

CONDITIONS OF APPROVAL

- All new utility systems serving the plat shall be undergrounded and designed and installed in accordance with the requirements of the City Engineer; those which do not follow the proposed or existing driveway easements may be required to be installed by hand in hand dug trenches. All driveway, roof and footing drains shall be tightlined in an approved manner to Lake Washington or to an approved storm drainage system.
- No land clearing, excavation, filling or construction of utilities, storm drainage, roadways or buildings shall be allowed prior to obtaining the necessary permits from the City. Permits may be required to be accompanied by a soils report.
- Soils reports shall be prepared by a licensed Civil Engineer experienced in soils mechanics. Any recommendations contained in soils reports may be considered a condition of approval to be applied at the discretion of the Code Official or the City Engineer. All construction shall conform to the soils report recommendations, the Standards and Specifications of the City, conditions of the permits issued, and the plans, specifications and details submitted to the City and approved for construction.
- The construction season for utilities, storm drainage, roadways retaining walls, clearing and grading work shall not begin until April 1 and shall be completed by October 1 of any year, unless otherwise approved by the City Engineer and Code Official.
- A plan whereby temporary erosion/sedimentation control facilities are installed and maintained prior to, during and following all land alteration construction such as clearing, excavation, filling and trenching shall be submitted to and approved by the City Engineer and Code Official prior to commencing construction. Said facilities shall be modified as required to insure that complete storm-water and/or ground water runoff erosion and siltation control is provided. It shall be the responsibility of the Contractor and the Developer or Applicant to provide and maintain these and additional facilities as may be needed to prevent erosion and siltation. Exposed soil surfaces shall be expeditiously retained by seeding, sodding, jute matting, burlapping, rocking or other suitable means as required by the City Engineer or Code Official.
- No land clearing or tree removal shall be allowed without the approval of the Code Official. All trees to be removed shall be tagged for removal by the Developer or Applicant and approved by the Code Official prior to removal.
- All negative impacts of construction on the site, on adjacent properties or on public rights-of-way such as siltation, mud, water runoff, etc. shall be expeditiously mitigated by the Contractor, the Developer or the Applicant; failure to do so, or failure to comply with these Conditions of Approval, the requirements on the approved plans, the conditions of the permits issued or the requirements of the City Engineer or Code Official shall be cause for issuance of a Stop Work Order, foreclosure on the Plat Bond and/or other measures deemed appropriate by the City Engineer or Code Official to insure the quality of the work and to protect the safety of the Public.
- Maintenance and repair of private roads and appurtenances and storm drainage facilities shall be the responsibility of the owners of each lot herein, and each lot owner shall pay a fair share of the cost thereof. In the event that said maintenance or repair are not performed to the satisfaction of the City Engineer after a timely demand has been made for such action, the City shall have the right to enter upon the premises and perform the necessary maintenance or repair and shall charge the owner of each lot his fair share of the total costs, and in addition, the City or the owner of any lot shall have the right to bring action in Superior Court to require said maintenance or repair as deemed necessary by the City Engineer.

RETURN TO:

CITY OF MERCER ISLAND
PLANNING DEPARTMENT
3505 88TH AVE. S.E.
MERCER ISLAND, WA. 98040

APPROVALS

KING COUNTY

Department of Assessment

Examined and approved this 21 day of

JUNE, 1984
Ruth P. Dodez - Deputy
NE 40th SE 4th - 24th Acct. 545230-2216 jfy
Department of Records

CITY OF MERCER ISLAND

APPROVED SHORT SUBDIVISION
Under Provisions of Ord. no. 446 & R.C.W. 58.17.060

DATE June 15, 1984

PLANNER [Signature]

BLDG. OFF. [Signature]

CITY ENGR. [Signature]

No further subdivision of land permitted within 5 years of above date without filing of final plat. This must be filed with the King County recording office to be valid.

FOR THE
CITY OF MERCER ISLAND

DECLARATION: Know all men by these presents that we, the undersigned, owners in fee simple of the land herein described do hereby make a short subdivision thereof pursuant to RCW 58.17060 and declare this short plat 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 owners. In witness whereof we have set our hands and seals.

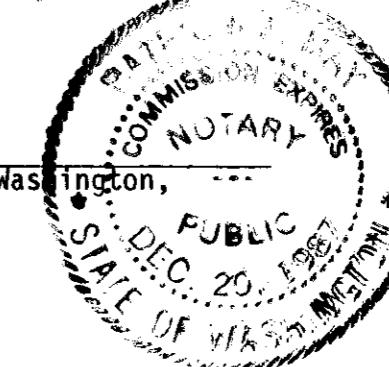
June E. Lamson and R.T. Lamson

STATE OF WASHINGTON)
COUNTY OF KING)ss

On this day personally appeared before me R.T. Lamson and June E. Lamson his wife, and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of June, 1984.

Patricia A. May
NOTARY PUBLIC in and for the State of Washington,
residing at Mercer Island



STATE OF WASHINGTON)
COUNTY OF KING)ss

On this day personally appeared before me _____ and _____ his wife, and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 198 .

NOTARY PUBLIC in and for the State of Washington,
residing at _____

RECORDER'S CERTIFICATE

8406269002

Filed for record this 26 day of JUNE, 1984 at 8:30 A.

In book 40 of SUR. at page 232, 1 at the request of

ROBERT W. JONES

ELLEN HANSEN JAMES S. WEEKS
Mgr. Supt. of Records

SURVEYOR'S CERTIFICATE

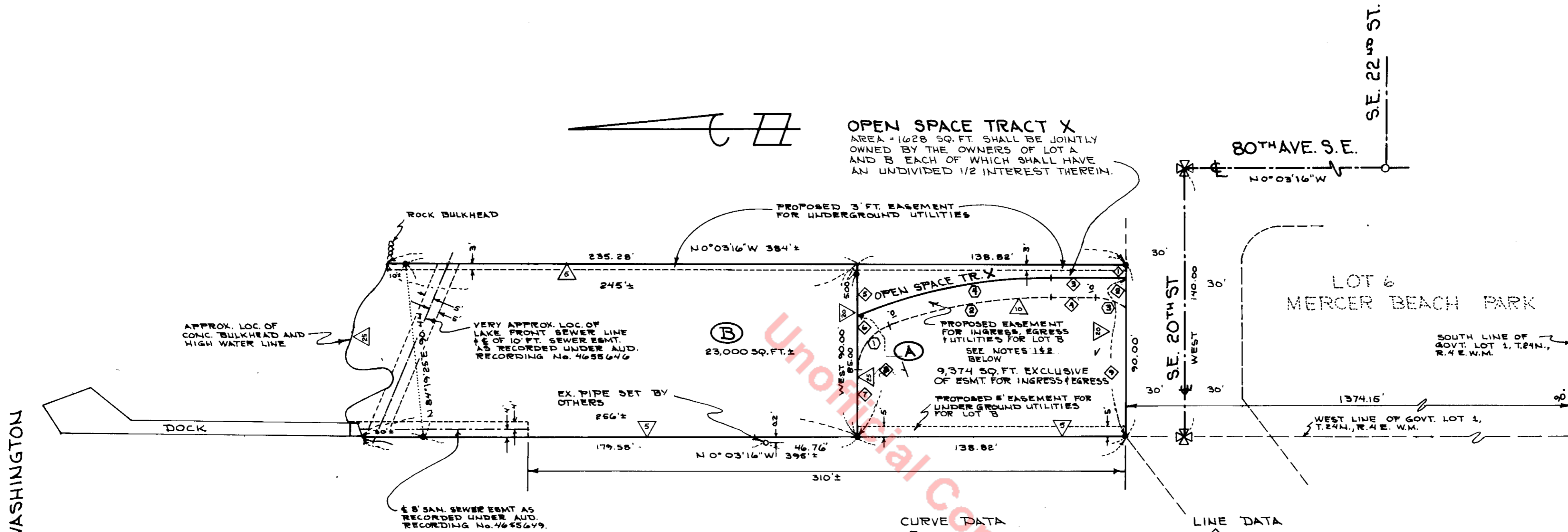
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of _____

_____ in _____, 19

Certificate No. _____

JONES, BASSI & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
7834 S.E. 32ND • 232-5282 • MERCER ISLAND, WASHINGTON 98040

DWN	SCALE	DATE
SVD	F.B. NO.	PAGE
APP'D		JOB NO.
		3340



OPEN SPACE TRACT X
 AREA - 1628 SQ. FT. SHALL BE JOINTLY OWNED BY THE OWNERS OF LOT A AND B EACH OF WHICH SHALL HAVE AN UNDIVIDED 1/2 INTEREST THEREIN.

80TH AVE. S.E.
 N0°03'16"W

S.E. 22ND ST.

LOT 6
 MERCER BEACH PARK

CURVE DATA

NO.	RAD.	Δ	L
1	25.00'	70° 28' 02"	30.75'
2	250.00'	19° 28' 42"	84.99'
3	30.00'	31° 50' 50"	16.68'
4	260.00'	22° 37' 12"	102.65'

LINE DATA

NO.	BEARING	DIST.
1	WEST	7.00'
2	WEST	14.52'
3	N0°03'16"W	38.84'
4	N0°03'16"W	23.00'
5	WEST	27.00'
6	WEST	27.85'
7	WEST	35.15'
8	WEST	63.00'
9	WEST	83.00'

LEGEND
 ⊗ DENOTES EX. CONC. MONUMENT
 ○ DENOTES EX. PIPE
 • DENOTES IRON PIPE SET

LEGAL DESCRIPTION

The west 90 feet of that portion of Government Lot 1, Section 1, Township 24 North, Range 4 East, W.M., 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 shore lands of the second class adjoining.

NOTES:

1. STORM DRAINAGE FROM LOT A SHALL BE TIGHTLINED TO LAKE WASHINGTON
2. SEWER SERVICE FOR LOT A SHALL BE FROM EXISTING SEWER LINE IN S.E. 20TH ST.



ADDED NOTES & SETBACKS 3-29-84

SURVEY OF MERCER ISLAND SHORT PLAT No. MI-84-01-02 LOCATED IN GOVT LOT 1, C.N.E. 1/4 S.E. 1/4 SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

RECORDER'S CERTIFICATE
 3406269002
 Filed for record this 26 day of JUNE, 1984 at 8:30 AM
 in book 10 of SUR. at page 232 A at the request of
 ROBERT W. JONES
 ELLEN HANSEN JAMES S. WEEKS
 Mgr. Supt. of Records

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 ROBERT T. LAMSON
 in SEPT., 1983.
 Robert W. Jones
 Certificate No. 2234

JONES, BASSI & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 7834 S.E. 32ND • 232-5282 • MERCER ISLAND, WASHINGTON 98040

DWN M.W.M.	SCALE 1" = 40'	DATE 1-4-84
SVD M.W.M.	F.B. NO. 520	PAGE 35
APP'D R.W.J.		JOB NO. 3340