

**SHORT PLAT ALTERATION OF
MERCER ISLAND SHORT PLAT NO. MI-76-8-027
POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.**

DECLARATION OF SHORT PLAT ALTERATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE REAL PROPERTY HEREBY ALTERED AND THE MAJORITY OF THE OWNERS OF THE MERCER ISLAND SHORT PLAT NO. MI-76-8-027, HEREBY DECLARE THIS SHORT PLAT ALTERATION TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION ALTERATION MADE HEREBY.

THE PURPOSE OF THIS SHORT PLAT ALTERATION IS TO:

1. EXTINGUISH THE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, AS CREATED ON THE MERCER ISLAND SHORT PLAT NO. MI-76-8-027, RECORDING NO. 7702170577, RECORDS OF KING COUNTY, WASHINGTON, FROM THE SHORT PLAT, AS SHOWN ON PAGE 8 AND 9 OF 13 OF SAID SHORT PLAT.

2. CREATE INGRESS, EGRESS AND UTILITIES EASEMENT OVER LOT A AND LOT B TO BENEFIT LOT C, SAID LOTS PER CITY OF MERCER ISLAND BOUNDARY LINE REVISION NO. MI-82-08-15, RECORDING NO. 8211169001, RECORDS OF KING COUNTY, WASHINGTON.

ALL OTHER MATTERS AS SHOWN AND APPROVED ON SAID SHORT PLAT SHALL REMAIN IN EFFECT.

THIS SUBDIVISION ALTERATION AND DECLARATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEAL.

OWNER SIGNATURE:

LOTS A, B AND C PER CITY OF MERCER ISLAND LOT LINE REVISION NO. MI-82-08-15
RECORDING NUMBER 8211169001, RECORDS OF KING COUNTY, WASHINGTON

MICHAEL E. MORGAN, TRUSTEE OF THE LADYBUG TRUST

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL E. MORGAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE TRUSTEE OF THE LADYBUG TRUST, AS TO PARCEL A, B AND C, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

SIGNATURE OF _____
NOTARY PUBLIC

TITLE: _____

MY APPOINTMENT EXPIRES _____

EASEMENT PROVISIONS:

THE 16 FOOT WIDE INGRESS/EGRESS AND UTILITIES EASEMENT CREATED HEREBY AND SHOWN ON SHEET 4 OF THIS SHORT PLAT ALTERATION MAP SHALL BE FOR THE BENEFIT OF LOTS A, B AND C OF THIS SHORT PLAT ALTERATION. BOTH PUBLIC AND PRIVATE UTILITIES WILL HAVE THE ALLOWANCE TO SERVE SAID LOTS AND ANY SAID UTILITIES BUILT SHALL BE SET BY UNDERGROUND CONSTRUCTION. MAINTENANCE OF SAID INGRESS/EGRESS AND UTILITIES EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOTS BENEFITING FROM SAID EASEMENT.

LEGAL DESCRIPTION FOR CURRENT OWNERSHIP

LOTS A, B AND C OF MERCER ISLAND SHORT PLAT NUMBER MI-76-8-027, RECORDED UNDER RECORDING NUMBER 7702170577, AND AS AMENDED BY BOUNDARY LINE REVISION PER CITY OF MERCER ISLAND FILE NO. MI-82-08-15 AS RECORDED UNDER RECORDING NUMBER 8211169001, SAID SHORT PLAT BEING A PORTION OF BLOCK A, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT THERETO; AND

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING PRIVATE ROADWAY LOCATED UPON PROPERTY ADJOINING AS CREATED BY EASEMENTS RECORDED UNDER RECORDING NUMBERS 3860939 AND 3927412, AND ALSO AS DELINEATED ON THE FACE OF SAID BOUNDARY LINE REVISION; AND

TOGETHER WITH PARKING INGRESS, EGRESS AND DRAINAGE EASEMENT AS ESTABLISHED BY PARKING AREA EASEMENT RECORDED UNDER RECORDING NUMBER 5094317 AND AS FURTHER DESCRIBED IN DEED RECORDED UNDER RECORDING NUMBER 8308170194; AND

TOGETHER WITH THAT CERTAIN EASEMENT FOR UNDERGROUND AND OVERHEAD UTILITIES AS ESTABLISHED BY UTILITY EASEMENT RECORDED UNDER RECORDING NUMBER 9304061280.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

APPROVALS:

CITY OF MERCER ISLAND:

ENGINEERING

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2017

CITY ENGINEER

CITY COUNCIL:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2017

MAYOR, CITY OF MERCER ISLAND

ATTEST _____
CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2017

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBERS 362350-0273, 362350-0274 AND 362350-0275

KING COUNTY FINANCE DIVISION CERTIFICATE:

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS _____ DAY OF _____, 2017


FINANCE DIVISION

MANAGER, FINANCE DIVISION

DEPUTY

REVIEW COPY
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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

 20300 Woodinville Snohomish Rd NE Suite A • Woodinville, WA 98072 p: 425.415.2000 f: 425.486.5059 w: triadassociates.net		Job No.
		LDYB0000001
Date <u>10/06/2017</u>	Sheet	1 OF 4
Drawn <u>LMM</u>	Checked <u>MHM</u>	

MERCER ISLAND FILE NO. _____

RECORDING CERTIFICATE

Filed for record this _____ day of _____
2017 _____ at _____ M., in book _____ of
SURVEYS at page _____ at the request of
TRIAD, A DIVISION OF DAVID EVANS AND ASSOCIATES, INC.
DIVISION OF RECORDS & ELECTIONS

Supt. of Records Manager
REC. NO. _____

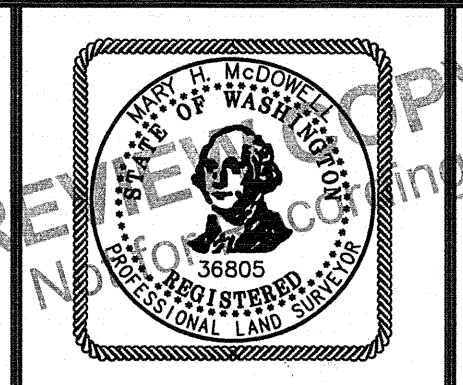
SURVEYOR'S CERTIFICATE

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

THE LADYBUG TRUST

in _____ AUGUST _____, 2016

CERT. NO. 36805



**SHORT PLAT ALTERATION OF
MERCER ISLAND SHORT PLAT NO. MI-76-8-027
FOR
OGDEN POINT
3675 W. MERCER WAY**

MERCER ISLAND WASHINGTON

**SHORT PLAT ALTERATION OF
MERCER ISLAND SHORT PLAT NO. MI-76-8-027
POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.**

LEGAL DESCRIPTIONS PER MISP MI-76-9-027

LOT A, MISP MI-76-8-027

THAT PORTION OF BLOCK "A", REPLAT OF ISLAND PARK, ACCORDING TO PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON AND SECOND CLASS SHORE LANDS ADJOINING DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID BLOCK "A"; THENCE N42°09'00"W ALONG THE NORTHEASTERLY LINE OF SAID BLOCK FOR A DISTANCE OF 317.00 FEET; THENCE S48°21'10"W 150.15 FEET TO A POINT ON A LINE WHICH IS 150.14 FEET SOUTHWESTERLY FROM MEASURED AT RIGHT ANGLES THERETO, AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID BLOCK, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S42°09'00"E ALONG SAID PARALLEL LINE 117.15 FEET; THENCE S66°52'29"W 217.00 FEET TO A POINT ON, OR CLOSE TO, THE PRESENT SHORE LINE OF LAKE WASHINGTON. SAID POINT TO BE HEREINAFTER REFERRED TO AS POINT "X" IN THIS DESCRIPTION; THENCE NORTHWESTERLY ALONG SAID SHORE LINE FOR A DISTANCE OF 49 FEET, MORE OR LESS, TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS N48°21'10"E; THENCE N48°21'10"E 193 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SHORE LANDS OF THE SECOND CLASS IN FRONT THEREOF OR ABUTTING THEREON LYING NORTHWESTERLY OF A LINE COMMENCING AT SAID POINT "X" AND RUNNING S48°21'10"W TO THE OUTER LIMITS OF THE SECOND CLASS SHORE LANDS.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID BLOCK "A"; THENCE N42°09'00"W ALONG THE NORTHEASTERLY LINE OF SAID BLOCK FOR A DISTANCE OF 317.00 FEET; THENCE S48°21'10"W 170.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S48°21'10"W 22.27 FEET; THENCE S39°52'03"E 33.98 FEET; THENCE S23°07'31"E 24.65 FEET; THENCE S20°28'11"E 40.15 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE FOREGOING DESCRIBED MAIN TRACT; THENCE N66°52'29"E ALONG SAID SOUTHEASTERLY LINE 11.34 FEET; THENCE N20°28'11"W 39.89 FEET; THENCE N23°07'31"W 64.52 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES OVER AN EXISTING PRIVATE ROADWAY LOCATED IN THE NORTHWESTERLY 300 FEET OF THE SOUTHEASTERLY 400 FEET OF SAID BLOCK "A" AND PREMISES ADJOINING ON THE NORTH AS CREATED BY INSTRUMENT RECORDED UNDER KING COUNTY AUDITOR'S RECORDING NUMBER 3860939. (SEE ALSO EASEMENT AGREEMENT RECORDED UNDER AUDITOR'S RECORDING NUMBER 3927412.)

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND PARKING AREA OVER AND ACROSS THAT PORTION OF SAID BLOCK "A" AS CREATED BY INSTRUMENT RECORDED UNDER KING COUNTY AUDITOR'S RECORDING NUMBER 5094317.

SUBJECT TO AN EASEMENT FOR SEWER LINE LOCATED ACROSS THE WESTERLY PORTION OF THE FOREGOING DESCRIBED MAIN TRACT AS CREATED BY INSTRUMENT RECORDED UNDER KING COUNTY AUDITOR'S RECORDING NUMBER 5110633.

SUBJECT TO AN EASEMENT FOR SEWER AND DRAINAGE PIPES AS CREATED BY INSTRUMENT RECORDED UNDER KING COUNTY AUDITOR'S RECORDING NUMBER 5589173. SAID EASEMENT IS A STRIP OF LAND UNIFORMLY THREE (3) FEET IN WIDTH A SMALL PORTION OF WHICH CROSSES THE MOST EASTERLY CORNER OF THE FOREGOING DESCRIBED MAIN TRACT.

SUBJECT TO AN EASEMENT FOR DRAINAGE PIPE AS CREATED BY INSTRUMENT RECORDED UNDER KING COUNTY AUDITOR'S RECORDING NUMBER 6091107 ACROSS AND UNDER THE NORTHEASTERLY 35.10 FEET OF THE NORTHEASTERLY 3.00 FEET OF THE FOREGOING DESCRIBED MAIN TRACT.

LOT B, MISP MI-76-8-027

THAT PORTION OF BLOCK "A", REPLAT OF ISLAND PARK, ACCORDING TO PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON AND SECOND CLASS SHORE LANDS ADJOINING DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID BLOCK "A"; THENCE N42°09'00"W ALONG THE NORTHEASTERLY LINE OF SAID BLOCK FOR A DISTANCE OF 317.00 FEET; THENCE S48°21'10"W 150.15 FEET TO A POINT ON A LINE WHICH IS 150.14 FEET SOUTHWESTERLY FROM MEASURED AT RIGHT ANGLES THERETO, AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID BLOCK, THENCE S42°09'00"E ALONG SAID PARALLEL LINE 117.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S42°09'00"E 22.17 FEET; THENCE S32°55'06"W 193.25 FEET; THENCE S47°51'00"W 27 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE WASHINGTON; THENCE NORTHWESTERLY ALONG SAID SHORE LINE 145 FEET, MORE OR LESS, TO A POINT HEREINAFTER TO BE REFERRED TO AS POINT "X" IN THIS DESCRIPTION, FROM WHICH THE TRUE POINT OF BEGINNING BEARS N66°52'29"E DISTANT 217.00 FEET THEREFROM; THENCE N66°52'29"E 217.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH SHORE LANDS OF THE SECOND CLASS IN FRONT THEREOF OR ABUTTING THEREON LYING NORTHWESTERLY OF THE SOUTHWESTERLY EXTENSION OF THAT PORTION OF THE SOUTHEASTERLY LINE OF THE FOREGOING DESCRIBED TRACT HAVING A BEARING OF S47°51'00"W AND LYING SOUTHEASTERLY OF A LINE COMMENCING AT SAID POINT "X" AND RUNNING S48°21'10"W TO THE OUTER LIMITS OF THE SECOND CLASS SHORE LANDS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID BLOCK "A"; THENCE N42°09'00"W ALONG THE NORTHEASTERLY LINE OF SAID BLOCK FOR A DISTANCE OF 317.00 FEET; THENCE S48°21'10"W 170.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S48°21'10"W 22.27 FEET; THENCE S39°52'03"E 33.98 FEET; THENCE S23°07'31"E 24.65 FEET; THENCE S20°28'11"E 115.84 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE FOREGOING DESCRIBED MAIN TRACT; THENCE N32°55'06"E ALONG SAID NORTHWESTERLY LINE 14.12 FEET; THENCE N20°28'11"W 107.69 FEET; THENCE N23°07'31"W 64.52 FET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES OVER AN EXISTING PRIVATE ROADWAY LOCATED IN THE NORTHWESTERLY 300 FEET OF THE SOUTHEASTERLY 400 FEET OF SAID BLOCK "A" AND PREMISES ADJOINING ON THE NORTH AS CREATED BY INSTRUMENT RECORDED UNDER KING COUNTY AUDITOR'S RECORDING NUMBER 3860939. (SEE ALSO EASEMENT AGREEMENT RECORDED UNDER AUDITOR'S RECORDING NUMBER 3927412.)

MERCER ISLAND FILE NO. _____

LEGAL DESCRIPTIONS PER MISP MI-76-8-027 (CONTINUED)

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND PARKING AREA OVER AND ACROSS THAT PORTION OF SAID BLOCK "A" AS CREATED BY INSTRUMENT RECORDED UNDER KING COUNTY AUDITOR'S RECORDING NUMBER 5094317.

SUBJECT TO AN EASEMENT FOR SEWER LINE LOCATED ACROSS THE WESTERLY PORTION OF THE FOREGOING DESCRIBED MAIN TRACT AS CREATED BY INSTRUMENT RECORDED UNDER KING COUNTY AUDITOR'S RECORDING NUMBER 5110633.

SUBJECT TO AN EASEMENT FOR SEWER AND DRAINAGE PIPES AS CREATED BY INSTRUMENT RECORDED UNDER KING COUNTY AUDITOR'S RECORDING NUMBER 5589173. SAID EASEMENT IS A STRIP OF LAND UNIFORMLY THREE (3) FEET IN WIDTH A SMALL PORTION OF WHICH CROSSES THE MOST EASTERLY CORNER OF THE FOREGOING DESCRIBED MAIN TRACT.

LOT C, MISP MI-76-8-027

THAT PORTION OF BLOCK "A", REPLAT OF ISLAND PARK, ACCORDING TO PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON AND SECOND CLASS SHORE LANDS ADJOINING DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID BLOCK "A"; THENCE N42°09'00"W ALONG THE NORTHEASTERLY LINE OF SAID BLOCK FOR A DISTANCE OF 317.00 FEET; THENCE S48°21'10"W 150.15 FEET TO A POINT ON A LINE WHICH IS 150.14 FEET SOUTHWESTERLY FROM MEASURED AT RIGHT ANGLES THERETO, AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID BLOCK, THENCE S42°09'00"E ALONG SAID PARALLEL LINE 139.32 FEET TO THE TRUE POINT OF BEGINNING; THENCE S32°55'06"W 193.25 FEET; THENCE S47°51'00"W 27 FEET, MORE OR LESS, TO THE SHORE LINE OF LAKE WASHINGTON; THENCE SOUTHEASTERLY ALONG SAID SHORE LINE 57 FEET, MORE OR LESS, TO A POINT ON A LINE WHICH IS 75.00 FEET NORTHWESTERLY FROM, MEASURED AT RIGHT ANGLES THERETO, AND PARALLEL TO THE SOUTHEASTERLY LINE OF SAID BLOCK "A"; THENCE N47°51'00"E ALONG SAID PARALLEL LINE 200 FEET, MORE OR LESS, TO A POINT ON SAID LINE WHICH IS 150.14 FEET SOUTHWESTERLY FROM, MEASURED AT RIGHT ANGLES THERETO, AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID BLOCK; THENCE N42°09'00"W ALONG SAID PARALLEL LINE 104.00 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SHORE LANDS OF THE SECOND CLASS IN FRONT THEREOF OR ABUTTING THEREON LYING SOUTHEASTERLY OF THE SOUTHWESTERLY EXTENSION OF THAT PORTION OF THE NORTHWESTERLY LINE OF THE NORTHWESTERLY LINE OF THE FORGOING DESCRIBED TRACT HAVING A BEARING OF S47°51'00"W.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID BLOCK "A"; THENCE N42°09'09"W ALONG THE NORTHEASTERLY LINE OF SAID BLOCK FOR A DISTANCE OF 317.00 FEET; THENCE S48°21'10"W 170.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S48°21'10" 22.27 FEET; THENCE S39°52'03" 33.98 FEET; THENCE S23°07'31"E 24.65 FEET; THENCE S20°28'11"E 115.84 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE FOREGOING DESCRIBED MAIN TRACT; THENCE N32°55'06"E ALONG SAID NORTHWESTERLY LINE 14.12 FEET; THENCE N20°28'11"W 107.69 FEET; THENCE N23°07'31"W 64.52 FET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES OVER AN EXISTING PRIVATE ROADWAY LOCATED IN THE NORTHWESTERLY 300 FEET OF THE SOUTHEASTERLY 400 FEET OF SAID BLOCK "A" AND PREMISES ADJOINING ON THE NORTH AS CREATED BY INSTRUMENT RECORDED UNDER KING COUNTY AUDITOR'S RECORDING NUMBER 3860939. (SEE ALSO EASEMENT AGREEMENT RECORDED UNDER AUDITOR'S RECORDING NUMBER 3927412.)

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND PARKING AREA OVER AND ACROSS THAT PORTION OF SAID BLOCK "A" AS CREATED BY INSTRUMENT RECORDED UNDER KING COUNTY AUDITOR'S RECORDING NUMBER 5094317.

SUBJECT TO AN EASEMENT FOR SEWER LINE LOCATED ACROSS THE WESTERLY PORTION OF THE FOREGOING DESCRIBED MAIN TRACT AS CREATED BY INSTRUMENT RECORDED UNDER KING COUNTY AUDITOR'S RECORDING NUMBER 5110633.

SUBJECT TO AN EASEMENT FOR SEWER AND DRAINAGE PIPES AS CREATED BY INSTRUMENT RECORDED UNDER KING COUNTY AUDITOR'S RECORDING NUMBER 5589173. SAID EASEMENT IS A STRIP OF LAND UNIFORMLY THREE (3) FEET IN WIDTH A PORTION OF WHICH ADJOINS THE SOUTHEASTERLY LINE OF THE FOREGOING DESCRIBED MAIN TRACT AND A PORTION OF WHICH LIES WITHIN THE NORTHEASTERLY 32 FEET OF THE FOREGOING DESCRIBED MAIN TRACT.

LEGAL DESCRIPTION—CITY OF MERCER ISLAND BLA NO. MI-82-08-15

THAT PORTION OF BLOCK "A", REPLAT OF ISLAND PARK, ACCORDING TO PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON AND SECOND CLASS SHORE LANDS ADJOINING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID—BLOCK "A"; THENCE NORTH 42°09'00" WEST ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 317.00 FEET; THENCE SOUTH 48°21'10" WEST 150.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 48°21'10" WEST 192 FEET; MORE OR LESS, TO THE SHORE LINE OF LAKE WASHINGTON; THENCE SOUTHEASTERLY ALONG SAID SHORE LINE 245 FEET, MORE OR LESS, TO A POINT ON A LINE WHICH IS 75.00 FEET NORTHWESTERLY FROM, MEASURED AT RIGHT ANGLES THERETO, AND PARALLEL TO THE SOUTHEASTERLY LINE OF SAID BLOCK "A"; THENCE NORTH 47°51'00" EAST ALONG SAID PARALLEL LINE, 198 FEET, MORE OR LESS, TO A POINT ON A LINE WHICH IS 150.14 FEET SOUTHWESTERLY FROM, MEASURED AT RIGHT ANGLES THERETO, AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID BLOCK; THENCE NORTH 42°09'00" WEST ALONG SAID PARALLEL LINE, 243.32 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SHORE LANDS OF THE SECOND CLASS IN FRONT THEREOF OR ABUTTING THEREON;

AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING PRIVATE ROADWAY LOCATED UPON PROPERTY ADJOINING ON THE EAST TO PROVIDE ACCESS TO WEST MERCER WAY. (SEE INSTRUMENTS RECORDED UNDER KING COUNTY RECORDER'S RECORDING NUMBERS 3860939, 5094317 AND 3927412, ALL OF WHICH PERTAIN TO SAID EASEMENT.)

SUBJECT TO UTILITY EASEMENTS AS CREATED BY INSTRUMENTS RECORDED UNDER KING COUNTY AUDITOR'S RECORDING NUMBERS 5110633, 5589173 AND 609M07.

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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 ALTERATION OF
MERCER ISLAND SHORT PLAT NO. MI-76-8-027**

FOR

OGDEN POINT

3675 W. MERCER WAY

MERCER ISLAND

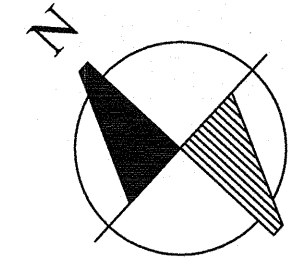
WASHINGTON

triad

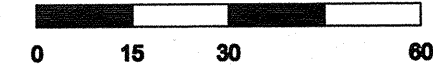
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

Date <u>10/06/2017</u>	Job No. LDYB00000001
Drawn <u>LMM</u>	Sheet 2 OF 4
Checked <u>MHM</u>	

**SHORT PLAT ALTERATION OF
MERCER ISLAND SHORT PLAT NO. MI-76-8-027**
POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.



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.

HORIZONTAL DATUM

ASSUMED

GENERAL NOTES

1. 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 INFORMATIONAL PURPOSES ONLY.
2. EASEMENTS SHOWN ON THIS SHEET ARE BASED ON CHICAGO TITLE INSURANCE COMPANY, 3RD REVISION, SUBDIVISION GUARANTEE NO. 0091236-06, DATED JULY 13, 2017 @ 8:00 AM. AND ARE THE EXISTING EASEMENTS AS AFFECTING THE ORIGINAL SHORT PLAT MISP MI-76-8-027 UPON ITS RECORDING IN 1977.

GROSS LAND AREA

LOT A - ±0.346 AC OR ±15,072 SQ FT
LOT B - ±0.451 AC OR ±19,646 SQ FT
LOT C - ±0.340 AC OR ±14,810 SQ FT

NET LAND AREA

LOT A - ±0.320 AC OR ±13,937 SQ FT
LOT B - ±0.428 AC OR ±18,635 SQ FT
LOT C - ±0.340 AC OR ±14,810 SQ FT

EASEMENT CREATED BY SHORT PLAT

MISP MI-76-8-027 TO BE EXTINGUISHED

- ① INGRESS/EGRESS AND UTILITIES EASEMENT PER MISP NO. MI-76-8-027 TO BE EXTINGUISHED UPON THE RECORDING OF THIS SHORT PLAT ALTERATION

REVIEW COPY
Not for Recording

**EXISTING MERCER ISLAND SHORT PLAT NO. MI-76-8-027
WITH REVISED LOT LINES PER LOT LINE REVISION MI-82-08-15**

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

triad
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

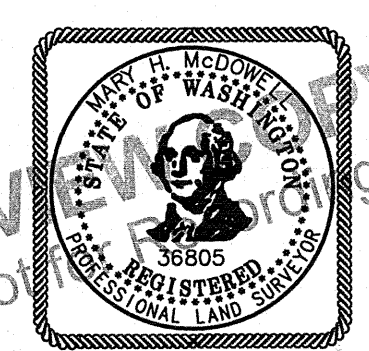
Date 10/06/2017	Job No. LDYB0000001
Drawn LMM	Sheet 3 OF 4
Checked MHM	

AS-CONSTRUCTED ASPHALT ROAD LOCATED APRIL 12, 2017, ACCESS EASEMENT LOCATION BASED ON AS-CONSTRUCTED ASPHALT ROAD, REC NO. 3860939, REC NO. 3927412, EASEMENT CONNECTS TO W. MERCER WAY

PARKING EASEMENT REC. (REC. NO. 5094317)

APPROXIMATE LOCATION OF 20" MERCER ISLAND SEWER DISTRICT EASEMENT REC. NO. 5110633 SEE RECORD INSTRUMENT FOR ADDITIONAL RESTRICTIONS

APPROXIMATE LOCATION OF EXISTING SANITARY SEWER LINE PER CITY OF MERCER ISLAND UTILITIES DEPT. FIELD LOCATION AND DRAWING, AS SHOWN ON MISP MI-76-8-027. NOT FIELD VERIFIED FOR THIS SURVEY



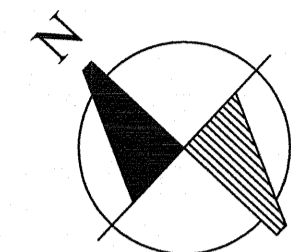
**SHORT PLAT ALTERATION OF
MERCER ISLAND SHORT PLAT NO. MI-76-8-027
FOR
OGDEN POINT**
3675 W. MERCER WAY

MERCER ISLAND FILE NO. _____

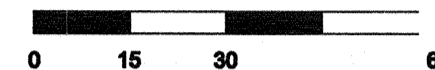
MERCER ISLAND WASHINGTON

**SHORT PLAT ALTERATION OF
MERCER ISLAND SHORT PLAT NO. MI-76-8-027**
POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.

WEST MERCER WAY
(WIDTH NOT DETERMINED FOR THIS SURVEY)



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.

HORIZONTAL DATUM

ASSUMED

GENERAL NOTES

1. 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.
2. EASEMENTS SHOWN ON THIS SHEET ARE BASED ON CHICAGO TITLE INSURANCE COMPANY, 3RD REVISION, SUBDIVISION GUARANTEE NO. 0091236-06, DATED JULY 13, 2017 @ 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 SEPARATE DOCUMENT

- ② 3' EASEMENT FOR SEWER & DRAINAGE PIPES, RECORDING NO. 5589173
- ③ 3' EASEMENT FOR DRAINAGE PIPE, RECORDING NO. 6091107
- ④ 30' PARKING EASEMENT, RECORDING NO. 8308170194
- ⑤ 10' UNDERGROUND ELECTRIC SYSTEM EASEMENT, RECORDING NO. 9102260455

ALL RECORDS OF KING COUNTY, WASHINGTON

EASEMENTS TO REMAIN IN EFFECT

- ⑥ ACCESS EASEMENTS, RECORDING NOS. 3860939 AND 3927412
- ⑦ PARKING EASEMENT, RECORDING NO. 5094317
- ⑧ 20' SEWER EASEMENT, RECORDING NO. 5110633
- ⑨ UTILITY EASEMENT, RECORDING NO. 9304061280

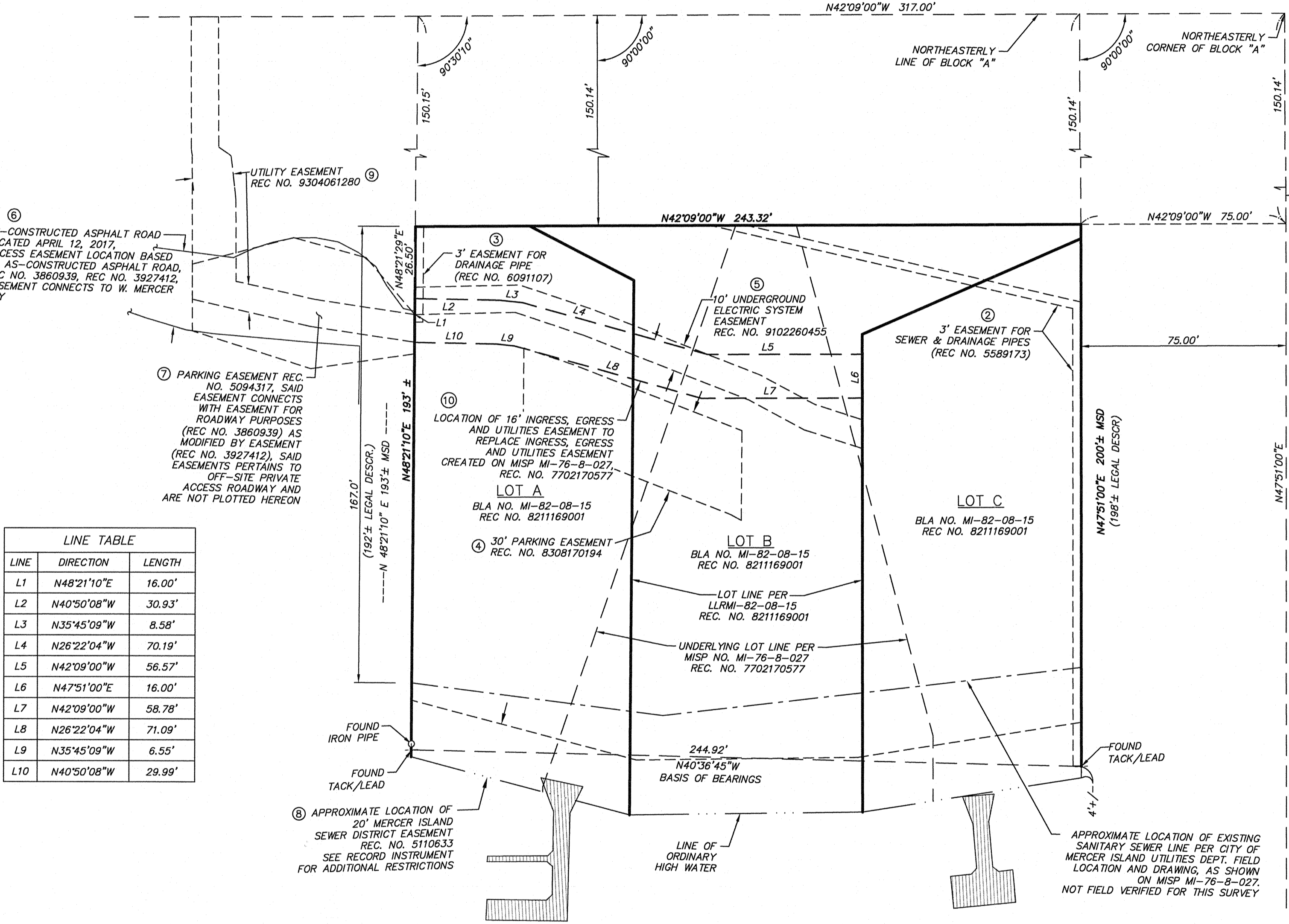
ALL RECORDS OF KING COUNTY, WASHINGTON

EASEMENT TO BE CREATED BY THIS SHORT PLAT ALTERATION

- ⑩ NEW LOCATION OF 16-FOOT INGRESS/EGRESS AND UTILITY EASEMENT, TO REPLACE EXTINGUISHED ONE, ALL PER THIS SHORT PLAT ALTERATION. THIS EASEMENT PROVIDES ACCESS TO EXISTING LOT C.

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



⑥ AS-CONSTRUCTED ASPHALT ROAD LOCATED APRIL 12, 2017, ACCESS EASEMENT LOCATION BASED ON AS-CONSTRUCTED ASPHALT ROAD, REC NO. 3860939, REC NO. 3927412, EASEMENT CONNECTS TO W. MERCER WAY

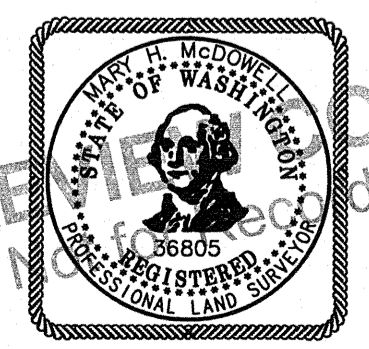
⑦ PARKING EASEMENT REC. NO. 5094317, SAID EASEMENT CONNECTS WITH EASEMENT FOR ROADWAY PURPOSES (REC NO. 3860939) AS MODIFIED BY EASEMENT (REC NO. 3927412), SAID EASEMENTS PERTAINS TO OFF-SITE PRIVATE ACCESS ROADWAY AND ARE NOT PLOTTED HEREON

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N48°21'10"E	16.00'
L2	N40°50'08"W	30.93'
L3	N35°45'09"W	8.58'
L4	N26°22'04"W	70.19'
L5	N42°09'00"W	56.57'
L6	N47°51'00"E	16.00'
L7	N42°09'00"W	58.78'
L8	N26°22'04"W	71.09'
L9	N35°45'09"W	6.55'
L10	N40°50'08"W	29.99'

⑧ APPROXIMATE LOCATION OF 20' MERCER ISLAND SEWER DISTRICT EASEMENT REC. NO. 5110633 SEE RECORD INSTRUMENT FOR ADDITIONAL RESTRICTIONS

APPROXIMATE LOCATION OF EXISTING SANITARY SEWER LINE PER CITY OF MERCER ISLAND UTILITIES DEPT. FIELD LOCATION AND DRAWING, AS SHOWN ON MISP MI-76-8-027. NOT FIELD VERIFIED FOR THIS SURVEY

**EXISTING EASEMENTS BENEFITING EXISTING LOTS
WITH NEW INGRESS EGRESS AND UTILITIES EASEMENT**



**SHORT PLAT ALTERATION OF
MERCER ISLAND SHORT PLAT NO. MI-76-8-027**
FOR
OGDEN POINT
3675 W. MERCER WAY

triad
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

Date 10/06/2017 Job No. **LDYB0000001**
Drawn LMM Sheet **4 OF 4**
Checked MHM

MERCER ISLAND FILE NO. _____

MERCER ISLAND WASHINGTON