

CITY OF MERCER ISLAND
PLAT NO. _____

2825 W MERCER WAY

VOL/Pg

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.

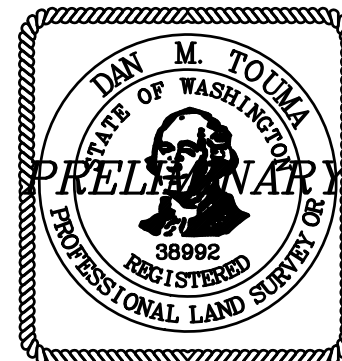
THIS _____ DAY OF _____, 2019.

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. 38992

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

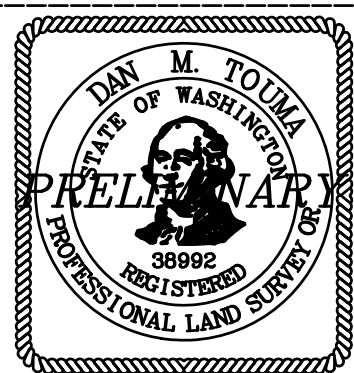
SUPERINTENDENT OF RECORDS

RECORDING NO. _____

4 SITE SURVEYING & CONSULTING
4227 S MERIDIAN, C-445, PUYALLUP, WA 98373
4SITESURVEYING@COMCAST.NET
PHONE: 206-832-9158

JOB NO : 19007

SHEET 2 OF 3



VOL/Pg

JOB NO : 19007

SHEET 1 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

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

HOLD HARMLESS (MICC19.01.060):

THE OWNER OF PROPERTY FOR WHICH PLAT PROPOSAL IS SUBMITTED, EXCEPT A PUBLIC RIGHT-OF-WAY OR THE SITE OF A PERMANENT PUBLIC FACILITY, SHALL FILE AN AGREEMENT APPROVED BY THE CITY AND RECORDED WITH THE KING COUNTY RECORDS AND ELECTIONS DIVISION PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT PERMIT. SAID AGREEMENT SHALL BE IN A FORM APPROVED BY THE CITY ATTORNEY, SHALL HOLD HARMLESS AND INDEMNIFY THE CITY AND ITS EMPLOYEES FROM AND AGAINST ANY LIABILITY FOR DAMAGES TO PERSONS OR PROPERTY AS THE RESULT OF CONSTRUCTION OR OTHER ACTION UNDERTAKEN BY THE APPLICANT ON THE SUBJECT PROPERTY, AND SHALL RUN WITH THE LAND FOR A PERIOD OF AT LEAST THREE YEARS FROM COMPLETION OF THE WORK AND BE BINDING ON THE APPLICANT AND HIS/HER SUCCESSORS AND ASSIGNS.

MAINTENANCE AND REPAIR OF 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 EMINENCE 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 HIS 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 LONG 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.

CITY ORDINANCE No. 95C-118 AND MICC 15.09.070:

THE MONITORING, CLEANING, MAINTENANCE AND REPAIR OF STORM DRAINAGE SYSTEMS IN ACCORDANCE WITH CITY ORDINANCE No. 95C-18 AND 15.09 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.

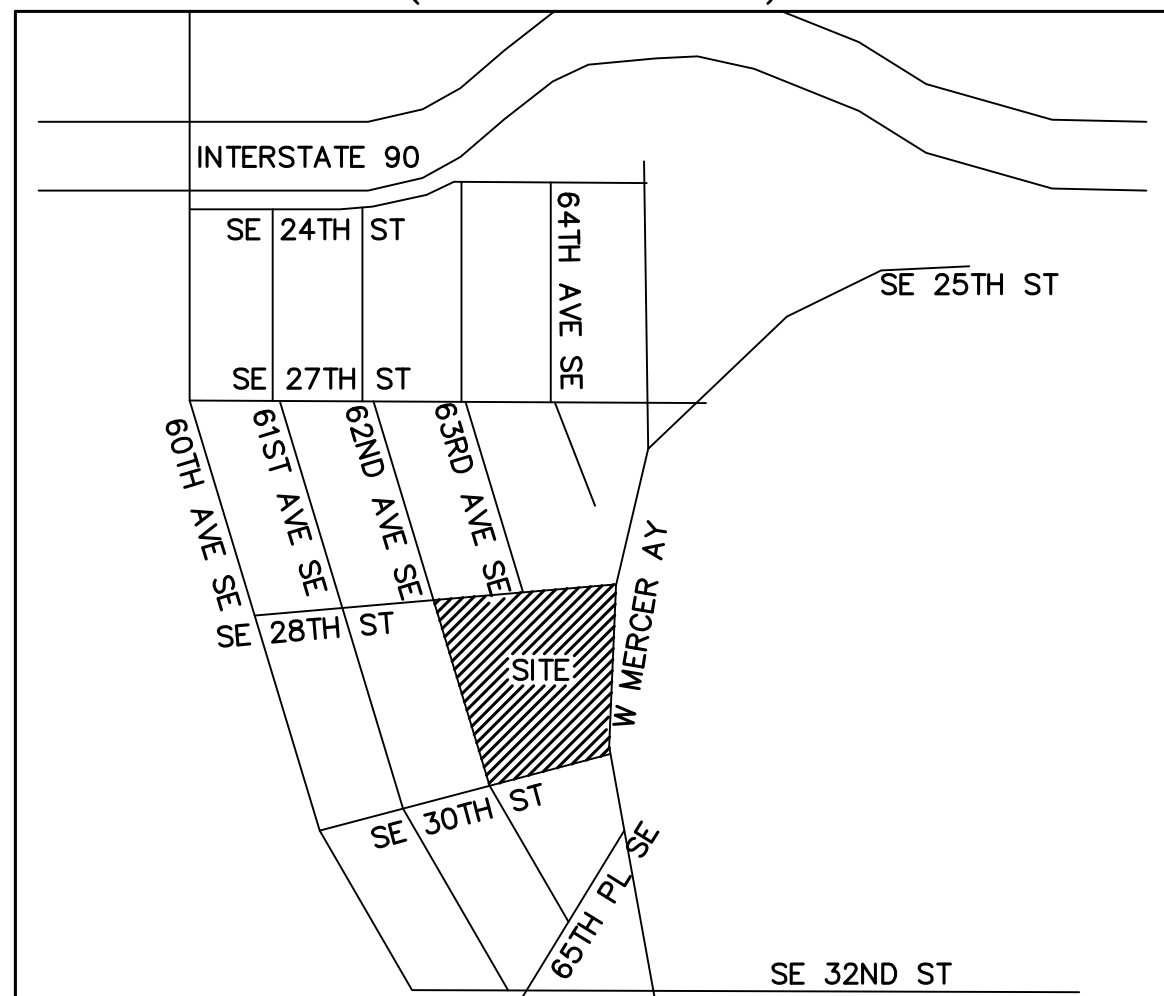
CONDITIONS OF APPROVAL


1. THE FINAL PLAT SHALL BE DESIGNED SUBSTANTIALLY IN CONFORMANCE WITH THE PRELIMINARY PLAT OF RECORD SUBMITTED AS PART OF THIS LONG PLAT APPLICATION AND AS REQUIRED TO BE AMENDED BY THE CONDITIONS OF APPROVAL.
2. THE PROPOSED AND FUTURE DEVELOPMENT OF THIS PROPERTY SHALL COMPLY WITH THE ZONING DISTRICT, OR AS AMENDED AT THE TIME OF DEVELOPMENT.
3. THE REMOVAL OF NATIVE VEGETATION IS TO BE MINIMIZED AND LIMITED TO ACTIVE CONSTRUCTION AREAS.
4. THE APPLICANT HAS FIVE YEARS TO SUBMIT A FINAL PLAT MEETING ALL THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL, A PLAT THAT HAS NOT BEEN RECORDED WITHIN FIVE YEARS AFTER ITS PRELIMINARY APPROVAL SHALL EXPIRE. A NEW APPLICATION IS REQUIRED TO REVITALIZE AN EXPIRED PRELIMINARY PLAT.
5. NOISE IMPACTS SHALL BE MINIMIZED. THE APPLICANT SHOULD CONDUCT THE MOST DISRUPTIVE AND NOISIEST ELEMENTS OF SITE DEVELOPMENT AND CONSTRUCTION DURING THOSE TIMES WHEN ADJACENT RESIDENTS ARE LESS LIKELY TO BE HOME, WHICH IS GENERALLY BETWEEN 8:00 A.M. AND 5:00 P.M. ON WEEKDAYS (MONDAY THROUGH FRIDAY.)
6. ALL DISTURBED AREAS WITHIN GEOHAZARD AREAS THAT ARE OUTSIDE OF BUILDING FOOTPRINTS AND IMPERVIOUS SURFACES SHALL BE LANDSCAPED.

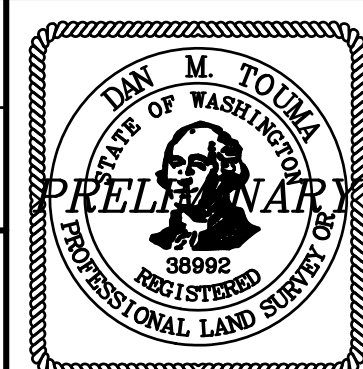
PLAT NOTES

1. THIS PLAT IS SUBJECT TO A PERMANENT PUBLIC EASEMENT FOR WATER HELP BY THE CITY OF MERCER ISLAND AND THEIR SUCCESSORS AND ASSIGNS, AS ILLUSTRATED ON PAGE 3 OF THIS PLAT AND AS RECORDED UNDER RECORDING NUMBER _____

VICINITY MAP
(NOT TO SCALE)

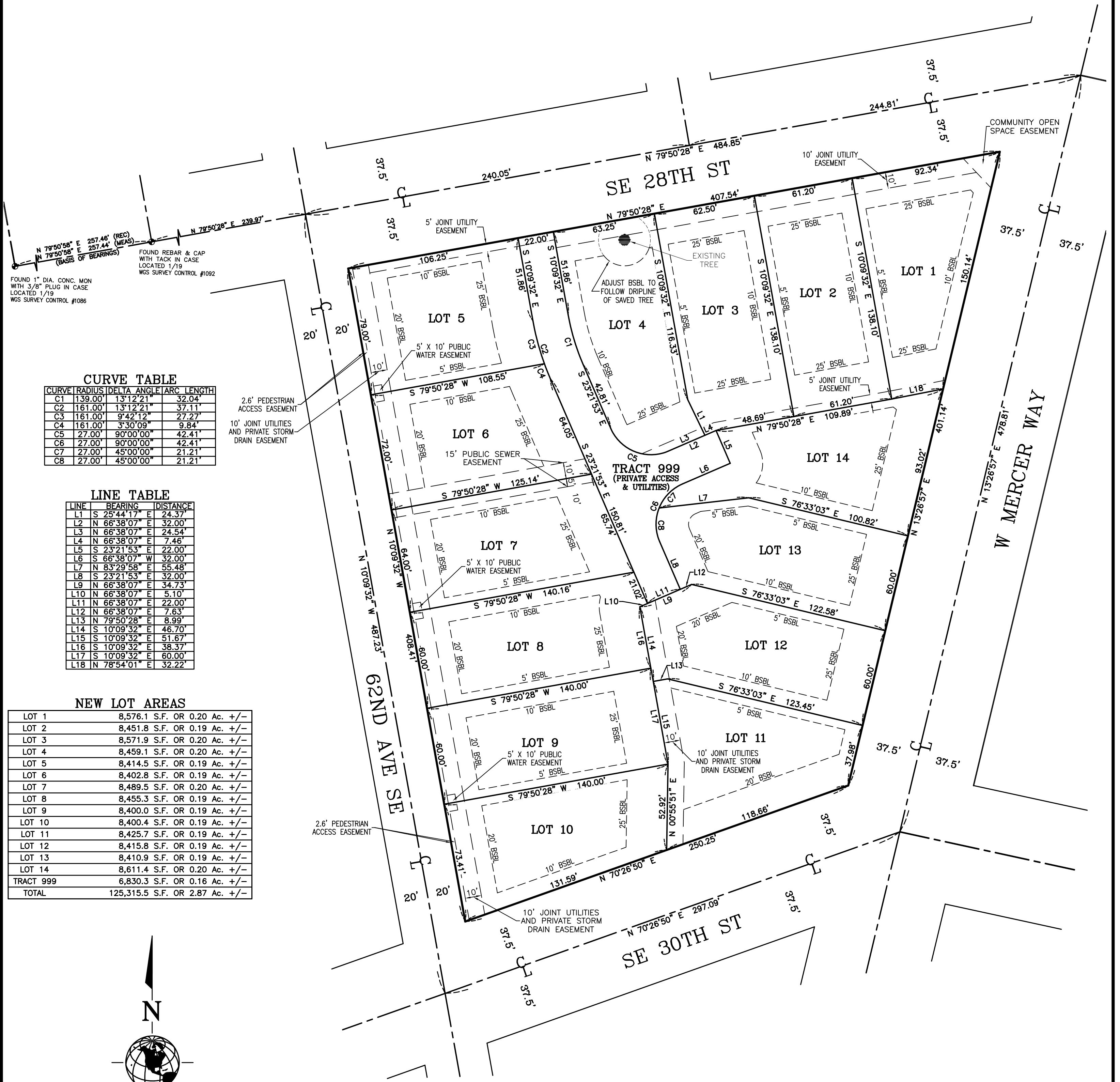


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 MERCER ISLAND, KING COUNTY, WASHINGTON



FOUND 1" DIA. CONC. MON WITH 3/8" PLUG IN CASE LOCATED 1/19 WGS SURVEY CONTROL #1086

FOUND REBAR & CAP WITH TACK IN CASE LOCATED 1/19 WGS SURVEY CONTROL #1092

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	139.00	13°12'21"	32.04'
C2	161.00	13°12'21"	37.11'
C3	161.00	9°42'12"	27.27'
C4	161.00	3°30'09"	9.84'
C5	27.00	90°00'00"	42.41'
C6	27.00	90°00'00"	42.41'
C7	27.00	45°00'00"	21.21'
C8	27.00	45°00'00"	21.21'

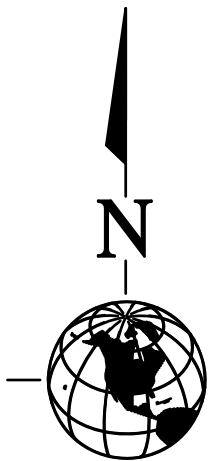
2.6' PEDESTRIAN ACCESS EASEMENT
 10' JOINT UTILITIES AND PRIVATE STORM DRAIN EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 25°44'17" E	24.37'
L2	N 66°38'07" E	32.00'
L3	N 66°38'07" E	24.54'
L4	N 66°38'07" E	7.46'
L5	S 23°21'53" E	22.00'
L6	S 66°38'07" W	32.00'
L7	N 83°29'58" E	55.48'
L8	S 23°21'53" E	32.00'
L9	N 66°38'07" E	34.73'
L10	N 66°38'07" E	5.10'
L11	N 66°38'07" E	22.00'
L12	N 66°38'07" E	7.63'
L13	N 79°50'28" E	8.99'
L14	S 10°09'32" E	46.70'
L15	S 10°09'32" E	51.67'
L16	S 10°09'32" E	38.37'
L17	S 10°09'32" E	60.00'
L18	N 78°54'01" E	32.22'

NEW LOT AREAS

LOT	AREA
LOT 1	8,576.1 S.F. OR 0.20 Ac. +/-
LOT 2	8,451.8 S.F. OR 0.19 Ac. +/-
LOT 3	8,571.9 S.F. OR 0.20 Ac. +/-
LOT 4	8,459.1 S.F. OR 0.20 Ac. +/-
LOT 5	8,414.5 S.F. OR 0.19 Ac. +/-
LOT 6	8,402.8 S.F. OR 0.19 Ac. +/-
LOT 7	8,489.5 S.F. OR 0.20 Ac. +/-
LOT 8	8,455.3 S.F. OR 0.19 Ac. +/-
LOT 9	8,400.0 S.F. OR 0.19 Ac. +/-
LOT 10	8,400.4 S.F. OR 0.19 Ac. +/-
LOT 11	8,425.7 S.F. OR 0.19 Ac. +/-
LOT 12	8,415.8 S.F. OR 0.19 Ac. +/-
LOT 13	8,410.9 S.F. OR 0.19 Ac. +/-
LOT 14	8,611.4 S.F. OR 0.20 Ac. +/-
TRACT 999	6,830.3 S.F. OR 0.16 Ac. +/-
TOTAL	125,315.5 S.F. OR 2.87 Ac. +/-



0' 40' 80'
 1" = 40'

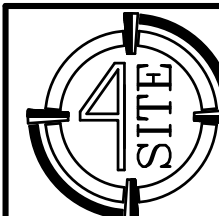
BASIS OF BEARINGS IS WASHINGTON STATE PLANE NORTH-4601

LEGEND

- ✦ = SECTION CORNER
- ⊕ = QUARTER CORNER
- ⊙ = FOUND MON. IN CASE
- ⊕ = SET MON. IN CASE
- = FND. PROP. COR. AS NOTED
- = SET 1/2" I.R. W/CAP #38992
- BSBL = BUILDING SETBACK LINE

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.
4. THIS SURVEY WAS PERFORM WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.



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SHEET 2 OF 3

