RKK - 90TH AVE SE MERCER ISLAND SHORT PLAT NO. SUB18-008

DECLARATION

WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] 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 MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

BY:			
	RKK CONSTRUCTION	_	

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

ASSESSOR

OF TERRANE, INC.

MANAGER

TAX PARCEL NO. 5021900400

FILED FOR RECORD THIS_____ DAY OF_____, 20__. AT M.

IN BOOK_____ OF SURVEYS. AT PAGE____, AT THE REQUEST

	/33	
COUNTY OF KING)	
I CERTIFY THAT I KNOW OR HAVE		
	_ THE	OF RKK CONSTRUCTION IS
THE PERSON WHO APPEARED BEF		
THEY SIGNED THIS INSTRUMENT, A		
VOLUNTARY ACT FOR THE USES A		
GIVEN UNDER MY HAND AND OFFI	ICIAL SEAL	
THIS DAY OF	20	

NOTARY PUBLIC IN AND FOR THE STATE RESIDING AT:
MY COMMISSION EXPIRES:
PRINT NAME:

CITY OF MERCER ISLAND APPROVALS

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

DEPUTY ASSESSOR

RECORDER'S CERTIFICATE

SUPT. OF RECORDS

BASIS OF BEARINGS

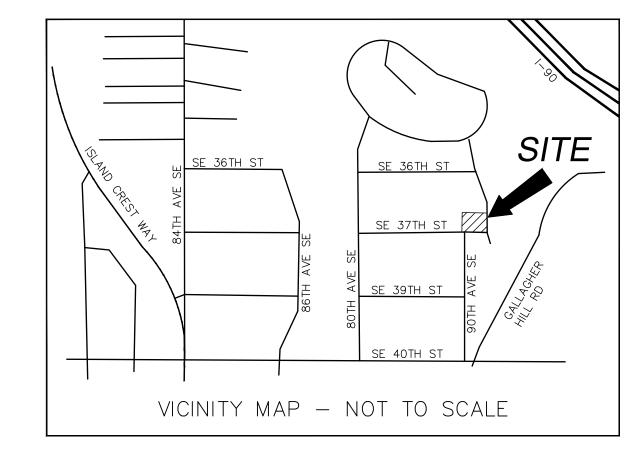
NAD 83(91) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBŠEŔVATIONS.

SURVEY NOTES

- 1. THE SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2017. 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
- 2. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY'S "SUBDIVISION GUARANTEE", ORDER NO. 0113565-ETU, DATED NOVEMBER 29, 2018 IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "SUBDIVISION GUARANTEE." TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- 3. 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.

NOTES

- A. MAINTENANCE AND REPAIR OF JOINT USE SIDE SEWERS (SEWER LINES FROM THE BUILDING TO THE CITY SEWER MAIN, SHARED ROADS. ACCESS EASEMENTS, 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). IN THE EVENT THAT 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 SHORT PLAT SHALL HAVE THE RIGHT TO BRING ACTION TO THE SUPERIOR COURT TO REQUIRE ANY MAINTENANCE OR REPAIR AND TO RECOVER THE COSTS INCURRED IN MAKING OR EFFECTING REPAIRS TO IMPROVEMENTS.
- THE MONITORING, CLEANING, MAINTENANCE AND REPAIR OF STORM DRAINAGE SYSTEMS IN ACCORDANCE WITH CITY ORDINANCE NO. 95C-118 IS REQUIRED FOR ALL LOT OWNERS WITHIN THIS PLAT TO CONTROL STORMWATER RUNOFF AND CONTROL EROSION AND FLOODING DOWNSTREAM. ALL COSTS RELATED TO STORMWATER RUNOFF CONTROL SHALL BE BORNE BY THE OWNERS OF EACH LOT IN EQUAL SHARE. THIS OBLIGATION SHALL BE RECORDED SEPARATELY WITH EACH INDIVIDUAL LOT SALE AND SHALL TRAVEL WITH THE LAND.
- C. ALL STAGING FOR CONSTRUCTION SHALL OCCUR ON SITE AND SHALL NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- D. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, EACH APPLICATION SHALL BE ACCOMPANIED WITH A TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN, CLEARING AND GRADING PLAN, ACCESS AND UTILITY SERVICE PLAN, A LANDSCAPE PLAN (WHICH SHALL IDENTIFY EXISTING VEGETATION TO BE RETAINED, LIMITS OF ALL CLEARING AND GRADING), AND A SCHEDULE FOR THE CONSTRUCTION. THE APPLICANT'S CIVIL ENGINEER, EXPERIENCED IN SOILS GEOLOGY AND MECHANICS, SHALL REVIEW THE PROPOSED SITE AND BUILDING CONSTRUCTION AND PROVIDE RECOMMENDATIONS THAT WILL LIMIT SITE DISTURBANCE, MINIMIZE RISK OF SOILS MOVEMENT. EVALUATE SITE SLOPE STABILITY AND DEFINE MATERIALS AND CONSTRUCTION PRACTICES FOR THE WORK. THE BUILDING OFFICIAL MAY REQUIRE THAT THE ENGINEER BE PRESENT DURING CONSTRUCTION, MONITOR THE WORK, AND RECOMMEND SPECIAL TECHNIQUES OR



MITIGATING MEASURES. THE COSTS ASSOCIATED WITH THE ENGINEER'S MONITORING AND MITIGATION MEASURES SHALL BE BORNE BY THE APPLICANT.

- NO PERMANENT LANDSCAPING, STRUCTURES, OR FENCES SHALL BE PLACED ON OR WITHIN PUBLIC UTILITY OR STORM DRAINAGE EASEMENTS 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. LOT OWNERS SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY PRIVATE IMPROVEMENTS OR LANDSCAPING WITHIN SAID EASEMENTS.
- F. 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 AGREEMENT FROM THE CITY PRIOR TO THE WORK OCCURRING.



W.M

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24 N.,

SEC.

SUB18-008

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OF

CITY

.900400 /E SE S **<** 15 < 7 0TH 0 2 NO. 6 ∞ 1/4, SE RKK PARCF 36

JOB NO.: **161347**

DATE: 1/31/23 DRAFTED BY: TLR

CHECKED BY: SRM/JPS

OF

5

SCALE: 1" = N.T.S

THIS LOT LINE REVISION CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER

DATE

SURVEYOR'S CERTIFICATE

MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROPRIATE STATE AND COUNTY STATUTE AND ORDINANCE AT THE REQUEST OF RKK CONSTRUCTION IN AUGUST OF 2018.

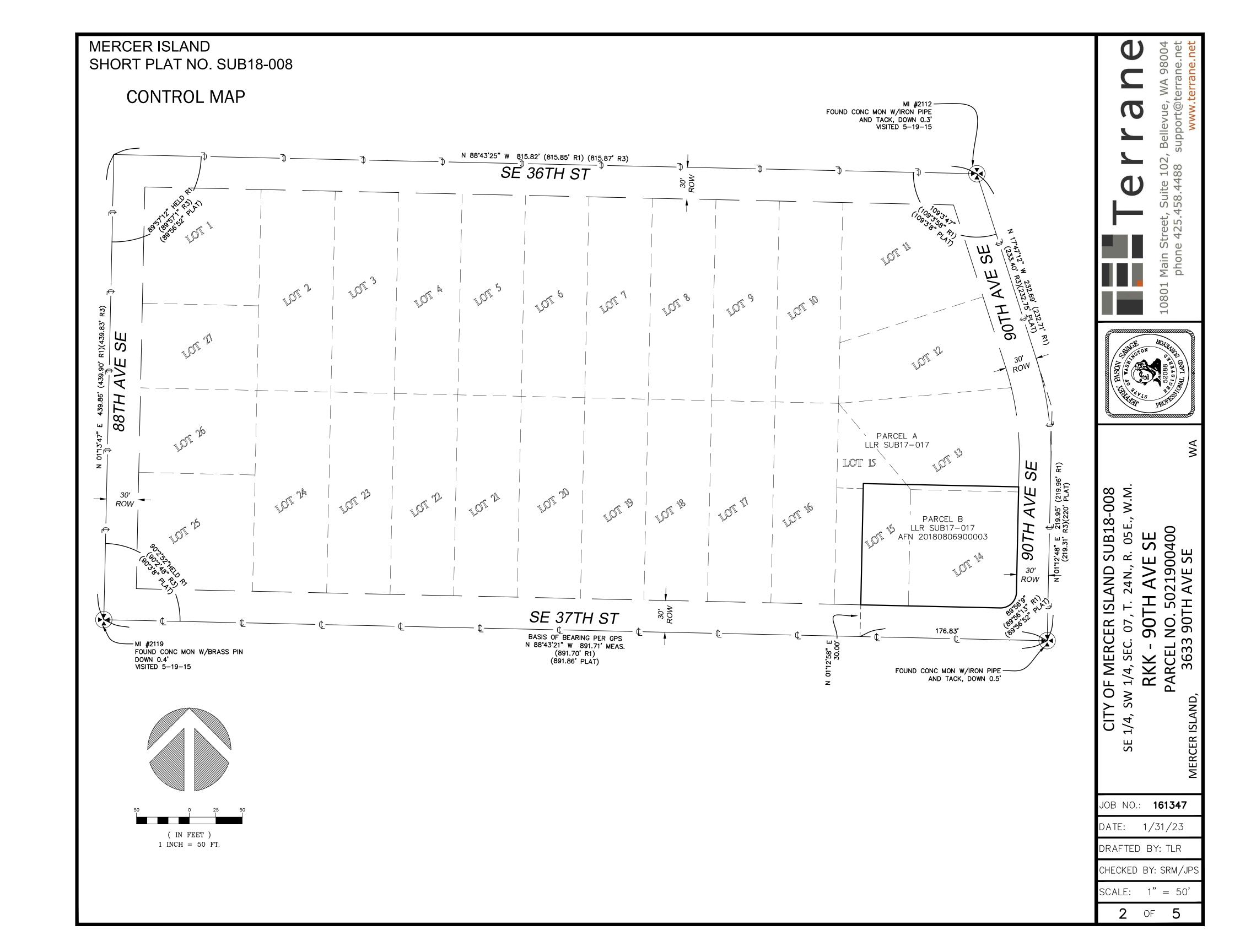
JEFFREY PASON SAVAGE, CERTIFICATE NO. 52088

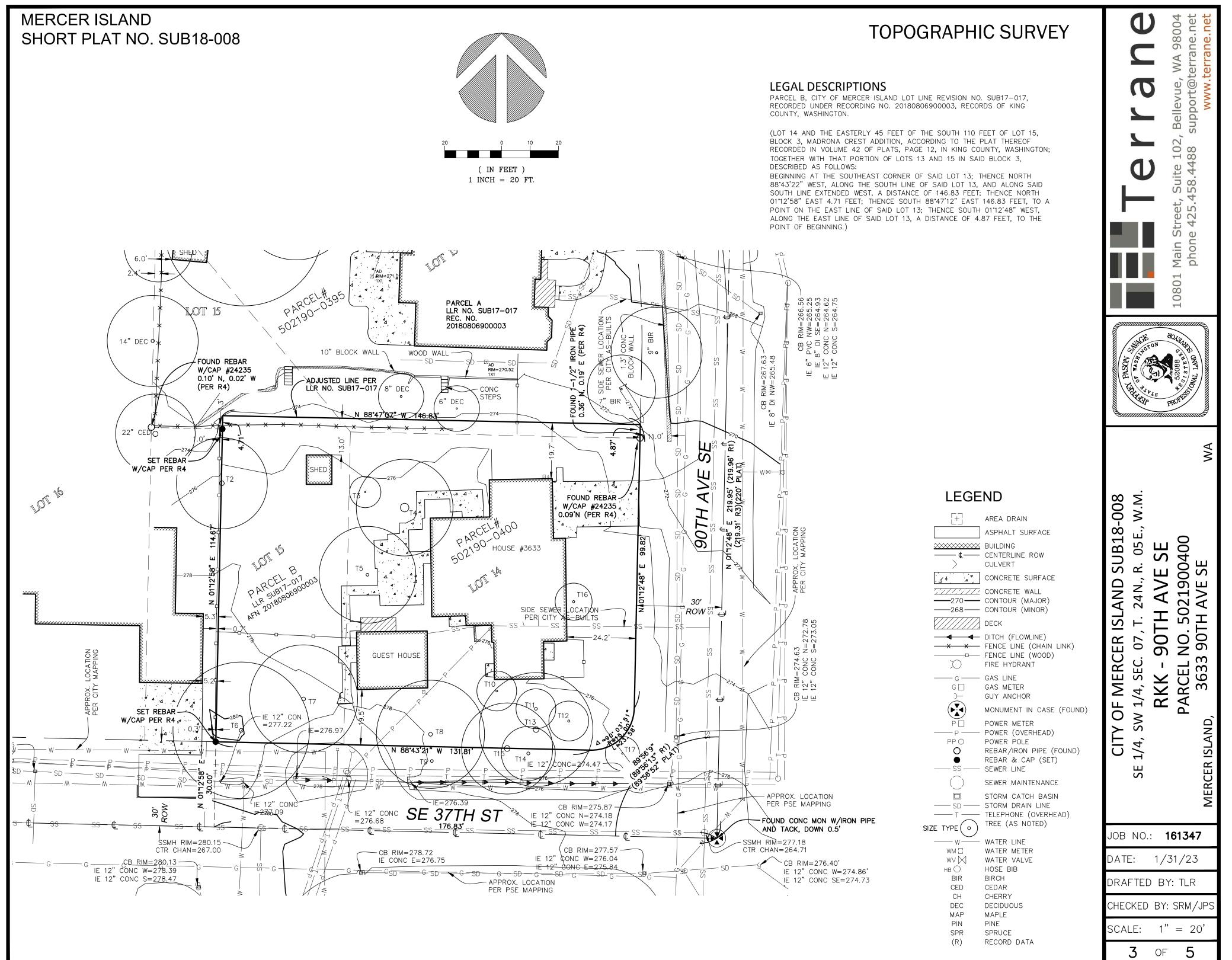
REFERENCES

RECORD OF SURVEY, BOOK 245, PAGE 175, RECORDS OF KING COUNTY,

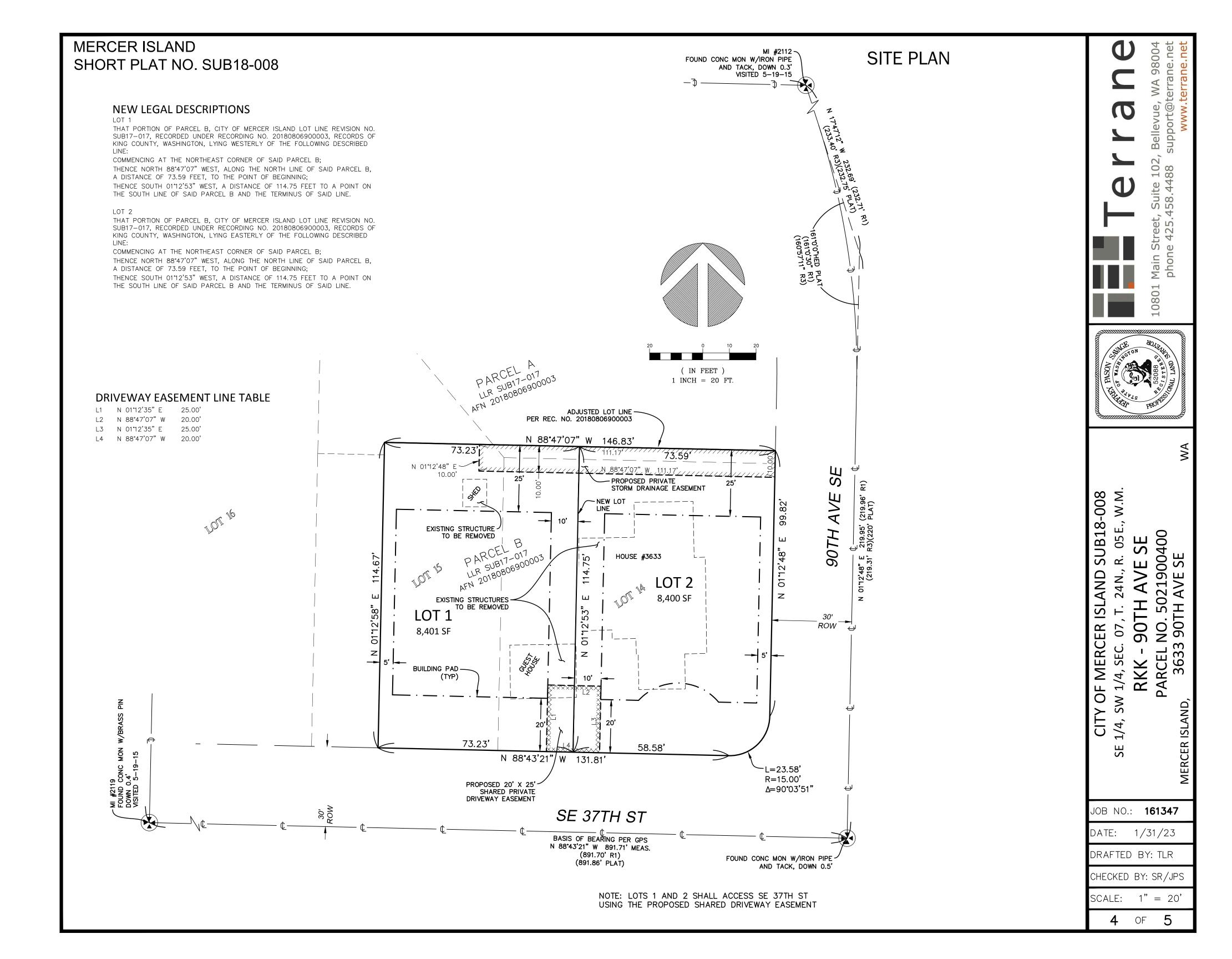
RECORD OF SURVEY, BOOK 270, PAGE 043, RECORDS OF KING COUNTY, WASHINGTON. RECORD OF SURVEY, BOOK 199, PAGE 255, RECORDS OF KING COUNTY,

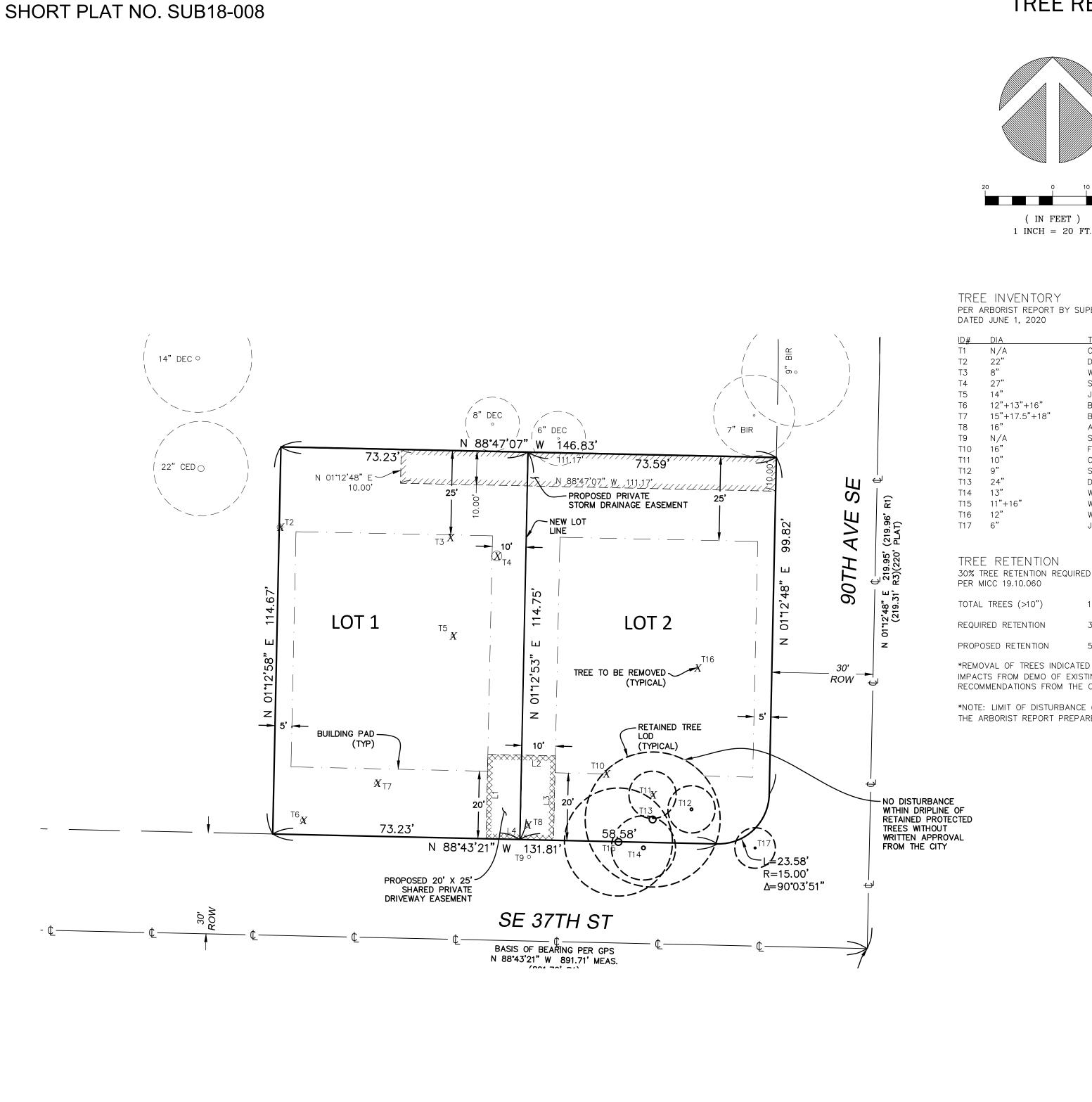
LOT LINE REVISION NO. SUB17-017, RECORDING NO. 2018080690003, RECORDS OF KING COUNTY, WASHINGTON.





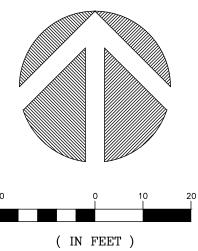
MERCER ISLAND





MERCER ISLAND

TREE RETENTION PLAN



TREE INVENTORY PER ARBORIST REPORT BY SUPERIOR NW ENTERPRISES

ID#	DIA	TYPE	RETAINED
T1	N/A	OFFSITE	N/A
T2	22"	DOGWOOD	
T3	8"	WEEPING CHERRY	
T4	27"	SIBERIAN ELM	
T5	14"	JAPANESE VINE MAPLE	
T6	12"+13"+16"	BIG LEAF MAPLE	
T7	15"+17.5"+18"	BIG LEAF MAPLE	
T8	16"	APPLE	
T9	N/A	STUMP	
T10	16"	FRUITING PEAR	
T11	10"	COLORADO BLUE SPRUCE	
T12	9"	SCOTTS PINE	X
T13	24"	DOUGLAS FIR	X
T14	13"	WHITE SPRUCE	X
T15	11"+16"	WHITE SPRUCE	X
T16	12"	WEEPING BEECH	
T17	6"	JAPANESE VINE MAPLE	X

30% TREE RETENTION REQUIRED

12

3.6

*REMOVAL OF TREES INDICATED ON THIS PLAN WILL BE REQUIRED DUE TO IMPACTS FROM DEMO OF EXISTING STRUCTURES/IMPROVEMENTS AND/OR RECOMMENDATIONS FROM THE CONSULTING ARBORIST.

*NOTE: LIMIT OF DISTURBANCE (LOD) FOR RETAINED TREES IS SHOWN PER THE ARBORIST REPORT PREPARED BY BRUCE MAC COY, DATED 11/5/20.







5021900400 TH AVE SE

SUB18-008, R. 05E., W.M.

24 N.,

OF MERCER ISLAND

90TH AVE 7 OF,

, SW 1/4, SL

RKK - 9L

PARCEL NO. 5L
3633 90TH A

JOB NO.: **161347**

DATE: 1/31/23

DRAFTED BY: TLR

CHECKED BY: SRM/JPS

SCALE: 1" = 20'

5 OF 5