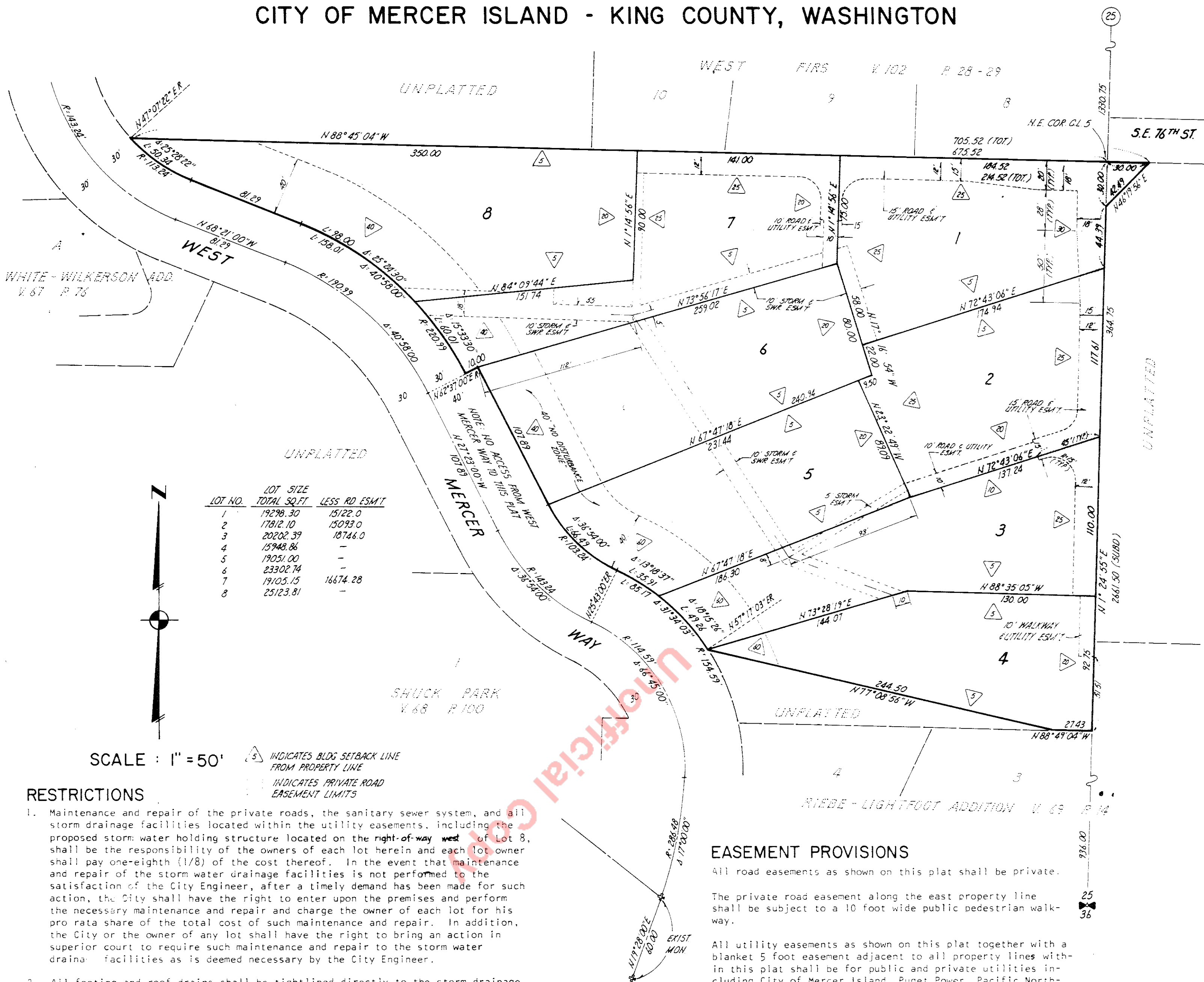


# SUNSET CREST

## A PORTION OF SECTION 25, TWP. 24 N., RGE. 4 E., W.M. CITY OF MERCER ISLAND - KING COUNTY, WASHINGTON



LOT NO.	LOT SIZE TOTAL SQ. FT.	LESS RD. ESM'T
1	19278.30	15122.0
2	17812.10	15073.0
3	20202.39	18746.0
4	15948.86	-
5	19051.00	-
6	23302.74	-
7	19105.15	16874.28
8	25123.81	-

SCALE : 1" = 50'

△ INDICATES BLDG. SETBACK LINE FROM PROPERTY LINE  
 ○ INDICATES PRIVATE ROAD EASEMENT LIMITS

### RESTRICTIONS

- Maintenance and repair of the private roads, the sanitary sewer system, and all storm drainage facilities located within the utility easements, including the proposed storm water holding structure located on the right-of-way west of Lot 8, shall be the responsibility of the owners of each lot herein and each lot owner shall pay one-eighth (1/8) of the cost thereof. In the event that maintenance and repair of the storm water drainage facilities is 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 charge the owner of each lot for his pro rata share of the total cost of such maintenance and repair. In addition, the City or the owner of any lot shall have the right to bring an action in superior court to require such maintenance and repair to the storm water drainage facilities as is deemed necessary by the City Engineer.
- All footing and roof drains shall be tightlined directly to the storm drainage system or individual retention systems.
- No vehicle access to any lots shall be allowed from West Mercer Way.
- No land clearing permits will be issued prior to the issuance of building permits for individual single family houses.
- No land clearing or filling or construction of structures shall occur in the "No Disturbance Zone", except with the expressed approval of the Planning Commission.
- The engineered street, water, sanitary sewer, and storm drainage designs are on file with the City of Mercer Island.

NOTE: All house designs shall be subject to a review by an architectural control board comprised of the owners of the 8 individual lots.

NOTE: Owners, Architects, and Builders are directed to the soils report by James Eaton, Engineer and Geologist for soils and hydrology information, and construction recommendations; a copy of which is on file at the City of Mercer Island, Department of Community Development.

### EASEMENT PROVISIONS

All road easements as shown on this plat shall be private.

The private road easement along the east property line shall be subject to a 10 foot wide public pedestrian walkway.

All utility easements as shown on this plat together with a blanket 5 foot easement adjacent to all property lines within this plat shall be for public and private utilities including City of Mercer Island, Puget Power, Pacific Northwest Bell and Washington Natural Gas and Underground Television Cable Facilities.

### DESCRIPTION

This plat of SUNSET CREST embraces the following portions of Government Lot 5 and the S.W. Quarter of the S.E. Quarter of Section 25, Township 24 North, Range 4 East, W.M. described as follows:

Beginning at the Northeast corner of Government Lot 5, Section 25, Township 24 North, Range 4 East, W.M., thence South 88°45'04" East 30.00 feet; thence South 46°19'56" West 42.49 feet; thence South 1°24'55" West 364.75 feet along the East line of said Government Lot 5; thence North 88°49'04" West 27.43 feet; thence North 77°08'56" West 244.50 feet to the Easterly margin of West Mercer Way; thence along a 154.59 foot radius curve to the left whose radius point bears South 57°17'03" West, through a central angle of 31°34'03" an arc distance of 85.17 feet; thence along a 103.24 foot radius curve to the right through a central angle of 36°54'00" an arc distance of 66.49 feet; thence North 27°23'00" West 107.89 feet; thence South 62°37'00" West 10.00 feet; thence along a 220.99 foot curve to the left whose radius point bears South 62°37'00" West through a central angle of 40°58'00" an arc distance of 158.01 feet; thence North 68°21'00" West 81.29 feet; thence along a 113.24 foot radius curve to the right through a central angle of 25°28'22" an arc distance of 50.34 feet to intersect the North line of said Government Lot 5; thence South 88°45'04" East 675.52 feet along said Government Lot line to the Northeast corner of said Government Lot 5 and the Point of Beginning.