

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 installed 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. Safe 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, burlap-piling, rock 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, forfeiture 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.

8406269002 40/432

RETURN TO:  
CITY OF MERCER ISLAND  
PLANNING DEPARTMENT  
3300 1st Avenue E.  
MERCER ISLAND, WA 98040

APPROVALS

KING COUNTY

Department of Assessment

Examined and approved this 21 day of

June, 1984  
LONG RIDDER - Director  
Department of Assessment

CITY OF MERCER ISLAND

APPROVED SHORT SUBDIVISION  
PLANS  
DATE: June 15, 1984  
PLANNED BY: [Signature]  
CITY ENGINEER: [Signature]  
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.

[Signatures of owners]

STATE OF WASHINGTON  
COUNTY OF KING

On this day personally appeared before me [Name] and [Name] 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 [Month], 1984.  
[Notary Seal]

STATE OF WASHINGTON  
COUNTY OF KING

On this day personally appeared before me [Name] and [Name] 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 [Month], 1984.  
[Notary Seal]

RECORDING CERTIFICATE

Filed for record this [Date] day of [Month], 1984.  
In Book [Number] of page [Number] of the Register of  
[Signature]  
[Title]

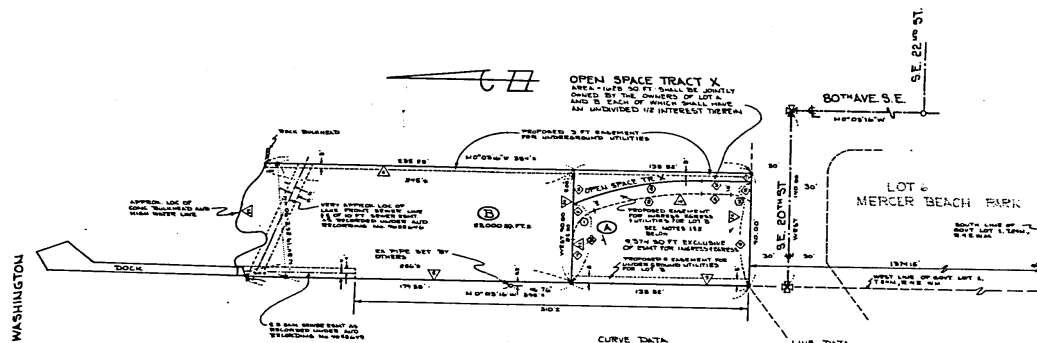
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Surveying Act of the Republic of [Country].  
[Signature]  
[Title]

JONES, BASSI & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

2224 8th Ave. S.E. - SEASIDE - MERCER ISLAND WASHINGTON 98040  
OWNER [Name] SCALE [Scale]  
BY [Name] DATE [Date] JOB NO. [Number]  
APP'D [Signature] 3340

8406269002 40/332A



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 1,174.15 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 Commissioners, 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 THROWN TO LAKE WASHINGTON.
- 2. SEWER SERVICE FOR LOT A, SHALL BE FROM EXISTING SEWER LINE IN S.E. 20th ST.

CURVE DATA				LINE DATA			
NO.	BEARING	CHORD	ARC LENGTH	NO.	BEARING	DIST.	
1	25 00' 10" E	28.02'	50.75'	1	WEST	7.00'	
2	25 00' 10" E	19.25'	34.74'	2	WEST	11.82'	
3	30 00' 00" S	16.43'	16.43'	3	N 60° 00' 00" W	38.24'	
4	24 00' 00" E	102.65'	102.65'	4	N 60° 00' 00" W	23.00'	
				5	WEST	21.00'	
				6	WEST	27.85'	
				7	WEST	35.15'	
				8	WEST	43.00'	
				9	WEST	53.00'	

LEGEND  
 ⊙ DENOTES EX CONG MONUMENT  
 ○ DENOTES EX PIPE  
 ● DENOTES IRON PIPE SET



SURVEY OF MERCER ISLAND SHORT PLAT No. MI-64-01-02 LOCATED IN GOVT LOT 1, (N.E. 1/4 S.E. 1/4) SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

DEPARTMENT CERTIFICATE  
 This survey complies with the requirements of the Surveying Act of the State of Washington.

DEPARTMENT CERTIFICATE  
 This survey complies with the requirements of the Surveying Act of the State of Washington.

ADDED NOTES & SETBACKS  
 JONES, BASSI & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 520 33rd St. Seattle, WA 98104  
 SCALE: 1" = 40'  
 DATE: 11-14-04  
 APP'D F.S.: 520 33