

Ogden Point Short Plat Alteration

Revised Project Narrative – October, 2017

Property Information

The Ogden Point Short Plat Alteration project is located at 3675 West Mercer Way, in Mercer Island, WA 98040, approximately 150 feet west of West Mercer Way and abutting Lake Washington. This Short Plat Alteration project consists of three lots with tax parcel numbers 362350-0273 (Lot C), 362350-0274 (Lot B) and 362350-0275 (Lot A), located in a portion of Government Lot 2 in the SW quarter of the SW quarter in Section 12, Township 24 North, Range 4 East, W.M., in Mercer Island, King County, WA. Together, they approximately measure 1.137 acres (49,528 square feet) above the ordinary high water mark of Lake Washington with 0.346 acres (15,072 square feet) lying within Lot A, 0.451 acres (19,646 square feet) lying within Lot B, and 0.340 acres (14,810 square feet) lying within Lot C.

Zoning

All three parcels noted above are zoned R-15, and, according to Mercer Island Zoning Code, require a minimum lot size of 15,000 square feet. Properties lying immediately to the north, south, and east of this project also having a zoning code of R-15.

Current Use and Existing Improvements

Lot A consists of an access driveway, landscaping and a waterfront bulkhead with a dock on Lake Washington. The center lot, Lot B, consists of a multi-story single family residence with an attached garage, pool, driveway, and landscaping and has a waterfront bulkhead on Lake Washington. Lot C consists of landscaping and a waterfront bulkhead with a dock on Lake Washington. The three lots together are generally rectangular in shape.

This short plat alteration shall extinguish the easement for ingress, egress and utilities created by Mercer Island Short Plat MI-76-8-027, Recording Number 7702170577, and create a relocated easement for ingress, egress and utilities on this Short Plat Alteration to benefit Lot C, BLA No. MI-82-08-15, Recording Number 8211169001 (as shown on Sheet 4 of the submitted preliminary short plat alteration map).

In regards to the existing easements of record, all records of King County, Washington:

- 1) The easement to be extinguished by this short plat alteration is the ingress/egress and utilities easement created on Mercer Island Short Plat No. MI-76-8-027.
- 2) The easements to be relinquished by separate recorded document are the following:
 - a) Drainage easement, Rec No. 6091107
 - b) Ingress/egress and utilities and parking easement, Rec No. 8308170194
 - c) Underground electric system easement, Rec No. 9102260455
 - d) Sewer and drainage easement, Rec No. 5589173
- 3) The easements to remain in effect are the following:

- a) Parking and drainage easement, Rec No. 5094317 and said document modified by Rec No. 9304061280
- b) Private road easement, Rec No. 3860939 and said document modified by Rec No. 3927412
- c) Sewer line easement, Rec No. 5110633

Proposed Use and Site Development

The proposed use and site development of said property is to remove the existing multi-story single family residence and built a new, larger multi-story single family residence over Lots A and B. Refer to the proposed site plan for details. The three existing lots will be combined into two new lots, with the current Lots A and B being combined into one parcel, for a new parcel containing approximately 0.797 acres (34,718 square feet). Existing Lot C per BLA No. MI-82-08-15 is to remain intact. A new ingress/egress and utilities easement will be created on this short plat alteration to provide said purposes to Lot C.