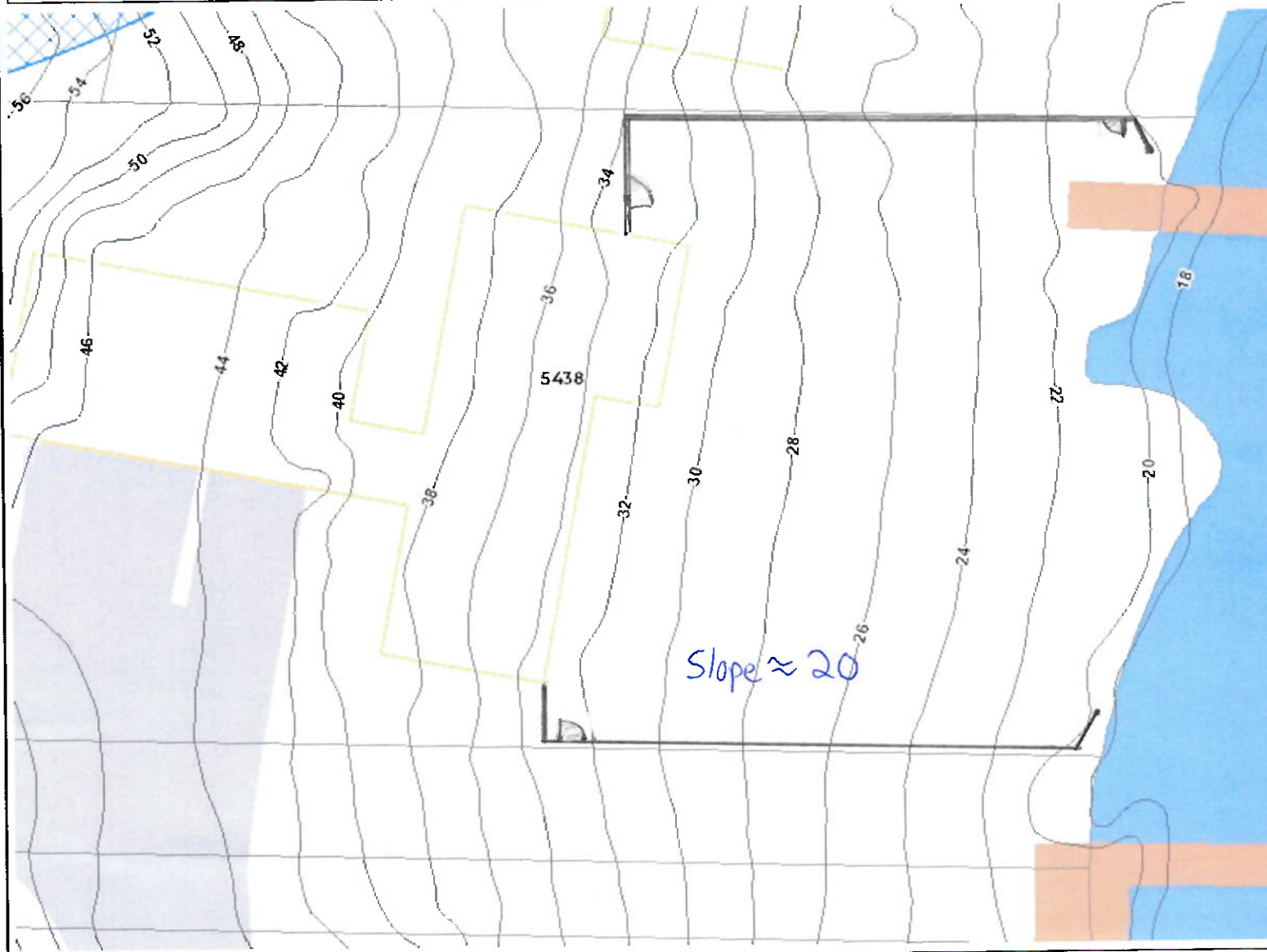


CUNEO BACKYARD FENCE - SITE PLAN

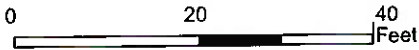


City of Mercer Island



Legend

- 2ft Lidar Contours (2016)
- Unpiped Watercourse**
 - Type "F" = Fish
 - Type "Np" = Non-Fish
 - Type "Ns" = Non-Fish Seasonal
 - Type "Np" (Unverified)
 - Type "Ns" (Unverified)
- Piped Watercourse**
- Watercourse Buffer/Setback**
 - ☒ Type "F" = 120-Ft Buffer
 - Type "Np" = 60-Ft Buffer
 - Type "Ns" = 60-Ft Buffer
 - Type "Np" Unverified = 60-Ft Buffer
 - Type "Ns" Unverified = 60-Ft Buffer
 - Piped Type F/Np/Ns = 45-Ft Setback
- Address**
 - Building
 - Property Line
 - Docks
 - Street
 - Paved Driveway
 - Paved Road
 - Paved Parking Area
 - Lake Washington
 - Fence



1 inch = 20 feet



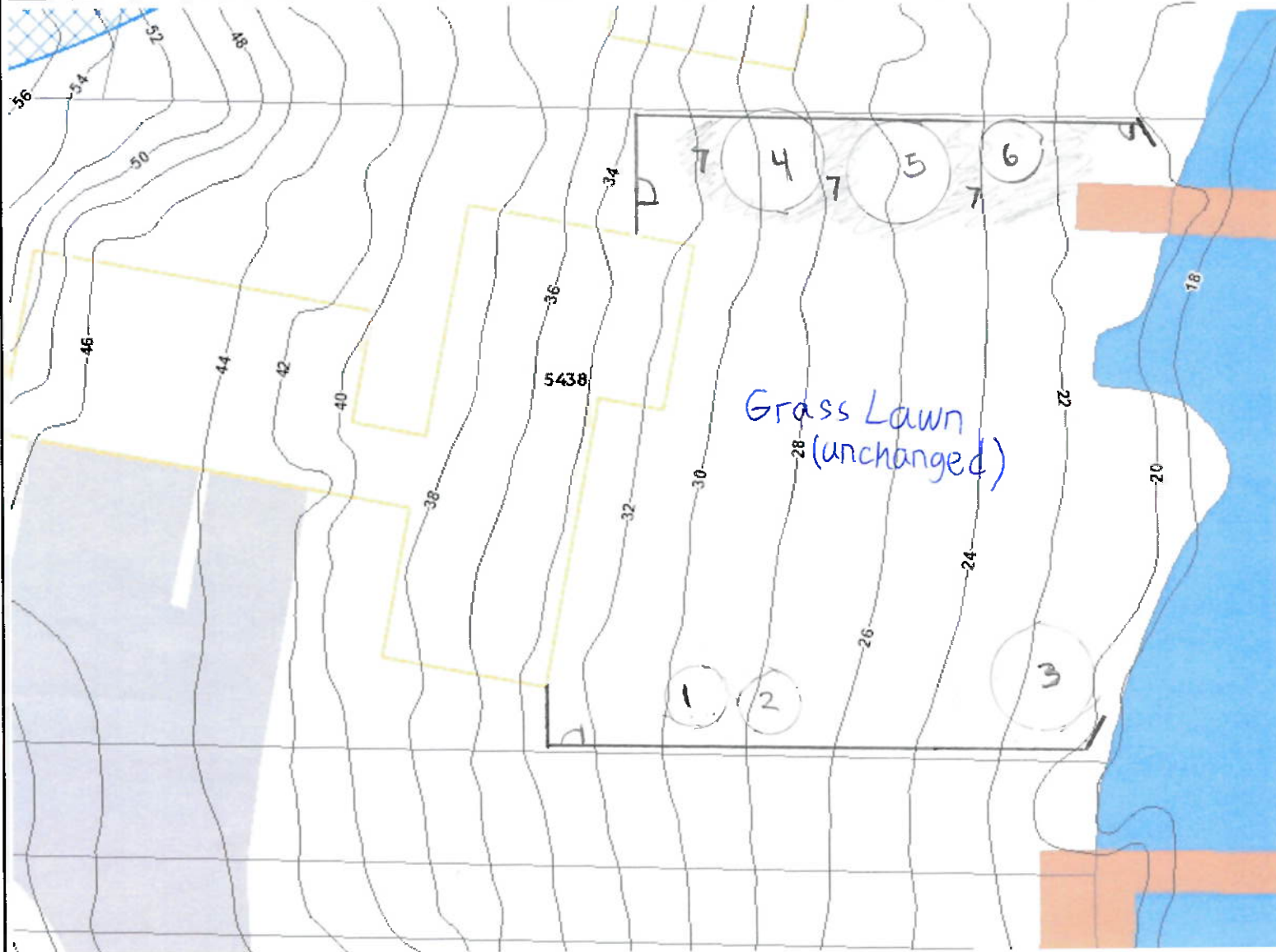
Disclaimer: These maps were developed by the City of Mercer Island and are intended to be a general purpose digital reference tool. These maps are not an accepted legal instrument for describing, establishing, recording or maintaining descriptions for property concerns or boundaries. The City makes no representation or warranty with respect to the accuracy or currency of these data sets, especially in regard to labeling of surveyed dimensions, or agreement with official sources such as records of survey, or mapped locations of features.

Notes

CUNEO BACKYARD FENCE-Landscape Plans

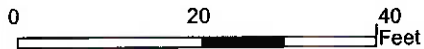


City of Mercer Island



Legend

- 2ft Lidar Contours (2016)
- Unpiped Watercourse
 - Type "F" = Fish
 - Type "Np" = Non-Fish
 - Type "Ns" = Non-Fish Seasonal
 - Type "Np" (Unverified)
 - Type "Ns" (Unverified)
- Piped Watercourse
- Watercourse Buffer/Setback
 - ☒ Type "F" = 120-Ft Buffer
 - ☐ Type "Np" = 60-Ft Buffer
 - ☐ Type "Ns" = 60-Ft Buffer
 - ☐ Type "Np" Unverified = 60-Ft Buffer
 - ☐ Type "Ns" Unverified = 60-Ft Buffer
 - ☐ Piped Type F/Np/Ns = 45-Ft Setback
- Address
- Building
- Property Line
- Docks
- Street
- Paved Driveway (unchanged)
- Paved Road
- Paved Parking Area
- Lake Washington
- 1 Rhododendron
- 2 Fuchsia
- 3 Japanese maple
- 4 Dogwood
- 5 Dogwood
- 6 ferns
- 7 Invasive Ny (removed)



1 inch = 40 feet

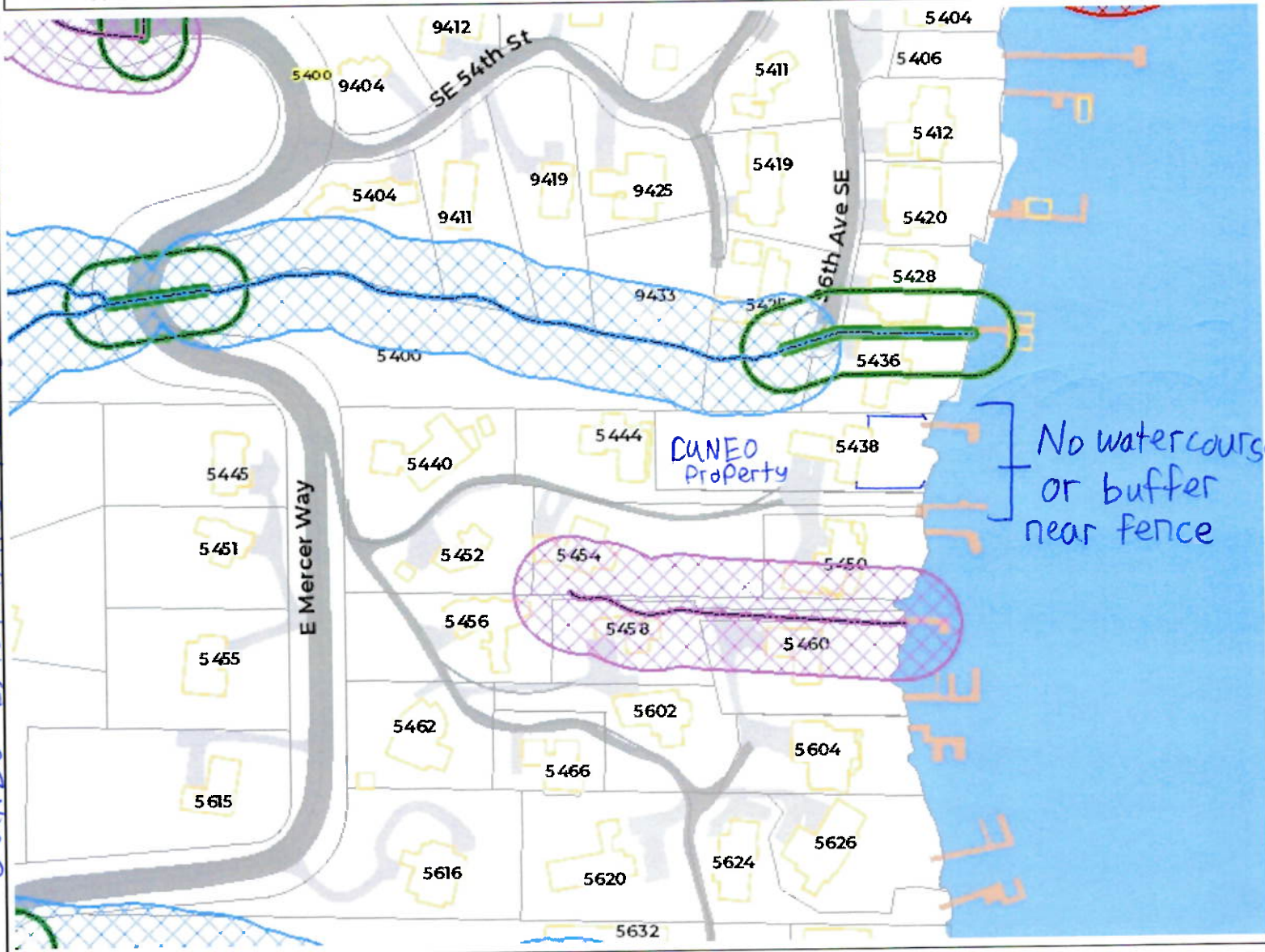


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Notes



CUNEO BACKYARD FENCE → No water courses



Legend

Unpiped Watercourse

- Type "F" = Fish
- Type "Np" = Non-Fish
- Type "Ns" = Non-Fish Seasonal
- Type "Np" (Unverified)
- Type "Ns" (Unverified)

Piped Watercourse

Watercourse Buffer/Setback

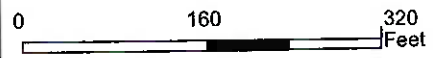
- Type "F" = 120-Ft Buffer
- Type "Np" = 60-Ft Buffer
- Type "Ns" = 60-Ft Buffer
- Type "Np" Unverified = 60-Ft Buffer
- Type "Ns" Unverified = 60-Ft Buffer
- Piped Type F/Np/Ns = 45-Ft Setback

Address

- Building
- Property Line
- Docks
- Street
- Paved Driveway
- Paved Road
- Paved Parking Area
- Lake Washington

No watercourse or buffer near fence

CUNEO Property



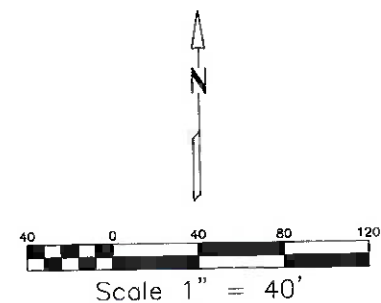
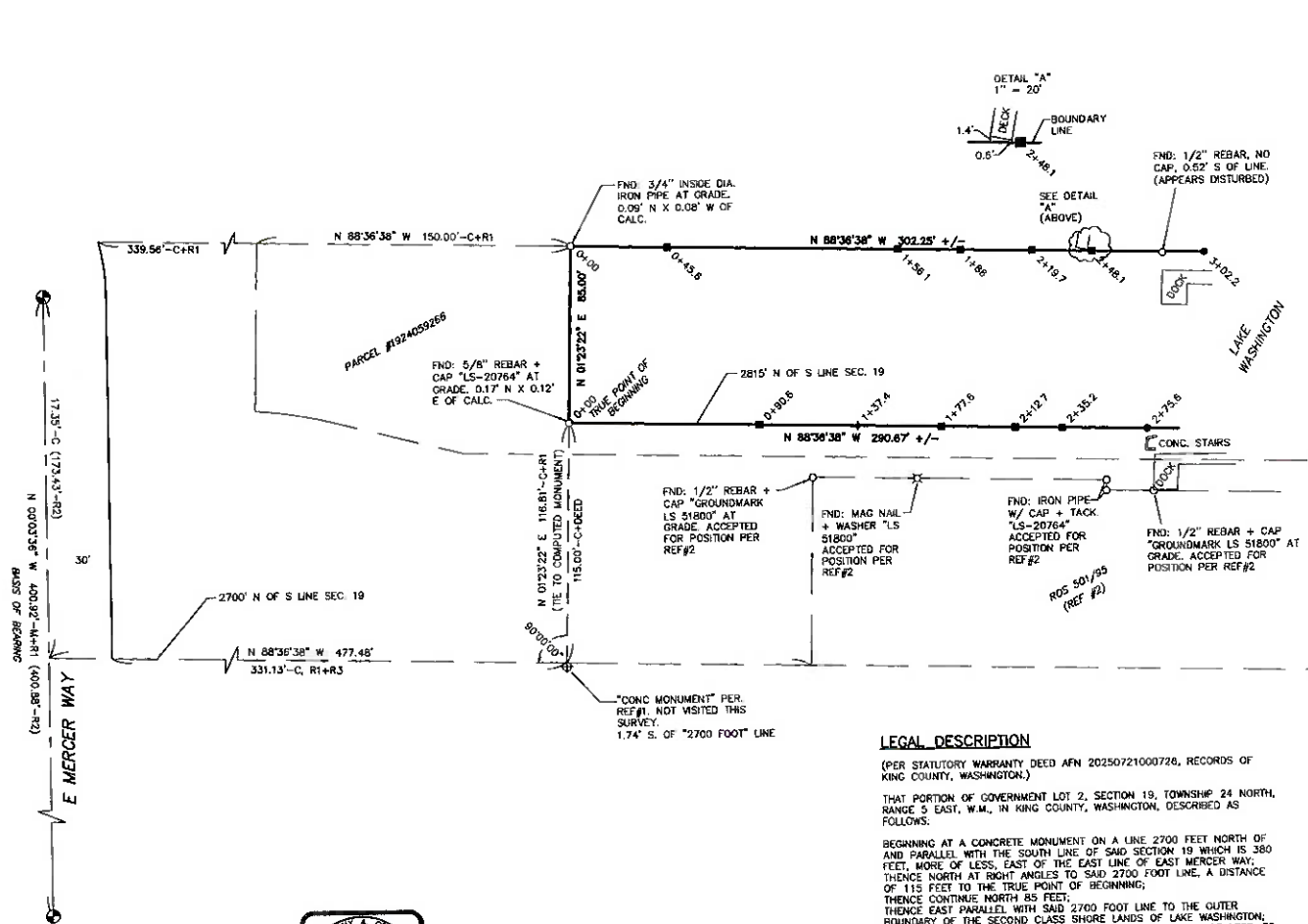
1 inch = 320 feet



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Notes

CUNEO BACKYARD FENCE
 survey conducted prior to fence installation



MERIDIAN

ASSUMED

LEGEND

- SET 1/2" X 24" REBAR WITH 1 3/4" PLASTIC CAP STAMPED "TYEE LS 29276"
- SET HUB ON LINE
- ◆ SET TACK + BRASS WASHER
- FOUND BOUNDARY MARKER AS DESCRIBED
- ⊙ FOUND 4" X 4" CONC MON WITH BRASS PIN + PUNCH IN -1.0' IN CASE.

EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

GENERAL NOTES

1. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THE POSITION OF THE CONCRETE MONUMENT POINT OF BEGINNING HAS BEEN ESTABLISHED AS BEING 331.13 FEET FROM THE EAST MARGIN OF EAST MERCER WAY BY THE REFERENCED SURVEYS.

REFERENCES

1. SURVEY BY R.W. JONES & ASSOCIATES, JOB NO. 1725-A, DATED 11-22-96. RECORDS OF TYEE SURVEYORS.
2. SURVEY, AS RECORDED IN VOLUME 501 OF SURVEYS, PAGE 95, AFN 2024100190001, RECORDS OF KING COUNTY, WASHINGTON.
3. SURVEY, AS RECORDED IN VOLUME 74 OF SURVEYS, PAGE 268, AFN 19506079011, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL NUMBER 1924059149
 SE1/4, NE1/4, SEC. 19, T. 24 N., R. 5 E., W.M.
 KING COUNTY, WASHINGTON



PRELIMINARY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED AFN 20250721000728, RECORDS OF KING COUNTY, WASHINGTON.)
 THAT PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT A CONCRETE MONUMENT ON A LINE 2700 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 19 WHICH IS 380 FEET, MORE OR LESS, EAST OF THE EAST LINE OF EAST MERCER WAY, THENCE NORTH AT RIGHT ANGLES TO SAID 2700 FOOT LINE, A DISTANCE OF 115 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUE NORTH 85 FEET,
 THENCE EAST PARALLEL WITH SAID 2700 FOOT LINE TO THE OUTER BOUNDARY OF THE SECOND CLASS SHORE LANDS OF LAKE WASHINGTON; THENCE SOUTHERLY ALONG SAID BOUNDARY, 85 FEET, MORE OR LESS, TO A LINE 2815 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION;
 THENCE WEST ALONG SAID LINE TO THE TRUE POINT OF BEGINNING.

RECORDERS CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF _____
 _____ MANAGER _____ SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____ IN _____ 20____

 TIMOTHY A. GRIFFIN, PLS
 CERTIFICATE NO. 29276

RECORD OF SURVEY
 for
NINA CUNEO
 5438 E MERCER WAY
 MERCER ISLAND, WASHINGTON 98040

Tye Surveyors
PROFESSIONAL LAND SURVEYORS
 17544 MIDVALE AVE N, STE. 107, SHORELINE, WA. 98133 206.525.3660

DRAWN BY: RC	DATE: 8/28/25	JOB NO.: 25088
CHKD BY: TC	SCALE: 1" = 40'	SHEET: 1 of 1

CUNEO BACKYARD FENCE

Proof that fence max height is < 48 inches

