

BB08294046

62-134

BOUNDARY LINE REVISION  
WHITMAN

MERCER ISLAND FILE No. M.I-88-06-23(J-4)

SHEET 1 OF 3

PRIVATE ROAD (PER WHITMAN SHORT PLAT APPROVED 7-18-68)

Beginning at the northwest corner of Section 31, Township 24 North, Range 5 East W.M.; thence S 89° 50' 16" E along said section line a distance of 1916.51 feet, more or less, to the easterly right-of-way line of East Mercer Way; thence continuing S 89° 50' 16" E along said section line 264.82 feet; thence S 34° 35' 44" W 26.14 feet to the True Point of Beginning; thence S 89° 50' 16" E 12.13 feet; thence S 34° 35' 44" W 45.01 feet to the point of curvature of a curve to the right having a radius of 105.52 feet and a delta angle of 29° 29'; thence along said curve to the right a distance of 54.30 feet to become tangent to a line bearing S 64° 04' 44" W; thence along said line 61.45 feet; thence S 62° 24' 24" W 12.44 feet; thence N 64° 04' 44" E 68.85 feet to a point of curvature of a curve to the left having a radius of 95.52 feet and a delta angle of 29° 29'; thence along said curve to the left 49.15 feet to become tangent to a line bearing N 34° 35' 44" E; thence along said line 38.16 feet, more or less, to the True Point of Beginning, containing approximately 1584 square feet.

LOT 1 (PER WHITMAN SHORT PLAT APPROVED 7-18-68)

Beginning at the northwest corner of Section 31, Township 24 North, Range 5 East, W.M.; thence S 89° 50' 16" E along said section line a distance of 1916.51 feet, more or less, to the easterly right-of-way line of East Mercer Way; thence continuing S 89° 50' 16" E along said section line a distance of 168.31 feet to the True Point of Beginning; thence continuing S 89° 50' 16" E along said section line 96.51 feet; thence S 34° 35' 44" W 64.30 feet, to the point of curvature of a curve to the right having a radius of 95.52 feet and a delta angle of 29° 29'; thence along said curve to the right a distance of 49.15 feet to become tangent to a line having a bearing of S 64° 04' 44" W; thence along said line 68.85 feet; thence N 62° 24' 24" W 21.27 feet; thence N 10° 16' 46" E 30.83 feet; thence N 38° 47' 30" E 83.18 feet; thence N 0° 09' 44" E 9.95 feet, more or less, to the True Point of Beginning, containing approximately 9,170.69 square feet.

REVISED LOT 2

Beginning at the northwest corner of Section 31, Township 24 North, Range 5 East, W.M.; thence S 89° 50' 16" E along said section line a distance of 1916.51 feet, more or less, to the easterly right-of-way line of East Mercer Way; thence continuing S 89° 50' 16" E 264.82 feet to the True Point of Beginning; thence S 34° 35' 44" W a distance of 26.14 feet; thence S 89° 50' 16" E a distance of 90.13 feet; thence S 0° 09' 44" W a distance of 6.44 feet; thence S 59° 12' 00" E a distance of 60.00 feet; thence S 86° 55' 48" E 101 feet, more or less, to the shore line of Lake Washington; thence northeasterly along said shore line to a point from which the True Point of Beginning bears N 89° 50' 16" W; thence N 89° 50' 16" W along said section line 292 feet, more or less, to the True Point of Beginning.

TOGETHER WITH second class shorelands abutting thereon;

EXCEPT shorelands deeded to City of Mercer Island by deed recorded under Recording No. 5751921.

REVISED LOT 3

Beginning at the northwest corner of Section 31, Township 24 North, Range 5 East, W.M.; thence S 89° 50' 16" E along said section line a distance of 1916.51 feet, more or less, to the easterly right-of-way line of East Mercer Way; thence continuing S 89° 50' 16" E along said section line 264.82 feet; thence S 34° 35' 44" W a distance of 26.14 feet; thence S 89° 50' 16" E a distance of 12.13 feet; thence S 34° 35' 44" W a distance of 45.01 feet to the point of curvature of a curve to the right having a radius of 105.52 feet; thence southwestwardly along said curve to the right a distance of 31.96 feet to the True Point of Beginning; thence northeasterly along said curve described above having a radius of 105.52 feet, which radius point bears N 38° 03' 08" W a distance of 31.96 feet to a point of tangency; thence N 34° 35' 44" E a distance of 45.01 feet; thence S 89° 50' 16" E a distance of 78.00 feet; thence S 0° 09' 44" W a distance of 6.44 feet; thence S 59° 12' 00" E a distance of 60.00 feet; thence S 86° 55' 48" E a distance of 101 feet, more or less, to the shore line of Lake Washington; thence southwestwardly along said shore line to a point from which the True Point of Beginning bears N 72° 04' 54" W; thence N 72° 04' 54" W a distance of 228 feet, more or less, to the True Point of Beginning.

TOGETHER WITH second class shorelands abutting thereon.

REVISED LOT 4

Beginning at the northwest corner of Section 31, Township 24 North, Range 5 East, W.M.; thence S 89° 50' 16" E along said section line a distance of 1916.51 feet, more or less, to the easterly right-of-way line of East Mercer Way; thence continuing S 89° 50' 16" E along said section line 264.82 feet; thence S 34° 35' 44" W a distance of 26.14 feet; thence S 89° 50' 16" E a distance of 12.13 feet; thence S 34° 35' 44" W a distance of 45.01 feet to the point of curvature of a curve to the right having a radius of 105.52 feet; thence along said curve to the right a distance of 31.96 feet to the True Point of Beginning; thence continuing along said curve to the right a distance of 22.34 feet to a point of tangency; thence S 64° 04' 44" W a distance of 61.45 feet, more or less, to the southerly line of the Whitman Short Plat; thence S 62° 24' 24" E a distance of 2.26 feet along said southerly line; thence S 72° 04' 54" E along said southerly line 248 feet, more or less, to the shore line of Lake Washington; thence northeasterly along said shore line to a point from which the True Point of Beginning bears N 72° 04' 54" W; thence N 72° 04' 54" W a distance of 228 feet, more or less, to the True Point of Beginning.

TOGETHER WITH second class shorelands abutting thereon.

LOT LINE REVISION  
FILE NO.  
CITY OF MERCER ISLAND  
KING COUNTY, WASHINGTON  
AFFIDAVIT OF OWNERSHIP

APPROVALS

KING COUNTY  
Department of Assessments  
Examined and approved this 29 day of August, 1988.  
of August, 1988.  
RUTH ROOPE - O. Muter  
KING COUNTY ASSESSOR  
City 312205 7/24/88  
CITY OF MERCER ISLAND  
DATE 8-25-88  
PLANNER C. J. J. J.  
CODE OFFICIAL Robert R. R. R.  
CITY ENGINEER David M. M. M.  
Department of Records  
Filed for record at the request of:

DECLARATION: Know all men by these presents that we, the undersigned, owners in interest of the land herein described do hereby make a short subdivision thereof pursuant to RCW 56.17.060 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.

Claude E. Whitman  
CLAUDE E. WHITMAN  
Johnnie L. Whitman  
JOHNNIE L. WHITMAN

MAP ON FILE IN VAULT

Return to: City of Mercer Island Planning Department  
P.O. Box 1440  
Mercer Island, WA. 98040-1440

STATE OF WASHINGTON )  
COUNTY OF KING )55

On this day personally appeared before me CLAUDE E. WHITMAN and JOHNNIE L. WHITMAN 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 25th day of August, 1988

NOTARY PUBLIC in and for the State of Washington,  
residing at King County.

M.W. MARSHALL P.L.S.  
FORMERLY

JONES, BASSI & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
7834 S.E. 32nd - 232-8282 - MERCER ISLAND, WASHINGTON 98040

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

RECORDER'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ M.  
in book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request of \_\_\_\_\_  
\* SEE SHEET 3 OF 3  
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. \_\_\_\_\_

8808299046

62-134A

BOUNDARY LINE REVISION  
WHITMAN

MERCER ISLAND FILE No. M.I.-88-06-23(J-4)

SHEET 2 OF 3

CONDITIONS TO BE WRITTEN ON FACE OF LINE REVISION:

7. The following conditions, which pertain to both the construction of plat improvements and future residential construction within the plat, shall be written verbatim on the face of the line revision map:

General

- 1. All development within 200 feet of the ordinary high water mark of Lake Washington shall be subject to the provisions of RCW 90.56 (the Shoreline Management Act), and may require a shoreline management substantial development and/or variance permit.
- 2. All development on "steep slope" lots (i.e., lots which have a slope of twenty percent (20%) or more), shall be subject to the provisions of Chapter 17.10, MICC, (the Steep Slope Code).
- 3. Fire protection sprinklers are required in new homes or existing homes which are "substantially remodelled" (as defined in the Uniform Fire Code); unless, the applicant can show that adequate fire flow (as determined by the Fire Marshal) exists or can be provided. All driveway aprons shall be designed to accommodate heavy truck and emergency vehicle turnaround.
- 4. Development of the individual building sites shall be done in accordance with the conditions applied through the subdivision or zoning process and the relevant land use and building related codes at the time of a complete building permit application.

Plat Improvements - Timing

5. All plat improvements shall have been installed by the applicant within one year of the date of bond submittal, unless an extension has been approved in writing by the City Engineer, as discussed above. The City Engineer or Code Official may require that all plat improvements be installed prior to the issuance of a building permit for residential construction.

Plat Improvements - Utilities and Storm Drainage Facilities

6. Water, sewer and storm drainage facilities shall be provided in accordance with the requirements of the Mercer Island Engineering and Maintenance Department.

7. Fire hydrants and fire flow shall be provided by the applicant in accordance with the requirements of Resolution 71 as determined by the Fire Marshal.

Plat Improvements - Roadways, Street Illumination, Traffic Control.

8. All roadways within the boundaries of the subject property shall be constructed by the applicant according to the City's Street Improvement and Maintenance Guidelines as required by the Engineering Department.

9. The existing private road from Avon Place shall be widened to a minimum of 12' of paved width.

Pre-Construction Requirements

10. Prior to the commencement of construction, including clearing and grading:

- (a) All requisite permits shall have been obtained;
- (b) The City Engineer may require a pre-construction conference with the Code Official, Fire Marshal and all contractors and subcontractors;
- (c) The property owner or his assignee shall submit to the City Engineer and Code Official, a detailed construction schedule which itemizes and coordinates all of the proposed construction so as to accomplish the work and provide for the necessary inspections during the approved construction season. Failure to comply with the provisions of the approved construction schedule or to construct improvements in accordance with the plans and specifications approved by the City Engineer and the Code Official, may result in the issuance of a "Stop Work" order, removal of the work accomplished, or other measures deemed appropriate by the City Engineer and Code Official to ensure quality construction and protect the public safety;

(d) A detailed restoration, erosion, and sedimentation control plan shall have been reviewed and approved by the City Engineer and Code Official. Said plan shall specify materials and facilities to be installed and maintained prior to, during, and following all land alteration such as clearing, grading, excavation, filling and trenching. Said materials and facilities shall be modified as required by the City Engineer and Code Official to ensure that complete storm water and/or ground water runoff, erosion, and siltation control are provided, and the responsibility of the contractor, and the property owner or his assignee to provide and maintain such facilities and any additional facilities necessary to prevent erosion and siltation. Exposed soil surfaces shall be expeditiously stabilized by seeding, mulching, erosion matting, burlap, rock, or other means approved by the City Engineer and Code Official;

(e) A Land Clearing Permit shall have been approved by the Code Official pursuant to Chapter 17.08, MICC. All trees to be removed shall have been tagged by the property owner or his assignee, and the Code Official shall have field inspected and approved said tagging prior to the removal of vegetation. The Code Official shall have the authority to approve the location of the building pad on any or all individual lots during the Land Clearing Permit application process in order to save as much vegetation as possible;

(f) At the request of the City Engineer, or Code Official, the property owner or his assignee(s) shall submit a Certificate of Insurance to the City as proof of liability insurance coverage. Said certificate shall be in an amount and form acceptable to the City Engineer or Code Official. The insurance shall be Comprehensive General Bodily Injury (including Automobile) and Comprehensive General Bodily Injury Damage Liability (including Automobile) insurance, with no deductible amount, for bodily injury including death, and for damage to or destruction of public and/or private property on each and every occurrence. The City of Mercer Island, its officers, agents and employees shall be listed as additional named insureds on the policy. The policy(s) shall remain in full force throughout the construction period.

(g) The property owner or his assignee(s) shall provide, to the City Engineer, a Hold Harmless Agreement. Said Agreement shall be in a recordable form acceptable to the City Engineer, and shall bear the signatures of all parties responsible for the development of the subject property. Said Agreement shall be notarized, and shall indemnify and hold harmless the City of Mercer Island, its agents, and employees, from and against all claims, damages, losses and expenses, including attorney's fees arising out of or resulting from the construction. Said Agreement shall further provide that the property owner shall, after reasonable notice, defend and pay the expense of defending any suit brought against the City, its agents or assigns as a result of the issuance of city construction permits and/or any construction undertaken.

(h) The City Engineer or Code Official may require that a detailed soils evaluation and report prepared by a licensed professional engineer, experienced in geotechnical evaluation and soils mechanics shall have been accepted by the City. Any recommendation contained within the report may be considered a requirement for construction. A statement, in substantially the following form, signed by the soils engineer, shall be included on the construction plans and in the soils report:

"This is to confirm that I have reviewed the construction plans prepared by dated \_\_\_\_\_ for geotechnical evaluation and recommendations contained within my soils report dated \_\_\_\_\_. It is my opinion that the recommendations presented in my soils report have been incorporated into the above-referenced plans in accordance with my intent.

I do certify that our firm:

- (1) has been retained by the property owner to monitor the construction for compliance with the recommendations and implementation measures contained in my soils report;
- (2) will, if deemed necessary by the City Engineer or Code Official, provide, in a timely manner, additional construction recommendations and suggested construction modifications; and
- (3) will promptly submit monitoring information and any recommendations to the City Engineer and Code Official for review."

Construction Requirements - General

11. All construction shall conform to the Standards and Specifications of the City of Mercer Island and all conditions of technical issues, and the soils report recommendations and construction plans accepted by the City Engineer and Code Official.

12. The season for clearing, grading, and the construction of utilities, storm drainage facilities, roadways and retaining walls shall not begin until April 1, and shall end October 1 of any year, unless otherwise approved by the Code Official and City Engineer.

13. All improvement plans and engineering drawings shall be designed so as to save as much natural vegetation as possible.

14. The type of equipment to be used for land clearing and roadway and utilities construction shall be specified in the improvement plans accepted by the City Engineer and Code Official. The approval of the City Engineer and Code Official shall have been obtained prior to moving equipment onto the site.

15. The Code Official and/or City Engineer may require that certain improvements be hand dug.

16. The City Engineer or Code Official may require that clearing and grading and/or building permit applications be accompanied by a detailed soils report prepared by a licensed professional engineer, experienced in soils geology and mechanics. As a condition of permit approval, the City Engineer or Code Official may require that a soils engineer be present during construction to monitor and review site conditions, and to recommend that special construction techniques or mitigating measures be taken. All costs associated with the preparation of a soils report and soils engineer's monitoring shall be borne by the property owner or his assignee(s).

17. Following construction, the soils engineer shall submit a letter to the City containing the following information: "this construction has been completed substantially in accord with the recommendations contained in the soils report and made with recommendations contained in the soils report and made in connection with our on-site monitoring of the activities. Owner-directed deviations from these recommendations have resulted in conditions for which responsibility has been assumed by the property owner. The conditions and the risks or on-going responsibilities associated with each are summarized below:"

18. The City Engineer, Code Official, or their authorized designee shall monitor construction as deemed appropriate and when permit inspections are required. At any time, additional design drawings and/or evaluation and monitoring by a licensed soils engineer may be required to detail or provide for corrections to the work. All costs associated with the installation of improvements, (including the monitoring and evaluation of construction activity by the City Engineer and private consultants, and the completion of any required additions or corrections to the design or installation of the improvements) shall be borne by the property owner or his assignee.

19. All damage to adjacent properties or public rights-of-way resulting from construction (e.g., siltation, mud, water runoff, roadway damage caused by construction equipment or hauling) resulting from the construction shall be expeditiously mitigated and repaired by the contractor, developer or the subject property owner. Failure to mitigate and repair said damage, or to comply with the accepted construction plans, the permits issued by the City, or the City requirement for corrective action shall be cause for the 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 ensure quality construction and protect the public safety.

20. The property owner or his assignee shall maintain records of construction activities and deviations from design plans. These items shall be shown on "as-built" drawings of all underground utilities, storm drainage and other plat improvements. These drawings shall be provided to the City by the property owner or his assignee prior to issuance of any building permits. The drawings shall be in a form acceptable to the City Engineer and must be stamped by a registered engineer who certifies the accuracy of the drawings.

Construction Requirements - Utilities and Storm Drainage Facilities.

21. All utilities shall be installed underground, and shall be designed and constructed in accordance with the Standards and Specifications of the City of Mercer Island.

22. All storm drainage facilities (including ground and surface water collection, conveyance, and detention systems) shall be designed and constructed in accordance with the "King County Storm Drainage Control Requirements and Guidelines" (May 1975) as modified by Mercer Island, so as to minimize water quality degradation, siltation, erosion, and flooding. Said facilities shall completely intercept all surface and subsurface waters. All roadway, driveway, roof and footing drainage shall be intercepted and piped to the storm drainage system or Lake Washington in a manner that is acceptable to the City Engineer and the Code Official.

23. No permanent landscaping, structures, or fencing shall be placed on or within the designated public utility and storm drainage easements without the written approval of the City Engineer. If, in the opinion of the City Engineer, utilities or storm drainage facilities require maintenance, repair or replacement, the City or its agent shall have the right to enter those lots adjoining the easement for the purposes of maintaining, repairing, relocating or replacing said utilities and storm drainage facilities. Lot owners shall be responsible for the restoration of any private improvements with the easement.

Construction Requirements - Roadways

24. All roadways within the boundaries of the subject property shall be constructed according to the City's Street Improvement and Maintenance Guidelines as required by the City Engineering Department.

25. Private roadway tracts shall also serve as easements for the installation and maintenance of public walkways, utilities, and storm drainage facilities.

Maintenance of Utilities, Storm Drainage Facilities, Tracts, and Trails.

26. Maintenance and repair of private sewer systems, roads, tracts, trails, appurtenances and storm drainage facilities shall be the responsibility of the owners of each lot within this plat, except that the owners of any lot which is lower in elevation shall not be responsible for that portion of the private sewer system above their connection. In the event that said maintenance and repair are not performed to the satisfaction of the City Engineer after a timely demand has been made for such action, the City or its agent shall have the right to enter upon the premises and perform the necessary maintenance and repair to protect the safety and general welfare of the public. The City shall charge the owner of each lot within this plat an equal share of the total maintenance and repair costs. The City or the owner of any lot within this plat shall have the right to bring action in Superior Court to require any maintenance or repair deemed necessary by the City Engineer, and to recover the costs incurred by the City in making or effecting repairs or improvements.

27. The City of Mercer Island shall have a vehicular easement for ingress and egress over all existing and existing or new driveway to be constructed on Revised Lot 2. Owners of Revised Lot 2 shall insure that the City of Mercer Island shall have an uninterrupted pedestrian access to existing pump station during construction of new driveway and house. The City of Mercer Island shall be granted a 10-foot wide easement for ingress and egress over the existing pump station. The owner of Lot 2 shall construct and maintain a passable walkway for access to pump station.

M.W. MARSHALL P.L.S.  
FORMERLY

JONES, BASSI & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

7834 S.E. 32ND - 232-8282 - MERCER ISLAND, WASHINGTON 98040

DWN	SCALE	DATE
SVD	F.W. NO.	PAGE
APP'D	JOB NO.	3477

RECORDER'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ M.

In book \_\_\_\_\_ of \_\_\_\_\_ pages \_\_\_\_\_ at the request of \_\_\_\_\_ in \_\_\_\_\_, 19\_\_\_\_.

\* SEE SHEET 3 OF 3

Mgr. \_\_\_\_\_ Sup. 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. \_\_\_\_\_

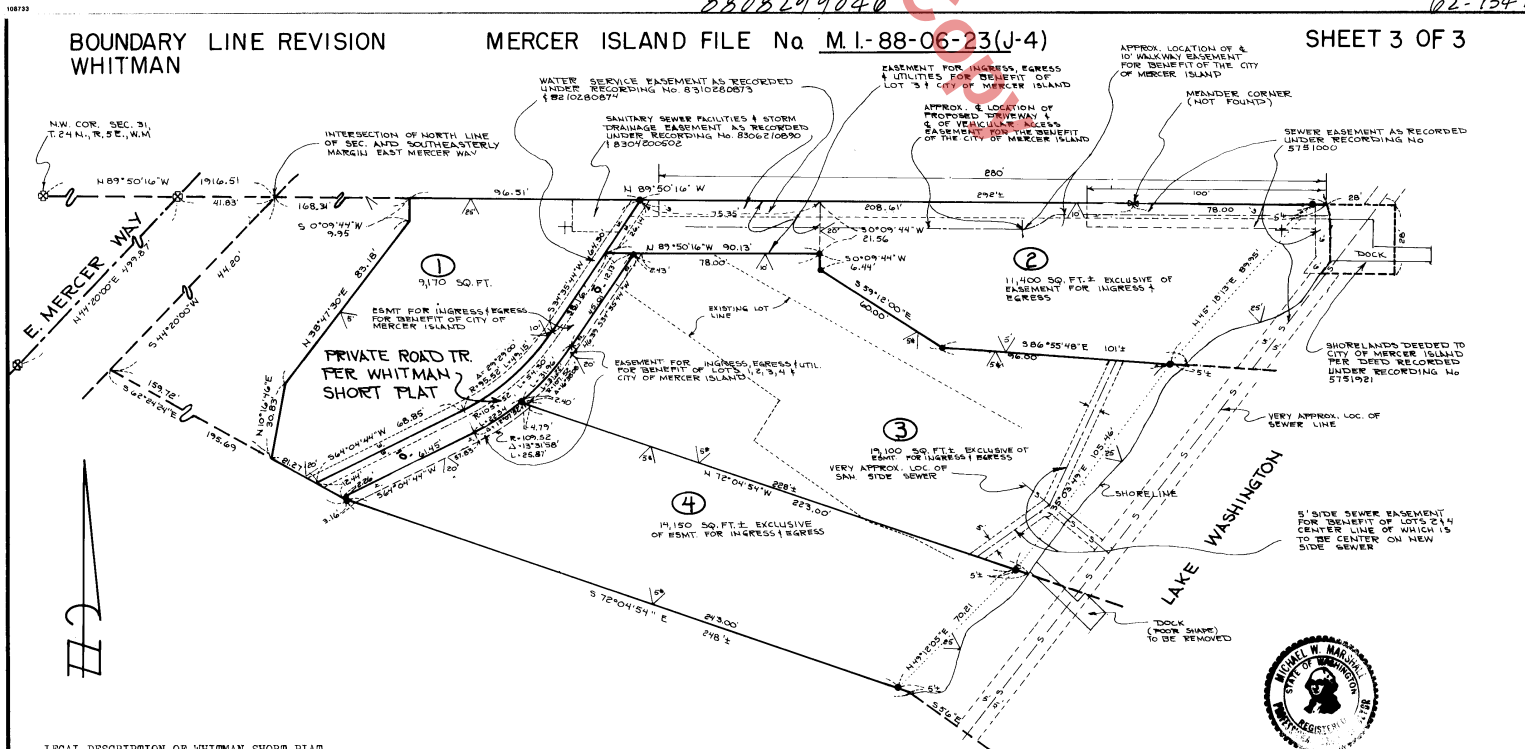
8808299046

62-134 B

BOUNDARY LINE REVISION  
WHITMAN

MERCER ISLAND FILE No M.I.-88-06-23(J-4)

SHEET 3 OF 3



LEGAL DESCRIPTION OF WHITMAN SHORT PLAT

That Portion of Government Lot 1 of Section 31, Township 24 North, Range 5 East, W.M. in King County, Washington, described as follows: Beginning at the intersection of the north boundary line of said Section with the southeasterly marginal line of East Mercer Way (formerly Mercer Island Boulevard) from which point the northwest corner of said Section bears N 89° 50' 16\"

TOGETHER WITH all Second Class Shorelands lying in front of, adjacent to or abutting thereon, the southerly line of said second Class Shorelands bearing S 56° E from the southeasterly corner of above described tract;

EXCEPT that portion thereof lying within the following described property: Beginning at a point on the north line of said Section which is S 89° 50' 16\"

EXCEPT that portion thereof conveyed to Mercer Island Sewer District by deed recorded under Auditor's File No. 5751921.

LEGEND

- DENOTES IRON PIPE OR TACK IN LEAD SET OR TO BE SET
- ⊗ DENOTES EXISTING MONUMENT
- △ REQUIRED MINIMUM SETBACKS
- ▽ SIDE YARD SETBACKS: MINIMUM 5' EACH TOTAL - 15' MINIMUM



APPROX EASEMENT FOR INGRESS/EGRESS 8-24-88

M.W. MARSHALL P.L.S. FORMERLY

JONES, BASSI & ASSOCIATES PROFESSIONAL LAND SURVEYORS 7834 S.E. 32ND - 232-8282 - MERCER ISLAND, WASHINGTON 98040

DWN	M.W.M.	SCALE	DATE
		1"=30'	8-25-88
SVD	M.W.M.	F.B. NO.	PAGE
APP'D			JOB NO.
			3477

BOUNDARY LINE REVISION OF THE WHITMAN SHORT PLAT BEING A PORTION OF GOVT LOT 1 (N.E. 1/4, N.W. 1/4) SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.

RECORDER'S CERTIFICATE  
8808299046  
Filed for record this 29 day of Aug. 1988 at 1:51 P.M.  
In book 62 of SUR. at page 8 & B at the request of  
MICHAEL W. MARSHALL  
VANE HAGNE CAROLYN ARCEMAN  
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 TRUDI SYPERD  
In AUG. 1988.  
M.W. Marshall  
Certificate No. 20784