### WALLACE PRELIMINARY SHORT PLAT 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).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

MARLENE A. WALLACE

#### ACKNOWLEDGEMENTS

STATE OF WASHINGTON } } SS. COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARLENE A. WALLACE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME \_ MY COMMISSION EXPIRES \_\_\_

# SITE SE 36TH ST SE 37TH ST SE 39TH ST SE 40TH ST VICINITY MAP - NOT TO SCALE

- 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. OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE 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.

## BASIS OF BEARINGS

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

- AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY REFERENCED "SUBDIVISION GUARANTEE." TERRANE, INC. HAS RELIED

# RECORDER'S CERTIFICATE

FILED FOR RECORD THIS\_\_\_\_\_ DAY OF\_\_\_\_\_, 20\_\_. AT M. IN BOOK\_\_\_\_\_ OF SURVEYS. AT PAGE\_\_\_\_, AT THE REQUEST

OF TERRANE, INC.

SUPT. OF RECORDS MANAGER

# SURVEYOR'S CERTIFICATE

DEPUTY ASSESSOR

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

SEAN A. ROULETTE-MILLER, CERTIFICATE NO. 81500 DATE

CITY OF MERCER ISLAND APPROVALS

KING COUNTY DEPARTMENT OF

CODE OFFICIAL

CITY ENGINEER

**ASSESSMENTS** 

**ASSESSOR** 

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_.

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_

### 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.

JOB NO.: **161347** 

DATE: 6/30/20

WA

DRAFTED BY: TLR

CHECKED BY: SRM

SCALE: 1" = N.T.

5 OF

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SUB18-008

05E., W.M

24N.,

ERCI SEC.

1/4,

SW

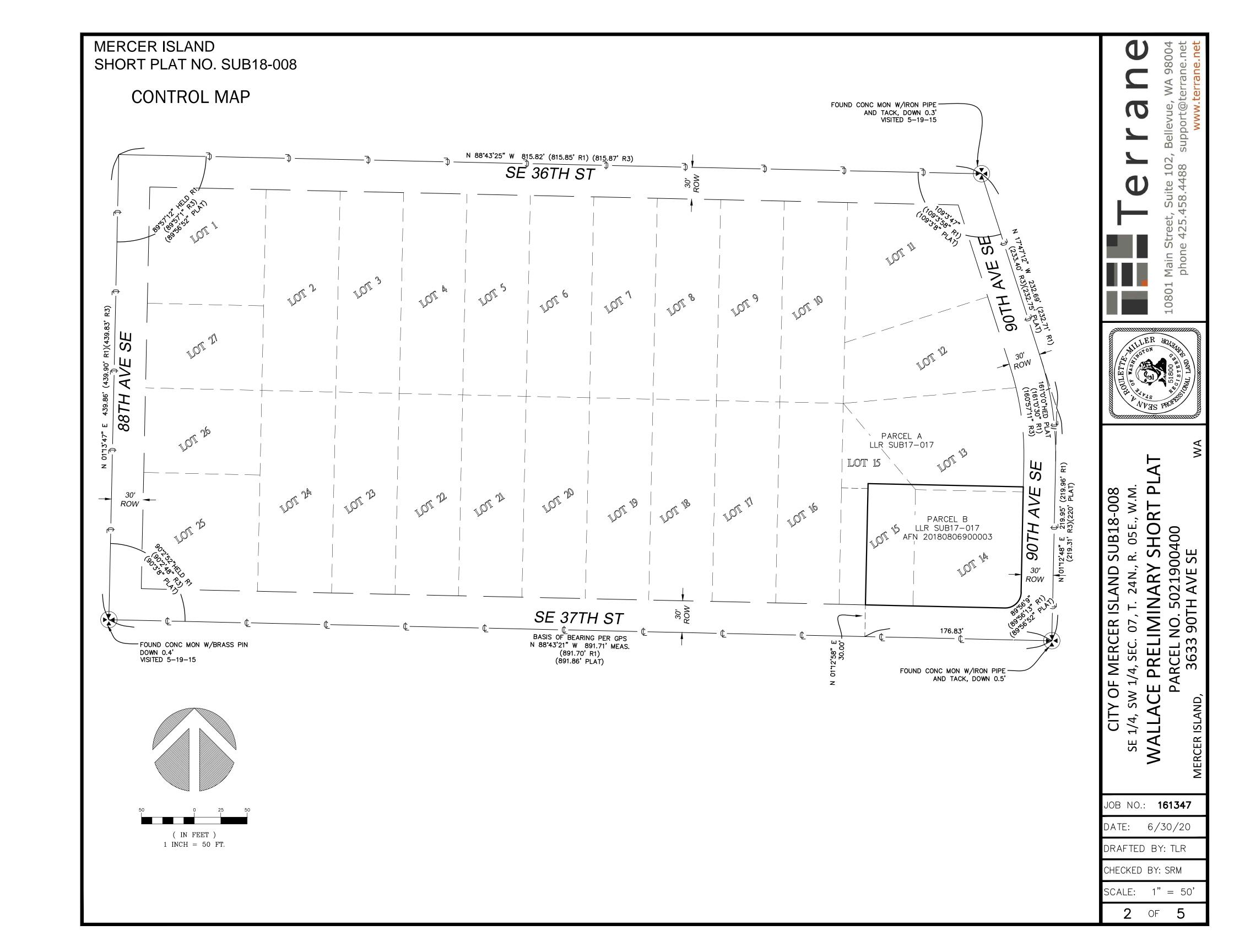
SE

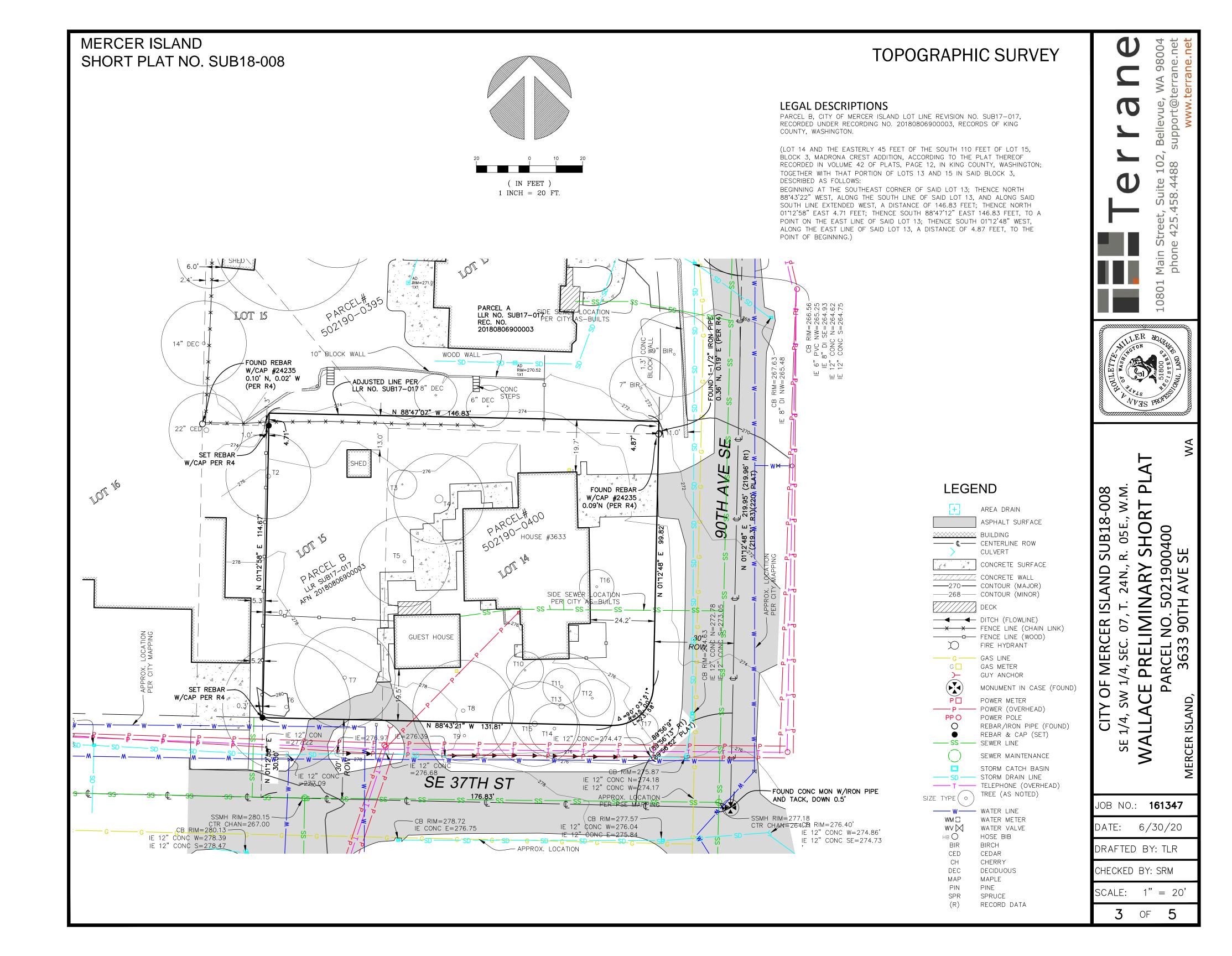
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OF

CITY

NO. 50 3 90TH CE PREL
PARCEL
JD, 3633





#### MERCER ISLAND SHORT PLAT NO. SUB18-008

## SITE PLAN

1 INCH = 20 FT.

Suite 107 158.4488 tre 42

1080 (LER 40)



Δ R. 05E., W.M. SHORT WALLACE PRELIMINARIA
PARCEL NO. 5021900400
3633 90TH AVE SE

SUB18-008

CITY OF MERCER ISLAND

JOB NO.: **161347** DATE: 6/30/20

DRAFTED BY: TLR

CHECKED BY: SRM

SCALE: 1" = 20'

4 OF 5

#### **NEW LEGAL DESCRIPTIONS**

THAT PORTION OF PARCEL B, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB17-017, RECORDED UNDER RECORDING NO. 20180806900003, RECORDS OF KING COUNTY, WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED

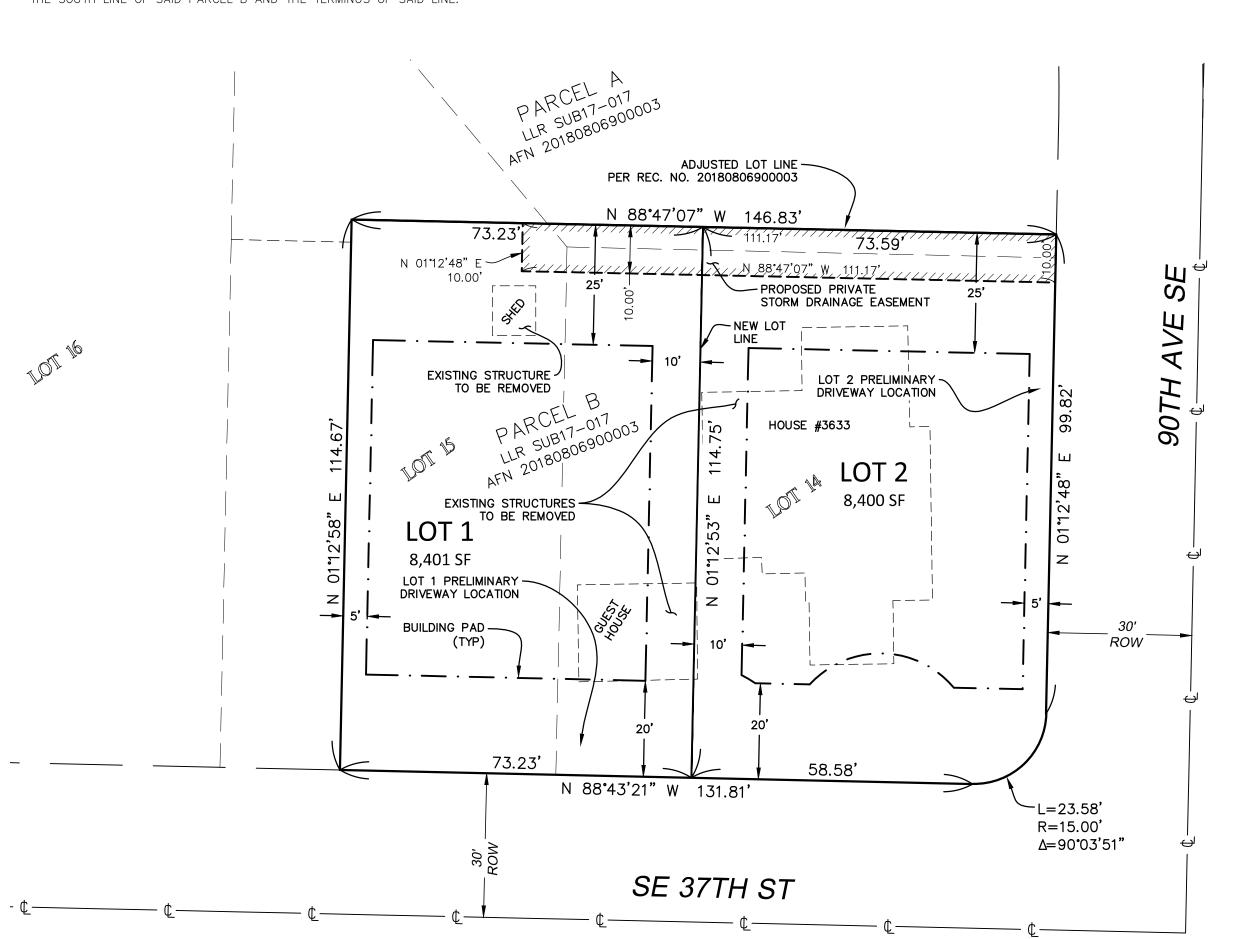
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE NORTH 88°47'07" WEST, ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 73.59 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 0112'53" WEST, A DISTANCE OF 114.75 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID LINE.

THAT PORTION OF PARCEL B, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB17-017, RECORDED UNDER RECORDING NO. 20180806900003, RECORDS OF KING COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED

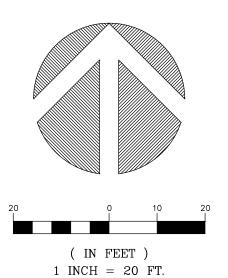
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE NORTH 88°47'07" WEST, ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 73.59 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 01"12'53" WEST, A DISTANCE OF 114.75 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL B AND THE TERMINUS OF SAID LINE.



MERCER ISLAND

## TREE RETENTION PLAN



TREE INVENTORY
PER ARBORIST REPORT BY SUPERIOR NW ENTERPRISES
DATED JUNE 1, 2020

ID#	DIA	TYPE	RETAINED
T1	N/A	OFFSITE	N/A
T2	22"	DOGWOOD	
Т3	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	
Т9	N/A	STUMP	
T10	16"	FRUITING PEAR	
T11	10"	COLORADO BLUE SPRUCE	
T12	9"	SCOTTS PINE	Χ
T13	24"	DOUGLAS FIR	Χ
T14	13"	WHITE SPRUCE	Χ
T15	11"+16"	WHITE SPRUCE	Χ
T16	12"	WEEPING BEECH	
T17	6"	JAPANESE VINE MAPLE	Χ

TREE RETENTION
30% TREE RETENTION REQUIRED
PER MICC 19.10.060

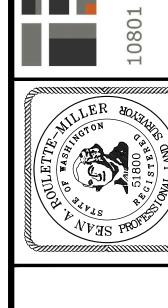
TOTAL TREES (>10") 12

REQUIRED RETENTION 3.6 (30%)

PROPOSED RETENTION 5 (42%)

\*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 6/30/20.



t, Suite 107. 458.4488

CITY OF MERCER ISLAND SUB18-008

SE 1/4, SW 1/4, SEC. 07, T. 24N., R. 05E., W.M.

WALLACE PRELIMINARY SHORT PLAT
PARCEL NO. 5021900400

3633 90TH AVE SE

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