7, 2023.
- 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.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2024 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.

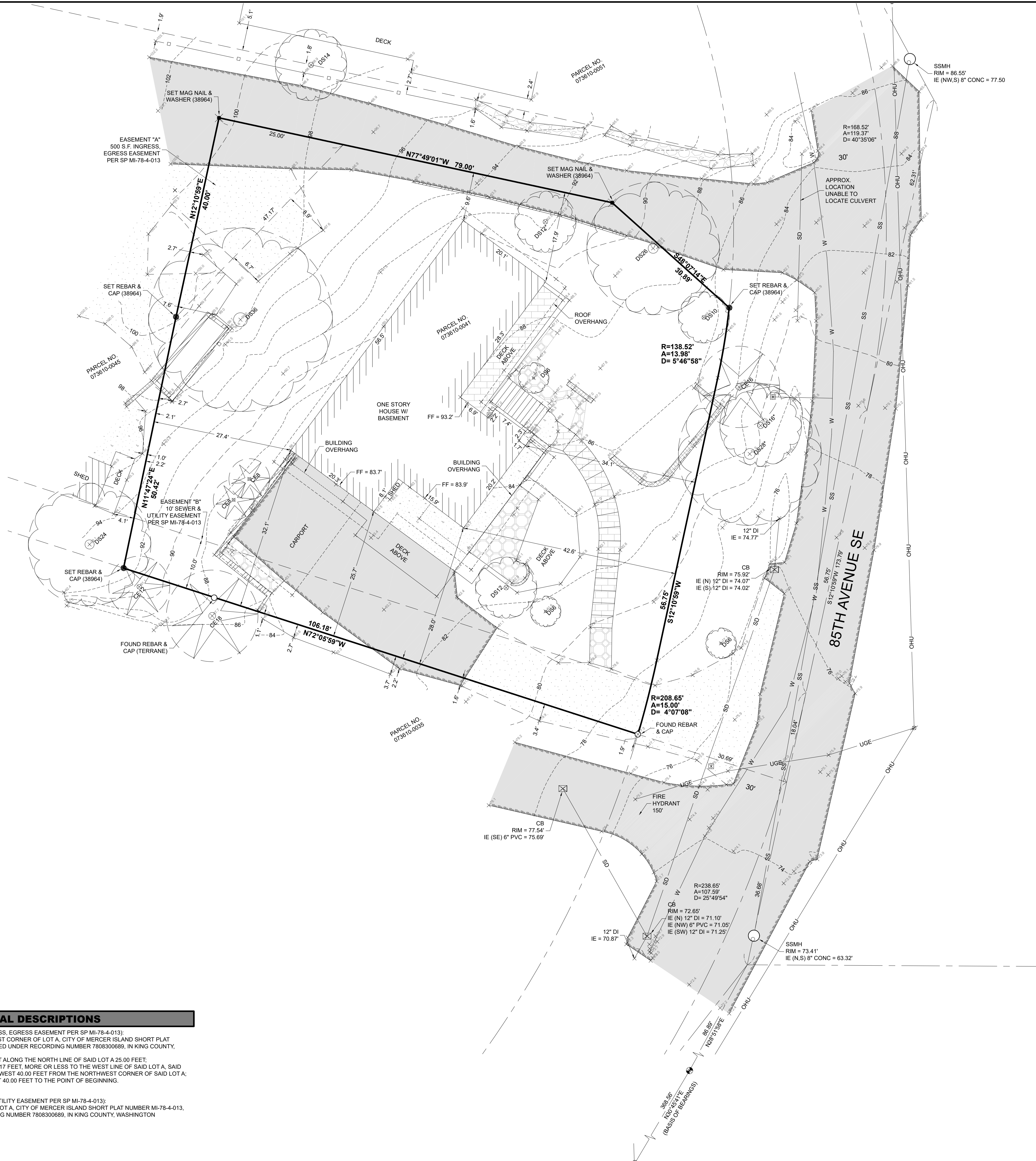
DATUM - NAVD 88

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

EASEMENT LEGAL DESCRIPTIONS

EASEMENT "A" (500 S.F. INGRESS, EGRESS EASEMENT PER SP MI-78-4-013); BEGINNING AT THE NORTHWEST CORNER OF LOT A, CITY OF MERCER ISLAND SHORT PLAT NUMBER MI-78-4-013, RECORDED UNDER RECORDING NUMBER 7808300689, IN KING COUNTY, WASHINGTON;
THENCE SOUTH 77°49'01" EAST ALONG THE NORTH LINE OF SAID LOT A 25.00 FEET;
THENCE SOUTHWESTERLY 47.17 FEET, MORE OR LESS TO THE WEST LINE OF SAID LOT A, SAID POINT BEING SOUTH 12°10'59" WEST 40.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT A;
THENCE NORTH 12°10'59" EAST 40.00 FEET TO THE POINT OF BEGINNING.

EASEMENT "B" (10' SEWER & UTILITY EASEMENT PER SP MI-78-4-013); THE SOUTHERLY 10 FEET OF LOT A, CITY OF MERCER ISLAND SHORT PLAT NUMBER MI-78-4-013, RECORDED UNDER RECORDING NUMBER 7808300689, IN KING COUNTY, WASHINGTON



SW 1/4, NW 1/4, SEC 31, TWP 24N, RNG 5E, W.M.



TOPOGRAPHIC SURVEY

ENGI ATTIA & NABIL ISKANDER
8555 85TH AVENUE SE
MERCER ISLAND, WA 98040

PROJECT NO. 23-685

DRAWN BY: MTS
CHECKED BY: TNW
DATE: 1/22/2024

SHEET 1 OF 1

