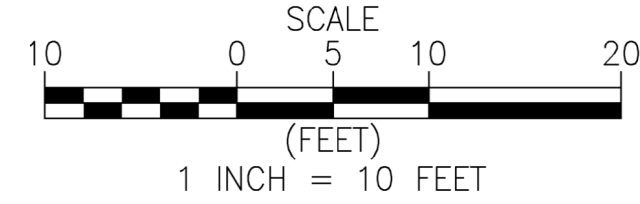


BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE SW 1/4 OF THE NE 1/4 SECTION 13 TOWNSHIP 24 NORTH,
RANGE 4 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON



LEGEND

●	FOUND MONUMENT IN CASE	—	OVERHEAD POWER
○	FOUND REBAR AND CAP, AS NOTED	—	OVERHEAD TELECOM
●	FOUND IRON PIPE, AS NOTED	—	BURIED POWER
●	SET 5/8" REBAR WITH CAP, "SALISH GEO 55889"	—	BURIED TELECOM
✱	SET MAG NAIL W/ WASHER	—	BURIED GAS
(C)	CALCULATED	—	BURIED WATER
(M)	MEASURED	—	BURIED SANITARY SEWER
(P)	PLAT	—	BURIED STORM
(R#)	REFERENCE NUMBER	—	WOODEN FENCE
FF	FINISHED FLOOR	—	ROCK LANDSCAPE
PP	POWER POLE	—	EDGE OF ASPHALT
WM	WATER METER	—	BUILDING OUTLINE
WH	WATER HYDRANT	—	CONCRETE SURFACE
WV	WATER VALVE	—	BRICK SURFACE
SM	STORM MANHOLE	—	GRAVEL SURFACE
CB	CATCH BASIN		
RD	ROOF DRAIN		
SSM	SANITARY SEWER MANHOLE		
SC	SANITARY CLEAN OUT		
DT	DECIDUOUS TREE		
FT	FIR TREE		

SURVEY NOTES:

- THIS MAP CORRECTLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY IN MAY 2025.
- A TRIMBLE VX TOTAL STATION AND JAVAD TRIUMPH L5+ WERE USED IN THE PERFORMANCE OF THIS SURVEY. ALL EQUIPMENT IS MAINTAINED IN CONFORMANCE WITH CURRENT STATE STATUTE.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH WAC 332-130
- ALL DISTANCES TO FENCES AND STRUCTURES ARE MEASURED AT RIGHT ANGLES TO THE PROPERTY LINES. FENCE MEASUREMENTS ARE MADE TO THE CENTER OF POSTS, AND BUILDING MEASUREMENTS ARE MADE TO THE OUTSIDE FACE AT EYE LEVEL. IN LOCATIONS WHERE IT IS NOT OTHERWISE CLEAR, DIMENSION TEXT IS PLACED ON THE SIDE OF THE PROPERTY LINE THAT THE STRUCTURE RESIDES.
- THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, COMMITMENT NO. 0256005-ETU DATED APRIL 26, 2023. SAID TITLE REPORT IS OUT OF DATE, AND EASEMENTS WITHIN SAID TITLE REPORT NOT AVAILABLE, AND HAVE NOT BEEN PLOTTED. EASEMENT PER AFN: 5770448 IS NOT PLOTTABLE DUE TO LACK OF EVIDENCE OF THE EXISTING CONDITIONS AT TIME OF CONVEYANCE.
- ALL BOUNDARY MARKERS AND MONUMENTS SHOWN HEREON WERE LOCATED AT THE TIME OF THIS SURVEY.
- IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (R.C.W.) 58.09 AND THE WASHINGTON ADMINISTRATIVE CODE (W.A.C.) 332-130, THIS SURVEY MAY DEPICT OCCUPANCY INDICATORS THAT DIFFER FROM THE DEEDED LOT LINES. THESE INDICATORS, IF AT ALL PRESENT, MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT PURPORT TO RESOLVE SUCH ITEMS.
- TREE DIAMETERS DISPLAYED HEREON ARE APPROXIMATE, AND TREE DRIP LINE DIMENSIONS ARE THE APPROXIMATE CANOPY RADIUS. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
- ALL SURFACE FEATURES AND INVERT STRUCTURE ELEVATION SHOWN HEREON WERE FIELD LOCATED AND MEASURED BY SALISH GEO FOR THIS SURVEY. UNDERGROUND UTILITY LINES ARE BASED UPON A COMBINATION OF AS-BUILT PLANS, SURFACE FEATURE MEASUREMENTS AND ONSITE UNDERGROUND UTILITY MARKINGS PERFORMED BY OTHERS.
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- EXTENT OF SHORELINE OWNERSHIP PAST THE MEANDER LINE, IF ANY, HAS NOT BEEN DETERMINED.
- GEOMETRY PER (R6) WAS HELD AND ALIGNED TO THE MONUMENTS SHOWN HEREON.

LEGAL DESCRIPTION

(PER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, COMMITMENT NO. 0256005-ETU DATED APRIL 26, 2023)

THAT PORTION OF TRACT 23 OF HARRY WHITE'S PLAT OF EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE 150 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 23 WITH THE SOUTHWESTERLY LINE OF BOTH AVENUE SOUTHEAST (FORMERLY FOREST AVENUE) AS ESTABLISHED BY KING COUNTY SUPERIOR COURT CAUSE NO. 280678;

THENCE NORTH 25°44'10" WEST ALONG SAID SOUTHWESTERLY LINE 172.95 FEET TO THE SOUTHERLY LINE OF SOUTHEAST 43RD PLACE AS ESTABLISHED BY SAID SUPERIOR COURT CAUSE NO. 280678;

THENCE NORTH 83°13'10" WEST ALONG SAID SOUTHERLY LINE 59.62 FEET; THENCE SOUTH 09°50'20" EAST 139.70 FEET TO A POINT ON A LINE 175 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 23;

THENCE NORTH 89°54'07" WEST ALONG SAID PARALLEL LINE 161.94 FEET, MORE OR LESS, TO THE GOVERNMENT MEANDER LINE OF LAKE WASHINGTON;

THENCE SOUTHEASTERLY ALONG SAID MEANDER LINE TO A POINT ON A LINE WHICH IS 150 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 23;

THENCE SOUTH 89°54'07" EAST ALONG SAID PARALLEL LINE 264.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE SHORELANDS OF THE SECOND CLASS ADJOINING;

EXCEPT THAT PORTION THEREOF AWARDED TO MARVIN E. BURKE, ET UX BY JUDGMENT FILED OCTOBER 1, 1986 AND JULY 22, 1987 UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 81-2-00149-1.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

HORIZONTAL DATUM

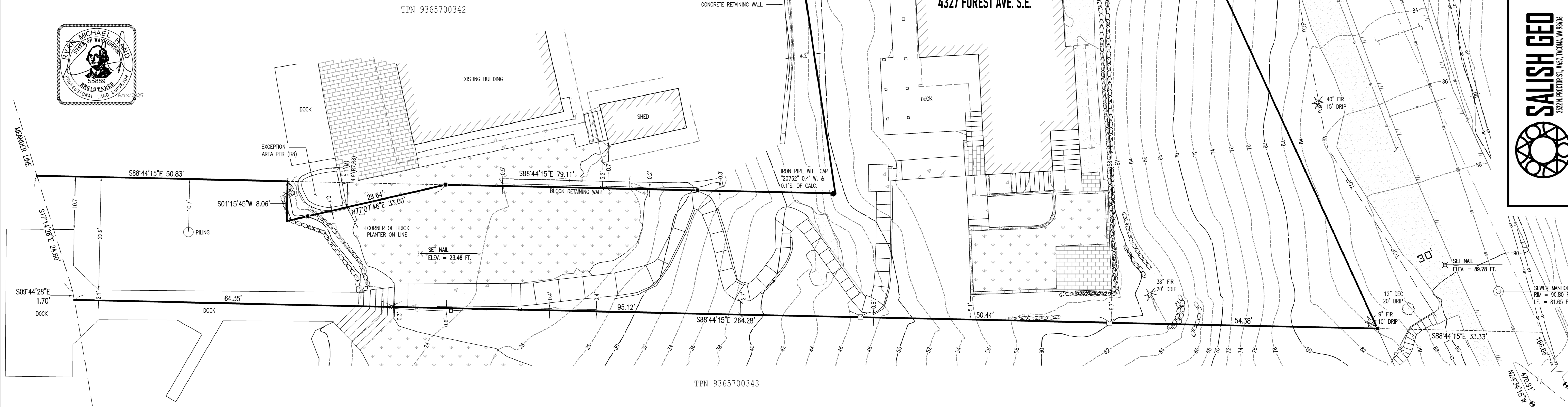
NAD83/2011 - WASHINGTON STATE PLANE COORDINATE SYSTEM
NORTH ZONE - U.S. SURVEY FEET - PER THE W.S.R.N.
BASIS OF BEARINGS - MEASURED NORTH 24°34'18" WEST BETWEEN TWO MONUMENTS ALONG FOREST AVE. S.E.

VERTICAL DATUM

NAVDB8 - PER THE WASHINGTON STATE REFERENCE NETWORK
CONTOUR INTERVAL = 2 FT.

REFERENCES

- HARRY WHITE'S PLAT OF EAST SEATTLE ACRE TRACTS; VOL. 3, PG. 36(R2)
- MERRIMOUNT ADD'N; VOL. 24, PG. 37
- LAKE WASHINGTON SHORE LANDS; SEP. 19TH, 1921
- RECORD OF SURVEY; VOL. 54, PG. 93
- RECORD OF SURVEY; AFN 2011020890003
- CITY OF MERCER ISLAND SUBDIVISION; MAY 15TH, 1964
- LETTER OF UNDERSTANDING; AFN 20040714001788
- SUPERIOR COURT CAUSE NO. 81-2-00149-1



NATASHA & GRANT GARCIA
4327 FOREST AVE. S.E.
MERCER ISLAND, WA 98040

ONE INCH AT FULL SCALE IF NOT SCALE ACCORDINGLY
FILE NAME: 1825 - 4327 FOREST AVE SE
JOB NO: 1825
DATE: 06/10/2025

SURVEYED	JR/EP
DRAWN	AH
CHECKED	RH
APPROVED	RH

