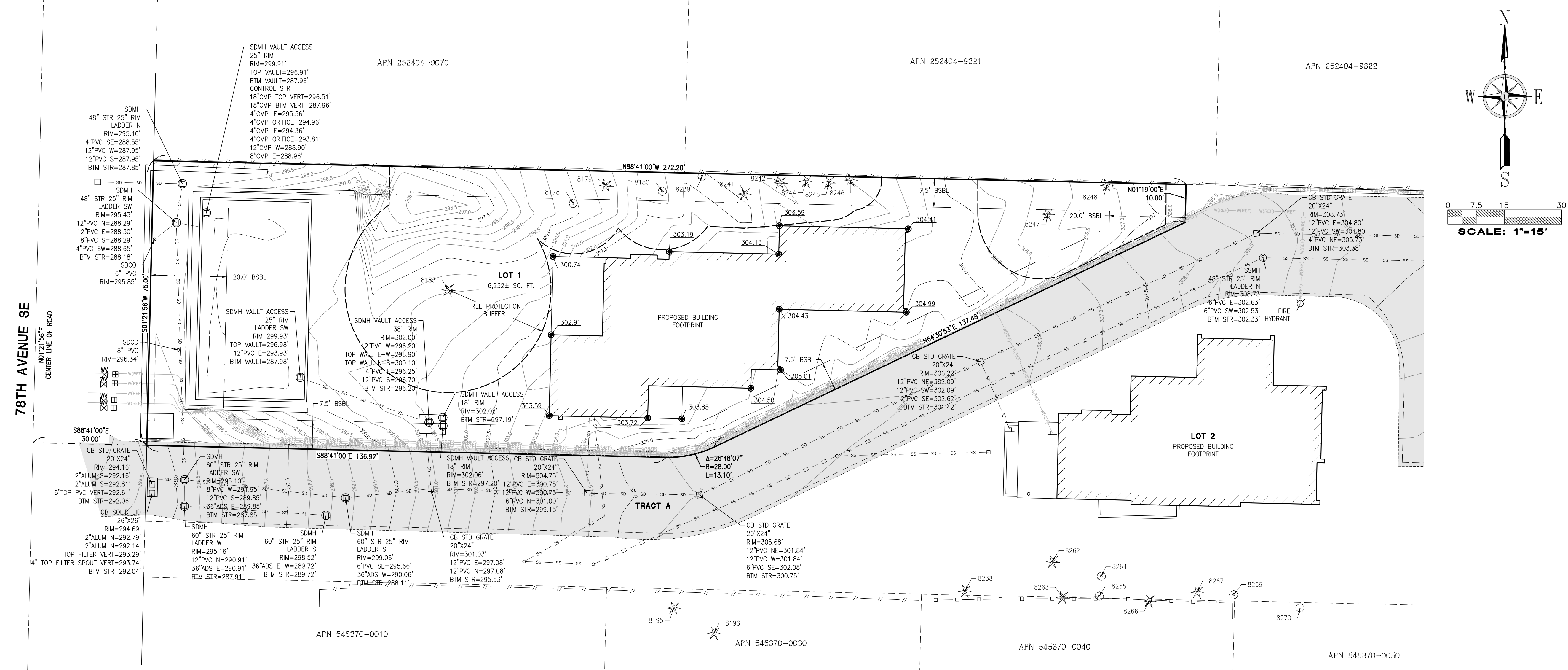


BOUNDARY AND TOPOGRAPHIC SURVEY



No.	Date	By	Chd.	Appr.	Revision

Title:
BOUNDARY AND TOPOGRAPHIC SURVEY
 PTN OF THE NW1/4, OF THE SE1/4 OF SEC. 25,
 TWP. 24 N., RGE. 04 EAST, W. M.
 CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

For:
SAINTFIELD2, LLC
 P.O. BOX 791
 MERCER ISLAND, WA 98040

LEGAL DESCRIPTION:
 LOT 1, CITY OF MERCER ISLAND SHORT PLAT NO. SUB23-01, RECORDED UNDER KING COUNTY RECORDING NUMBER 20251203900005, RECORDS OF KING COUNTY, WASHINGTON.

SPECIAL EXCEPTIONS:
 1. EASEMENT(S) FOR THE PURPOSE(S) RIGHT OF WAY AT ALL TIMES AND PURPOSES AND FOR UTILITY PURPOSES, SEWER MAINS, WATER MAINS AND ELECTRIC CONDUITS OF ALL FORMS RECORDING NO.: 4038080, 4038079, 4225140, 4244487, 4244488 (SHOWN HEREON)
 2. COVENANTS, CONDITIONS, RESTRICTIONS, AS SET FORTH ON SURVEY: RECORDING NO: 2003052290008
 3. COVENANTS, CONDITIONS, RESTRICTIONS, AS SET FORTH ON SURVEY: RECORDING NO: 20040308900011
 4. RECOGNITION OF LEGAL BOUNDARIES, AND THE TERMS AND CONDITIONS THEREOF: RECORDING NO.: 20040819002565
 5. PSE EASEMENT RECORDING NO.: 20250320000484 (EASEMENT 1 SHOWN HEREON, EASEMENT 2 AND 3 ARE BLANKET IN NATURE)
 6.-9. (GENERAL AND FINANCIAL IN NATURE)

BASIS NAD83(2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK(WSRN)
 BASIS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
 LATITUDE: 147.537622272
 LONGITUDE: W122.233775887
 HEIGHT: 215.24'
 PROJECT COMBINED SCALE: 1.0000170886

BASIS OF BEARINGS
 N01°21'56"E BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF 78TH AVENUE SE

VERTICAL DATUM NAVD88
 BASED ON PROJECT CONTROL PROVIDED BY CORE DESIGN FOR THE DESIGN SURVEY FOR THE SEARS SHORT PLAT NO. SUB23-001

REFERENCE SURVEYS
 R1) PLAT OF CAYSON FIELDS VOL. 295, PG. 64-71
 R2) PLAT OF MERCER TERRACE NO. 2 VOL. 77, PG. 79
 R3) RECORD OF SURVEY RECORDING NUMBER 20040308900011
 R4) SAINTFIELD2 SHORT PLAT RECORDING NUMBER 20251203900005

NOTES
 1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.
 2. UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS AND OTHER REFERENCE INFORMATION. NO UTILITY LOCATE SERVICES WERE ENLISTED AS PART OF THIS SURVEY.
 3. FIELD SURVEY WAS COMPLETED IN OCTOBER 2025 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.
 4. THIS SURVEY IS A RETRACEMENT OF THE DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.
 5. CONTOUR INTERVAL IS ACCURATE WITHIN 0.5'

FIELD TRAVERSE AND RELATIVE ACCURACY
 A FIELD TRAVERSE USING A TRIMBLE S7 & SX10 ROBOTIC TOTAL STATION AND DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R12 NETWORK RTK GPS ROVER, WAS PERFORMED. ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

DURING THE ABOVE FIELD TRAVERSE MULTIPLE OBSERVATIONS WERE TAKEN ON MONUMENTS AND SURVEY FIELD CONTROL POINTS. SAID MULTIPLE OBSERVATIONS WERE THEN COLLECTED INTO TRIMBLE BUSINESS CENTER OFFICE SOFTWARE AND A LEAST SQUARES NETWORK ADJUSTMENT WAS PERFORMED WHERE RELATIVE ACCURACY PRINCIPLES AS SET FORTH IN WAC 332-130-080 WERE ADHERED TO AND RELATIVE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-085 WERE ACHIEVED

LEGEND
 (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

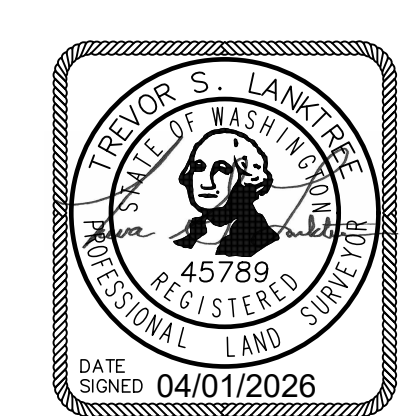
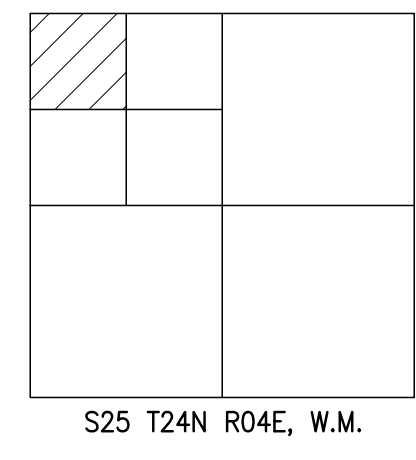
	SURVEY MONUMENT (AS NOTED)		BARBED WIRE FENCE
	SECTION CORNER (AS NOTED)		CHAIN LINK FENCE
	FOUND REBAR/CAP (LS#45789)		WOOD FENCE
	SET 2"x2" HUB/TACK LINE STAKE		HOGWIRE FENCE
	MAG/WASHER OR LEAD/TACK (AS NOTED)		SILT FENCE
	BENCHMARK		METAL/IRON FENCE
	LUMINAIRE (LUM.)		GUARD RAIL/CABLE FENCE
	YARD LIGHT		WATER LINE
	ORNAMENTAL LIGHT		GAS LINE
	TRAFFIC SIGNAL LIGHTS		STEAM LINE
	PEDESTRIAN SIGNAL		TELEPHONE LINE (OH) OR (UG)
	POWER METER (PM)		POWER LINE (OH) OR (UG)
	POWER POLE (PP)		STORM LINE
	TELEPHONE POLE (TP)		SEWER LINE
	JUNCTION BOX (AS NOTED)		ROCKERY
	TELEPHONE MANHOLE (TM)		KEYSTONE WALL
	TELEPHONE RISER (TR)		DECIDUOUS TREE
	CATCH BASIN (CB)		TREE DRIPLINE
	STORM MANHOLE (SDMH)		CONCRETE
	STORM CLEANOUT (SDCO)		GRAVEL/SAND (AS NOTED)
	ROOF DRAIN (RD)		ASPHALT
	SANITARY SEWER MANHOLE (SSMH)		SOIL
	SANITARY CLEANOUT (SSCO)		BRICK PAVERS
	GAS METER (GM)		STONE PAVERS
	GAS VALVE (GV)		BUILDING LINE
	WATER VALVE (WV)		
	FAUCET		
	FIRE HYDRANT(FH) / CONNECTION(FDC)		
	POST INDICATOR VALVE (PIV)		
	WATER MANHOLE		
	WATER METER (WM)		
	BLOW-OFF / AIRVAC		
	WELL		
	SIGN		
	IRRIGATION VALVE (IV)		
	DIRECTIONAL ARROW		
	HANDICAP		
	MAILBOX (MB)		

SURVEYOR'S CERTIFICATE:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.

I HEREBY ATTEST THAT THE CONTOURS SHOWN HERE ON ARE ACCURATE TO WITHIN 6-INCHES (0.5') VERTICALLY, AND HORIZONTALLY FROM THE ACTUAL ELEVATIONS OF THIS SITE ON THE DATE OF FIELD SURVEY.

Trevor S. Lanktree
 TREVOR S. LANKTREE P.L.S.
 WASHINGTON REGISTRATION NO. 45789

DATE SIGNED 04/01/2026
 DATE 04/01/2026



Scale: Horizontal 1"=15' Vertical 1"=15'

Drawn: [initials] Checked: [initials] Approved: [initials] Date: 04/01/26

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 25510 74TH AVENUE SOUTH KENT, WA 98032
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