PRELIMINARY SHORT PLAT

SCHEDULE B ITEMS

(PER CHICAGO TITLE INSURANCE CO. SUBDIVISION GUARANTEE NO. 0104069–ETU, DATED 07/14/2017)

ITEM 3 NOT PLOTTED, AS CONSTRUCTED
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: MERCER ISLAND SEWER DISTRICT
PURPOSE: SEWER PIPE LINE OR LINES AND ALL NECESSARY CONNECTION AND APPURTENANCES
RECORDING DATE: APRIL 30, 1960
RECORDING NO: 5153315 AND 5153319
AFFECTS: STRIP OF LAND 10 FEET IN WIDTH ACROSS THE SECOND CLASS SHORELANDS

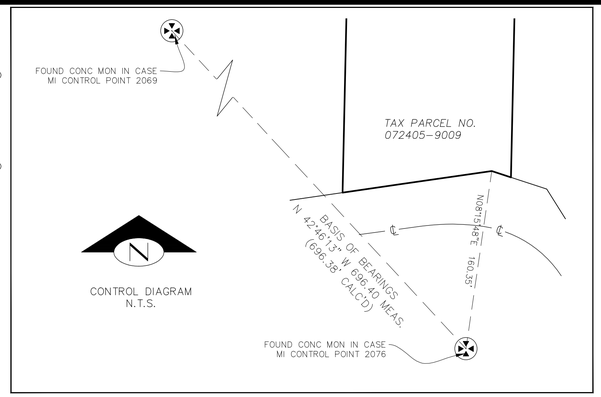
ITEMS 4 AND 6 PLOTTED ON MAP
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDING DATE: MARCH 4, 1980
RECORDING NO: 8003040623
AFFECTS: SOUTH 5 FEET
CONTAINS COVENANT PROHIBITION STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITIES WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEMS.

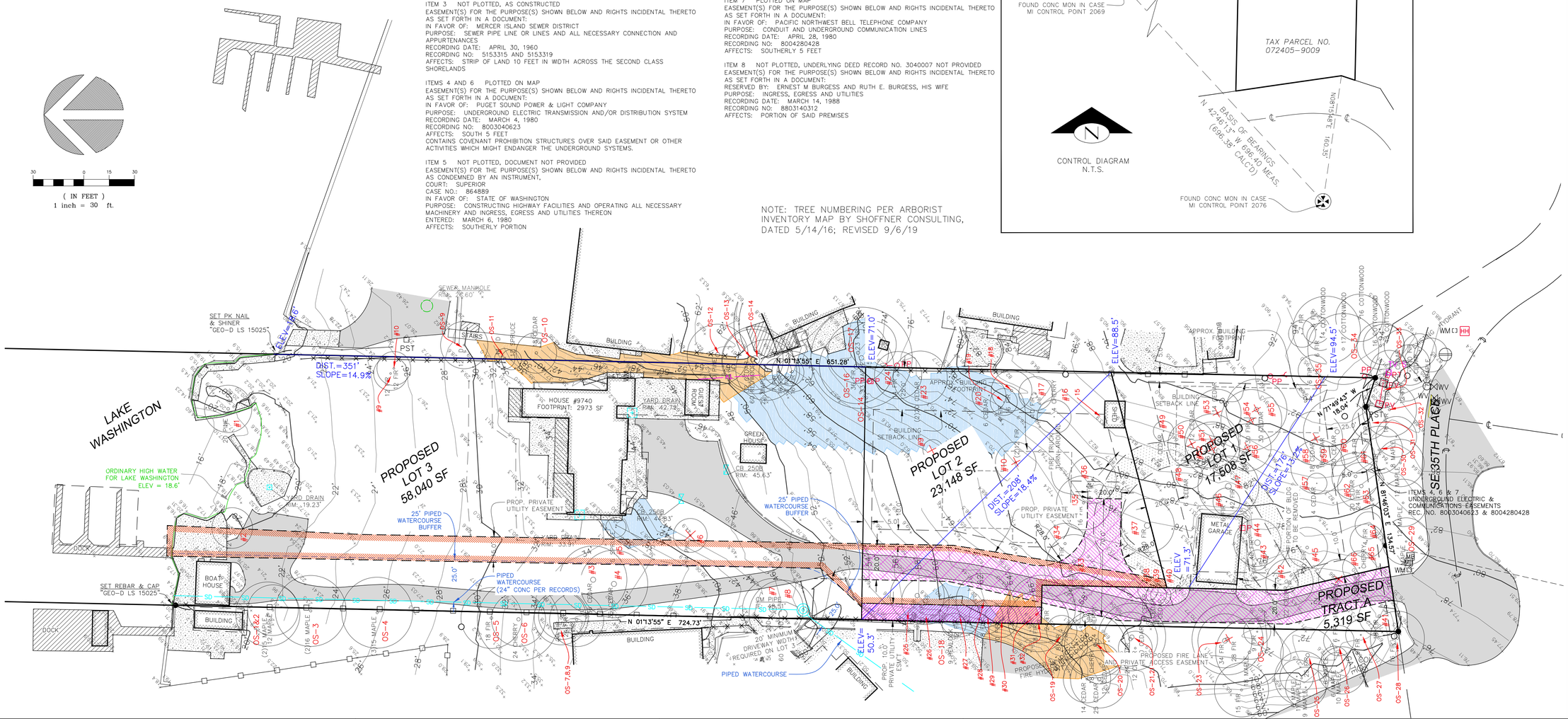
ITEM 5 NOT PLOTTED, DOCUMENT NOT PROVIDED
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT,
COURT: SUPERIOR
CASE NO.: 864889
IN FAVOR OF: STATE OF WASHINGTON
PURPOSE: CONSTRUCTING HIGHWAY FACILITIES AND OPERATING ALL NECESSARY MACHINERY AND INGRESS, EGRESS AND UTILITIES THEREON
ENTERED: MARCH 6, 1980
AFFECTS: SOUTHERLY PORTION

ITEM 7 PLOTTED ON MAP
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: PACIFIC NORTHWEST BELL TELEPHONE COMPANY
PURPOSE: CONDUIT AND UNDERGROUND COMMUNICATION LINES
RECORDING DATE: APRIL 28, 1980
RECORDING NO: 8004280428
AFFECTS: SOUTHERLY 5 FEET

ITEM 8 NOT PLOTTED, UNDERLYING DEED RECORD NO. 3040007 NOT PROVIDED
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
RESERVED BY: ERNEST M BURGESS AND RUTH E. BURGESS, HIS WIFE
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDING DATE: MARCH 14, 1988
RECORDING NO: 8803140312
AFFECTS: PORTION OF SAID PREMISES

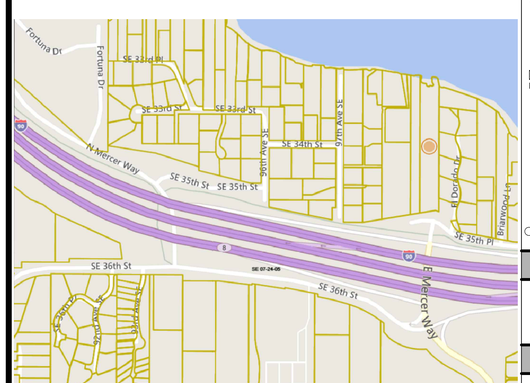
NOTE: TREE NUMBERING PER ARBORIST INVENTORY MAP BY SHOFFNER CONSULTING, DATED 5/14/16; REVISED 9/6/19





VICINITY MAP

N.T.S.



LEGEND

- FOUND MONUMENT IN CASE
- SET REBAR & CAP, AS NOTED
- FOUNT REBAR/IRON PIPE, AS NOTED
- SET PK NAIL & SHINER, AS NOTED
- FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- WATER, GATE VALVE
- SEWER MANHOLE
- CATCH BASIN TYPE 250A
- YARD DRAIN
- CORRUGATED METAL PIPE
- HH HAND HOLE
- MB MAIL BOX
- COL COLOMN
- TV S TELEVISION SENTRY
- PP POWER POLE
- PV POWER VAULT
- PST POWER SENTRY
- GUY POLE
- P POWER METER
- BUILDING
- FENCE (CHAIN LINK)
- FENCE (WOOD)
- SIZE TYPE TREE, TYPE & SIZE AS NOTED
- ASPHALT SURFACE
- CONCRETE SURFACE
- DOCK / DECK
- GRAVEL SURFACE
- STEEP SLOPE 30%–39.99%
- STEEP SLOPE >40%

BASIS OF BEARINGS

A BEARING OF N42°46'13"W BETWEEN CITY OF MERCER ISLAND CONTROL POINT NOS. 2069 & 2076, FOUND AND HELD AS SHOWN HEREON, PER GPS OBSERVATIONS.

VERTICAL DATUM

VERTICAL DATUM NAVD88, PER OBSERVED CITY OF MERCER ISLAND SURVEY CONTROL POINT, DESIGNATION 2076

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED, AFN 20110630000561)

THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 5, 421.44 FEET WEST OF THE SOUTHEAST CORNER THEREOF: THENCE WEST ALONG SAID SOUTH LINE 150 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT TO THE MEANDER LINE OF LAKE WASHINGTON; THENCE EASTERLY ALONG SAID MEANDER LINE TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 5 TO THE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT THERETO;

EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THE NORTHERLY MARGIN OF SR 90, AS ESTABLISHED BY CONDEMNATION PROCEEDINGS IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 864889. SAID NORTHERLY MARGIN BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 122.61 FEET DISTANT NORTHEASTERLY, WHEN MEASURED AT RIGHT ANGLES FROM THE LL LINE SURVEY OF SR 90, MERCER ISLAND: WEST SHORE TO EAST CHANNEL BRIDGE SEC. 3, SHOREWOOD DRIVE VIC. TO EAST CHANNEL BRIDGE AT HIGHWAY ENGINEER'S STATION (TO BE HEREAFTER REFERRED TO AS "STATION") LL 327+11.41; THENCE NORTHEASTERLY TO A POINT 231.47 FEET DISTANT NORTHEASTERLY, WHEN MEASURED AT RIGHT ANGLES FROM SAID LL LINE AT STATION LL 329+95.43; THENCE NORTHEASTERLY TO A POINT 50 FEET DISTANT NORTHEASTERLY, WHEN MEASURED RADIALLY FROM THE FL–2 LINE SURVEY OF SAID SR 90 AT STATION FL–2 10+00.00 P.T. – FL–3 10+00 P.C.; THENCE SOUTHEASTERLY TO A POINT 50 FEET DISTANT NORTHEASTERLY, WHEN MEASURED RADIALLY FROM THE FL–3 LINE SURVEY OF SAID SR 90 AT STATION FL–3 10+50 AND THE END OF THIS LINE DESCRIPTION.

REFERENCES

1. RECORD OF SURVEY, RECORDED IN BOOK 28, OF SURVEYS, PAGE 215, RECORDS OF KING COUNTY, WASHINGTON.
2. RECORD OF SURVEY, RECORDED IN BOOK 103, OF SURVEYS, PAGE 107, RECORDS OF KING COUNTY, WASHINGTON.
3. RECORD OF SURVEY, RECORDED IN BOOK 133, OF SURVEYS, PAGE 235, RECORDS OF KING COUNTY, WASHINGTON.
4. RECORD OF SURVEY, RECORDED IN BOOK 150, OF SURVEYS, PAGE 48, RECORDS OF KING COUNTY, WASHINGTON.
5. RECORD OF SURVEY, RECORDED IN BOOK 276, OF SURVEYS, PAGE 212, RECORDS OF KING COUNTY, WASHINGTON.
6. RECORD OF SURVEY, RECORDED IN BOOK 276, OF SURVEYS, PAGE 282, RECORDS OF KING COUNTY, WASHINGTON.
7. NOFFSINGER SHORT PLAT, RECORDED IN BOOK 28, OF SURVEYS, PAGE 246, RECORDS OF KING COUNTY, WASHINGTON.
8. MERCER ISLAND SHP NO. MI–82–12–29, RECORDED IN BOOK 39, OF SURVEYS, PAGE 201, RECORDS OF KING COUNTY, WASHINGTON.
9. WOODSON LOT LINE REVISION NO. MI–84–06–19, RECORDED IN BOOK 40, OF SURVEYS, PAGE 296, RECORDS OF KING COUNTY, WASHINGTON.
10. MERCER ISLAND SHP NO. MI SUB0002–002, RECORDED IN BOOK 137, OF SURVEYS, PAGE 227, RECORDS OF KING COUNTY, WASHINGTON.
11. MAKER LOT LINE ADJUSTMENT NO. SUB01–009, RECORDED IN BOOK 156, OF SURVEYS, PAGE 163, RECORDS OF KING COUNTY, WASHINGTON.
12. MERCER ISLAND LOT LINE REVISION NO. SUB08–004, RECORDED IN BOOK 259, OF SURVEYS, PAGES 130–131, RECORDS OF KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN APRIL OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. **AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.**
3. SUBJECT PROPERTY TAX PARCEL NO. 072405–9009
4. SUBJECT PROPERTY AREA PER THIS SURVEY IS 104,015± S.F. (2.39± ACRES)
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
6. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332–130–090.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF SE 1/4 SEC 7, TWP. 24N., RGE 5E., W.M.
TAX PARCEL NO. 072405-9009

GIBSON SHORT PLAT
9740 SE 35TH PLACE
MERCER ISLAND, WA 98040

GREEN JR. WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER 19005 SURVEYOR

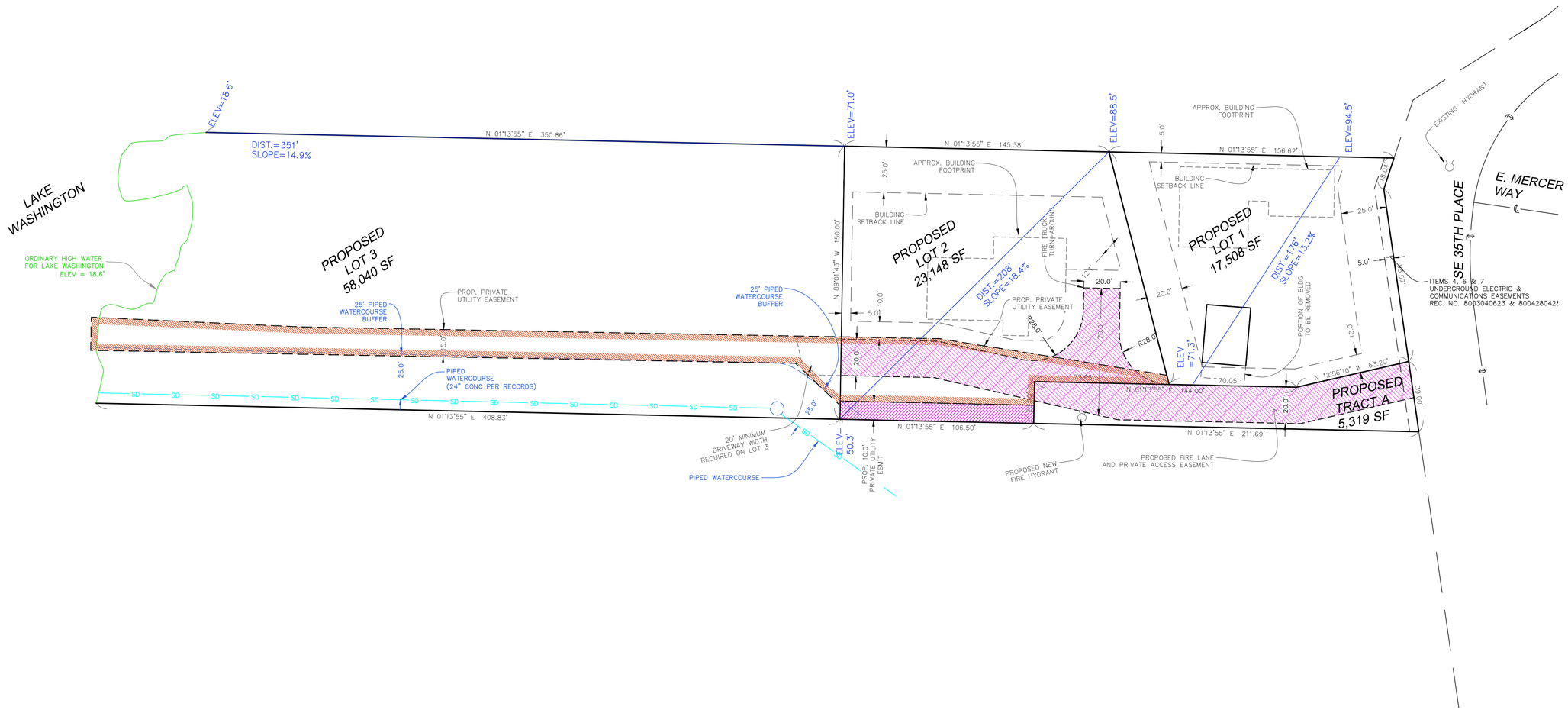
Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	11256
DATE:	2/13/17
DRAFTED BY:	RLS/TLR
CHECKED BY:	EJG/SRM
SCALE:	1"=30'
REVISION HISTORY	
7/05/17	DWY WIDTH REV,
	HYDRANTS, BLDGS
8/31/17	WATERCOURSE/BUFF.
	& ESMTS PLOTTED
7/22/19	ADD TREE NO.'S
SHEET NUMBER	
1 OF 2	

PRELIMINARY SHORT PLAT LAYOUT

30 0 15 30

(IN FEET)
1 inch = 30 ft.



measure success

PRELIMINARY SHORT PLAT LAYOUT

NE 1/4 OF SE 1/4 SEC 7, TWP. 24N., RGE 5E., W.M.
TAX PARCEL NO. 072405-9009

GIBSON SHORT PLAT

9740 SE 35TH PLACE
MERCER ISLAND, WA 98040

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SCALE:	1"=30'

REVISION HISTORY	
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	HYDRANTS, BLDGS
8/31/17	WATERCOURSE/BUFF
	& ESMTS PLOTTED
7/22/19	ADD TREE NO.'S

SHEET NUMBER
2 OF 2