

VICINITY MAP

**SHORT PLAT**

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

**DECLARATION OF SHORT PLAT:**

WE THE UNDERSIGNED OWNER(S) OF INTEREST IN THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS

OWNER:

MICHAEL E. MORGAN, TRUSTEE OF THE LADYBUG TRUST

**ACKNOWLEDGEMENT:**

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 LOTS 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 20 FOOT WIDE INGRESS/EGRESS AND UTILITIES EASEMENT CREATED HEREBY AND SHOWN ON SHEET 2 OF THIS SHORT PLAT MAP SHALL BE FOR THE BENEFIT OF LOTS 1 AND 2 OF THIS SHORT PLAT. 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.

**EXISTING LEGAL DESCRIPTION:**

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.

**NEW LOTS LEGAL DESCRIPTION:**

LOTS 1 AND 2 OF MERCER ISLAND SHORT PLAT NUMBER \_\_\_\_\_

RECORDED \_\_\_\_\_ UNDER RECORDING NUMBER \_\_\_\_\_, RECORDS OF KING COUNTY, WASHINGTON.

**APPROVALS:**

**CITY OF MERCER ISLAND:**

ENGINEERING

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

CITY ENGINEER

**CITY COUNCIL:**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

CODE OFFICIAL, CITY OF MERCER ISLAND ATTEST \_\_\_\_\_ CLERK

**KING COUNTY DEPARTMENT OF ASSESSMENTS:**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

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

**REVIEW COPY  
NOT FOR RECORDING**

MERCER ISLAND FILE NO. \_\_\_\_\_

**RECORDING CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 2019 at \_\_\_\_\_ M., in book \_\_\_\_\_ of SURVEYS at page \_\_\_\_\_ at the request of

DAVID EVANS AND ASSOCIATES  
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 \_\_\_\_\_ FEBRUARY \_\_\_\_\_, 2019  
CERT. NO. 36805



**SHORT PLAT  
FOR  
OGDEN POINT**

3675 W. MERCER WAY

MERCER ISLAND

WASHINGTON

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



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

Date 02/22/19  
Drawn LMM  
Checked MHM

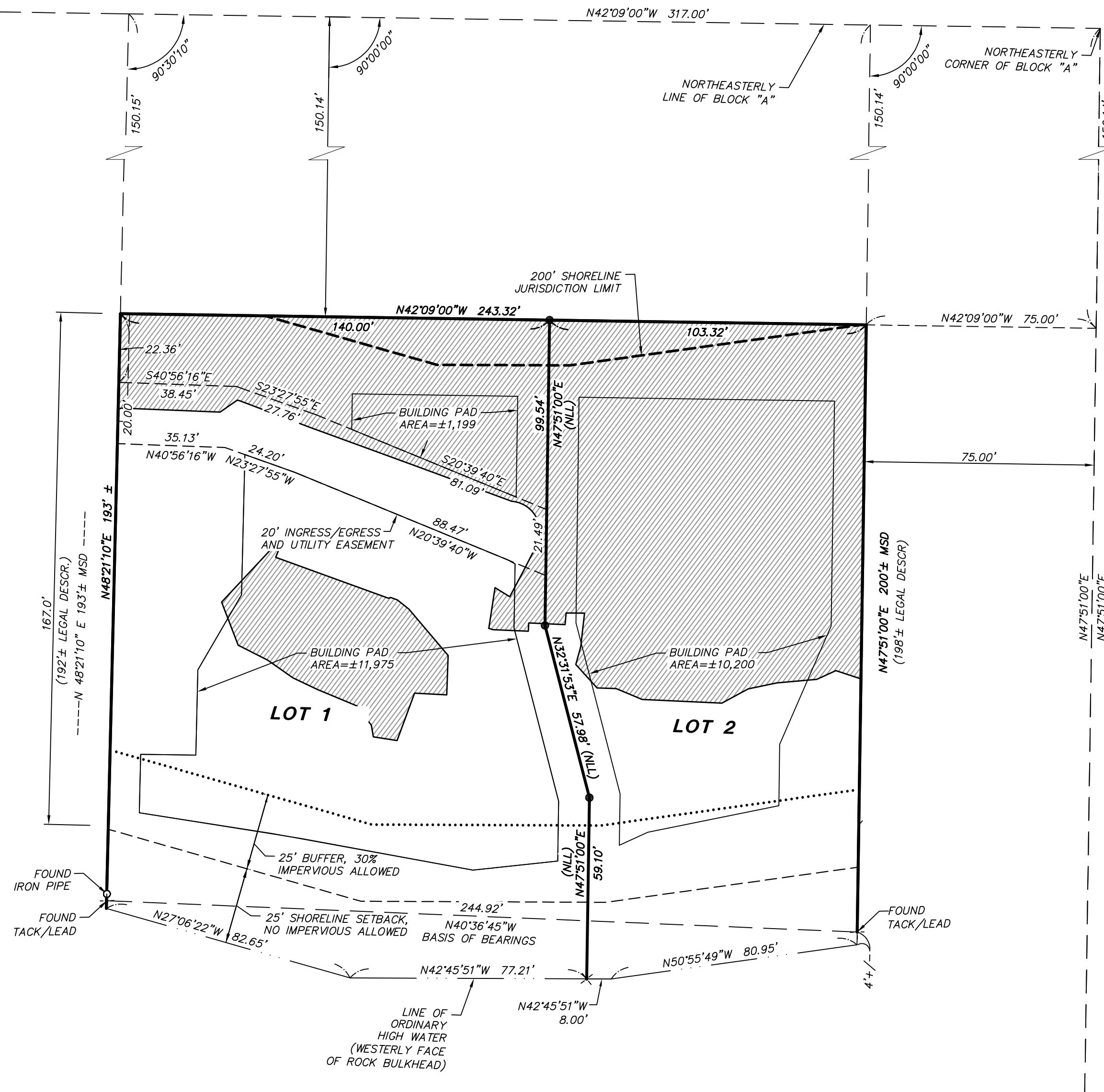
Job No.  
**LDYB00000001**  
Sheet  
**1 OF 4**

**SHORT PLAT**

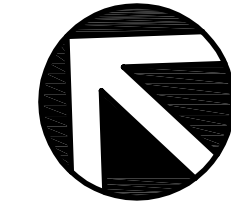
POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.

**WEST MERCER WAY**

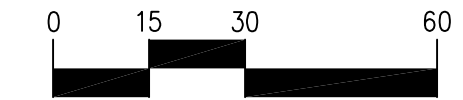
(PUBLIC ROAD)  
(WIDTH NOT DETERMINED FOR THIS SURVEY)



**NEW LOT LAYOUT**



**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 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**  
 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.

**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.**  
20300 Woodinville Snohomish Rd NE  
Suite A - Woodinville, WA 98072  
Phone: 425.415.2000

Date 02/22/19  
Drawn LMM  
Checked MHM

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**2 OF 4**

MERCER ISLAND FILE NO. \_\_\_\_\_

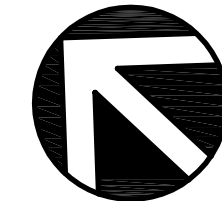
MERCER ISLAND

WASHINGTON

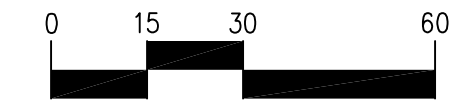
# SHORT PLAT

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**

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, 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

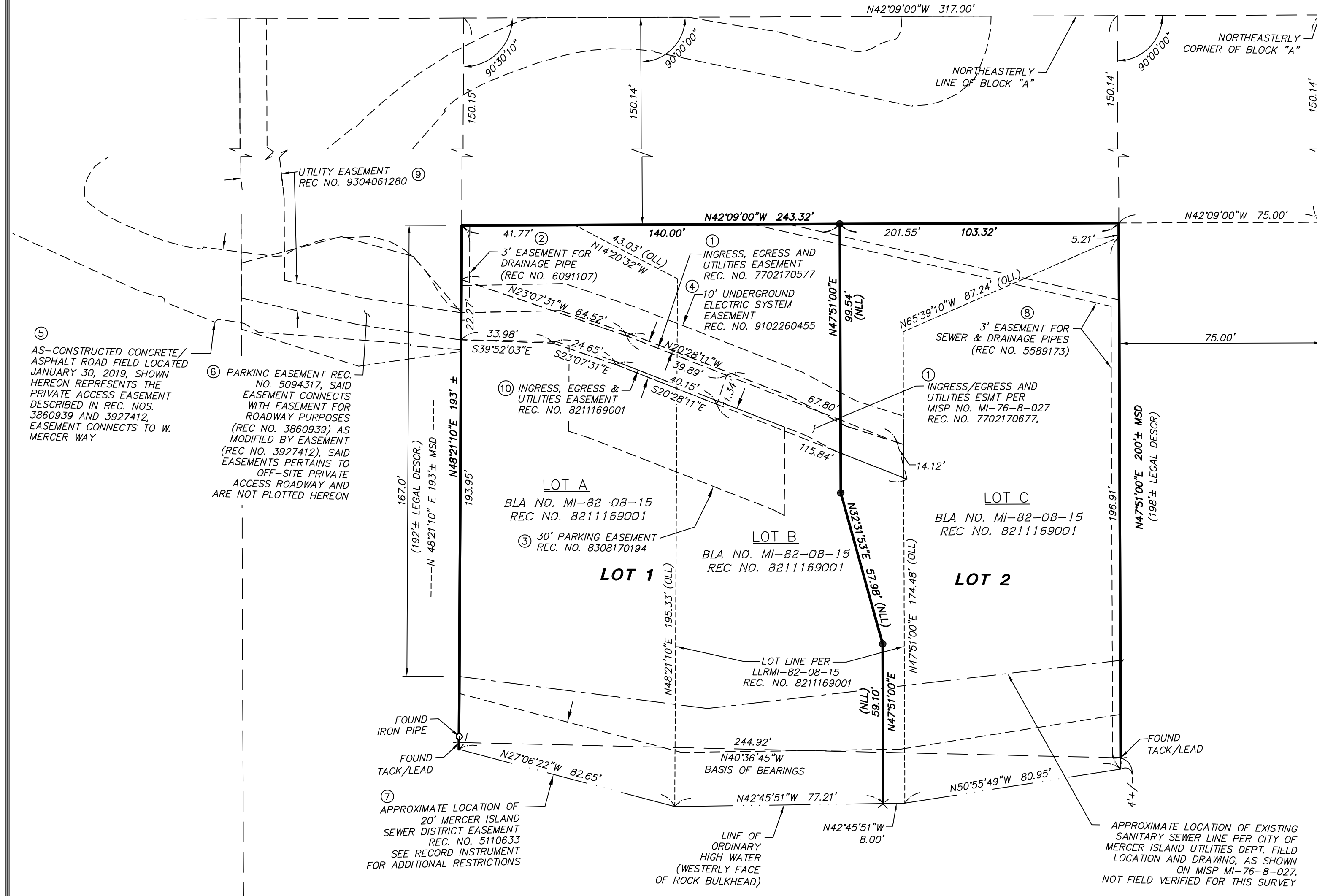
**EXISTING LOT AREA**

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

**REVIEW COPY  
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**EXISTING EASEMENTS BENEFITING EXISTING LOTS**

**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

MERCER ISLAND

WASHINGTON

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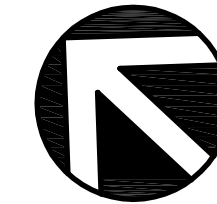
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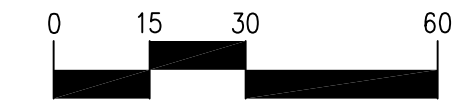
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Sheet 3 OF 4

**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

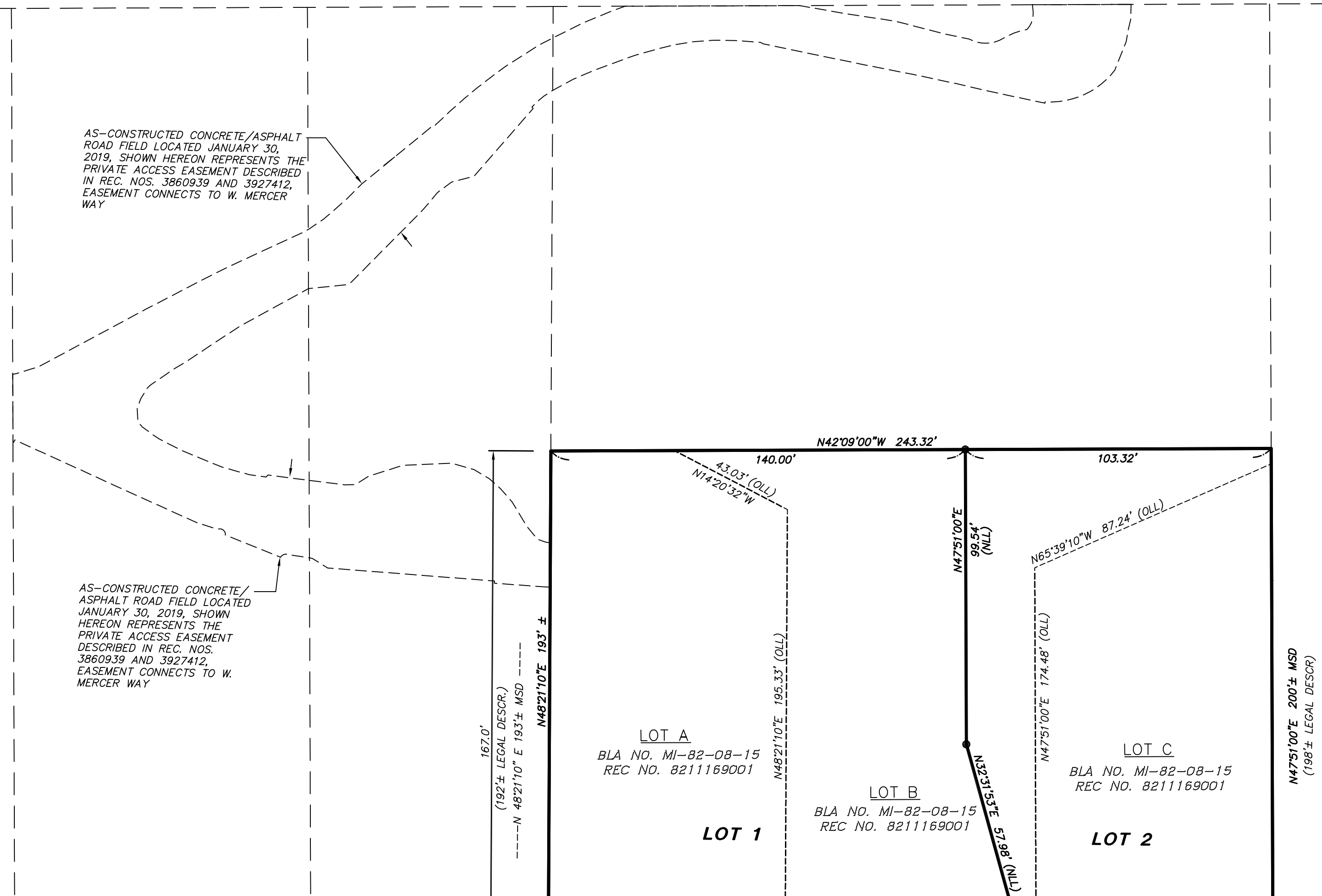
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AS-CONSTRUCTED CONCRETE/ASPHALT ROAD FIELD LOCATED JANUARY 30, 2019, SHOWN HEREON REPRESENTS THE PRIVATE ACCESS EASEMENT DESCRIBED IN REC. NOS. 3860939 AND 3927412, EASEMENT CONNECTS TO W. MERCER WAY

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

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  
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Sheet  
**4 OF 4**

MERCER ISLAND FILE NO. \_\_\_\_\_

MERCER ISLAND

WASHINGTON