

Covenant of Subdivision

Address: 7929 E Mercer St.
Mercer Island, WA 98040

Parcel Number: 3024059176

Legal Description:

THAT PORTION OF GOVERNMENT LOT 6, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6; THENCE N 1°12'23" E ALONG THE WEST LINE OF SAID GOVERNMENT LOT 6 A DISTANCE OF 85.02 FEET; THENCE N 45°20'36" E ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN TRACT OF LAND RECORDED UNDER AUDITOR'S FILE NO. 4076342, RECORDS OF SAID COUNTY, A DISTANCE OF 150.69 FEET; THENCE S 59°58'04" E 88.14 FEET; THENCE S 45°48'09" E 56.15 FEET; THENCE S 24°24'15" W 122.46 FEET TO INTERSECT THE SOUTH LINE OF SAID GOVERNMENT LOT 6; THENCE N 88°44'07" W ALONG SAID SOUTH LINE A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A NON EXCLUSIVE EASEMENT 20.00 FEET IN WIDTH FOR INGRESS, EGRESS, DRAINAGE, AND UTILITIES OVER, UNDER, AND ACROSS SAID GOVERNMENT LOT 6, HAVING 10.00 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6; THENCE S 88°44'07" E ALONG THE SOUTH LINE A DISTANCE OF 511.23 FEET TO INTERSECT THE NORTHWESTERLY MARGIN OF EAST MERCER BOULEVARD; THENCE N 45°20'36" E ALONG SAID MARGIN A DISTANCE OF 93.43 FEET TO THE POINT OF BEGINNING; THENCE N 44°39'24" W 123.57 FEET; THENCE N 88°21'44" W 210.01 FEET; THENCE S 53°39'56" W 68.57 FEET TO THE TERMINUS OF THIS CENTERLINE.

TOGETHER WITH AND SUBJECT TO A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS DRAINAGE, AND UTILITIES OVER, UNDER AND ACROSS THAT PORTION OF SAID GOVERNMENT LOT 6 DESCRIBED AS FOLLOWS:

BEGINNING AT THE TERMINUS OF THE AFOREMENTIONED EASEMENT CENTERLINE;

THENCE S 36°20'04" E 20.00 FEET; THENCE S 53°39'56" W 20.00 FEET; THENCE N 36°20'04" W 40.00 FEET; THENCE N 53°39'56" E 20.00 FEET; THENCE S 36°20'04" E 20.00 FEET TO THE POINT OF BEGINNING.

This covenant prohibits subdivision of the lot for a period of five years from the date of final inspection or certificate of occupancy.

Owner (print):

Tuan Hoa Hoang

MARCE INTRACHAT

Owner (Signature):

Tuan Hoa Hoang 4/9/2024

Marce Intrachat 4/9/2024