# TOPOGRAPHIC & BOUNDARY SURVEY

## BASIS OF BEARINGS

HELD BEARING OF N 89°58'48" E ALONG MONUMENTED S.E. 27TH ST. AS SHOWN HEREON.

## VERTICAL DATUM

NAVD88 PER WGS SURVEY DATA WAREHOUSE
POINT DESIGNATION 9137
2" DIA CONC FILLED IRON PIPE DN 0.8' E. END OF SUNSET HWY, 320' SE OF INTX 78TH AVE. S.E.
ELEV=100.69'

## REFERENCES

R1. RECORD OF SURVEY, VOL. 53, PG. 267. RECORDS OF KING COUNTY, WASHINGTON.
R2. RECORD OF SURVEY, VOL. 100, PG. 235. RECORDS OF KING COUNTY, WASHINGTON.
R3. RECORD OF SURVEY, VOL. 69, PG. 50. RECORDS OF KING COUNTY, WASHINGTON.
R4. 7800 PLAZA, A CONDOMINIUM, VOL. 274, PG. 72 RECORDS OF KING COUNTY, WASHINGTON.

## SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER OF 2018. 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. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPTS RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 531510-1235, WSDOT & CITY R.O.W.
5. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY'S "COMMITMENT", FILE NO. NCS-910888-WA1, DATED MAY 31, 2018. 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 "COMMITMENT". TERRANE, INC. HAS RELIED WHOLLY ON FIRST AMERICAN 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.
6. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-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.

## LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NO. NCS-910888-WA1)

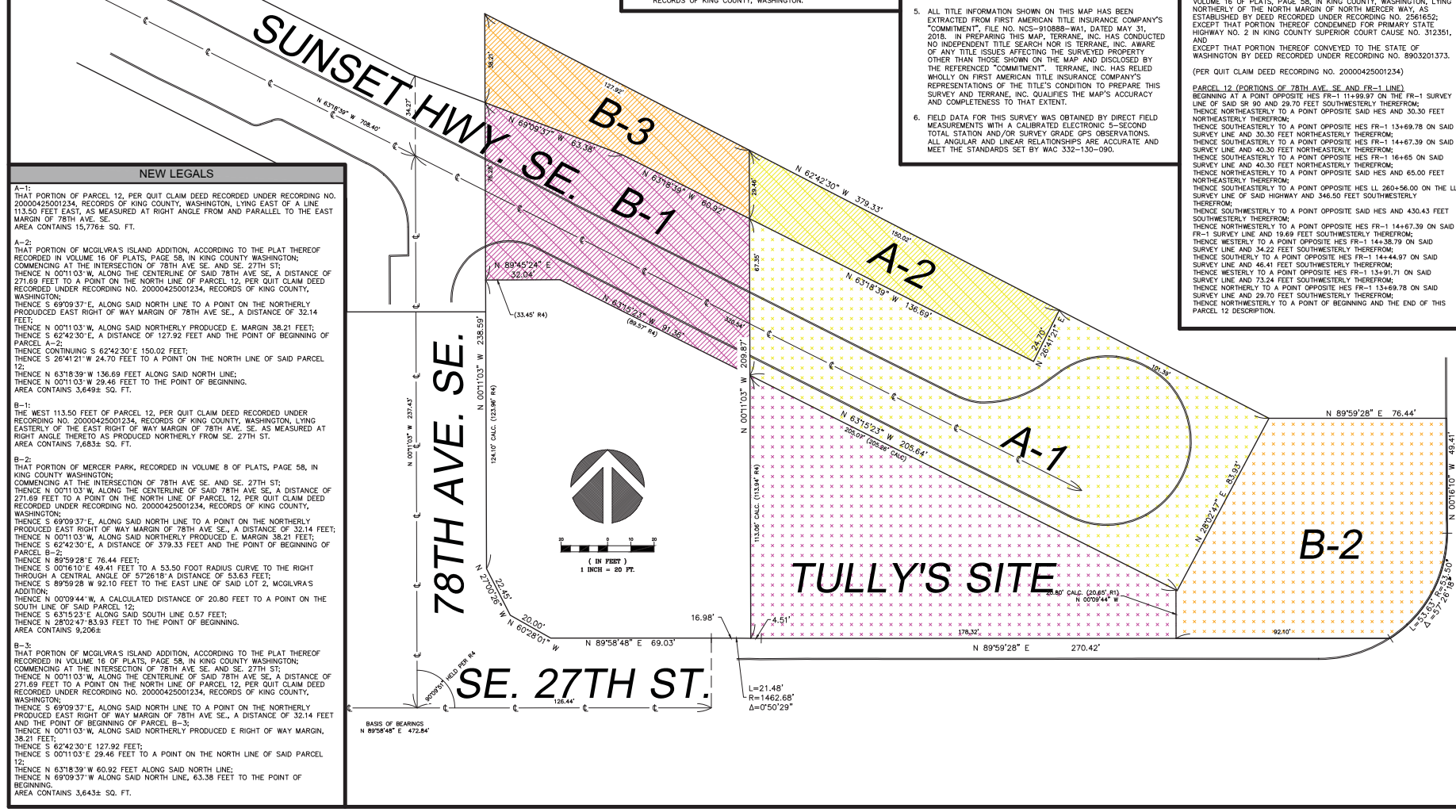
TULLY'S PROPERTY: (531510-1235)
LOT 1 AND THAT PORTION OF LOT 2, BLOCK 15, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON; LYING NORTHERLY OF THE NORTH MARGIN OF NORTH MERCER WAY, AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NO. 2561652;
EXCEPT THOSE PORTIONS OF SAID LOTS 1 AND 2 CONDEMNED FOR PRIMARY STATE HIGHWAY NO. 2 IN KING COUNTY SUPERIOR COURT CAUSE NO. 312351;
AND EXCEPT THE WEST 113.5 FEET IN WIDTH THEREOF.

(PER 7800 PLAZA, A CONDOMINIUM, AMENDMENT NO. 1 TO SURVEY MAP AND PLANS REC. NO. 20120418001879)

7800 PLAZA: (769844-0000)
THE WEST 113.50 FEET, IN WIDTH, OF LOT 1, AND THE WEST 113.5 FEET IN WIDTH OF THAT PORTION OF LOT 2, BLOCK 15, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE NORTH MARGIN OF NORTH MERCER WAY, AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NO. 2561652;
EXCEPT THAT PORTION THEREOF CONDEMNED FOR PRIMARY STATE HIGHWAY NO. 2 IN KING COUNTY SUPERIOR COURT CAUSE NO. 312351, AND
EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 8903201373.

(PER QUIT CLAIM DEED RECORDING NO. 20000425001234)

PARCEL 12 (PORTIONS OF 78TH AVE. SE AND FR-1 LINE)
BEGINNING AT A POINT OPPOSITE HES FR-1 11+99.97 ON THE FR-1 SURVEY LINE OF SAID SR 90 AND 29.70 FEET SOUTHWESTERLY THEREFROM;
THENCE NORTHEASTERLY TO A POINT OPPOSITE SAID HES AND 30.30 FEET NORTHEASTERLY THEREFROM;
THENCE SOUTHEASTERLY TO A POINT OPPOSITE HES FR-1 13+69.78 ON SAID SURVEY LINE AND 30.30 FEET NORTHEASTERLY THEREFROM;
THENCE SOUTHEASTERLY TO A POINT OPPOSITE HES FR-1 14+67.39 ON SAID SURVEY LINE AND 40.30 FEET NORTHEASTERLY THEREFROM;
THENCE SOUTHEASTERLY TO A POINT OPPOSITE HES FR-1 16+65 ON SAID SURVEY LINE AND 40.30 FEET NORTHEASTERLY THEREFROM;
THENCE NORTHEASTERLY TO A POINT OPPOSITE SAID HES AND 65.00 FEET NORTHEASTERLY THEREFROM;
THENCE SOUTHEASTERLY TO A POINT OPPOSITE HES LL 260+56.00 ON THE LL SURVEY LINE OF SAID HIGHWAY AND 346.50 FEET SOUTHWESTERLY THEREFROM;
THENCE SOUTHWESTERLY TO A POINT OPPOSITE SAID HES AND 430.43 FEET SOUTHWESTERLY THEREFROM;
THENCE NORTHWESTERLY TO A POINT OPPOSITE HES FR-1 14+67.39 ON SAID FR-1 SURVEY LINE AND 19.69 FEET SOUTHWESTERLY THEREFROM;
THENCE WESTERLY TO A POINT OPPOSITE HES FR-1 14+38.79 ON SAID SURVEY LINE AND 34.22 FEET SOUTHWESTERLY THEREFROM;
THENCE SOUTHERLY TO A POINT OPPOSITE HES FR-1 14+44.97 ON SAID SURVEY LINE AND 46.41 FEET SOUTHWESTERLY THEREFROM;
THENCE WESTERLY TO A POINT OPPOSITE HES FR-1 13+91.71 ON SAID SURVEY LINE AND 73.24 FEET SOUTHWESTERLY THEREFROM;
THENCE NORTHERLY TO A POINT OPPOSITE HES FR-1 13+69.78 ON SAID SURVEY LINE AND 29.70 FEET SOUTHWESTERLY THEREFROM;
THENCE NORTHWESTERLY TO A POINT OF BEGINNING AND THE END OF THIS PARCEL 12 DESCRIPTION.




## NEW LEGALS

A-1:
THAT PORTION OF PARCEL 12, PER QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 20000425001234, RECORDS OF KING COUNTY, WASHINGTON, LYING EAST OF A LINE 113.50 FEET EAST, AS MEASURED AT RIGHT ANGLE FROM AND PARALLEL TO THE EAST MARGIN OF 78TH AVE. SE.
AREA CONTAINS 15,776± SQ. FT.

A-2:
THAT PORTION OF MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY WASHINGTON;
COMMENCING AT THE INTERSECTION OF 78TH AVE SE. AND SE. 27TH ST;
THENCE N 00°11'03"W, ALONG THE CENTERLINE OF SAID 78TH AVE SE, A DISTANCE OF 271.69 FEET TO A POINT ON THE NORTH LINE OF PARCEL 12, PER QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 20000425001234, RECORDS OF KING COUNTY, WASHINGTON;
THENCE S 69°09'37"E, ALONG SAID NORTH LINE TO A POINT ON THE NORTHERLY PRODUCED EAST RIGHT OF WAY MARGIN OF 78TH AVE SE., A DISTANCE OF 32.14 FEET;
THENCE N 00°11'03"W, ALONG SAID NORTHERLY PRODUCED E. MARGIN 38.21 FEET;
THENCE S 62°42'30"E, A DISTANCE OF 127.92 FEET AND THE POINT OF BEGINNING OF PARCEL A-2;
THENCE CONTINUING S 62°42'30"E 150.02 FEET;
THENCE S 26°41'21"W 24.70 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 12;
THENCE N 63°18'39"W 136.69 FEET ALONG SAID NORTH LINE;
THENCE N 00°11'03"W 29.46 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 3,649± SQ. FT.

B-1:
THE WEST 113.50 FEET OF PARCEL 12, PER QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 20000425001234, RECORDS OF KING COUNTY, WASHINGTON, LYING EASTERLY OF THE EAST RIGHT OF WAY MARGIN OF 78TH AVE. SE. AS MEASURED AT RIGHT ANGLE THERETO AS PRODUCED NORTHERLY FROM SE. 27TH ST.
AREA CONTAINS 7,683± SQ. FT.

B-2:
THAT PORTION OF MERCER PARK, RECORDED IN VOLUME 8 OF PLATS, PAGE 58, IN KING COUNTY WASHINGTON;
COMMENCING AT THE INTERSECTION OF 78TH AVE SE. AND SE. 27TH ST;
THENCE N 00°11'03"W, ALONG THE CENTERLINE OF SAID 78TH AVE SE, A DISTANCE OF 271.69 FEET TO A POINT ON THE NORTH LINE OF PARCEL 12, PER QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 20000425001234, RECORDS OF KING COUNTY, WASHINGTON;
THENCE S 69°09'37"E, ALONG SAID NORTH LINE TO A POINT ON THE NORTHERLY PRODUCED EAST RIGHT OF WAY MARGIN OF 78TH AVE SE., A DISTANCE OF 32.14 FEET;
THENCE N 00°11'03"W, ALONG SAID NORTHERLY PRODUCED E. MARGIN 38.21 FEET;
THENCE S 62°42'30"E, A DISTANCE OF 379.33 FEET AND THE POINT OF BEGINNING OF PARCEL B-2;
THENCE N 89°59'28"E 76.44 FEET;
THENCE S 00°16'10"E 49.41 FEET TO A 53.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 57°26'18"A DISTANCE OF 53.63 FEET;
THENCE S 89°59'28 W 92.10 FEET TO THE EAST LINE OF SAID LOT 2, MCGILVRA'S ADDITION;
THENCE N 00°09'44"W, A CALCULATED DISTANCE OF 20.80 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 12;
THENCE S 63°15'23"E ALONG SAID SOUTH LINE 0.57 FEET;
THENCE N 28°02'47"83.93 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 9,206±

B-3:
THAT PORTION OF MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY WASHINGTON;
COMMENCING AT THE INTERSECTION OF 78TH AVE SE. AND SE. 27TH ST;
THENCE N 00°11'03"W, ALONG THE CENTERLINE OF SAID 78TH AVE SE, A DISTANCE OF 271.69 FEET TO A POINT ON THE NORTH LINE OF PARCEL 12, PER QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 20000425001234, RECORDS OF KING COUNTY, WASHINGTON;
THENCE S 69°09'37"E, ALONG SAID NORTH LINE TO A POINT ON THE NORTHERLY PRODUCED EAST RIGHT OF WAY MARGIN OF 78TH AVE SE., A DISTANCE OF 32.14 FEET AND THE POINT OF BEGINNING OF PARCEL B-3;
THENCE N 00°11'03"W, ALONG SAID NORTHERLY PRODUCED E RIGHT OF WAY MARGIN, 38.21 FEET;
THENCE S 62°42'30"E 127.92 FEET;
THENCE S 00°11'03"E 29.46 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 12;
THENCE N 63°18'39"W 60.92 FEET ALONG SAID NORTH LINE;
THENCE N 69°09'37"W ALONG SAID NORTH LINE, 63.38 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 3,643± SQ. FT.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NW 1/4 OF NE 1/4 SEC. 12, TWP. 24 N., RGE. 04 E., W.M.
TAX PARCEL NO. 531510-1235, WSDOT & CITY R.O.W.

CITY, WSDOT & TULLY'S SITE
VICINITY OF
7810 SE. 27TH ST.
MERCER ISLAND, WA. 98040

GREGORY J. BOSSEMEYER
STATE OF WASHINGTON
33434
REGISTERED PROFESSIONAL LAND SURVEYOR
09/18/18


Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net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|---|---|
| JOB NUMBER: | 181671 |
| DATE: | 12/18/18 |
| DRAFTED BY: | LCH |
| CHECKED BY: | EJG/TMM |
| SCALE: | 1"=20' |

REVISION HISTORY

SHEET NUMBER
2 OF 2