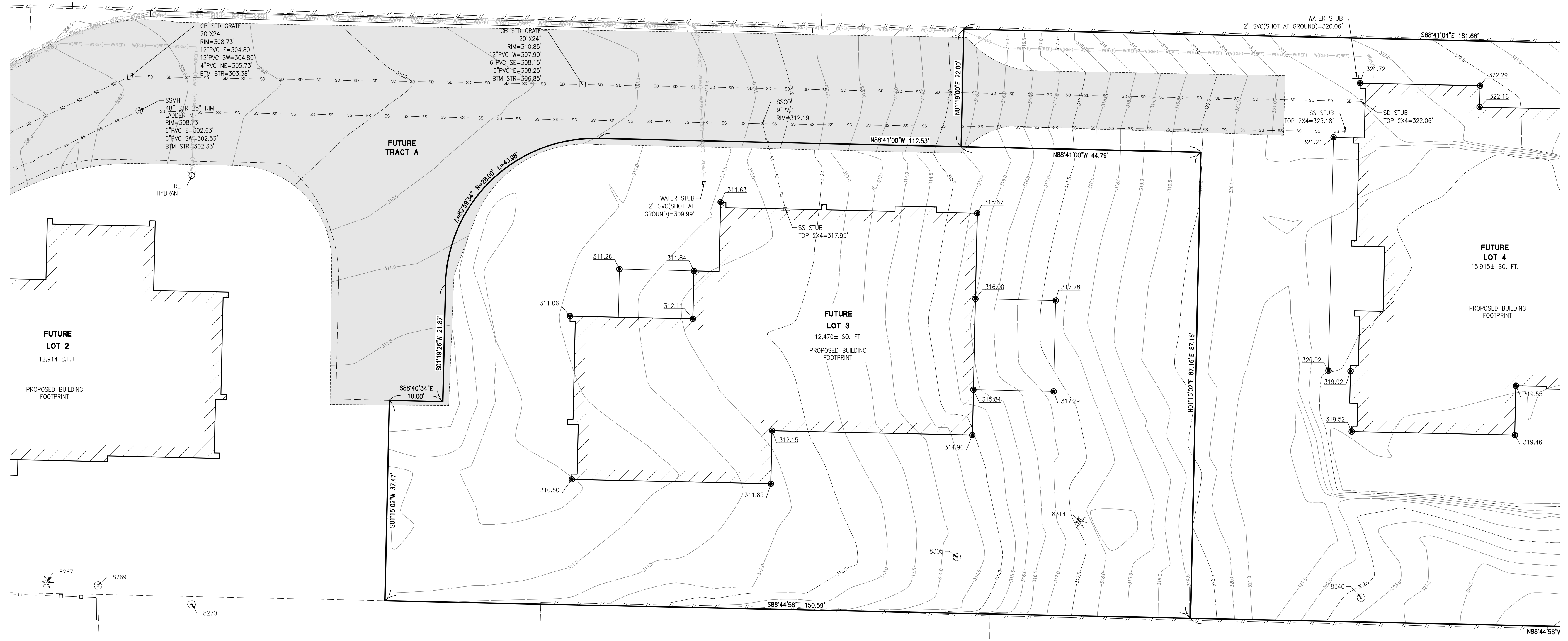


# BOUNDARY AND TOPOGRAPHIC SURVEY



**LEGAL DESCRIPTION:**

**FUTURE LOT 3 SAINTFIELD2 SHORT PLAT:**  
 THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 769.98 FEET THEREOF; AND EXCEPT THE SOUTH 450 FEET THEREOF; AND EXCEPT THE WEST 30 FEET THEREOF; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 88°44'58" EAST, 341.01 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 88°44'58" EAST, 150.59 FEET ALONG SAID SOUTH LINE;  
 THENCE NORTH 01°15'02" EAST, 87.16 FEET;  
 THENCE NORTH 88°41'00" WEST, 112.53 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'34", AND AN ARC LENGTH OF 43.98 FEET;  
 THENCE SOUTH 01°19'26" WEST, 21.87 FEET;  
 THENCE NORTH 88°40'34" WEST, 10.00 FEET;  
 THENCE SOUTH 01°15'02" WEST, 37.47 FEET TO SAID SOUTH LINE AND THE TRUE POINT OF BEGINNING.

**SPECIAL EXCEPTIONS:**

- 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)
- COVENANTS, CONDITIONS, RESTRICTIONS, AS SET FORTH ON SURVEY: RECORDING NO: 20030522900008
- COVENANTS, CONDITIONS, RESTRICTIONS, AS SET FORTH ON SURVEY: RECORDING NO: 20040308900011
- RECOGNITION OF LEGAL BOUNDARIES, AND THE TERMS AND CONDITIONS THEREOF: RECORDING NO.: 20040819002565
- 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: N47.537622272  
 LONGITUDE: W122.233775587  
 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

**NOTES**

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

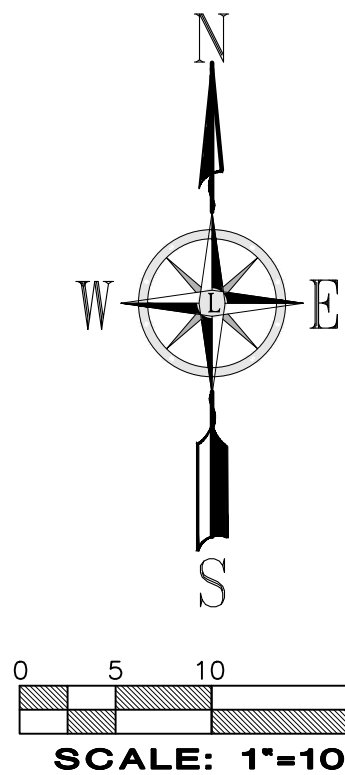
DURING THE ABOVE FIELD TRAVERSE MULTIPLE OBSERVATIONS WERE TAKEN ON MONUMENTS AND SURVEY FIELD CONTROL POINTS. SAID MULTIPLE OBSERVATIONS WERE THEN COLLECTED INTO TRIMBLE BUSINESS CENTER OFFICE SOFTWARE AND A LEAST SQUARES NETWORK ADJUSTMENT WAS PERFORMED WHERE RELATIVE ACCURACY PRINCIPLES AS SET FORTH 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)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (LS#45789)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"x2" HUB/TACK LINE STAKE
- MAG/WASHER OR LEAD/TACK (AS NOTED)
- BENCHMARK
- LUMINAIRE (LUM.)
- YARD LIGHT
- ORNAMENTAL LIGHT
- TRAFFIC SIGNAL LIGHTS
- PEDESTRIAN SIGNAL
- POWER METER (PM)
- POWER POLE (PP)
- TELEPHONE POLE (TP)
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE (TM)
- TELEPHONE RISER (TR)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- STORM CLEANOUT (SDCO)
- ROOF DRAIN (RD)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY CLEANOUT (SSCO)
- GAS METER (GM)
- GAS VALVE (GV)
- 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)

- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- HOGWIRE FENCE
- SILT FENCE
- METAL/IRON FENCE
- GUARD RAIL/CABLE FENCE
- WATER LINE
- GAS LINE
- STEAM LINE
- TELEPHONE LINE (OH) OR (UG)
- POWER LINE (OH) OR (UG)
- STORM LINE
- SEWER LINE
- ROCKERY
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIPLINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- SOIL
- BRICK PAVERS
- STONE PAVERS
- BUILDING LINE



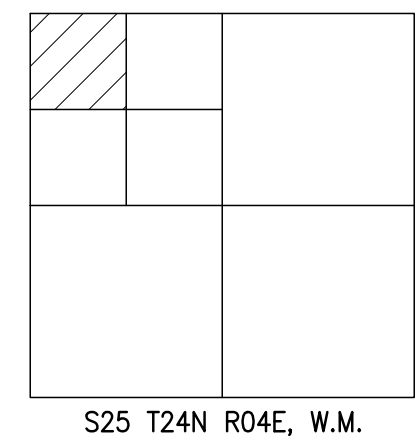
**SURVEYOR'S CERTIFICATE:**

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

10/31/2025  
 DATE



Revision  
 No. Date By Ckd. / Appr.  
**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

Scale:  
 Horizontal 1"=10'  
 Vertical 1"=10'  
 Drawn: [initials]  
 Checked: [initials]  
 Approved: [initials]  
 Date: 10/31/25

**LANKTREE LAND SURVEYING, INC.**  
 25510 74TH AVENUE SOUTH KENT, WA 98032  
 PHONE: (253) 653-6423  
 FAX: (253) 793-1616  
 WWW.LANKTREELANDSURVEYING.COM

Job Number: **6497**  
 Sheet: **1** of **1**