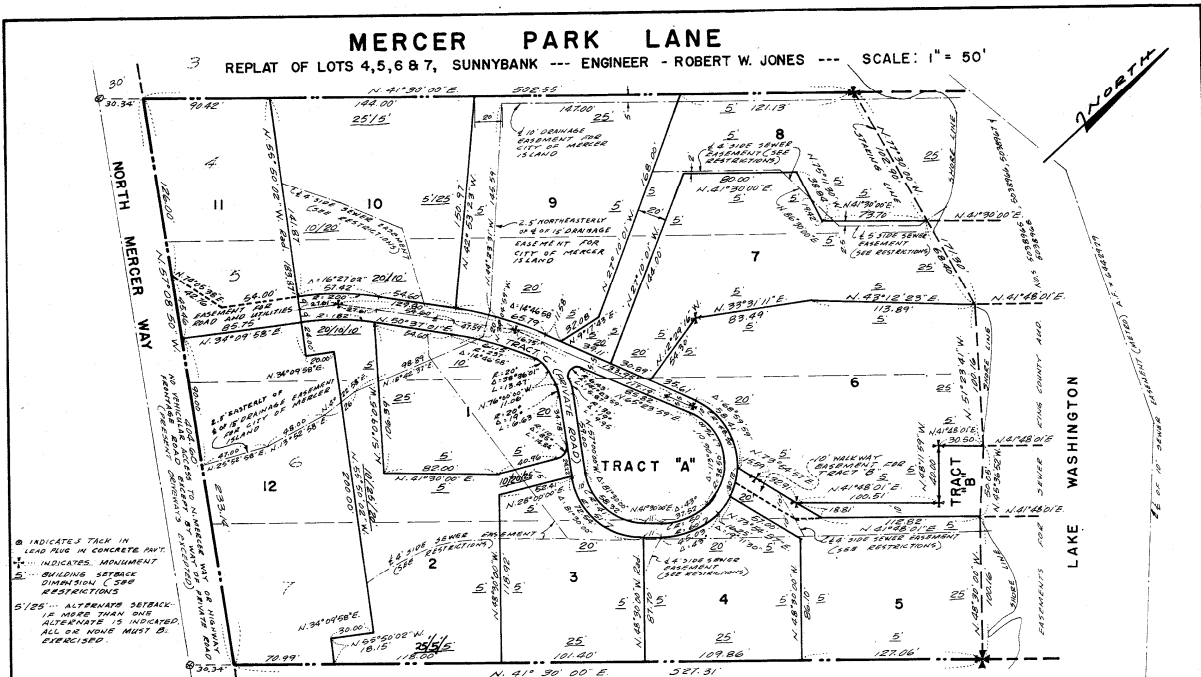


MERCER PARK LANE

REPLAT OF LOTS 4,5,6 & 7, SUNNYBANK --- ENGINEER - ROBERT W. JONES --- SCALE: 1" = 50'



INDICATES TACK IN LEAD PILE IN CONCRETE PAVEMENT
INDICATES ADJUTMENT
BUILDING SETBACK DIMENSIONS AND RESTRICTIONS
ALTERNATE SETBACKS WHERE SHOWN ALTERNATE IS INDICATED. ALL OR NONE MUST BE OBSERVED.

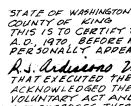
DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATED, HEREBY DECLARE THIS PLAT TO BE CORRECT AND TRUE TO THE BEST OF OUR KNOWLEDGE AND BELIEF. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND AND SEAL. ELI E. DORSETT, AS HIS SEPARATELY SIGNED WASHINGTON MUTUAL SAVINGS BANK A WASHINGTON CORPORATION

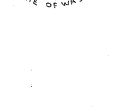


ACKNOWLEDGMENTS

STATE OF WASHINGTON } ss. COUNTY OF KING } ss. THIS IS TO CERTIFY THAT ON THIS 12th DAY OF APRIL, A.D. 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED ELI E. DORSETT TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE DECLARATION AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAID INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE MENTIONED.



STATE OF WASHINGTON } ss. COUNTY OF KING } ss. THIS IS TO CERTIFY THAT ON THIS 12th DAY OF APRIL, A.D. 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED R. S. ANDERSON AND C. SANDERSON TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE DECLARATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAID INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE MENTIONED.



DESCRIPTION

THIS PLAT OF 'MERCER PARK LANE' INCLUDES LOTS 4, 5, 6 AND 7, SHOWN HEREIN ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 29 OF PLATS, PAGE 31, RECORDS OF KING COUNTY, WASHINGTON, AND THE SUBSEQUENT SURVEYS OF THE SECOND CLASS, BEGINNING LYING BETWEEN THE NORTHWESTLY CORNER OF THE SIDE LINES OF SAID TRACTS.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF 'MERCER PARK LANE' IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 10, T4N24S02E, R10E, W.M., RANGE 6 EAST, W.M., THAT THE DISTANCES, COUSSES AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT THE ADJUTMENTS HAVE BEEN MADE TO BE SET. LOT AND BLOCK CORNERS HAVE BEEN (OR WILL BE) STAKED ON THE GROUND IN ACCORDANCE WITH THE STATUTES OF THE CITY OF WASHINGTON UNDER THE REGULATIONS OF THE CITY OF MERCER ISLAND GOVERNING PLATTING.

Robert W. Jones
ROBERT W. JONES, LIC NO 51601, 80300
CERTIFICATE NO. 1234
EXPIRATION DATE: DECEMBER 31, 1970

RESTRICTIONS

NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR DEED OR OTHERWISE CHANGED OR TRANSFERRED UNLESS THE WHOLE OR ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE USE DISTRICT IN WHICH LOCATED. TRACT A (COMMUNITY TRACT) SHOWN HEREIN SHALL BE USED AS A PRIVATE PARK, PLAYGROUND AND RECREATIONAL AREA WITH LOTS 4, 5, 6 AND 7 TO INCLUDE EACH HAVING AN EQUAL UNDIVIDED INTEREST THEREIN. THE PUBLIC AT THE SOLE OPTION OF THE CITY COUNCIL OF THE CITY OF MERCER ISLAND SHALL HAVE A RIGHT-OF-ENTRY. IF SAID AREA SHALL CEASE TO BE USED FOR SAID PURPOSES, TRACT B SHALL BE A SEMI-PRIVATE WATERFRONT RECREATIONAL AREA WITH LOTS 4, 5, 6, 7, 8, 9 AND 10 EACH HAVING AN EQUAL UNDIVIDED INTEREST THEREIN. LOTS 11 AND 12 INCLUSIVE SHALL EACH HAVE AN EQUAL UNDIVIDED INTEREST IN TRACT B. IN ADDITION TO TRACT 11 AND THE ROAD AND UTILITY TRACT, IN ADDITION TO TRACT 12, A 9-FOOT WIDE UTILITY EASEMENT ON EITHER SIDE OF SAID ROAD AND UTILITY EASEMENT AND OF SAID TRACT 12 IS CREATED BY THIS PLAT. SAID UTILITY EASEMENT SHALL BE FOR THE BENEFIT OF PUBLIC AND PRIVATE UTILITIES OF THE CITY OF MERCER ISLAND, MERCER ISLAND SEWER DISTRICT, PUGET SOUND POWER AND LIGHT CO., PACIFIC NORTHWEST TEL CO. AND WASHINGTON NATIONAL GAS CO. THE LOCATION OF THE SIDE SEWER EASEMENT SHOWN, BUT NOT DELINEATED, ARE APPROPRIATE ONLY WITH THE CENTERLINE OF THE EASEMENT BEING COINCIDENT WITH THE CENTERLINE OF THE PIPE. IN THE EVENT THAT THE OWNER OF ANY LOT WISHES TO RELOCATE THE SEWER ACROSS HIS LOT, HE MAY DO SO AT HIS EXPENSE PROVIDED SAID RELOCATION MEETS THE REQUIREMENTS OF THE MERCER ISLAND SEWER DISTRICT. WHERE SIDE SEWERS ARE JOINTLY USED EACH LOT SHALL BE RESPONSIBLE FOR AN EQUAL SHARE OF THE COST OF MAINTENANCE, REPLACEMENT AND REPAIR OF SAID SEWER THROUGH USED IN COMMON. LOT 3 SHALL NOT BE SOLD NOR ANY ADDITIONAL BUILDING PLACED THEREON UNLESS THE EXISTING HOUSE IS DEMOLISHED OR CONDEMORATED TO SET-BACK REQUIREMENTS. LOTS 10 AND 11 SOLD SEPARATELY UNLESS THE EXISTING HOUSE ON LOT 11 IS DEMOLISHED OR CONDEMORATED TO SET-BACK REQUIREMENTS. THE HOUSE ON LOT 11 MAY BE SOLD TO THE WASHINGTON STATE HIGHWAY DEPARTMENT FOR HIGHWAY PURPOSES PROVIDED THAT THE EXISTING FRAMEWORK REMAINS ON LOT 11 AND ADJUTMENTS ON LOT 11 REMAIN. BUILDING SETBACK DIMENSIONS ARE SHOWN AS BEING IN CONFORMANCE WITH CITY ORDINANCES. HOWEVER, THIS SHALL NOT PRECLUDE THE OWNER OF ANY LOT FROM CONFORMING TO ANY FUTURE AMENDMENTS OR DIFFERENT INTERPRETATIONS OF EXISTING ORDINANCES. AN EASEMENT OVER TRACT B AND THE HIGHWAY THEREIN IS GRANTED TO THE CITY OF MERCER ISLAND FOR THE PURPOSE OF LAYING A TEMPORARY HOSE TO FACILITATE WATER MAIN PLACING.

APPROVALS

EXAMINED AND APPROVED THIS 12th DAY OF APRIL, A.D. 1970.
CITY ENGINEER
APPROVED BY THE MERCER ISLAND CITY COUNCIL THIS 27th DAY OF APRIL, A.D. 1970.
CITY CLERK, CITY OF MERCER ISLAND

