

SHORT SUBDIVISION NO. SUB05-006
HUNSAKER SHORT PLAT

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSONS OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF MERCER ISLAND, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OPERATION, OR MAINTENANCE OF STREET AND OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION.

FURTHER THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, TO INDEMNIFY AND HOLD THE CITY OF MERCER ISLAND, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SHORT SUBDIVISION TO HAVE BEEN CAUSED BY: (1) ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN SAID SHORT SUBDIVISION; OR (2) BY DESIGN, ESTABLISHMENT, OPERATION, CONSTRUCTION, OR MAINTENANCE OF THE STREETS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION; OR (3) BY IMPROPER DESIGN, ESTABLISHMENT, OR CONSTRUCTION OR FAILURE TO OPERATE OR MAINTAIN THE STREETS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION.

THIS SHORT SUBDIVISION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS.

Pat Hunsaker

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS.

COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

Patrick K. Hunsaker

SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 26th DAY OF JULY 2007.

S.W. Roe
S.W. ROE

(PRINT OR STAMP NAME)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT *Sedro Woolley, WA*

MY APPOINTMENT EXPIRES July 6, 2009

STATE OF WASHINGTON) SS.

COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS _____ DAY OF _____ 2007.

(PRINT OR STAMP NAME)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____

MY APPOINTMENT EXPIRES _____

APPROVAL:

CITY OF MERCER ISLAND

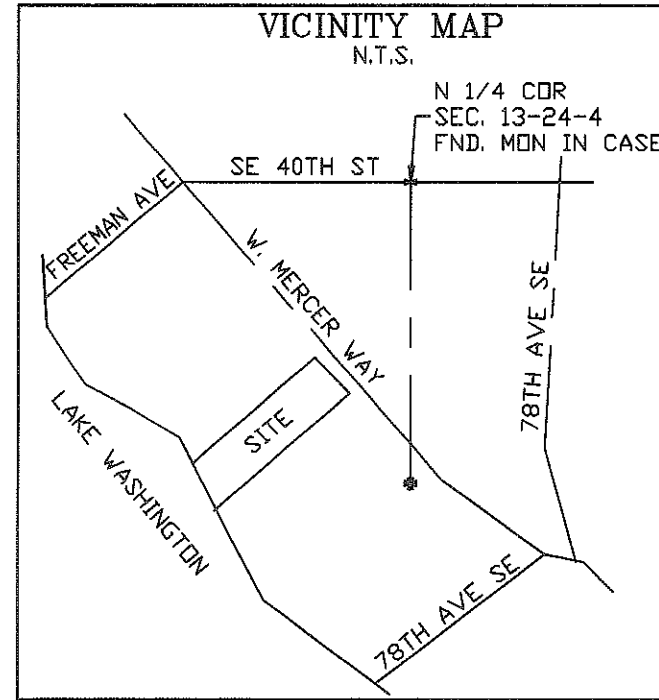
CITY PLANNER: *George Steiner 7/25/07*

CITY ENGINEER: *H.P. ... 7-25-07*

CONTACT PERSON:
NAME: PAT HUNSAKER
ADDRESS: 4039 WEST MERCER WAY
MERCER ISLAND, WA 98040
PHONE: 425-864-8383
FAX:
E-MAIL:

DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS 26th DAY OF JULY 2007
ASSESSOR: *Scott Noble*
DEPUTY ASSESSOR: *James Ely*
ACCOUNT NUMBER 362350-0385 AND 0390

RECORDING No. _____ VOL./PAGE 229/080
SCALE 1 INCH = 50 FEET
0' 50' 100'
PORTION OF:
N.E. 1/4, N.W. 1/4, SEC. 13, TWP. 24 N., RGE. 4 E., W.M.



TRACT "B" : PRIVATE TRACT FOR INGRESS, EGRESS & UTILITIES AND MAINTENANCE AGREEMENT
NEW PRIVATE EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS TO BE CREATED UPON THE SALE OF LOTS SHOWN ON THIS SHORT PLAT. THE OWNERS OF LOTS 1, 2 AND 3 SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE ACCESS AND UTILITY EASEMENT APPURTENANCES. THESE APPURTENANCES AND MAINTENANCE RESPONSIBILITIES INCLUDE THE REPAIR AND MAINTENANCE OF THE PRIVATE ACCESS ROADS, DRAINAGE PIPES, ANY STORM WATER QUALITY AND OR DETENTION FACILITIES WITHIN THE EASEMENT, PRIVATE SIGNAGE, AND OTHER INFRASTRUCTURE NOT OWNED BY THE CITY OF MERCER ISLAND OR OTHER UTILITY PROVIDERS, MAINTENANCE COSTS SHALL BE SHARED EQUALLY. PARKING ON THE PAVING IN THE ACCESS EASEMENT IS PROHIBITED, UNLESS PAVEMENT WIDTH IS GREATER THAN 20 FEET.

TRACT NOTES:

TRACT "A" IS A PRIVATE SHARED WATER FRONT ACCESS TRACT TO BE OWNED AND MAINTAINED AS AN EQUAL AND UNDIVIDED OWNERSHIP OF LOT 1, LOT 2 AND LOT 3 OF THIS SHORT PLAT, THEIR HEIRS AND ASSIGNS, AS PRESCRIBED IN THE HUNSAKER SHORT PLAT HOMEOWNERS ASSOCIATION RECORDED UNDER KING COUNTY RECORDING NUMBER _____ RECORDS OF KING COUNTY, WASHINGTON.

TRACT "B" IS A PRIVATE SHARED ACCESS AND UTILITY TRACT TO BE OWNED AND MAINTAINED AS AN EQUAL AND UNDIVIDED OWNERSHIP OF LOT 1, LOT 2 AND LOT 3 OF THIS SHORT PLAT, THEIR HEIRS AND ASSIGNS, AS PRESCRIBED IN THE HUNSAKER SHORT PLAT HOMEOWNERS ASSOCIATION RECORDED UNDER KING COUNTY RECORDING NUMBER _____ RECORDS OF KING COUNTY, WASHINGTON.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	75°44'51"	85.00'	112.37'
C2	50°32'19"	105.00'	92.62'
C3	165°43'08"	35.00'	101.23'
C4	62°12'55"	55.00'	59.72'
C5	103°30'13"	55.00'	99.36'
C6	90°00'00"	20.00'	31.42'
C7	90°00'00"	20.00'	31.42'

NOTE: EXISTING PATHWAY EASEMENT REC. NO. 9511290088 TO BE EXTINGUISHED UPON THE RECORDING OF THIS SHORT PLAT.

EQUIPMENT USED:

5" TOTAL STATION.

SURVEY METHOD:

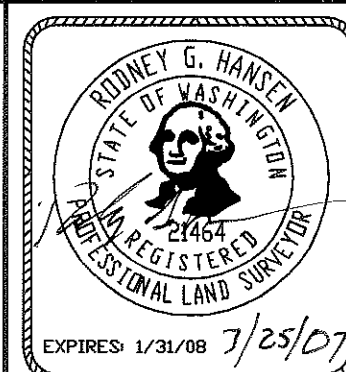
FIELD TRAVERSE.
SURVEY ACCURACY MEETS OR EXCEEDS
WAC 332-130-090.

ALL CONTROL MONUMENTS FIELD LOCATED
12-03-04

SURVEYOR'S 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 PAT HUNSAKER in _____ MARCH 2005.

Rodney G. Hansen
Rodney G. Hansen
Certificate No. 21464.



PREPARED BY:

HANSEN SURVEYING
LAND SURVEYORS & CONSULTANTS
17420 116TH AVE. S.E., RENTON, WA 98058
TEL: 425-235-8440 FAX: 425-235-0266

LATEST REVISION: 7/25/07

DECLARATION OF COVENANT:

THE OWNERS OF THE LAND EMBRACED WITHIN THIS SHORT PLAT, IN RETURN FOR THE BENEFIT TO ACCRUE FROM THIS SUBDIVISION, BY SIGNING HEREON COVENANT AND AGREE TO CONVEY THE BENEFICIAL INTEREST IN THE NEW EASEMENT SHOWN ON THIS SHORT PLAT TO ANY AND ALL FUTURE PURCHASERS OF THE LOTS, OR OF ANY SUBDIVISIONS THEREOF. THIS COVENANT SHALL RUN WITH THE LAND AS SHOWN ON THIS SHORT PLAT.

PORTION OF THE N.E. 1/4, N.W. 1/4, SEC. 13, TWP. 24 N. RGE. 4 E., W.M.

CLIENT: FAIRMONT DEVELOPMENT
17017 4TH AVE S.E., BOTHELL, WA 98012
206-229-0546

PROJECT: HUNSAKER SHORT SUBDIVISION
CITY OF MERCER ISLAND, WASHINGTON.
S.P. No. SUB05-006

DWN BY	RF	DATE	3-20-05	JOB NO.	96001SP1
CHKD BY	RGH	SCALE	1" = 50'	SHEET	1 OF 3

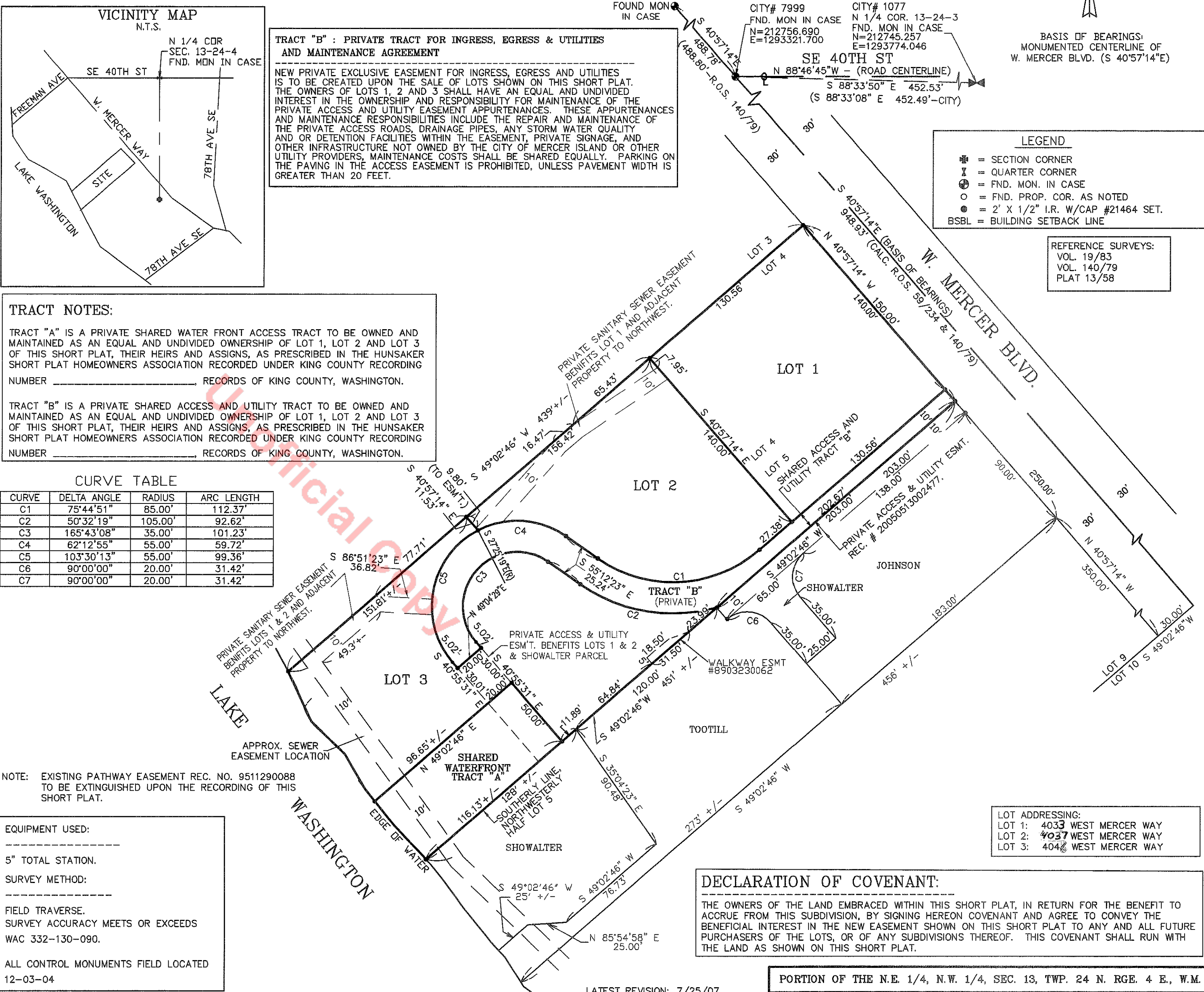
Vol. 229 pg. 080-
20070726900003
PAT HUNSAKER SPM
PAGE 001 OF 003
07/26/2007 11:00
KING COUNTY, WA
116.00
at _____ M.
the request of
Scott Baynard
Supt. of Records
by *SC*

LOT ADDRESSING:
LOT 1: 4033 WEST MERCER WAY
LOT 2: 4037 WEST MERCER WAY
LOT 3: 4041 WEST MERCER WAY

LEGEND
 * = SECTION CORNER
 I = QUARTER CORNER
 ⊙ = FND. MON. IN CASE
 ○ = FND. PROP. COR. AS NOTED
 ⊙ = 2' X 1/2" I.R. W/CAP #21464 SET.
 BSBL = BUILDING SETBACK LINE

REFERENCE SURVEYS:
VOL. 19/83
VOL. 140/79
PLAT 13/58

BASIS OF BEARINGS:
MONUMENTED CENTERLINE OF
W. MERCER BLVD. (S 40°57'14"E)



SHORT SUBDIVISION NO. SUB05-006
HUNSAKER SHORT PLAT

RECORDING No.	VOL./PAGE
	229/081
SHORT SUBDIVISION NO. SUB05-006	
PORTION OF: N.E. 1/4, N.W. 1/4, SEC. 13, TWP. 24 N., RGE. 4 E., W.M.	

ORIGINAL LEGAL DESCRIPTIONS:

HUNSAKER PARCEL A

THAT PORTION OF LOT 4 AND THE NORTHWESTERLY HALF OF LOT 5, BLOCK C, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 4;
THENCE SOUTH 42°09'00" EAST, ALONG THE NORTH-EASTERLY LINE THEREOF A DISTANCE OF 100.00 FEET TO THE MOST EASTERLY CORNER THEREOF;
THENCE SOUTH 47°51'00" WEST ALONG THE SOUTHEASTERLY LINE THEREOF A DISTANCE OF 189.44 FEET;
THENCE SOUTH 79°38'39" WEST A DISTANCE OF 47.45 FEET;
THENCE SOUTH 47°51'00" WEST A DISTANCE OF 9.00 FEET;
THENCE NORTH 58°10'27" W A DISTANCE OF 52.02 FEET TO A POINT 25.00 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLE, AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4;
THENCE S 47°51'00" WEST PARALLEL WITH SAID NORTHWESTERLY LINE TO THE SHORELINE OF LAKE WASHINGTON;
THENCE NORTHERLY ALONG SAID SHORE LINE TO AN INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID LOT 4;
THENCE NORTH 47°51'00" EAST A DISTANCE OF 437 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS TIDELANDS ADJOINING.

HUNSAKER PARCEL B

THAT PORTION OF LOT 4 AND THE NORTHWESTERLY HALF OF LOT 5, BLOCK C, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 4;
THENCE SOUTH 47°51'00" WEST ALONG THE SOUTHEASTERLY LINE THEREOF A DISTANCE OF 189.44 FEET;
THENCE SOUTH 79°38'39" WEST A DISTANCE OF 47.45 FEET;
THENCE SOUTH 47°51'00" WEST A DISTANCE OF 9.00 FEET;
THENCE NORTH 58°10'27" WEST A DISTANCE OF 52.02 FEET TO A POINT 25.00 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE THEREOF;
THENCE SOUTH 47°51'00" WEST PARALLEL TO SAID NORTHWESTERLY LINE TO THE SHORELINE OF LAKE WASHINGTON AND THE TERMINUS OF SAID LINE;

TOGETHER WITH SECOND CLASS TIDELANDS ADJOINING.

SHARED ACCESS & UTILITY TRACT "B"

THAT PORTION OF LOT 4 AND THE NORTHWESTERLY HALF OF LOT 5, BLOCK C, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 4;
THENCE S 40°57'14"E, ALONG THE NORTHEASTERLY LINE OF 4 AND LOT 5, A DISTANCE OF 140.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 49°02'46"W 157.94 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°44'51", AN ARC DISTANCE OF 112.37 FEET;
THENCE N 55°12'23"W 25.24 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET;
THENCE WESTERLY, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 165°43'09", AN ARC DISTANCE OF 159.08 FEET;
THENCE S 40°55'31"E 5.02 FEET;
THENCE N 49°04'29"E 20.00 FEET;
THENCE N 40°55'31"W 5.02 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET;
THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 165°43'08", AN ARC DISTANCE OF 101.23 FEET;
THENCE S 55°12'23"E 25.24 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET;
THENCE SOUTHEASTERLY AND NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°32'19", AN ARC DISTANCE OF 92.62 FEET TO THE SOUTHEASTERLY LINE OF SAID NORTHWESTERLY HALF OF SAID LOT 5;
THENCE, ON A NON-TANGENT BEARING, N 49°02'46"E, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 202.67 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 5;
THENCE N 40°57'14"W, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

NEW LEGAL DESCRIPTIONS:

NEW LOT 1:

THAT PORTION OF LOT 4 AND THE NORTHWESTERLY HALF OF LOT 5, BLOCK C, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 4;
THENCE S 49°02'46" W, ALONG THE NORTHWEST LINE OF SAID LOT 4, A DISTANCE OF 130.56 FEET;
THENCE S 40°57'14" E 140.00 FEET;
THENCE N 49°02'46" E, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 130.56 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 5;
THE POINT OF BEGINNING;
THENCE N 40°57'14" W, ALONG THE NORTHEASTERLY LINE OF LOTS 5 AND 4, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

NEW LOT 2

THAT PORTION OF LOT 4 AND THE NORTHWESTERLY HALF OF LOT 5, BLOCK C, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 4;
THENCE S 49°02'46" W, ALONG THE NORTHWEST LINE OF SAID LOT 4, A DISTANCE OF 130.56 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S 49°02'46" W, ALONG THE NORTHWEST LINE OF SAID LOT 4, A DISTANCE OF 156.42 FEET;
THENCE S 40°57'14" E 11.53 FEET
TO A POINT ON A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 55.00 FEET, AND THROUGH WHICH POINT A RADIAL LINE BEARS N 27°25'19"W;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°12'55", AN ARC DISTANCE OF 59.72 FEET;
THENCE S 55°12'23" E 25.24 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 85.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°44'51", AN ARC DISTANCE OF 112.37 FEET;
THENCE N 49°02'46" E 27.38 FEET TO A POINT WHICH BEARS S 40°57'14"E FROM THE POINT OF BEGINNING;
THENCE N 40°57'14" W 140.00 FEET TO THE POINT OF BEGINNING.

NEW LOT 3

THAT PORTION OF LOT 4 AND THE NORTHWESTERLY HALF OF LOT 5, BLOCK C, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 4;
THENCE S 49°02'46" W ALONG THE NORTHWEST LINE OF SAID LOT 4, A DISTANCE OF 286.98 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 40°57'14" E 11.53 TO A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 55.00 FEET,
AND THROUGH WHICH POINT A RADIAL LINE BEARS N 27°25'19" W
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°30'13", AN ARC DISTANCE OF 99.36 FEET;
THENCE S 40°55'31" E 5.02 FEET;
THENCE N 49°04'29" E 20.00 FEET;
THENCE N 40°55'31" W, 5.02 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 165°43'08", AN ARC DISTANCE OF 101.23 FEET;
THENCE S 55°12'23" E 25.24 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°32'19", AN ARC DISTANCE OF 92.62 FEET TO THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY HALF OF SAID LOT 5,
THENCE, ON A NON-TANGENT BEARING, S 49°02'46" W, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 131.89 FEET;
THENCE N 40°55'31" W, 50.00 FEET;
THENCE S 49°02'46" W, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 117 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE WASHINGTON;
THENCE NORTHWESTERLY, ALONG THE SHORELINE OF LAKE WASHINGTON, TO THE NORTHWESTERLY LINE OF SAID LOT 4;
THENCE N 49°02'46" E, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 152 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SHARED WATER FRONT TRACT "A"

THAT PORTION OF LOT 4 AND THE NORTHWESTERLY HALF OF LOT 5, BLOCK C, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

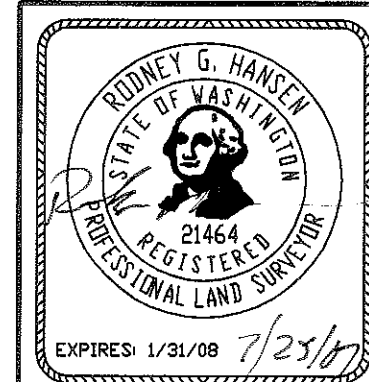
COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 4;
THENCE S 40°57'14"E, ALONG THE NORTHEASTERLY LINE OF 4 AND LOT 5, A DISTANCE OF 150.00 FEET TO THE MOST NORTHERLY CORNER OF THE NORTHWESTERLY HALF OF SAID LOT 5;
THENCE S 49°02'46"W, ALONG THE SOUTHEASTERLY LINE OF SAID NORTHWESTERLY HALF OF SAID LOT 5, A DISTANCE OF 334.89 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 40°55'31"W 50.00 FEET;
THENCE S 49°02'46"W 116 FEET, MORE OR LESS TO THE SHORELINE OF LAKE WASHINGTON;
THENCE SOUTHEASTERLY, ALONG SAID SHORELINE TO A POINT WHICH BEARS S 49°02'46"W FROM THE POINT OF BEGINNING;
THENCE N 49°02'46"E 116 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH SECOND CLASS TIDELANDS ADJOINING.

GENERAL NOTES:

- VEHICULAR ACCESS FROM LOTS 2 AND 3 SHALL BE FROM THE PRIVATE ACCESS EASEMENT ONLY UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
- MAINTENANCE AND REPAIR OF JOINT USE SIDE SEWERS (SEWER LINES FROM THE CITY SEWER MAIN), SHARED ROADS, ACCESS EASEMENTS, STORM DRAINAGE AND STORM DETENTION 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 ABOVE 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 WITHIN THIS SHORT PLAT SHALL HAVE THE RIGHT TO BRING ACTION IN SUPERIOR COURT TO REQUIRE ANY MAINTENANCE OR REPAIR AND TO RECOVER THE COSTS INCURRED IN MAKING OF EFFECTING REPAIRS TO IMPROVEMENTS.
- THE MONITORING, CLEANING, MAINTENANCE AND REPAIR OF STORM DRAINS AND STORM DETENTION SYSTEMS IN ACCORDANCE WITH CITY ORDINANCE NO. 95C-118 IS REQUIRED FOR ALL LOT OWNERS 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 RECORDED SEPARATELY WITH EACH INDIVIDUAL LOT SALE AND SHALL TRAVEL WITH THE LAND.
- ALL STAGING FOR CONSTRUCTION SHALL OCCUR ON SITE AND SHALL NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- 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 ADJOINING THE FACILITY FOR THE PURPOSE OF MAINTAINING, REPAIRING, RELOCATING OR REPLACING SAID FACILITIES. LOT OWNERS SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY PRIVATE IMPROVEMENTS OR LANDSCAPING WITH SAID EASEMENTS.
- INSTALLATION OF LANDSCAPING AND/OR STRUCTURES INCLUDING TREES, SHRUBS, ROCKS, BERMS, 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.
- IN ORDER TO COMPLY WITH THE CITY OF MERCER ISLAND CRITICAL AREA ORDINANCE (MMCC 19.07.060), THE GRANTOR HEREBY DECLARES THAT THE AREA DESIGNATED AS CSHA IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
 - THE CSHA AREA RESTRICTION SHALL BE LEFT UNDISTURBED AND IN A SUBSTANTIALLY NATURAL STATE EXCEPT AS PROVIDED HEREIN;
 - NO TREE CUTTING, NO TREE PRUNING, CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR.
 - HAZARDOUS TREE MAY BE REMOVED PROVIDED SUCH REMOVAL SHALL ONLY OCCUR WITH THE PRIOR APPROVAL OF THE CITY OF MERCER ISLAND.
 - TRAILS MAY BE CONSTRUCTED PROVIDED SUCH TRAILS ARE NOT PAVED WITH IMPERVIOUS SURFACES OR IMPERVIOUS MATERIALS.
 - IN AREAS WHICH HAVE BEEN DISTURBED BY HUMAN ACTIVITY IN THE PAST OR WHICH ARE INFESTED BY NOXIOUS WEEDS, REPLACEMENT WITH APPROPRIATE NATIVE SPECIES IS PERMITTED. THE CITY OF MERCER ISLAND MAY BE CONTACTED FOR INFORMATION ON NATIVE SPECIES.
 - SUCCESSORS AND ASSIGNS: RESTRICTIONS CREATED BY THIS DECLARATION OF CSHA RUNS WITH THE LAND AND BINDS THE LAND AND SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE GRANTOR, HIS HEIRS, SUCCESSORS AND ASSIGNS.

20070726900003
116.00
PAT. HUNSAKER, S.P.
07/26/2007 11:00
KING COUNTY, WA



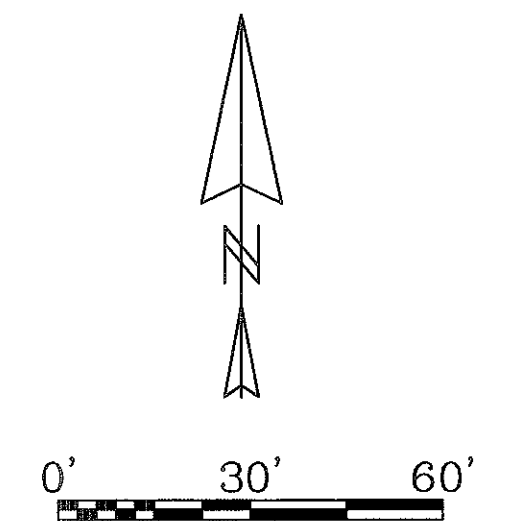
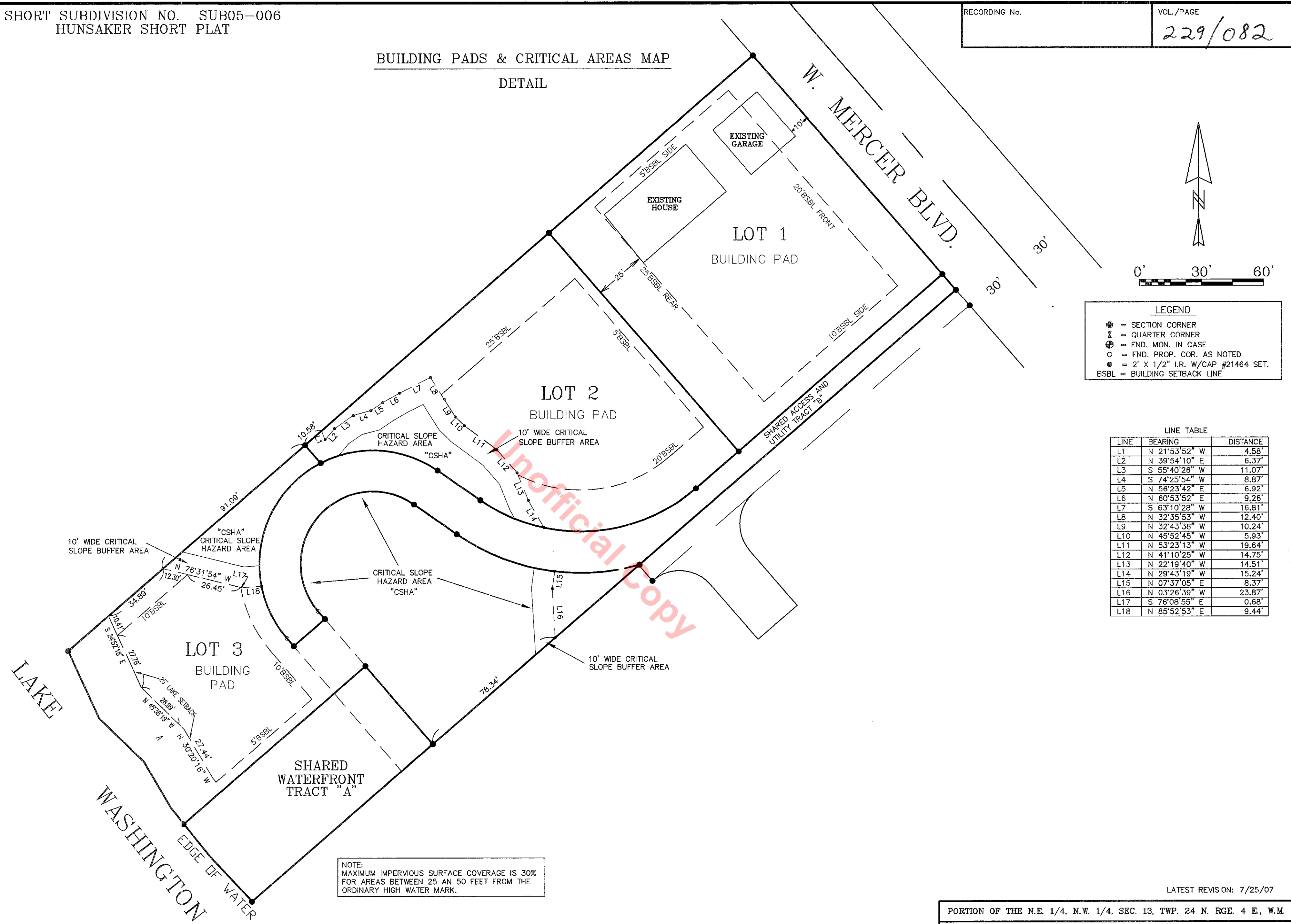
LATEST REVISION: 7/05/07
PREPARED BY:

HANSEN SURVEYING
LAND SURVEYORS & CONSULTANTS
17420 116TH AVE. S.E., RENTON, WA 98058
TEL: 425-235-8440 FAX: 425-235-0266

PORTION OF THE N.E. 1/4, N.W. 1/4, SEC. 13, TWP. 24 N. RGE. 4 E., W.M.			
CLIENT:		FAIRMONT DEVELOPMENT 17017 4TH AVE S.E., BOTHELL, WA 98012 206-229-0546	
PROJECT:		HUNSAKER SHORT SUBDIVISION CITY OF MERCER ISLAND, WASHINGTON. S.P. No. SUB05-006	
DWN BY	RF	DATE	3-20-05
CHKD BY	RGH	SCALE	1" = 50'
JOB NO.		96001SP1	
SHEET		2 OF 3	

BUILDING PADS & CRITICAL AREAS MAP

DETAIL



LEGEND

- ✱ = SECTION CORNER
- ⊗ = QUARTER CORNER
- ⊕ = FND. MON. IN CASE
- = FND. PROP. COR. AS NOTED
- = 2' X 1/2" I.R. W/CAP #21464 SET.
- BSBL = BUILDING SETBACK LINE

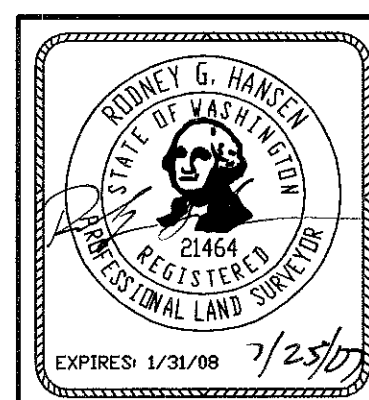
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 21°53'52" W	4.58'
L2	N 39°54'10" E	6.37'
L3	S 55°40'26" W	11.07'
L4	S 74°25'54" W	8.87'
L5	N 56°23'42" E	6.92'
L6	N 60°53'52" E	9.26'
L7	S 63°10'28" W	16.81'
L8	N 32°35'53" W	12.40'
L9	N 32°43'38" W	10.24'
L10	N 45°52'45" W	5.93'
L11	N 53°23'13" W	19.64'
L12	N 41°10'25" W	14.75'
L13	N 22°19'40" W	14.51'
L14	N 29°43'19" W	15.24'
L15	N 07°37'05" E	8.37'
L16	N 03°26'39" W	23.87'
L17	S 76°08'55" E	0.68'
L18	N 85°52'53" E	9.44'

NOTE:
MAXIMUM IMPERVIOUS SURFACE COVERAGE IS 30%
FOR AREAS BETWEEN 25 AND 50 FEET FROM THE
ORDINARY HIGH WATER MARK.

LATEST REVISION: 7/25/07

PORTION OF THE N.E. 1/4, N.W. 1/4, SEC. 13, TWP. 24 N. RGE. 4 E., W.M.			
CLIENT:		FAIRMONT DEVELOPMENT 17017 4TH AVE S.E., BOTHELL, WA 98012 206-229-0546	
PROJECT: HUNSAKER SHORT SUBDIVISION CITY OF MERCER ISLAND, WASHINGTON. S.P. No. SUB05-006			
DWN BY	RF	DATE	3-20-05
CHKD BY	RGH	SCALE	1" = 30'
JOB NO.		96001SP1	
SHEET		3 OF 3	



PREPARED BY:
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