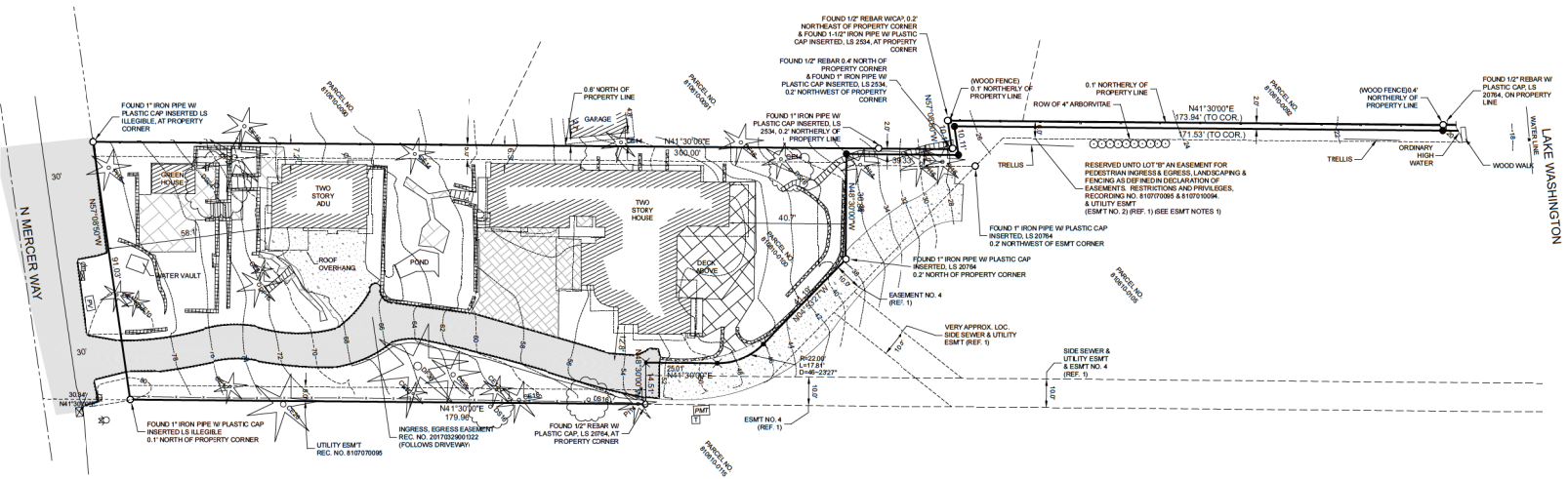


LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- ⊗ TACK N LEAD FOUND
- SET 6W X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- ⊕ POWER METER
- ⊕ UTILITY POLE
- ⊕ GAS METER
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ SIGN
- SB --- APPROXIMATE LOCATION SANITARY SEWER LINE
- SD --- APPROXIMATE LOCATION STORM DRAIN LINE
- OHF --- OVERHEAD POWER
- OHU --- OVERHEAD UTILITIES
- X --- CHAINLINK FENCE
- D --- WOOD FENCE
- ▬ CONCRETE WALL
- ▬ ROCKERY
- ▬ ASPHALT SURFACE
- ▬ CONCRETE SURFACE
- ▬ GRAVEL SURFACE
- CE CEDAR
- DS DECIDUOUS
- DF DOUGLAS FIR
- MP MAPLE
- PI PINE
- * INDICATES MULTI-TRUNK



VICINITY MAP
NTS



GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A SECOND NIKON NVD 5.0 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 335-13-060.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2016 & MARCH 2023 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE-GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

REFERENCES

1. MERCER ISLAND BOUNDARY LINE REVISION FILE NO. M-843-26-1, PREPARED BY JONES BASSI & ASSOCIATES, RECORDED SEPTEMBER 15, 1985 IN VOLUME 37 OF SURVEYS, PAGE 117, UNDER RECORDING NO. 8209158610, RECORDS OF KING COUNTY, WASHINGTON.

EASEMENT NOTES

1. DECLARATION RECORDED UNDER RECORDING NO. 810707009 DESCRIBES THE EASEMENT FOR PEDESTRIAN INGRESS & EGRESS, LANDSCAPING AND FENCING AS DEFINED IN DECLARATION OF EASEMENT RESTRICTIONS AND PRIVILEGES, UNDER RECORDING NOS. 810707008 & 810707009 AS BEING THE NORTH 40.0 FEET OF LOT B PER REFERENCE NO. 1. HOWEVER, ALL RECORDED DOCUMENTS INDICATE THAT THE EASEMENT IS 5.0 FEET FROM THE NORTH LINE OF LOT A PER REFERENCE NO. 1.

LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF KING, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
 LOT A OF MERCER ISLAND SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 791218075, AND REVISED UNDER KING COUNTY RECORDING NUMBERS 7910509 AND 820915861, BEING A SUBDIVISION OF TRACT 10, SUNNYBANK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29 OF PLATS, PAGE 31, IN KING COUNTY, WASHINGTON.
 EXCEPT THE NORTHEASTERNLY 10 FEET IN WIDTH OF THE SOUTHWESTERLY 300 FEET AS MEASURED ALONG THE NORTHWESTERLY LINE THEREOF TOGETHER WITH THE SHORELANDS OF THE SECOND CLASS ADJOINING AND LYING BETWEEN THE NORTHEASTERLY PROJECTED TOP SIDELINES OF SAID TRACT, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 41°30'00"E FOR THE SOUTHEASTERLY BOUNDARY OF LOT A OF MERCER ISLAND SHORT PLAT, AS RECORDED UNDER RECORDING NUMBER 791218075, BASED ON FOUND MONUMENTS.

EASEMENTS/RESTRICTIONS PER TITLE REPORT

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SEWER LINE EASEMENT, RECORDED UNDER A.F.N. 802762, RECORDS OF KING COUNTY WASHINGTON, (AGRICULTURE/SHOULDER - NOT SHOWN).
2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN ELECTRIC TRANSMISSION EASEMENT RECORDED UNDER A.F.N. 790292762, RECORDS OF KING COUNTY, WASHINGTON, (NOT SHOWN - OVER EXISTING UNDERGROUND UTILITIES).
3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN SEWER LINE, EASEMENT, RECORDED UNDER A.F.N. 807100624, RECORDS OF KING COUNTY, WASHINGTON, (SHOWN HEREON).
4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AERIAL TELEVISION LINE EASEMENT, RECORDED UNDER A.F.N. 811916812, RECORDS OF KING COUNTY, WASHINGTON, (NOT SHOWN - UNABLE TO OBTAIN DOCUMENT).
5. THIS SITE IS SUBJECT TO RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER RECORDING NO. 84494, RESERVING ALL OIL, GAS, COAL, ORES, MINERALS, POSSIBLE, ETC. AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME, NO PLOTTABLE DATA.
6. THE SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT NO. M-843-26-1, RECORDED UNDER RECORDING NUMBER 820915861, SAID SHORT PLAT IS A REVISION OF SHORT PLATS RECORDED UNDER RECORDING NOS. 791218075 AND 791050920, (SHOWN HEREON).

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY CITY OF MERCER ISLAND SURVEY CONTROL DATABASE.
 POINT C.D. NO. 8609 - FOUND 3.0" DIAMETER CONCRETE FILLED IRON PIPE WITH BRASS TACK DOWN 0.4' AT THE CENTERLINE OF AMERICA WAY AT THE WEST END MERCER PARK LANE IN THE 8500 BLOCK.
 ELEVATION: 75.681 FEET (23.088 METERS) NAVD83
 2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/10 THE CONTOUR INTERVAL OR PLUS /MINUS 1.0' FOR THIS PROJECT.

SE 1/4, NE 1/4, SEC 25, TWP 26N, RNG 4E, W.M.



DATE	REVISION

TOPOGRAPHIC SURVEY
 KAN CUI & LIU YAN
 8536 N MERCER WAY
 MERCER ISLAND, WA 98040

PROJECT NO. 23-154
 DRAWN BY: EFJ
 CHECKED BY: TNW
 DATE: 9/11/25
 SHEET 1 OF 1