

CHESHIRE SHORT PLAT

A SHORT PLAT COMMUNITY
A PORTION OF THE NE 1/4, OF THE SW 1/4 AND NW 1/4, OF THE SE 1/4,
SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

DECLARATION

WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE 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.

DEREK CHESHIRE

EILEEN CHESHIRE

BY: _____

BY: _____

CHASE BANK

BY: _____

ITS: _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

ON THIS DAY PERSONALLY APPEARED BEFORE ME DEREK CHESHIRE, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED IN THIS INSTRUMENT.

DATED: _____, 20____

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

ON THIS DAY PERSONALLY APPEARED BEFORE ME EILEEN CHESHIRE, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED IN THIS INSTRUMENT.

DATED: _____, 20____

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE 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 THIS _____

SIGNATURE _____

TITLE _____

MY APPOINTMENT EXPIRES _____

RECORDING CERTIFICATE

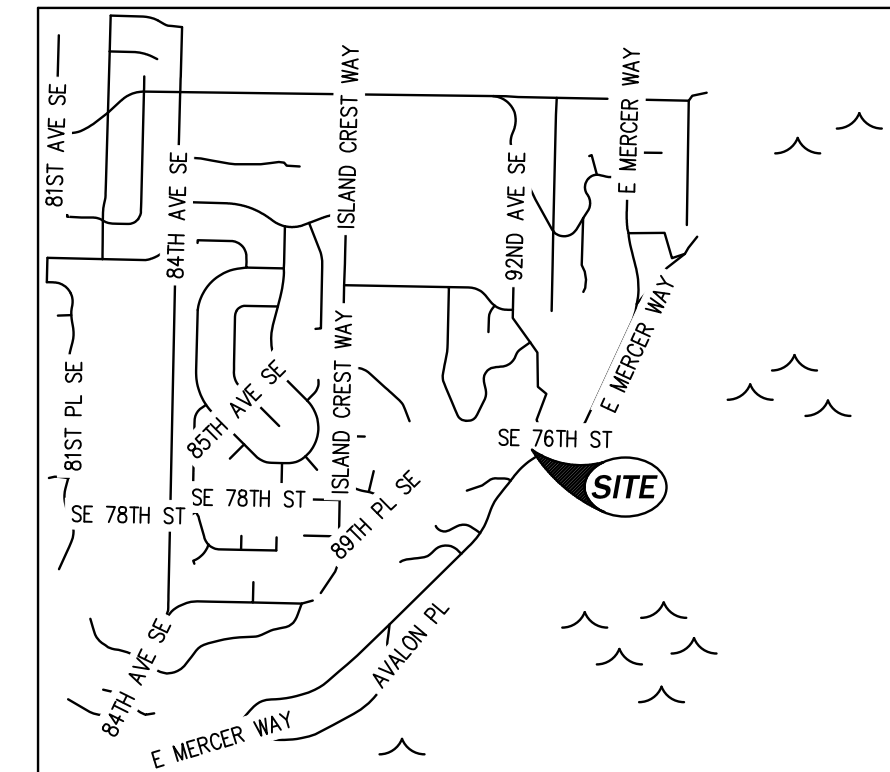
FILED FOR RECORD THIS _____ DAY OF _____ 2021 AT _____M IN BOOK _____ OF SURVEYS

AT PAGE _____ AT THE REQUEST OF _____

MANAGER OF RECORDS

CONDITIONS OF APPROVAL

1. 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 IN SUPERIOR COURT TO REQUIRE ANY MAINTENANCE OR REPAIR AND TO RECOVER THE COSTS INCURRED IN MAKING OR EFFECTING REPAIRS TO IMPROVEMENTS.
2. 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.
3. ALL STAGING FOR CONSTRUCTION SHALL OCCUR ON SITE AND SHALL NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
4. 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.
5. 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.
6. 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.
7. NO TREE IDENTIFIED FOR RETENTION MAY BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ARBORIST.
8. ALL BUILDING PERMITS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF A COMPLETE SUBMITTAL, INCLUDING FIRE APPARATUS ACCESS AS OUTLINED IN ADOPTED CODE SECTIONS OF THE INTERNATIONAL FIRE CODE APPENDIX D. FIRE PLAN REVIEWS WILL BE CONDUCTED AT TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.
9. AT BUILDING PERMIT APPLICATION, THE APPLICANT SHALL PAY SCHOOL, PARK, AND TRANSPORTATION IMPACT FEES BASED ON THE FEE SCHEDULE IN PLACE AT THE TIME OF APPLICATION. A CREDIT SHALL BE APPLIED FOR ANY DWELLING UNIT THAT EXISTS ON THE LAND WITHIN THE SUBDIVISION PRIOR TO THE SUBDIVISION IF THE DWELLING UNIT IS DEMOLISHED. THE CREDIT SHALL APPLY TO THE FIRST COMPLETE BUILDING PERMIT APPLICATION SUBMITTED TO THE CITY SUBSEQUENT TO DEMOLITION OF THE EXISTING DWELLING UNIT, UNLESS OTHERWISE ALLOCATED BY THE APPLICANT OF THE SUBDIVISION AS PART OF APPROVAL OF THE SUBDIVISION.
10. PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL COMPLETE THE FOLLOWING ACTIONS:
 - SAMPLE THE SOIL AND ANALYZE FOR ARSENIC AND LEAD FOLLOWING THE 2019 TACOMA SMELTER PLUME GUIDANCE. THE SOIL SAMPLING RESULTS SHALL BE SENT TO THE DEPARTMENT OF ECOLOGY FOR REVIEW.
 - IF LEAD OR ARSENIC ARE FOUND AT CONCENTRATIONS ABOVE THE MODEL TOXICS CONTROL ACT (MTCA) CLEANUP LEVELS (CHAPTER 173-340 WAC); THE OWNERS, POTENTIAL BUYERS, CONSTRUCTION WORKERS, AND OTHERS SHALL BE NOTIFIED OF THEIR OCCURRENCE. THE MTCA CLEANUP LEVEL FOR ARSENIC IS 20 PARTS PER MILLION (PPM) AND LEAD IS 250 PPM.
 - IF LEAD, ARSENIC AND OR OTHER CONTAMINANTS ARE FOUND AT CONCENTRATIONS ABOVE MTCA CLEANUP LEVELS, THE APPLICANT SHALL:
 - DEVELOP A SOIL REMEDIATION PLAN AND ENTER INTO THE VOLUNTARY CLEANUP PROGRAM WITH THE DEPARTMENT OF ECOLOGY.
 - OBTAIN AN OPINION LETTER FROM THE DEPARTMENT OF ECOLOGY STATING THAT THE PROPOSED SOIL REMEDIATION PLAN WILL LIKELY RESULT IN NO FURTHER ACTION UNDER MTCA. THE APPLICANT SHALL PROVIDE THE LOCAL LAND USE PERMITTING AGENCY THE OPINION LETTER FROM ECOLOGY.
 - PRIOR TO FINALIZING THE BUILDING PERMIT, PROVIDE TO THE LOCAL LAND USE PERMITTING AGENCY "NO FURTHER ACTION" DETERMINATION FROM ECOLOGY INDICATING THAT THE REMEDIATION PLANS WERE SUCCESSFULLY IMPLEMENTED UNDER MTCA.
 - IF SOILS ARE FOUND TO BE CONTAMINATED WITH ARSENIC, LEAD, OR OTHER CONTAMINANTS, EXTRA PRECAUTIONS SHALL BE TAKEN TO AVOID ESCAPING DUST, SOIL EROSION, AND WATER POLLUTION DURING GRADING IN SITE CONSTRUCTION. SITE DESIGN SHALL INCLUDE PROTECTIVE MEASURES TO ISOLATE OR REMOVE CONTAMINATED SOILS FROM PUBLIC SPACES, YARDS, AND CHILDREN'S PLAY AREAS. CONTAMINATED SOILS GENERATED DURING SITE CONSTRUCTION SHALL BE MANAGED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS, INCLUDING THE SOLID WASTE HANDLING STANDARDS REGULATION (CHAPTER 173-350 WAC).
11. A TREE REPLACEMENT PLAN WILL BE PROVIDED UNDER THE BUILDING PERMIT APPLICATION. IT WILL FOLLOW THE REQUIREMENTS DESCRIBED IN 19.10.070.
12. A TREE PROTECTION PLAN WILL BE SUBMITTED DURING BUILDING REVIEW. SHOWING TREE PROTECTION FENCING AT THE ARBORIST STATED TREE PROTECTION ZONE (TPZ). FOR TREE 133 TREE PROTECTION MAY BE REDUCED TO 18' TO THE WEST OR THE CRITICAL ROOT ZONE (CRZ). THIS DISTANCE MUST BE CALLED OUT (NEAR BUILDING PAD) AND THE TREE PROTECTION FENCE SHOWN ON THE PLANS. THE BUILDING PAD INCLUDING OVER EXCAVATION FOR A FOUNDATION SHALL NOT ENCRONCH INTO THIS CRZ.
13. THE FENCE FOR TREE 133 AND OTHER EXCEPTIONAL TREES SHALL BE 6' CHAIN-LINK FENCE SECURED INTO THE GROUND. THIS WILL BE CALLED OUT ON THE TREE PLAN DURING BUILDING REVIEW.
14. PROJECT ARBORIST TO BE ON SITE AND IN CONTROL OF ANY EXCAVATION OR GRADING WITHIN TREE 133'S DRIPLINE. THEY WILL DOCUMENT AND CLEAN OUT ANY ROOT OVER 1" IN DIAMETER THAT NEEDS TO BE REMOVED. CALL THIS OUT ON TREE PLAN DURING BUILDING REVIEW.
15. PROPOSED WATER METER LOCATION TO BE MOVED AWAY FROM TREE 133 AND OUTSIDE TREE PROTECTION ZONE. OR ACCORDING TO THE SENIOR CITY DEVELOPMENT ENGINEER. CALL THIS OUT ON TREE PLAN DURING BUILDING REVIEW.



VICINITY MAP
NOT TO SCALE

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

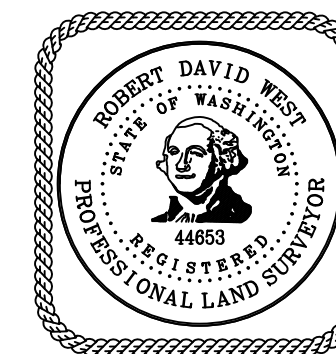
EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

TAX ACCOUNT NUMBERS:

ASSESSOR _____ DEPUTY ASSESSOR _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DEREK AND EILEEN CHESHIRE IN _____, 2021.



ROBERT D. WEST, P.L.S.
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44653



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

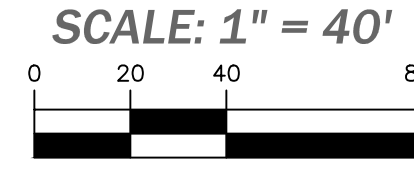
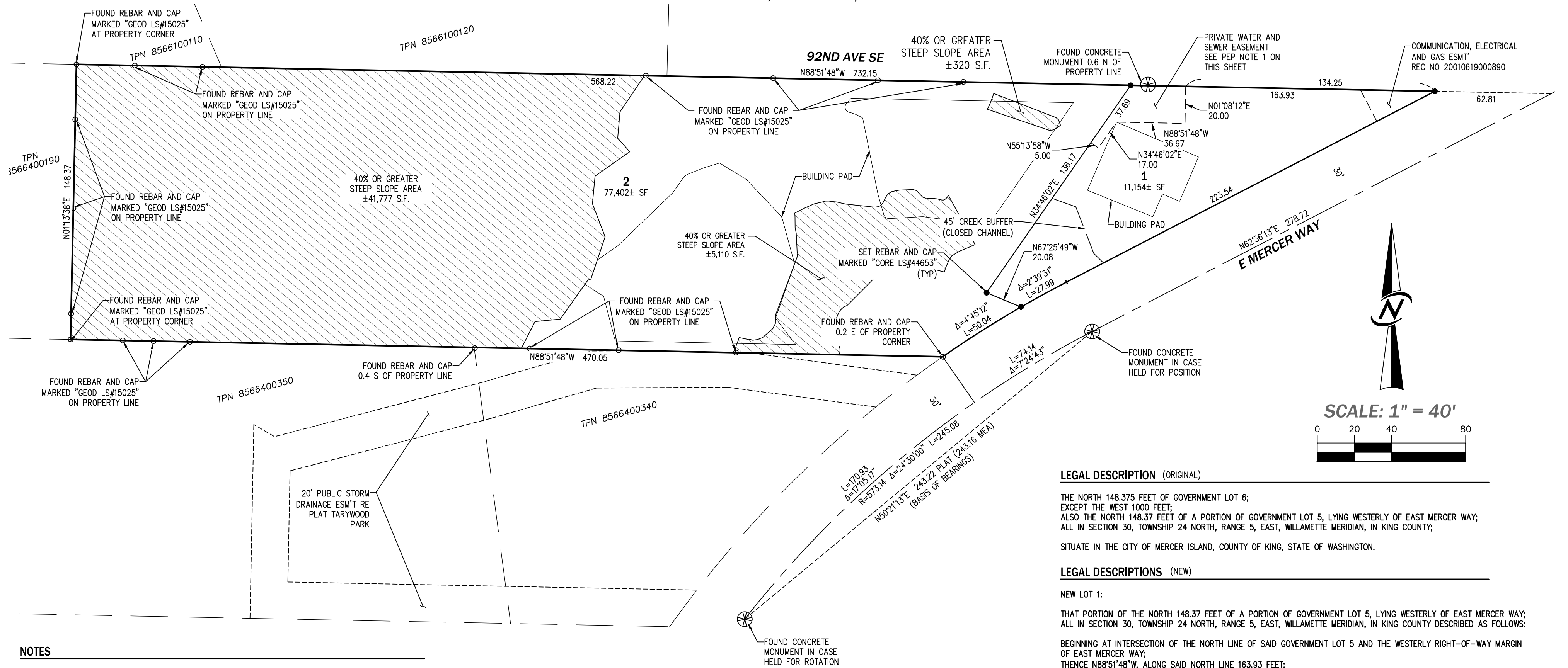
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

ENGINEERING • PLANNING • SURVEYING

JOB NO. 19205

CHESHIRE SHORT PLAT

A SHORT PLAT COMMUNITY
 A PORTION OF THE NE 1/4, OF THE SW 1/4 AND NW 1/4, OF THE SE 1/4,
 SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.
 CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON



LEGAL DESCRIPTION (ORIGINAL)

THE NORTH 148.375 FEET OF GOVERNMENT LOT 6;
 EXCEPT THE WEST 1000 FEET;
 ALSO THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5, LYING WESTERLY OF EAST MERCER WAY;
 ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5, EAST, WILLAMETTE MERIDIAN, IN KING COUNTY;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS (NEW)

NEW LOT 1:

THAT PORTION OF THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5, LYING WESTERLY OF EAST MERCER WAY;
 ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5, EAST, WILLAMETTE MERIDIAN, IN KING COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 5 AND THE WESTERLY RIGHT-OF-WAY MARGIN OF EAST MERCER WAY;
 THENCE N88°51'48"W, ALONG SAID NORTH LINE 163.93 FEET;
 THENCE S34°46'02"W 136.17 FEET;
 THENCE S67°25'49"E 20.08 FEET TO SAID WESTERLY MARGON AND A POINT OF NON-RADIAL INTERSECTION WITH A 603.14-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S30°03'18"E;
 THENCE NORTHEASTERLY, ALONG SAID CURVE AND RIGHT-OF-WAY MARGIN, THROUGH A CENTRAL ANGLE OF 02°39'31", A DISTANCE OF 27.99 FEET TO A POINT OF TANGENCY;
 THENCE N62°36'13"E, ALONG SAID MARGIN, 223.54 FEET TO THE POINT OF BEGINNING.

NEW LOT 2:

THAT PORTION OF THE NORTH 148.375 FEET OF GOVERNMENT LOT 6;
 EXCEPT THE WEST 1000 FEET;
 ALSO THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5, LYING WESTERLY OF EAST MERCER WAY;
 ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5, EAST, WILLAMETTE MERIDIAN, IN KING COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 5 AND THE WESTERLY RIGHT-OF-WAY MARGIN OF EAST MERCER WAY;
 THENCE N88°51'48"W, ALONG SAID NORTH LINE, 136.93 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING N88°51'48"W 568.22;
 THENCE S01°13'38"W 148.37 FEET;
 THENCE S88°51'48"E 470.05 FEET, TO SAID WESTERLY MARGIN AND A POINT OF NON-RADIAL INTERSECTION WITH A 603.14-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S34°48'30"E;
 THENCE NORTHEASTERLY, ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 04°45'12", A DISTANCE OF 50.04 FEET TO A POINT OF NON-TANGENCY;
 THENCE N67°25'49"W 20.08 FEET;
 THENCE N34°46'02"E 136.17 FEET TO THE POINT OF BEGINNING.

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 0179833-16, DATED JUNE 3, 2020. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 14, 2007. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY, 2007.
- PROPERTY AREA = ±88,557 SF (±0.39736 ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

RESTRICTIONS

- THIS SITE IS SUBJECT TO A NOTICE OF POSSIBLE (PRESENT OR FUTURE TAP CONNECTION CHARGES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7712060812. (NOTHING TO PLOT, NOTED HERE)
- THIS SITE IS SUBJECT TO AN EASEMENT TO CONSTRUCT, RECONSTRUCT, MODIFY, CHANGE, ADD TO, OPERATE, MAINTAIN AND REMOVE TELECOMMUNICATION FACILITIES, ELECTRICAL FACILITIES AND GAS FACILITIES AND APPURTENANCES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20010619000890. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATION, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 20160421900001. (NOTHING TO PLOT, NOTED HERE)
- THIS SITE IS SUBJECT TO AN AFFIDAVIT IN SUPPORT OF ACCESSORY DWELLING UNIT PERMIT AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20160801000054. (NOTHING TO PLOT, NOTED HERE)
- THIS SITE IS SUBJECT TO AN INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20180521000823. (NOTHING TO PLOT, NOTED HERE)

BASIS OF BEARINGS

N50°21'13"E BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF E MERCER BLVD

REFERENCES

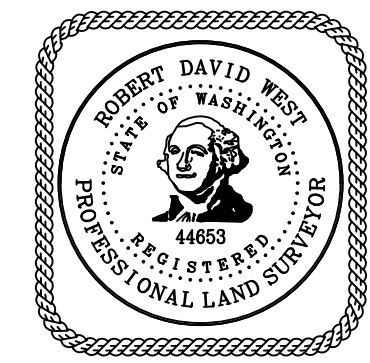
PLAT OF TARYWOOD HEIGHTS, RECORDED IN VOLUME 75 OF PLATS, PAGES 41 AND 42, IN KING COUNTY, WASHINGTON.

PRIVATE EASEMENT PROVISIONS (PEP)

THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOTS BENEFITED AS STATED IN THE EASEMENT NOTES OR ANY OTHER PRIVATE EASEMENT SHOWN AND THEIR ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BENEFITED. THE OWNER(S) OF LOT BENEFITED AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERE TO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES.

HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

- THE PRIVATE WATER AND SEWER EASEMENT SHOWN ON LOT 1 IS TO THE BENEFIT OF THE OWNERS OF LOT 2. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE WATER AND SEWER FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE WATER AND SEWER FACILITIES USED IN COMMON WITHIN SAID EASEMENT.



CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
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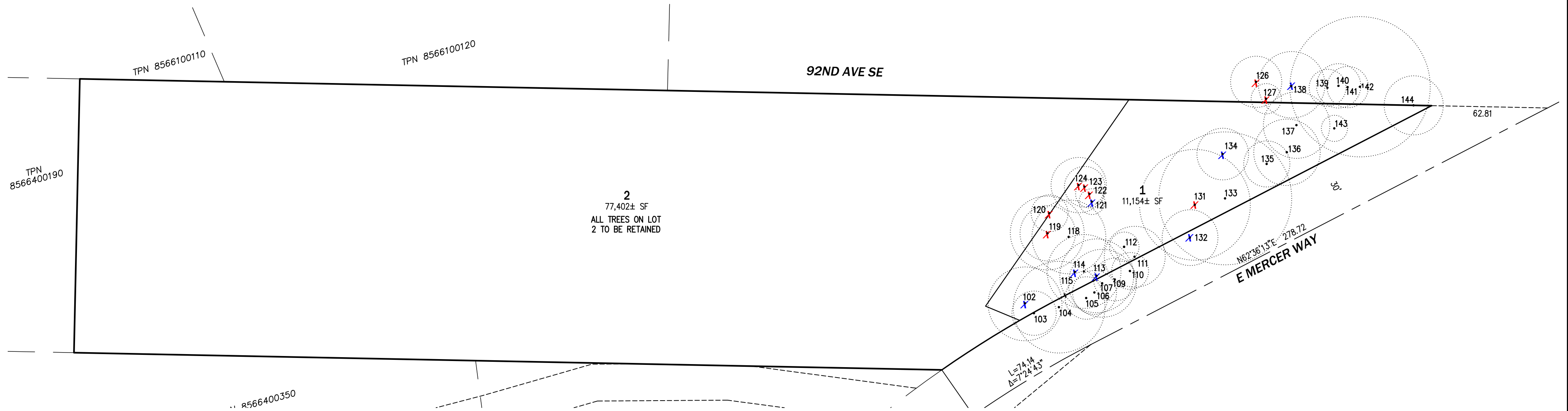
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 CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON



Cheshire Short Plat, Tree Protection Plan.
 By, A.B.C. Consulting Arborists LLC
 July 25, 2019; Updated April 1, 2020
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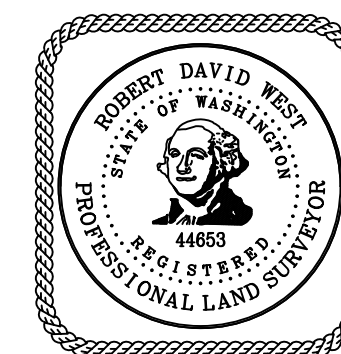
ATTACHMENT 2 - TREE SUMMARY, TPZ, CRZ

ID	Common	Latin	DBH	Height	Spread	Condition	Action	TPZ- [ft]	CRZ - [ft]	Notes
103	Maple	<i>Acer macrophyllum</i>	12	68	17	Fair (70+)	Retain-Viable	12	6	
104	Maple	<i>Acer macrophyllum</i>	24.84	75	23	Good (80+)	Retain-Viable	24.84	12.42	
105	Maple	<i>Acer macrophyllum</i>	11.5	65	20	Fair (70+)	Retain-Viable	11.5	5.75	
106	Maple	<i>Acer macrophyllum</i>	11.9	50	28	Poor (50+)	Retain-Viable	11.9	5.95	Suppressed
107	Maple	<i>Acer macrophyllum</i>	18.4	68	40	Fair (70+)	Retain-Viable	18.4	9.2	
109	Maple	<i>Acer macrophyllum</i>	11.56	55	21	Fair (70+)	Retain-Viable	11.56	5.78	
110	Maple	<i>Acer macrophyllum</i>	13.93	50	28	Fair (70+)	Retain-Viable	13.93	6.965	
111	Cedar	<i>Thuja plicata</i>	16.5	50	26	Good (80+)	Retain-Viable	16.5	8.25	
112	Maple	<i>Acer macrophyllum</i>	8	50	12	Fair (70+)	Retain-Viable	8	4	
113	Maple	<i>Acer macrophyllum</i>	16	72	20	Very Poor (25+)	Not Viable	16	8	Mostly dead, not long-term viable
114	Maple	<i>Acer macrophyllum</i>	14.5	72	28	Poor (50+)	Retain-Viable	14.5	7.25	
115	Maple	<i>Acer macrophyllum</i>	15	50	20	Very Poor (25+)	Not Viable	15	7.5	Extensive root decay.
118	Cedar	<i>Thuja plicata</i>	6.2	29	18	Good (80+)	Retain-Viable	6.2	3.1	
119	Maple	<i>Acer macrophyllum</i>	15	68	18	Fair (70+)	Conflicts with plans	15	7.5	Poor taper/LCR,
120	Maple	<i>Acer macrophyllum</i>	10	48	18	Fair (70+)	Conflicts with plans	10	5	
121	Cedar	<i>Thuja plicata</i>	7	28	15	Poor (50+)	Not Viable	7	3.5	Previously uprooted
122	Cedar	<i>Thuja plicata</i>	7.6	30	15	Fair (70+)	Conflicts with plans	7.6	3.8	
123	Cedar	<i>Thuja plicata</i>	11	42	26	Good (80+)	Conflicts with plans	11	5.5	
124	Cedar	<i>Thuja plicata</i>	15	45	22	Fair (70+)	Conflicts with plans	15	7.5	
126	Maple	<i>Acer macrophyllum</i>	13.87	50	34	Good (80+)	Conflicts with plans	13.87	6.935	
127	W. Pine	<i>Pinus monticola</i>	8.2	48	18	Good (80+)	Conflicts with plans	8.2	4.1	
131	Redwood	<i>Sequoia sempervirens</i>	28	98	35	Excellent (90+)	Conflicts with plans	21	10.5	
132	Alder	<i>Alnus rubra</i>	12.1	50	0	Dead (0)	Not Viable	15.125	7.5625	
133	Cedar	<i>Thuja plicata</i>	36	90	24	Excellent (90+)	Retain-Viable	36	18	
134	Maple	<i>Acer macrophyllum</i>	13	40	29	Poor (50+)	Not Viable	13	6.5	Suppressed /bowed crown/ not viable
135	Cherry	<i>Prunus ssp.</i>	10	45	22	Fair (70+)	Retain-Poor cond.	12.5	6.25	
136	Cedar	<i>Thuja plicata</i>	11.1	40	22	Good (80+)	Retain-Viable	11.1	5.55	
137	Fir	<i>Pseudotsuga menziesii</i>	22	98	30	Good (80+)	Retain-Viable	22	11	
138	Alder	<i>Alnus rubra</i>	16	50	26	Fair (70+)	Not Viable	20	10	Top 1/2 is dead.
139	Cedar	<i>Thuja plicata</i>	10	34	15	Good (80+)	Retain-Viable	10	5	
140	Cedar	<i>Thuja plicata</i>	12	45	25	Good (80+)	Retain-Viable	12	6	
141	Cedar	<i>Thuja plicata</i>	11.2	43	25	Good (80+)	Retain-Viable	11.2	5.6	
142	Maple	<i>Acer macrophyllum</i>	38	25	25	Very Poor (25+)	Retain-Viable	38	19	Tree has been topped @ 20â€™. Monitor and mitigation prune as needed
143	Cedar	<i>Thuja plicata</i>	7.1	40	25	Good (80+)	Retain-Viable	7.1	3.55	
144	Maple	<i>Acer macrophyllum</i>	24	55	25	Fair (70+)	Retain-Viable	24	12	

I made a field examination of Tree 133. It is viable to set the TPZ at 18-feet. Arborist shall oversee Excavation and Prune Roots as needed. An Application of Cambistat 3-months Prior to construction and 4-inches of Mulch in the CRZ would be beneficial.

LEGEND
 TREE NOT VIABLE
 TREE TO BE REMOVED

SCALE: 1" = 40'



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