



PLAT NO. SUB17-005
MERCER ISLAND, WASHINGTON

OWNER'S DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A SUBDIVISION THEREOF PURSUANT TO RCW 58.17, AND DECLARE THIS DOCUMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SUBDIVISION IS MADE WITH THE FREE AND VOLUNTARY CONSENT OF THE OWNERS IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

FURTHER, THE OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSONS OR ENTITY SERVING TITLE FROM THE UNDERSIGNED AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF MERCER ISLAND, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENTS, CONSTRUCTION, OPERATION, OR MAINTENANCE OF STREET AND OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

FURTHER THE UNDERSIGNED OWNERS OF HE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AD ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF MERCER ISLAND, AND ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY: (1) ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE WATER FLOWS WITHIN THIS SUBDIVISION; OR (2) BY DESIGN, ESTABLISHMENT, OPERATION, OR MAINTENANCE OF THE STREET AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OR; (3) BY IMPROPER DESIGN, ESTABLISHMENT, OR CONSTRUCTION OR FAILURE TO OPERATE OR MAINTAIN THE STREET AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

NAME _____ DATE _____

NAME _____ DATE _____

ADDRESSING:

- LOT 1 - 4322 ISLAND CREST WAY
- LOT 2 - 4324 ISLAND CREST WAY
- LOT 3 - 4326 ISLAND CREST WAY
- LOT 4 - 4328 ISLAND CREST WAY

STATE OF _____)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHARGER REAL ESTATE & DEVELOPEMNT INC. A WASHINGTON CORPORATION, SIGNED THIS DEDICATION AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GOVERNING PERSONS OF REAL ESTATE OF CHARGER REAL ESTATE & DEVELOPEMNT INC. A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SEAL

DATED _____
SIGNATURE OF NOTARY PUBLIC _____
PRINTED NAME OF NOTARY PUBLIC _____
TITLE _____
MY APPOINTMENT EXPIRES _____

APPROVALS:

CITY OF MERCER ISLAND
EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____

CITY ENGINEER
EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____

CODE OFFICIAL
EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____

MAYOR

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____

ASSESSOR

DEPUTY ASSESSOR
ACCOUNT NUMBER _____

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

EXISTING LEGAL DESCRIPTION

(PER CHICAGO TITLE COMPANY OF WASHINGTON SUBDIVISION GUARANTEE NUMBER 0103029-06)(DEED 20220203000794)
THE NORTH 250 FEET OF THE SOUTH 500 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.
EXCEPT THE WEST 40 FEET.

SPECIAL EXCEPTIONS:

- RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED IN FAVOR OF: CITY OF MERCER ISLAND RECORDING DATE: AUGUST 23, 1961 RECORDING NO.: 5321386
- ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY, RECORDING DATE: JANUARY 17, 2017 RECORDING NO.: 20170117900004 MATTERS SHOWN: AS DEPICTED ON SAID SURVEY

CONDITIONS OF APPROVAL

- MAINTENANCE AND REPAIR OF THE PRIVATE SANITARY SEWER SYSTEM AND JOINT USE SIDE SEWERS (SEWER LINES FROM THE BUILDING TO THE PRIVATE SEWER MAIN), SHARED ROADS, ACCESS EASEMENTS, PUBLIC TRAIL, PRIVATE STORM DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNERS OF EACH LOT SERVED (WITH THE EXCEPTION THAT OWNERS OF ANY LOT WHICH IS LOWER IN ELEVATION SHALL NOT BE RESPONSIBLE FOR THAT PORTION OF A PRIVATE SIDE SEWER ABOVE THEIR CONNECTION). IF MAINTENANCE AND REPAIR OF ANY FACILITIES ENUMERATED ABOVE ARE NOT PERFORMED TO THE SATISFACTION OF THE CITY ENGINEER, AFTER A TIMELY DEMAND HAS BEEN MADE FOR SUCH ACTION, THE CITY OR ITS AGENT SHALL HAVE THE RIGHT TO ENTER UPON THE PREMISES AND PERFORM THE NECESSARY MAINTENANCE AND REPAIR TO PROTECT THE SAFETY AND GENERAL WELFARE OF THE PUBLIC AND SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF EACH LOT AN EQUAL SHARE OF THE TOTAL MAINTENANCE AND REPAIR COSTS. THE CITY OR THE OWNER OF ANY LOT WITHIN THIS PLAT SHALL HAVE THE RIGHT TO BRING ACTION IN SUPERIOR COURT TO REQUIRE ANY MAINTENANCE OR REPAIR AND TO RECOVER THE COSTS INCURRED IN MAKING OR EFFECTING REPAIRS TO IMPROVEMENTS.
- PRIVATE STORMWATER FACILITIES SHALL BE INSPECTED AND MAINTAINED IN CONFORMANCE WITH MICC 15.09.070.
- ALL STAGING FOR CONSTRUCTION SHALL OCCUR ON SITE AND SHALL NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- NO PERMANENT LANDSCAPING, STRUCTURES, OR FENCES SHALL BE PLACED ON OR WITHIN PUBLIC UTILITY, STORM DRAINAGE, OR PEDESTRIAN PATH EASEMENTS OR ALONG PUBLIC SIDEWALK ON ISLAND CREST WAY WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.
- IF IN THE OPINION OF THE CITY ENGINEER, UTILITIES OR STORM DRAINAGE FACILITIES REQUIRE MAINTENANCE, REPAIR OR REPLACEMENT, THE CITY OR ITS AGENT SHALL HAVE THE RIGHT TO ENTER THOSE LOTS ADJOINING THE FACILITY FOR THE PURPOSE OF MAINTAINING, REPAIRING, RELOCATING OR REPLACING SAID FACILITIES.
- INSTALLATION OF LANDSCAPING AND/OR STRUCTURES INCLUDING TREES, SHRUBS, ROCKS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED ENCROACHMENT LICENSE AGREEMENT FROM THE CITY PRIOR TO THE WORK OCCURRING (MICC 19.06.060).
- NO TREE IDENTIFIED FOR RETENTION MAY BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ARBORIST.
- NO CHANGE MAY BE MADE TO THE CONFIGURATION OR MAINTENANCE REQUIREMENTS OF TRACT A WITHOUT EXPRESS APPROVAL FROM THE CITY.
- ALL AREAS OUTSIDE OF BUILDING FOOTPRINTS AND IMPVIOUS SURFACES SHALL BE LANDSCAPED PRIOR TO FINAL INSPECTION OF BUILDING PERMITS ON EACH LOT. (MICC 19.07.060(D)(1)(D))
- SCHOOL, TRAFFIC AND PARK IMPACT FEES WILL BE DUE AT BUILDING PERMIT ISSUANCE OR MAY BE DEFERRED IN ACCORDANCE WITH MICC 19.17, 19.18, AND 19.19.
- ALL BUILDING PERMITS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AND MICC 19.09.040. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.

SHEET INDEX

- COVER SHEET
- PROPOSED LEGAL DESCRIPTIONS AND EASEMENTS
- NEW EASEMENTS
- MAP SHEET



VICINITY MAP

NO SCALE

NATIVE GROWTH PROTECTION

A NATIVE GROWTH PROTECTION EASEMENT AREA (NGPA) IS HEREBY ESTABLISHED AS SHOWN HEREIN.

THE NATIVE GROWTH PROTECTION EASEMENT IS AN EASEMENT FOR THE CRITICAL AREA IN CONFORMANCE WITH MIMC 19.07. OWNERSHIP OF LOTS 1-5, INCLUSIVE, INCLUDES AN EQUAL AND UNDIVIDED 1/5 RESPONSIBILITY FOR THE MAINTENANCE OF THE CRITICAL AREA.

NO TREE TRIMMING, TREE TOPPING, TREE CUTTING, TREE REMOVAL, SHRUB OR BRUSH-CUTTING OR REMOVAL OF NATIVE VEGETATION, APPLICATION OF PESTICIDES, HERBICIDES, OR FERTILIZERS; CONSTRUCTION; CLEARING; OR ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE EASEMENT AREA WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF MERCER ISLAND. APPLICATION FOR SUCH WRITTEN APPROVAL SHALL BE MADE TO THE MERCER ISLAND DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT OR ITS SUCCESSOR AGENCY WHO MAY REQUIRE INSPECTION OF THE PREMISES BEFORE ISSUANCE OF THE WRITTEN APPROVAL AND FOLLOWING COMPLETION OF THE ACTIVITIES. ANY PERSON CONDUCTING OR AUTHORIZING SUCH ACTIVITY IN VIOLATION OF THIS PARAGRAPH OR THE TERMS OF ANY WRITTEN APPROVAL ISSUED PURSUANT HERETO, SHALL BE SUBJECT TO THE ENFORCEMENT PROVISIONS OF THE CITY'S CODE. IN SUCH EVENT, THE MERCER ISLAND DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT MAY ALSO REQUIRE WITHIN THE AFFECTED AREA BY PLANTING REPLACEMENT TREES AND OTHER VEGETATION AS REQUIRED IN APPLICABLE SECTIONS OF THE CITY CODE. THE DEPARTMENT ALSO MAY REQUIRE THAT THE DAMAGED OR FALLEN VEGETATION BE REMOVED.

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN CRITICAL AREAS AND THEIR BUFFERS BY REMOVING NON-NATIVE, INVASIVE, AND NOXIOUS PLANTS IN A MANNER THAT WILL NOT HARM CRITICAL AREAS OR THEIR BUFFERS AND IN ACCORDANCE WITH MERCER ISLAND CODE REQUIREMENTS FOR TREES AND OTHER VEGETATION WITHIN CRITICAL AREAS AND CRITICAL AREA BUFFERS.

THE CITY SHALL HAVE A LICENSE TO ENTER THE EASEMENT AREA (AND THE PROPERTY IF NECESSARY FOR ACCESS TO THE EASEMENT AREA) FOR THE PURPOSE OF MONITORING COMPLIANCE WITH THE TERMS OF THIS EASEMENT.

DEVELOPMENT OUTSIDE OF THIS NGPA MAY BE LIMITED BY CODIFIED STANDARDS, PERMIT CONDITIONS OR MOVEMENT OF THE CRITICAL AREA. EACH OF THE UNDERSIGNED OWNERS AGREE TO DEFEND, PAY AND SAVE HARMLESS THE CITY OF MERCER ISLAND, ITS OFFICERS, AGENTS, AND EMPLOYEES FROM ANY AND ALL CLAIMS OF EVERY NATURE WHATSOEVER, REAL OR IMAGINARY, WHICH MAY BE MADE AGAINST THE CITY, ITS OFFICERS, AGENTS OR EMPLOYEES FOR ANY DAMAGE TO PROPERTY OR INJURY TO ANY PERSON ARISING OUT OF THE EXISTENCE OF SAID NGPA OVER SAID OWNER'S PROPERTY OR THE ACTIONS OF THE UNDERSIGNED OWNERS IN CARRYING OUT THE RESPONSIBILITIES UNDER THIS AGREEMENT INCLUDING ALL COSTS AND EXPENSES, AND RECOVER ATTORNEYS' FEES AS MAY BE INCURRED BY THE CITY OF MERCER ISLAND IN DEFENSE THEREOF; EXCEPTING THEREFROM ONLY SUCH CLAIMS AS MAY ARISE SOLELY OUT OF THE NEGLIGENCE OF THE CITY OF MERCER ISLAND, ITS OFFICERS, AGENTS, OR EMPLOYEES.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS DAY OF, 20
AT M IN BOOK OF AT PAGE AT
THE REQUEST OF
SURVEYOR'S NAME
.....
MANAGER SUPT. OF RECORDS

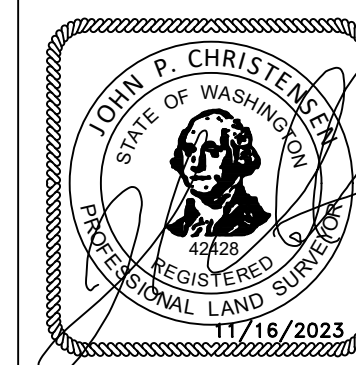
LAND SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROPRIATE STATE AND CITY STATUTE AND ORDINANCE IN AUGUST 2023

John P. Christensen
L.S. No. 42428
11/16/23
DATE



DAVID EVANS AND ASSOCIATES INC
20300 Woodinville Snohomish Rd NE
Suite A - Woodinville, WA 98072
Phone: 425.415.2000



ISLAND PRIVATE MEADOWS PLAT

DWN. BY JPC	11/16/23	JOB NO. CRED0000-0001
CHKD. BY WB	SCALE	SHEET 1 OF 4



PLAT NO. SUB17-005

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 56.25 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


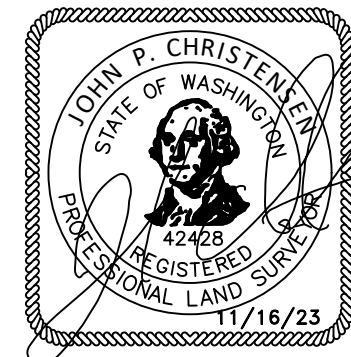
1. DECLARANT HEREBY DECLARES, DEDICATES, AND ESTABLISHES TO AND FOR THE BENEFIT OF THE OWNERS OF LOTS 1-5 A PERPETUAL NON-EXCLUSIVE EASEMENT ON, OVER, AND ACROSS THE AREA MARKED ON THE PLAT AS THE "SHARED ACCESS EASEMENT" FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS, SUBJECT TO THE TERMS AND CONDITIONS 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

1. 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.

THE ISLAND PRIVATE MEADOWS HOMEOWNERS ASSOCIATION WILL BE THE ACCOUNT OWNER OF THE IRRIGATION METER LOCATED ON TRACT A SERVICING THE PLAT.

 DAVID EVANS AND ASSOCIATES INC 20300 Woodinville Snohomish Rd NE Suite A - Woodinville, WA 98072 Phone: 425.415.2000		ISLAND PRIVATE MEADOWS PLAT		
		DWN. BY JPC	DATE 11/16/23	JOB NO. CREDD0000-0001
		CHKD. BY WB	SCALE	SHEET 2 OF 4



PLAT NO. SUB17-005
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. SHARED ACCESS & UTILITY EASEMENT FOR LOT 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 (PRIVATE STORM, SEWER, WATER AND INGRESS / EGRESS) 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.

2. LOT 3 PRIVATE STORM DRAIN EASEMENT

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 QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;
THENCE 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 MARGIN OF ISLAND CREST WAY;
THENCE S 01°02'57" E ALONG SAID RIGHT OF WAY MARGIN 68.18 FEET;
THENCE S 88°24'39" E 6.25 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S 88°24'39" E A DISTANCE OF 8.56 TO A POINT ON A CURVE TO THE LEFT FROM WHICH THE CENTER BEARS N 48°02'19" E, 58.12 DISTANT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°02'49" AND AN ARC LENGTH OF 2.08 FEET;
THENCE S 01°02'57" W 57.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT FROM WHICH THE CENTER BEARS SOUTH 07°43'47" W 25.00 FEET DISTANT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°40'50" AND AN ARC LENGTH OF 2.92 FEET;
THENCE N 88°57'03" W 3.34 FEET TO THE BEGINNING OF A CURVE TO THE LEFT FROM WHICH THE CENTER BEARS S 17°30'25" W, 25.00 FEET DISTANT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°53'16" AND AN ARC LENGTH OF 3.44 FEET;
THENCE S 63°18'52" W 7.51 FEET TO SAID EASTERLY RIGHT OF WAY MARGIN; THENCE N 01°02'57" E ALONG SAID MARGIN 11.30 FEET;
THENCE NORTH 63°18'52" E 7.06 FEET; THENCE N 01°02'57" E 46.67 FEET TO THE POINT OF BEGINNING.

EASEMENT 2) IS AN EASEMENT FOR PRIVATE STORM DRAIN 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 ALL STORMWATER FACILITIES LOCATED IN THE EASEMENT WILL BE SHARED EQUALLY.

NEW EASEMENTS

3. NATIVE GROWTH PROTECTION EASEMENT LEGAL DESCRIPTION;

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.;

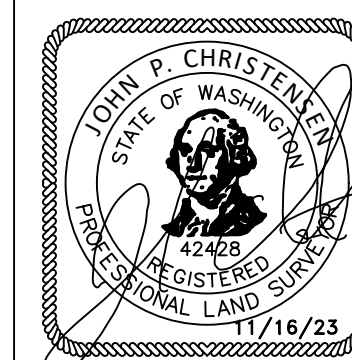
THENCE NORTH ALONG THE WEST SECTION LINE N 01°02'57" E 500.02 FEET.
THENCE S 88°24'39" E 40.00 FEET TO THE EASTERLY RIGHT OF WAY OF ISLAND CREST WAY;
THENCE S 01°02'57" W 61.25 FEET;
THENCE S 88°24'39" E 56.25 FEET;
THENCE S 01°02'57" W 65.97 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 88°24'39" E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



**DAVID EVANS
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Phone: 425.415.2000



ISLAND PRIVATE MEADOWS
PLAT

DWN. BY JPC	DATE 11/16/23	JOB NO. CRED0000-0001
CHKD. BY WB	SCALE	SHEET 3 OF 4

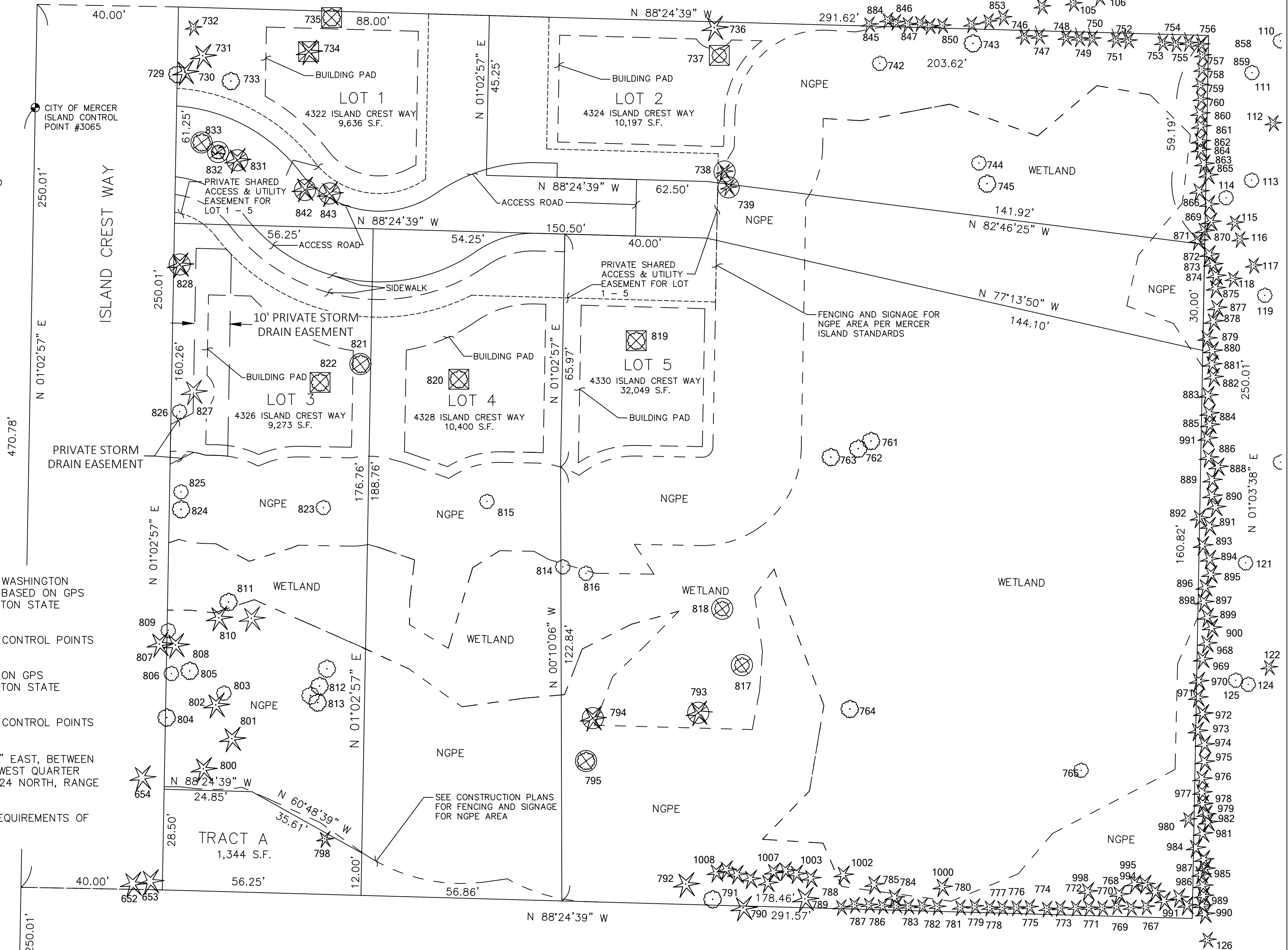
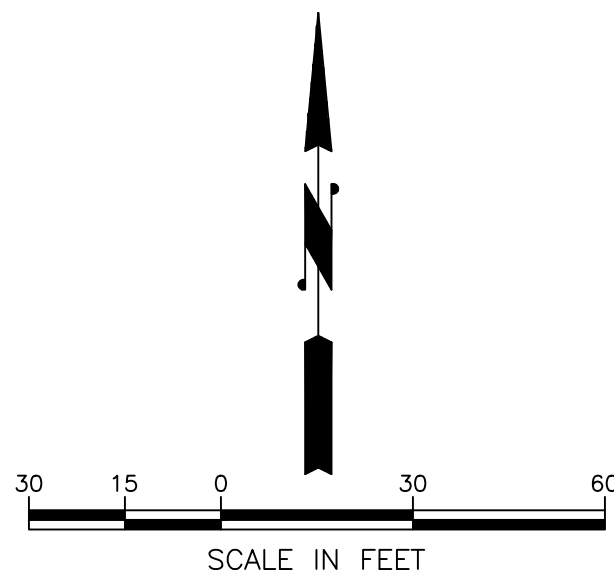


PLAT NO. SUB17-005
MERCER ISLAND, WASHINGTON

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

RECORDING NO.

VOL./PAGE



SURVEY INFORMATION

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

BASED ON CITY OF MERCER ISLAND CONTROL POINTS 4287 AND 3065.

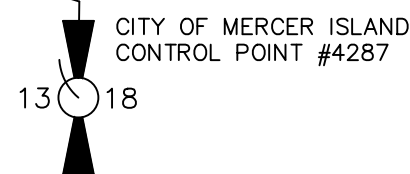
VERTICAL DATUM: NAVD 88, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.

BASED ON CITY OF MERCER ISLAND CONTROL POINTS 4287 AND 3065.

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 DECIDUOUS TREE TO BE REMOVED FOR PERMITTING
- 734 CONIFEROUS TREE TO BE REMOVED FOR PERMITTING

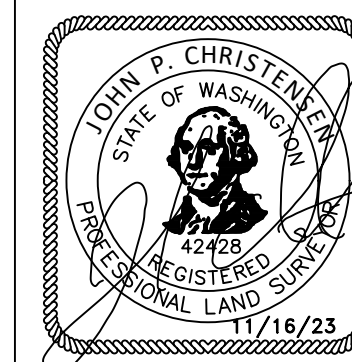


SURVEY INSTRUMENTATION:

THIS SURVEY WAS PERFORMED BY PLS, INC AND CHECKED BY DAVID EVANS AND ASSOCIATES 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 PRIVATE MEADOWS PLAT

DWN. BY JPC	DATE 11/16/23	JOB NO. CRE0000-0001
CHKD. BY WB	SCALE 1" = 30'	SHEET 4 OF 4