

BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
SECTION 12, TOWNSHIP 24 NORTH, RANGE 04 EAST, W.M.,
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 2, 3, 4 AND 5 IN BLOCK 6 OF MCGILVRA'S ISLAND ADDITION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, ON PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE WEST 110 FEET OF THE SOUTH 62.33 FEET OF LOT 2;
TOGETHER WITH:
THE WEST 110 FEET OF THE NORTH 14.03 FEET OF LOT 3;
TOGETHER WITH:
THE EAST 7.10 FEET OF THE WEST 110.00 FEET OF SAID LOT 3,
EXCEPT THE NORTH 14.03 FEET OF SAID LOT 3;
TOGETHER WITH:
THE EAST 7.10 FEET OF THE WEST 110.00 FEET OF THE NORTH 47.10 FEET OF LOT 4;
TOGETHER WITH:
THE SOUTH 7.10 FEET OF THE NORTH 47.10 FEET OF THE WEST 150.00 FEET OF SAID LOT 4,
EXCEPT THE WEST 110.00 FEET OF SAID LOT 4;
TOGETHER WITH:
THE EAST 7.10 FEET OF THE WEST 150.00 FEET OF SAID LOT 4,
EXCEPT THE NORTH 47.10 FEET OF SAID LOT 4;
TOGETHER WITH:
THE EAST 7.10 FEET OF THE WEST 150.00 FEET OF LOT 5;
OF SAID MCGILVRA'S ISLAND ADDITION.

(ALSO KNOWN AS LOT 1 OF CITY OF MERCER ISLAND LOT LINE REVISION SUB23-006, RECORDED UNDER RECORDING NUMBER 20241203900001

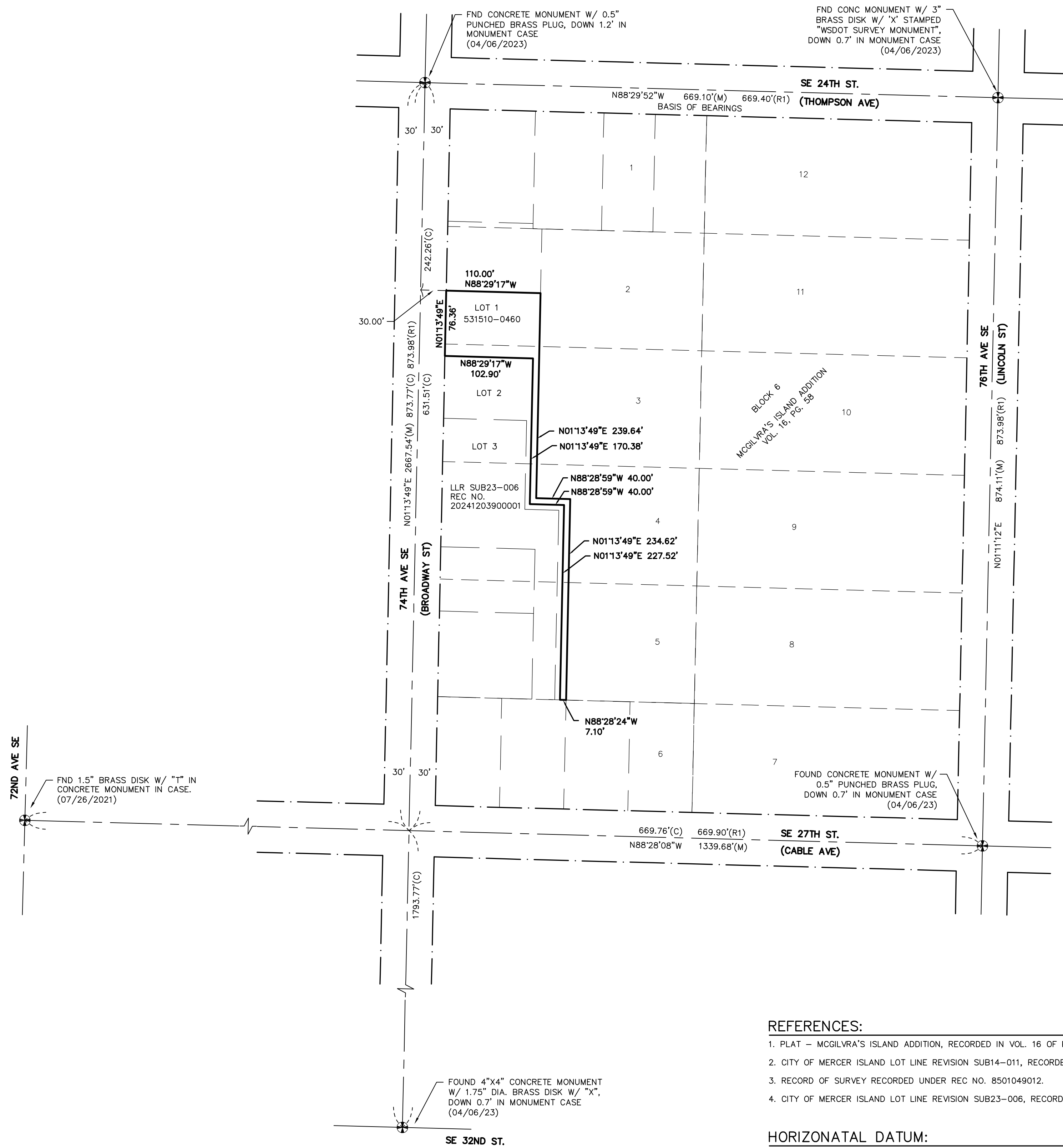
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE RESTRICTIONS

1. EASEMENT GRANTED TO MERCER ISLAND SEWER DISTRICT FOR A SEWER PIPELINE, RECORDING NO. 4655731. AFFECTS PORTION OF PARCEL A AND OTHER PROPERTY. SHOWN HEREON.
2. 4-FOOT WIDE EASEMENT FOR SIDE SEWER - RECORDING NO. 4995706. LOCATION SHOWN IS APPROXIMATE. EASEMENT IS OVER PIPE AS CONSTRUCTED. AFFECTS PORTION OF PARCEL B AND OTHER PROPERTY. SHOWN HEREON.
3. 7-FOOT WIDE EASEMENT FOR UTILITIES INCLUDING POWER, LIGHT, GAS, WATER SEWER AND TELEPHONE, RECORDING NO. 5601958. AFFECTS NORTHERLY PORTION OF PARCEL A. SHOWN HEREON.
4. ITEM DELETED FROM TITLE REPORT.
5. ITEM DELETED FROM TITLE REPORT.
6. ITEM DELETED FROM TITLE REPORT.
7. HOLD HARMLESS AGREEMENT, RECORDING NO. 20160120000200. NOT SURVEY RELATED.
8. COVENANTS, CONDITIONS AND RESTRICTIONS, IF ANY, AS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON LOT LINE REVISION NO. SUB14-011, RECORDING NO. 20150528900006.
9. TIEBACK AND SHORING EASEMENT, RECORDING NO. 20170530001254. AFFECTS EASTERLY PORTION OF PARCELS A AND B. NO DEFINITE LOCATION DESCRIBED. MAY HAVE SELF TERMINATED.
10. EASEMENT FOR SEWER LINE, RECORDING NO. 20170530001263. SHOWN HEREON.
11. HOLD HARMLESS AGREEMENT, RECORDING NO. 20170710000863. NOT SURVEY RELATED.
12. RESTAURANT AGREEMENT, RECORDING NO. 20171113001170. NOT SURVEY RELATED.
- 13-16. RELATED TO TAXES AND ASSESSMENTS. NOT SURVEY RELATED.
17. NOTES THE ENCROACHMENT OF A "TRASH CORRAL" ON THE NORTH PORTION OF PARCEL B.

SURVEYOR'S NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JANUARY 16, 2025. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN 2023, 2024 AND 2025 UNLESS NOTED OTHERWISE.
3. PROPERTY AREA = 11,508± SQUARE FEET (0.2642± ACRES).
4. ALL DISTANCES ARE IN U.S. SURVEY FEET.
5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS SURVEY. A TRIMBLE S7 ONE SECOND COMBINED ELECTRONIC TOTAL STATION AND A TRIMBLE R12I GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) RECEIVER WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. RTK GNSS OBSERVATIONS WERE MADE ON 04/06/2023 UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN). THE COMBINED GRID TO GROUND SCALE FACTOR USED IS 0.999980520.
7. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
8. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY.
9. THIS SURVEY WAS PERFORMED IN SUPPORT OF ENGINEERING DESIGN.
10. ALL TITLE RESTRICTIONS APPLY TO LOTS 1, 2 AND 3 OF CITY OF MERCER ISLAND LOT LINE REVISION SUB23-006, RECORDED UNDER RECORDING NUMBER 20241203900001.



REFERENCES:

1. PLAT - MCGILVRA'S ISLAND ADDITION, RECORDED IN VOL. 16 OF PLATS, PAGE 58.
2. CITY OF MERCER ISLAND LOT LINE REVISION SUB14-011, RECORDED UNDER REC NO. 20150528900006.
3. RECORD OF SURVEY RECORDED UNDER REC NO. 8501049012.
4. CITY OF MERCER ISLAND LOT LINE REVISION SUB23-006, RECORDED UNDER REC NO. 20241203900001.

HORIZONTAL DATUM:

WASHINGTON PLANE COORDINATE SYSTEM, NORTH ZONE. NAD83-2011 EPOCH 2010.00 (SEE SURVEY NOTE 6)

VERTICAL DATUM:

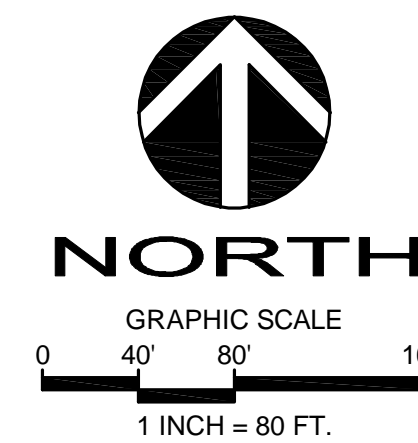
NAVD 88 PER GNSS OBSERVATION (SEE SURVEY NOTE 6)

BENCHMARK:

3.5" DIA. CONCRETE MONUMENT WITH 1/2" BRASS PLUG AND PUNCH IN MONUMENT CASE AT THE INTERSECTION OF SE 24TH ST. AND 74TH AVE. SE. BENCHMARK IS TOP OF CONCRETE MONUMENT. ELEVATION = 155.20'

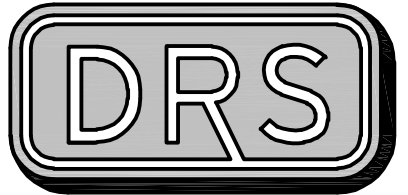
LEGEND:

- ⊕ FOUND MONUMENT AS NOTED
- (M) MEASURED
- (C) CALCULATED
- (R1) REFERENCE



BASIS OF BEARINGS:

N88°29'52"W BETWEEN THE MONUMENTS FOUND IN PLACE ALONG SE 24TH ST.



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS

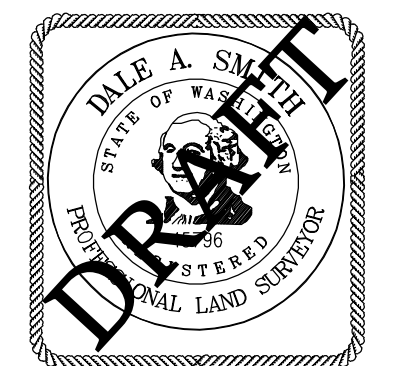
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

74TH AVE SE

74TH AVE SE
TAX PARCEL 531510-0460

LNL BUILDS, LLC

317 - 4TH STREET
KIRKLAND, WA 98033



APR

REVISION

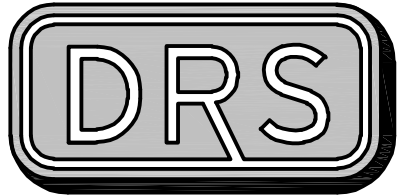
DATE

PROJECT SURVEYOR: DAS
DRAFTED BY: DJC/DAS
FIELD BOOK: 199
DATE: 03/25/25
PROJECT NO.: 23001

SHEET: 1 OF 2

BOUNDARY AND TOPOGRAPHIC SURVEY

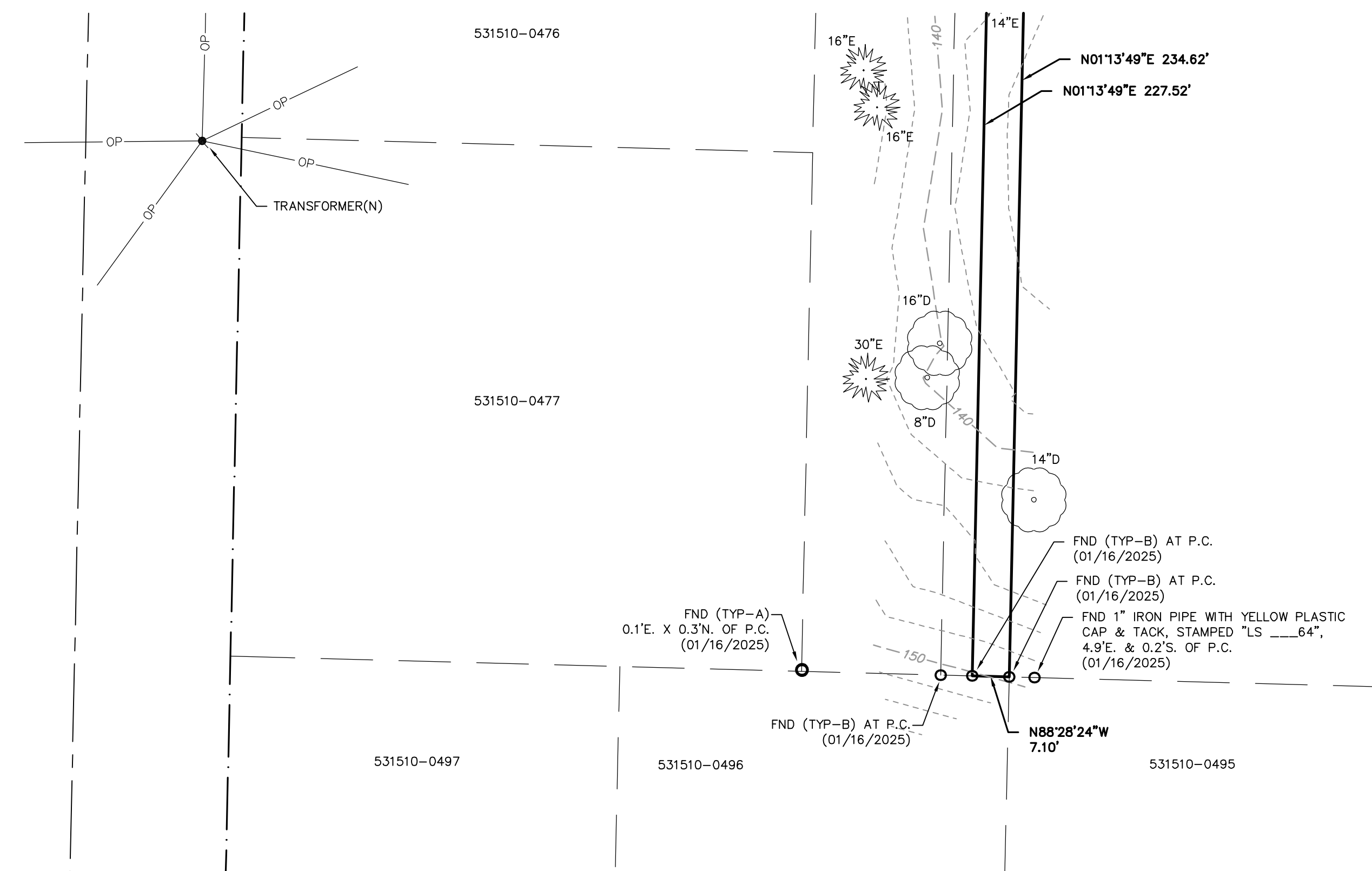
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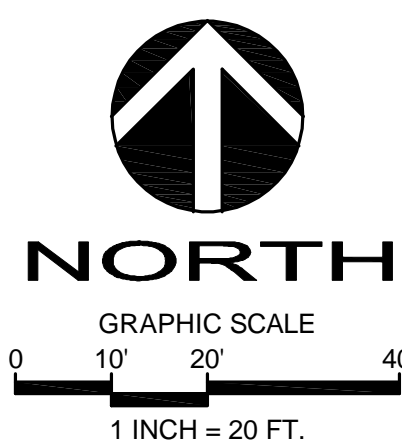
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

FOR CONTINUATION SEE LOWER LEFT



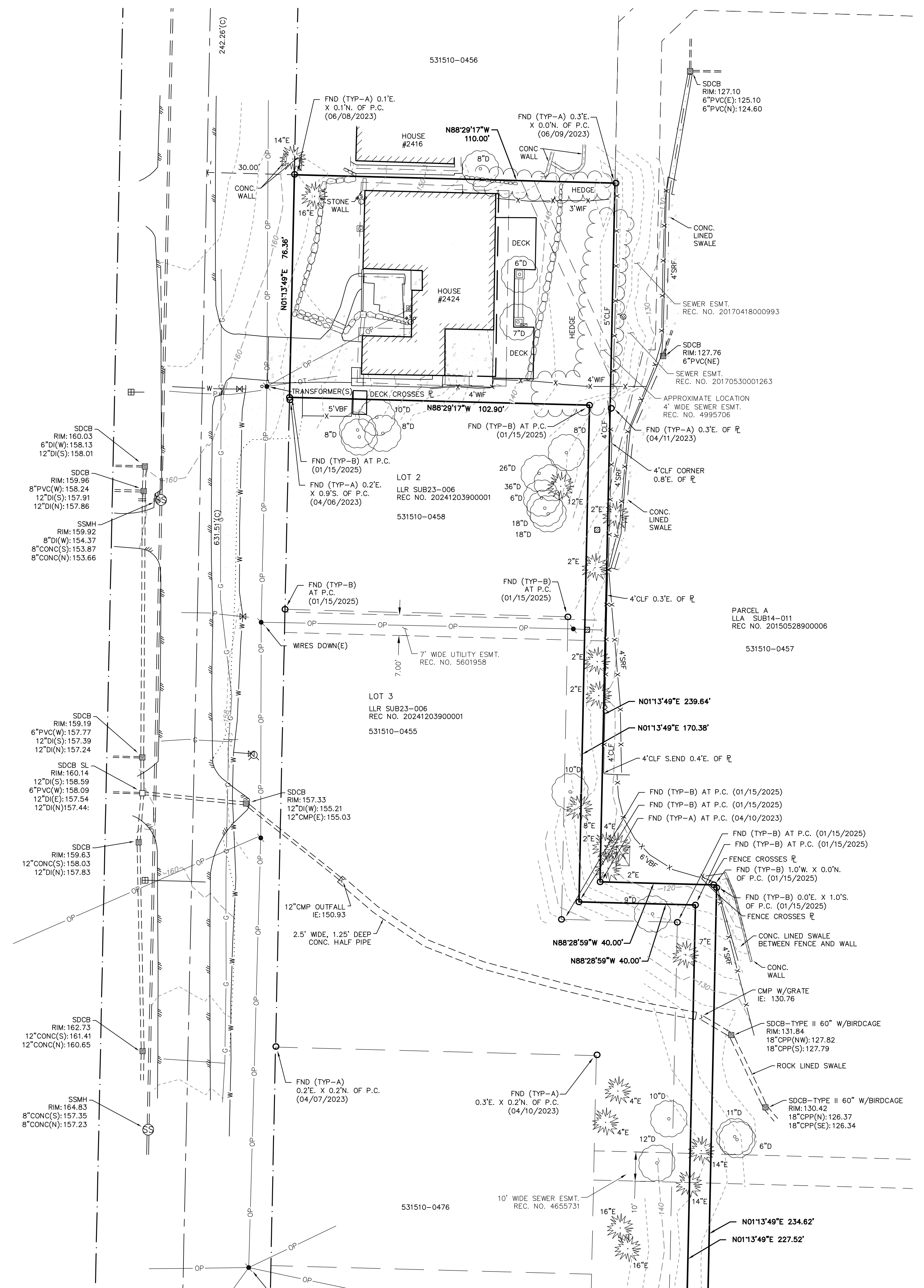
LEGEND:

- FOUND (TYP-A) 1/2" REBAR WITH ORANGE PLASTIC CAP STAMPED "GEO-D 15025"
- FOUND (TYP-B) 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "DRS 45796"
- ℓ PROPERTY LINE
- P.C. PROPERTY CORNER
- FND FOUND
- TYP TYPICAL
- (M) MEASURED
- (C) CALCULATED
- (R1) REFERENCE
- ROAD SIGNAGE
- MAIL BOX
- POWER METER
- GAS METER
- POWER POLE
- POWER VAULT, SIZE VARIES
- GUY WIRE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER SPIGOT
- ROCKERY
- STORM DRAIN CATCH BASIN
- SANITARY SEWER MANHOLE
- CHAINLINK FENCE
- CLF
- SRF SPLIT RAIL FENCE
- DECIDUOUS TREE
- EVERGREEN TREE
- SANITARY SEWER LINE
- STORM LINE
- OP OVERHEAD POWER
- UNDERGROUND POWER
- W UNDERGROUND WATER
- G UNDERGROUND GAS
- EDGE OF PAVEMENT
- X-X FENCE
- GRAVEL



BASIS OF BEARINGS:
N88°29'52"W BETWEEN THE MONUMENTS
FOUND IN PLACE ALONG SE 24TH ST.

FOR CONTINUATION SEE UPPER RIGHT

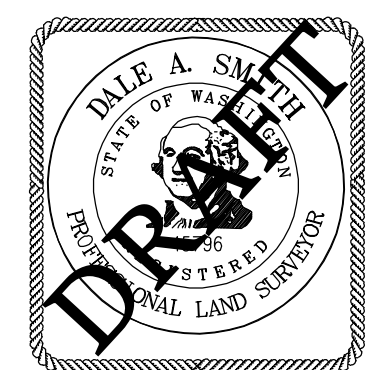


74TH AVE SE

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APR

REVISION

DATE

PROJECT SURVEYOR: DAS
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FIELD BOOK: 199
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SHEET: 2 OF 2