

Result Row >>

Result Row from 1 - 150

Go

Document Information

+ Add To List | X Remove From List

Instrument # 20230407900003
 Book/Page SURVEY 481 / 222
 Record Date 04/07/2023 11:55:36 AM
 Book Type SURVEY
 Doc Type SHORT PLAT - MAP
 Number of Pages 5
 Grantor RKK CONSTRUCTION INC
 Grantee MERCER ISLAND CITY OF SUB18-008

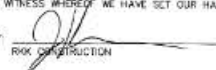
Doc Link
 Legal Description
 Doc. Legals PID: 5021900400 QTR: SE SW SEC: 7 TWP: 24 RGE: 5 SUB: MADRONA CREST ADD

Unofficial

DECLARATION

WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE (AND CONTRACT PURCHASER(S)) OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A SHORT SUBDIVISION THE MOST PURSUANT TO RCW 36.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF THE 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.

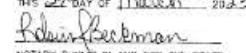
BY: 
RKK CONSTRUCTION

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS
 COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.


GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 27th DAY OF March 2023


ROBIN J BECKMAN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 1-17-2025
PRINT NAME: Robin J. Beckman


Notary Public
State of Washington
ROBIN J BECKMAN
Comm Exp: 1-17-2025
Comm #16460

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS 28th DAY OF March 2023

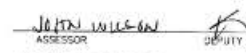

CODE OFFICIAL

EXAMINED AND APPROVED THIS 29th DAY OF March 2023


Rui Ding for Patrick Yamashita
CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 1st DAY OF April 2023


ASSESSOR

TAX PARCEL NO. 5021900400

BASIS OF BEARINGS

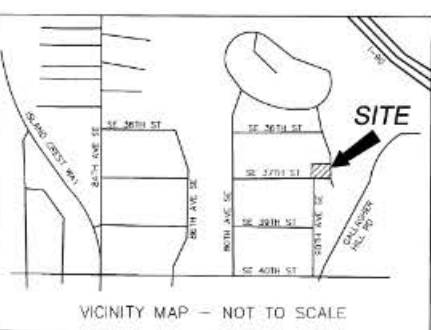
NAD 83(91) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS.

SURVEY NOTES

1. THE SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2017. 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.
2. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY'S "SUBDIVISION GUARANTEE", ORDER NO. 0115559-ETJ, DATED NOVEMBER 28, 2015 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 ENCLOSED BY THE REFERENCED "SUBDIVISION GUARANTEE". TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO 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.
3. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES. NO CORRECTION NECESSARY. METRIC STATION STANDARDS SET BY WAC 332-130-090.

NOTES

- A. MAINTENANCE AND REPAIR OF JOINT USE, SIDE SEWERS (SEWER LINES FROM THE BUILDING TO THE CITY SEWER MAIN, SHARED EASEMENTS, ACCESS EASEMENTS, STORM DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNERS OF EACH LOT SERVED (WITH THE EXCEPTION THAT OWNERS OF ANY LOT WHICH IS LOWER IN ELEVATION SHALL NOT BE RESPONSIBLE FOR THAT PORTION OF A PRIVATE SIDE SEWER SERVING THEIR CONNECTION). IN THE EVENT THAT MAINTENANCE AND REPAIR OF ANY FACILITIES ENUMERATED ABOVE ARE NOT PERFORMED TO THE SATISFACTION OF THE CITY ENGINEER, AFTER A TIMELY DEMAND HAS BEEN MADE FOR SUCH ACTION, THE CITY OR ITS AGENT SHALL HAVE THE RIGHT TO ENTER UPON THE PREMISES AND PERFORM THE NECESSARY MAINTENANCE AND REPAIR TO PROTECT THE SAFETY AND GENERAL WELFARE OF THE PUBLIC AND SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF EACH LOT AN EQUAL SHARE OF THE TOTAL MAINTENANCE AND REPAIR COSTS. THE CITY OR THE OWNER OF ANY LOT WITHOUT THIS SHORT PLAT SHALL HAVE THE RIGHT TO BRING ACTION TO THE SUPERIOR COURT TO RECOVER ANY MAINTENANCE OR REPAIR COSTS AND TO RECOVER THE COSTS INCURRED IN MAKING OR EFFECTING REPAIRS TO IMPROVEMENTS.
- B. THE MONITORING, CLEANING, MAINTENANCE AND REPAIR OF STORM DRAINAGE SYSTEMS IN ACCORDANCE WITH CITY ORDINANCE NO. 206-118 IS REQUIRED FOR ALL LOTOWNERS WITHIN THIS PLAT TO CONTROL, STORMWATER RUNOFF AND CONTROL EROSION AND FLOODING DOWNSTREAM. ALL COSTS RELATED TO STORMWATER RUNOFF CONTROL SHALL BE BORNE BY THE OWNERS OF EACH LOT IN EQUAL SHARE. THIS OBLIGATION SHALL BE ENFORCED SEPARATELY WITH EACH INDIVIDUAL LOT SALE AND SHALL TRAVEL WITH THE LAND.
- C. ALL STAGING FOR CONSTRUCTION SHALL OCCUR ON SITE AND SHALL NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- D. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, EACH APPLICATION SHALL BE ACCOMPANIED WITH A TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN, CLEARING AND GRADING PLAN, ACCESS AND UTILITY SERVICE PLAN, A LANDSCAPE PLAN (WHICH SHALL IDENTIFY EXISTING VEGETATION TO BE RETAINED, LIMITS OF ALL CLEARING AND GRADING), AND A SCHEDULE FOR THE CONSTRUCTION. THE APPLICANT'S CIVIL ENGINEER, EXPERIENCED IN SOILS GEOLOGY AND MECHANICS, SHALL REVIEW THE PROPOSED SITE AND BUILDING CONSTRUCTION AND PROVIDE RECOMMENDATIONS THAT WILL LIMIT SITE DISURBANCE, MINIMIZE RISK OF SOILS MOVEMENT, EVALUATE SITE SLOPE STABILITY AND OTHER MATERIALS AND CONSTRUCTION PRACTICES FOR THE WORK. THE BUILDING OFFICIAL MAY REQUIRE THAT THE ENGINEER BE PRESENT DURING CONSTRUCTION, MONITOR THE WORK, AND RECOMMEND SPECIAL TECHNIQUES OR



VICINITY MAP - NOT TO SCALE

MITIGATING MEASURES: THE COSTS ASSOCIATED WITH THE ENGINEER'S MONITORING AND MITIGATION MEASURES SHALL BE BORNE BY THE APPLICANT.

L. NO PERMANENT LANDSCAPING, STRUCTURES, OR FENCES SHALL BE PLACED ON OR WITHIN PUBLIC UTILITY OR 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, INCLUDING THE FACILITY FOR THE PURPOSE OF MAINTENANCE, REPAIRING, RELOCATING OR REPLACING SAID FACILITIES. LOT OWNERS SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY PRIVATE IMPROVEMENTS OR LANDSCAPING WITHIN SAID EASEMENTS.


F. INSTALLATION OF LANDSCAPING AND/OR STRUCTURES INCLUDING TREES, SHRUBS, ROCKS, BERRIES, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM THE CITY PRIOR TO THE WORK OCCURRING.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 7th DAY OF April, 2023 at 11:55 AM

IN BOOK 98 OF SURVEYS, AT PAGE 222, AT THE REQUEST

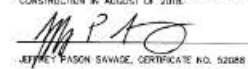
OF TERRANE, INC.


MANAGER

SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS LOT LINE REVISION CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROPRIATE STATE AND COUNTY STATUTE AND ORDINANCE AT THE REQUEST OF RKK CONSTRUCTION IN AUGUST OF 2018.


JEFFREY PASON SAVAGE, CERTIFICATE NO. 52088

DATE: 03/29/2023

REFERENCES


1. RECORD OF SURVEY, BOOK 245, PAGE 175, RECORDS OF KING COUNTY, WASHINGTON.
2. RECORD OF SURVEY, BOOK 270, PAGE 043, RECORDS OF KING COUNTY, WASHINGTON.
3. RECORD OF SURVEY, BOOK 196, PAGE 255, RECORDS OF KING COUNTY, WASHINGTON.
4. LOT LINE REVISION NO. SUB17-017, RECORDING NO. 201808090003, RECORDS OF KING COUNTY, WASHINGTON.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 7th DAY OF April, 2023 at 11:55 AM

IN BOOK 98 OF SURVEYS, AT PAGE 222, AT THE REQUEST

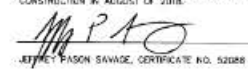
OF TERRANE, INC.


MANAGER

SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS LOT LINE REVISION CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROPRIATE STATE AND COUNTY STATUTE AND ORDINANCE AT THE REQUEST OF RKK CONSTRUCTION IN AUGUST OF 2018.


JEFFREY PASON SAVAGE, CERTIFICATE NO. 52088

DATE: 03/29/2023

REFERENCES

1. RECORD OF SURVEY, BOOK 245, PAGE 175, RECORDS OF KING COUNTY, WASHINGTON.
2. RECORD OF SURVEY, BOOK 270, PAGE 043, RECORDS OF KING COUNTY, WASHINGTON.
3. RECORD OF SURVEY, BOOK 196, PAGE 255, RECORDS OF KING COUNTY, WASHINGTON.
4. LOT LINE REVISION NO. SUB17-017, RECORDING NO. 201808090003, RECORDS OF KING COUNTY, WASHINGTON.

Terra
 10801 Main Street, Suite 102, Bellevue
 phone 425.458.4488 support@terra.com

CITY OF MERCER ISLAND SUB18-008
 SE 1/4, SW 1/4, SEC. 07, T. 24N., R. 05E., W.M.
RKK - 90TH AVE SE
 PARCEL NO. 5021900400
 MERCER ISLAND, 3633 90TH AVE SE

JOB NO.: 161347
 DATE: 1/31/23
 DRAFTED BY: TLR
 CHECKED BY: SRM/IPS
 SCALE: 1" = N.T.S.
 1 OF 5