

**Onoma Architecture  
751 NE Northlake Way,  
Seattle, WA 98105**

**Document Title(s)**

**Notice of Critical Area**

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Reference number(s) of documents assigned or released \_\_\_\_\_

Additional reference number of page \_\_\_\_\_ of document(s)

Additional names on page \_\_\_\_\_ of document(s)

**Legal description (abbreviated)**

Lot \_\_\_\_\_ Block \_\_\_\_\_ Plat/Section NW18 Township 24 Range 5

Additional legal on page \_\_\_\_\_ of document(s)

Lot \_\_\_\_\_ Block \_\_\_\_\_ Plat/Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

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Lot \_\_\_\_\_ Block \_\_\_\_\_ Plat/Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

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Lot \_\_\_\_\_ Block \_\_\_\_\_ Plat/Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Additional legal on page \_\_\_\_\_ of document(s)

Assessor's Property Tax Parcel/Account Number(s) 182405-9074

**Ptn SW 1/4 of Sec 18-Twp 24N, Rg 5 East, WM**

**Grantor: City of Mercer Island**

**Grantee: Ann Sim**

For Permit Number 2404-188

For Parcel Number 182405-9074

Street Address 4226 85TH AVE SE 98040

This property contains critical areas (e.g. wetlands, streams, geologically hazardous areas, etc.) and/or critical area buffers as defined by the Mercer Island City Code (MICC) 19.07 and regulated by provisions in MICC 19.07.160, MICC 19.07.170, MICC 19.07.180, and/or MICC 19.07.190.

Due to development activity within a critical area and/or associated buffer, a City of Mercer Island Critical Area Study and Mitigation Plan has been required to be prepared and implemented for this property. This mitigation plan may have required some or all of the following: grading, soil amendments, native vegetation planting, watering, habitat feature or structure installation, fencing, signage, performance and/or maintenance bonding, annual maintenance, and annual monitoring reporting to be performed by a qualified professional at the property owner's expense. For further information regarding related requirements and limitations, please contact the City of Mercer Island Community Planning and Development Department.

This notice shall run with the land and shall not be removed except upon specific written authorization approved by the City of Mercer Island and recorded herein by King County.

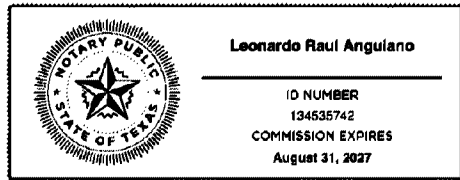
I, (print name) Ann Sim, hereby certify that I am the owner of the above-referenced property.

Owner's Signature Ann Frances Tiar Sim

Texas  
XXXXXXXX  
State of Washington, County of King

SUBSCRIBED AND SWORN TO before me this 20 day of June, 2024.

Notary Seal



Leonardo Raul Angulano  
Notary Public Signature

Leonardo Raul Angulano  
Notary Public Printed Name

08/31/2027

Commission Expiration

Electronically signed and notarized online using the Proof platform.

Attachments

## LEGAL DESCRIPTION

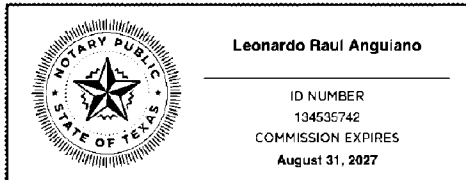
I, (print name) Paul Sim, hereby certify that I am the owner of the above-referenced property.

Owner's Signature Paul James Sim

State of Washington, County of King

SUBSCRIBED AND SWORN TO before me this 20 day of June, 2024.

Notary Seal



Leonardo Raul Anguiano

Notary Public Signature

Leonardo Raul Anguiano

Notary Public Printed Name

08/31/2027

Commission Expiration

Electronically signed and notarized online using the Proof platform.

“EXHIBIT A”

That portion of the Southwest quarter of the Northwest quarter of Section 18, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the East line of 84th Avenue Southeast with the North line of Southeast 44th Street, said point being 30.00 feet East and 30.00 feet North of the Southwest corner of said subdivision;

Thence East along said North line 600.00 feet more or less, to the West line of 86th Avenue Southeast;

Thence North along said West line 993.02 feet;

Thence West 135.00 feet, to the True Point of Beginning;

Thence West 135.00 feet;

Thence South parallel with the West line of 86th Avenue Southeast, 88.68 feet;

Thence East 135.00 feet;

Thence North 88.68 feet, to the True Point of Beginning;

Situate in the County of King, State of Washington.