





SITE | CIVIL

11235 s.e. 6th street | suite 150  
 belleuve, wa 98004  
 t: 425.453.9501 | f: 425-453-8208  
 www.navixeng.com

CLIENT/OWNER

SAINTFIELD2 LLC

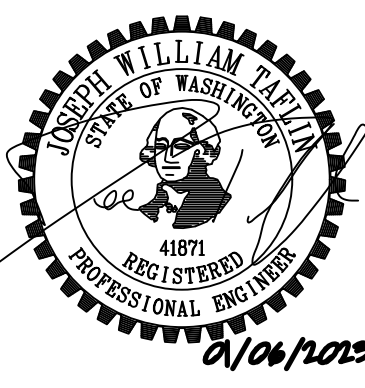
PROJECT NAME

SEARS

PROJECT ADDRESS

7414 78TH AVE SE  
 MERCER ISLAND, WA 98040

STAMP



REVISIONS

REV	ISSUED FOR:	DATE



SECTION, TOWNSHIP, RANGE:

SECTION 25, TOWNSHIP 24  
 NORTH, RANGE 4 EAST, W.M.

PROJECT TEAM

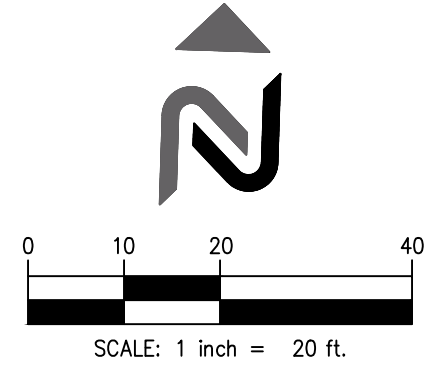
REVIEWED BY: J.TAFLIN  
 DESIGNED BY: G.GOUDY

SHEET NAME

TREE RETENTION  
 AND SITE  
 DEMOLITION  
 PLAN

SHEET NUMBER

C1.0

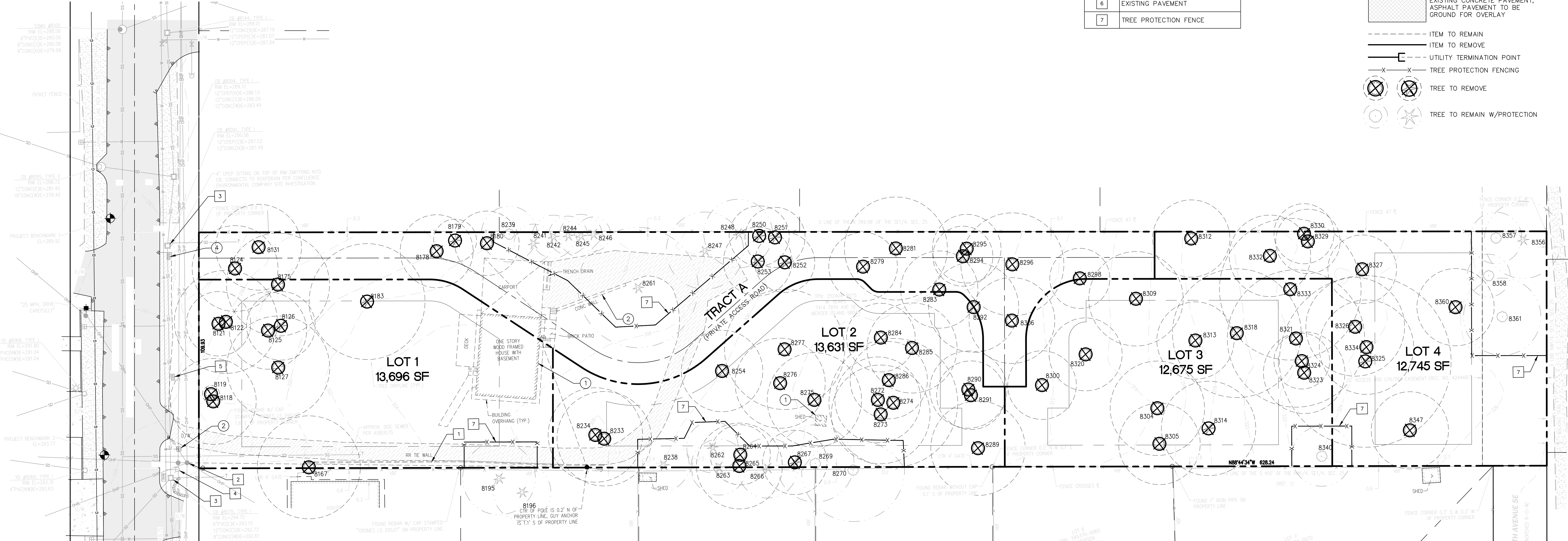


SITE

- PROPERTY LINE
- EXISTING R.O.W.
- CENTERLINE
- LOT LINE
- SETBACK
- EASEMENT LINE
- [Hatched Box] EXISTING CONCRETE PAVEMENT, ASPHALT PAVEMENT AND/OR CONCRETE SIDEWALK TO BE REMOVED
- [Hatched Box] EXISTING GRAVEL TO BE REMOVED SEE NOTE 7
- [Hatched Box] EXISTING CONCRETE PAVEMENT, ASPHALT PAVEMENT TO BE GROUND FOR OVERLAY
- ITEM TO REMAIN
- ITEM TO REMOVE
- [Symbol] UTILITY TERMINATION POINT
- [Symbol] TREE PROTECTION FENCING
- [Symbol] TREE TO REMOVE
- [Symbol] TREE TO REMAIN W/PROTECTION

DEMOLITION SCHEDULE	
KEY	ITEM
①	EXISTING BUILDINGS AND ALL APPURTENANCES
②	EXISTING RETAINING WALL
③	WATER METER
④	RELOCATE MAILBOX

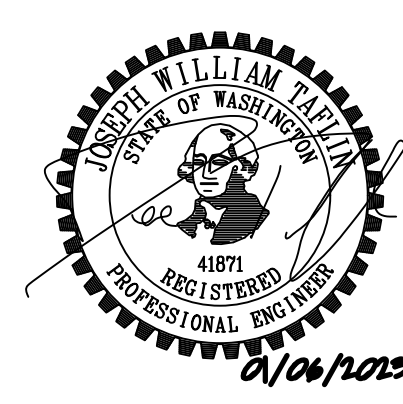
PRESERVE/PROTECT	
KEY	ITEM
1	RETAINING WALL
2	UTILITY POLE
3	IN-GROUND UTILITY STRUCTURE
4	FIRE HYDRANT
5	MAILBOX
6	EXISTING PAVEMENT
7	TREE PROTECTION FENCE



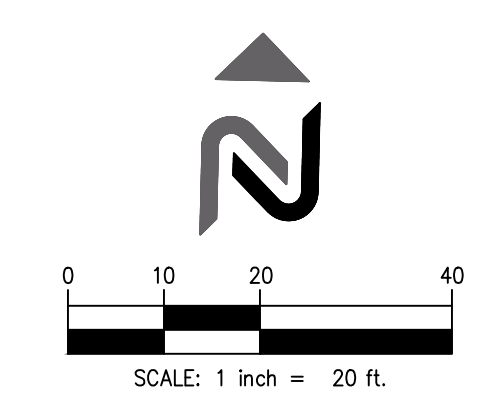
TREE RETENTION NOTES

- QUANTITIES OF TREES TO BE REMOVED IN THE TREE RETENTION LEGEND REFLECT TOTAL TREES THAT WILL REQUIRE REMOVAL AS PART OF THE SITE DEVELOPMENT.
- QUANTITIES OF TREES TO REMAIN IN THE TREE RETENTION LEGEND INCLUDES ALL TREES WITHIN THE STUDY AREA.
- PER MCC 19.16.010, A SIGNIFICANT TREE ON MERCER ISLAND IS ANY TREE WITH A DIAMETER OF TEN INCHES OR MORE.
- TREES DESIGNATED FOR REMOVAL WITHIN TREE PROTECTION FENCE SHOULD BE SNAGGED OR FLUSH CUT TO MINIMIZE ROOT DAMAGE TO RE REMAINING TREES. DO NOT REMOVE TREES DESIGNATED FOR REMOVAL WITHIN TREE PROTECTION FENCING AREA BY PUSHING OVER WITH MACHINERY.
- EXISTING TREES TO REMAIN SHALL NOT BE DISTURBED DURING DEMOLITION OF EXISTING STRUCTURES OR CONSTRUCTION OF PROPOSED FEATURES. THIS INCLUDES DAMAGES TO TREE TRUNK, ROOTS, AND LIMBS. IF TREE LIMBS RESTRICT VERTICAL LIMITS OF DEMOLITION MACHINERY, A CERTIFIED ARBORIST MAY LIFT CANOPY BY PRUNING LIMBS UP TRUNK.
- GRAVEL DRIVEWAY INSIDE OF TREE PROTECTION TO BE REMOVED UNDER DIRECTION OF CERTIFIED ARBORIST.





REV	ISSUED FOR:	DATE



**SETBACKS**

- FRONT: 20'
- REAR: 25'
- SIDE: 15' TOTAL (5' MIN)
- FROM PUBLIC ROW: 10'

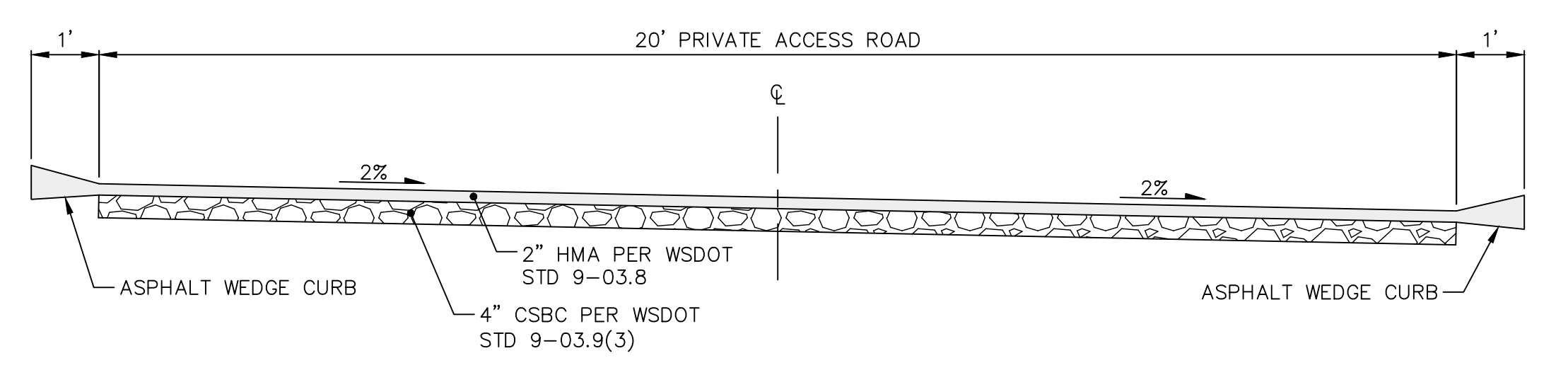
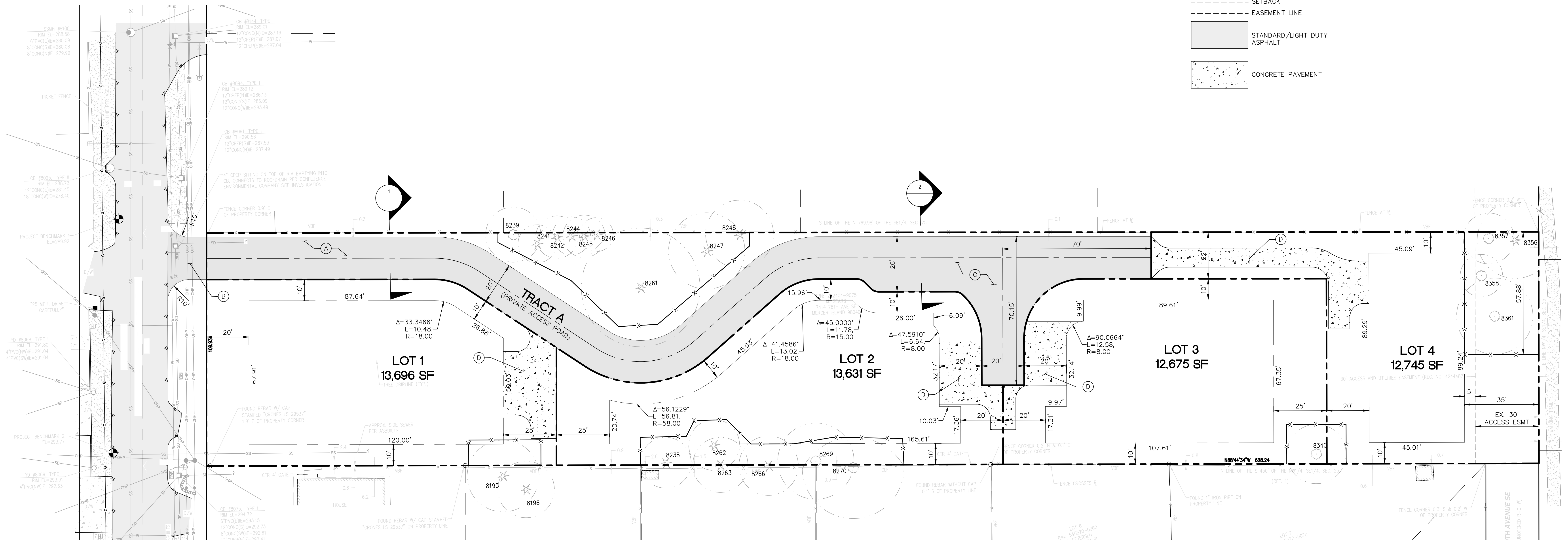
**SITE**

- PROPERTY LINE
- BUILDING LINE
- EXISTING R.O.W.
- CENTERLINE
- LOT LINE
- SETBACK
- EASEMENT LINE
- STANDARD/LIGHT DUTY ASPHALT
- CONCRETE PAVEMENT

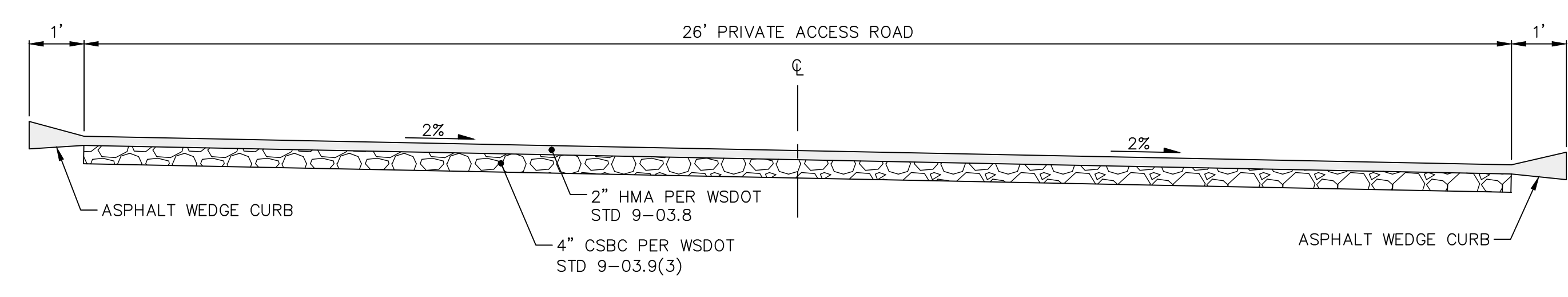
**SITE KEY**

(ALL CALLOUTS ARE TYPICAL)

- (A) ASPHALT PAVEMENT
- (B) ASPHALT DRIVEWAY
- (C) FIRE DEPARTMENT HAMMERHEAD TURN AROUND
- (D) CONCRETE DRIVEWAY, LOCATIONS ARE PRELIMINARY

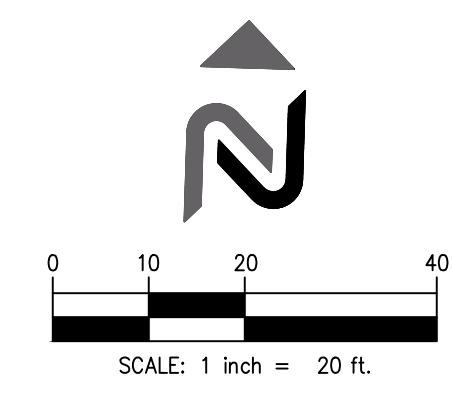


TYPICAL ROAD SECTION  
 SCALE: H: 1"=2' V: 1"=2'



FIRE DEPT. HAMMERHEAD TURN AROUND ROAD SECTION  
 SCALE: H: 1"=2' V: 1"=2'

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11235 s.e. 6th street | suite 150  
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CLIENT/OWNER

**SAINTFIELD2 LLC**

PROJECT NAME

**SEARS**

PROJECT ADDRESS

**7414 78TH AVE SE  
 MERCER ISLAND, WA 98040**

STAMP



REVISIONS

REV	ISSUED FOR:	DATE



SECTION, TOWNSHIP, RANGE:

**SECTION 25, TOWNSHIP 24  
 NORTH, RANGE 4 EAST, W.M.**

PROJECT TEAM

REVIEWED BY: J.TAFLIN  
 DESIGNED BY: G.GOUDY

SHEET NAME

**CONCEPTUAL  
 GRADING PLAN  
 AND PROFILE**

SHEET NUMBER

**C3.0**

**GRADING**

- - - - - PROPERTY LINE
- - - - - EXISTING CONTOUR
- 401 — MINOR CONTOUR
- 400 — MAJOR CONTOUR
- xxx.xx SPOT ELEVATION
- 1.3% SLOPE ARROWS

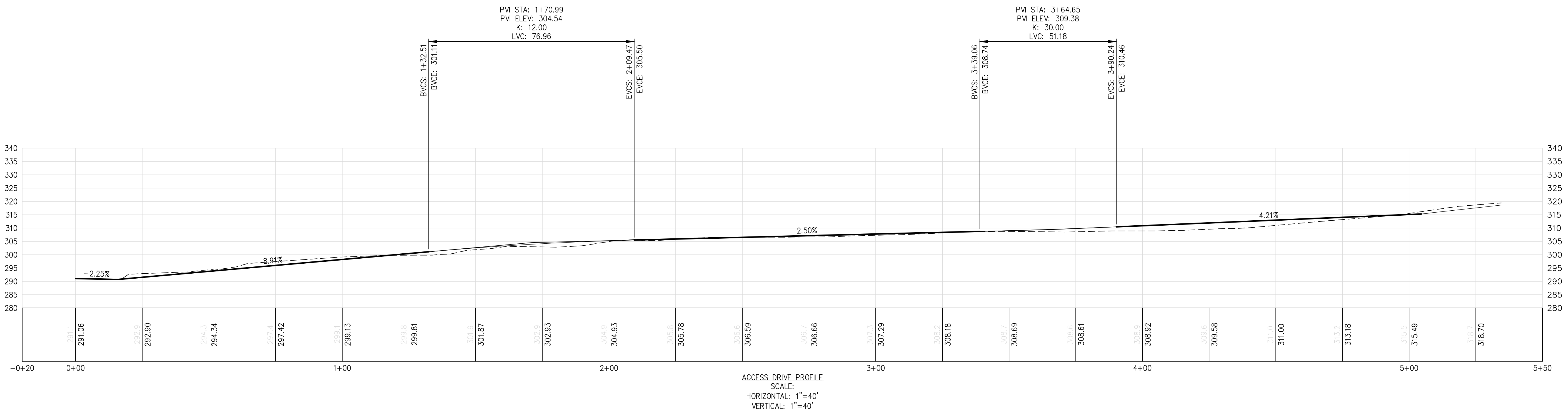
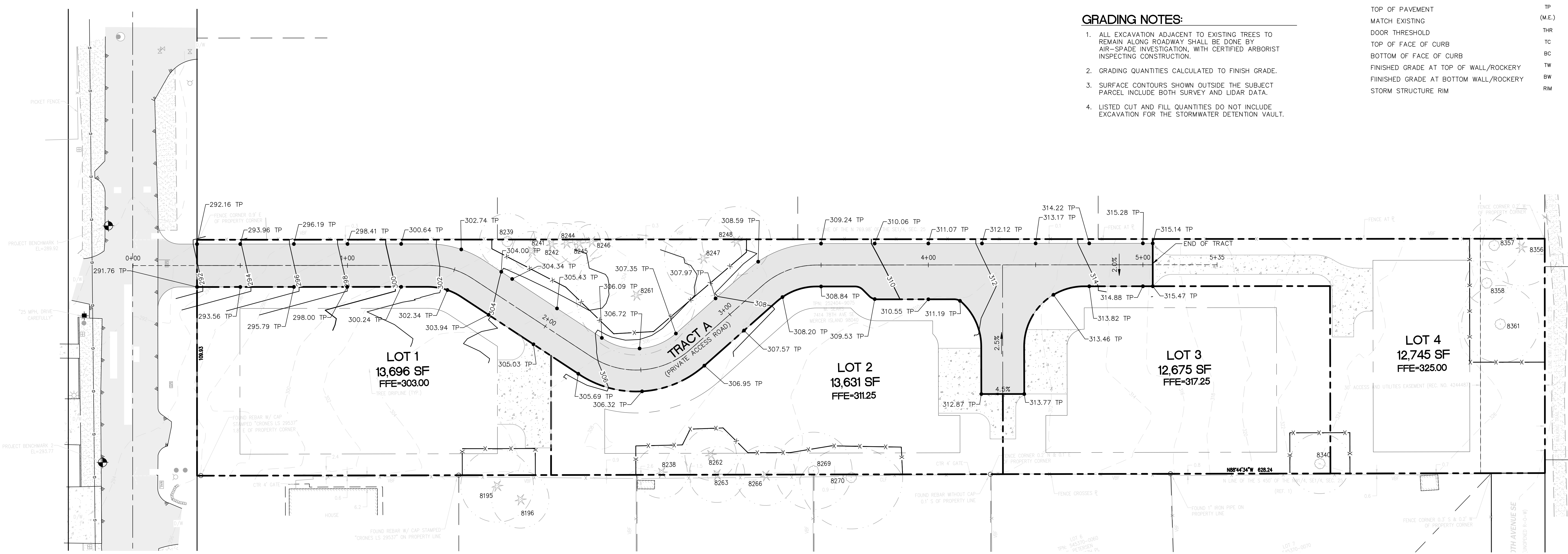
**GRADING INFORMATION**

TOTAL SITE AREA: 51,300 SF (1.178 AC)  
 TOTAL SITE FILL: 1,700 CY  
 TOTAL SITE CUT: 1,000 CY  
 TOTAL NET FILL: 700 CY

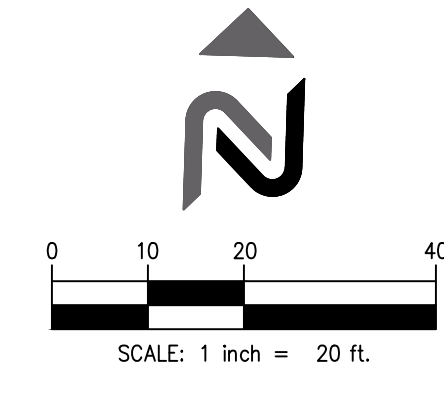
**GRADING NOTES:**

1. ALL EXCAVATION ADJACENT TO EXISTING TREES TO REMAIN ALONG ROADWAY SHALL BE DONE BY AIR-SPADE INVESTIGATION, WITH CERTIFIED ARBORIST INSPECTING CONSTRUCTION.
2. GRADING QUANTITIES CALCULATED TO FINISH GRADE.
3. SURFACE CONTOURS SHOWN OUTSIDE THE SUBJECT PARCEL INCLUDE BOTH SURVEY AND LIDAR DATA.
4. LISTED CUT AND FILL QUANTITIES DO NOT INCLUDE EXCAVATION FOR THE STORMWATER DETENTION VAULT.

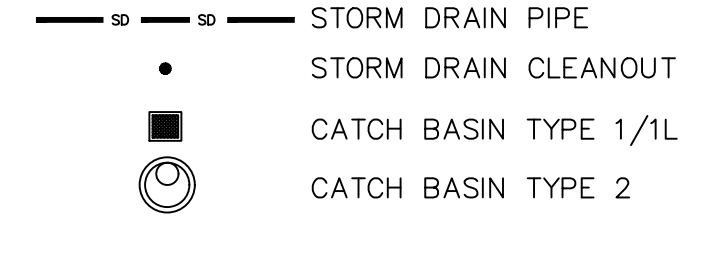
- TOP OF PAVEMENT TP
- MATCH EXISTING (M.E.)
- DOOR THRESHOLD THR
- TOP OF FACE OF CURB TC
- BOTTOM OF FACE OF CURB BC
- FINISHED GRADE AT TOP OF WALL/ROCKERY TW
- FINISHED GRADE AT BOTTOM WALL/ROCKERY BW
- STORM STRUCTURE RIM RM



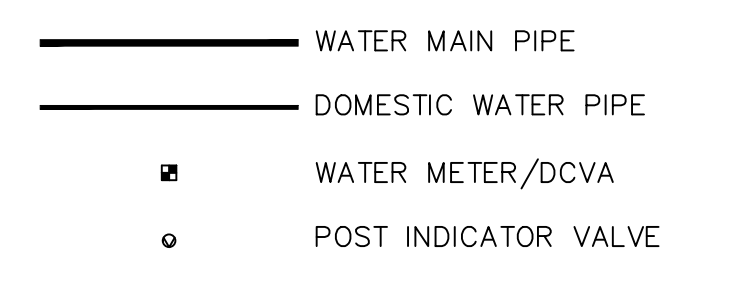
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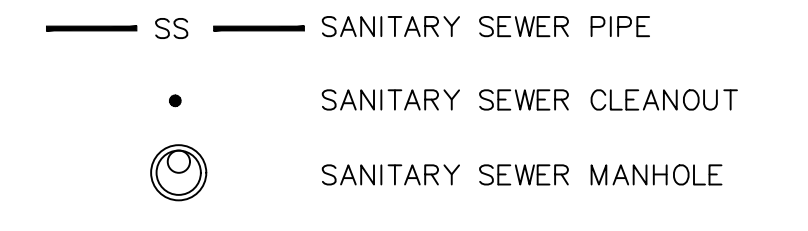
**STORM**



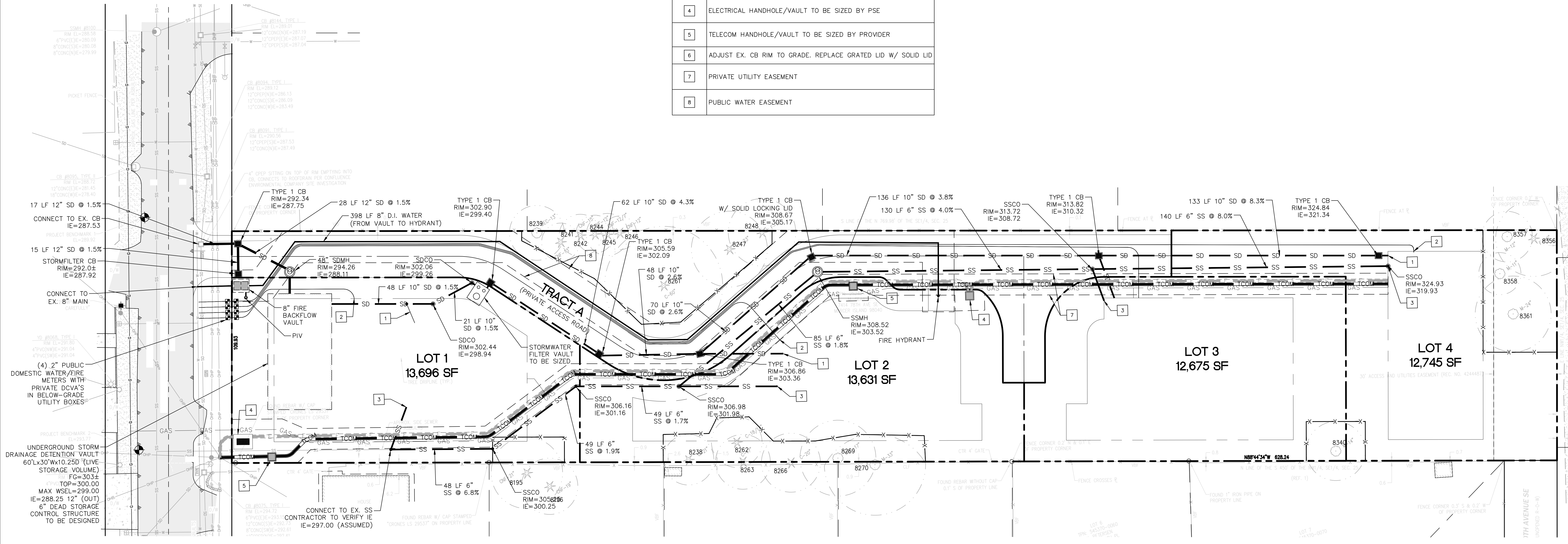
**WATER**



**SEWER**



UTILITY KEY NOTES	
KEY	ITEM
1	SD STUB FOR FUTURE CONNECTION
2	WATER STUB FOR FUTURE CONNECTION
3	SANITARY SEWER STUB FOR FUTURE CONNECTION
4	ELECTRICAL HANDHOLE/Vault TO BE SIZED BY PSE
5	TELECOM HANDHOLE/Vault TO BE SIZED BY PROVIDER
6	ADJUST EX. CB RIM TO GRADE. REPLACE GRATED LID W/ SOLID LID
7	PRIVATE UTILITY EASEMENT
8	PUBLIC WATER EASEMENT



**STORMWATER GENERAL NOTES**

1. NUMBER OF STORMFILTER CATCH BASINS TO BE FINALIZED DURING SITE DEVELOPMENT DESIGN/REVIEW.

CLIENT/OWNER

**SAINTFIELD2 LLC**

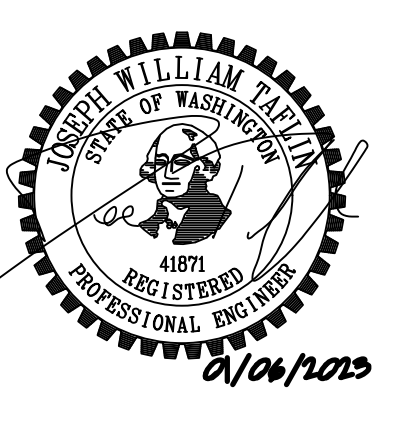
PROJECT NAME

**SEARS**

PROJECT ADDRESS

**7414 78TH AVE SE  
MERCER ISLAND, WA 98040**

STAMP



REVISIONS

REV	ISSUED FOR:	DATE



SECTION, TOWNSHIP, RANGE:

SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

PROJECT TEAM

REVIEWED BY: J.TAFLIN  
DESIGNED BY: G.GOUDY

SHEET NAME

**CONCEPTUAL  
UTILITY PLAN**

SHEET NUMBER

**C4.0**

# SEARS SHORT PLAT

A PLAT COMMUNITY  
 A PORTION OF THE NW 1/4, OF THE SE 1/4,  
 SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.  
 CITY OF MERCER ISLAND  
 KING COUNTY, WASHINGTON

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT SAINTFIELD2, LLC, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS SHORT PLAT AND CONVEY TO THE LOTS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, AND UTILITIES OVER, UNDER AND ON ALL PRIVATE STREETS, AVENUES, AND PLACES AS SHOWN ON THE PLAT; AND HEREBY DECLARE AND GRANT EASEMENTS TO ANY WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION CABLE, GAS OR OTHER UTILITIES AS SHOWN ON THE PLAT PROVIDING SERVICE TO THIS SUBDIVISION OR OTHER PROPERTY. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE PRIVATE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PRIVATE ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER AND SHALL BE DONE IN ACCORDANCE WITH ANY PERMITS NEEDED FROM THE REGULATING GOVERNMENT AGENCY(S).

ANY LOT WITH OR WITHOUT OWNERSHIP INTEREST IN TRACT A THAT HAS MEMBERSHIP IN THE HOMEOWNERS ASSOCIATION HAS ALL RIGHTS AND RESPONSIBILITIES, INCLUDING OBLIGATIONS, CONSISTENT WITH THOSE RIGHTS AND RESPONSIBILITIES OF THE LOTS HAVING OWNERSHIP INTEREST IN TRACT A.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 SAINTFIELD2, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 ITS: \_\_\_\_\_  
 \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF WASHINGTON }  
 COUNTY OF KING }SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ 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 ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF SAINTFIELD2, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: \_\_\_\_\_, 20\_\_\_\_

PRINTED NAME: \_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 RESIDING AT \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_

**HOME OWNER'S ASSOCIATION NOTE**

THE ARTICLES OF INCORPORATION FOR THE \_\_\_\_\_ HOMEOWNER'S ASSOCIATION WERE FILED WITH THE SECRETARY OF STATE ON \_\_\_\_\_, 20\_\_\_\_. LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE \_\_\_\_\_ HOMEOWNER'S ASSOCIATION, RECORDED UNDER KING COUNTY RECORDING NUMBER \_\_\_\_\_ AND TO REVISIONS TO THE ARTICLES AS THEY FROM TIME TO TIME ARE REVISED.

**APPROVALS**

CITY OF MERCER ISLAND CODE OFFICIAL

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CODE OFFICIAL

CITY OF MERCER ISLAND ENGINEER

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CITY ENGINEER

**WUCIOA NOTE**

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED SEARS SHORT PLAT, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR \_\_\_\_\_ RECORDED UNDER KING COUNTY RECORDING NO. \_\_\_\_\_

**TRACT NOTES**

1. TRACT A, PRIVATE ACCESS AND UTILITIES TRACTS, IS HEREBY GRANTED AND CONVEYED, ALONG WITH ALL MAINTENANCE OBLIGATIONS, TO THE \_\_\_\_\_ HOME OWNERS ASSOCIATION (H.O.A.). SHOULD THE \_\_\_\_\_ H.O.A. FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 4 OF THIS SHORT PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES AND DRIVEWAYS WITHIN SAID TRACT.

**PRIVATE EASEMENT PROVISIONS (P.E.P.)**

1. THE PRIVATE UTILITY EASEMENT OVER LOTS 1 THROUGH 4 AND TRACT A IS TO THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 4. THE OWNERS OF LOTS 1 THROUGH 4 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR THE UTILITIES USED IN COMMON WITHIN SAID EASEMENT.

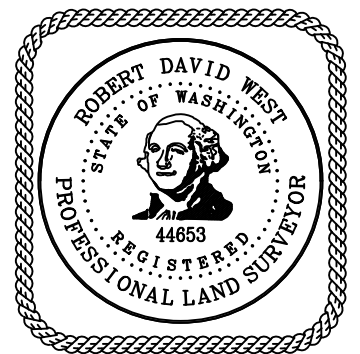
**PUBLIC EASEMENT PROVISIONS**

1. A PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MERCER ISLAND AND ITS SUCCESSORS AND ASSIGNS OVER A PORTION OF LOT 2 AND TRACT A AS SHOWN HEREON. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC WATER FACILITIES WITHIN SAID EASEMENT AND FOLLOWING SUCH USE, SHALL RESTORE THE EASEMENT AREA AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.

**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS FINAL SHORT PLAT OF SEARS SHORT PLAT 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 SAINTFIELD2, LLC IN \_\_\_\_\_, 20\_\_\_\_, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, WILL BE SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" HAVE BEEN SET AS SHOWN; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT-OF-WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.

ROBERT D. WEST, PLS  
 PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 44653



**RECORDING CERTIFICATE**

FILED FOR RECORD OF THE KING COUNTY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_ AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE(S) \_\_\_\_\_, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

**SHEET INDEX**

- 1 COVER SHEET
- 2 BOUNDARY AND EASEMENTS
- 3 LOTS AND EASEMENTS
- 4 LOTS AND EASEMENTS
- 5 EXISTING CONDITIONS



CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

RECORDING NO. \_\_\_\_\_

PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,  
 SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,  
 KING COUNTY, WASHINGTON.

**JOB NO. 22178**

**SHEET 1 OF 5**

FILE NO. \_\_\_\_\_

# SEARS SHORT PLAT

A PLAT COMMUNITY  
 A PORTION OF THE NW 1/4, OF THE SE 1/4,  
 SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.  
 CITY OF MERCER ISLAND  
 KING COUNTY, WASHINGTON



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°44'34"W	31.26
L2	N45°37'36"E	8.83
L3	N88°44'42"W	3.91
L4	N00°00'00"E	2.78
L5	N90°00'00"W	14.00
L6	N00°00'00"E	2.47
L7	N00°00'00"E	7.50
L8	N00°00'00"E	7.19

**BASIS OF BEARINGS**

N01°22'00"E BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF 78TH AVENUE SE PER REFERENCE 1. (ROTATED N00°00'34"E ONTO WASHINGTON STATE PLANE COORDINATES PER GNSS OBSERVATIONS)

**REFERENCES**

1. PLAT OF MERCER TERRACE NO. 2 RECORDED IN VOLUME 77 OF PLATS, PAGE 79, RECORDS OF KING COUNTY, WASHINGTON. (USED FOR MONUMENT LOCATIONS)
2. PLAT OF CAYSON FIELDS RECORDED UNDER RECORDING NUMBER 20210513001986, RECORDS OF KING COUNTY, WASHINGTON. (USED FOR SECTION BREAKDOWN)

**LEGAL DESCRIPTION**

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 769.98 FEET THEREOF;

AND EXCEPT THE SOUTH 450 FEET THEREOF;

AND EXCEPT THE WEST 30 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**NOTES**

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY POLICY NO. 0231462-ETU, DATED DECEMBER 2, 2022. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 7, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2022.
3. PROPERTY AREA = 68,828± SQUARE FEET (1.5801± ACRES).
4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
5. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION
6. THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

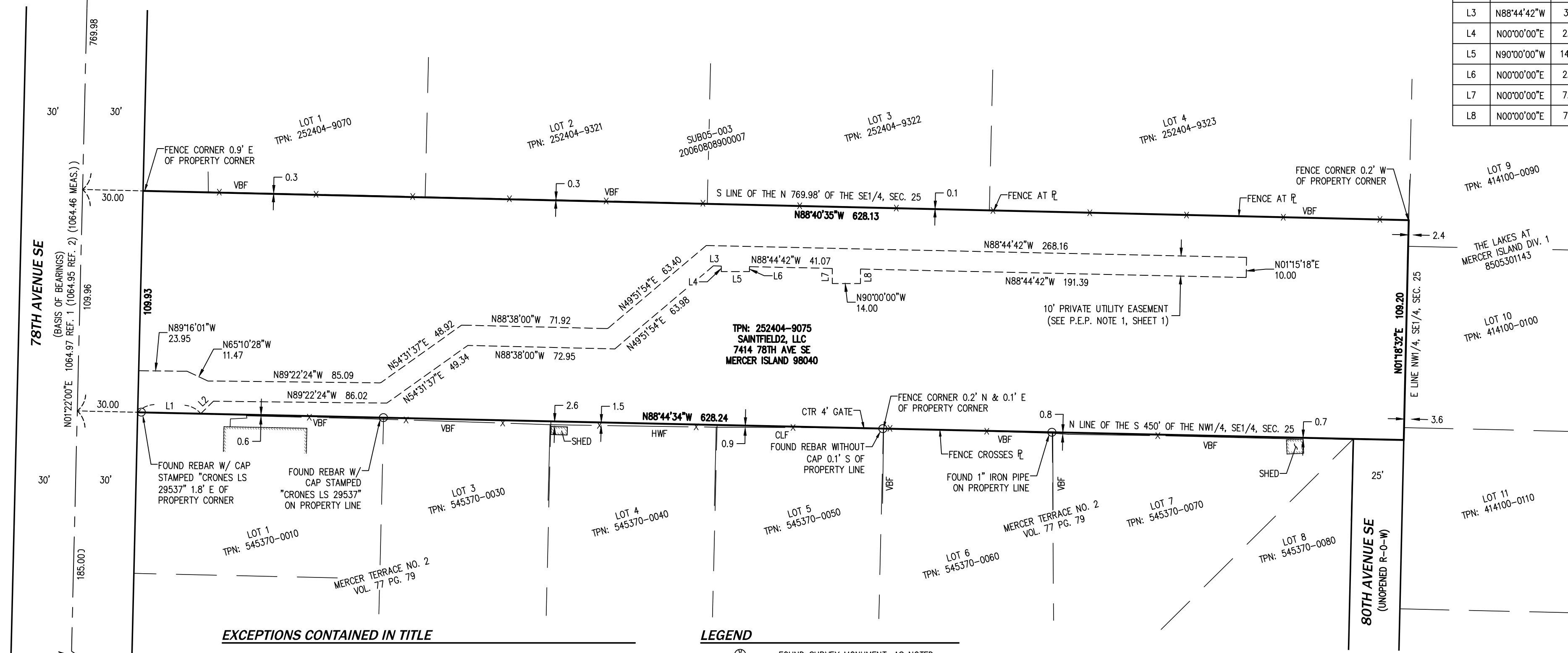
FOUND BRASS DISC W/ PUNCH STAMPED "LS 23693 IN CASE DOWN 0.5' 0.49' S OF 1/32 CORNER (HELD FOR ROTATION)

**SE 72ND STREET**  
 N LINE OF THE SE1/4, SEC. 25  
 N88°40'35"W

**78TH AVENUE SE**  
 (BASIS OF BEARINGS)  
 1064.97 REF. 1 (1064.95 REF. 2) (1064.46 MEAS.)

**SE 75TH PLACE**

FOUND 4X4 CONC MON W/ BRASS NAIL W/ PUNCH IN CASE DOWN 0.9' (HELD FOR POSITION)

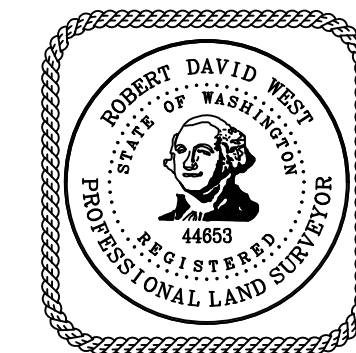


**EXCEPTIONS CONTAINED IN TITLE**

1. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 4244487 AND 4244488, RECORDS OF KING COUNTY, WASHINGTON. (4244487 SHOWN HEREON, 4244488 IS NOT ON OR ADJACENT TO PROPERTY)
2. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A RECORD OF SURVEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20030522900008, RECORDS OF KING COUNTY, WASHINGTON. (NOTHING TO PLOT)
3. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A RECORD OF SURVEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040308900011, RECORDS OF KING COUNTY, WASHINGTON. (NOTHING TO PLOT)
4. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A RECOGNITION OF LEGAL BOUNDARIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040819002565, RECORDS OF KING COUNTY, WASHINGTON. (NOTHING TO PLOT, WITHDRAWS USE OF A SHARED DRIVEWAY THAT NO LONGER EXISTS)

**LEGEND**

- ⊗ FOUND SURVEY MONUMENT, AS NOTED
- FOUND SURVEY MARKER, AS NOTED
- ℓ PROPERTY LINE
- CLF CHAIN LINK FENCE
- VBF VERTICAL BOARD FENCE
- HWF HOGWIRE FENCE
- x — FENCE LINE



CIVIL ENGINEERING  
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# SEARS SHORT PLAT

A PLAT COMMUNITY  
A PORTION OF THE NW 1/4, OF THE SE 1/4,  
SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.  
CITY OF MERCER ISLAND  
KING COUNTY, WASHINGTON

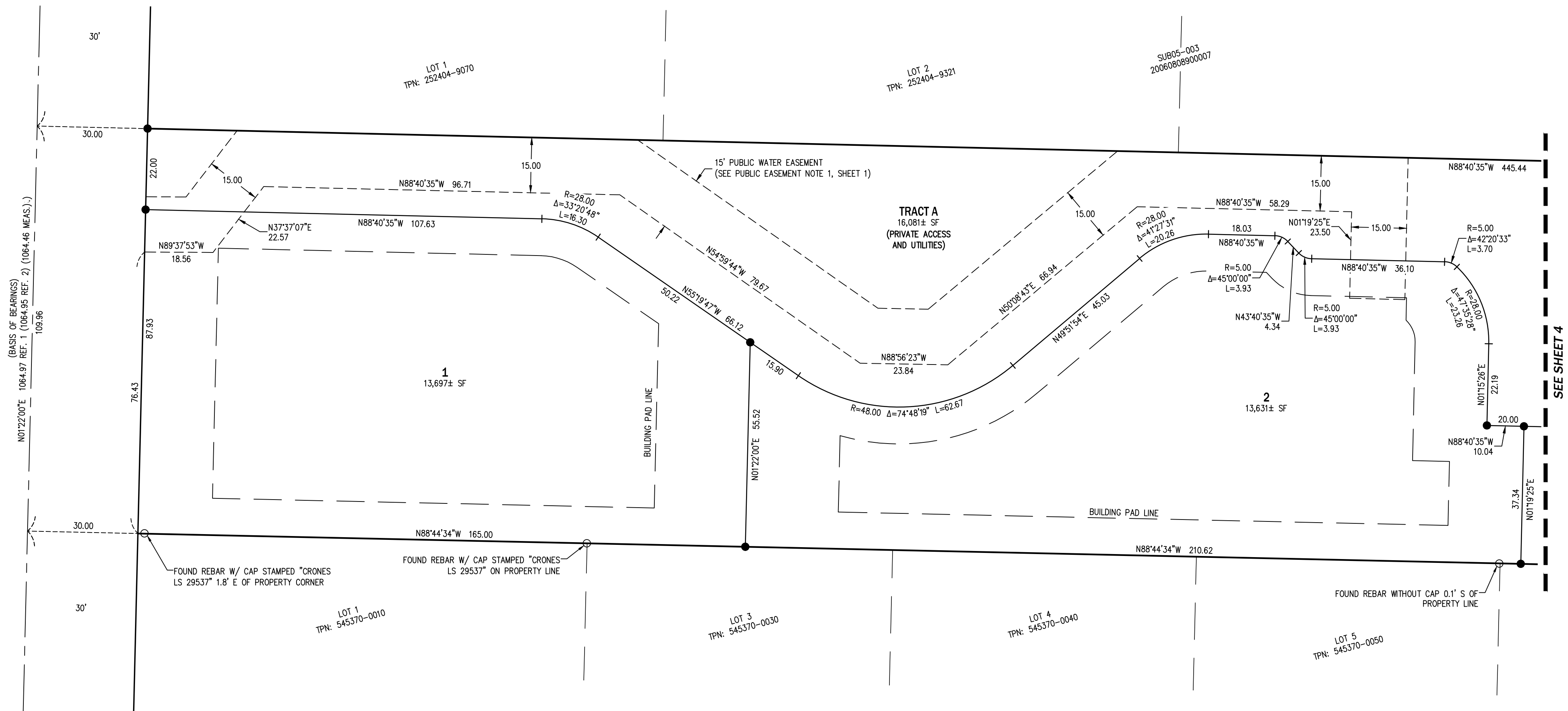


SCALE: 1" = 20'

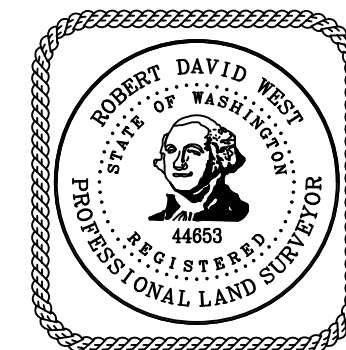


### LEGEND

- FOUND SURVEY MARKER, AS NOTED
- SET REBAR WITH CAP STAMPED "CORE 44653"



SEE SHEET 4



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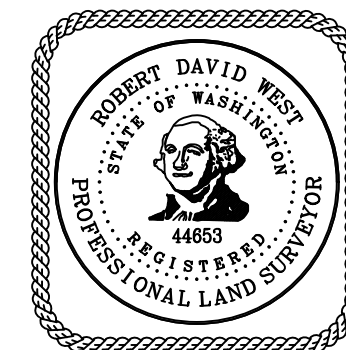
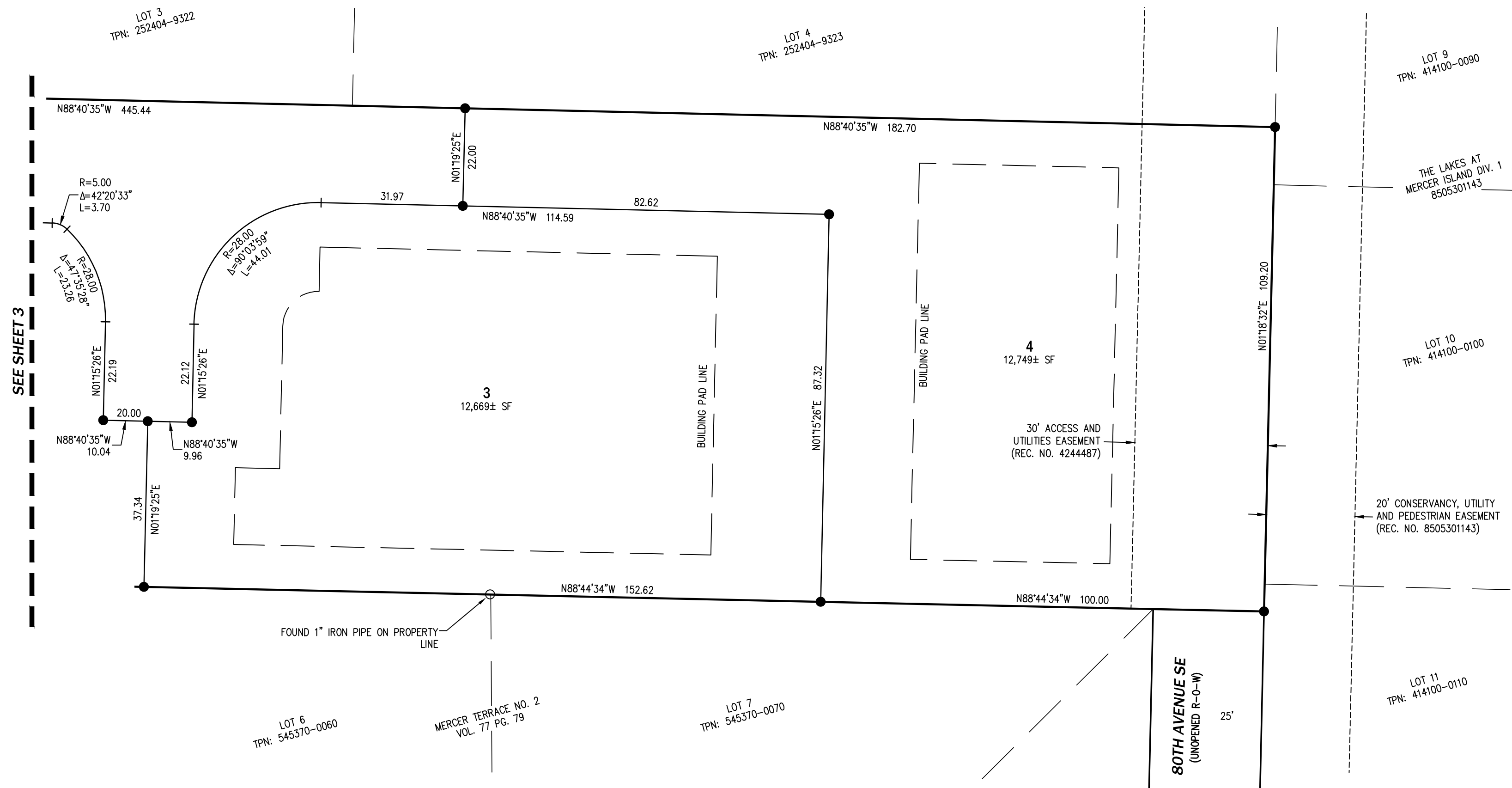
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SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.  
CITY OF MERCER ISLAND  
KING COUNTY, WASHINGTON



### LEGEND

- FOUND SURVEY MARKER, AS NOTED
- SET SURVEY MARKER, AS NOTED

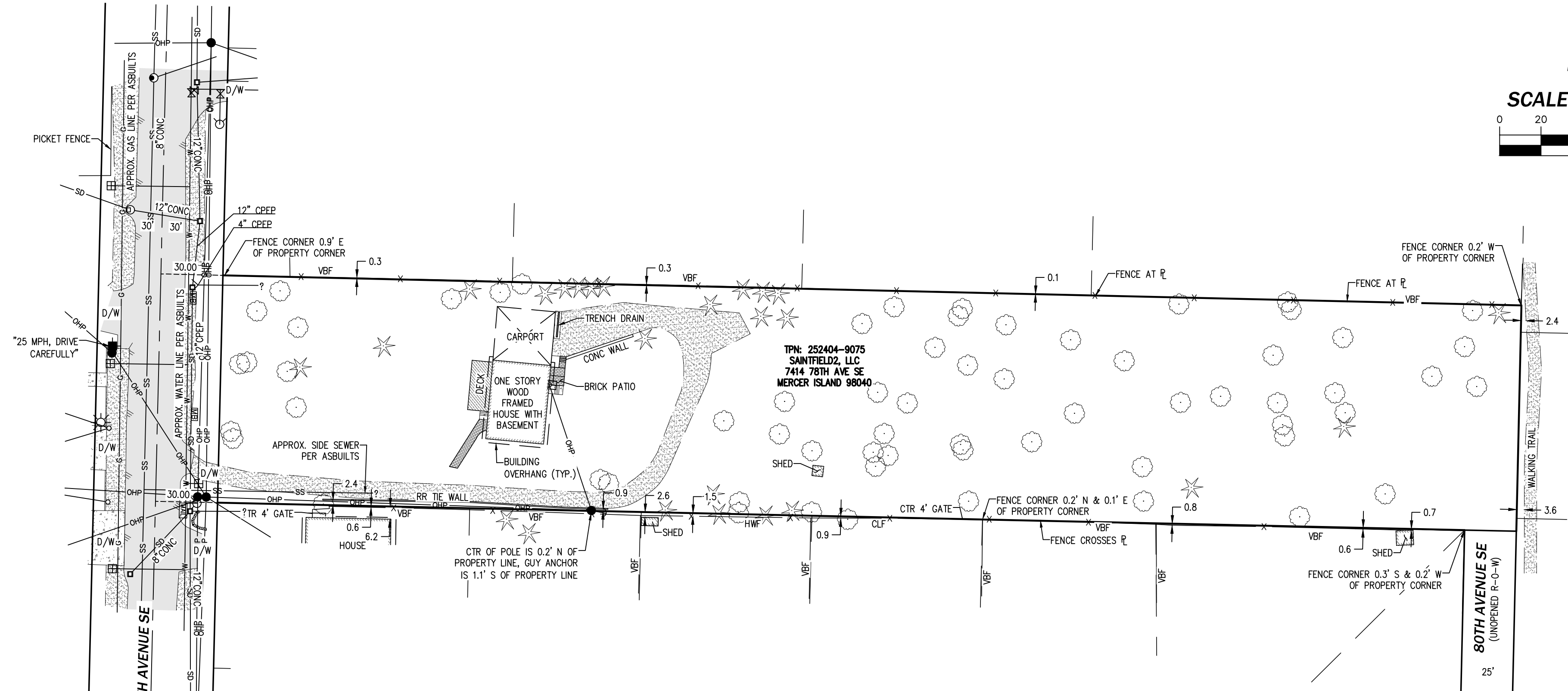
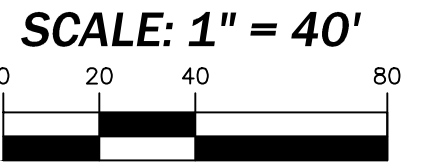


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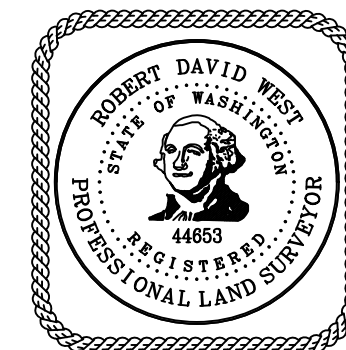
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 CITY OF MERCER ISLAND  
 KING COUNTY, WASHINGTON



TPN: 252404-9075  
 SAINTFIELD2, LLC  
 7414 78TH AVE SE  
 MERCER ISLAND 98040

**LEGEND**

●	SEWER MANHOLE	ℓ	PROPERTY LINE
□	CATCH BASIN TYPE I	D/W	DRIVEWAY
⊕	CATCH BASIN TYPE II	CLF	CHAIN LINK FENCE
○	YARD DRAIN	VBF	VERTICAL BOARD FENCE
>	CULVERT END	HWF	HOGWIRE FENCE
⊗	FIRE HYDRANT	—SS—	SEWER LINE
⊕	WATER VALVE	—SD—	STORM DRAINAGE LINE
⊕	WATER METER	—W—	WATER LINE
●	UTILITY POLE	—G—	GAS LINE
←	GUY ANCHOR	—OHP—	OVERHEAD POWER LINE
☀	YARD LIGHT	—X—	FENCE LINE
⊕	POWER METER	—	EDGE OF ASPHALT
⊕	TRAFFIC SIGN, AS NOTED	▒	CONCRETE
⊕	MAILBOX	▒	GRAVEL
☀	EVERGREEN TREE	▒	BRICK
☀	DECIDUOUS TREE		



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