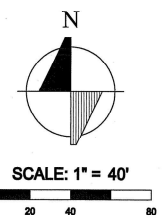


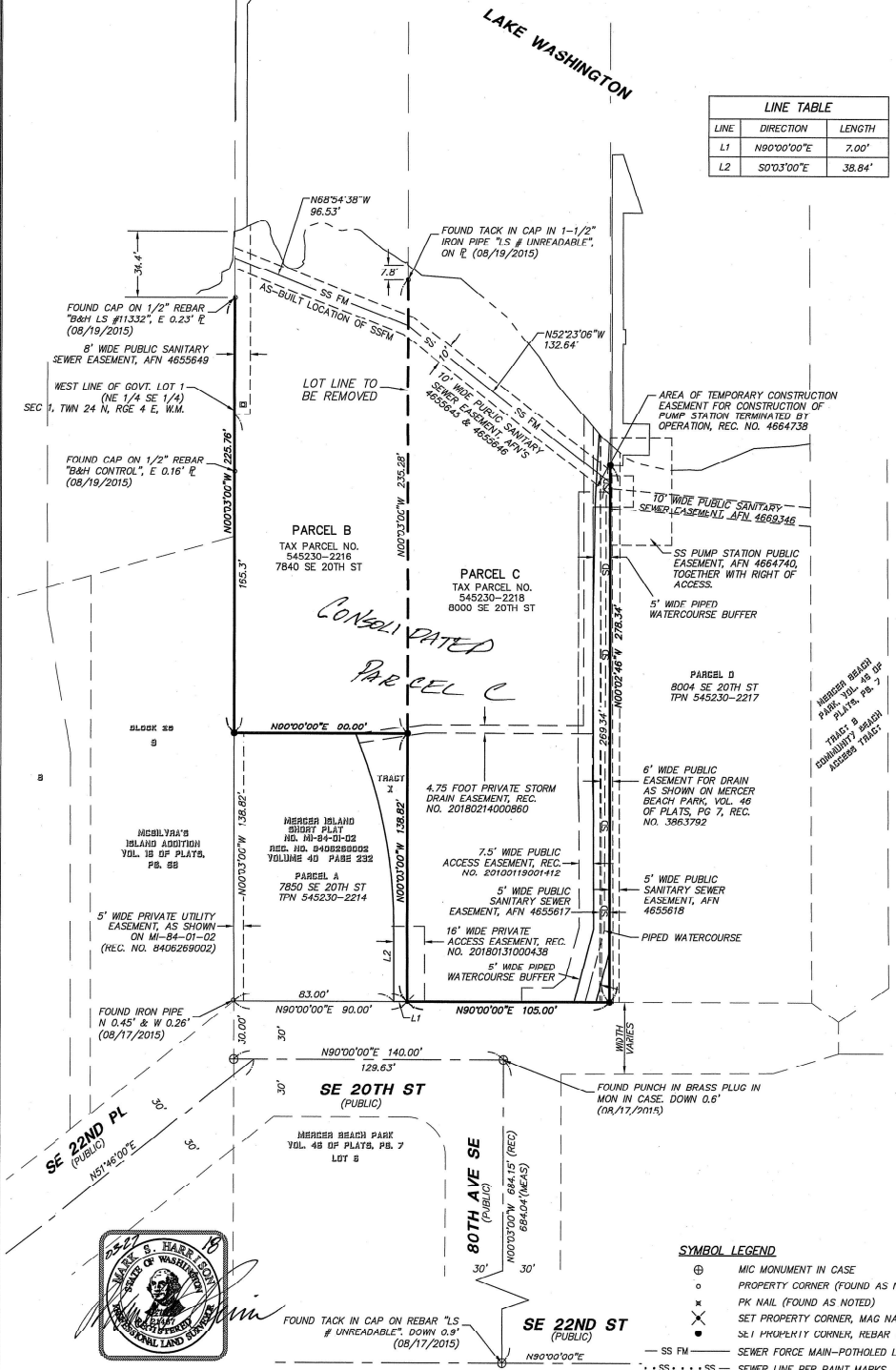
382 / 119

MERCER ISLAND FILE NO. SUB17-006

**NFH RESIDENCE LOT LINE REVISION
 (LOT CONSOLIDATION)**
 POR. OF GOV. LOT 1, SEC. 1, TWP. 24 N, RGE. 4 E, W.M.



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N90°00'00"E	7.00'
L2	S0°03'00"E	38.84'



BASIS OF BEARING

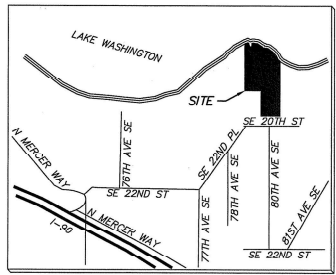
HELD THE BEARING OF NORTH 00° 03' 00" WEST ALONG THE CENTER LINE OF BOTH AVENUE S.E. BETWEEN S.E. 22ND STREET & S.E. 20TH STREET PER THE MERCER ISLAND SHORT PLAT "BARNES SHORT PLAT" BY M.W. MARSHALL, PROFESSIONAL LAND SURVEYOR, DATED DECEMBER 20, 1991 AND RECORDED JANUARY 1992, SHORT PLAT FILE NUMBER MI-91-1485 WITH RECORDING NUMBER 922210005 RECORDS OF KING COUNTY, WASHINGTON.

HORIZONTAL DATUM

ASSUMED

GENERAL NOTES

1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 CHS5 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING TRIMBLE VX SPATIAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 15 THROUGH 24, 2015 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
3. THE CITY OF MERCER ISLAND UTILITY RECORDS INDICATE THAT A SANITARY SEWER LINE RUNS ALONG THE SHORELINE OF LAKE WASHINGTON. THE LINE WAS POTHOLED IN AUGUST 2017 NORTHWESTERLY FROM THE SEWER PUMP STATION AND IS LOCATED AS SHOWN HEREON.
4. EASEMENTS AND LEGAL DESCRIPTIONS ARE BASED ON CHICAGO TITLE INSURANCE COMPANY, GUARANTEE NO. 485928C-ETU-SIXTH, DATED FEBRUARY 16, 2018 @ 12:00 AM.
5. THE LIMITS AND LATERAL LINES OF THE SECOND CLASS SHORELANDS ADJOINING PARCELS B AND C HAVE NOT BEEN DETERMINED.
6. ORDINARY HIGH WATER (OHW) IS SHOWN AT AN ELEVATION OF 18.6', VERTICAL DATUM OF NAVD 88 PER MERCER ISLAND MUNICIPAL CODE CHAPTER 19.16.010. THIS ELEVATION IS ROUGHLY EQUAL TO 21.65' PER THE US ARMY CORPS OF ENGINEERS VERTICAL DATUM AT THE HIRAM CHITTENDEN LOCKS IN SEATTLE.



SYMBOL LEGEND

- ⊕ MIC MONUMENT IN CASE
- PROPERTY CORNER (FOUND AS NOTED)
- PK NAIL (FOUND AS NOTED)
- ✕ SET PROPERTY CORNER, MAG NAIL WITH LS WASHER
- ⊙ SET PROPERTY CORNER, REBAR WITH LS CAP
- SS FM — SEWER FORCE MAIN—POTHOLED LOCATION
- ⋯ SS ⋯ SS — SEWER LINE PER PAINT MARKS

RECORDING CERTIFICATE
 Filed for record this 17 day of April, 2018, at 3:22 P.M., in book 382 of SURVEYS at page 119-120 at the request of TRIAD ASSOCIATES DIVISION OF RECORDS & EASEMENTS
 Supl. of Records Mark S. Harrison 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 NFH RESIDENCE
 in King County, WA, 2015
Mark S. Harrison CERT. NO. 21467
 MARK S. HARRISON March 27, 2018

**LOT LINE REVISION
 (LOT CONSOLIDATION)**
 FOR
NFH RESIDENCE
 8000 SE 20TH ST
 MERCER ISLAND, WA 98040

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

triad

Date 3/28/18 Job No. **15-131**
 Drawn KBR/CPC Sheet **1 OF 2**
 Checked MSH

382/120

MERCER ISLAND FILE NO. SUB17-006

NFH RESIDENCE LOT LINE REVISION
(LOT CONSOLIDATION)

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

DEPARTMENT OF RECORDS

ZONED R-12 PER CITY OF MERCER ISLAND

DECLARATION

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LOT LINE REVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS LOT LINE REVISION TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION 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.

FOR: WELLS FARGO BANK, N.A.
BY: [Signature] TITLE: Vice President
PRINTED NAME: Mark Lucier

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KING

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK LUCIER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S/HE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S/HE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE VICE PRESIDENT OF WELLS FARGO BANK, N.A., AS TRUSTEE OF THE TITLE HOLDING TRUST DATED 10/06/09, AS TO PARCELS D & G AND AN UNDIVIDED ONE-HALF INTEREST IN TRACT X OF MERCER ISLAND SHORT PLAT NO. M84-01-02, REC. NO. 8406269002, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 4, 2018

SIGNATURE OF [Signature]
NOTARY PUBLIC

TITLE: Notary Public
MY APPOINTMENT EXPIRES: 04/10/2019



SPECIAL EXCEPTIONS SCHEDULE B

PER CHICAGO TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 485928C-ETU-SIXTH, DATED FEBRUARY 16, 2018 AT 12:00 AM.

- 1. THIS PARCEL IS SUBJECT TO A PUBLIC EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JANUARY 18, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4655646. THE EASEMENT IS 10 FEET IN WIDTH, CENTERED ON AS CONSTRUCTED LINE, AS SHOWN HEREON.
- 2. THIS PARCEL IS SUBJECT TO A PUBLIC EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JANUARY 18, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4655649. THE EASEMENT IS 8 FEET IN WIDTH IN THE NORTHERLY PORTION OF PARCEL B ALONG THE WEST LINE THEREOF.
- 3. THIS PARCEL IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND UTILIZATION AS SET FORTH ON MERCER ISLAND SHORT PLAT MI-84-01-02, RECORDED JUNE 26, 1984 UNDER KING COUNTY RECORDING NO. 8406269002, SAID SHORT PLAT DEFINATES THE ABOVE SEWER EASEMENTS AND A 5 FOOT WIDE PRIVATE EASEMENT FOR UNDERGROUND UTILITIES ALONG THE WEST LINE OF PARCEL A. TRACT X IS DESIGNATED AS AN OPEN SPACE TRACT AND IS JOINTLY OWNED BY THE OWNERS OF PARCELS A AND B.
- 4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH ON MERCER BEACH PARK, AS RECORDED UNDER KING COUNTY RECORDING NO. 3863782. SUBJECT PROPERTY IS NOT WITHIN THIS PLAT, HOWEVER THE PLAT DOES SHOW A URNAGE EASEMENT THROUGH SUBJECT PROPERTY.
- 5. THESE PARCELS ARE SUBJECT TO AN AMENDED AND RESTATED PRIVATE INGRESS AND EGRESS EASEMENT FOR A COMMON DRIVEWAY AND MAINTENANCE AGREEMENT RECORDED JANUARY 31, 2018 UNDER KING COUNTY RECORDING NO. 20180131000438. SAID DOCUMENT IS AN AMENDMENT AND RESTATMENT OF THE ROAD MAINTENANCE AGREEMENT RECORDED UNDER RECORDING NO. 20030828001029, WHICH DOCUMENT REVOKED THE TERMS AND CONDITIONS OF THE ACCESS EASEMENT CREATED BY THE ABOVE SHORT PLAT (REFERENCE EXCEPTION 3 ABOVE).
- 6. SUBJECT TO A MEMORANDUM OF COTENANCY AGREEMENT RECORDED UNDER RECORDING NUMBER 2006114001877. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
- 7. PUBLIC EASEMENT FOR SEWER PIPELINE RECORDED JANUARY 18, 1956 UNDER KING COUNTY RECORDING NO. 4655627. THIS EASEMENT IS NOT WITHIN SUBJECT PROPERTY, HOWEVER OTHER SEWER EASEMENTS WITHIN SUBJECT PROPERTY REFER TO THIS EASEMENT.
- 8 & 9. TEN FOOT WIDE PUBLIC EASEMENTS AND THEIR TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JANUARY 18, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4655648 AND MAY 9, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4691123 WERE TERMINATED BY DOCUMENT RECORDED UNDER RECORDING NO. 20180119001411, RECORDS OF KING COUNTY, WASHINGTON.
- 10. THIS PARCEL IS SUBJECT TO A PUBLIC EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JANUARY 18, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4655017. THE EASEMENT IS 3 FEET IN WIDTH, ALONG THE EAST LINE OF PARCEL C.
- 11. THIS PARCEL IS SUBJECT TO A PUBLIC EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JANUARY 18, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4655645. THE EASEMENT IS 10 FEET IN WIDTH, CENTERED ON AS CONSTRUCTED LINE, AS SHOWN HEREON.
- 12. THIS PARCEL IS SUBJECT TO A PUBLIC EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF ACCESS AND CONSTRUCTING A SANITARY SEWER PUMP STATION ON ADJACENT PARCEL D, RECORDED FEBRUARY 16, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4684738. THE TEMPORARY CONSTRUCTION EASEMENT FOR THE CONSTRUCTION OF THE PUMP STATION LOCATED ON THE PROPERTY TO THE EAST TERMINATED BY OPERATION.
- 13. TEN FOOT WIDE PUBLIC EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JUNE 5, 1957 UNDER KING COUNTY AUDITOR'S FILE NO. 4603215 WAS TERMINATED BY DOCUMENT RECORDED UNDER RECORDING NO. 20180119001411, RECORDS OF KING COUNTY, WASHINGTON.
- 14. THIS PARCEL IS SUBJECT TO A PUBLIC ACCESS EASEMENT AND RIGHTS INCIDENTAL THERETO GRANTED TO CITY OF MERCER ISLAND OVER AN EASTERLY PORTION OF SAID PARCEL, UNDER RECORDINGS NO. 20180119001412, RECORDS OF KING COUNTY, WASHINGTON.
- 15. THIS PARCEL IS SUBJECT TO A STORM DRAIN EASEMENT WITH MAINTENANCE AGREEMENT AND RIGHTS INCIDENTAL THERETO GRANTED TO JAMES C. EDRIIS AND KATHY ANN EDRIIS, UNDER RECORDING NO. 20180214000860, RECORDS OF KING COUNTY, WASHINGTON.
- 16. SUBJECT TO AN AFFIDAVIT REGARDING OIL TANKS DISCLOSED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 9411280757. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
- 17. SUBJECT A RELEASE/COVENANT RECORDED UNDER RECORDING NUMBER 20031027005254. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.

APPROVALS

CITY OF MERCER ISLAND
EXAMINED AND APPROVED THIS 12th DAY OF April 2018.

BY: [Signature] CODE OFFICIAL
EXAMINED AND APPROVED THIS 10th DAY OF April 2018.

BY: [Signature] CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS 17th DAY OF April 2018.

BY: [Signature] ASSESSOR

LEGAL DESCRIPTIONS (ORIGINAL)

PER CHICAGO TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 485928C-ETU-SIXTH, DATED FEBRUARY 16, 2018 @ 12:00 AM.

PARCEL B (ORIGINAL)

PARCEL "B"
PARCEL NO. 5452302216
ADDRESS: 7840 SE 20TH STREET, MERCER ISLAND, WA 98040

LOT B OF CITY OF MERCER ISLAND SHORT PLAT NUMBER M84-01-02, RECORDED UNDER RECORDING NUMBER 8406269002, SAID SHORT PLAT BEING A SUBDIVISION OF THE WEST 90 FEET OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF A LINE WHICH IS 1,374.15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1, BEING A PORTION OF MERCER PARK, HERETOFORE VACATED BY ORDER OF KING COUNTY COMMISSIONER, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON.

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.

TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN TRACT X OF SAID SHORT PLAT.

PARCEL C (ORIGINAL)

PARCEL "C"
PARCEL NO. 5452302218
ADDRESS: 8000 SE 20TH STREET, MERCER ISLAND, WA 98040

THE EAST 105 FEET OF THE WEST 195 FEET OF THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF NORTH MARGIN OF SOUTHEAST 20TH STREET AS SAID STREET IS PLATTED IN THE PLAT OF MERCER BEACH PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 46 OF PLATS, PAGE 7, IN KING COUNTY, WASHINGTON (BEING PART OF VACATED PLAT OF MERCER PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON);

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AND ABUTTING THEREON LYING BETWEEN THE EAST AND WEST BOUNDARY LINES OF THE ABOVE TRACT PRODUCED AND EXTENDED.

CONSOLIDATED LEGAL DESCRIPTION (PARCEL C)

FOR THE PURPOSE OF CALCULATING AREAS, THE LINE OF ORDINARY HIGH WATER WAS USED FOR THE NORTHERLY LIMIT OF THOSE UPLAND PARCELS ABUTTING LAKE WASHINGTON (ELEVATION OF 18.6 FEET, NAVD 88)

CONSOLIDATED AREA
AREA 59,328± SQ. FT. OR 1.36± ACRES
-SEE BELOW*

LOT B OF CITY OF MERCER ISLAND SHORT PLAT NUMBER M84-01-02, RECORDED UNDER RECORDING NUMBER 8406269002, SAID SHORT PLAT BEING A SUBDIVISION OF THE WEST 90 FEET OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF A LINE WHICH IS 1,374.15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1, BEING A PORTION OF MERCER PARK, HERETOFORE VACATED BY ORDER OF KING COUNTY COMMISSIONER, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN TRACT X OF SAID SHORT PLAT.

TOGETHER WITH THE EAST 105 FEET OF THE WEST 195 FEET OF THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF NORTH MARGIN OF SOUTHEAST 20TH STREET AS SAID STREET IS PLATTED IN THE PLAT OF MERCER BEACH PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 46 OF PLATS, PAGE 7, IN KING COUNTY, WASHINGTON (BEING PART OF VACATED PLAT OF MERCER PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON);

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AND ABUTTING THEREON LYING BETWEEN THE EAST AND WEST BOUNDARY LINES OF THE ABOVE TRACTS PRODUCED AND EXTENDED.

PURPOSE

THE PURPOSE OF THIS LOT LINE REVISION (LOT CONSOLIDATION) IS TO REMOVE THE EAST LINE OF LOT B OF MERCER ISLAND SHORT PLAT NUMBER M84-01-02, RECORDED UNDER RECORDING NUMBER 8406269002, AND AS ALTERED BY KING COUNTY RECORDING NUMBER 2018041790025.

* AND AS ALTERED BY KING COUNTY RECORDING NUMBER 2018041790025.

POR. OF GOV. LOT 1, (NE 1/4, SE 1/4),
SEC. 1, TWP. 24N, RGE 4E, W.M. & POR.
VAC. MERCER PARK (V. 8, P. 27), & LOT B,
MSP 84-01-02, REC. NO. 8406269002.
MERCER ISLAND, WASHINGTON



LOT LINE REVISION
(LOT CONSOLIDATION)
FOR
NFH RESIDENCE
8000 SE 20TH ST
MERCER ISLAND, WA 98040

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

Date: <u>3/28/18</u>	Job No. <u>15-131</u>
Drawn: <u>KBR/CPC</u>	Sheet <u>2 OF 2</u>
Checked: <u>MSH</u>	

382 / 117

SHORT PLAT ALTERATION OF PARCEL A AND B, MERCER ISLAND SHORT PLAT NO. MI-84-01-02 A PORTION OF GOVERNMENT LOT 1, 1/4, SE 1/4 SECTION 1, TOWNSHIP 24 N, RANGE 4 E, W.M. MERCER ISLAND, KING COUNTY, WASHINGTON

DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS:

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-84-01-02, 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 PROPOSED 3-FOOT EASEMENT FOR UNDERGROUND UTILITIES, AS CREATED ON THE MERCER ISLAND SHORT PLAT NO. MI-84-01-02, BOOK 40 OF SURVEYS, PAGE 232-A, FROM LOT B AND TRACT X OF SAID SHORT PLAT, AS SHOWN ON SHEET 2 OF 2 OF THE SHORT PLAT.
2. EXTINGUISH THE PROPOSED INGRESS, EGRESS AND UTILITY EASEMENT AS CREATED ON THE MERCER ISLAND SHORT PLAT NO. MI-84-01-02, FROM LOT A OF SAID SHORT PLAT, AS SHOWN ON SHEET 2 OF 2 THEREON.
3. EXTINGUISH THE CONDITIONS OF APPROVAL NUMBER B REGARDING MAINTENANCE AND REPAIR OF PRIVATE ROADS AND APPURTENANCES AND STORM DRAINAGE FACILITIES AS SHOWN ON SHEET 1 OF 2 OF THE SHORT PLAT.

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.

OWNERS SIGNATURES:

PARCEL 545230-2214
RECORDING NUMBER 20180613001900

By: [Signature]
WELLS FARGO BANK, N.A.

PENTAGON FEDERAL C.U.
BY:
ITS:

PARCEL 545230-2216
RECORDING NUMBER 20060315002505

By: [Signature]
JAMES C. EDRIS

By: [Signature]
KATHY ANN EDRIS

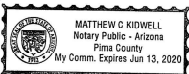
ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KING

ON THIS DAY PERSONALLY APPEARED BEFORE ME Matthew C. Kidwell
HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED March 31, 2018

SIGNATURE OF NOTARY PUBLIC [Signature]



TITLE: Notary Public
MY APPOINTMENT EXPIRES 6-13-2020

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KING

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT [Signature] IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE VICE PRESIDENT OF PENTAGON FEDERAL C.U., AS TO PARCEL A, 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 _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KING

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK LUISIER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE VICE PRESIDENT OF WELLS FARGO BANK, N.A., AS TRUSTEE OF THE TITLE HOLDING TRUST DATED 10/06/99, AS TO PARCEL B, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED April 4, 2018

SIGNATURE OF NOTARY PUBLIC [Signature]

TITLE: Notary Public
MY APPOINTMENT EXPIRES 04/10/2019



PARCEL LEGAL DESCRIPTIONS

PARCEL 'A'
PARCEL NO. 545230-2214
ADDRESS: 7850 SE 20TH STREET, MERCER ISLAND, WA. 98040

LOT A OF CITY OF MERCER ISLAND SHORT PLAT NUMBER M184-01-02, RECORDED UNDER RECORDING NUMBER 8406269002, SAID SHORT PLAT BEING A SUBDIVISION OF THE WEST 90 FEET OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF A LINE WHICH IS 1,374.15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1, BEING A PORTION OF MERCER PARK, HERETOFORE VACATED BY ORDER OF KING COUNTY COMMISSIONER, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN TRACT X OF SAID SHORT PLAT.

PARCEL 'B'
PARCEL NO. 545230-2216
ADDRESS: 7840 SE 20TH STREET, MERCER ISLAND, WA. 98040

LOT B OF CITY OF MERCER ISLAND SHORT PLAT NUMBER M184-01-02, RECORDED UNDER RECORDING NUMBER 8406269002, SAID SHORT PLAT BEING A SUBDIVISION OF THE WEST 90 FEET OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF A LINE WHICH IS 1,374.15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1, BEING A PORTION OF MERCER PARK, HERETOFORE VACATED BY ORDER OF KING COUNTY COMMISSIONER, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON.

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.

TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN TRACT X OF SAID SHORT PLAT.



APPROVALS:

CITY OF MERCER ISLAND:

EXAMINED AND APPROVED THIS 12th DAY OF April 2018.

BY: [Signature] CODE OFFICIAL

EXAMINED AND APPROVED THIS 10th DAY OF April 2018.

BY: [Signature] CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS:

EXAMINED AND APPROVED THIS 17th DAY OF April 2018

By: [Signature] King County Assessor
By: [Signature] Deputy King County Assessor
ACCOUNT NUMBERS 545230-2214 AND 545230-2216

KING COUNTY FINANCE DIVISION CERTIFICATE:

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS DERIVED 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, ASSEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS _____ DAY OF _____ 2018

FINANCE DIVISION

MANAGER, FINANCE DIVISION _____ DEPUTY _____

PARCEL AREA

FOR THE PURPOSE OF CALCULATING AREAS, THE LINE OF ORDINARY HIGH WATER WAS USED FOR THE NORTHERLY LIMIT OF PARCELS B ABUTTING LAKE WASHINGTON (ELEVATION OF 18.6 FEET, NAVD 88)

PARCEL A, TAX PARCEL NO. 5452302214
ADDRESS: 7850 SE 20TH STREET, MERCER ISLAND, WA. 98040
AREA 10,866± SQ. FT. OR 0.25± ACRES

TRACT 'X' AREA 1,628 SQ. FT. OR 0.04± ACRES

PARCEL B, TAX PARCEL NO. 5452302216
ADDRESS: 7840 SE 20TH STREET, MERCER ISLAND, WA. 98040
AREA 23,070± SQ. FT. OR 0.53± ACRES

MERCER ISLAND FILE NO. SUB17-007

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT ALTERATION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



By: [Signature]
MARK HARRISON, REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 21467
TRIAD, A DIVISION OF DAVID EVANS AND ASSOCIATES, INC.
20300 WOODINVILLE SNOHOMISH RD NE
WOODINVILLE, WASHINGTON 98072
PHONE: (425) 415-2000

March 30, 2018

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TRIAD, A DIVISION OF DAVID EVANS AND ASSOCIATES, INC. THIS 17th DAY OF April 2018, AT 3:22 P.M. AND RECORDED IN BOOK 40 OF SURVEYS, PAGE(S) 117-118

RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

By: [Signature]
SUPERINTENDENT OF RECORDS

LOT A & B, CITY OF MERCER ISLAND SHORT PLAT NO. M184-01-02, REC. NO. 8406269002 LYING WITHIN A PORTION OF GOVERNMENT LOT 1, (NE 1/4, SE 1/4) SECTION 1, TOWNSHIP 24 N, RANGE 4 E, W.M. KING COUNTY, WASHINGTON

JOB NO 15-131

MARCH 28, 2018

SHEET 1 OF 2

VOL/PG

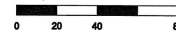
382 / 118

SHORT PLAT ALTERATION OF PARCEL A AND B, MERCER ISLAND SHORT PLAT NO. MI-84-01-02

A PORTION OF GOVERNMENT LOT 1, (NE 1/4, SE 1/4)
SECTION 1, TOWNSHIP 24 N, RANGE 4 E, W.M.
MERCER ISLAND, KING COUNTY, WASHINGTON

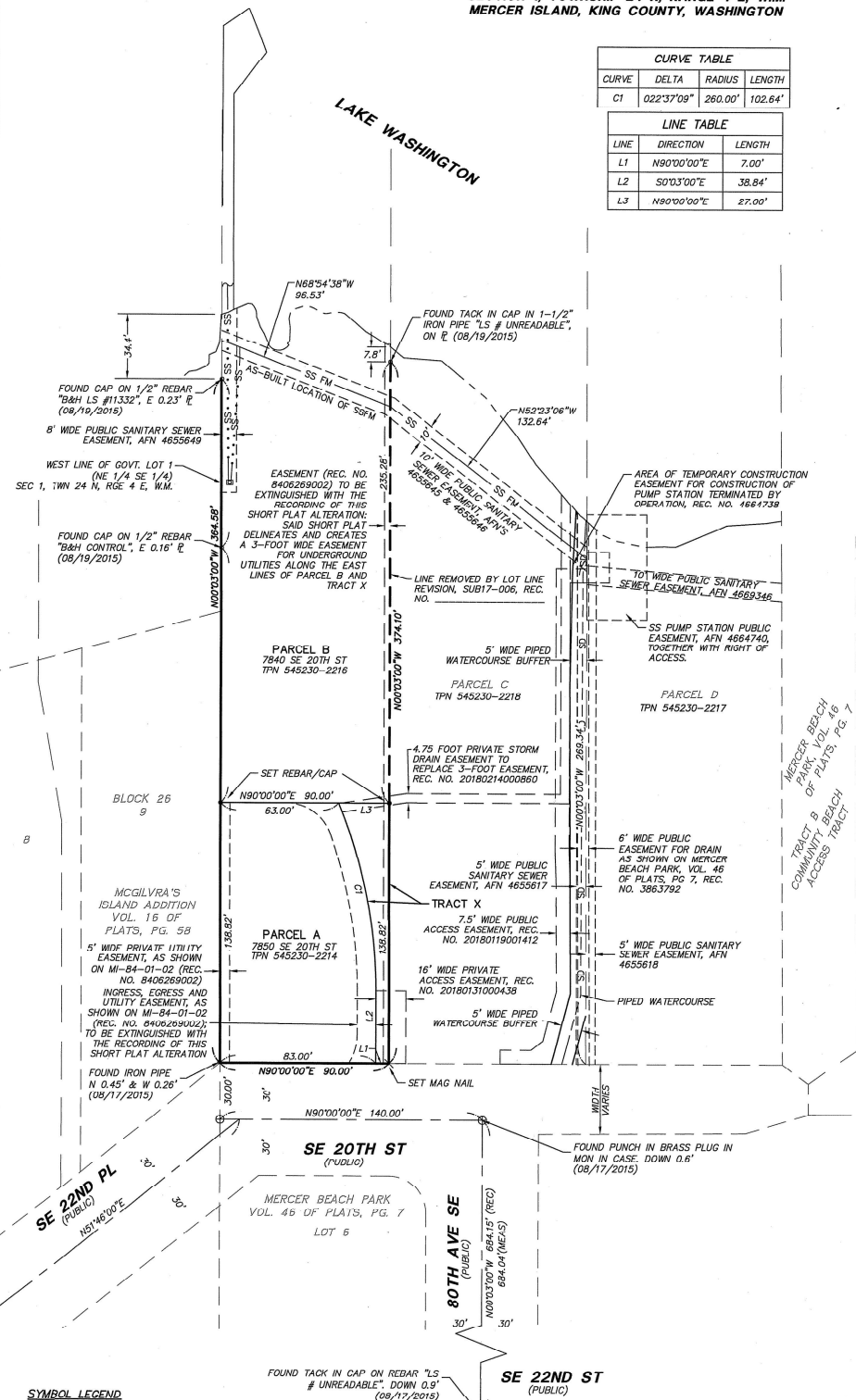


SCALE: 1" = 40'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	022°37'09"	260.00'	102.64'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N90°00'00"E	7.00'
L2	S0°03'00"E	38.84'
L3	N90°00'00"E	27.00'



BASIS OF BEARING

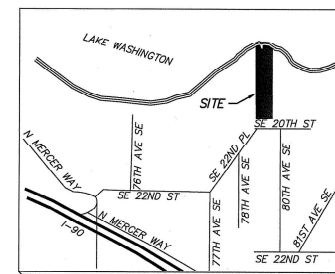
HELD THE BEARING OF NORTH 00° 03' 00" WEST ALONG THE CENTER LINE OF BOTH AVENUE S.E. BETWEEN S.E. 22ND STREET & S.E. 20TH STREET PER THE MERCER ISLAND SHORT PLAT "BARNES SHORT PLAT" BY M.W. MARSHALL, PROFESSIONAL LAND SURVEYOR, DATED DECEMBER 20, 1891 AND RECORDED JANUARY 1892, SHORT PLAT FILE NUMBER MI-91-1485 WITH RECORDING NUMBER 9202219005 RECORDS OF KING COUNTY, WASHINGTON.

HORIZONTAL DATUM

ASSUMED

GENERAL NOTES

1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING TRIMBLE VX SPATIAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 352-130-090.
2. THE INFORMATION DENOTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 15 THROUGH 24, 2015 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
3. THE CITY OF MERCER ISLAND UTILITY RECORDS INDICATE THAT A SANITARY SEWER LINE RUNS ALONG THE SHORELINE OF LAKE WASHINGTON. THE LINE WAS POTHOLED IN AUGUST 2017 NORTHWESTERLY FROM THE SEWER PUMP STATION AND IS LOCATED AS SHOWN HEREON.
4. EASEMENTS AND LEGAL DESCRIPTIONS ARE BASED ON CHICAGO TITLE INSURANCE COMPANY, GUARANTEE NO. 48592AB-ETU-FOURTH, DATED FEBRUARY 16, 2018 AT 12:00 AM.
5. THE LIMITS AND LATERAL LINES OF THE SECOND CLASS SHORLANDS ADJOINING PARCEL B HAS NOT BEEN DETERMINED.
6. ORDINARY HIGH WATER (OHW) IS SHOWN AT AN ELEVATION OF 18.6', VERTICAL DATUM OF NAVD 88, PER MERCER ISLAND MUNICIPAL CODE CHAPTER 19.18.010. THIS ELEVATION IS ROUGHLY EQUAL TO 21.85' PER THE US ARMY CORPS OF ENGINEERS VERTICAL DATUM AT THE HIRAM CHITTENDEN LOCKS IN SEATTLE.
7. SUBJECT TO COVENANTS AND OTHER MATTERS DISCLOSED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8406269002. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
8. SUBJECT TO A ROAD MAINTENANCE AGREEMENT RECORDED UNDER RECORDING NUMBER 20180131000438. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
9. SUBJECT TO A MEMORANDUM OF COTENANCY AGREEMENT RECORDED UNDER RECORDING NUMBER 2006114001877. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.



SYMBOL LEGEND

- ⊕ MIC MONUMENT IN CASE
- PROPERTY CORNER (FOUND AS NOTED)
- × PK NAIL (FOUND AS NOTED)
- ✕ SET PROPERTY CORNER, MAG NAIL WITH LS WASHER
- SET PROPERTY CORNER, REBAR WITH LS CAP
- SS FM SEWER FORCE MAIN-POTHOLED LOCATION
- SS • • • SS SEWER LINE PER PAINT MARKS

triad
 20300 Woodinville
 Snohomish Rd N
 Suite A • Woodinville,
 WA, 9807
 P: 425.486.2000
 F: 425.486.5005
 W: triadassociates.n

MERCER ISLAND FILE NO. SUB17-007
 JOB NO 15-131 MARCH 28, 2018 SHEET 2 OF 2



VOL/PG