

CITY OF MERCER ISLAND
PLAT NO. _____

VOL/Pg

2825 W MERCER WAY

PORTION OF THE SE 1/4, NE 1/4, SECTION 11, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST KING COUNTY, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD KING COUNTY, 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 ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING KING COUNTY, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF KING COUNTY, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

BY: _____
ITS: _____

BY: _____
ITS: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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

STATE OF WASHINGTON
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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

APPROVALS

CITY OF MERCER ISLAND ENGINEERING

APPROVAL WITH RESPECT TO WATER, SEWER AND DRAINAGE SYSTEMS, STREETS, ALLEYS, RIGHTS OF WAY FOR ROADS, PATHS AND SLOPES.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019.

CITY ENGINEER

CITY COUNCIL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019.

MAYOR

ATTEST. CITY CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019.

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

KING COUNTY FINANCE DIVISION CERTIFICATE

KING COUNTY DEPARTMENT OF ASSESSMENTS

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREON CONTAINED, DEDICATED AS STREETS, ALLEYS, OR OTHER PUBLIC USE ARE PAID IN FULL.

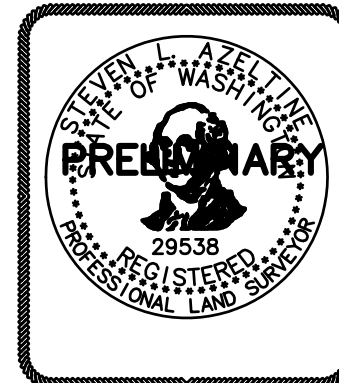
THIS _____ DAY OF _____, 2019.

MANAGER, KING COUNTY FINANCE DIVISION

DEPUTY

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF 2825 MERCER WAY IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.



PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 29538

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS _____ DAY OF _____, 19____, AT _____ MINUTES PAST ____M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

RECORDING NO. _____



4 SITE SURVEYING & CONSULTING
1336 57TH DRIVE SE, AUBURN, WASH. 98092
4SITESURVEYING@COMCAST.NET
PHONE: 206-832-9158

JOB NO : 19007

SHEET 1 OF 3

VOL/Pg

CITY OF MERCER ISLAND
PLAT NO. _____

VOL/PG

2825 W MERCER WAY

PORTION OF THE SE 1/4, NE 1/4, SECTION 11, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

BLOCKS 12 AND 13, EAST SEATTLE ADDITION PER PLAT RECORDED IN VOLUME 3
PAGES 22 AND 23, RECORDS OF KING COUNTY, WASHINGTON.
TOGETHER WITH VACATED 63RD AVENUE S.E. (VACATED 9-23-59).
SUBJECT TO: EASEMENTS UTILITIES, RESTRICTIONS, RESERVATIONS, COVENANTS,
AGREEMENTS, RIGHTS OF WAY AND ZONING, IF ANY, NOT SHOWN HEREON.
PARCEL NO. 217450-2425
ADDRESS: 2825 WEST MERVER WAY, MERCER ISLAND, WASHINGTON 98040

GENERAL NOTES

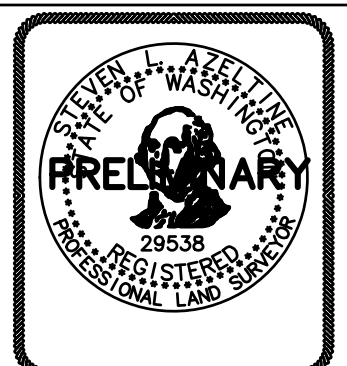


SURVEYING & CONSULTING

1336 57TH DRIVE SE, AUBURN, WASH. 98092
4SITESURVEYING@COMCAST.NET
PHONE: 206-832-9158

JOB NO : 19007

SHEET 2 OF 3

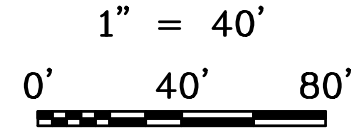
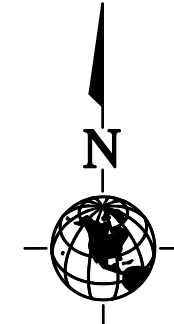
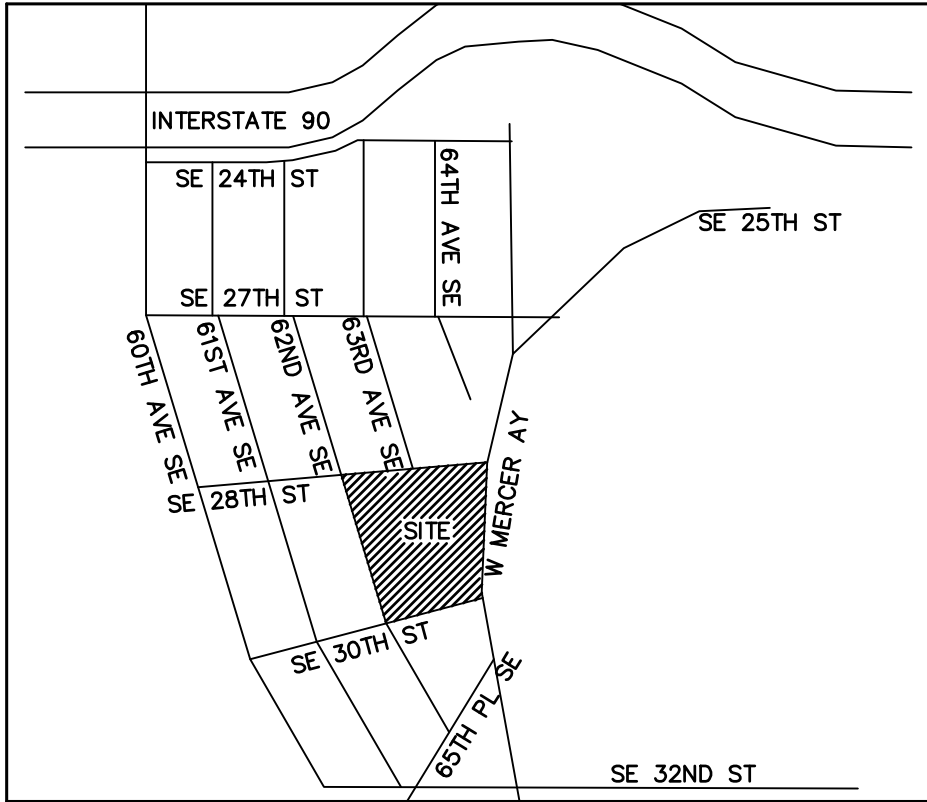


VOL/PG

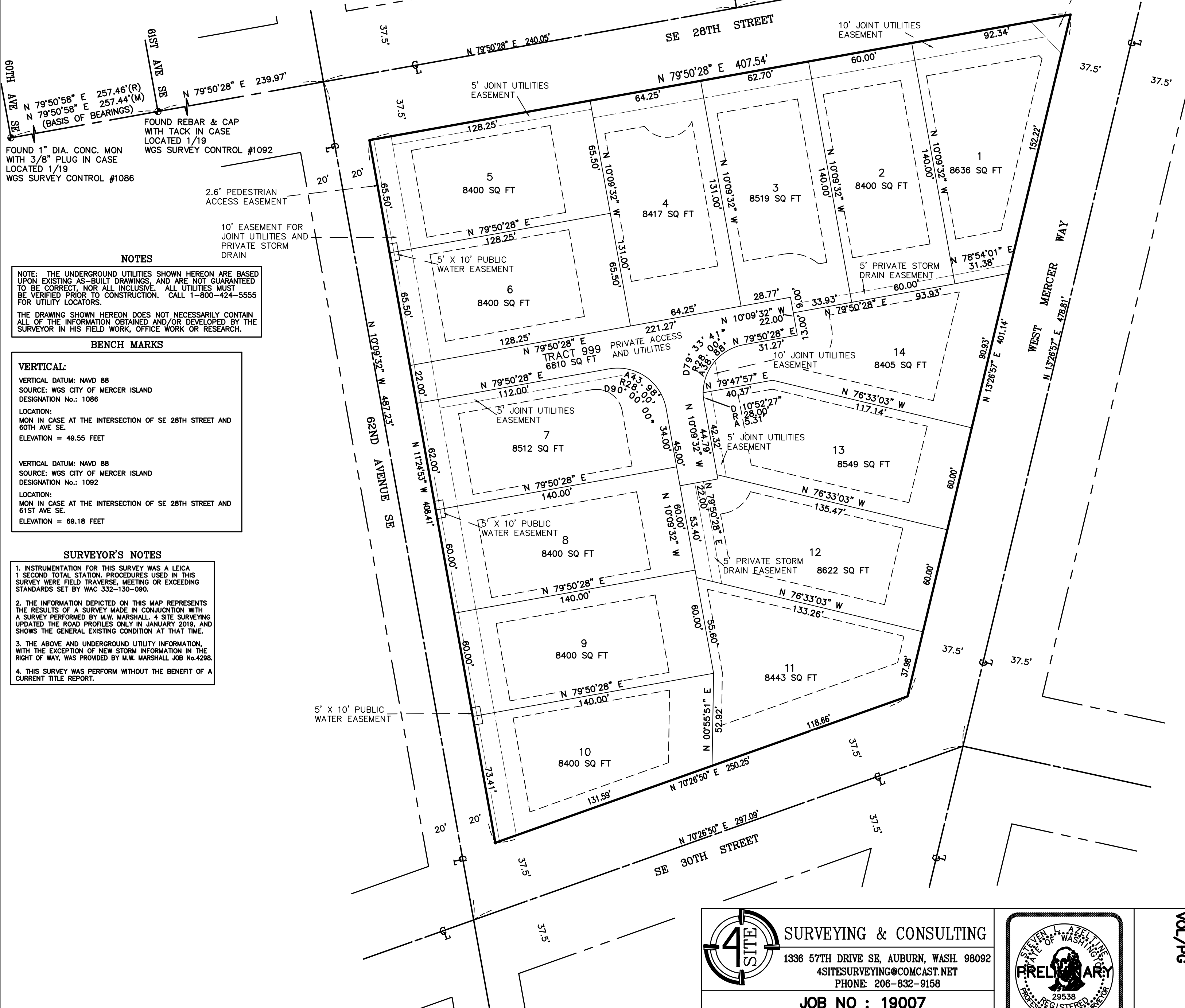
2825 W MERCER WAY

PORTION OF THE SE 1/4, NE 1/4, SECTION 11, TWP. 24 N., RGE. 4 E., W.M.
 MERCER ISLAND, KING COUNTY, WASHINGTON

VICINITY MAP
 NTS



AREA = 125,302+/- SQ. FT. OR 2.877+/- ACRES
 BASIS OF BEARINGS IS WASHINGTON STATE PLANE NORTH-4601



NOTES

NOTE: THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON EXISTING AS-BUILT DRAWINGS, AND ARE NOT GUARANTEED TO BE CORRECT, NOR ALL INCLUSIVE. ALL UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION. CALL 1-800-424-5555 FOR UTILITY LOCATORS.
 THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED AND/OR DEVELOPED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.

BENCH MARKS

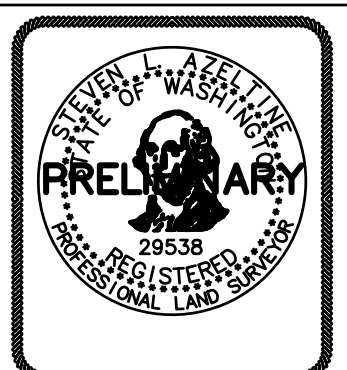
VERTICAL:
 VERTICAL DATUM: NAVD 88
 SOURCE: WGS CITY OF MERCER ISLAND
 DESIGNATION No.: 1086
 LOCATION:
 MON IN CASE AT THE INTERSECTION OF SE 28TH STREET AND 60TH AVE SE.
 ELEVATION = 49.55 FEET
 VERTICAL DATUM: NAVD 88
 SOURCE: WGS CITY OF MERCER ISLAND
 DESIGNATION No.: 1092
 LOCATION:
 MON IN CASE AT THE INTERSECTION OF SE 28TH STREET AND 61ST AVE SE.
 ELEVATION = 69.18 FEET

SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A LEICA 1 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN CONJUNCTION WITH A SURVEY PERFORMED BY M.W. MARSHALL. 4 SITE SURVEYING UPDATED THE ROAD PROFILES ONLY IN JANUARY 2019, AND SHOWS THE GENERAL EXISTING CONDITION AT THAT TIME.
3. THE ABOVE AND UNDERGROUND UTILITY INFORMATION, WITH THE EXCEPTION OF NEW STORM INFORMATION IN THE RIGHT OF WAY, WAS PROVIDED BY M.W. MARSHALL JOB No.4298.
4. THIS SURVEY WAS PERFORM WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.



4 SITE SURVEYING & CONSULTING
 1336 57TH DRIVE SE, AUBURN, WASH. 98092
 4SITESURVEYING@COMCAST.NET
 PHONE: 206-832-9158



JOB NO : 19007
SHEET 3 OF 3