

20180417900034 Vol: 382 Page: 117
SHORT PLAT - MAP Rec: \$163.00
Pages: 2
4/17/2018 3:22 PM
KING COUNTY, WA

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, (NE 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 8 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:

2216
PARCEL 545230-2214
RECORDING NUMBER 20160613001959

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

~~PENTAGON FEDERAL C.U.
BY:
ITS:~~

2214
PARCEL 545230-2214
RECORDING NUMBER 20060315002595

[Signature]
JAMES C. EDRIS

[Signature]
KATHY ANN EDRIS

ACKNOWLEDGEMENTS

STATE OF ~~WASHINGTON~~ Arizona
COUNTY OF ~~KING~~ Pima

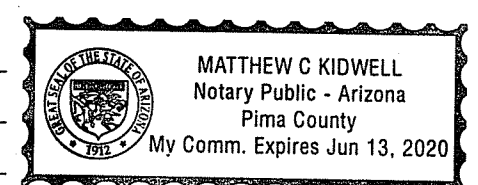
ON THIS DAY PERSONALLY APPEARED BEFORE ME Matthew C. Kidwell
HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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 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 [Signature] 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 LISIER 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

[Signature] KING COUNTY ASSESSOR
[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 CERTIFIED 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.



[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 OF PLATS, PAGE(S) 117-118

RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

[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

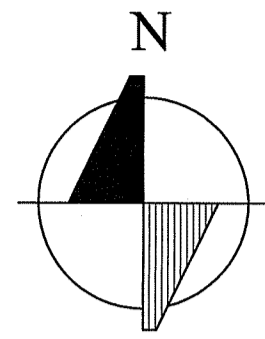
SHEET 1 OF 2

VOL/PG

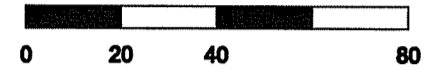
382 / 118

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

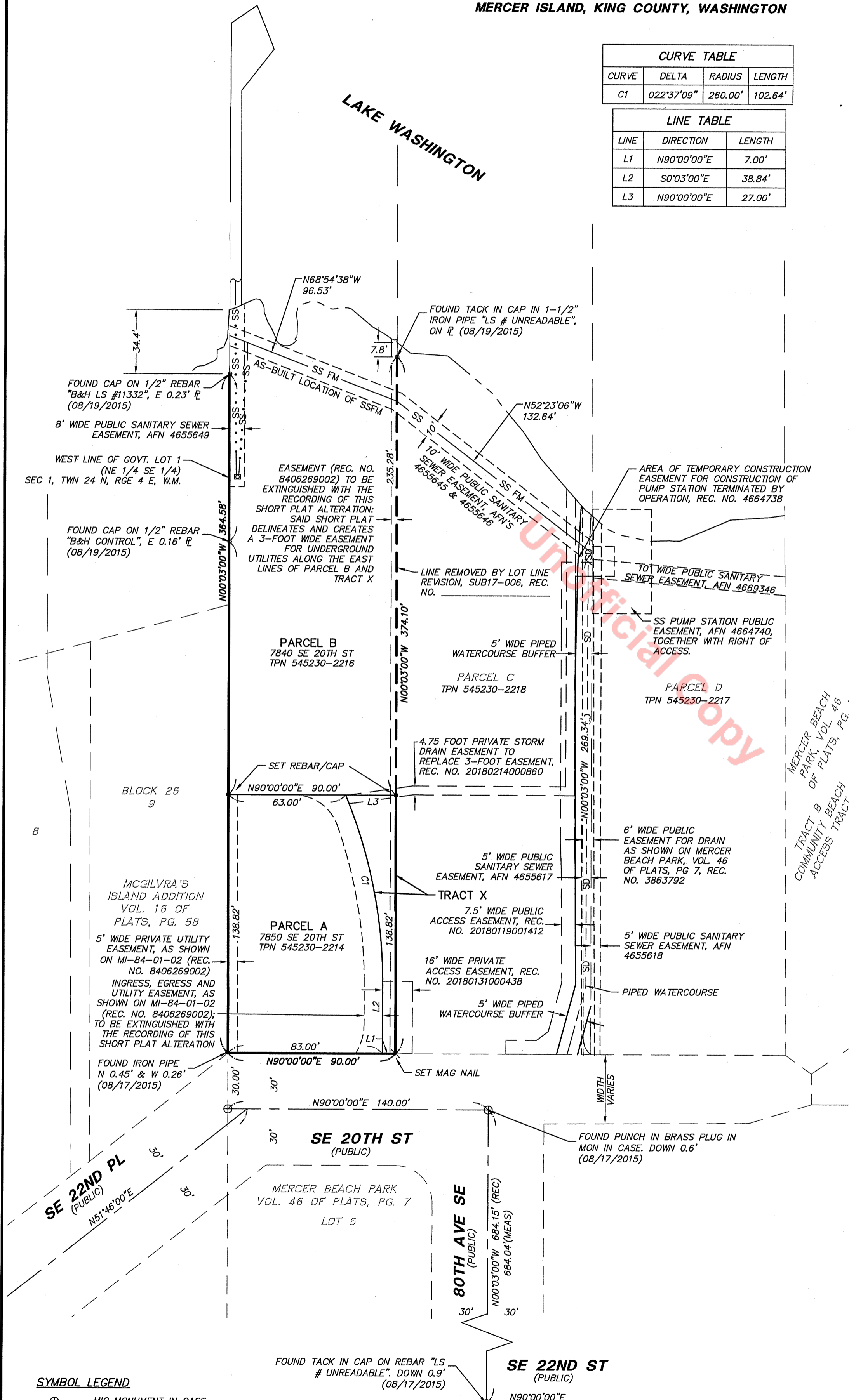


SCALE: 1" = 40'



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

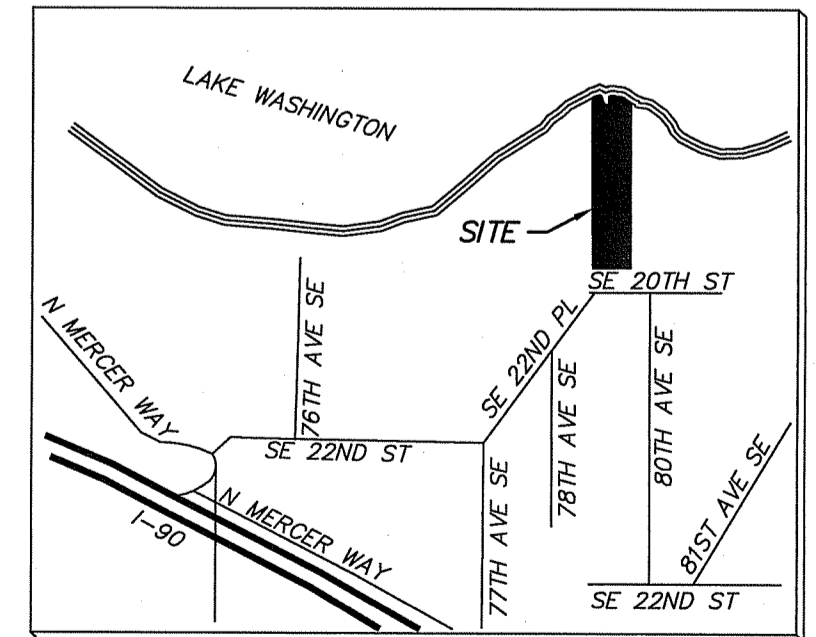
HELD THE BEARING OF NORTH 00° 03' 00" WEST ALONG THE CENTER LINE OF 80TH AVENUE S.E. BETWEEN S.E. 22ND STREET & S.E. 20TH STREET PER THE MERCER ISLAND SHORT PLAT "BARNES SHORT PLAT" BY M.W. MARSHALL, PROFESSIONAL LAND SURVEYOR, DATED DECEMBER 20, 1991 AND RECORDED JANUARY 1992, SHORT PLAT FILE NUMBER MI-91-1485 WITH RECORDING NUMBER 9202219005 RECORDS OF KING COUNTY, WASHINGTON.

HORIZONTAL DATUM

ASSUMED

GENERAL NOTES

- 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 332-130-090
- 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.
- 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.
- EASEMENTS AND LEGAL DESCRIPTIONS ARE BASED ON CHICAGO TITLE INSURANCE COMPANY, GUARANTEE NO. 48592AB-ETU-FOURTH, DATED FEBRUARY 16, 2018 AT 12:00 AM.
- THE LIMITS AND LATERAL LINES OF THE SECOND CLASS SHORELANDS ADJOINING PARCEL B HAS NOT BEEN DETERMINED.
- 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.
- SUBJECT TO COVENANTS AND OTHER MATTERS DISCLOSED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8406269002. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
- SUBJECT TO A ROAD MAINTENANCE AGREEMENT RECORDED UNDER RECORDING NUMBER 20180131000438. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
- SUBJECT TO A MEMORANDUM OF COTENANCY AGREEMENT RECORDED UNDER RECORDING NUMBER 2006114001877. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.



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

triad

20300 Woodinville
 Snohomish Rd N
 Suite A • Woodinville,
 WA. 9807
 p: 425.415.2000
 f: 425.486.505
 w: triadassociates.n

MERCER ISLAND FILE NO. SUB17-007

JOB NO 15-131 MARCH 28, 2018 SHEET 2 OF 2

VOL/PG