



PLAT NO. SUB _____

MERCER ISLAND, WASHINGTON

PROPOSED LEGAL DESCRIPTIONS

LOT 1:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;

THENCE NORTH ALONG THE WEST SECTION LINE N 01°02'57" E 500.02 FEET.
THENCE S 88°24'39" E 40.00 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY AND THE TRUE POINT OF BEGINNING;
THENCE S 88°24'39" E 88.00 FEET;
THENCE S 01°02'57" W 45.25 FEET;
THENCE S 88°24'39" E 62.50 FEET;
THENCE S 82°46'25" E 141.92 FEET;
THENCE S 01°03'38" W 30.00 FEET;
THENCE N 77°13'50" W 144.10 FEET;
THENCE N 88°24'39" W 150.50 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
THENCE N 01°02'57" E 61.25 FEET TO THE POINT OF BEGINNING.

LOT 2:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;

THENCE NORTH ALONG THE WEST SECTION LINE N 01°02'57" E 500.02 FEET.
THENCE S 88°24'39" E 40.00 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
THENCE S 88°24'39" E 88.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 88°24'39" E 203.62 FEET;
THENCE S 01°03'38" W 59.19 FEET;
THENCE N 82°46'25" W 141.92 FEET;
THENCE N 88°24'39" W 62.50 FEET;
THENCE N 01°02'57" E 45.25 FEET TO THE POINT OF BEGINNING.

LOT 3:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;

THENCE NORTH ALONG THE WEST SECTION LINE N 01°02'57" E 500.02 FEET.
THENCE S 88°24'39" E 40.00 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
THENCE S 01°02'57" W 61.25 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 88°24'39" E 56.25 FEET;
THENCE S 01°02'57" W 176.76 FEET;
THENCE N 60°48'39" W 35.61 FEET;
THENCE N 88°24'39" W 24.85 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
THENCE N 01°02'57" E 160.26 FEET TO THE POINT OF BEGINNING.

LOT 4:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;

THENCE NORTH ALONG THE WEST SECTION LINE N 01°02'57" E 500.02 FEET.
THENCE S 88°24'39" E 40.00 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
THENCE S 01°02'57" W 61.25 FEET;
THENCE S 88°24'39" E 56.25 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 88°24'39" E 54.25 FEET;
THENCE S 01°02'57" W 65.97 FEET;
THENCE S 01°10'06" E 122.84 FEET;
THENCE N 88°24'39" W 56.86 FEET;
THENCE N 01°02'57" E 188.76 FEET TO THE POINT OF BEGINNING.

LOT 5:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;

THENCE NORTH ALONG THE WEST SECTION LINE N 01°02'57" E 250.01 FEET.
THENCE S 88°24'39" E 40.00 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
THENCE S 88°24'39" E 113.12 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 01°10'06" W 122.84 FEET;
THENCE N 01°02'57" E 65.97 FEET;
THENCE S 88°24'39" E 40.00 FEET;
THENCE S 77°13'50" E 144.10 FEET;
THENCE S 01°03'38" W 160.82 FEET;
THENCE N 88°24'39" W 178.46 FEET TO THE POINT OF BEGINNING.

TRACT A:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;

THENCE NORTH ALONG THE WEST SECTION LINE N 01°02'57" E 250.01 FEET.
THENCE S 88°24'39" E 40.00 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY AND THE TRUE POINT OF BEGINNING;
THENCE N 01°02'57" E 28.50 FEET;
THENCE S 88°24'39" E 24.85 FEET;
THENCE S 60°48'39" E 35.61 FEET;
THENCE S 01°02'57" W 12.00 FEET;
THENCE N 88°24'39" W 56.26 FEET TO THE POINT OF BEGINNING.

RECORDING NO.	VOL./PAGE
PORTION OF SW 1/4, NW 1/4, SECTION 18, T 24 N, R 05 E, W.M.	


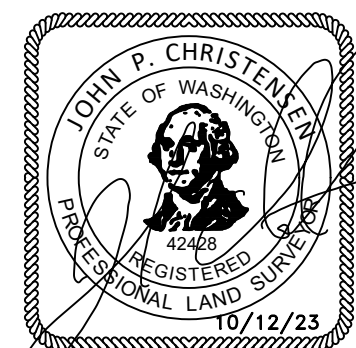
EASEMENT NOTES

1. DECLARANT HEREBY DECLARES, DEDICATES, AND ESTABLISHES TO AND FOR THE BENEFIT OF THE OWNERS OF LOTS 1-5 A PERPETUAL NON-EXCLUSIVE EASEMENT ON, OVER, AND ACROSS THE AREA MARKED ON THE PLAT AS THE "SHARED ACCESS EASEMENT" FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS, SUBJECT TO THE TERMS AND CONDITIONS HEREIN. THE SHARED ACCESS EASEMENT IS SUBJECT TO USE IN COMMON WITH LOTS 1-5 AND MAY BE USED BY EACH PARTY'S RESPECTIVE FAMILY MEMBERS, CONTRACTORS, AGENTS, OCCUPANTS, AND GUESTS FOR THE FOREGOING PURPOSES. NEITHER OWNER SHALL USE THE EASEMENT FOR PARKING NOR SHALL THEY BLOCK, OBSTRUCT, OR OTHERWISE UNREASONABLY INTERFERE WITH THE OTHER'S USE OF SUCH EASEMENT. ALL USE OF THE SHARED ACCESS EASEMENT SHALL BE IN ACCORDANCE WITH ALL LAWS. THE OWNERS OF LOTS 1-5 MAY ESTABLISH MUTUALLY ACCEPTABLE RULES AND REGULATIONS REGARDING THEIR SHARED USE OF THIS EASEMENT. AS OF THE DATE HEREOF, THE SHARED ACCESS EASEMENT IS IMPROVED WITH A PAVED DRIVEWAY AND SIDEWALK. THE OWNERS OF LOTS 1-5 SHALL EQUALLY SHARE IN THE COST OF ALL NECESSARY MAINTENANCE, REPAIR, AND REPLACEMENT WORK FOR SUCH DRIVEWAY AND SIDEWALK; PROVIDED, HOWEVER, THAT IF EITHER OWNER EVER CONSTRUCTS SEPARATE ACCESS TO THEIR LOT AND/OR NO LONGER USES THIS EASEMENT, THE OTHER OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL WORK RELATED TO THE DRIVEWAY; AND PROVIDED FURTHER THAT EACH OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL DAMAGE TO THE DRIVEWAY IN EXCESS OF NORMAL WEAR AND TEAR AND ALL DAMAGE TO THE OTHER'S PROPERTY THAT SUCH OWNER CAUSES OR ALLOWS. THE OWNERS OF LOTS 1-5 MAY HEREAFTER MUTUALLY AGREE TO AMEND, MODIFY, OR TERMINATE THE SHARED ACCESS EASEMENT WITH APPROVAL OF THE CITY. THE SHARED ACCESS EASEMENT IS A PRIVATE EASEMENT AND NO RIGHTS TO THE PUBLIC ARE GRANTED HEREBY.

2. DECLARANT HEREBY DECLARES, DEDICATES, AND ESTABLISHES TO AND FOR THE BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THIS PLAT A PERPETUAL NON-EXCLUSIVE EASEMENT ON, OVER, AND ACROSS THE AREA MARKED AS THE "SHARED UTILITY EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING AND REMOVING UTILITIES, SUBJECT TO THE TERMS AND CONDITIONS HEREIN. ALL CURRENTLY EXISTING UTILITIES SERVING ANY OF THE LOTS THAT ARE LOCATED WITHIN THIS EASEMENT MAY REMAIN IN THEIR CURRENT LOCATIONS. IF ANY OWNER WISHES TO INSTALL NEW UTILITIES OR NEW UTILITY LINES WITHIN THIS EASEMENT OR TO PERFORM ANY REPAIRS OR OTHER WORK TO ANY UTILITY, SUCH OWNER SHALL PROVIDE REASONABLE ADVANCE NOTICE TO ALL OTHER AFFECTED OWNERS AND SUCH OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS OF SUCH WORK (UNLESS INSTALLED OR PERFORMED FOR MORE THAN ONE PARTY, IN WHICH CASE THE BENEFITED PARTIES SHALL REASONABLY SHARE SUCH COSTS). IN PERFORMING ANY WORK UNDER THIS EASEMENT, THE RESPONSIBLE OWNER SHALL NOT UNREASONABLY INTERFERE WITH ANY EXISTING UTILITIES OR THE USE AND ENJOYMENT OF THE OTHER LOTS AND THE RESPONSIBLE OWNER SHALL REASONABLY RESTORE THE PROPERTY DISTURBED BY SUCH WORK UPON COMPLETION OF THE SAME. EACH OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR PROPERTY OF ANY OTHER OWNER THAT SUCH OWNER CAUSES OR ALLOWS. ALL USE OF THIS EASEMENT AND UTILITIES THEREIN MUST BE MADE IN ACCORDANCE WITH ALL LAWS. THE SHARED UTILITY EASEMENT IS A PRIVATE EASEMENT AND NO RIGHTS TO THE PUBLIC ARE GRANTED HEREBY.

NOTES

TRACT A IS A RECREATION TRACT FOR THE BENEFIT OF LOTS 1-5, INCLUSIVE. OWNERSHIP OF LOTS 1-5, INCLUSIVE, INCLUDES AN EQUAL AND UNDIVIDED 1/5 OWNERSHIP IN THE TRACT. MAINTENANCE OF THE TRACT WILL BE SHARED EQUALLY.

 DAVID EVANS AND ASSOCIATES INC 20300 Woodinville Snohomish Rd NE Suite A - Woodinville, WA 98072 Phone: 425.415.2000		ISLAND CREST WAY PLAT		
		DWN. BY JPC	DATE 10/12/23	JOB NO. CRED0000-0001
	CHKD. BY WB	SCALE	SHEET 2 OF 4	



PLAT NO. SUB _____
 MERCER ISLAND, WASHINGTON

RECORDING NO.	VOL./PAGE
PORTION OF SW 1/4, NW 1/4, SECTION 18, T 24 N, R 05 E, W.M.	

NEW EASEMENTS

1. PRIVATE STORM, SEWER, WATER AND INGRESS / EGRESS EASEMENT FOR LOTS 1-5 LEGAL DESCRIPTION;
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST OF SECTION 18
 THENCE NORTH ALONG THE WEST SECTION LINE N 01°02'57" E 500.02 FEET;
 THENCE S 88°24'39" E 40.00 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
 THENCE S 01°02'57" W 23.05 FEET TO A POINT OF CURVATURE AND THE TRUE POINT OF BEGINNING;
 THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, A DISTANCE OF 45.38 FEET, THROUGH A CENTRAL ANGLE OF 48°57'10", HAVING A RADIUS OF 53.13 FEET WHICH BEARS S 03°53'25" W, TO A POINT OF REVERSE CURVATURE;
 THENCE ALONG A CURVE TO THE LEFT, A DISTANCE OF 35.32 FEET, THROUGH A CENTRAL ANGLE OF 87°30'08", HAVING A RADIUS OF 23.13 FEET;
 THENCE N 01°02'57" E 46.77 FEET;
 THENCE S 88°24'39" E 34.09 FEET;
 THENCE S 01°02'57" W 37.29 FEET;
 THENCE S 88°24'39" E 48.56 FEET;
 THENCE S 01°02'57" W 42.00 FEET;
 THENCE N 88°24'39" W 69.06 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, A DISTANCE OF 80.46 FEET, THROUGH CENTRAL ANGLE OF 79°18'55", HAVING A RADIUS OF 58.13 FEET WHICH BEARS N 26°44'24" W TO A POINT OF REVERSE CURVATURE;
 THENCE ALONG A CURVE TO THE LEFT, A DISTANCE OF 13.91 FEET, THROUGH A CENTRAL ANGLE OF 43°57'48", HAVING A RADIUS OF 18.13 FEET, TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
 THENCE N 01°02'57" E 35.10 FEET TO THE POINT OF BEGINNING.

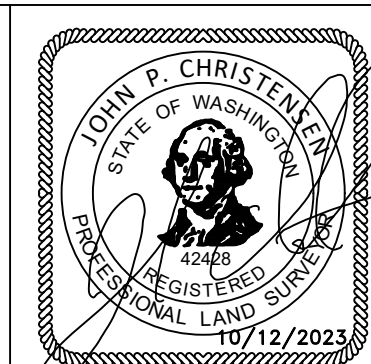
EASEMENT 1) IS AN EASEMENT FOR ACCESS AND UTILITIES FOR THE BENEFIT OF LOTS 1-5, INCLUSIVE. OWNERSHIP OF LOTS 1-5, INCLUSIVE, INCLUDES AN EQUAL AND UNDIVIDED 1/5 RESPONSIBILITY IN SAID EASEMENT. MAINTENANCE OF THE ACCESS ROAD AND ALL STORMWATER FACILITIES LOCATED IN THE EASEMENT WILL BE SHARED EQUALLY.

NEW EASEMENTS

2. CONSERVANCY EASEMENT LEGAL DESCRIPTION; (FINAL LEGAL DESCRIPTIONS DEPEND ON FINAL WETLAND BUFFER BOUNDARY)
 LOT 1:
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;;
 THENCE NORTH ALONG THE WEST SECTION LINE N 01°02'57" E 500.02 FEET.
 THENCE S 88°24'39" E 40.00 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
 THENCE S 88°24'39" E 88.00 FEET;
 THENCE S 01°02'57" E 45.25 FEET;
 THENCE S 88°24'39" E 62.50 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE S 82°46'25" E 141.92 FEET
 THENCE S 01°03'38" W 30.00 FEET;
 THENCE N 77°13'50" W 144.10 FEET;
 THENCE N 01°02'57" E 20.00 FEET TO THE POINT OF BEGINNING.
 LOT 2:
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;;
 THENCE NORTH ALONG THE WEST SECTION LINE N 01°02'57" E 500.02 FEET.
 THENCE S 88°24'39" E 40.00 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
 THENCE S 88°24'39" E 120.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE S 88°24'39" E 130.00 FEET;
 THENCE S 01°03'38" W 59.19 FEET;
 THENCE N 85°17'07" W 130.00 FEET;
 THENCE N 01°02'57" E 46.25 FEET TO THE POINT OF BEGINNING.
 LOT 3:
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;;
 THENCE NORTH ALONG THE WEST SECTION LINE N 01°02'57" E 500.02 FEET.
 THENCE S 88°24'39" E 40.00 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
 THENCE S 01°02'57" W 120.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE S 88°24'29" E 56.25 FEET;
 THENCE S 01°02'57" W 110.00 FEET
 THENCE N 60°48'39" W 35.61 FEET;
 THENCE N 88°24'39" W 24.85 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
 THENCE N 01°02'57" E 90.00 FEET TO THE POINT OF BEGINNING.
 LOT 4:
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;;
 THENCE NORTH ALONG THE WEST SECTION LINE N 01°02'57" E 500.02 FEET.
 THENCE S 88°24'39" E 40.00 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
 THENCE S 01°02'57" W 61.25 FEET;
 THENCE S 88°24'39" E 56.25 FEET;
 THENCE S 01°02'57" W 65.97 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE S 88°24'39" E 56.25 FEET;
 THENCE S 01°02'57" W 122.84 FEET;
 THENCE N 88°24'39" W 56.86 FEET;
 THENCE N 01°02'57" E 122.84 FEET TO THE POINT OF BEGINNING.
 LOT 5:
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;;
 THENCE NORTH ALONG THE WEST SECTION LINE N 01°02'57" E 250.01 FEET.
 THENCE S 88°24'39" E 40.00 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
 THENCE S 88°24'39" E 113.12 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE N 01°10'06" E 122.84 FEET;
 THENCE S 88°24'39" E 40.00 FEET;
 THENCE N 01°02'57" E 65.97 FEET
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 THENCE S 01°03'38" W 160.82 FEET;
 THENCE N 88°24'39" W 178.46 FEET TO THE POINT OF BEGINNING.



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ISLAND CREST WAY PLAT

DWN. BY JPC	DATE 10/12/23	JOB NO. CRED0000-0001
CHKD. BY WB	SCALE	SHEET 3 OF 4



PLAT NO. SUB _____
MERCER ISLAND, WASHINGTON

PORTION OF
SW 1/4, NW 1/4, SECTION 18, T 24 N, R 05 E, W.M.

RECORDING NO.

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ISLAND CREST WAY

SURVEY INFORMATION

HORIZONTAL DATUM: NAD 83/2011, WASHINGTON COORDINATE SYSTEM, NORTH ZONE, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.

VERTICAL DATUM: NAVD 88, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.

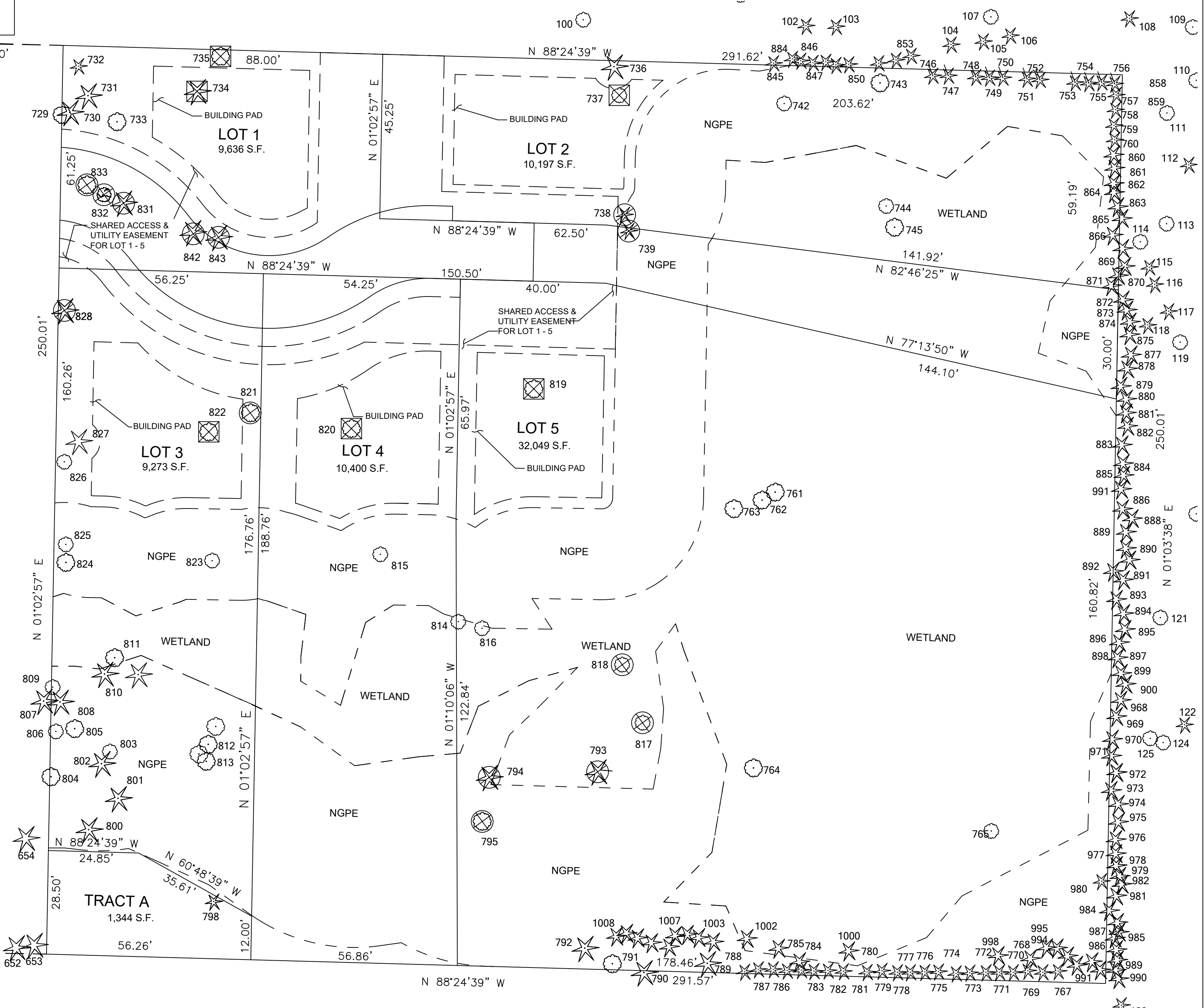
BASIS OF BEARING: NORTH 01°02'57" EAST, BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN.

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF R.C.W. 58

- 811 DECIDUOUS TREE TO REMAIN
- 810 CONIFEROUS TREE TO REMAIN
- 794 DECIDUOUS TREE TO BE REMOVED FOR PLAT IMPROVEMENTS
- 795 CONIFEROUS TREE TO BE REMOVED FOR PLAT IMPROVEMENTS
- 820 CONIFEROUS TREE TO BE REMOVED FOR PERMITTING



13 18

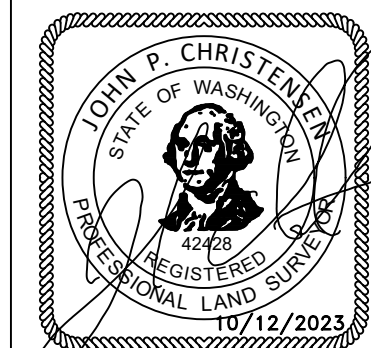


SURVEY INSTRUMENTATION:

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.



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ISLAND CREST WAY PLAT

DWN. BY JPC	DATE 10/12/23	JOB NO. CREDO000-0001
CHKD. BY WB	SCALE 1' = 30'	SHEET 4 OF 4