

IN THE SE 1/4 SECTION 13, TOWNSHIP 24 NORTH, RANGE 04, EAST, W.M.

LOT 15

LOT 14

LAKE ISLE  
VOL. 19, PG. 35

LOT 13

4661 FOREST AVE SE  
PARCEL NO.: 404500-0065

SOUTH LINE OF THE NORTH  
30 FEET OF LOT 13

LOT 13

ANDERSON MICHAEL R  
4703 FOREST AVE SE  
PARCEL NO.: 404500-0060

S88°23'06"E 62.84'

T.P.O.B. "B"  
N88°23'06"W 122.31'

S35°20'08"W 5.14'

R=34.60  
Δ=120°42'37"  
L=72.89'

S88°23'06"E 12.75'

POINT "A"

N17°36'52"W 39.31'

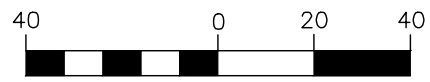
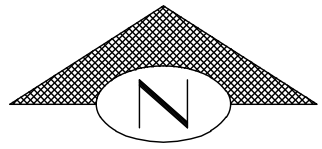
R=43.80  
Δ=271°3'46"  
L=119.99'

S15°49'24"E 28.34'

T.P.O.B. "A"  
S01°04'47"W 24.65'

N50°09'22"E(RAD)

30'  
107.03'  
FOREST AVE SE  
30'  
30'

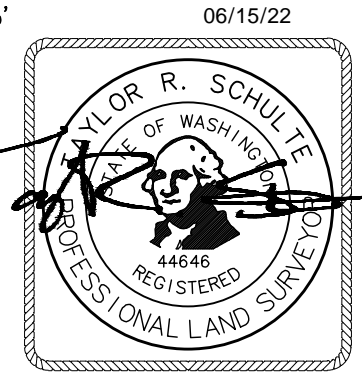


( IN FEET )  
1 inch = 40 ft.

**LEGEND**

T.P.O.B. TRUE POINT OF BEGINNING

 EASEMENT LOCATION



ACCESS EASEMENT EXHIBIT  
ANDERSON PROPERTY  
KAREN ZIMMER

MERCER ISLAND WASHINGTON



**BUSH, ROED & HITCHINGS, INC.**  
LAND SURVEYORS & CIVIL ENGINEERS

2009 MINOR AVE. EAST  
SEATTLE, Washington  
98102-3513

(206) 323-4144  
DATE: 06/15/22  
JOB NO.: 2021093.02

**ACCESS EASEMENT DESCRIPTION**

THAT PORTION OF LOT 12 AND LOT 13, EXCEPT THE NORTH 30 FEET OF SAID LOT 13, LAKE ISLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 19 OF PLATS, PAGE 35 RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 14 OF SAID LAKE ISLE, ALSO BEING THE WEST RIGHT OF WAY MARGIN OF FOREST AVENUE SOUTHEAST, THENCE SOUTH 01°04'47" WEST, ALONG SAID WEST RIGHT OF WAY MARGIN, A DISTANCE OF 107.03 TO TRUE POINT OF BEGINNING "A";

THENCE CONTINUING ALONG SAID LINE, SOUTH 01°04'47" WEST, A DISTANCE OF 24.65 FEET TO A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 43.80 FEET AND A RADIAL BEARING TO THE CENTER WHICH BEARS NORTH 50°09'22" EAST;

THENCE DEPARTING SAID RIGHT OF WAY MARGIN AND NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 16.99 FEET, THROUGH A CENTRAL ANGLE OF 22°13'46";

THENCE NORTH 17°36'52" WEST, A DISTANCE OF 39.31 FEET TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID LOT 13, ALSO BEING A POINT KNOWN HEREINAFTER AS POINT "A";

THENCE SOUTH 88°23'06" EAST, ALONG SAID LINE, A DISTANCE OF 12.75 FEET;

THENCE DEPARTING SAID LINE, SOUTH 15°49'24" EAST, A DISTANCE OF 28.34 FEET TO TRUE POINT OF BEGINNING "A";

CONTAINING AN AREA OF 504 SQUARE FEET;

AND

COMMENCING AT AFOREMENTIONED POINT "A", THENCE ALONG THE SOUTH LINE OF THE NORTH 30 FEET OF SAID LOT 13, NORTH 88°23'06" WEST, A DISTANCE OF 122.31 FEET TO TRUE POINT OF BEGINNING "B";

THENCE DEPARTING SAID LINE, SOUTH 35°20'08" WEST, A DISTANCE OF 5.14 FEET TO A TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 34.60 FEET;

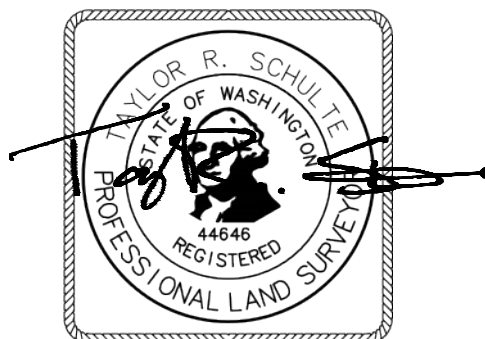
THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 72.89 FEET, THROUGH A CENTRAL ANGLE OF 120°42'37" TO SAID SOUTH LINE OF THE NORTH 30 FEET;

THENCE SOUTH 88°23'06" EAST, ALONG SAID LINE, 62.84 FEET TO TRUE POINT OF BEGINNING "B";

CONTAINING AN AREA OF 881 SQUARE FEET;

CONTAINING A COMBINED AREA OF 1,385 SQUARE FEET OR 0.0318 ACRES, MORE OF LESS;

SITUATE IN THE CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON.



06/15/22

KAREN ZIMMER  
4661 FOREST AVENUE SE  
TAYLOR R. SCHULTE, P.L.S. 44646  
BRH JOB NO. 2021093.02  
JUNE 15, 2022

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