

MERCER ISLAND SHORT PLAT NO. 95-0521

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

Tim Conway Gary Redman  
TIM CONWAY GARY REDMAN

STATE OF WASHINGTON )  
COUNTY OF KING ) SS.

ON THIS DAY PERSONALLY APPEARED BEFORE ME Tim Conway  
TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT he SIGNED THE SAME AS his FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF 11-16, 19 95  
Petro Z. Wolek  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Mercer Island

STATE OF WASHINGTON )  
COUNTY OF KING ) SS.

ON THIS DAY PERSONALLY APPEARED BEFORE ME Gary J. Redman  
TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT he SIGNED THE SAME AS his FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF 11-16, 19 95  
Petro Z. Wolek  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Mercer Island

SURVEYOR'S CERTIFICATE

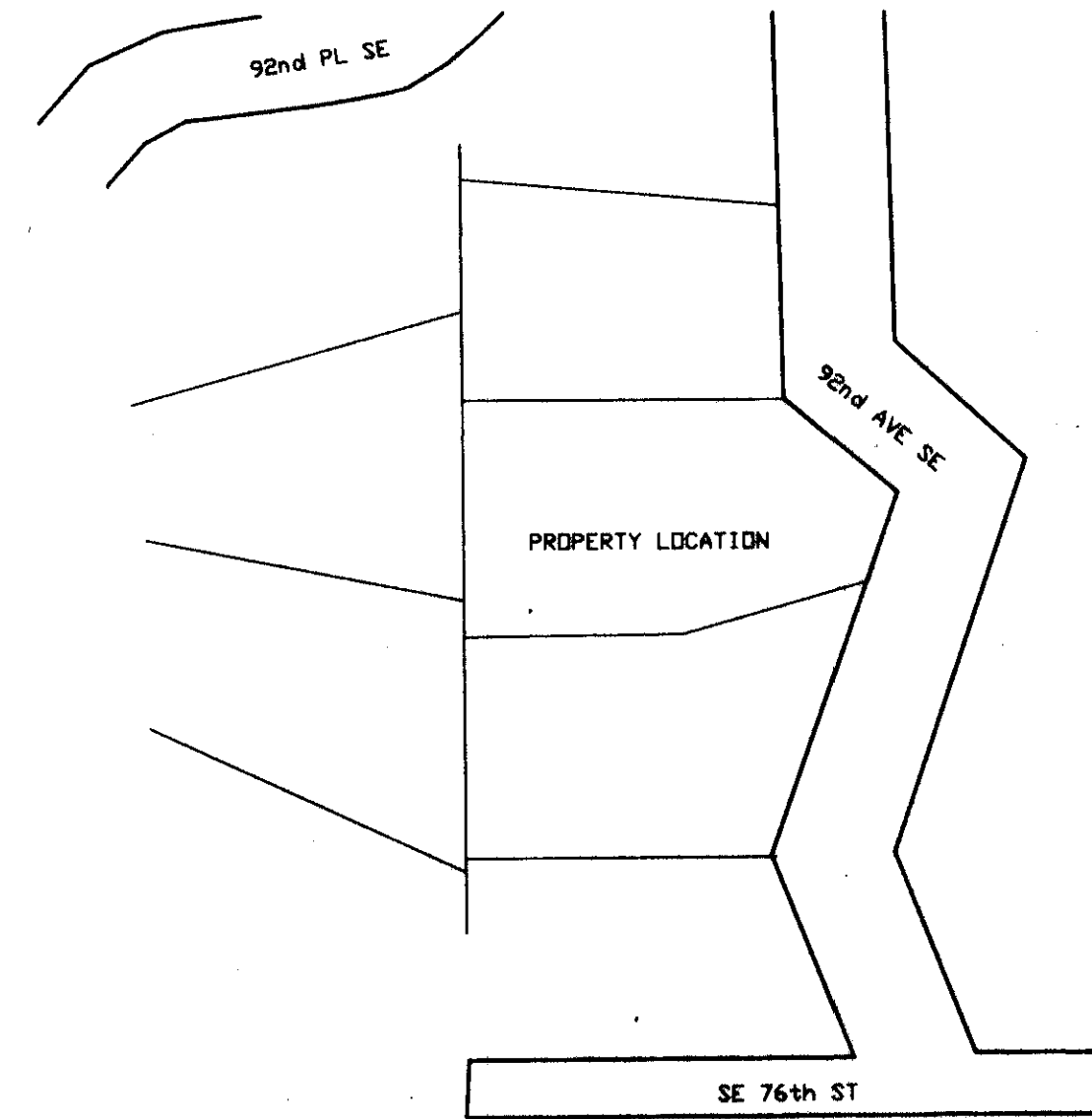
I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

Ray H. Schutrop  
RAY H. SCHUTROP, P.L.S. #19643

PRIVATE ROAD MAINTENANCE AGREEMENT

ON THIS \_\_\_ DAY OF \_\_\_\_\_, 1995, THE UNDERSIGNED DO HEREBY JOIN IN THE ESTABLISHMENT OF A MUTUAL AGREEMENT COVERING THE EASEMENT AS SHOWN. THE UNDERSIGNED AGREE TO EQUALLY SHARE IN THE COST OF MAINTENANCE, REPAIR OR REPLACEMENT OF THE ROAD OVER SAID EASEMENT. IF THE PARTIES ARE UNABLE TO AGREE ON THE EXTENT OF WORK TO BE PERFORMED, THEY SHALL EACH PICK A REPRESENTATIVE. THE REPRESENTATIVE SHALL CHOOSE A DISINTERESTED THIRD PARTY FOR ARBITRATION OF THE DISPUTE. THE RESULT OF SAID ARBITRATION SHALL BE BINDING ON THE PARTIES. THIS COVENANT SHALL RUN WITH THE LAND AND IS BINDING ON ALL SUBSEQUENT OWNERS OF THE ABOVE DESCRIBED LOTS.

NW1/4, SE1/4, SEC. 30, TWP. 24N., R. 5E., W.M.



VICINITY MAP  
SCALE: 1"=100'

LEGAL DESCRIPTION

LOT 4 OF THE SULLIVAN SEGREGATION APPROVED MARCH 22, 1963 BY THE CITY OF MERCER ISLAND, RECORDED UNDER RECORDING NUMBER 8903100404, IN KING COUNTY, WASHINGTON.

APPROVALS

DEPT. OF ASSESSMENTS  
DATE 2/1/95  
SCOTT NOBLE  
ASSESSOR TE  
SE1/4 30-24-05  
257950-0187

CITY OF MERCER ISLAND  
DATE January 30, 1996  
Susan R. Anderson  
PLANNER  
Steven R. Wilcox  
BUILDING CODE OFFICIAL  
Joe Willis  
CITY ENGINEER

NOTE: THIS SURVEY PERFORMED ON APRIL 7, 1995 USING A LIETZ-SOKKISHA TOTAL STATION WITH ELECTRONIC READING 1" THEODOLITE WITH INTERNAL E.D.M. TO AN ACCURACY GREATER THAN 1:5000.

RECORDING CERTIFICATE

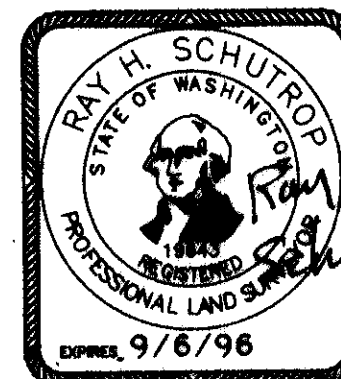
FILED FOR RECORD BY KEGEL & ASSOCIATES, INC.  
THIS 11<sup>th</sup> DAY OF Feb 1996 A.D., AT 11  
MINUTES PAST 11:00 O'CLOCK A M., AND RECORDED IN VOLUME  
107 OF 5484 ON PAGE 107  
RECORDS OF 106 COUNTY, WASHINGTON.

Joe Willis COUNTY AUDITOR  
Carolyn Allegand DEPUTY AUDITOR

SURVEYORS 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 THE REDMAN CO. THIS 14<sup>th</sup> DAY OF NOV. 19 95

Ray Schutrop  
REGISTERED LAND SURVEYOR L.S. NO. 19643



11-14-95

NO.	REVISION	BY	CHECKED	DATE

**Kegel & Associates, Inc.**  
CONSULTING ENGINEERS  
SURVEYORS PLANNERS  
8800 Evergreen Way  
Everett, Washington 98204  
Ph.[206] 353-1119 or 775-5424

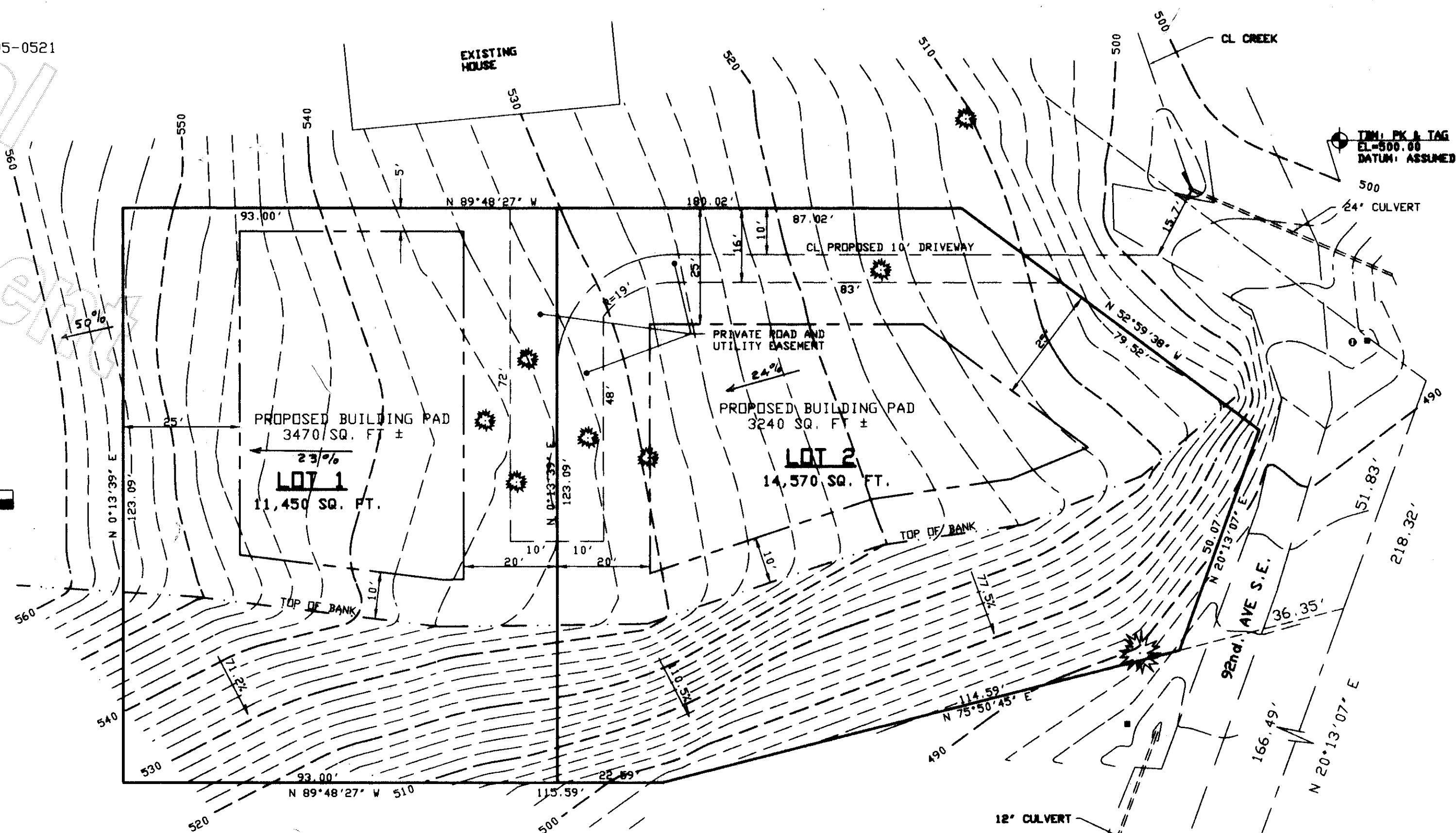
**SHORT PLAT**  
for  
**REDMAN CO.**  
MERCER ISLAND, WA.  
SEATTLE, WASHINGTON

SCALE:  
DATE: 11/14/95  
DISC No.: 1296  
DRAWN BY: D.BETTES  
CHECKED BY: R.SCHUTROP  
SHEET NO. 1 OF 3  
JOB NO. 12229

MERCER ISLAND SHORT PLAT NO. 95-0521



SCALE: 1" = 20'



**LOT 1 LEGAL DESCRIPTION**

That portion of Lot 4 of the Sullivan Segregation approved March 22, 1963 by the City of Mercer Island, recorded under Recording No. 8903100404 in King County, Washington described as follows:

Beginning at the Northwest corner of said Lot 4; thence S 89° 48' 27" E along the North line of said Lot 4 for 93.00 feet; thence S 0° 13' 39" W 123.09 feet to the South line of said Lot 4; thence N 89° 48' 27" W along the South line of said Lot 4 for 93.00 feet; thence N 0° 13' 39" E 123.09 feet to the Point of Beginning.

**LOT 2 LEGAL DESCRIPTION**

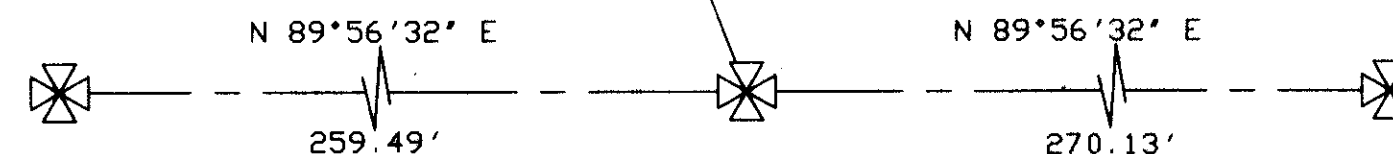
That portion of Lot 4 of the Sullivan Segregation approved March 22, 1963 by the City of Mercer Island, recorded under Recording No. 8903100404 in King County, Washington described as follows:

Commencing at the Northwest corner of said Lot 4, thence S 89° 48' 27" E along the North line of said Lot 4 for 93.00 feet to the True Point of Beginning; thence continue S 89° 48' 27" E 87.02 feet; thence S 59° 59' 38" E 79.52 feet; thence S 20° 13' 07" W 50.07 feet to the Southerly line of said Lot 4; thence S 75° 50' 45" W along said Southerly line 114.59 feet; thence N 89° 48' 27" W along the South line of said Lot 4 for 22.59 feet; thence N 0° 13' 39" E 123.09 feet to the True Point of Beginning

LOT DIM. FROM LOT 4 OF R.D.S. AF89008279005

TIES TO MONS PER R.D.S. RECORDED UNDER AUDITORS FILE NO. 9008279005.

NW1/4, SE1/4, SEC. 30, TWP. 24N., R. 5E., W.M.



**RECORDING CERTIFICATE**

FILED FOR RECORD BY KEGEL & ASSOCIATES, INC.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_ A.D., AT \_\_\_\_\_  
MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN VOLUME \_\_\_\_\_  
OF \_\_\_\_\_ ON PAGE \_\_\_\_\_  
RECORDS OF \_\_\_\_\_ COUNTY, WASHINGTON.

COUNTY AUDITOR See Page One DEPUTY AUDITOR

**SURVEYORS 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 THE REDMAN CO THIS 14<sup>TH</sup> DAY OF NOV. 19 95

Ray Schutrop  
REGISTERED LAND SURVEYOR L.S. NO. 19643



NO.	REVISION	BY	CHECKED	DATE
				SCALE: 1" = 20'
				DATE: 11/15/95
				SHC No.: 1296
				DRAWN BY: D.BETTES
				CHECKED BY: R.SCHUTROP
				SHEET NO. 2 OF 3
				JOB NO. 12229

**Kegel & Associates, Inc.**  
CONSULTING ENGINEERS  
**SURVEYORS & PLANNERS**  
9800 Evergreen Way  
Everett, Washington 98204  
Ph.[206] 353-1119 or 775-5424

**SHORT PLAT**  
for  
**REDMAN CO.**  
**MERCER ISLAND, WA.**  
**SEATTLE, WASHINGTON**

MERCER ISLAND SHORT PLAT NO. 95-0521

CONDITIONS OF APPROVAL

PLAT IMPROVEMENT CONSTRUCTION CONDITIONS

General

The City finds that the proposed short plat (as conditioned) complies with applicable requirements of the Zoning Code, Comprehensive Plan, and Subdivision Ordinance

There shall be no further subdivision of any lot within 5 years of recording this Short Plat without resubmitting for a Formal Plat procedure.

- 1. All construction shall conform to the Standards and Specifications of the City of Mercer Island, and conditions of permits issued, and the soils report recommendations and construction plans accepted by the City.
2. The season for clearing, grading, and the construction of utilities, storm drainage facilities, roadways and retaining walls shall not begin until April 1 and shall end by October 1 of any year, unless otherwise approved by the Building Official.
3. The City Engineer will require that certain improvements be hand dug.
4. All plat improvements shall have been installed by the applicant within one year of the date of bond submittal, unless an extension has been approved in writing by the City Engineer. All plat improvements shall be in and approved prior to issuing a building permit.

Pre-Construction Requirements

Prior to the commencement of construction, including clearing and grading:

- 1. All requisite permits shall have been obtained
2. The City Engineer requires a pre-construction conference with the appropriate City staff and all contractors and subcontractors
3. The property owner or his assignee shall submit to the City Engineer a detailed construction schedule which itemizes and coordinates all of the proposed construction so as to accomplish the work and provide for the necessary inspection during the approved construction season. Failure to comply with the provisions of the approved construction schedule or to construct improvements in accordance with the plans and specifications approved by the City Engineer may result in the issuance of a 'Stop Work' order, removal of the work accomplished, or other measures deemed appropriate by the City Engineer to ensure quality construction and protect the public safety
4. A detailed restoration, erosion and sedimentation control plan shall have been reviewed and approved by the City Engineer. Said plan shall specify materials and facilities to be installed and maintained prior to, during, and following all land alteration such as clearing, grading, excavation, filling and trenching. Said materials and facilities shall be modified as required by the City Engineer to ensure that complete storm water and/or ground water runoff, erosion and siltation control are provided. It shall be the responsibility of the contractor, and the property owner or his assignee to provide and maintain such facilities and any additional facilities necessary to prevent erosion and siltation. Exposed soils surfaces shall be expeditiously stabilized by seeding, mulching, sodding, jute-matting, burlapping, rocking, or other means approved by the City Engineer. Lot B is a Steep Slope Lot with a history of slide and subject to slides. Subsurface soils exploration and evaluation for stability and recommendations for methods of construction/feasibility is required.
5. A Land Clearing Permit shall have been approved by the Building Official pursuant to Ordinance A-96 and Chapter 17.08, MICC. All trees to be removed shall have been tagged by the property owner or his designee, and the Code Official shall have field inspected and approved said tagging prior to the removal of vegetation. The Building Official shall have the authority to approve the location of the building pad on individual lots during the Land Clearing Permit application process in order to save as much vegetation as possible.
6. The property owner or his assignee shall submit a Certificate of Insurance to the City as proof of liability insurance coverage. Said certificate shall be in an amount and form acceptable to the City. The insurance shall be Comprehensive General Bodily Injury (including Automobile) and Comprehensive General Damage Liability (including Automobile) insurance, with no deductible amount, for bodily injury including death, and for damage to or destruction of public and/or private property on each and every occurrence. The City of Mercer Island, its officers, agents and employees shall be listed as additional named insured on the policy. The policy shall remain in full force throughout the construction period.
7. The property owner or his assignee shall provide, to the City, a Hold Harmless Agreement. Said Agreement shall be in a recordable form acceptable to the City, and shall bear the signatures of all parties responsible for the development of the subject property. Said Agreement shall be notarized, and shall indemnify and hold harmless the City of Mercer Island, and its agents.

The type of equipment to be used for land clearing and roadway and utilities construction shall be specified in the improvement plans accepted by the City Engineer. The approval of the City Engineer shall have been obtained prior to moving equipment onto the site.

During Construction

- 1. The City Engineer or his authorized designee shall monitor construction as deemed appropriate and when permit inspections are required. At any time, additional design drawings and/or evaluation and monitoring by a licensed soils engineer may be required to detail or provide for corrections to the work. All costs associated with the installation of improvements, (including the monitoring and evaluation of construction activity by the City employees and private consultants, and the completion of any required additions or corrections to the design or installation of the improvements) shall be born by the property owner or his assignee.
2. All damage to adjacent properties or public rights-of-way resulting from construction (e.g., siltation, mud, water runoff, roadway damage caused by construction equipment or hauling) resulting from the construction shall be expeditiously mitigated and repaired by the contractor, developer or the subject property owner. Failure to mitigate and repair said damage, or to comply with the accepted construction plans, the permits issued by the City, or City requirements for corrective action shall be cause for the issuance of a Stop Work order, foreclosure on the plat bond, and/or other measures deemed appropriate by the City Engineer to ensure quality construction and protect the public safety.

Utilities

General

No permanent landscaping, structures, or fencing shall be placed on or within the designated public or private utility and storm drainage easements without the written approval of the City Engineer. If, in the opinion of the City Engineer, utilities or storm drainage facilities require maintenance, repair or replacement, the City or its agent shall have the right to enter those lots adjoining the easement for the purpose of maintaining, repairing, relocating or replacing said utilities and storm drainage facilities. Lot owners shall be responsible for the restoration of any private improvements within the easement

Drainage

Detention is required. Storm water detention and conveyance facilities shall be the responsibility of the owners of each lot hereon and each owner shall be responsible to maintain, repair or replace the facilities and to prevent or correct water quality problems.

Fire

Fire hydrants and fire flows shall be provided by the applicant in accordance with the requirement of Resolution 778 and as determined by the Fire Marshal.

Fire protection sprinklers are required as determined by the Fire Marshal.

All roadways within the boundaries of the subject property shall be constructed according to the City's Street Improvement, Maintenance Guidelines and the Fire Marshals requirements.

After Construction

- 1. The property owner or his assignee shall maintain records of construction activities and deviations from design plans. These items shall be shown on as-built drawings of all underground utilities, storm drainage and other plat improvements. These drawings shall be provided to the City by the property owner or his assignee prior to issuance of any building permits. The drawings shall be in a form acceptable to the City Engineer and must be stamped by a registered engineer who certifies the accuracy of the drawings.
2. Following construction, the soils engineer shall submit a letter to the City containing the following statement:

This construction has been completed substantially in accord with the recommendations contained within the soils report and made in connection with our on-site monitoring of the activities. Owner-directed deviations from these recommendations have resulted in conditions for which responsibility has been assumed by the property owner. The conditions and the risks or on-going responsibilities associated with each are summarized below:

RECORDING CERTIFICATE

FILED FOR RECORD BY KEGEL & ASSOCIATES, INC.
THIS DAY OF 19 A.D., AT
MINUTES PAST O'CLOCK M., AND RECORDED IN VOLUME
OF ON PAGE
RECORDS OF COUNTY, WASHINGTON.
see page one
COUNTY AUDITOR DEPUTY AUDITOR

SURVEYORS CERTIFICATE

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Ray H. Schutrop
REGISTERED LAND SURVEYOR L.S. NO. 19643



Table with columns: NO., REVISION, BY, CHECKED, DATE. Content includes: Kegel & Associates, Inc. CONSULTING ENGINEERS SURVEYORS PLANNERS 9800 Evergreen Way Everett, Washington 98204 Ph.[206] 353-1119 or 775-5424. Also includes: SHORT PLAT for REDMAN CO. MERCER ISLAND, WA. SEATTLE, WASHINGTON. SCALE: 1" = 20' DATE: 11/14/95 DISC No.: 1296 DRAWN BY: D.BETTIES CHECKED BY: R.SCHUTROP SHEET NO. 3 OF 3 JOB NO. 12229