

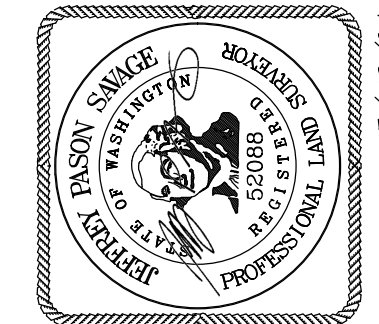
TOPOGRAPHIC & BOUNDARY SURVEY

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TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 2424049007

BAUMAN RESIDENCE

5928 77TH AVE SE
MERCER ISLAND, WA 98040



TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
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JOB NUMBER:	232136
DATE:	12/15/23
DRAFTED BY:	IDV / RPM
CHECKED BY:	JPS
SCALE:	N. T. S.
REVISION HISTORY	
02/12/24	ADDITIONAL UTILITIES
02/23/24	PER COMMENTS
05/03/24	PER COMMENTS
SHEET NUMBER	
1 OF 2	

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 5, SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING OF THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5, AT A POINT NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST 593.24 FEET FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 4 IN SAID SECTION 24;

THENCE SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST 120 FEET ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5;

THENCE NORTH 0 DEGREES 02 MINUTES 20 SECONDS EAST 113.78 FEET;

THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST 120 FEET TO A POINT WHICH BEARS NORTH 0 DEGREES 02 MINUTES 20 SECONDS EAST FROM THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 02 MINUTES 20 SECONDS WEST TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF LOT 4, NORTHBROOK LANE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71 OF PLATS, PAGES 39 AND 40, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT;

THENCE SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE THEREOF 26.7 FEET;

THENCE NORTH 9 DEGREES 52 MINUTES 36 SECONDS EAST 6.53 FEET;

THENCE NORTH 0 DEGREES 02 MINUTES 20 SECONDS EAST 57.86 FEET TO THE CENTERLINE OF A CREEK;

THENCE ALONG SAID CREEK NORTH 79 DEGREES 01 MINUTES 43 SECONDS WEST 28.33 FEET TO THE WEST LINE OF SAID LOT;

THENCE SOUTH 0 DEGREES 02 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE 69.44 FEET TO THE POINT OF BEGINNING;

ALSO KNOWN AS PARCEL A OF CITY OF MERCER ISLAND LOT LINE REVISION NO SUB01-005, RECORDED UNDER RECORDING NO. 2001110890001, RECORDS OF KING COUNTY;

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

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 51°54'28" W BETWEEN PROPERTY CORNERS FOUND, PER REFERENCE NO. 1.

REFERENCES

- R1. CITY OF MERCER ISLAND SHORT SUBDIVISION NO. 2001110890000, VOL. 145, PG. 243-244, RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 124, PG. 139, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SITE TEMP. BENCHMARK
DESCRIPTION: SET PK W/ RED WASHER
LOCATION: IN ASPHALT ROAD, EAST OF HOUSE NO. 6015
ELEVATION: 74.89'

SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER 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.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 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).
- SUBJECT PROPERTY TAX PARCEL NO. 242404-9037
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 15,510 ±S.F. (0.36 ACRES)
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 23-156562, WITH AN EFFECTIVE DATE OF AUGUST 08, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-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.

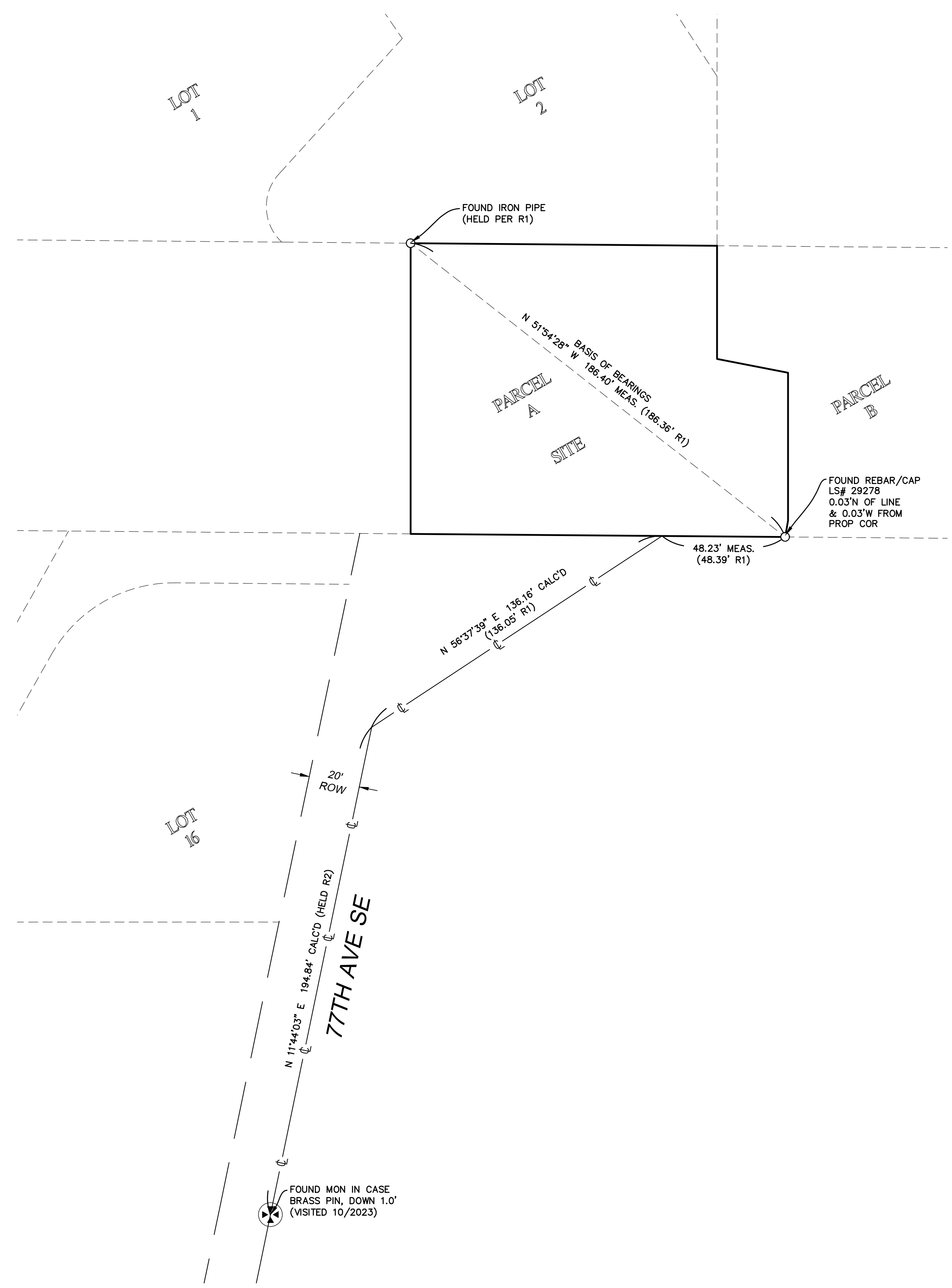
SCHEDULE B ITEMS

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF ACCESS, AFFECTING A PORTION OF SAID PREMISES, RECORDED IN 4325092, OF OFFICIAL RECORDS. (NOTHING TO PLOT)
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF INGRESS AND EGRESS, AFFECTING A PORTION OF SAID PREMISES, RECORDED IN 4406326, OF OFFICIAL RECORDS. (TERMINATED PER DOCUMENT RECORDED UNDER REC. NO. 20240209000605)
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN 4720387, OF OFFICIAL RECORDS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (PLOTTED)
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN 5491280, OF OFFICIAL RECORDS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (NOTHING TO PLOT)
- EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE PLAT OF NORTHBROOK LANE ADDITION, RECORDED IN VOLUME 71, PAGE 39, OF OFFICIAL RECORDS. NOTE: THIS EXCEPTION OMMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. (CONDITIONS SHOWN HEREON)
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON AUGUST 30, 1974, IN 7408300617, OF OFFICIAL RECORDS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (CONDITIONS SHOWN HEREON)
- DECLARATION OF VIEW EASEMENT AND THE TERMS AND CONDITIONS THEREOF, AFFECTING A PORTION OF SAID PREMISES, RECORDED ON MAY 28, 1997, IN 9705280664, OF OFFICIAL RECORDS. (SAME AS ITEM 13)
- DECLARATION OF VIEW EASEMENT AND THE TERMS AND CONDITIONS THEREOF, AFFECTING A PORTION OF SAID PREMISES, RECORDED ON MAY 28, 1997, IN 9705280665, OF OFFICIAL RECORDS. (CONDITIONS SHOWN HEREON)
- DECLARATION OF VIEW EASEMENT AND THE TERMS AND CONDITIONS THEREOF, AFFECTING A PORTION OF SAID PREMISES, RECORDED ON MAY 28, 1997, IN 9705280666, OF OFFICIAL RECORDS. (CONDITIONS SHOWN HEREON)
- MATTERS SET FORTH BY SURVEY RECORDED ON SEPTEMBER 15, 1998, IN 9809159005, OF OFFICIAL RECORDS. (CONDITIONS SHOWN HEREON)
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF, AFFECTING A PORTION OF SAID PREMISES, RECORDED ON DECEMBER 6, 2000, IN 20001206001392, OF OFFICIAL RECORDS. (PLOTTED)
- AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED ON NOVEMBER 8, 2001, IN 20011108000132, OF OFFICIAL RECORDS, REGARDING INDEMNIFICATION AND COVENANT FOR ECOLOGICALLY HAZARDOUS AREAS. (CONDITIONS SHOWN HEREON)
- EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE LOT LINE REVISION, RECORDED IN 20011108900001, OF OFFICIAL RECORDS. NOTE: THIS EXCEPTION OMMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. (CONDITIONS SHOWN HEREON)
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF UTILITIES, AFFECTING A PORTION OF SAID PREMISES, RECORDED ON FEBRUARY 3, 2005, IN 20050203001003, OF OFFICIAL RECORDS. (CONDITIONS SHOWN HEREON)
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF, GRANTED TO: PUGET SOUND ENERGY, INC., FOR THE PURPOSE OF UNDERGROUND FACILITIES, AFFECTING A PORTION OF SAID PREMISES, RECORDED ON MAY 8, 2014, IN 20140508000420, OF OFFICIAL RECORDS. (PLOTTED)

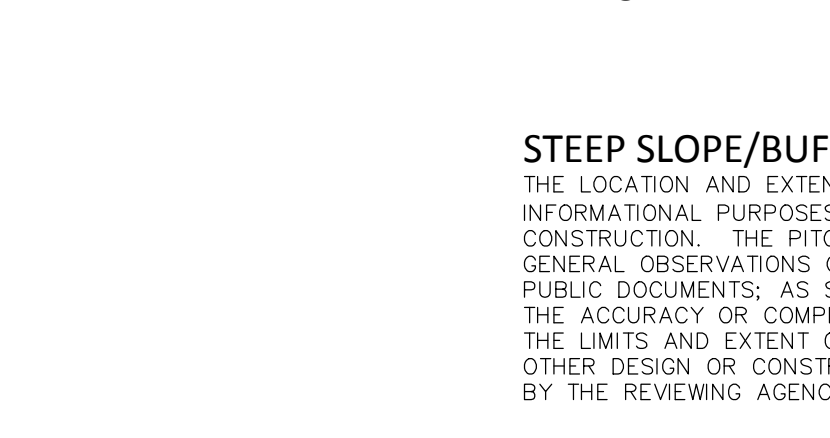
LEGEND

	AREA DRAIN		REBAR & CAP (SET)
	ASPHALT SURFACE		REBAR / IRON PIPE (FOUND)
	BENCHMARK		RETAINING WALL
	BUILDING		ROCKERY
	CENTERLINE ROW		STEEP SLOPE AREA
	CONCRETE SURFACE		SEWER LINE
	CULVERT PIPE		SEWER MANHOLE
	DECK		SIGN (AS NOTED)
	FENCE LINE (CHAIN LINK)		STORM DRAIN LINE
	FENCE LINE (WOOD)		TELEPHONE SENTRY
	FIRE HYDRANT		VAULT COR
	FLAGSTONE SURFACE		TREE (AS NOTED)
	GAS LINE		WATER LINE
	GAS METER		WATER METER
	GAS VALVE		WATER VALVE
	HEAT EXCHANGER		ITEM 14 - WATER PIPE EASEMENT PER REC. NO. 4720387
	HEDGE FOLIAGE LINE		ITEM 22 - 14' INGRESS & EGRESS EASEMENT PER REC. NO. 20001206001392
	HOSE BIB RISER		ITEM 26 - 5' PSE EASEMENT PER REC. NO. 20140508000420
	INLET (TYPE 1)		
	IRRIGATION CONTROL VALVE		
	PAVER SURFACE		
	POST		
	POWER METER		
	POWER (UNDERGROUND)		
	POWER TRANSFORMER		
	MONUMENT (IN CASE, FOUND)		

VICINITY MAP
N.T.S.



CONTROL MAP
N.T.S.



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

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

