

Conditions of Approval

1. All new utility systems serving the plat shall be undergrounded and designed and installed in accordance with the requirements of the City Engineer.
2. All utility systems serving the plat which do not follow the proposed or existing driveway easements may be required to be installed by hand with the trenches dug by manual means.
3. All driveway, roof, and footing drains shall be tightlined to Lake Washington.
4. No construction of buildings, utilities, storm drainage, driveways or roadways, excavation, filling or land clearing shall be allowed prior to obtaining the necessary permits from the City of Mercer Island.
5. All construction shall conform to the Standards and Specifications of the City of Mercer Island and shall comply with the conditions of the permits issued.
6. Each grading and/or building permit may be required by the Code Official to be accompanied with a soils report prepared by a licensed Civil Engineer experienced in soils mechanics. Any recommendation contained in the report may be considered a condition of approval to be applied at the discretion of the Code Official.
7. A season for the construction of utilities, roadways, retaining walls, clearing and grading work is established whereby construction of these items shall not begin until April 1 and shall be completed by October 1 of any year, unless otherwise approved by the City Engineer and Code Official.
8. The City Engineer will require a pre-construction conference (with all of the contractors and the City Staff) be conducted prior to commencing any plat improvements work on the property. Prior to said conference, the Developer or Applicant shall submit to the City Engineer a construction schedule whereby all of the phases of work are itemized and coordinated in order to accomplish the work and provide for the necessary inspections within the construction period. Failure of the permittee to comply with the provisions of the schedule may result in a stop-work order, removal of the work accomplished or other measures deemed appropriate by the City Engineer to insure the quality of the work and to protect the safety of the public.
9. The City Engineer, Code Official or their designee shall inspect all clearing and grading work and construction of the utilities, roadways and appurtenances and may also require that a Soils Engineer be present. The costs of said inspection and any necessary additions or corrections to the work shall be borne by the Developer or Applicant.
10. No land clearing or tree removal shall be allowed without the approval of the Code Official. All trees to be removed for grading and construction of roadways, utilities or homes shall be tagged for removal by the Developer or Applicant and approved by the Department Staff prior to removal.
11. All construction of new roadways, driveways, utilities, storm drainage, grading work or land clearing shall conform to the soils report recommendations, plans, specifications and details submitted to the City Engineer and approved for construction.
12. In order to control erosion, all cuts, fills and exposed soil surfaces shall be expeditiously retained by seeding, sodding, jute matting, burlapping, rocking or other suitable means as required by the City Engineer and Code Official. Any necessary additions or corrections to the facilities and repairs to the affected property shall be borne by the Developer or Applicant.
13. A plan whereby temporary erosion/sedimentation control facilities are installed and maintained prior to, during and following all land alteration construction (i.e., clearing, excavation, filling, trenching, etc.) shall be submitted to and approved by the City Engineer and Code Official prior to commencing construction activities on the property. Said facilities shall be modified as required to insure that complete storm water and/or ground water runoff erosion and siltation control is provided. It shall be the obligation and responsibility of the contractor and the Developer or Applicant to provide and/or maintain additional facilities as may be needed to protect adjacent properties and prevent erosion and siltation.
14. Prior to construction, the City Engineer and Code Official may require additional detailed construction drawings to be submitted for review and approval for such items as rockeries, retaining walls, roadways, utilities and grading.
15. The City Engineer may require that all or some portion of the plat improvements be completed and approved prior to the construction of individual dwelling units as determined by the City Engineer.
16. A Shoreline Management Permit may be required prior to construction of some plat improvements as provided in WAC 173-14.
17. Maintenance and repair of private road easements and all storm drainage facilities shall be the responsibility of the owners of each lot herein, and each lot owner shall pay a fair share of the cost thereof as may be specifically agreed upon by and between said owners or as specified in the Plat Covenants or Restrictions, herein. In the event that said maintenance and repair are not performed to the satisfaction of the City Engineer after a timely demand has been made for such action, the City shall have the right to enter upon the premises and perform the necessary maintenance and repair and shall charge the owner of each lot his fair share of the total cost, and, in addition, the City or the owner of any lot shall have the right to bring action in Superior Court to require said maintenance and repair as deemed necessary by the City Engineer.
18. The City Engineer may require additional soils information at any time prior to or during construction of the plat improvements. Any recommendations contained within soils reports may be considered conditions of approval to be applied at the discretion of the City Engineer.

Approvals

CITY OF MERCER ISLAND  
 APPROVED SHORT SUBDIVISION  
 Under Provisions of Dec. No. 446 & C.M.S. 11.060  
 DATE Feb 29 1983  
 PLANNER [Signature]  
 BLDG. OFF. [Signature]  
 CITY ENGR. [Signature]  
 No further subdivision of this plat may be made without filing of final plat. This instrument filed with the King County Recorder's Office to be void. Return 608 THE CITY OF MERCER ISLAND City of Mercer Island 3505 88th Avenue S.E. Mercer Island, WA 98040

KING COUNTY Department of Assessments  
 Examined and approved this 9 day of March, 1983.  
[Signature]  
 King County Assessor 0822003 9027 2927 PL  
 G.L. 10 (WA 14-5E(14)) 7-24-5  
 Department of Records

Filed for record at the request of:

LEGAL DESCRIPTION:

Beginning at the southeast corner of Lot 5, Section 7, Township 24 North, Range 5 East, W.M., in King County, Washington; thence west along the south line of Lot 5, 60.44 feet; thence north parallel with the east line of said Lot 5 to Government Meander Line on the shore of Lake Washington; thence along said meander line in an easterly direction to the point of intersection with the east line of said Lot 5; thence south along the east line of said Lot 5 to the point of beginning;

TOGETHER WITH second-class shorelands adjoining and that portion of Government Lot 10, Section 8, Township 24 North, Range 5 East, W.M., in King County, Washington and of the shorelands appurtenant thereto lying westerly and northwesterly of the following described line:

Beginning at an iron pipe on the south line of said Government Lot, a distance north 89°45'05" east 100.00 feet from the southwest corner of said Government Lot; and running thence north 0°05'09" east parallel with the west line of said lot and 100.00 feet distance therefrom 336.88 feet an iron pipe; thence north 33°37'19" east 97.89 feet to an iron pipe; thence north 42°13'16" east at right angles to the meander line in said lot to the outer boundary of the Lake Washington shorelands;

EXCEPT that portion thereof lying southerly of the proposed northerly right of way line of relocated North Mercer Way said line being 35 feet northerly when measured at right angles and/or radially from the survey line of relocated North Mercer Way of Primary State Highway Number 2 (SR 90), west shore of Mercer Island to East Channel Bridge, said proposed northerly right of way line being more particularly described as follows:

Commencing at the southeast corner of said Government Lot 5; thence westerly along the south line of Lot 5 for a distance of 60.44 feet; thence north 0°05'09" east, parallel with the east line of said Lot 5, for a distance of 470 feet, more or less, to an intersection with the westerly extension of a line of concrete monuments as established by Jones, Bassi & Associates, Engineers and Surveyors, the bearing of said monument line being north 63°08'28" east and said monument being located north 63°08'28" east 41 feet distant, more or less, and north 63°08'28" east 142 feet distant, more or less, along said monument line from said intersection;

thence south 0°05'09" west 185.51 feet to an intersection with said proposed northerly right of way line;

thence south 69°47'07" east along said proposed northerly right of way line 94.94 feet to a point of curvature to the right;

thence along the arc of said curve having a radius of 377 feet to an intersection with the easterly line of the foregoing described tract;

TOGETHER WITH a non-exclusive easement for ingress and egress and utilities over and across and under that portion of the west 15 feet of the east 60.44 feet of said Government Lot 5, lying southerly of said proposed northerly right of way line of relocated North Mercer Way as described above.

DECLARATION:

Know all men by these presents that we, the undersigned, owners in fee simple 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 owners. In witness whereof we have set our hands and seals.

[Signature]

STATE OF WASHINGTON )  
 COUNTY OF KING ) ss

On this day personally appeared before me J.E. Woodson to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29 day of December, 1982.

[Signature]  
 NOTARY PUBLIC in and for the State of Washington, residing at [Address]

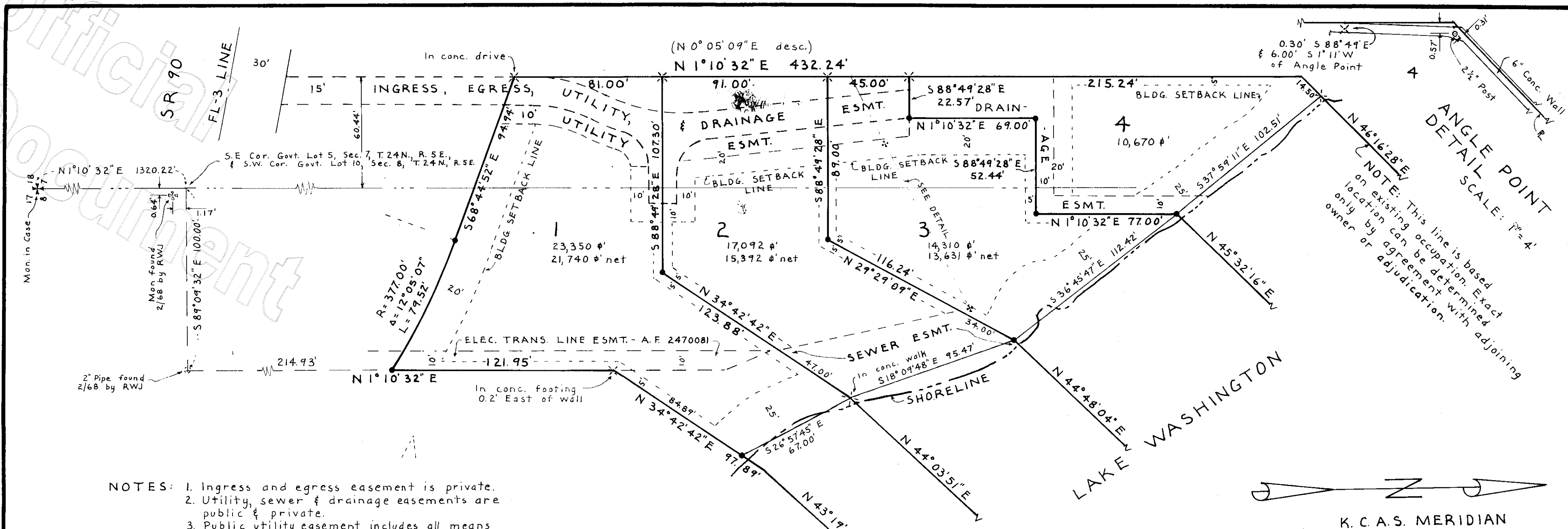
RECORDER'S CERTIFICATE 8303109004  
 Filed for record this 10 day of MAR, 1983 at 1:52PM in book 35 of SURV. at page 83 at the request of JOHN HERBERT MILLER Surveyor's Name  
**EILEN HANSEN** Mgr. **JAMES S. WEEKS** Supt. of Records

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 J.E. WOODSON in DEC 1982.  
John Herbert Miller  
 Certificate No. 13791

JOHN HERBERT MILLER, L.S.  
 412 25TH AVE E.  
 SEATTLE, WA 98112  
 322-6736  
 BK 31/4

WOODSON SHORT SUBDIVISION  
 FILE NO. M1-82-11-26  
 MERCER ISLAND, WASHINGTON

DWN BY	DATE	JOB NO.
	12/82	82-284
CHKD BY	SCALE	SHEET
		1 OF 2

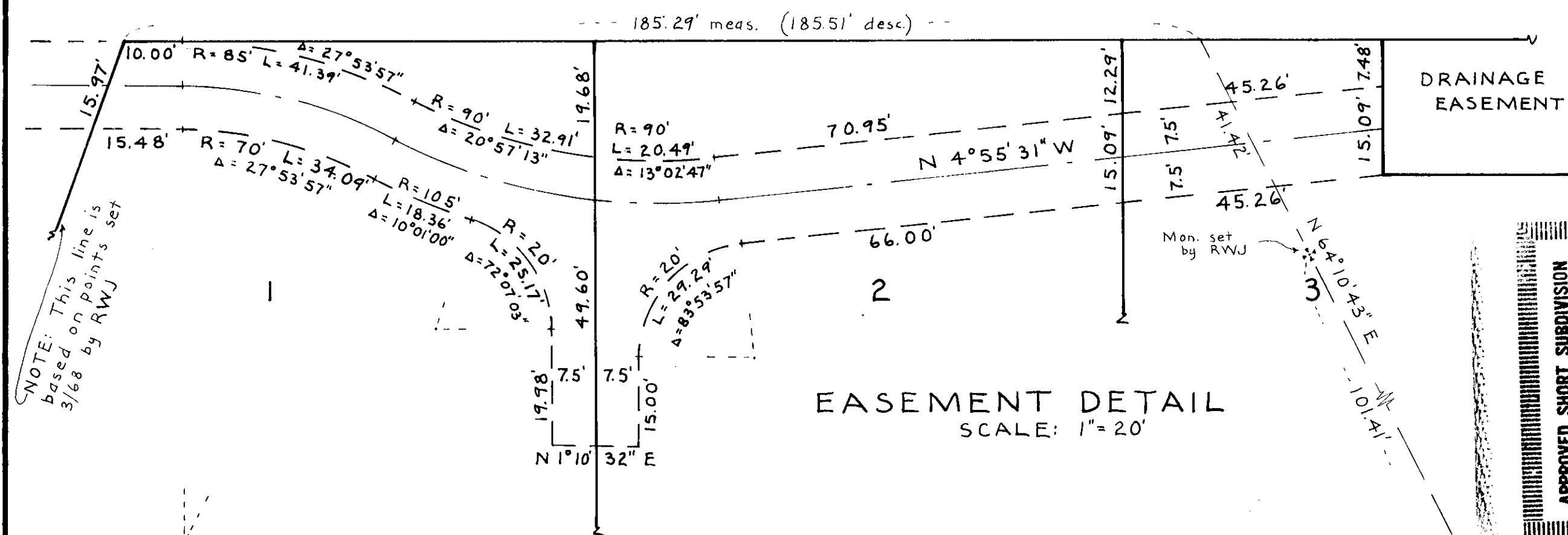


- NOTES:
1. Ingress and egress easement is private.
  2. Utility, sewer & drainage easements are public & private.
  3. Public utility easement includes all means of access for maintenance & construction of utility facilities & appurtenances.
  4. No building construction upon ingress, egress, utility, sewer, & drainage easements created by this short plat.
  5. RWJ = Robert W. Jones, L.S. 2534
  6. Lot areas are approximations.

POINTS SET PER MERCER ISLAND SHORT PLAT REQUIREMENTS:

- = 1" Iron Pipe
- ✱ = Lead & Tack in top of 6" Conc. Wall or as noted

SHORT PLAT  
SCALE: 1"=40'



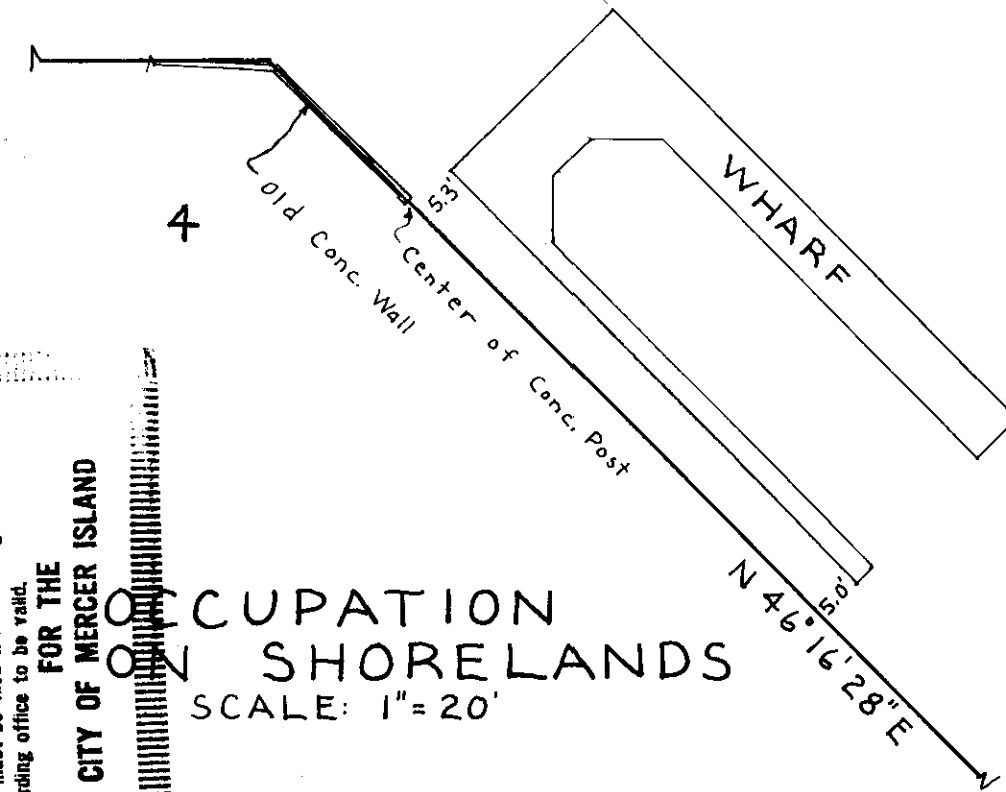
EASEMENT DETAIL  
SCALE: 1"=20'

APPROVED SHORT SUBDIVISION  
Under Provisions of Ord. No. 448 & R.C.W. 59.17.060

DATE: Feb. 24, 1983  
PLANNER: [Signature]  
BLDG. OFF: [Signature]

CITY ENGR. [Signature]  
No further subdivision of land permitted within 5 years of above date without filing of final plat. This must be filed with the King County recording office to be valid.

FOR THE CITY OF MERCER ISLAND



OCCUPATION ON SHORELANDS  
SCALE: 1"=20'

1/24/83 Areas, notes, tacks & pipes  
IN NE 1/4, SE 1/4, SEC. 7, T. 24 N, R. 5 E.  
& NW 1/4, SW 1/4, SEC. 8, T. 24 N, R. 5 E.

RECORDER'S CERTIFICATE

Filed for record this... day of... 19... at... M  
in book... of S.P.V. at page... at the request of  
JOHN HERBERT MILLER  
Surveyor's Name

Mgr. \_\_\_\_\_ 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 T.E. WOODSON in DEC. 19. 82.

John Herbert Miller  
Certificate No. 13791

JOHN HERBERT MILLER, L. S.  
1412 25TH AVE. E.  
SEATTLE, WA 98112  
322-6736  
BK 31/4-30

WOODSON SHORT SUBDIVISION  
FILE NO. MI-82-11-26  
MERCER ISLAND, WASHINGTON

DWN BY	DATE 12/82	JOB NO. 82-284
CHKD BY	SCALE AS NOTED	SHEET 2 OF 2



# BAKER LOT LINE ADJUSTMENT MERCER ISLAND FILE NO. SUB01-009

### NOTES

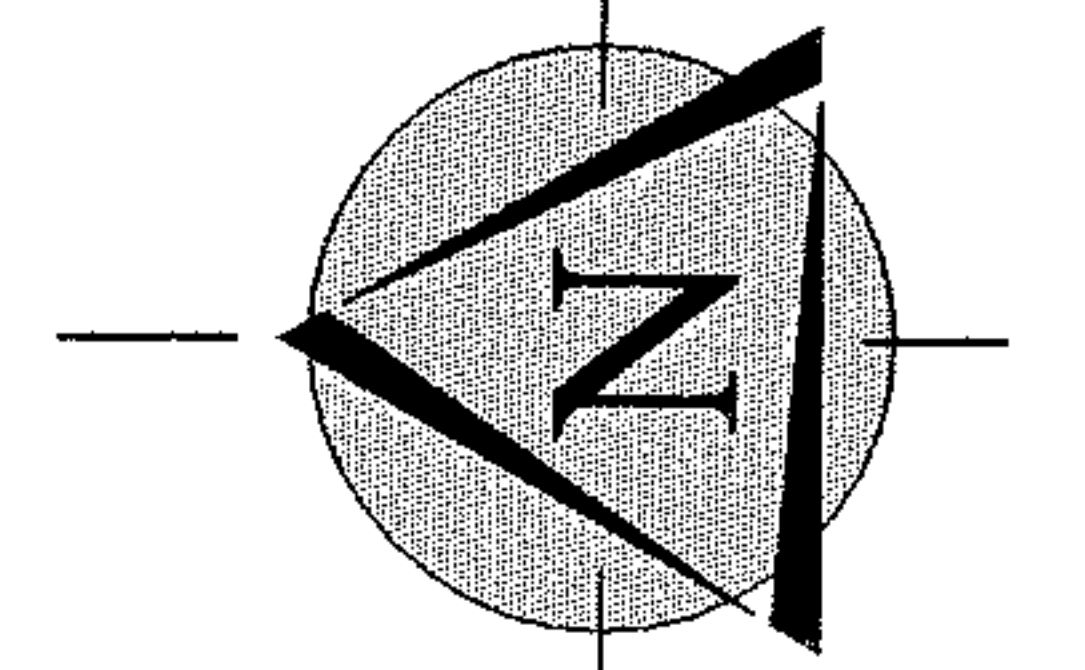
- INSTRUMENTATION FOR THIS SURVEY WAS A ONE MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- ONLY THOSE EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD WHICH HAVE BEEN DISCLOSED BY TITLE REPORT ARE SHOWN.
- UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBUILT FIELD LOCATION OF EXISTING STRUCTURES.
- SECTION TIES PER WOODSON SHORT SUBDIVISION FILED UNDER RECORDING NO. 8303109004.
- LOCATION OF WATER, SANITARY SEWER LINES ARE PER RECORDS OF THE CITY OF MERCER ISLAND OR AS NOTED. LOCATIONS ARE APPROXIMATE ONLY.

### EASEMENT NOTES

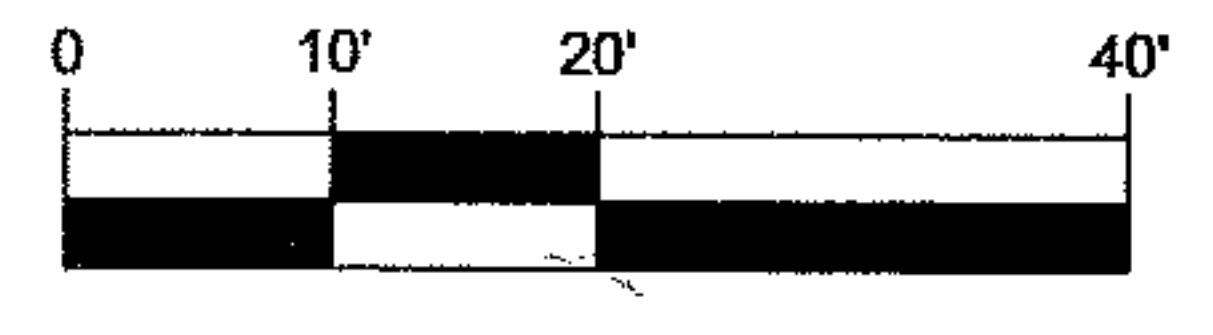
NOTE: EASEMENTS LISTED UNDER A.F. #8303109004 (SP) REFER TO THOSE SHOWN ON MERCER ISLAND LOT LINE REVISION MI-84-06-19

- A.F. #8303109004 (SP) - PUBLIC & PRIVATE 15' PRIVATE INGRESS, EGRESS & UTILITIES EASEMENT SUBJECT TO A.F. #8505160793 AGREEMENT-MAINT./ REPAIR
- A.F. #8303109004 (SP) - PUBLIC 10' UTILITY EASEMENT
- A.F. #8303109004 (SP) - PUBLIC & PRIVATE 15' UTILITY, DRAINAGE, PRIVATE INGRESS, & EGRESS EASEMENT SUBJECT TO A.F. #8505160793 AGREEMENT-MAINT./ REPAIR
- A.F. #84050401139 - PUBLIC 20' UG ELEC./TRANS./DIST. SYSTEM EASEMENT
- A.F. #84050401140 - PUBLIC 20' UG ELEC./TRANS./DIST. SYSTEM EASEMENT SUBJECT TO A.F. #8505160793 AGREEMENT-MAINT./ REPAIR
- A.F. #8303109004 (SP) - PUBLIC SEWER EASEMENT
- A.F. #2001119002504 UNDERGROUND UTILITY EASEMENT (PRIVATE)

NOTE: INGRESS AND EGRESS EASEMENTS ARE PRIVATE. UTILITY, SEWER, AND DRAINAGE EASEMENTS ARE PUBLIC AND PRIVATE. PUBLIC UTILITY EASEMENT INCLUDES ALL MEANS OF ACCESS FOR MAINTENANCE & CONSTRUCTION OF UTILITY FACILITIES & APPURTENANCES.



SCALE: 1" = 20'

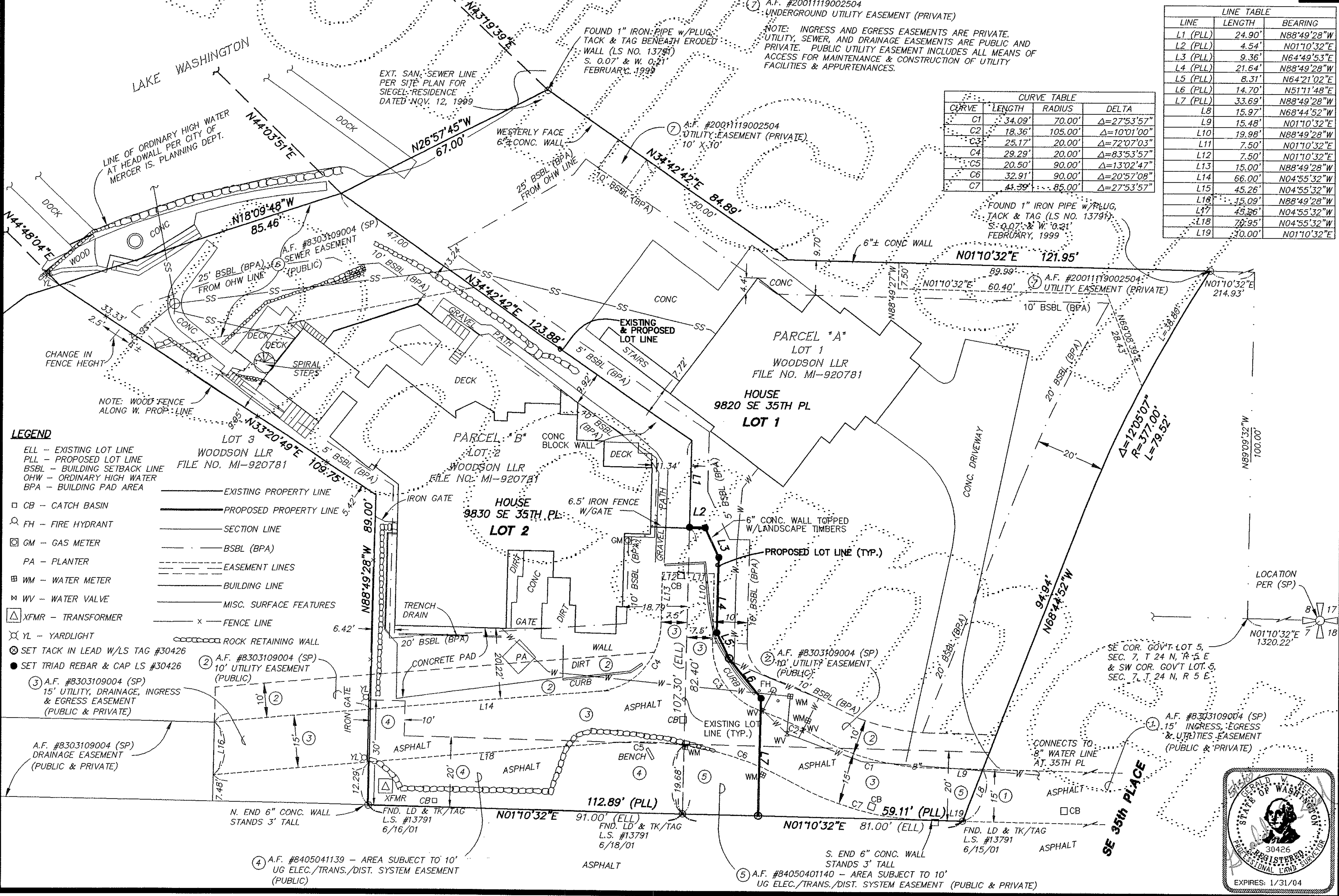
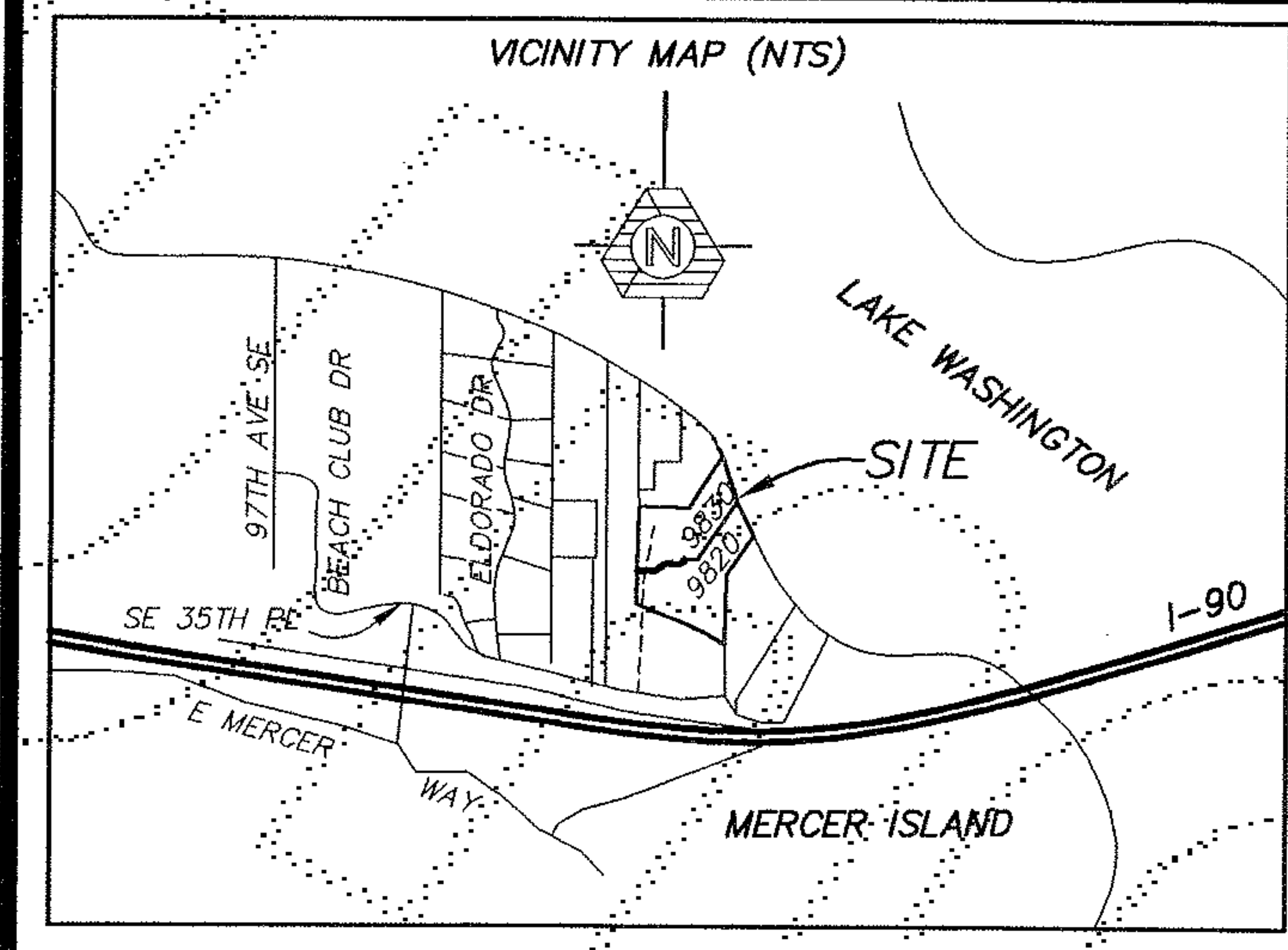


### BASIS OF BEARINGS

THE WEST LINE OF LOTS 1 & 2 PER WOODSON LOT LINE REVISION FILE NO MI 920781 KING CO RECORDING NO 9304069003

LINE TABLE		
LINE	LENGTH	BEARING
L1 (PLL)	24.90'	N88°49'28"W
L2 (PLL)	4.54'	N01°10'32"E
L3 (PLL)	9.36'	N64°49'53"E
L4 (PLL)	21.64'	N88°49'28"W
L5 (PLL)	8.31'	N64°21'02"E
L6 (PLL)	14.70'	N51°11'48"E
L7 (PLL)	33.69'	N88°49'28"W
L8	15.97'	N68°44'52"W
L9	15.48'	N01°10'32"E
L10	19.98'	N88°49'28"W
L11	7.50'	N01°10'32"E
L12	7.50'	N01°10'32"E
L13	15.00'	N88°49'28"W
L14	66.00'	N04°55'32"W
L15	45.26'	N04°55'32"W
L16	15.09'	N88°49'28"W
L17	45.26'	N04°55'32"W
L18	28.95'	N04°55'32"W
L19	30.00'	N01°10'32"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	34.09'	70.00'	Δ=27°53'57"
C2	18.36'	105.00'	Δ=10°01'00"
C3	25.17'	20.00'	Δ=72°07'03"
C4	29.29'	20.00'	Δ=83°53'57"
C5	20.50'	90.00'	Δ=13°02'47"
C6	32.91'	90.00'	Δ=20°57'08"
C7	41.59'	85.00'	Δ=27°53'57"



### LEGEND

- ELL - EXISTING LOT LINE
- PLL - PROPOSED LOT LINE
- BSBL - BUILDING SETBACK LINE
- OHW - ORDINARY HIGH WATER
- BPA - BUILDING PAD AREA
- CB - CATCH BASIN
- FH - FIRE HYDRANT
- GM - GAS METER
- PA - PLANTER
- WM - WATER METER
- WV - WATER VALVE
- XFMR - TRANSFORMER
- YL - YARDLIGHT
- SET TACK IN LEAD W/LS TAG #30426
- SET TRIAD REBAR & CAP LS #30426
- A.F. #8303109004 (SP) 15' UTILITY, DRAINAGE, INGRESS & EGRESS EASEMENT (PUBLIC & PRIVATE)
- A.F. #8303109004 (SP) 10' UTILITY EASEMENT (PUBLIC)
- A.F. #8405041139 - AREA SUBJECT TO 10' UG ELEC./TRANS./DIST. SYSTEM EASEMENT (PUBLIC)
- A.F. #84050401140 - AREA SUBJECT TO 10' UG ELEC./TRANS./DIST. SYSTEM EASEMENT (PUBLIC & PRIVATE)

RECORD OF SURVEY FOR

## VINCENT L. BAKER

9830 SE 35th PLACE  
MERCER ISLAND, WASHINGTON

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

VINCENT BAKER

JUNE 2002  
CERT. NO. 30426

RECORDING CERTIFICATE

Filed for record this day of \_\_\_\_\_, 2002, at \_\_\_\_\_, in book \_\_\_\_\_ of SURVEYS at page \_\_\_\_\_ at the request of

TRIAD ASSOCIATES, INC.

DIVISION OF RECORDS & ELECTIONS  
Supt. of Records \_\_\_\_\_  
REC. NO. \_\_\_\_\_

