

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

LOT 12, MERCER VISTA NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75 OF PLATS, PAGE 50, IN KING COUNTY, WASHINGTON.

## BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 89°40'17" W BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF SE 63RD ST, PER REFERENCE NO. 1.

## REFERENCES

- MERCER VISTA NO. 2, VOL. 075 OF PLATS, PG. 050, RECORDS OF KING COUNTY, WASHINGTON.
- RECORD OF SURVEY, VOL. 328, PG. 237, RECORDS OF KING COUNTY, WASHINGTON.

## VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

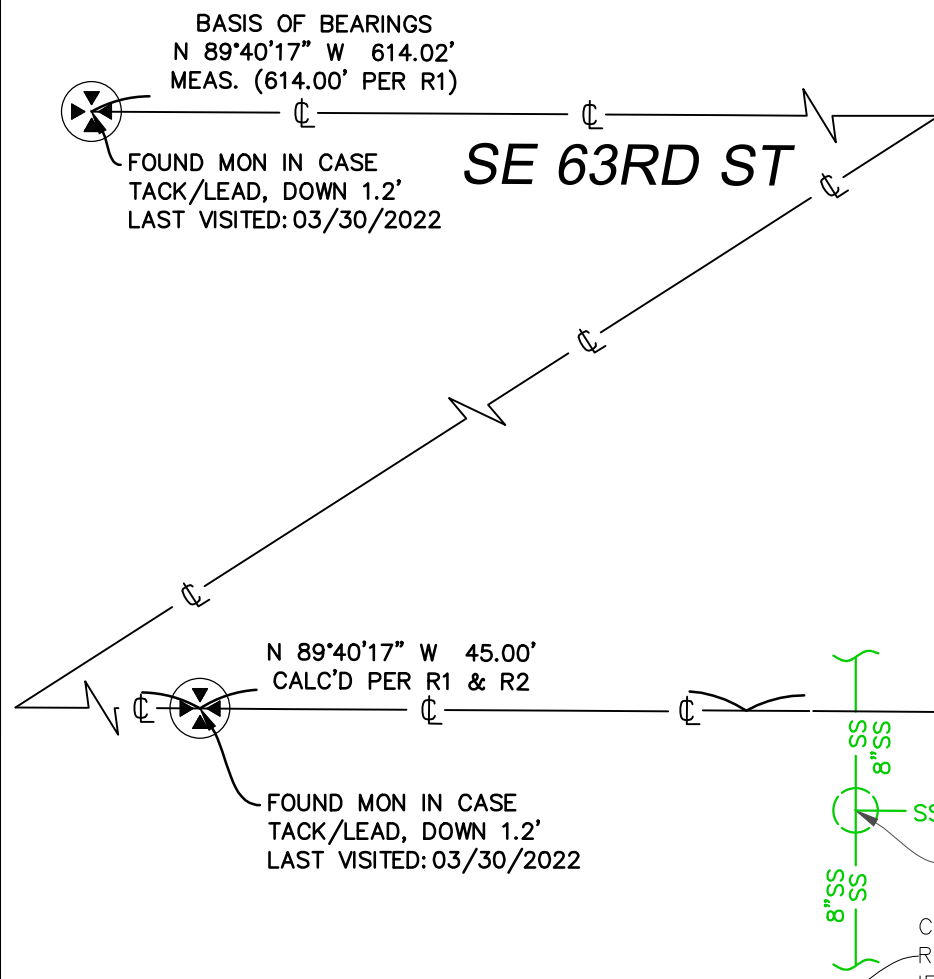
SITE TEMP. BENCHMARK  
DESCRIPTION: PK NAIL W/ RED WASHER  
LOCATION: 38.0'N & 1.6'W OF THE NE PROP COR  
ELEVATION: 310.05'

## SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES. TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
- SUBJECT PROPERTY TAX PARCEL NO. 5454300120
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 12,341 S.F. (0.28 ACRES)
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY'S "COMMITMENT", COMMITMENT NO. 4209-4182699, DATED AUGUST 22, 2024. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "COMMITMENT". TERRANE, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

## LEGEND

	BENCHMARK		SEWER LINE
	CENTERLINE ROW		FIRE HYDRANT
	FENCE LINE (WOOD)		WATER METER
	MONUMENT (IN CASE, FOUND)		WATER LINE
	MONUMENT (SURFACE, FOUND)		BLDG BUILDING
	PROPERTY LINE (SUBJECT)		C.C. CENTER CHANNEL
	REBAR & CAP (SET)		CALC'D CALCULATED
	REBAR AS NOTED (FOUND)		CB CATCH BASIN
	RETAINING WALL		CO CLEANOUT
	RIGHT-OF-WAY LINES		COL COLUMN
	MAILBOX (RESIDENTIAL)		CONC CONCRETE
	BUILDING		COR CORNER
	SIGN (AS NOTED)		DEC DECIDUOUS
	TREE (AS NOTED)		ELEV ELEVATION
	ASPHALT SURFACE		EVG EVERGREEN
	BRICK SURFACE		FF FINISH FLOOR
	CONCRETE SURFACE		G GAS
	PAVER SURFACE		LS# LAND SURVEYOR NUMBER
	ROCKERY		MEAS MEASURED
	GAS METER		MON MONUMENT
	GAS LINE		OHP OVERHEAD POWER
	POWER METER		PROP PROPERTY
	POWER POLE		(R) RECORD DATA
	POWER POLE W/ LIGHT		(RS) RECORD OF SURVEY
	POWER (OVERHEAD)		ROW RIGHT OF WAY
	INLET (TYPE 1)		SQ FT SQUARE FEET
	STORM DRAIN LINE		SS SANITARY SEWER MANHOLE
	CLEANOUT		SSS SANITARY SIDE SEWER
	SEWER MANHOLE		SF SQUARE FEET

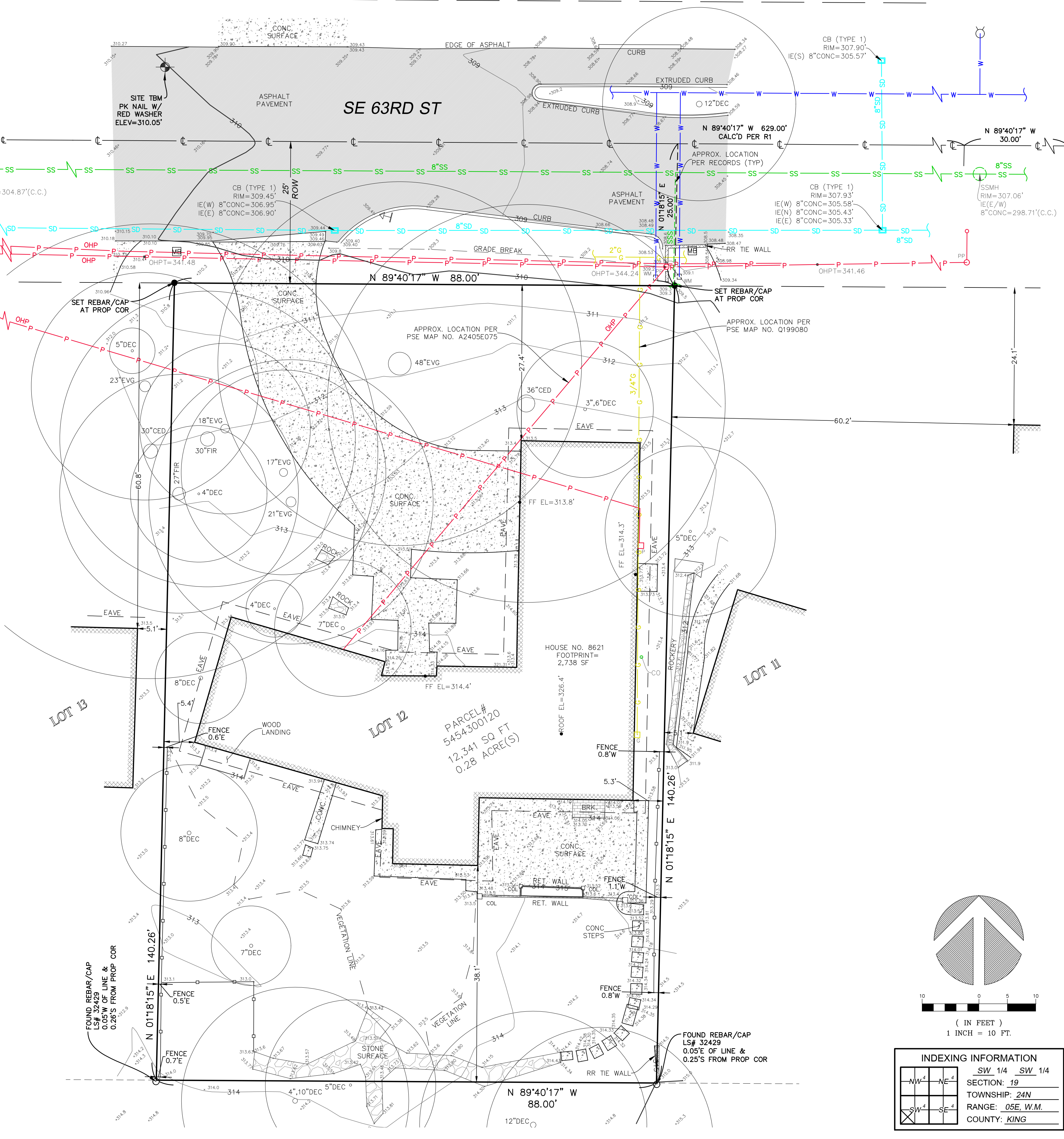
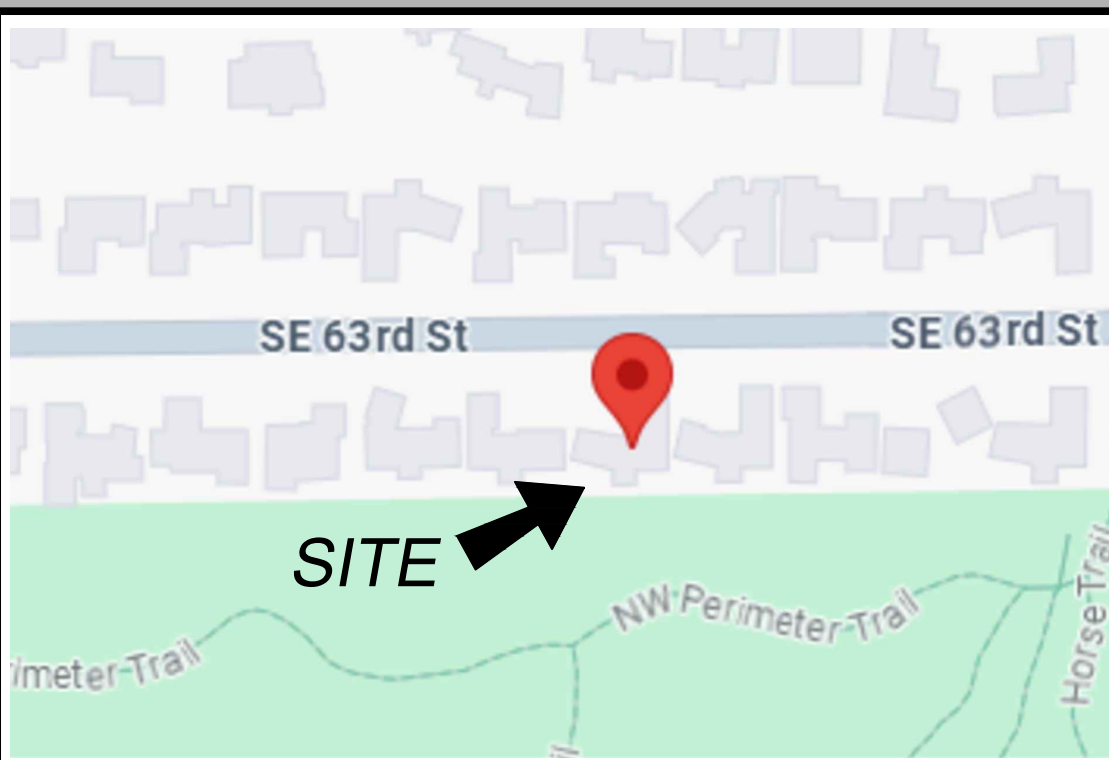


**STEEP SLOPE/BUFFER DISCLAIMER:**  
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

## SCHEDULE B ITEMS

- FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF MERCER ISLAND AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7712060812.  
"NOT A SURVEY MATTER"
- THE EFFECT OF A DOCUMENT ENTITLED "QUITCLAIM DEED", RECORDED AUGUST 15, 1997 AS 9708150109 OF OFFICIAL RECORDS.  
"NOT A SURVEY MATTER"
- RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF:  
RESERVED: MINERALS  
RESERVED BY: TALBOT CYRUS WALKER AND MARY K. WALKER, HUSBAND AND WIFE  
RECORDED: MAY 06, 1942  
RECORDING INFORMATION: 3238573  
WE NOTE NO EXAMINATION HAS BEEN MADE REGARDING THE TRANSFER OR TAXATION OF THE RESERVED RIGHTS.  
"BLANKET IN NATURE"
- ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF MERCER VISTA NO. 2 RECORDED IN VOLUME 75 OF PLATS, PAGE(S) 50.  
"BLANKET IN NATURE"

## VICINITY MAP



( IN FEET )  
1 INCH = 10 FT.

**INDEXING INFORMATION**

SW	1/4	SW	1/4
SECTION:	19	TOWNSHIP:	24N
RANGE:	05E, W.M.	COUNTY:	KING

**TERRANE**

11235 SE 6th St, Suite 130  
Bellevue, WA 98004  
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER: 242248  
DATE: 12/17/24  
DRAFTED BY: JBA  
CHECKED BY: JMP  
SCALE: 1" = 10'  
REVISION HISTORY

SHEET NUMBER  
1 OF 1

TOPOGRAPHIC & BOUNDARY SURVEY  
PARCEL NO. 5454300120  
FURE-SLOCUM RESIDENCE  
8621 SOUTHEAST 63RD STREET  
MERCER ISLAND, WA 98040

We are the measure | terrane.net