

900199015

70-233

BOUNDARY LINE REVISION
MERCER CONSTRUCTION

MERCER ISLAND FILE No. M.I.-89-11-25(J-4)

SHEET 1 OF 3

City of Mercer Island
Planning Department
P.O. Box 1440
Mercer Island, Wa, 98040-1440

APPROVALS

KING COUNTY

CITY OF MERCER ISLAND

Department of Assessment

Examined and approved this 18th day of

Date 1-8-90

Jourens, 1990

Planner *Att. Greenley*

RUTH RIDDER - S.T. Schmitt

Code Official *Robert Ashford*

Department of Records
ACCTS: 312405-9069
-9070
NE 1/4 OF NW 1/4 31-24-5
NW

City Engineer *David Ferguson*

STATE OF WASHINGTON
County of

On this 20th day of December, 1989, before me, the undersigned,
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
and
to me known to be the President and Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary
act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Frank Schmitt
Notary Public in and for the State of Washington,
residing at - 10000 1st

ASSURANCE, CORPORATION

F. 9205

STATE OF WASHINGTON
County of

On this day of 19 before me, the undersigned,
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
and
to me known to be the President and Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary
act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

*Notary Public in and for the State of Washington,
residing at*

ASSURANCE, CORPORATION

F. 9205

STATE OF WASHINGTON
County of King

On this 18th day of December, 1989, before me, the undersigned,
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Les C. Allen
to me known to be the Vice President and Secretary, respectively, of

U.S. Bancorp Mortgage Company
the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary
act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that *he is*
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

James R. Ridd
Notary Public in and for the State of Washington,
residing at *Wassagoah*

ASSURANCE, CORPORATION

F. 9205
My commission expires: 5-9-91

DECLARATION

Know all men by these presents that we, the undersigned, owners in interest of the land herein described do
hereby make a revision thereof and declare this drawing to be the graphic representation of same, and that
said revision 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.

Morgan Construction Development, Inc.
Frank Beck, President
MERCER CONSTRUCTION DEVELOPMENT, INC.

U.S. BANK OF WASHINGTON NATIONAL ASSOC.
c/o U.S. BANCORP MORTGAGE CO.
BY: *Les C. Allen*
BY: *Les C. Allen*

Unofficial Copy

RECORDER'S CERTIFICATE

900199015
Filed for record this 19 day of JAN. 1990 at P.M.
in book 10 of SUR. at page 233, at the request of
M. W. MARSHALL
JANE HAGUE CAROLYN BOLEMAN
Mgr. Sept. of Records

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my
direction in accordance with the requirements of the Survey
Recording Act of the request of _____
in _____, 19____
SEE SHEET 3 OF 3
Certificate No. _____

M.W. MARSHALL
PROFESSIONAL LAND SURVEYOR

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

DWN	SCALE	DATE
SVD	P.R. NO. PAGE	JOB NO.
APP'D		3477

9001199015

70-233A

BOUNDARY LINE REVISION
MERCER CONSTRUCTION

MERCER ISLAND FILE No. M.I.-89-11-25(J-4)

SHEET 2 OF 3

PRESENT LEGAL DESCRIPTION

LOT 1:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; THENCE SOUTH 89 DEGREES 50'16" EAST ALONG SAID SECTION LINE A DISTANCE OF 1,916.51 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF EAST MERCER WAY; THENCE CONTINUING SOUTH 89 DEGREES 50'16" EAST ALONG SAID SECTION LINE, A DISTANCE OF 168.31 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 50'16" EAST ALONG SAID SECTION LINE, 96.51 FEET; THENCE SOUTH 34 DEGREES 35'44" WEST 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 DEGREES 29'; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A DISTANCE OF 49.15 FEET TO BECOME TANGENT TO A LINE HAVING A BEARING OF SOUTH 64 DEGREES 04'44" WEST; THENCE ALONG SAID LINE 68.85 FEET; THENCE NORTH 62 DEGREES 24'24" WEST 21.27 FEET; THENCE NORTH 10 DEGREES 16'46" EAST 30.83 FEET; THENCE NORTH 38 DEGREES 47'30" EAST 83.18 FEET; THENCE NORTH 0 DEGREES 09'44" EAST 9.95 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 1, MERCER ISLAND BOUNDARY LINE REVISION NO. M.I.-88-06-23 (J-4), RECORDED UNDER RECORDING NUMBER 8808299046); TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN PRIVATE ROAD AS DELINEATED ON THE FACE OF SAID BOUNDARY LINE REVISION.

LOT 2:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; THENCE SOUTH 89 DEGREES 50'16" EAST ALONG SAID SECTION LINE A DISTANCE OF 1,916.51 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF EAST MERCER WAY; THENCE CONTINUING SOUTH 89 DEGREES 50'16" EAST 264.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 35'44" WEST A DISTANCE OF 26.14 FEET; THENCE SOUTH 89 DEGREES 50'16" EAST A DISTANCE OF 90.13 FEET; THENCE SOUTH 0 DEGREES 09'44" WEST A DISTANCE OF 6.44 FEET; THENCE SOUTH 59 DEGREES 12'00" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 86 DEGREES 55'48" EAST 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 NORTH 89 DEGREES 50'16" WEST; THENCE NORTH 89 DEGREES 50'16" WEST 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 THE CITY OF MERCER ISLAND BY DEED RECORDED UNDER RECORDING NUMBER 5751921;

(ALSO KNOWN AS LOT 2, MERCER ISLAND BOUNDARY LINE REVISION NO. M.I.-88-06-23 (J-4), RECORDED UNDER RECORDING NUMBER 8808299046);

TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN PRIVATE ROAD AS DELINEATED ON THE FACE OF SAID BOUNDARY LINE REVISION.

REVISED LEGAL DESCRIPTION

LOT 1

Revised Legal Description for lot formerly known as Lot 1, Mercer Island Boundary Line Revision No. MI-88-06-23(J-4) recorded under King County Recording Number 8808299046

Beginning at the northwest corner of Section 31, Township 24 North, Range 5 East, Willamette Meridian, in King County, Washington; thence S 89°50'16" E along the north line of said section a distance of 1,916.51 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 to a point hereinafter to be referred to as Point "V" in this description; thence continuing S 89°50'16" E along said section line and the easterly projection thereof in a straight line 292 feet, more or less, to the shore line of Lake Washington; thence southerly along said shore line for a distance of 15 feet, or more, to an intersection with a line which is 15.00 feet south of, as measured at right angles to, and parallel with the easterly projection in a straight line of the north line of said section; thence N 89°50'16" W along said parallel line for a distance of 1 foot, or more, to an intersection with a line which is 1.00 foot westerly of, as measured at right angles to, and parallel with said shore line; thence northerly along said parallel line for a distance of 14 feet, or more, to an intersection with a line which is 1.00 foot south of, as measured at right angles to, and parallel with the easterly projection in a straight line of the north line of said section; thence N 89°50'16" W along said parallel line for a distance of 291 feet, more or less, to a point from which said Point "V" bears N 34°35'44" E; thence S 34°35'44" W 65.09 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 southwesterly along the exact said curve to the right having 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; (ALSO KNOWN AS LOT 1, Mercer Island Boundary Line Revision No. M.I.-89-11-25 (J-4), recorded under King County Recording No.

TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN PRIVATE ROAD TRACT AS DELINEATED ON THE FACE OF SAID BOUNDARY LINE REVISION.

LOT 2

Revised Legal Description for lot formerly known as Lot 2, Mercer Island Boundary Line Revision No. MI-88-06-23(J-4) recorded under King County Recording Number 8808299046

Beginning at the northwest corner of Section 31, Township 24 North, Range 5 East, Willamette Meridian, in King County, Washington; thence S 89°50'16" E along the north line of said section a distance of 1,916.51 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 1.21 feet to a point on a line which is 1.00 foot south of, as measured at right angles to, and parallel with said section line, said point on said parallel line being the true point of beginning; thence S 34°35'44" W 24.95 feet; thence S 89°50'16" E 90.13 feet; thence S 0°09'44" W 6.44 feet; thence S 59°12'00" E 60.00 feet; thence S 86°55'48" E 101 feet, more or less, to the shore line of Lake Washington; thence northeasterly and northerly along said shore line to an intersection with a line which is 15.00 feet south of, as measured at right angles to, and parallel with the easterly projection in a straight line of the north line of said section; thence N 89°50'16" W along said parallel line for a distance of 1 foot, or more, to an intersection with a line which is 1.00 foot westerly of, as measured at right angles to, and parallel with said shore line; thence northerly along said parallel line for a distance of 14 feet, or more, to an intersection with a line which is 1.00 foot south of, as measured at right angles to, and parallel with the easterly projection in a straight line of the north line of said section; thence N 89°50'16" W along said parallel line for a distance of 291 feet, more or less, to the true point of beginning;

TOGETHER WITH second class shorelands abutting thereon, EXCEPT shorelands deeded to the City of Mercer Island by deed recorded under recording number 5751921;

(also known as Lot 2, Mercer Island Boundary Line Revision No. MI-88-11-23(J-4), recorded under King County Recording No. 9001199015

TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN PRIVATE ROAD TRACT AS DELINEATED ON THE FACE OF SAID BOUNDARY LINE REVISION.

RECORDERS CERTIFICATE
Filed for record this _____ day of _____, 19____ at _____ WA
in book _____ of _____ at page _____ at the request of _____
* SEE SHEET 1 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____
SEE SHEET 3 OF 3
Certificate No. _____

M.W. MARSHALL
PROFESSIONAL LAND SURVEYOR
7834 S.E. 32nd - 232-8282 - MERCER ISLAND, WASHINGTON 98040

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

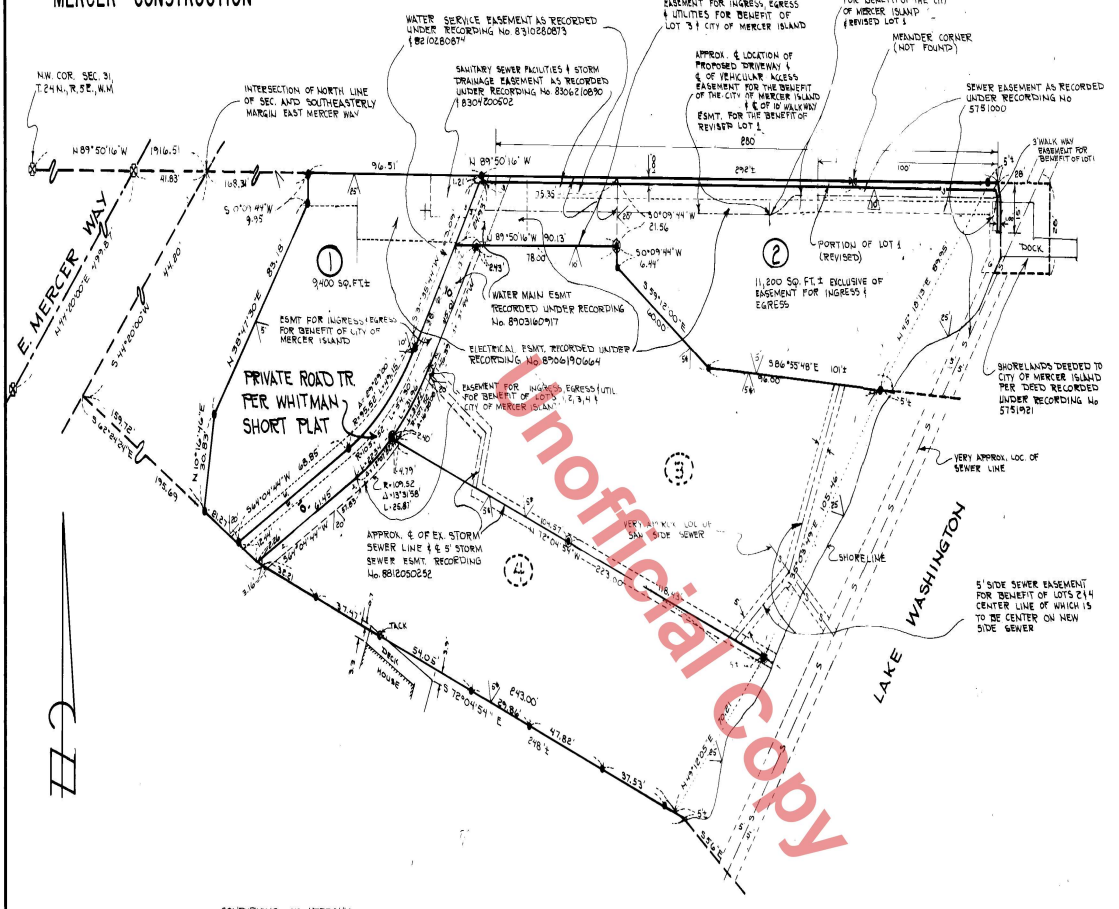
900199015

70-233 B

BOUNDARY LINE REVISION
MERCER CONSTRUCTION

MERCER ISLAND FILE No. M.I-89-11-25(J-4)

SHEET 3 OF 3



CONDITIONS OF APPROVAL

1. All development within 200 feet of the ordinary high water mark of Lake Washington shall be subject to the provisions of ROW 90.59 (the Shoreline Management Act), and may require a shoreline management substantial development and/or variance permit.
2. 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.
3. Prior to issuance of an occupancy permit for the house on lot 2, the applicant shall provide a survey prepared by a licensed land surveyor, showing compliance with the required minimum setback from the new northern property line on lot 2.

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
- ⊙ DENOTES IRON PIPE SET OR RECOVERED JAN. 69



BOUNDARY LINE REVISION OF THE WHITMAN SHORT PLAT BEING A PORTION OF GOV'T LOT 1 (N.E. 1/4, N.W. 1/4) SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.

RECORDER'S CERTIFICATE
 Filed for record this _____ day of _____, 19____ at _____ M.
 in book _____ of _____ at page _____ at the request of _____
 * SEE SHEET 1 OF 3
 Mgr. _____ Sup't. 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 MERCER CONSTRUCTION
 DEVELOPMENT INC. in DEC. 1989
 M.W. Marshall
 Certificate No. 20764

M.W. MARSHALL
 PROFESSIONAL LAND SURVEYOR
 7834 S.E. 32nd • 232-8282 • MERCER ISLAND, WASHINGTON 98040

DWN	SCALE	DATE
SVD	1"=50'	
APP'D	F.R. NO. PAGE	JOB NO.
		3477