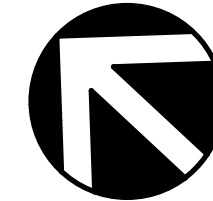
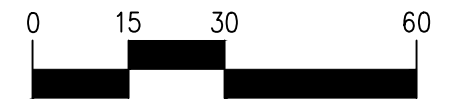


SHORT PLAT

POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.



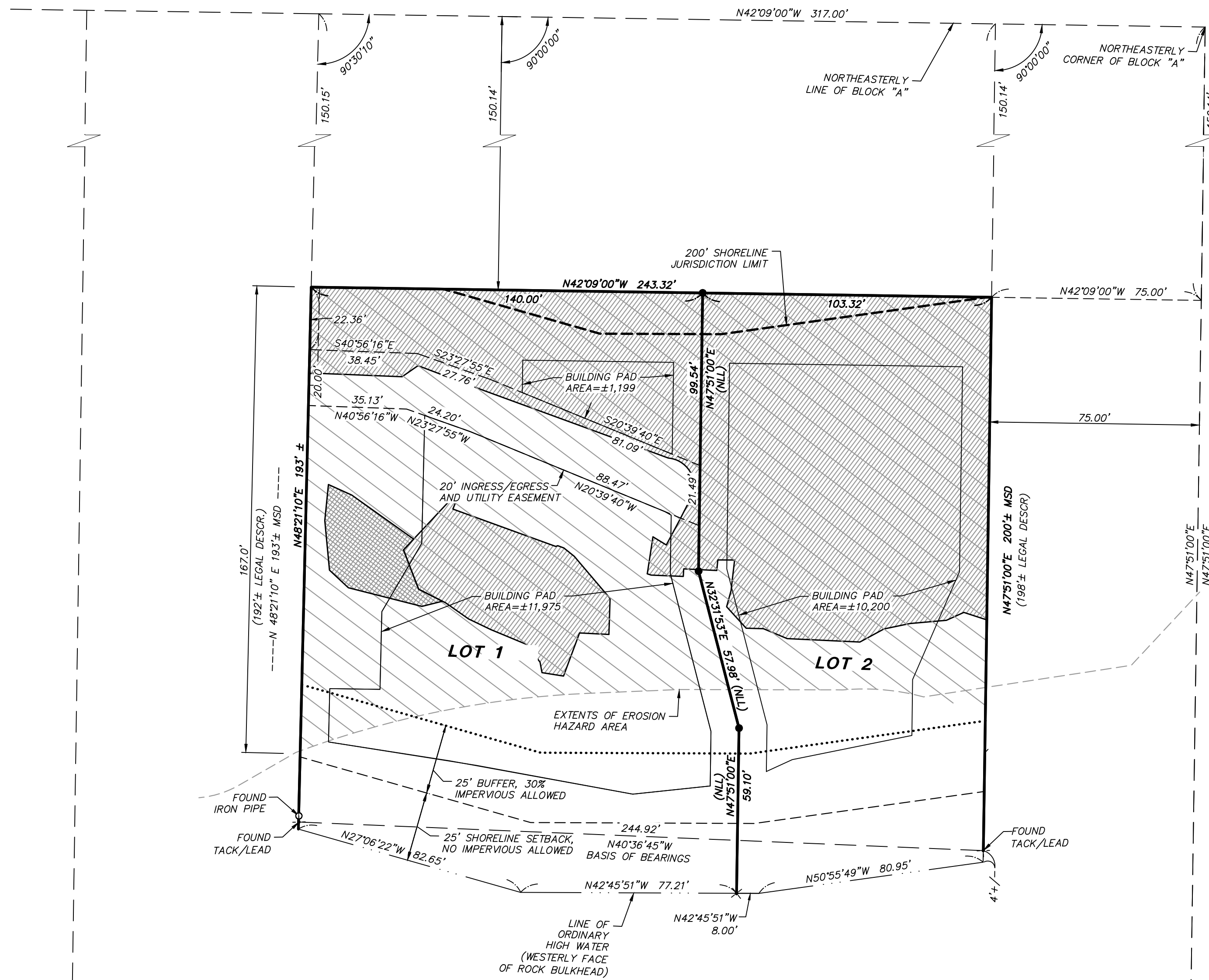
NORTH



SCALE: 1" = 30'

WEST MERCER WAY

(PUBLIC ROAD)
(WIDTH NOT DETERMINED FOR THIS SURVEY)



NEW LOT LAYOUT

BASIS OF BEARING

HELD BEARING OF NORTH 40°36'45" WEST BETWEEN EXISTING TACKS SET IN LEAD BY H.W. RUTHERFORD IN 1959, AS SHOWN HEREON AND REFERENCED ON CITY OF MERCER ISLAND BOUNDARY LINE REVISION NO. MI-82-08-15, RECORDED UNDER RECORDING NUMBER 821169001 RECORDS OF KING COUNTY, WASHINGTON.

GROSS SITE AREA FOR NEW LOTS

LOT 1 - ±0.707 AC OR ±30,815 SQ FT
LOT 2 - ±0.467 AC OR ±20,334 SQ FT

SYMBOL LEGEND

- SET REBAR WITH CAP "DEA 36805"
- × SET LEAD AND TACK
- ⊗ FOUND LEAD AND TACK (AS NOTED)
- IP FOUND IRON PIPE (AS NOTED)

NEW INGRESS/EGRESS AND UTILITIES EASEMENT

THAT PORTION OF LOT 1, MERCER ISLAND SHORT PLAT NUMBER _____, RECORDED UNDER RECORDING NUMBER _____, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 SOUTH 48°21'10" WEST, 22.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 40°56'16" EAST, 38.45 FEET; THENCE SOUTH 23°27'55" EAST, 27.76 FEET; THENCE SOUTH 20°39'40" EAST, 81.09 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE ALONG SAID LINE SOUTH 47°51'00" WEST, 21.49 FEET; THENCE LEAVING SAID LINE NORTH 20°39'40" WEST, 88.47 FEET; THENCE NORTH 23°27'55" WEST, 24.20 FEET; THENCE NORTH 40°56'16" WEST, 35.13 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE ALONG SAID LINE NORTH 48°21'10" EAST, 20.00 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

CRITICAL AREAS

THE ENTIRETY OF THE SITE IS SHOWN TO BE WITHIN THE LANDSLIDE HAZARD AREA SHOWN ON THE MERCER ISLAND LANDSLIDE HAZARD ASSESSMENT MAP BY KATHY TROOST AND AARON WISHER DATED APRIL 2009.

THE ENTIRETY OF THE SITE IS SHOWN TO BE WITHIN THE SEISMIC HAZARD AREA SHOWN ON THE MERCER ISLAND SEISMIC HAZARD ASSESSMENT MAP BY KATHY TROOST AND AARON WISHER DATED APRIL 2009.

REFER TO THE ASSOCIATED GEOTECH REPORT TITLED "GEOTECHNICAL ENGINEERING STUDY - PROPOSED OGDEN TWO-LOT SHORT PLAT" BY GEOTECH CONSULTANTS, INC. DATED JANUARY 31, 2019 FOR A DESCRIPTION OF CRITICAL AREAS, MITIGATION MEASURES AND STATEMENTS OF RISK.

CRITICAL AREAS LEGEND

GEOLOGICAL HAZARD AREAS

- CRITICAL SLOPE: INDICATES SLOPE OF 30% TO 40% AS CALCULATED BY MEASURING THE VERTICAL RISE OVER ANY 30-FOOT HORIZONTAL RUN. SLOPES BASED ON TOPOGRAPHICAL SURVEY BY TERRANE, DATED 2/8/2017.
- STEEP SLOPE: INDICATES SLOPE OF 40% OR GREATER AS CALCULATED BY MEASURING THE VERTICAL RISE OVER ANY 30-FOOT HORIZONTAL RUN. SLOPES BASED ON TOPOGRAPHICAL SURVEY BY TERRANE, DATED 2/8/2017.
- EROSION HAZARD: INDICATES EROSION HAZARD AREA AS MAPPED BY THE MERCER ISLAND EROSION HAZARD ASSESSMENT MAP BY KATHY TROOST AND AARON WISHER DATED APRIL 2009

**REVIEW COPY
NOT FOR RECORDING**

POR. OF GOV. LOT 2, (SW 1/4, SW 1/4), SEC. 12, TWP. 24N, RGE 4E, W.M. & MISP 76-8-027, REC. NO. 7702170577. MERCER ISLAND, WASHINGTON

MERCER ISLAND FILE NO. _____



SHORT PLAT FOR OGDEN POINT

3675 W. MERCER WAY

MERCER ISLAND

WASHINGTON



**DAVID EVANS
AND ASSOCIATES INC.**
20300 Woodinville Snohomish Rd NE
Suite A - Woodinville, WA 98072
Phone: 425.415.2000

Date 09/23/19
Drawn LMM/CPC
Checked MMH

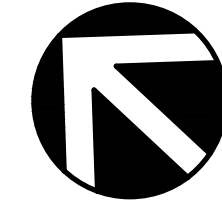
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2 OF 4

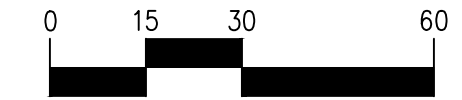
SHORT PLAT

POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.

WEST MERCER WAY
(PUBLIC ROAD)
(WIDTH NOT DETERMINED FOR THIS SURVEY)



NORTH



SCALE: 1" = 30'

BASIS OF BEARING

HELD BEARING OF NORTH 40°36'45" WEST BETWEEN EXISTING TACKS SET IN LEAD BY H.W. RUTHERFORD IN 1959, AS SHOWN HEREON AND REFERENCED ON CITY OF MERCER ISLAND BOUNDARY LINE REVISION NO. MI-82-08-15, RECORDED UNDER RECORDING NUMBER 8211169001 RECORDS OF KING COUNTY, WASHINGTON.

GENERAL NOTES

- THE PLANIMETRIC INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A FIELD SURVEY MADE BY OTHERS IN JULY 2016 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. IT IS SHOWN HEREON FOR GRAPHICAL INFORMATIONAL PURPOSES ONLY.
- EASEMENTS SHOWN ON THIS SHEET ARE BASED ON CHICAGO TITLE INSURANCE COMPANY, 4TH REVISION, SUBDIVISION GUARANTEE NO. 0091236-06, DATED JANUARY 15, 2019 AT 8:00 AM. AND ARE THE EXISTING EASEMENTS AS AFFECTING THE ORIGINAL SHORT PLAT MISP MI-76-9-027 UPON ITS RECORDING IN 1977.

EASEMENTS TO BE RELINQUISHED BY THIS SHORT PLAT

- ① INGRESS/EGRESS AND UTILITIES EASEMENT PER MISP NO. MI-76-8-027 RECORDING NO. 7702170677,
- ⑩ INGRESS, EGRESS & UTILITIES EASEMENT RECORDING NO. 8211169001 ALL RECORDS OF KING COUNTY, WASHINGTON

EASEMENTS TO BE RELINQUISHED BY SEPARATE DOCUMENT

- ③ 30' PARKING EASEMENT, RECORDING NO. 8308170194
- ④ 10' UNDERGROUND ELECTRIC SYSTEM EASEMENT, RECORDING NO. 9102260455 ALL RECORDS OF KING COUNTY, WASHINGTON

EASEMENTS TO REMAIN IN EFFECT

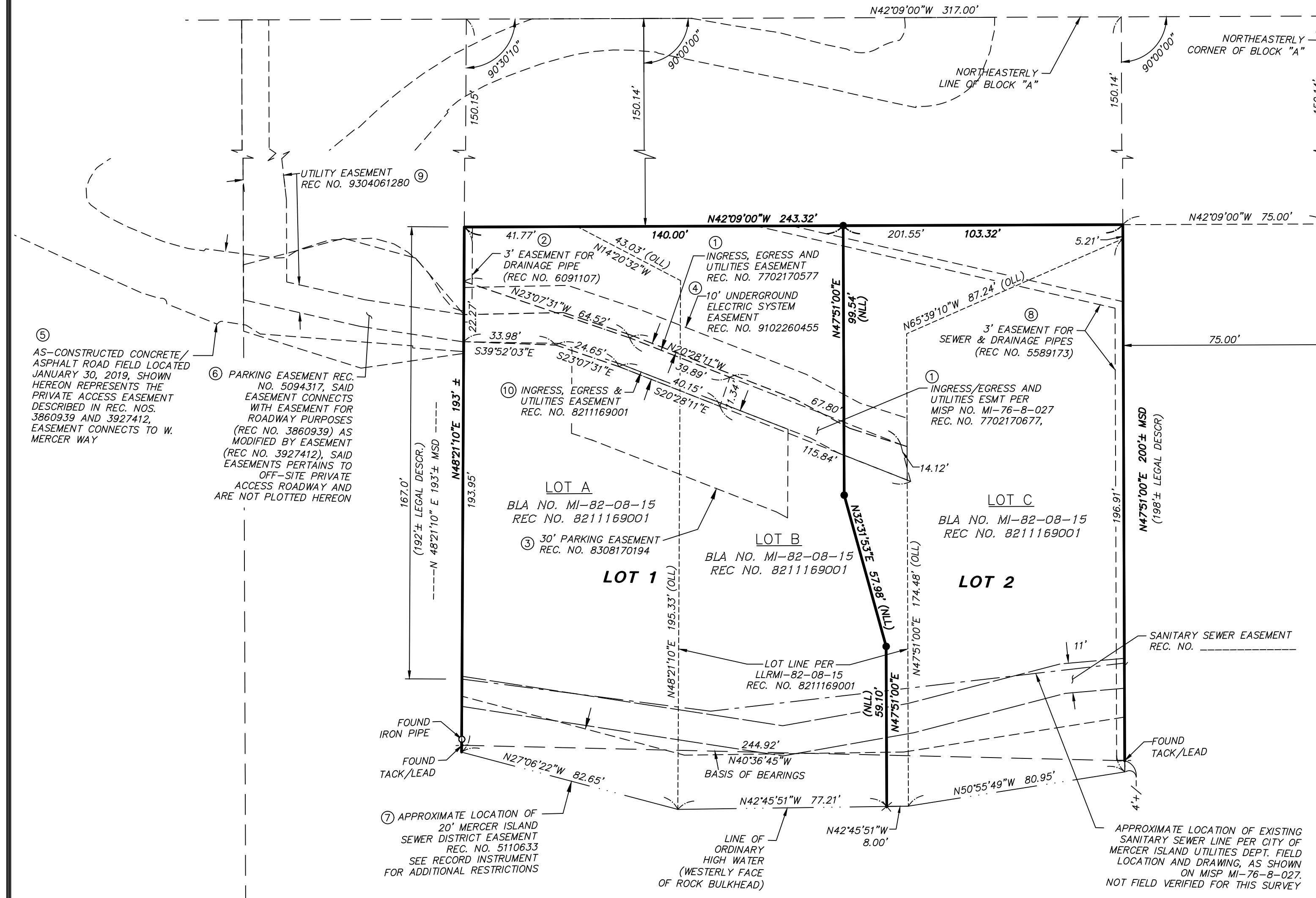
- ② 3' EASEMENT FOR DRAINAGE PIPE, RECORDING NO. 6091107
- ⑤ ACCESS EASEMENTS, RECORDING NOS. 3860939 AND 3927412
- ⑥ PARKING EASEMENT, RECORDING NO. 5094317
- ⑦ 20' SEWER EASEMENT, RECORDING NO. 5110633
- ⑧ 3' EASEMENT FOR SEWER & DRAINAGE PIPES, RECORDING NO. 5589173
- ⑨ UTILITY EASEMENT, RECORDING NO. 9304061280 ALL RECORDS OF KING COUNTY, WASHINGTON

EXISTING LOT AREA

GROSS AREA - 51,147 SF OR 1.174 AC
NET AREA - 46,407 SF OR 1.07 AC

NEW LOT AREA

GROSS AREA LOT 1 - 30,815 SF OR 0.707 AC
GROSS AREA LOT 2 - 20,334 SF OR 0.467 AC
NET AREA LOT 1 - 27,864 SF OR 0.64 AC
NET AREA LOT 2 - 20,334 SF OR 0.460 AC



EXISTING EASEMENTS BENEFITING EXISTING LOTS

**REVIEW COPY
NOT FOR RECORDING**

SYMBOL LEGEND

- SET REBAR WITH CAP "DEA 36805"
- × SET LEAD AND TACK
- × FOUND LEAD AND TACK (AS NOTED)
- IP FOUND IRON PIPE (AS NOTED)
- (OLL) OLD LOT LINE PER MI BLA NO. M1-82-08-15

MERCER ISLAND FILE NO. _____



SHORT PLAT
FOR
OGDEN POINT
3675 W. MERCER WAY



**DAVID EVANS
AND ASSOCIATES INC.**
20300 Woodinville Snohomish Rd NE
Suite A - Woodinville, WA 98072
Phone: 425.415.2000

Date 09/23/19
Drawn LMM/CPC
Checked MMH

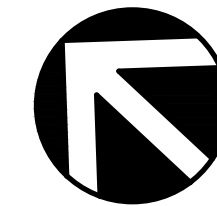
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3 OF 4

MERCER ISLAND

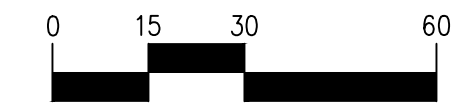
WASHINGTON

SHORT PLAT

POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.



NORTH



SCALE: 1" = 30'

WEST MERCER WAY

(PUBLIC ROAD)
(WIDTH NOT DETERMINED FOR THIS SURVEY)

BASIS OF BEARING

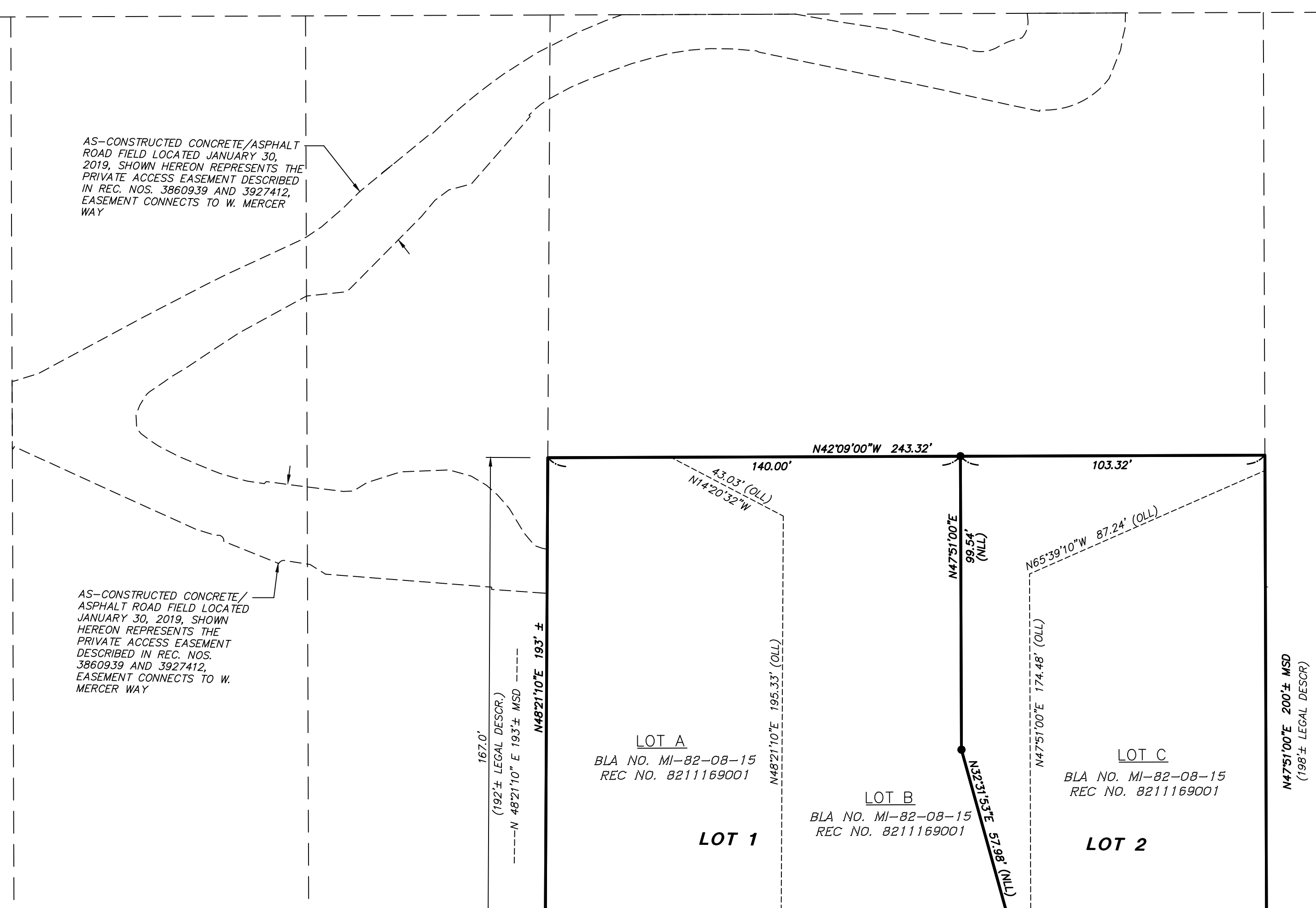
HELD BEARING OF NORTH 40°36'45" WEST BETWEEN EXISTING TACKS SET IN LEAD BY H.W. RUTHERFORD IN 1959, AS SHOWN HEREON AND REFERENCED ON CITY OF MERCER ISLAND BOUNDARY LINE REVISION NO. MI-82-08-15, RECORDED UNDER RECORDING NUMBER 8211169001 RECORDS OF KING COUNTY, WASHINGTON.

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AS-CONSTRUCTED CONCRETE/ASPHALT ROAD FIELD LOCATED JANUARY 30, 2019, SHOWN HEREON REPRESENTS THE PRIVATE ACCESS EASEMENT DESCRIBED IN REC. NOS. 3860939 AND 3927412, EASEMENT CONNECTS TO W. MERCER WAY

AS-CONSTRUCTED CONCRETE/ASPHALT ROAD FIELD LOCATED JANUARY 30, 2019, SHOWN HEREON REPRESENTS THE PRIVATE ACCESS EASEMENT DESCRIBED IN REC. NOS. 3860939 AND 3927412, EASEMENT CONNECTS TO W. MERCER WAY



EXISTING OFF-SITE ACCESS EASEMENT PER AS-CONSTRUCTED ROAD BENEFITING EXISTING LOTS

**REVIEW COPY
NOT FOR RECORDING**

POR. OF GOV. LOT 2, (SW 1/4, SW 1/4), SEC. 12, TWP. 24N, RGE 4E, W.M. & MISP 76-8-027, REC. NO. 7702170577. MERCER ISLAND, WASHINGTON



SHORT PLAT FOR OGDEN POINT

3675 W. MERCER WAY



DAVID EVANS AND ASSOCIATES INC.
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Date 09/23/19
Drawn LMM/CPC
Checked MHM

LDYB0000001
Sheet 4 OF 4

MERCER ISLAND FILE NO. _____

MERCER ISLAND

WASHINGTON