

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED, REC. NO. 20210709001105)

THAT PORTION OF LOTS 15 AND 16, LAKE ISLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 19 OF PLATS, PAGE 35, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 15 WHICH POINT IS 20 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF;
 THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 90 FEET;
 THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 15, A DISTANCE OF 13 FEET;
 THENCE WESTERLY PARALLEL TO SAID SOUTH LINE 20 FEET;
 THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 47 FEET;
 THENCE WESTERLY PARALLEL TO SAID SOUTH LINE 137 FEET;
 THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID LOTS 16 AND 15, A DISTANCE OF 40.27 FEET;
 THENCE WESTERLY PARALLEL TO SAID SOUTH LINE A DISTANCE OF 70.30 FEET TO A POINT AT THE EASTERLY END OF THE CENTERLINE OF AN 8 FOOT WIDE EXISTING DOCK;
 THENCE CONTINUING WESTERLY PARALLEL TO SAID SOUTH LINE TO THE WESTERLY BOUNDARY OF SAID LOT 15 AND THE TERMINUS OF SAID LINE;
 EXCEPT THE WEST 23.00 FEET OF THE EAST 204.80 FEET (AS MEASURED ALONG THE NORTH LINE) OF THE NORTH 5.00 FEET OF SAID LOT 16;
 AND EXCEPT THE WEST 43.00 FEET OF THE EAST 247.80 FEET (AS MEASURED ALONG THE NORTH LINE) OF THE NORTH 6.00 FEET OF SAID LOT 16;
 TOGETHER WITH THE SOUTH 5.00 FEET OF THE EAST 75.00 FEET AS MEASURED ALONG THE SOUTH LINE OF LOT 17 OF SAID PLAT OF LAKE ISLE;
 TOGETHER WITH SECOND CLASS SHORELANDS, IF ANY, ADJOINING;
 TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE NORTHERLY 15 FEET OF THE SOUTHERLY 20 FEET OF THE EASTERLY 80 FEET OF SAID LOT 15;
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

N 00°05'56" W BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF FOREST AVE SE, PER REFERENCE NO. 1.

REFERENCES

- R1. RECORD OF SURVEY, VOL. 189, PG. 027, RECORDS OF KING COUNTY, WASHINGTON.
- R2. LAKE ISLE, RECORDED IN VOL. 19 OF PLATS, PG. 35, RECORDS OF KING COUNTY, WASHINGTON.
- R3. UNRECORDED SURVEY BY JONES, BASSI & ASSOCIATES, JOB# 2697-A, DATED 9/05/75.
- R4. SHORT PLAT REC. NO. 7506130761.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

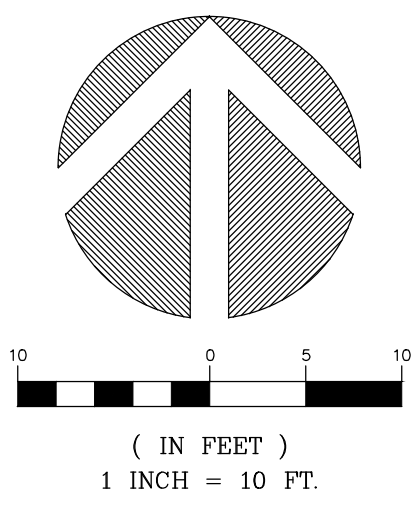
SITE TEMP. BENCHMARK DESCRIPTION: SET PK NAIL W/ RED WASHER IN ASPHALT LOCATION: EAST SIDE OF FOREST AVE SE, ACROSS FROM SITE ELEVATION: 108.82'

SURVEYOR'S NOTES

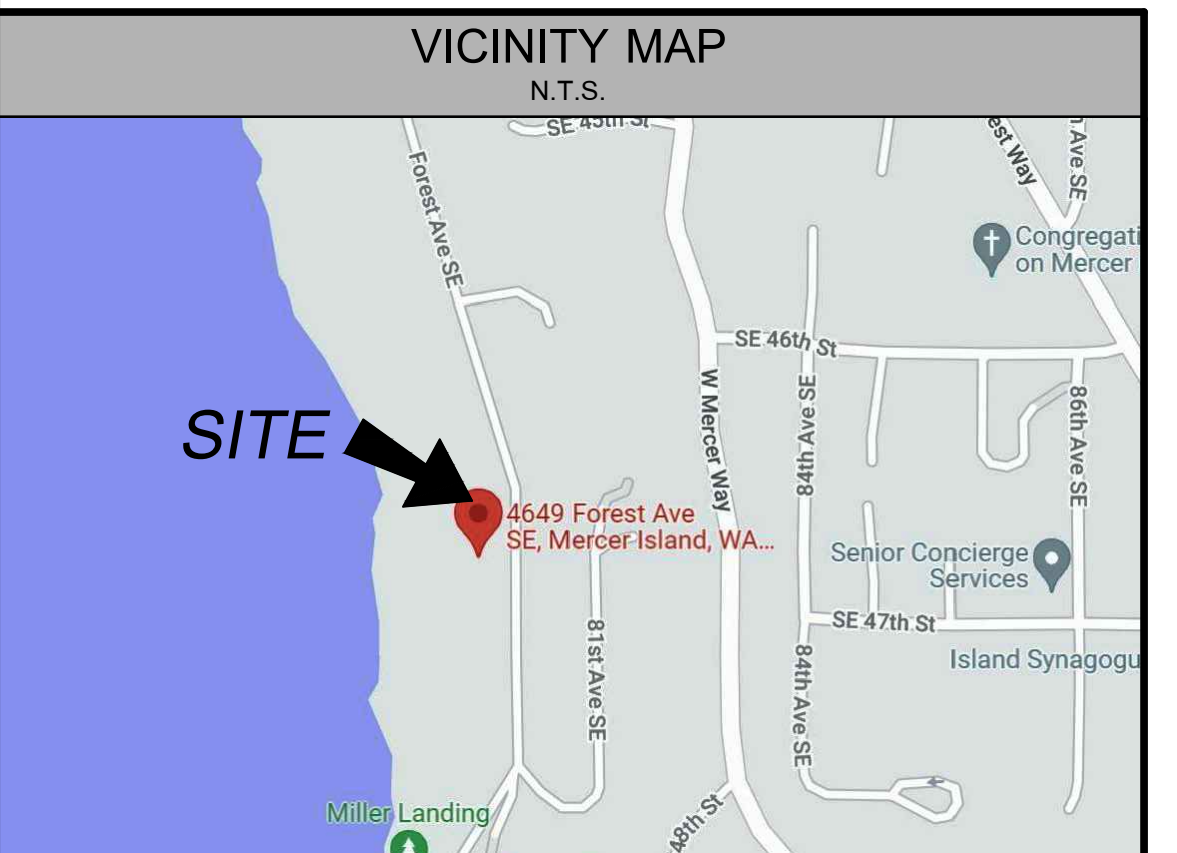
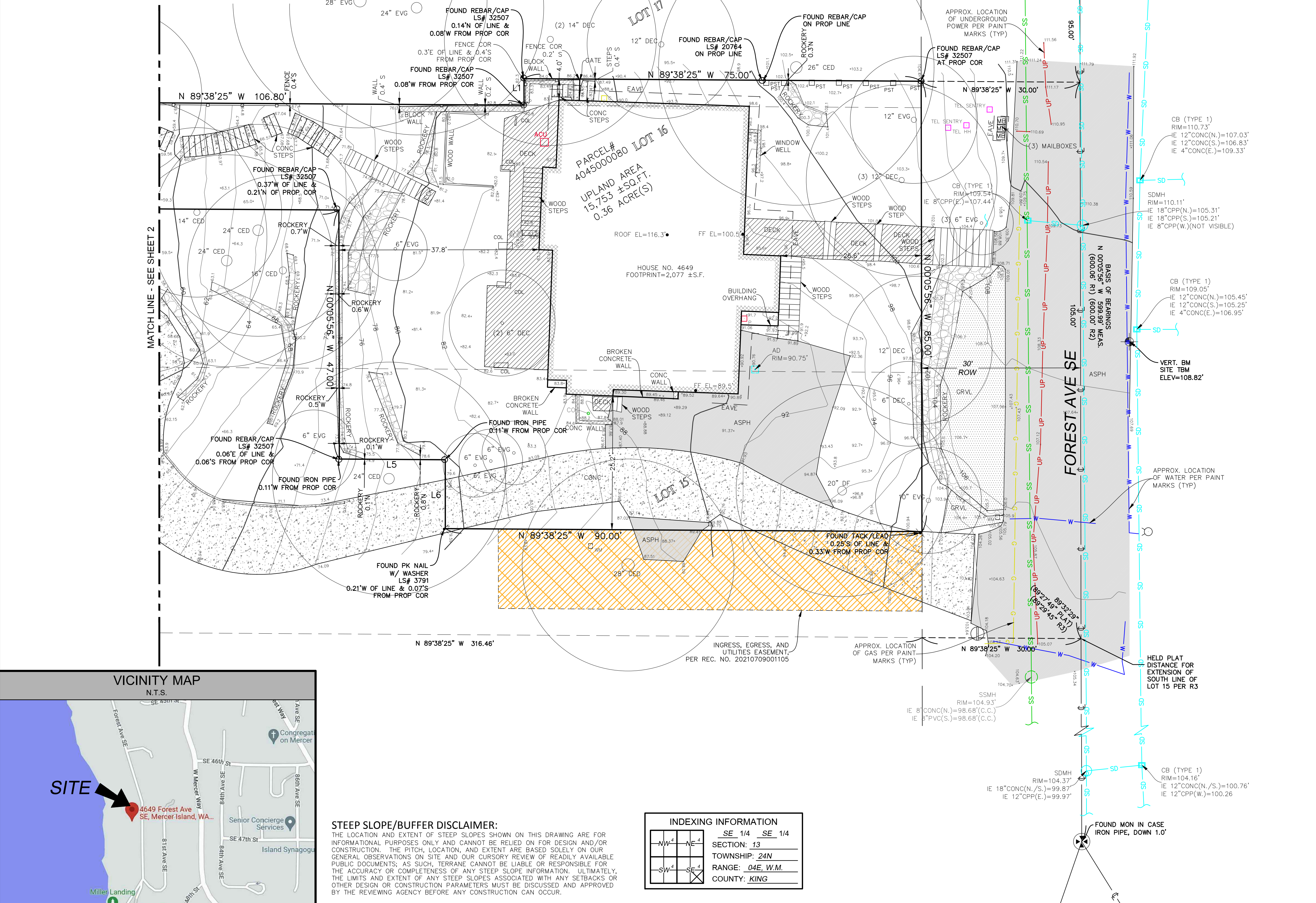
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. 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).
4. SUBJECT PROPERTY TAX PARCEL NO. 404500-0080.
5. SUBJECT PROPERTY UPLAND AREA PER THIS SURVEY IS 15,753 ±S.F. (0.36 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-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

	AC UNIT		NAIL AS NOTED
	AREA DRAIN		POST
	ASPHALT SURFACE		POWER METER
	BENCHMARK		REBAR & CAP (SET)
	BUILDING		REBAR AS NOTED (FOUND)
	CENTERLINE ROW		RETAINING WALL
	CLEANOUT		ROCKERY
	CONCRETE SURFACE		SEWER LINE
	COLUMN		SEWER MANHOLE
	DECK		STORM DRAIN LINE
	FENCE LINE (WOOD)		STORM MANHOLE
	FIRE HYDRANT		TELEPHONE HAND HOLE
	GAS LINE		TELEPHONE SENTRY
	GAS METER		TREE (AS NOTED)
	GRAVEL SURFACE		WATER LINE
	INLET (TYPE 1)		WATER GATE VALVE
	MAILBOX (RESIDENTIAL)		WATER METER
	POWER (UNDERGROUND)		EASEMENT
	MONUMENT (IN CASE, FOUND)		



LINE	BEARING	DISTANCE
L1	S 00°05'56" E	5.00'
L2	N 00°05'56" W	5.00'
L3	S 00°05'56" E	1.00'
L4	S 00°05'56" E	6.00'
L5	S 89°38'25" E	20.00'
L6	N 00°05'56" W	13.00'



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.

INDEXING INFORMATION

SE 1/4	SE 1/4
SECTION: 13	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	

TERRANE

10801 Main Street, Suite 102
 Bellevue, WA 98004
 p: 425-458-4488 | e: info@terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 4045000080
DO RESIDENCE
 4649 FOREST AVE SE
 MERCER ISLAND, WA 98040

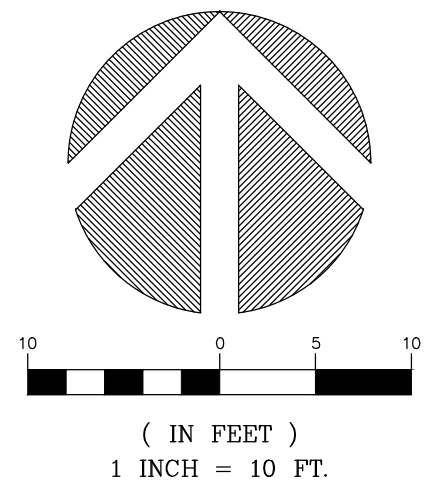
JOB NUMBER: 222295
 DATE: 02/08/23
 DRAFTED BY: IDV/GKD
 CHECKED BY: JGM/DRT
 SCALE: 1" = 10'
 REVISION HISTORY
 SHEET NUMBER
 1 OF 2

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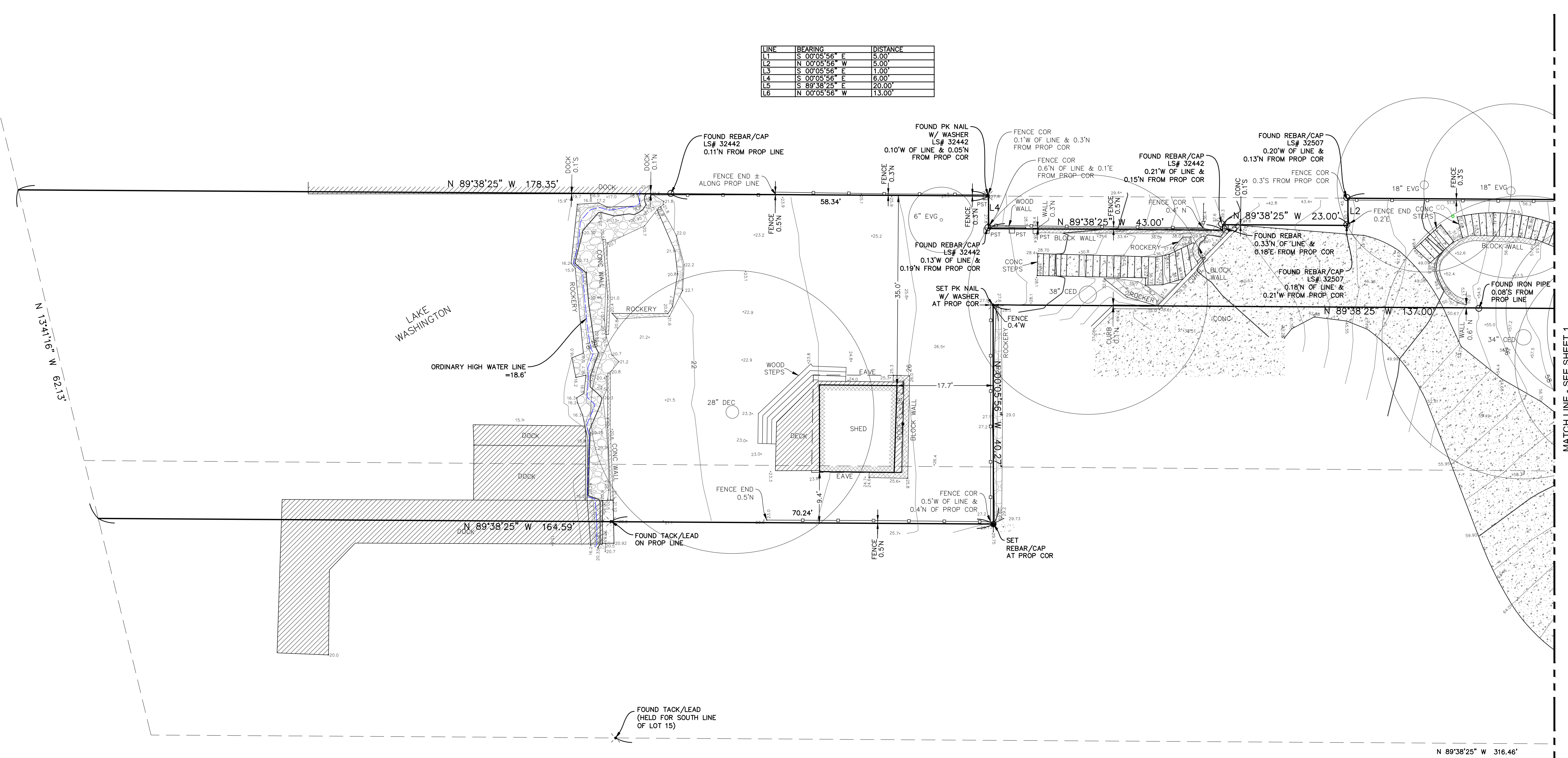
TOPOGRAPHIC & BOUNDARY SURVEY

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