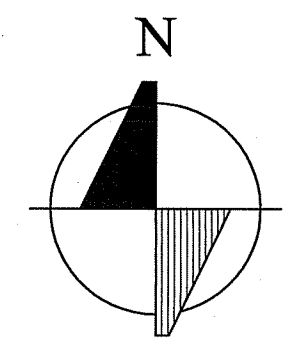


20180417900035 Vol: 382 Page: 119
 BOUNDARY LINE ADJUSTMENT - MAP Rec: \$163.00
 Pages: 2
 4/17/2018 3:22 PM
 KING COUNTY, WA

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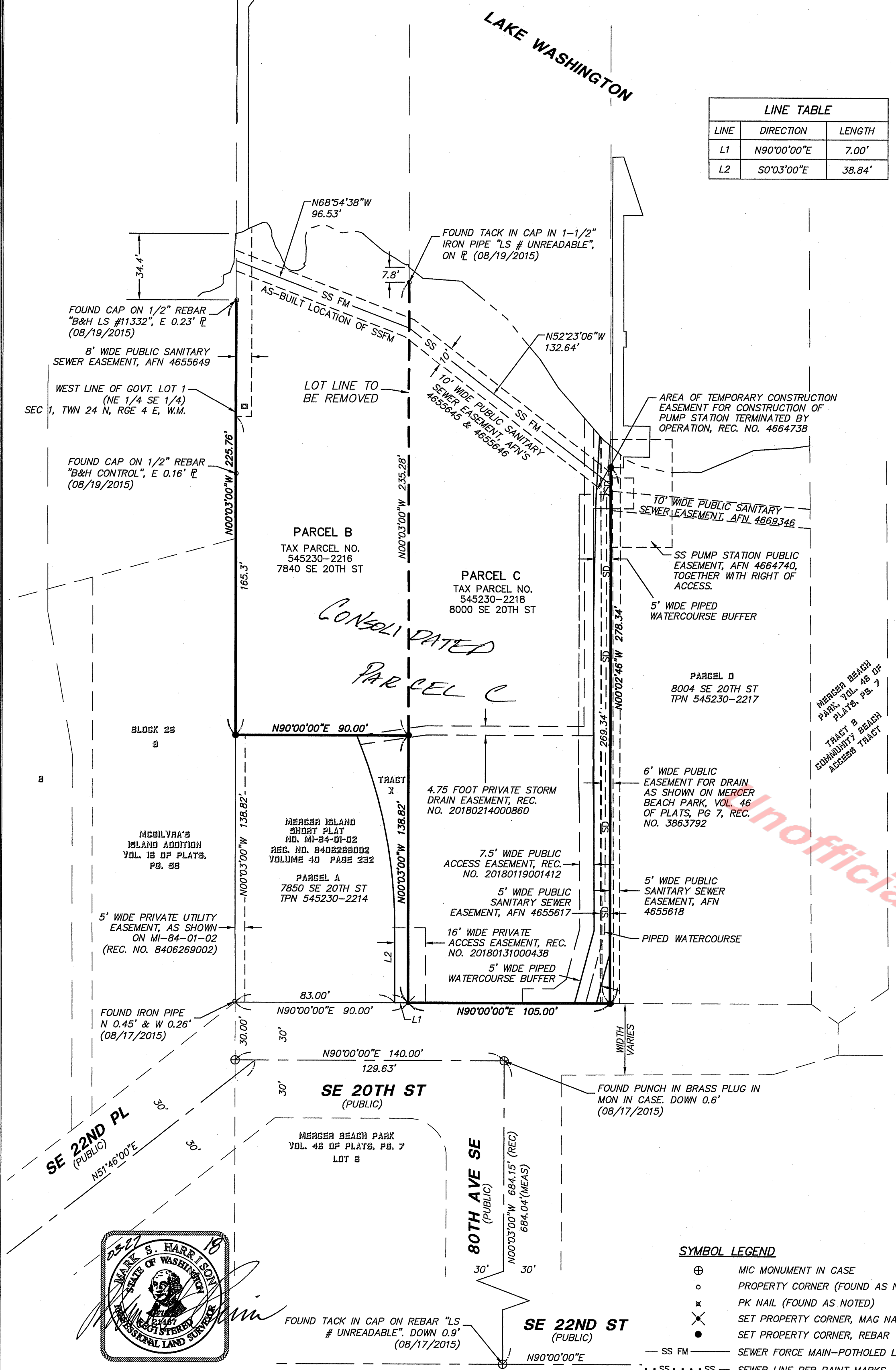
MERCER ISLAND FILE NO. SUB17-006

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



SCALE: 1" = 40'

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



BASIS OF BEARING

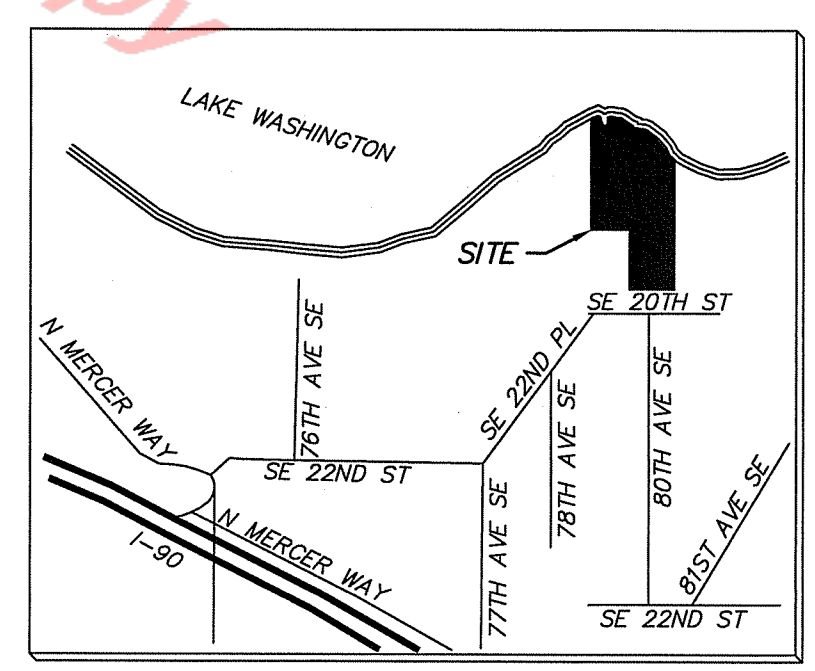
HELD THE BEARING OF NORTH 00° 03' 00" WEST ALONG THE CENTER LINE OF 80TH AVENUE S.E. BETWEEN S.E. 22ND STREET & S.E. 20TH STREET PER THE MERCER ISLAND SHORT PLAT "BARNES SHORT PLAT" BY M.W. MARSHALL, PROFESSIONAL LAND SURVEYOR, DATED DECEMBER 20, 1991 AND RECORDED JANUARY 1992, SHORT PLAT FILE NUMBER MI-91-1485 WITH RECORDING NUMBER 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 UTILIZING 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 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. 48592BC-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 21.85' PER THE US ARMY CORPS OF ENGINEERS VERTICAL DATUM AT THE HIRAM CHITTENDEN LOCKS IN SEATTLE.



VICINITY MAP
NOT TO SCALE

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 — SEWER LINE PER PAINT MARKS



FOUND TACK IN CAP ON REBAR "LS # UNREADABLE". DOWN 0.9' (08/17/2015)

RECORDING CERTIFICATE
 Filed for record this 17th 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 & ELECTIONS
 Supt. of Records
 Manager REC.

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 JULY 2015
 Mark S. Harrison CERT. NO. 21467
 Mark S. Harrison August 27, 2018

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

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, MISP 84-01-02, REC. NO. 8406269002. MERCER ISLAND, WASHINGTON

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

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

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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. [Signature] TITLE: Vice President

PRINTED NAME: Mark Lusier

ACKNOWLEDGEMENTS

STATE OF WASHINGTON COUNTY OF KING

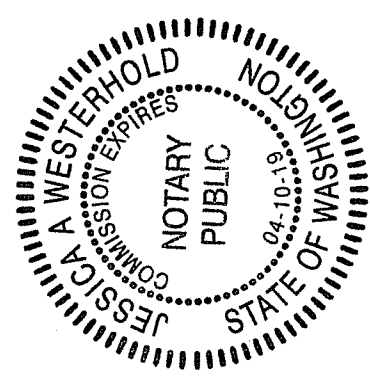
CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT [Signature] SIGNED THIS INSTRUMENT, ON OATH STATED THAT [Signature] WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE VICE PRESIDENT OF WELLS FARGO BANK, N.A., AS TRUSTEE OF THE TITLE HOLDING TRUST DATED 10/06/99, AS TO PARCELS B & C 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]

TITLE: Notary Public

MY APPOINTMENT EXPIRES 04/10/2019



SPECIAL EXCEPTIONS SCHEDULE B

PER CHICAGO TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 48592BC-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 DEDICATION AS SET FORTH ON MERCER ISLAND SHORT PLAT M84-01-02, RECORDED JUNE 26, 1984 UNDER KING COUNTY RECORDING NO. 8406269002. SAID SHORT PLAT DELINEATES 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 DRAINAGE 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 RESTATEMENT OF THE ROAD MAINTENANCE AGREEMENT RECORDED UNDER RECORDING NO. 2003082801029, 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 COVENANCY AGREEMENT RECORDED UNDER RECORDING NUMBER 20061114001877. 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. 4691223 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. 4655617. THE EASEMENT IS 5 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. 4664738. 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. 4803213 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 RECORDING 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 17th DAY OF April 2018. EXAMINED AND APPROVED THIS 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. [Signature] ASSESSOR

LEGAL DESCRIPTIONS (ORIGINAL)

PER CHICAGO TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 48592BC-ETU-SIXTH, DATED FEBRUARY 16, 2018 @ 12:00 AM.

PARCEL B (ORIGINAL)

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 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, SAID STREET IS PLATED 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 59,326± SQ. FT. OR 1.36± ACRES

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 PLATED 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);

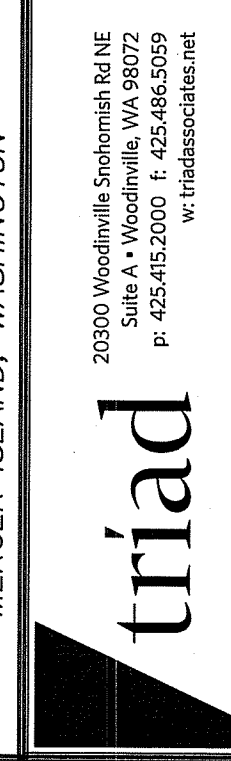
PURPOSE

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 20180417900035.

* AND AS ALTERED BY KING COUNTY RECORDING NUMBER 20180417900035



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



Date 3/28/18 Job No. 15-131 Drawn KBR/GPC Sheet 2 Of 2 Checked MSH