

JUL-27-76 00202 7607270682 - D RF 13.00

BLUEPRINT ON
FILE IN VAULT

SHORT PLAT NO. MI-76-7-025
CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON

APPROVALS

JUL 27 1 31 PM '76

KING COUNTY
Department of Assessments

RECORDED KC RECORDS
CITY OF MERCER ISLAND

Examined and approved this 26th day
of July, 1976.

APPROVED SHORT SUBDIVISION
Under Provisions of Ord. 59, Sec. 4 & 2.C.R. 58.17.060

DATE: 7/23/76
PLANNER: [Signature]
BLDG. OFF: [Signature]
CITY ENGR: [Signature]

No further subdivision of land permitted within 5 years of above date without filing of final plat

FOR THE
CITY OF MERCER ISLAND

[Signature]
King County Assessor

Department of Records

Filed for record at the request of:
Donald F. Small
7445 W. Mercer Way
Mercer Island WA 98040

Return to:
City of Mercer Island
Planning Department
3505 88th Avenue S.E.
Mercer Island, WA 98040

LEGAL DESCRIPTION:

Portion Govt Lot 4, section 25, T24N, R.4E.W.M.
and shorelands adjoining (Legals attached)

7607270682

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 58.17.060 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.

Donald F. Small

STATE OF WASHINGTON)
COUNTY OF KING) ss

On this day personally appeared before me Donald F. Small to me known to be the individuals described in 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 23 day of July, 1976

[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at MERCER ISLAND

MAP ON FILE IN VAULT

Page ___ of ___

25-24-04 - 9129 & 9215 (OK Naid 7/26/76)

BLUEPRINT ON
FILE IN VAULT

#2882

LEGAL DESCRIPTION OF LOT A

6/14/74

Page 1 of 3

That portion of Government Lot 4 in Section 25, Township 24 North, Range 4 East, W.M. and Lake Washington Shorelands adjoining described as follows: Commencing at a point on the east line of said Government Lot which is S 1°25'00" W 945.5 feet from the northeast corner thereof; thence N 88°45'00" W, parallel to the south line of said Government Lot 730 feet, more or less, to the westerly margin of West Mercer Way; thence continuing N 88°45'00" W 380.93 feet to the True Point of Beginning; thence S 1°15'00" W 16.64 feet; thence N 87°15'00" E 62.20 feet; thence S 42°16'10" E 17.14 feet; thence S 86°05'22" W 119.65 feet; thence S 23°20'52" W 65.63 feet to the south line of that certain tract of land conveyed by Harry Packard to Donald F. Small by deed dated August 28, 1956; thence N 85°45'00" W along the south line of said Small tract 205 feet, more or less, to the shore line of Lake Washington; thence northerly along said shore line to a point which bears N 88°45'00" W from the True Point of Beginning; thence S 88°45'00" E 289 feet, more or less, to the True Point of Beginning; TOGETHER WITH Lake Washington shorelands adjoining; TOGETHER WITH an easement for driveway purposes 30 feet in width over and across the following described property: Commencing at the northeast corner of the above described tract; thence S 88°45'00" E 82.00 feet to the True Point of Beginning; thence continuing S 88°45'00" E 298.93 feet to the westerly margin of West Mercer Way; thence S 9°39'00" W along said margin 30.33 feet; thence N 88°45'00" W 294.84 feet; thence N 1°15'00" E 30 feet to the True Point of Beginning; ALSO TOGETHER WITH an easement for ingress, egress and utilities over, across and under the following described tract: Commencing at the True Point of Beginning of the foregoing described main tract; thence S 1°15'00" W 16.64 feet; thence N 87°15' E 62.20 feet to the True Point of Beginning of this easement; thence S 42°16'10" E 17.14 feet; thence N 86°

7607270682

BLUEPRINT ON
FILE IN VAULT

#2882

LEGAL DESCRIPTION OF LOT A

6/14/74
Page 2 of 3

05'22" E 8.18 feet to an intersection with the west line of the 30-foot driveway easement previously described herein; thence N 1°15'00" E along the west line of said easement 13.09 feet; thence S 87°15'00" W 20 feet to the True Point of Beginning;

7607270682
TOGETHER WITH an easement for power and telephones along the existing overhead lines presently serving the existing house on the foregoing described main tract; said easement shall extend westerly from the west end of the 30-foot driveway easement previously described herein to that portion of the easterly line of the foregoing described main tract having a bearing of S 23°20'52" W.

TOGETHER WITH an easement for water service line along the existing water service line presently serving the existing house on the foregoing described main tract; said easement shall extend westerly from the west end of the 30-foot driveway easement previously described herein to that portion of the easterly line of the foregoing described main tract having a bearing of S 23°20'52" W; said existing water service line is located along the southerly side of the existing concrete driveway serving as access to the existing house located on the foregoing described main tract.

SUBJECT TO an easement for an existing water service line presently serving the property lying easterly of and adjacent to that portion of the easterly line of the foregoing described main tract having a bearing of S 23°20'52" W; this easement shall cover that part of said existing water service line lying northerly of that portion of the southerly line of the foregoing described main tract having a bearing of S 86°05'22" W.

BLUEPRINT ON
FILE IN VAULT

#2882

LEGAL DESCRIPTION OF LOT A

6/14/74

Page 3 of 3

TOGETHER WITH a landscaping easement for the benefit of the foregoing described main tract over a portion of said Government Lot 4 more particularly described as follows: Beginning at the True Point of Beginning of the foregoing described main tract; thence S 88°45'00" E 82.00 feet; thence S 1°15'00" W 10.91 feet; thence S 87°15'00" W 82.20 feet; thence N 1°15'00" E 16.64 feet to the True Point of Beginning.

7607270682

#2882

LEGAL DESCRIPTION OF LOT B

BLUEPRINT ON
FILE IN VAULT

6/14/74

Page 1 of 3

7607270682

That portion of Government Lot 4 in Section 25, Township 24 North, Range 4 East, W. M. described as follows: Commencing at a point on the east line of said Government Lot which is S 1°25'00" W 945.5 feet from the northeast corner thereof; thence N 88°45'00" W, parallel to the south line of said Government Lot 730 feet, more or less, to the westerly margin of West Mercer Way; thence continuing N 88°45'00" W 298.93 feet to a point hereinafter to be referred to as point "X" in this description; thence continuing N 88°45'00" W 82.00 feet; thence S 1°15'00" W 16.64 feet; thence N 87°15'00" E 62.20 feet; thence S 42°16'10" E 17.14 feet to the True Point of Beginning; thence S 86°03'22" W 119.65 feet; thence S 23°20'52" W 65.63 feet to the south line of that certain tract of land conveyed by Harry Packard to Donald F. Small by deed dated August 28, 1956; thence S 88°45'00" E along the south line of said Small tract 72.00 feet to the northwest corner of that certain tract of land conveyed to Donald F. Small and Evelyn M. Small, his wife, by deed recorded under King County Auditor's File No. 5266395; thence S 1°15'00" W along the west line thereof 80.00 feet; thence S 88°45'00" E 80.00 feet to a point from which said point heretofore referred to as point "X" in this description bears N 1°15'00" E; thence N 1°15'00" E 143.00 feet to a point from which the True Point of Beginning bears N 42°16'10" W; thence N 42°16'10" W 11.83 feet to the True Point of Beginning;

TOGETHER WITH an easement for driveway purposes over and across the following described tract: Beginning at the southeast corner of the foregoing described main tract, the True Point of Beginning of the easement herein described; thence S 88°45'00" E 91.84 feet to a point of curve; thence easterly along the arc of a curve to the left having a radius of 15.00 feet (21.21 feet in previous legal description) for a distance of 23.56 feet (31.32 feet in previous legal description) to a

#2832

LEGAL DESCRIPTION OF LOT B

BLUEPRINT ON
FILE IN VAULT

6/14/74

Page 2 of 3

point of tangency; thence N 1°15'00" E 58.69 feet; thence N 32°15'00" W 87.09 feet; thence N 88°45'00" W 58.77 feet; thence N 1°15'00" E 30.00 feet; thence S 88°45'00" E 298.93 feet to the westerly margin of West Mercer Way; thence S 9°39'00" W along said margin 30.33 feet; thence N 88°45'00" W 191.17 feet to a point of curve; thence westerly and southerly along the arc of a curve to the left having a radius of 8.06 feet for a distance of 17.37 feet to a point of tangency; thence S 32°15'00" E 72.09 feet; thence S 1°15'00" W 90.00 feet; thence N 88°45'00" W 231.74 feet; thence N 1°15'00" E 16.31 feet; thence S 88°45'00" E 95.00 feet along the westerly extension of and along the south line of the foregoing described main tract to the True Point of Beginning.

SUBJECT TO an easement for driveway purposes more particularly described as follows: Beginning at the southwest corner of the foregoing described main tract, the True Point of Beginning of the easement herein described; thence S 88°45'00" E along the south line of the foregoing described main tract 24.50 feet; thence N 52°45'00" W 14.00 feet; thence N 26°15'00" W 17.00 feet; thence N 8°54'57" W 30.17 feet to an intersection with the west line of the foregoing described main tract; thence S 1°15'00" W along said west line 53.00 feet to the True Point of Beginning.

SUBJECT TO an easement for power and telephone along the existing overhead lines presently serving the existing house located on the property adjacent to and northwesterly of the northwesterly line of the foregoing described main tract; said easement shall extend westerly from that portion of the easterly line of the foregoing described main tract having a bearing of N 42°16'10" W to that portion of the westerly line of the foregoing described main tract having a bearing of S 23°20'52" W; said existing overhead power and telephone lines lie within a strip of land approximately 10 feet in width, southerly of and adjacent to that portion

7607270682

#2822

LEGAL DESCRIPTION OF LOT B

BLUEPRINT ON
FILE IN VAULT

6/14/74

Page 3 of 3

of the northerly line of the foregoing described tract having a bearing of S 86°05'22" W.

TOGETHER WITH an easement for utilities over, across, and under a tract adjoining the northeasterly line of the foregoing described main tract, ssid easement being more particularly described as follows: Beginning at the True Point of Beginning of the foregoing described main tract; thence S 42°16'10" E 11.83 feet; thence N 1°15'00" E along the west line of the driveway easement as heretofore described in this description and along the southerly extension thereof for a distance of 22.40 feet; thence S 87°15'00" W 20.00 feet; thence S 42°16'10" E 17.14 feet to the True Point of Beginning.

7607270682

#2882

LEGAL DESCRIPTION OF LOT C

BLUEPRINT ON
FILE IN PARCEL

6/14/74

Page 1 of 3

7607270682

That portion of Government Lot 4 in Section 25, Township 24 North, Range 4 East, W.M. described as follows: Commencing at a point on the east line of said Government Lot which is S 1°25'00" W 945.5 feet from the northeast corner thereof; thence N 88°45'00" W, parallel to the south line of said Government Lot 730 feet, more or less, to the westerly margin of West Mercer Way; thence continuing N 88°45'00" W 298.93 feet to the True Point of Beginning; thence continuing N 88°45'00" W 82.00 feet; thence S 1°15'00" W 16.64 feet; thence N 87°15'00" E 62.20 feet; thence S 42°16'10" E 28.97 feet to a point from which the True Point of Beginning bears N 1°15'00" E; thence S 1°15'00" W 159.31 feet; thence S 88°45'00" E 106.84 feet; thence N 1°15'00" E 90.00 feet; thence N 32°15'00" W 87.09 feet; thence N 88°45'00" W 58.77 feet to a point from which the True Point of Beginning bears N 1°15'00" E, thence N 1°15'00" E 30.00 feet to the True Point of Beginning;

TOGETHER WITH an easement 15 feet in width for roadway and utility purposes over and across a portion of Government Lot 4 in said Section; the northerly and westerly line of said easement being described as follows: Beginning at a point on the east line of said Government Lot which is S 1°25'00" W 945.4 feet, from the northeast corner thereof; thence N 88°45'00" W parallel to the south line of said Government Lot 730 feet, more or less, to the westerly margin of West Mercer Way and the True Point of Beginning of the line herein described; thence continuing N 88°45'00" W 240.16 feet; thence S 1°15'00" W 30 feet; thence S 32°15'00" E 87.09 feet; thence S 1°15'00" W 90 feet to the terminus of said described line;

TOGETHER WITH an easement for driveway purposes over and across the following described tract: Beginning at the intersection of the easterly extension of the most northerly line of the foregoing described main tract with the westerly margin of West Mercer Way; thence S 9°39'00" W along said westerly margin 30.33 feet; thence N 88°45'00" W 191.17 feet to a point of curvature; thence westerly and southerly along the arc of a curve

#2882

LEGAL DESCRIPTION OF LOT C

BLUEPRINT ON
FILE IN VAULT

6/14/74
Page 2 of 3

7607270682
to the left having a radius of 8.06 feet for a distance of 17.37 feet; thence S 32°15'00" E 72.09 feet; thence S 1°15'00" W 90.00 feet; thence N 88°45'00" W 29.90 feet, more or less, to the southeast corner of the foregoing described main tract; thence N 1°15'00" E along the east line thereof 90.00 feet; thence N 32°15'00" W 87.09 feet; thence N 88°45'00" W 58.77 feet; thence N 1°15'00" E 30.00 feet to a point from which the True Point of Beginning bears S 88°45'00" E; thence S 88°45'00" E 298.93 feet to the True Point of Beginning.

SUBJECT TO an easement for driveway and roadway and utility purposes over and across the following described portion thereof: Beginning at the southeast corner of the foregoing described main tract, the True Point of Beginning of the easement herein described; thence N 88°45'00" W along south line of the foregoing described main tract 106.84 feet; thence N 1°15'00" E 16.31 feet; thence S 88°45'00" E 91.84 feet to a point of curvature; thence easterly and northerly along the arc of a curve to the left having a radius of 15 feet for a distance of 23.56 feet to a point of tangency; thence S 1°15'00" W along the east line of the foregoing described tract 31.31 feet to the True Point of Beginning of said easement.

SUBJECT TO a landscaping easement for the benefit of the property lying adjacent to and westerly of the most westerly line of the foregoing described main tract, said easement being more particularly described as follows: Beginning at the True Point of Beginning of the foregoing described main tract; thence S 1°15'00" W 10.91 feet; thence S 87°15'00" W 82.20 feet; thence N 1°15'00" E along the most westerly line of the foregoing described main tract 16.64 feet to the northwest corner thereof; thence S 88°45'00" E 82.00 feet to the True Point of Beginning.

SUBJECT TO an easement for ingress, egress and utilities over, across and under the following described tract: Commencing at the True Point of Beginning of the foregoing described main tract; thence S 1°15'00" W

#2882

LEGAL DESCRIPTION OF LOT C

BLUEPRINT ON
FILE IN VAULT

6/14/74
Page 3 of 3

along the east line thereof 10.91 feet to the True Point of Beginning of the easement herein described; thence continuing S 1°15'00" W 13.09 feet; thence S 86°05'22" W 8.18 feet; thence N 42°16'10" W 17.14 feet; thence N 87°15'00" E 20.00 feet to the True Point of Beginning; this easement is for the benefit of the property lying westerly of the most westerly line of the foregoing described main tract.

7607270682

SUBJECT TO an easement for utilities over, across and under the following described tract: Commencing at the True Point of Beginning of the foregoing described main tract; thence S 1°15'00" W along the east line thereof 10.91 feet to the True Point of Beginning of the easement herein described; thence continuing S 1°15'00" W 22.40 feet; thence N 42°16'10" W 28.97 feet to a point from which the True Point of Beginning bears N 87°15'00" E; thence N 87°15'00" E 20.00 feet to the True Point of Beginning; this easement is for the benefit of the property lying west of the west lines of the foregoing described main tract.

BEACH TRACT

That portion of Government Lot 4, Section 25, Township 24 North, Range 4 East, W.M., in King County, Washington, together with second class shorelands adjoining described as follows:

FILE IN VAULT

7607270682

Commencing at a point on the east line of said Government Lot which is south 1°25'00" west 945.5 feet from the northeast corner thereof;
thence north 88°45'00" west, parallel to the south line of said Government Lot 730 feet, more or less, to the westerly margin of West Mercer Way;
thence continuing north 88°45'00" west 380.93 feet;
thence south 1°15'00" west 16.64 feet;
thence north 87°15'00" east 62.20 feet;
thence south 42°16'10" east 17.14 feet;
thence south 86°05'22" west 119.65 feet;
thence south 23°20'52" west 65.63 feet to the south line of that certain tract of land conveyed by Harry Packard to Donald F. Small by deed dated August 28, 1956;
thence north 88°45'00" west along the south line of said Small tract 185.00 feet to the true point of beginning;
thence north 7°15'00" west 35.39 feet;
thence north 88°45'00" west 20 feet, more or less, to the shore line of Lake Washington;
thence southerly along said shore line to a point which bears north 88°45'00" west from the true point of beginning;
thence south 88°45'00" east to the true point of beginning.

TOGETHER WITH second class shorelands adjoining lying southerly of the westerly extension of the north line of the above described tract.

TOGETHER WITH a walkway easement, 5 feet in width, the centerline of which is described as follows:

Beginning at the intersection of the easterly line of the above described Beach Tract with a line 2.50 feet south of and parallel to the north line thereof;
thence south 88°45'00" east 9.51 feet;
thence north 8°45'00" west 54.87 feet;
thence north 73°37'00" east 24.00 feet;
thence south 88°45'00" east 37.80 feet;
thence south 12°03'00" west 17.61 feet;
thence south 13°10'00" east 47.80 feet;
thence south 24°45'00" east 14.60 feet;
thence south 80°07'00" east 22.55 feet;
thence south 87°50'00" east 24.80 feet;
thence north 79°52'00" east 50.70 feet;
thence south 81°26'00" east 25.65 feet to an intersection with the line described above as bearing south 23°20'52" west;
thence north 23°20'52" east 44.00 feet to the northerly end of said above described line and the terminus of this centerline. The side lines of the easterly end of said 5 foot easement are extended or shortened such that they terminate at their intersection with a line bearing south 86°05'22" west and passing through the terminus of said centerline.

ALSO TOGETHER WITH a 10 foot wide walkway easement the southerly line of which is described as follows:

Beginning at the easterly terminus of the above described 5 foot walkway centerline;
thence north 85°05'22" east 119.65 feet to the southeast corner of said 10 foot easement. The easterly line of said 10 foot easement bears north 42°16'10" west and the westerly line of said 10 foot easement bears north 23°20'52" east and is an extension of the westerly line of the above described 5 foot walkway easement.