7239 SE 27TH STREET SHORT PLAT

NE 1/4, NW 1/4, SEC. 1, T. 24 N., R. 4 E., W.M.

DECI		17TT	M
176471	A R.A		JIN

WE THE UNDERSIGNED OWNER(S) 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 SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT SUBDIVISION IS MAKE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S)

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

239	LLC,	A LIMITED	LIABILITY	COMPANY	
	BY:				
	ITC.				

ACKNOWLEDGEMENTS

TATE OF WASHINGTON)
COUNTY OF)S.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _ IS THE PERSON WHO APPEARED BEFORE ME. AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OF 7239 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

)A IED:	, 20	

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT

MY APPOINTMENT EXPIRES ___

SITE STATISTICS

ZONING: R-9.6 (RESIDENTIAL-MINIMAL 9,600 SF LOTS)

±28,759 SF (±0.6602 ACRES) SITE AREA: LOTS PROPOSED: LOT 1 SIZE: ±10,709 SF

LOT 2 SIZE: ±11,566 SF AVERAGE LOT SIZE ±11.138 SF TAX PARCEL 531510-0695

LOT SLOPE STATISTICS

13.62% LOT 1: LOT 2: 11.65%

OWNERS	APPLICANT	ENGINEER
7239 LLC 7239 SE 27TH ST MERCER ISLAND, WA 98040 EMAIL: DAVIDYEH@FORTUNEINDUSTRIESINTL.COM	DAVID YEH 7239 LLC PO BOX 809	CORE DESIGN, INC. 14711 NE 29TH PLACE, STE 101 BELLEVUE, WA 98007 MERCER ISLAND, WA.9804 (425) 885-7877 CONTACT: MICHAEL MOODY, PE EMAIL: MAM@COREDESIGNINC.COM

SURVEYOR

MEAD GILMAN & ASSOCIATES PO BOX 289 WOODINVILLE, WA 98072 (425) 486-1252 CONTACT: MARK PENDERGRAFT, PLS

RESTRICTIONS

- 1. THIS SITE IS SUBJECT TO AN EASEMENT FOR SEWER AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 4635719, AND IS SHOWN HEREON.
- 2. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 5162638, AND IS SHOWN HEREON.
- 3. THIS SITE IS SUBJECT TO AN EASEMENT FOR ACCESS AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NO. 20181005000014, AND IS SHOWN HEREON.

<u>NOTES</u>

1. ALL LOTS IN THIS PLAT SHALL HAVE AN EQUAL AND UNDIVIDED SHARE IN TRACT 999. AND SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE OF THE UTILITY SYSTEMS AND DRIVE WAY LYING WITHIN SAID TRACT.

EXSITING LEGAL DESCRIPTION

WEST HALF OF LOTS 11 AND 12, BLOCK 8, MCGLIVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE NORTH 85 FEET OF SAID

TOGETHER WITH THE WEST 20 FEET OF THE NORTH 85 FEET OF SAID LOT 12.

SITUATE IN THE COUNTY OF KING STATE OF WASHINGTON.

CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

PROPOSED LEGAL DESCRIPTIONS

THAT PORTION OF THE WEST HALF OF LOTS 11 AND 12, BLOCK 8, MCGLIVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12;

THENCE S88'27'01"E, ALONG THE NORTH LINE THEREOF, 20.00 FEET TO THE EAST LINE OF THE WEST 20 FEET OF SAID LOT 12;

THENCE S01°15'20"W, ALONG SAID EAST LINE, 85.00 FEET TO THE SOUTH LINE OF THE NORTH 85 FEET OF SAID LOT 12;

THENCE S88'27'01"E, ALONG SAID SOUTH LINE, 6.00 FEET TO THE EAST LINE OF THE WEST 26 FEET OF SAID LOTS 11 AND 12 AND THE POINT OF BEGINNING;

THENCE S01°15'20"W, ALONG SAID EAST LINE, 47.16 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS

CURVE TO THE LEFT;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'44", A DISTANCE OF 43.99 FEET TO A POINT OF TANGENCY;

THENCE S88*45'24"E 15.99 FEET;

THENCE S01°14'36"W 20.00 FEET;

THENCE S88*45'24"E 79.99 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOTS 11 AND 12;

THENCE NO1°14'36"E, ALONG SAID EAST LINE, 94.50 FEET TO THE SOUTH LINE OF THE NORTH 85 FEET OF SAID

THENCE N88°27'01"W, ALONG SAID SOUTH LINE, 123.98 FEET TO THE POINT OF BEGINNING;

LOT 2

THAT PORTION OF THE WEST HALF OF LOTS 11 AND 12, BLOCK 8, MCGLIVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12:

THENCE S88°27'01"E, ALONG THE NORTH LINE THEREOF, 20.00 FEET TO THE EAST LINE OF THE WEST 20 FEET OF SAID LOT 12;

THENCE S01°15'20"W, ALONG SAID EAST LINE, 85.00 FEET TO THE SOUTH LINE OF THE NORTH 85 FEET OF SAID

THENCE S88'27'01"E, ALONG SAID SOUTH LINE, 6.00 FEET TO THE EAST LINE OF THE WEST 26 FEET OF SAID LOTS 11 AND 12;

THENCE S01°15'20"W, ALONG SAID EAST LINE, 47.16 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'44", A DISTANCE OF 43.99 FEET TO A POINT OF TANGENCY;

THENCE S88'45'24"E 15.99 FEET;

THENCE S01°14'36"W 20.00 FEET TO THE POINT OF BEGINNING;

THENCE N88'45'24"W 16.01 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89'59'16", A DISTANCE OF 43.98

FEET TO A POINT OF TANGENCY: THENCE S01'15'20"W 13.99 FEET;

THENCE N88°44'40"W 26.00 FEET TO THE WEST LINE OF SAID LOT 11;

THENCE S01°15'14"W, ALONG SAID WEST LINE, 43.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE S88'26'43"E, ALONG THE SOUTH LINE THEREOF, 150.02 FEET TO THE EAST LINE OF THE WEST HALF OF

THENCE NO1°14'36"E, ALONG THE WEST LINE OF THE EAST HALF OF SAID LOTS 11 AND 12, A DISTANCE OF 85.91

THENCE N88°45'24"W 79.99 FEET TO THE POINT OF BEGINNING;

TRACT 999

THAT PORTION OF THE WEST HALF OF LOTS 11 AND 12, BLOCK 8, MCGLIVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12;

THENCE S88°27'01"E, ALONG THE NORTH LINE THEREOF, 20.00 FEET TO THE EAST LINE OF THE WEST 20 FEET

THENCE S01°15'20"W, ALONG SAID EAST LINE, 85.00 FEET TO THE SOUTH LINE OF THE NORTH 85 FEET OF SAID

THENCE S88'27'01"E, ALONG SAID SOUTH LINE, 6.00 FEET TO THE EAST LINE OF THE WEST 26 FEET OF SAID LOTS 11 AND 12;

THENCE S01°15'20"W, ALONG SAID EAST LINE, 47.16 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'44", A DISTANCE OF 43.99 FEET TO A POINT OF TANGENCY;

THENCE S88'45'24"E 15.99 FEET: THENCE S01'14'36"W 20.00 FEET;

FEET TO A POINT OF TANGENCY;

THENCE N88*45'24"W 16.01 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89'59'16", A DISTANCE OF 43.98

THENCE S01'15'20"W 13.99 FEET; THENCE N88'44'40"W 26.00 FEET TO THE WEST LINE OF SAID LOT 11;

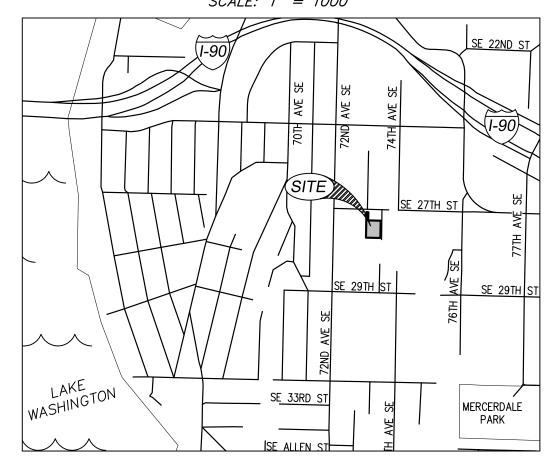
THENCE NO1°15'21"E, ALONG THE WEST LINE OF SAID LOTS 11 AND 12, A DISTANCE OF 222.28 FEET TO THE

POINT OF BEGINNING;

VICINITY MAP

VOL/PG

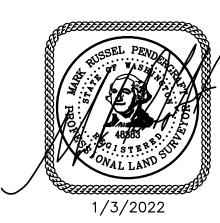
 \overline{SCALE} : 1" = 1000



CITY OF MERCER ISLAND APPRO	OVALS
EXAMINED AND APPROVED THIS DAY OF	, 20
CODE OFFICIAL	
EXAMINED AND APPROVED THIS DAY OF	, 20
CITY ENGINEER	
KING COUNTY DEPARTMENT OF	ASSESSMENTS
EXAMINED AND APPROVED THIS DAY OF	, 20
TAX ACCOUNT NUMBERS:	
ASSESSOR	DEPUTY ASSESSOR

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 DAVID YEH IN __



MARK PENDERGŘAFT, P.L.S. PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 48383

RECORDING CERTIFICATE

FILED FOR RECORD THIS DAY OF	VOLUME: TO
AT M, AT THE REQUEST OF	DIRECTOR OF RECORDS
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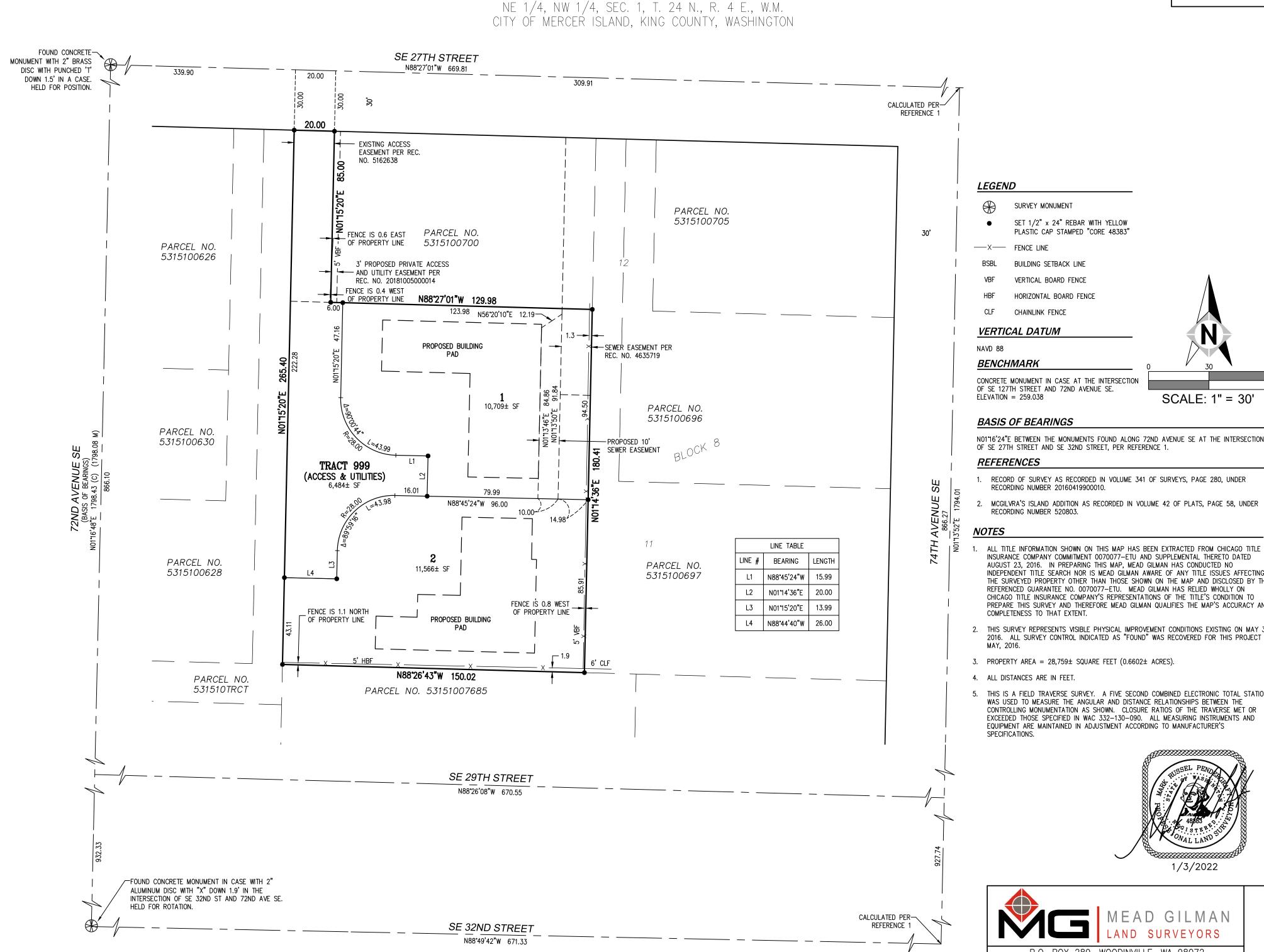
425.486.1252 (TEL)

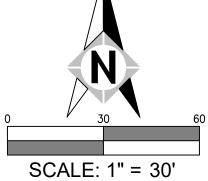
PROJ. NO. 17032



425.486.6108 (FAX) SHEET 1 OF 3

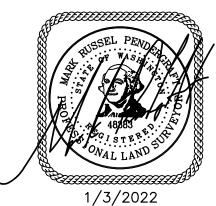
7239 SE 27TH STREET SHORT PLAT





NO1M6'24"E BETWEEN THE MONUMENTS FOUND ALONG 72ND AVENUE SE AT THE INTERSECTIONS

- RECORD OF SURVEY AS RECORDED IN VOLUME 341 OF SURVEYS, PAGE 280, UNDER
- MCGILVRA'S ISLAND ADDITION AS RECORDED IN VOLUME 42 OF PLATS, PAGE 58, UNDER
- INSURANCE COMPANY COMMITMENT 0070077-ETU AND SUPPLEMENTAL THERETO DATED AUGUST 23, 2016. IN PREPARING THIS MAP, MEAD GILMAN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS MEAD GILMAN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED GUARANTEE NO. 0070077-ETU. MEAD GILMAN HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE MEAD GILMAN QUALIFIES THE MAP'S ACCURACY AND
- 2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MAY 31, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN
- 5. THIS IS A FIELD TRAVERSE SURVEY. A FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S





P.O. BOX 289, WOODINVILLE, WA 98072 425.486.1252 (TEL) 425.486.6108 (FAX) PROJ. NO. 17032 SHEET 2 OF 3