

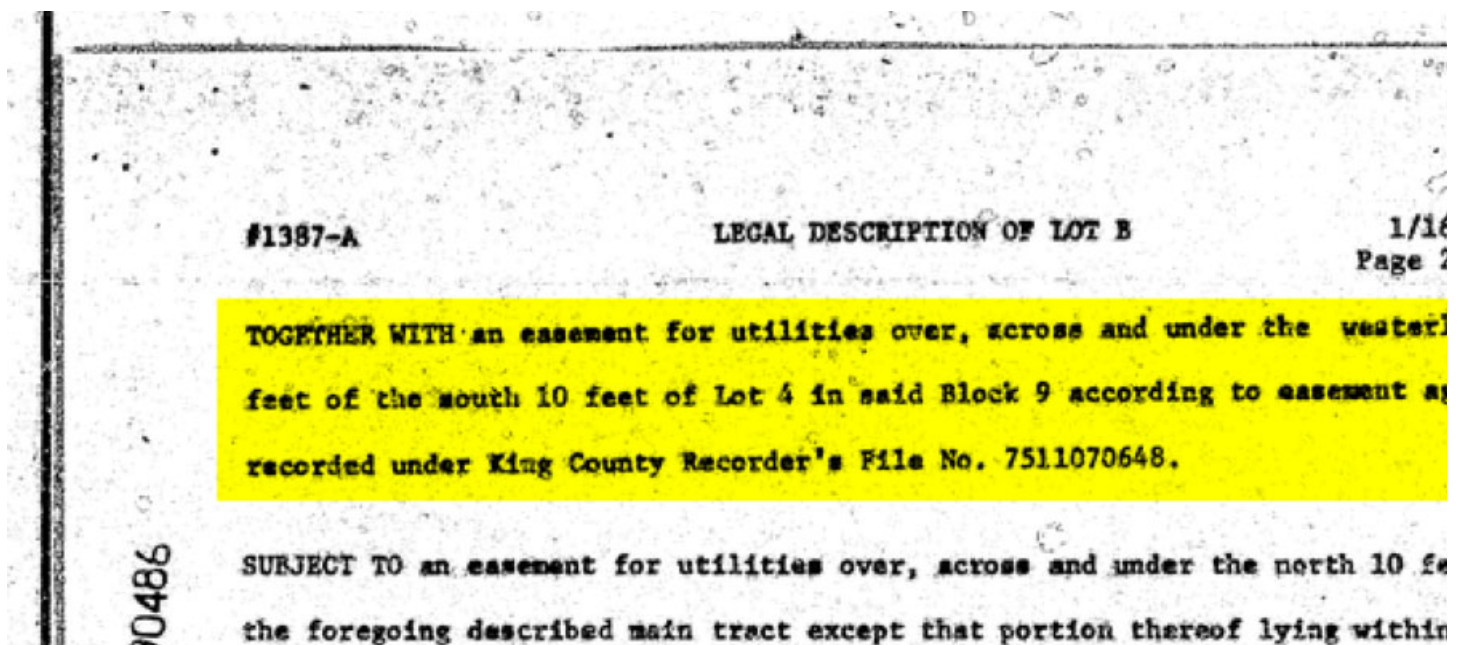
## Matt Mawer

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**From:** Emily Williams <emilyw@terrane.net>  
**Sent:** Monday, February 27, 2023 1:36 PM  
**To:** Matt Mawer  
**Subject:** RE: DuBois/Youngs Easement Help (220171)  
**Attachments:** R1-7603190486 SP.pdf

Per the recorded easement – it was made to benefit the property that the short plat was originally created from (this easement was created prior to the short plat).

I did just chat with the PLS and below is a snippet from the short plat that does state the property benefits from the easement, as does every other parcel within the short plat.



Thanks!

bHp lo| Z lo|dp v ; DffrxqwP dqdjhu  
briilfh 758 78; 77; ; fh 53908<4088:7  
b dgguhw 43; 34 P dlq Vwihw/Vwh 435/Ehonyxh/Z D <; 337  
b z he whudqhlqhw

# TERRANE

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**From:** Matt Mawer <matt@nwlifestylehomes.com>  
**Sent:** Monday, February 27, 2023 1:18 PM  
**To:** Emily Williams <emilyw@terrane.net>  
**Subject:** RE: DuBois/Youngs Easement Help (220171)

Emily,

Per city request, we were supposed to verify that the DuBois site was **intended to benefit from the easement(s)** to 72nd. Did we find verbiage somewhere that proves that? I think I will need to submit that info along with the updated survey.

**This was the comment from Kevin Nguyen at the city:**

Hi Matt,

I was able to confirm that City will not require additional survey out to 72<sup>nd</sup> Ave SE. **But we will still require your surveyor/team to verify that this site benefits from such utility easement and show the new supply line within said easement on the enlarged site plan. It will help me if you can also submit the recorded easement document with the highlighted language indicating this site as a beneficiary with the resubmittal.**

Thanks,

Kevin

Matt

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**From:** Emily Williams <[emilyw@terrane.net](mailto:emilyw@terrane.net)>  
**Sent:** Monday, February 27, 2023 10:50 AM  
**To:** Matt Mawer <[matt@nwlifestylehomes.com](mailto:matt@nwlifestylehomes.com)>  
**Subject:** RE: DuBois/Youngs Easement Help (220171)

Hi Matt,

Attached is that email chain with the updated deliverables showing the requested easement. Let me know if you have any questions!

Thanks,

bHp lo| Z loldp v ; DffrxqwP dqdjhu  
briilfh 758 78; 77;; fhoo 53908<4088:7  
b dgguhvw 43; 34 P dlq Vwhhw/Vwh 435/Ehohyxh/Z D <; 337  
b z he [whudqhgghw](#)

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**From:** Matt Mawer <[matt@nwlifestylehomes.com](mailto:matt@nwlifestylehomes.com)>  
**Sent:** Monday, February 27, 2023 10:20 AM  
**To:** Emily Williams <[emilyw@terrane.net](mailto:emilyw@terrane.net)>  
**Subject:** RE: DuBois/Youngs Easement Help (220171)

Emily,

I was out of town the last several days while you and Megan were chatting about this, so I may be a bit behind. Where are we at with this?

Thanks,

Matt :-)



LEF SHORT PLAT OF PTN. OF LOTS 5 AND 8, BK. 9, MEGILVRA'S ISLAND ADDITION

Mr. and Mrs. Joe H. Lee  
2965 74th Ave. S.E.  
Mercer Island, WA 98040

Area: 37,499 (Excl. of  
access esmts.)  
Zoning: R-9.6  
No. of Lots: 3

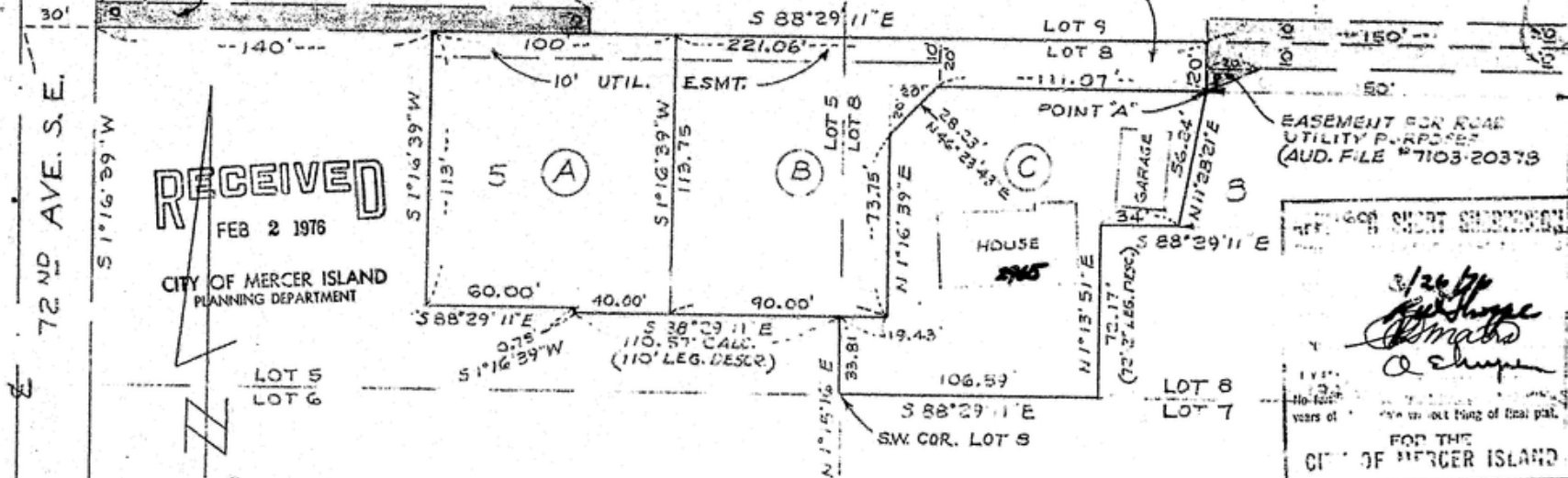
Lot Sizes: A-11,300 sq. ft. #M1-76-1-003  
B-13,058 sq. ft.  
C-13,141 sq. ft.

EASEMENT FOR INGRESS,  
EGRESS AND UTILITIES (AUD. FILE #7511070648)  
--205'--

20' EASMT. FOR INGRESS,  
EGRESS & UTILITIES

JOINT EASEMENT FOR  
ROAD & UTILITY PURPOSES  
(AUD. FILE #7103130378)

SHORT PLAT  
NO. 11-11-11  
PAGE 2 OF 2



RECEIVED  
FEB 2 1976

CITY OF MERCER ISLAND  
PLANNING DEPARTMENT

SCALE 1" = 50'



EXISTING PIPE MONMT.

S.E. 32ND ST.

LAND SURVEYOR'S CERTIFICATE

THIS SHORT PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND WAS COMPILED FROM RECORDED DATA. THE DATA SHOWN IS SUFFICIENT TO ENABLE THE LOTS TO BE SURVEYED AND THE PROPERTY CORNERS TO BE SET.

JAN. 16, 1976

DATE

*Robert W. Jones*

ROBERT W. JONES  
CERTIFICATE No. 2534

7603190486

NOTES:

1. THIS SHORT PLAT IS A SUBDIVISION OF LOT 1, FIESER'S SEGREGATION AS APPROVED BY CITY OF MERCER ISLAND AUG 7, 1962.
2. DIMENSIONS IN PLAT OF MEGILVRA'S ISLAND ADD HAVE BEEN PROPORTIONED TO CONFORM TO MEASURED DISTANCES BETWEEN EXISTING MONUMENTS.

FOR THE  
CITY OF MERCER ISLAND

*3/26/76*  
*Robert W. Jones*  
*Q. shape*

JONES, BASSI & ASSOCIATES

REGISTERED ENGINEERS & SURVEYORS

7834 S.E. 28th - AD 2-8222 - MERCER ISLAND, WASHINGTON 98040

JOB NO. 1387-A

1-16-76

#1387-A

*LEG SHAW PLAT NO. 26-01-003*  
LEGAL DESCRIPTION OF LOT A

1/16/76

Page 1 of 2

7603190486

That portion of Lot 5, Block 9, McGilvra's Island Addition, according to plat recorded in Volume 16 of Plats, page 58, in King County, Washington more particularly described as follows: Beginning at a point on the north line of said Lot 5 from which the northwest corner thereof bears N 88° 29' 11" W distant 140.00 feet; thence S 1° 16' 39" W, parallel with the west line of said lot, 113.00 feet; thence S 88° 29' 11" E, parallel with the south line of said lot, 60.00 feet; thence S 1° 16' 39" W 0.75 feet; thence S 88° 29' 11" E, parallel with the south line of said lot, 40.00 feet; thence N 1° 16' 39" E, parallel with the west line of said lot, 113.75 feet to a point on the north line of said lot; thence N 88° 29' 11" W along said line 100.00 feet to the Point of Beginning.

TOGETHER WITH an easement for ingress, egress and utilities over, across and under the westerly 205 feet of the south 10 feet of Lot 4 in said Block 9 according to easement agreement recorded under King County Recorder's File No. 7511070648.

TOGETHER WITH AND SUBJECT TO an easement for utility purposes over, across and under the north 10 feet of said Lot 5 EXCEPT the west 140 feet thereof.

TOGETHER WITH an easement for utility purposes over, across and under the north 10 feet of Lot 8 in said Block 9.

TOGETHER WITH an easement for utility purposes over, across and under the south 10 feet of the north 20 feet of the west 111.07 feet of the east 261.07 feet of said Lot 8.

TOGETHER WITH an easement for utility purposes over, across and under that portion of the south 10 feet of the north 20 feet of said Lot 8 more particularly described as follows: Beginning at the southeast corner of the south 10 feet of the north 20 feet of the west 111.07 feet of the east 261.07 feet of said Lot 8; thence N 1° 13' 51" E along the east line thereof 10.00 feet; thence S 88° 29' 11" E along the north

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LEGAL DESCRIPTION OF LOT A

1/16/76  
Page 2 of 2

line of the south 10 feet of the north 20 feet of said Lot 8 for a distance of 20.00 feet; thence southwesterly in a straight line to the Point of Beginning.

TOGETHER WITH an easement for utility purposes over, across and under the south 10 feet of the east 150 feet of Lot 9 in said Block 9.

7603190486

#1387-A

LEGAL DESCRIPTION OF LOT B

1/16/76  
Page 1 of 2

7603190486

That portion of Lots 5 and 8, Block 9, McGilvra's Island Addition, according to plat recorded in Volume 16 of Plats, page 58, in King County, Washington more particularly described as follows: Beginning at a point on the north line of said Lot 5 from which the northwest corner thereof bears N 88° 29' 11" W distant 240.00 feet; thence S 1° 16' 39" W, parallel with the west line of said Lot 5 for a distance of 113.75 feet; thence S 88° 29' 11" E, parallel with the south line of said Lots 5 and 8 for a distance of 90.00 feet; thence N 1° 16' 39" E, parallel with the west line of said Lot 5, for a distance of 73.75 feet; thence N 46° 23' 43" E 28.23 feet to a point on the south line of the north 20 feet of said Lot 8; thence S 88° 29' 11" E along said south line 111.07 feet to a point which is 150.00 feet west (as measured along said south line) of the east line of said Lot 8, said point hereinafter to be referred to as point "A" in this description; thence N 1° 13' 51" E, parallel with said east line, 20 feet to the north line of said Lot 8; thence N 88° 29' 11" W along the north line of said Lots 8 and 5 for a distance of 221.06 feet to the point of beginning.

TOGETHER WITH joint easement for road and utility purposes over the north 10 feet of the east 150 feet of said Lot 8, and the south 10 feet of the east 150 feet of Lot 9 in said Block 9.

TOGETHER WITH an easement for road and utility purposes over the following described parcel: Beginning at point heretofore referred to as point "A" in this description; thence N 1° 13' 51" E along the west line of the east 150 feet of said Lot 8 for a distance of 10 feet to the south line of the north 10 feet of said Lot 8; thence S 88° 29' 11" E along said south line 20 feet; thence southwesterly in a straight line to the point of beginning.

TOGETHER WITH an easement for utility purposes over, across and under the east 100 feet of the west 240 feet of the north 10 feet of said Lot 5.

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LEGAL DESCRIPTION OF LOT 8

1/16/76  
Page 2 of 2

TOGETHER WITH an easement for utilities over, across and under the westerly 205 feet of the south 10 feet of Lot 4 in said Block 9 according to easement agreement recorded under King County Recorder's File No. 7511070648.

SUBJECT TO an easement for utilities over, across and under the north 10 feet of the foregoing described main tract except that portion thereof lying within the east 261.07 feet of said Lot 8.

SUBJECT TO an easement for ingress, egress and utilities over, across and under the west 111.07 feet of the east 261.07 feet of the north 20 feet of said Lot 8.

7603190486



#1387-A

LEGAL DESCRIPTION OF LOT C

1/16/76  
Page 1 of 2

7603190486

That portion of Lot 8, Block 9, McGilvra's Island Addition, according to plat recorded in Volume 16 of Plats, page 58, in King County, Washington more particularly described as follows: Beginning at the southwest corner of said Lot 8; thence N 1° 15' 16" E along the west line thereof 33.81 feet to an intersection with the south line of the north 113.75 feet of said lot; thence S 88° 29' 11" E along said south line 19.43 feet to an intersection with a line which is parallel to and 330.00 feet east of the west line of Lot 5 in said Block 9; thence N 1° 16' 39" E along said line 73.75 feet; thence N 46° 23' 43" E 28.23 feet to a point on the south line of the north 20 feet of said Lot 8; thence S 88° 29' 11" E along said south line 111.07 feet to a point which is 150.00 feet west (as measured along said south line) of the east line of said Lot 8, said point to be hereinafter referred to as point "A" in this description; thence S 11° 28' 21" W 56.24 feet to a point on the north line of the south 72 feet 2 inches (72.17 feet) of said Lot 8 which point is 160.00 feet west of (as measured along said north line) the east line of said Lot 8; thence N 88° 29' 11" W along said north line 34.00 feet; thence S 1° 13' 51" W along the west line of the east 194 feet of said Lot 8 for a distance of 72 feet 2 inches (72.17 feet) to the south line of said Lot 8; thence N 88° 29' 11" W along said south line 106.59 feet to the point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities over, across and under the west 111.07 feet of the east 261.07 feet of the north 20 feet of said Lot 8.

TOGETHER WITH joint easement for road and utility purposes over the north 10 feet of the east 150 feet of said Lot 8, and the south 10 feet of the east 150 feet of Lot 9 in said Block 9.

TOGETHER WITH an easement for road and utility purposes over the following described parcel: Beginning at point heretofore referred to as point "A" in this description; thence N 1° 13' 51" E along the west line of the east 150 feet of said Lot 8 for a distance of 10 feet to the south line of the north 10 feet of said Lot 8; thence S 88°

#1387-A

LEGAL DESCRIPTION OF LOT C

1/16/76  
Page 2 of 2

29' 11" E along said south line 20 feet; thence southwesterly in a straight line to the point of beginning.

TOGETHER WITH an easement for utility purposes over, across and under the north 10 feet of said Lot 8 EXCEPT the east 261.07 feet thereof.

TOGETHER WITH an easement for utility purposes over, across and under the north 10 feet of said Lot 5 EXCEPT the west 140 feet thereof.

TOGETHER WITH an easement for utilities over, across and under the westerly 205 feet of the south 10 feet of Lot 4 in said Block 9 according to easement agreement recorded under King County Recorder's File No. 7511070648.

7603190486