

Sewer easement

EASEMENT FOR SEWER

THIS AGREEMENT, made this 10th day of APRIL, 1978
between NEWITT CONSTRUCTION OWNERS OF LOTS A B & C, SUNSET GLEN M.T.

and _____
OWNERS OF _____

APR 18 12 52 PM '78

and _____
RECORDED KC RECORDS
_____ respectively

WITNESSETH: That for and in consideration of the mutual covenants herein expressed, it is hereby agreed between the above parties that:

1st - A side sewer shall be constructed as follows: _____

(SEE ATTACHED EXHIBIT A)

2nd - There shall be an easement four (4) feet wide for sewer along the line as constructed for the use of said properties.

3rd - The cost of construction of said sewer shall be borne by the owners of the said properties as follows: UPCN COMPLETIONS OF HOMES.

4th - The cost of maintenance, repair or construction of that portion of the sewer used in common shall be borne in equal shares, except that the owners of any lower parcel shall not be responsible for the part of the sewer above their connection; and when necessary to repair, clean or reconstruct the sewer, the parties to this agreement shall have a right of entry for that purpose.

5th - This agreement shall be a covenant running with the land and shall be binding upon all parties and their heirs and assigns forever.

IN WITNESS WHEREOF we hereunto set our hands and seals the day and year first above written.

1% EXCISE TAX NOT REQUIRED
King Co. Records Division

By [Signature], County

[Signature] (Seal)
NEWITT CONST. PRES (Seal)

STATE OF WASHINGTON)
COUNTY OF KING)ss

This is to certify that on this 10 day of April, 1978 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Greg Wenzel

to me known to be the part who executed the within instrument, and acknowledged to me that he signed and sealed the same as co free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and seal the day and year in this certificate first above written.



John H. Lister
Notary Public in and for the State of Washington

7804100820

Sewer easement

APRIL 10, 1978

EXHIBIT A

COMMENCING AT WEST MERCER WAY THENCE NORTHEASTERLY AND EASTERLY
IN THE EASEMENTS AS PROVIDED IN THE SHORT PLAT OF GREG NEWITT
AS APPROVED BY THE CITY OF MERCER ISLAND ON JANUARY 13, 1978.

APPROXIMATE LENGTH OF 6" (inch) PRIVATE SIDE SEWER IS 540 FEET..

7804100820

Order No. 20373439-416-416-MAW

Title report, dated
7/16/16

Guarantee No. WA-FBCM-IMP-27WAG14-1-16-20373439

SUBDIVISION GUARANTEE

SCHEDULE A

Order No.: 20373439-416-416-MAW

Liability: \$1,000.00

Guarantee No.: WA-FBCM-IMP-27WAG14-1-16-20373439

Premium: \$350.00

Customer No.:

Tax: \$33.60

Total: \$383.60

1. Name of Assured:

Brotherton Companies

2. Date of Guarantee:

July 6, 2016 at 8:00 A.M.

The assurances referred to on the face page hereof are:

That according to those public records which, under the recording laws, impart constructive notice of matters affecting title to the following described land:

See Exhibit A attached hereto and made a part hereof.

The estate or interest in the land which is covered by this guarantee is:

FEE SIMPLE

Title to the estate or interest in the land is vested in:

MI Treehouse, LLC, a Washington Limited Liability Company

subject to the Exceptions shown below, which are not necessarily shown in order of their priority.

Exceptions:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on land or by the public records.
2. (a) Unpatented mining claims; (b) reservations or exceptions in Patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
3. Title to any property beyond the lines of the land expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which said land abuts, or the right to maintain vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property rights or easements are expressly and specifically set forth in the land described herein.

SCHEDULE A
(Continued)

4. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY: (1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: 192405 9312

YEAR	BILLED	PAID	BALANCE
2016	\$3,168.44	\$1,584.22	\$1,584.22
TOTAL AMOUNT DUE, NOT INCLUDING INTEREST AND PENALTY: \$1,584.22.			

LEVY CODE: 1031
 ASSESSED VALUE LAND: \$378,000.00
 ASSESSED VALUE \$0.00
 IMPROVEMENTS:

5. LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES, IF ANY, AFFECTING CERTAIN AREAS OF KING, PIERCE AND SNOHOMISH COUNTIES. SAID CHARGES COULD APPLY TO PROPERTY CONNECTING TO THE METROPOLITAN SEWERAGE FACILITIES OR RECONNECTING OR CHANGING ITS USE AND/OR STRUCTURE AFTER FEBRUARY 1, 1990. PLEASE CONTACT THE KING COUNTY WASTEWATER TREATMENT DIVISION, CAPACITY CHARGE PROGRAM, FOR FURTHER INFORMATION AT 206-296-1450 OR FAX NO. 206-263-6823 OR EMAIL AT CAPCHARGEESCROW@KINGCOUNTY.GOV

* A MAP SHOWING SEWER SERVICE AREA BOUNDARIES AND INCORPORATED AREAS CAN BE FOUND AT: [HTTP://YOUR.KINGCOUNTY.GOV/FTP/GIS/WEB/VMC/UTILITIES/SERVAREA_CITY.PDF](http://YOUR.KINGCOUNTY.GOV/FTP/GIS/WEB/VMC/UTILITIES/SERVAREA_CITY.PDF)

UNRECORDED SEWER CAPACITY CHARGES ARE NOT A LIEN ON TITLE TO THE LAND.

6. RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER RECORDING NO. 1579699, RESERVING TO THE GRANTOR ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME, AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY.

RIGHT OF STATE OF WASHINGTON OR ITS SUCCESSORS, SUBJECT TO PAYMENT OF COMPENSATION THEREFOR, TO ACQUIRE RIGHTS-OF-WAY FOR PRIVATE RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES OR OTHER EASEMENTS FOR TRANSPORTING AND MOVING TIMBER, STONE, MINERALS AND OTHER PRODUCTS FROM THIS AND OTHER LAND, AS RESERVED IN DEED REFERRED TO ABOVE.

7. ALL COVENANTS, CONDITIONS, RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE SHORT PLAT RECORDED UNDER RECORDING NO. 7703310851.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

Title report, dated
7/16/16

SCHEDULE A
(Continued)

8. SIDE SEWER EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

FOUR FEET IN WIDTH, LOCATED ALONG THE LINE OF THE LAND, AS CONSTRUCTED:

RECORDED: APRIL 10, 1978
RECORDING NO.: 7804100820

SAID EASEMENT CONTAINS A COVENANT TO BEAR EQUAL SHARE OF COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF SAME.

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: THE CITY OF MERCER ISLAND
PURPOSE: STORMWATER/UTILITY FACILITIES AND PEDESTRIAN TRAIL
EASEMENT
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: APRIL 25, 2007
RECORDING NO.: 20070425001878

MI Treehouse
Lot A, SP 77-1-010

SHORT PLAT NO. MI 77-1-010
CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON

Mar 31 1977
RECORDED KC REC

APPROVALS

7703310851
7703310851
MAR-31-77 10:02:24

KING COUNTY
Department of Assessments
Examined and approved this 31 day
of March, 1977.

HARLEY H. HOPPE

King County Assessor
A. Martin
Department of Records

CITY OF MERCER ISLAND

APPROVED SHORT SUBDIVISION
Under Provisions of Ord. 59, Sec. 4 & R.C.W. 59.17.060

DATE: 3/29/77
 ISSUED: Harley H. Hoppe
 BY: A. Martin
 CITY ENGINEER: Philip D. Kay

No further subdivision of these parcels within 5 years of above date without intent of final plat.

FOR THE
CITY OF MERCER ISLAND

Filed for record at the request of:

GREG NEWITT
8459 WEST MERCER WAY
MERCER ISLAND, WA
Phone 832-4577

Return to:

City of Mercer Island
Planning Department
3505 88th Avenue S.E.
Mercer Island, WA 98040

LEGAL DESCRIPTION:

That portion of the NE 1/4 of the SW 1/4 and the portion of Government Lot 3, Section 19, Township 24 North, Range 5 East, W.M., King County, Washington, lying between lines parallel with and distant 1,700 feet and 2,350 feet north of the southerly line of said section and lying westerly of East Mercer Way Boulevard, except portion platted in El Dorado Estates according to plat recorded in Volume 62 of plats, page 7, King County, Washington, and also except that portion platted in Mercer Firs according to plat recorded in Volume 79 of plats, pages 70 and 71, King County, Washington.

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 59.17.060 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.

Frederick H. Burnstead
Frederick H. Burnstead

STATE OF WASHINGTON)
COUNTY OF KING) ss

On this day personally appeared before me Frederick H. Burnstead 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 8th day of Mar, 1977.

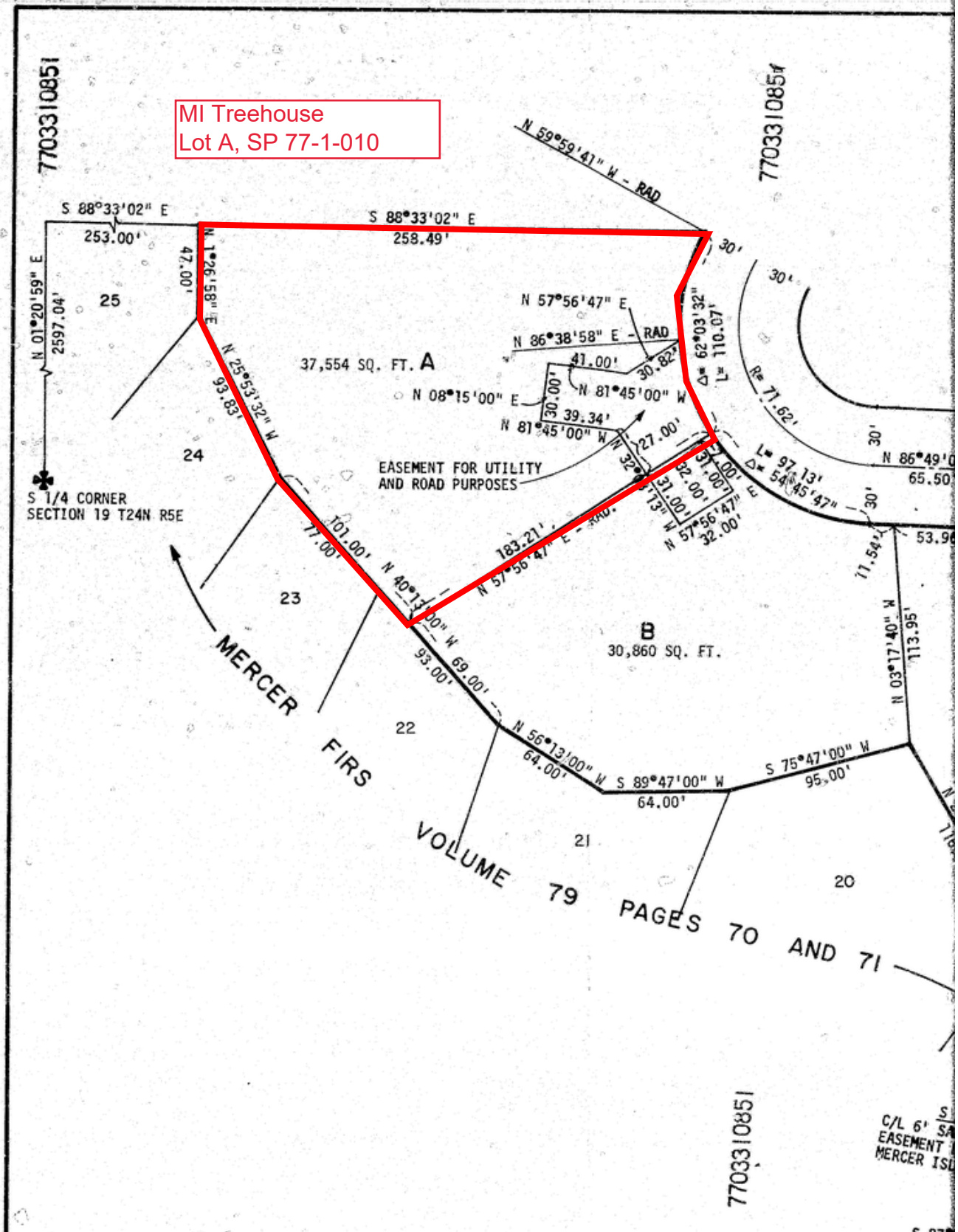
Mary Ann Smith
NOTARY PUBLIC in and for the State of Washington, residing at King County

MAP ON FILE IN VAULT

Page ___ of ___

9035
9037
9051
17-21-5

MI Treehouse
Lot A, SP 77-1-010



CONDITIONS OF APPROVAL

1. The total area of impact for access and utility easements must be staked by applicant and approved by the City prior to issuance of a clearing permit.
2. That access and utility construction on Lot A be located so as to save the 24" fir on Lot A, just north of proposed access easement.

C/L 6' SA
EASEMENT
MERCER ISL

S 87°
C/L 10' WIDE
EASEMENT FOR
MERCER ISLAND

R= 40.
Δ= 137

22.00

E RF

JAN-20-78 8 00 AM 12 7801200950

Sunset Glen short plat

SHORT PLAT NO. _____
CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON

JAN 20 3 22 PM

RECORDED AS REQUESTED

APPROVALS

KING COUNTY

Department of Assessments

Examined and approved this _____ day
of _____, 197_____.

King County Assessor

Department of Records

Filed for record at the request of:

CITY OF MERCER ISLAND

APPROVED SHORT SUBDIVISION

DATE 1-19-78

David C. O'Neill

Frank A. White

CITY OF MERCER ISLAND

FILED for Record at Request of

Return to:

City of Mercer Island
Planning Department
3505 88th Avenue S.E.
Mercer Island, WA 98040

LEGAL DESCRIPTION:

5020 West Mercer Way W $\frac{1}{2}$ 19-24-5 Tac Lot #53 Beg on E LN of NW $\frac{1}{4}$ of NW $\frac{1}{4}$
 450 FT NLY OF SE COR TH N ALG SD
 E LN 203.54 FT TH N 89-24-27 W
 644.33 FT TH S 41-04-10 W
 215.31 FT TO FLY MGN W MERCER
 BLVD TH SLY ALG SD MGN TAP
 N 89-24-27 W FR POB TH
 S 89-24-27 W TO POB LESS E
 400 FT

TAX LOT # 128

BEG AT PT 450 FT N OF SE COR OF
 N: 1/4 OF NW 1/4 TH N 89-24-27 W
 140 FT TO TPOB TH CONVIG N
 89-24-27 W 260 FT TH N 00-02-18
 E 205.24 FT TH S 89-09-50 E
 260 FT TH S 00-02-18 W 204.135 FT
 TO TPOB LESS F 60 FT THCP

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.

Harlene E. Robbins

Executrix of the Will of Harlan Gale Wyman, deceased

STATE OF WASHINGTON)
 COUNTY OF KING) ss

Harlene E. Robbins, Executrix of the Will of Harlan Gale Wyman, deceased.

On this day personally appeared before me: to be 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

19th day of JAN 1978

Robert [Signature]

Notary Public in and for the State of Washington, residing at [Signature]

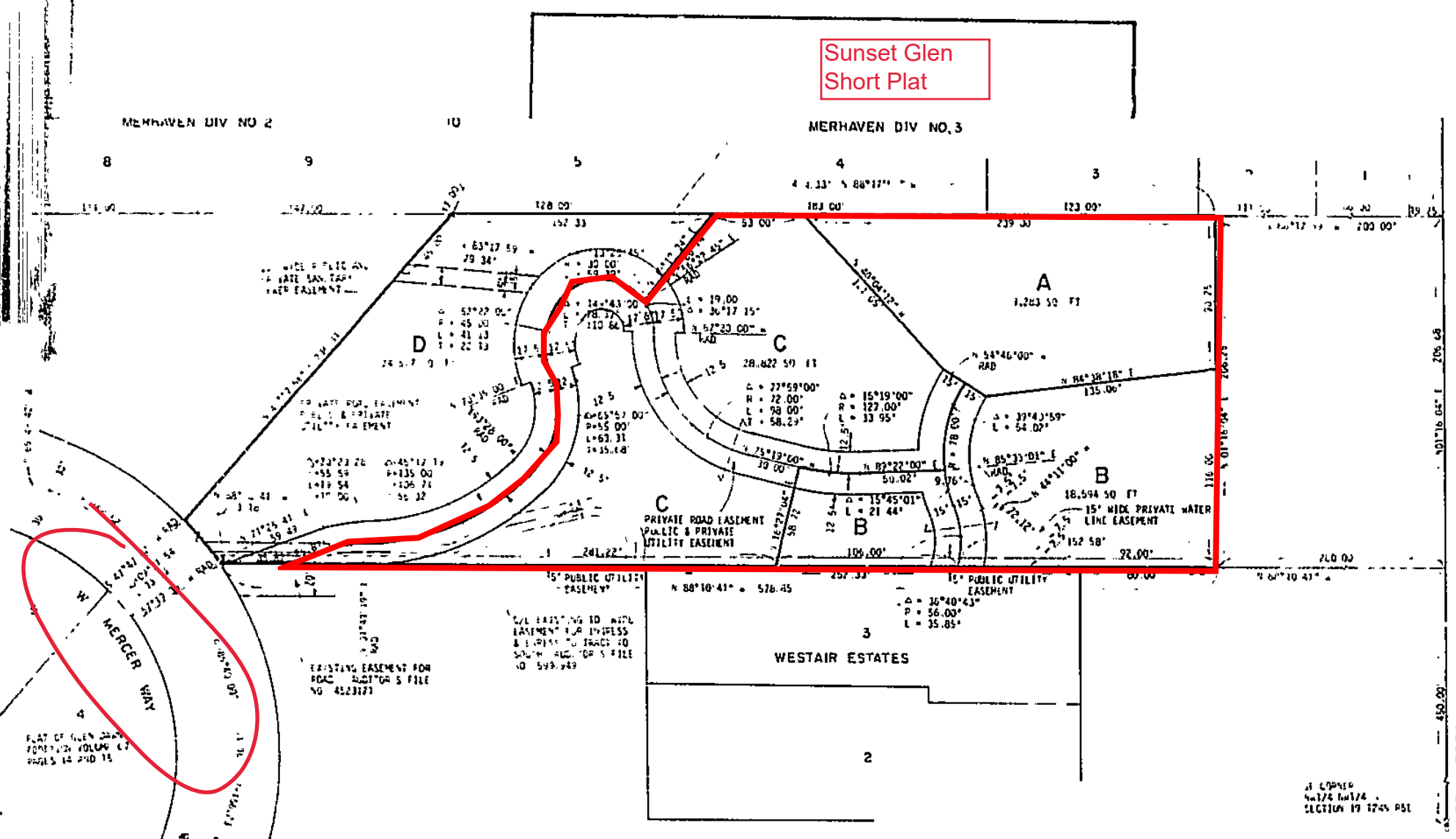
MAP OR FILE IN VAULT

Page ___ of ___

Sunset Glen
Short Plat

MERHAVEN DIV NO 2

MERHAVEN DIV NO.3



SURVEYORS 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 GREG NEWITT THIS 27th DAY OF DECEMBER, 1977.

John R. Harsted
REGISTERED LAND SURVEYOR

13731
LAND SURVEYOR NO.

NW 1/4 NW 1/4 SECTION 19 T24N R5E W.M.

SUNSET GLEN
SHORT PLAT
FOR
GREG NEWITT

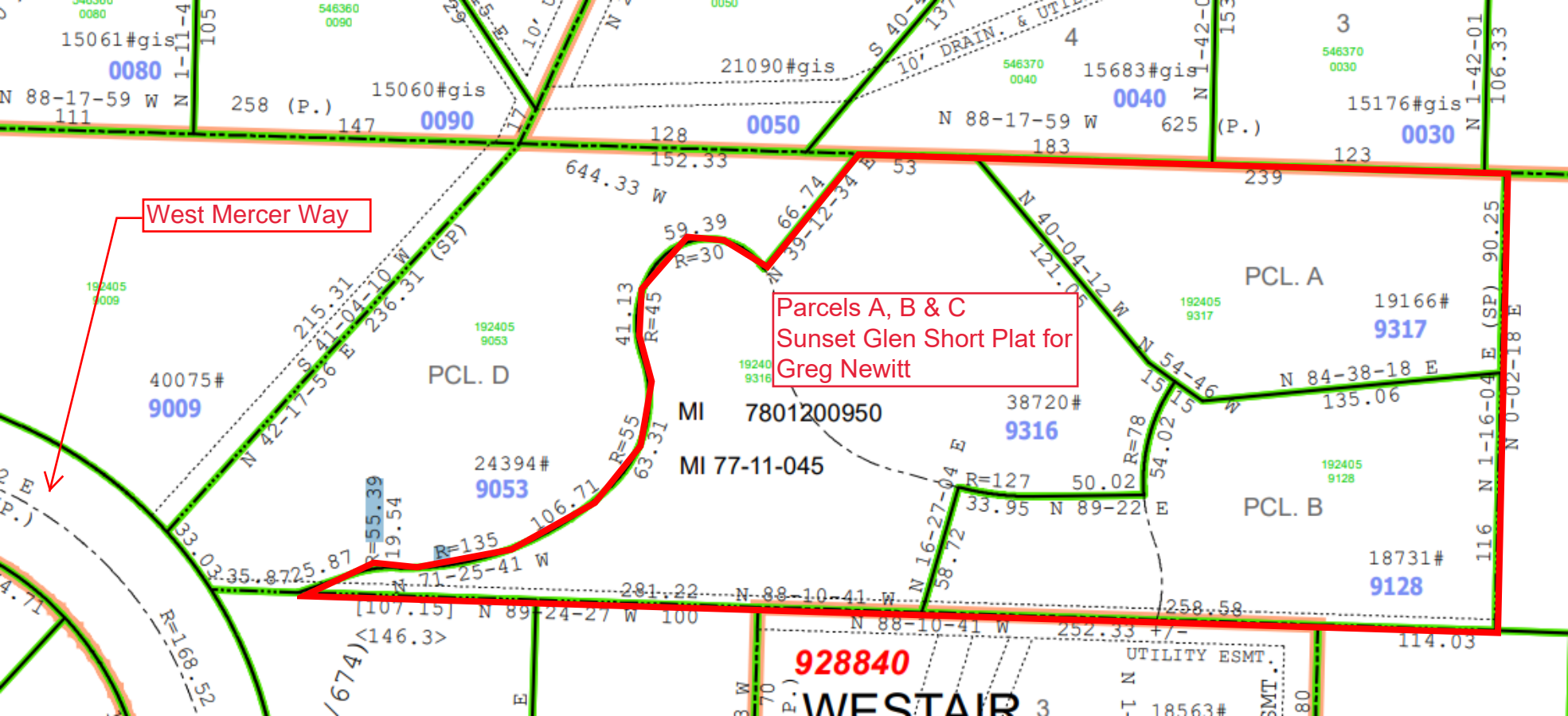
<p>REVISIONS</p> <p>DATE</p> <p>BY</p> <p>DESCRIPTION</p>	<p>7700</p> <p>12/27/77</p> <p>J.R.H.</p> <p>1</p>
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7501200950

7501200950

West Mercer Way

Parcels A, B & C
Sunset Glen Short Plat for
Greg Newitt



Sunset Glen Short Plat

MI Treehouse

