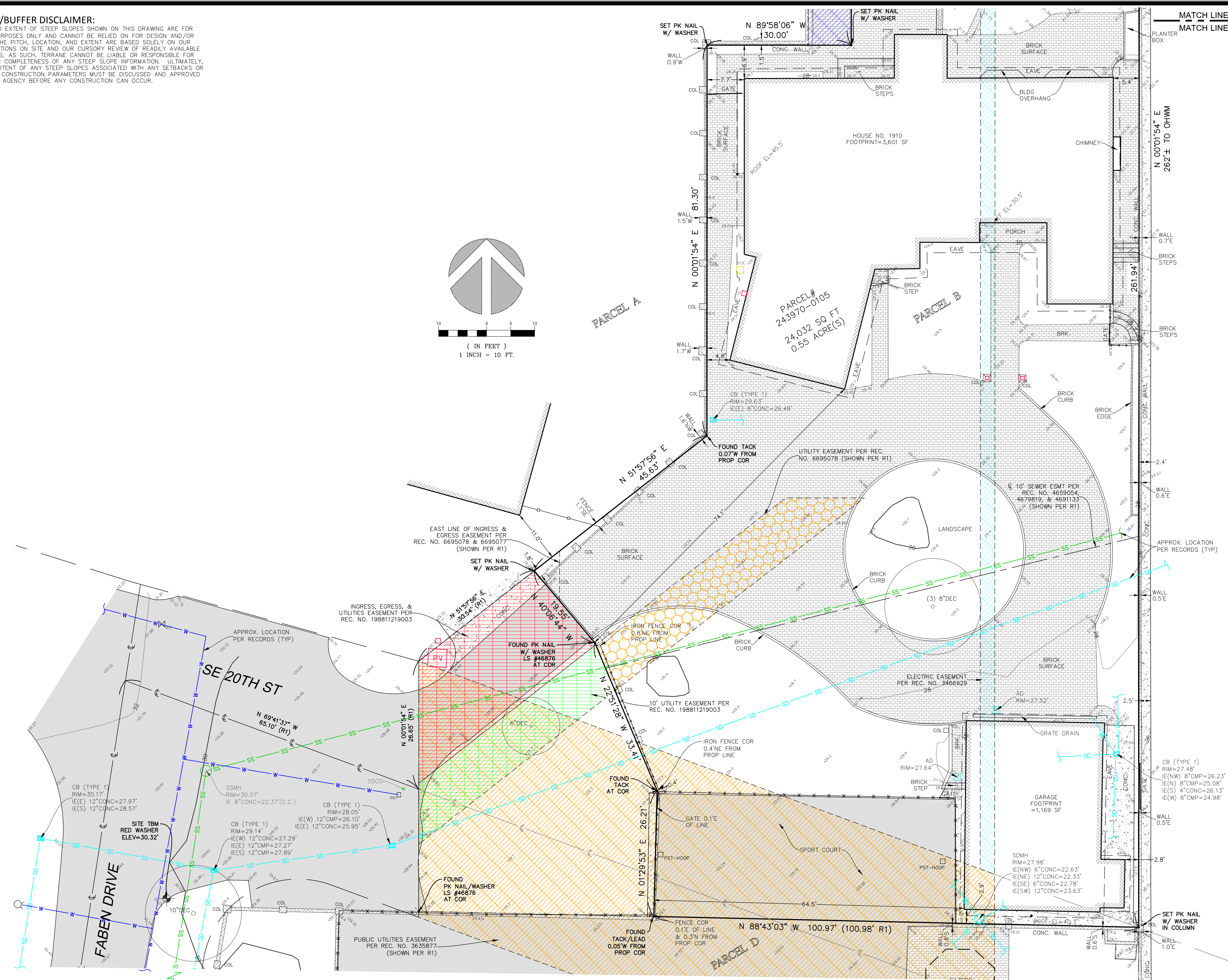
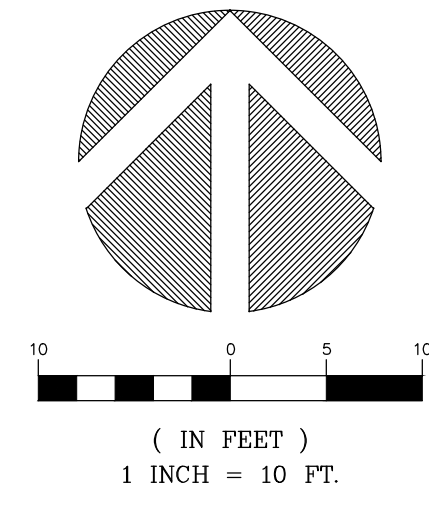


TOPOGRAPHIC & BOUNDARY SURVEY

STEEP SLOPE/BUFFER DISCLAIMER:
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RANGE: 04E, W.M.			
COUNTY: KING			

TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 243970-0105

FERULLO RESIDENCE
 1910 FABEN DRIVE
 MERCER ISLAND, WA 98040



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10801 Main Street, Suite 102
 Bellevue, WA 98004
 p: 425-458-4488 | e: info@terrane.net

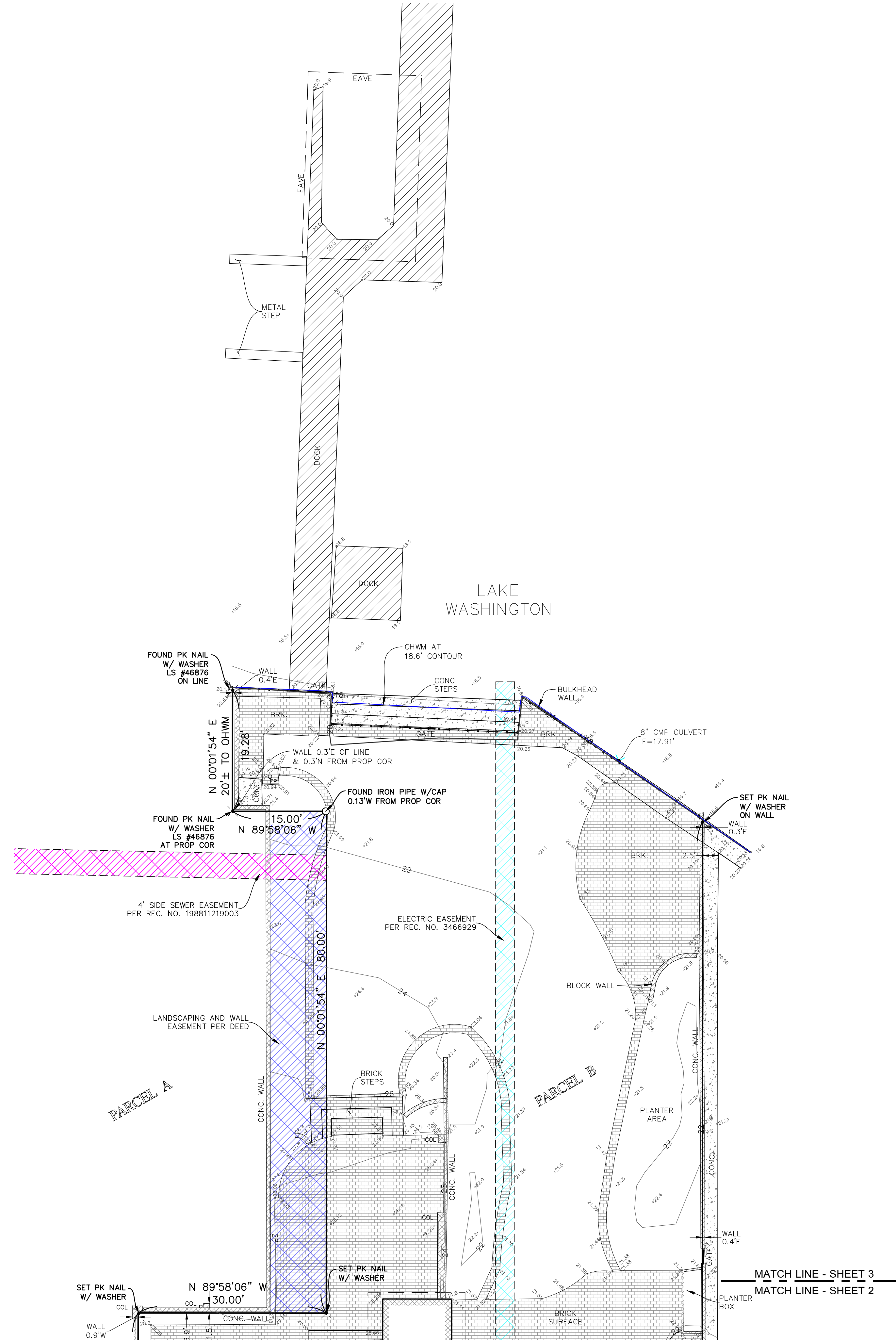
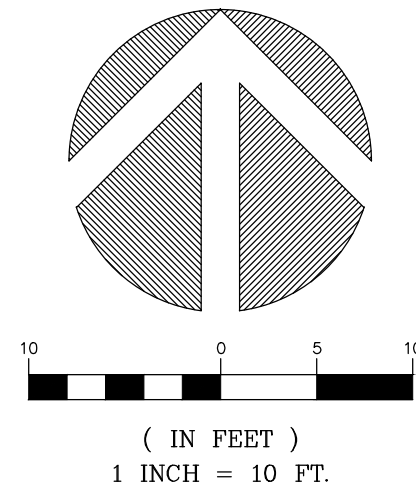
JOB NUMBER:	240101
DATE:	02/07/24
DRAFTED BY:	TLR
CHECKED BY:	CSP
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	3 OF 2

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TOPOGRAPHIC & BOUNDARY SURVEY

STEEP SLOPE/BUFFER DISCLAIMER:

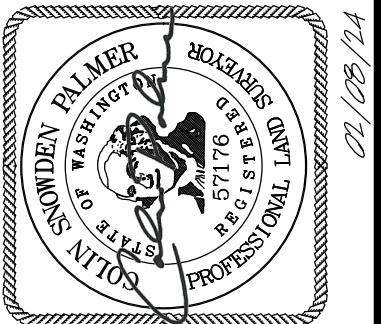
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SECTION: 02	
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COUNTY: KING	

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 243970-0105

FERULLO RESIDENCE
1910 FABEN DRIVE
MERCER ISLAND, WA 98040



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JOB NUMBER:	240101
DATE:	02/08/24
DRAFTED BY:	TLR
CHECKED BY:	CSP
SCALE:	1" = 10'

REVISION HISTORY	

TOPOGRAPHIC & BOUNDARY SURVEY

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TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 243970-0120

FERULLO RESIDENCE

XXX FABEN DRIVE
MERCER ISLAND, WA 98040



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JOB NUMBER: 240102
DATE: 02/09/24
DRAFTED BY: TLR
CHECKED BY: CSP
SCALE: N.T.S.

REVISION HISTORY

NO.	DATE	DESCRIPTION

SHEET NUMBER

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF KING, CITY OF MERCER ISLAND, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACTS 20, 18 AND VACATED ELIZABETH WAY, FABEN'S POINT WATERFRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 17, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 20 WHICH BEARS NORTH 89°55'45" WEST 202.06 FEET FROM THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 0°01'54" EAST PARALLEL TO THE WEST LINE OF SAID LOT 20, A DISTANCE OF 260.52 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 0°01'54" EAST 8.00 FEET;
THENCE SOUTH 89°55'45" EAST 112.06 FEET;
THENCE NORTH 0°01' EAST 44.50 FEET TO THE NORTHERLY LINE OF SAID LOT 20;
THENCE SOUTH 69°41'37" EAST 0.05 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 30 FEET OF SAID TRACT 18;
THENCE NORTH 0°01'54" EAST ALONG SAID EAST LINE 53.38 FEET;
THENCE NORTH 88°43'03" WEST 149.96 FEET;
THENCE SOUTH 0°01'54" WEST 1.27 FEET TO THE NORTHERLY LINE OF SAID TRACT 20;
THENCE NORTH 69°41'37" WEST ALONG NORTHERLY LINE 19.33 FEET, MORE OR LESS, TO THE POINT OF CURVATURE IN THE NORTHERLY LINE OF SAID LOT 20;
THENCE NORTH ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20 FEET, 35.41 FEET;
THENCE SOUTH 8°52'43" WEST ALONG THE WESTERLY LINE OF SAID LOT 20, A DISTANCE OF 100.83 FEET, MORE OR LESS, TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 89°33'06" EAST;
THENCE NORTH 89°33'06" EAST 98.14 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

(NOW KNOWN AS REVISED PARCEL D CITY OF MERCER ISLAND BOUNDARY LINE REVISION NO. MI-88-09-31, RECORDED UNDER RECORDING NO. 8811219003.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 89°55'45" W BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF SE 22ND ST, PER REFERENCE NO. 1.

REFERENCES

R1. CITY OF MERCER ISLAND BLR NO. M.I.-88-09-31(A-1), VOL. 63, PG. 250, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

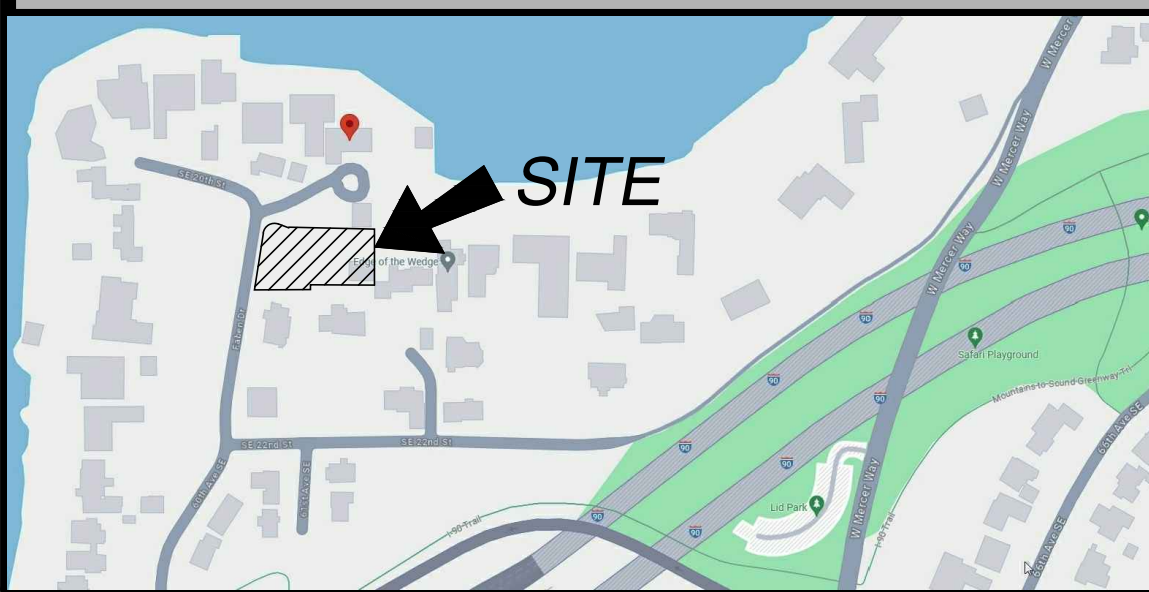
SITE TEMP. BENCHMARK
DESCRIPTION: PK NAIL W/ RED WASHER
LOCATION: SET ON E. SIDE OF FABEN DR. NEAR NW COR OF PARCEL D
ELEVATION: 30.32'

LEGEND

	BENCHMARK		STORM MANHOLE
	CENTERLINE ROW		STORM DRAIN LINE
	FENCE LINE (CHAIN LINK)		CLEANOUT
	FENCE LINE (IRON)		SEWER MANHOLE
	FENCE LINE (WOOD)		SEWER LINE
	MONUMENT (IN CASE, FOUND)		FIRE HYDRANT
	NAIL AS NOTED		WATER METER
	PROPERTY LINES (ADJACENT)		WATER VALVE
	PROPERTY LINE (SUBJECT)		WATER LINE
	IRON PIPE AS NOTED (FOUND)		CENTER CHANNEL
	RETAINING WALL		CATCH BASIN
	RIGHT-OF-WAY LINES		COLUMN
	BUILDING		CONCRETE
	POST		CORNER
	TREE (AS NOTED)		DECIDUOUS
	ASPHALT SURFACE		ELEVATION
	BRICK SURFACE		FINISH FLOOR
	CONCRETE SURFACE		LAND SURVEYOR NUMBER
	OIL FILL CAP		MEASURED MONUMENT
	AREA DRAIN		PROPERTY
	CULVERT PIPE		RECORD DATA
	INLET (TYPE 1)		SERVICE DRAIN MANHOLE
			SANITARY SEWER MANHOLE
			PUBLIC UTILITIES EASEMENT PER REC. NO. 3635877

VICINITY MAP

N.T.S.



SCHEDULE B ITEMS

8. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, PROVISIONS DEDICATIONS AND MATTERS DELINEATED OR DISCLOSED BY THE PLAT OF FABEN'S POINT WATERFRONT TRACTS; REFER TO THE PLAT FOR FULL PARTICULARS, AND RECORDED IN OFFICIAL RECORDS UNDER RECORDING NUMBER 2540444. (NOT PLOTTED - BLANKET IN NATURE)

9. AGREEMENT FOR: WHEREIN THE PARTIES ARE ENTERING INTO A CONTRACT WITH THE STATE OF WASHINGTON FOR THE CONSTRUCTION OF A CONCRETE-COVERED TRENCH PIPE, AND WHEN INSTALLED NO TREES SHALL BE PLANTED BY THEM WITHIN 40 FEET OF SAID PIPE EXECUTED BY: THOMAS M. ELLIOTT, EXECUTOR OF THE ESTATE OF NINA ELLIOTT, DECEASED AS FIRST PARTY AND BETWEEN: JOSEPH A. FIORITO AND MARIA G. FIORITO, HUSBAND AND WIFE, A SEND PARTY

ON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN, DATED: JUNE 22, 1943
RECORDED: JUNE 23, 1943 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 3317898
(POOR DOCUMENT QUALITY - UNABLE TO REVIEW)

10. AGREEMENT FOR: THE RIGHT AND PERMISSION TO ENTER UPON, CONSTRUCT AND INSTALL THE DRAINAGE CULVERT AND CHANNEL UPON THEIR RESPECTIVE PROPERTIES AND THE RIGHT TO LET DRAINAGE WATERS FLOW UPON THEIR RESPECTIVE LANDS, AND WAIVE, RELEASE AND DISCHARGE THEMSELVES, THEIR HEIRS, ASSIGNS, OR OTHER SUCCESSORS IN INTEREST, THE STATE OF WASHINGTON, AND EACH OTHER, FROM ANY AND ALL CLAIMS, DEMANDS, DAMAGES OR ACTIONS, WHICH THEY MAY NOT HAVE OR MAY HEREAFTER HAVE AGAINST THE STATE OR EACH OTHER BY REASON OF ANY ACT DONE OR TO BE DONE IN CONNECTION WITH THE FOLLOWING THINGS:
EXECUTED BY: STATE OF WASHINGTON AND BETWEEN: THOMAS M. ELLIOTT, JOSEPH A. FIORITO AND MARIA G. FIORITO, HUSBAND AND WIFE

ON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN, DATED: JUNE 22, 1943
RECORDED: JULY 31, 1943 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 3326131
(NOT PLOTTED - BLANKET IN NATURE)

11. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED: ORDER OF VACATION OF ELIZABETH WAY
RECORDED: DECEMBER 7, 1946 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 3635877
(PLOTTED)

12. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED: RIGHT OF REVERSION HAS BEEN WAIVED BY INSTRUMENT RECORDED: IN OFFICIAL RECORDS UNDER RECORDING NUMBER 4259862 (NOT SURVEY RELATED)

13. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING GRANTED TO: MERCER ISLAND SEWER DISTRICT, A MUNICIPAL CORPORATION FOR: INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING AND REPLACING THE SEWER PIPE LINE OR LINES AND ALL NECESSARY CONNECTIONS AND APPURTENANCES HERETO RECORDED: JANUARY 18, 1956 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 4655680
AFFECTS: PORTION OF SAID PREMISES
(NOT PLOTTED - DOES NOT APPEAR TO AFFECT. DESCRIPTION OF PROPERTY DOESN'T MATCH)

14. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED: CITY OF MERCER ISLAND BOUNDARY LINE REVISION FILE NO. MI-82-06-18
RECORDED: AUGUST 6, 1982 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8208069001
(NOT PLOTTED - BLANKET IN NATURE)

15. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED: CITY OF MERCER ISLAND BOUNDARY LINE REVISION FILE NO. M.I.-88-09-31(A-1)
RECORDED: NOVEMBER 21, 1988 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8811219003
(NOT PLOTTED - BLANKET IN NATURE)

16. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED: SURVEY
RECORDED: JUNE 13, 2018 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20180613900002

WHICH, AMONG OTHER THINGS, PROVIDES: POSSIBLE ENCROACHMENT OF A WOOD FENCE PORTION OF THE SOUTHERLY LINE (CURRENT CONDITIONS SHOWN HEREON)

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2024. 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.

2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

3. 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).

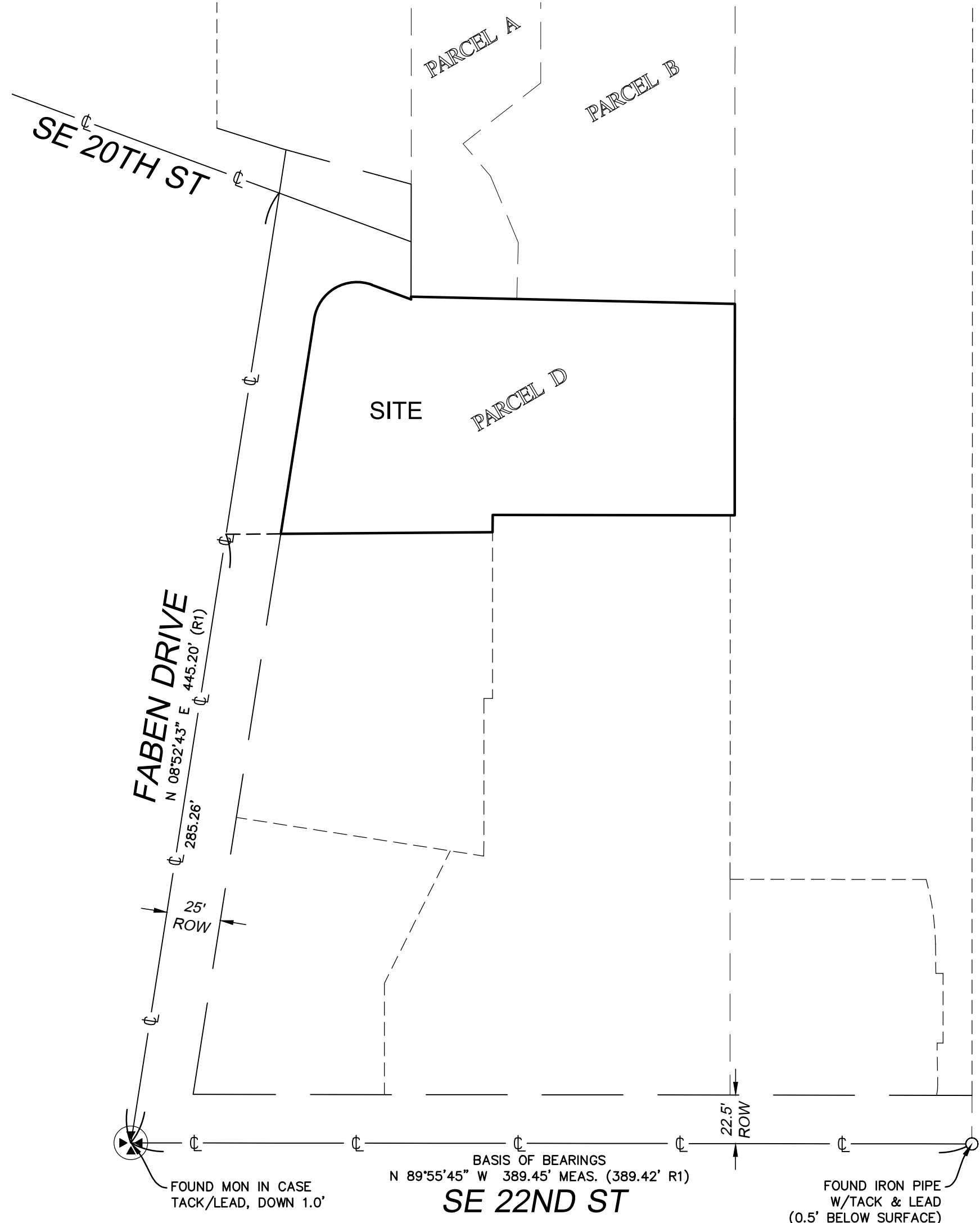
4. SUBJECT PROPERTY TAX PARCEL NO. 243970-0120

5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 21,030 S.F. (0.48 ACRES)

6. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM OLD REPUBLIC TITLE INSURANCE COMPANY'S "ALTA COMMITMENT", ORDER NO. 5226009716-CB, DATED JULY 30, 2020. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "ALTA COMMITMENT". TERRANE, INC. HAS RELIED WHOLLY ON OLD REPUBLIC TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.

8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE OPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.



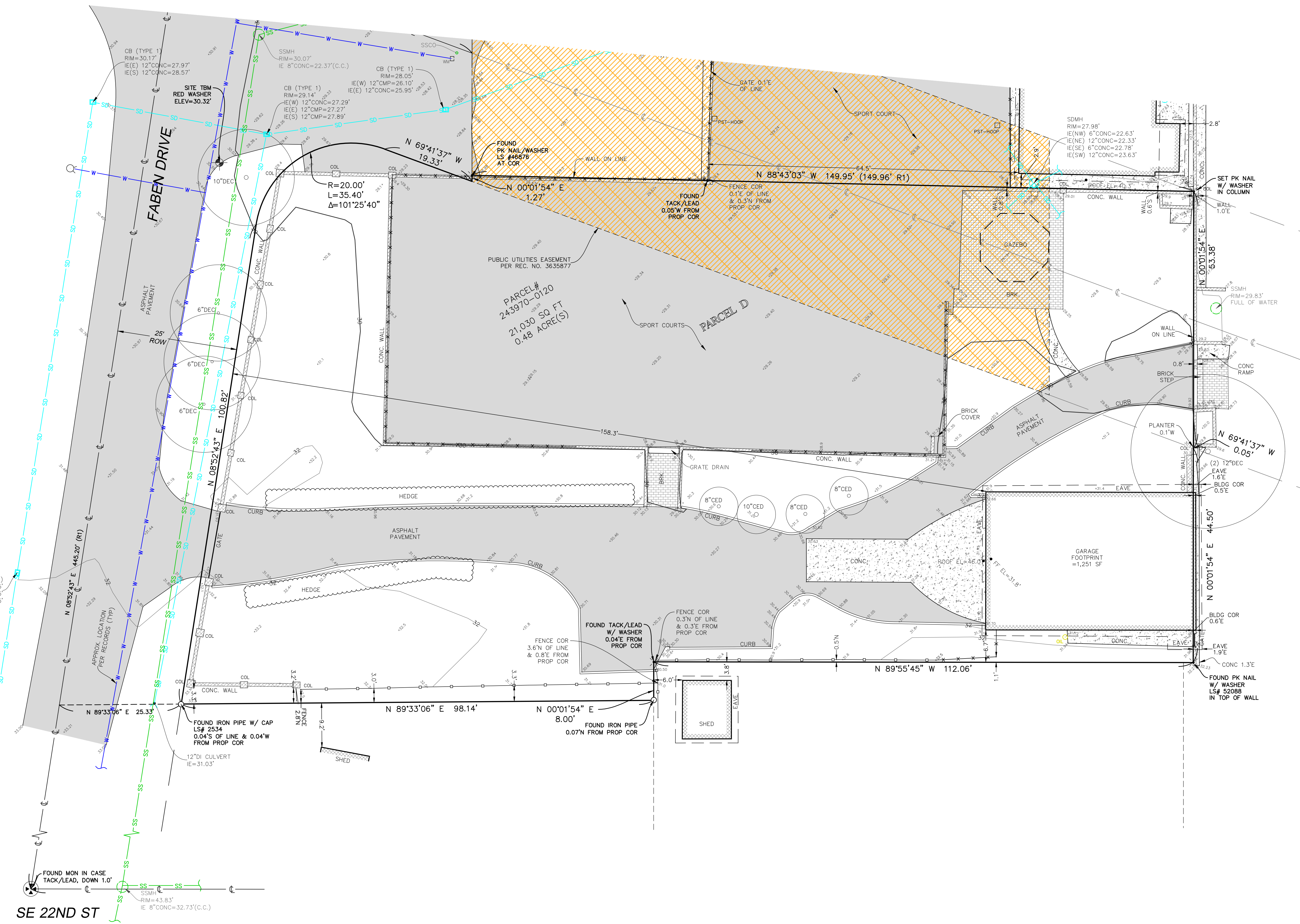
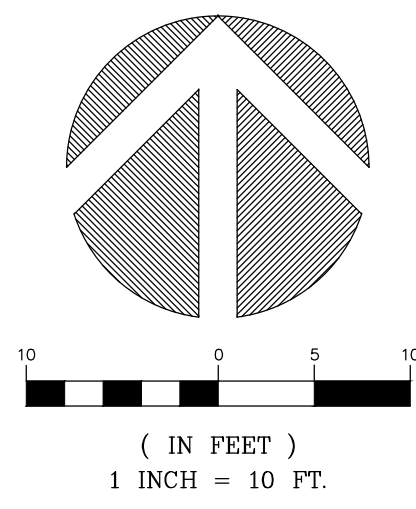
CONTROL MAP
N.T.S.

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TOPOGRAPHIC & BOUNDARY SURVEY

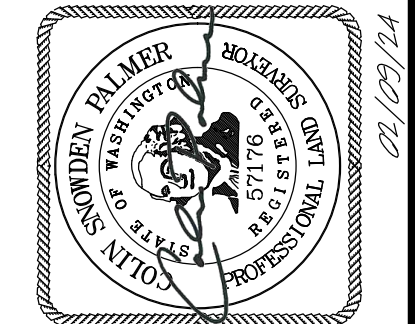


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 PARCEL NO. 243970-0120

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