

# CHESHIRE SHORT PLAT

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: \_\_\_\_\_

### ACKNOWLEDGEMENTS

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ )SS

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 )  
COUNTY OF \_\_\_\_\_ )SS

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 \_\_\_\_\_

### RECORDING CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021 AT \_\_\_\_\_ M IN BOOK \_\_\_\_\_ OF PLATS

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.

### 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:

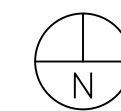
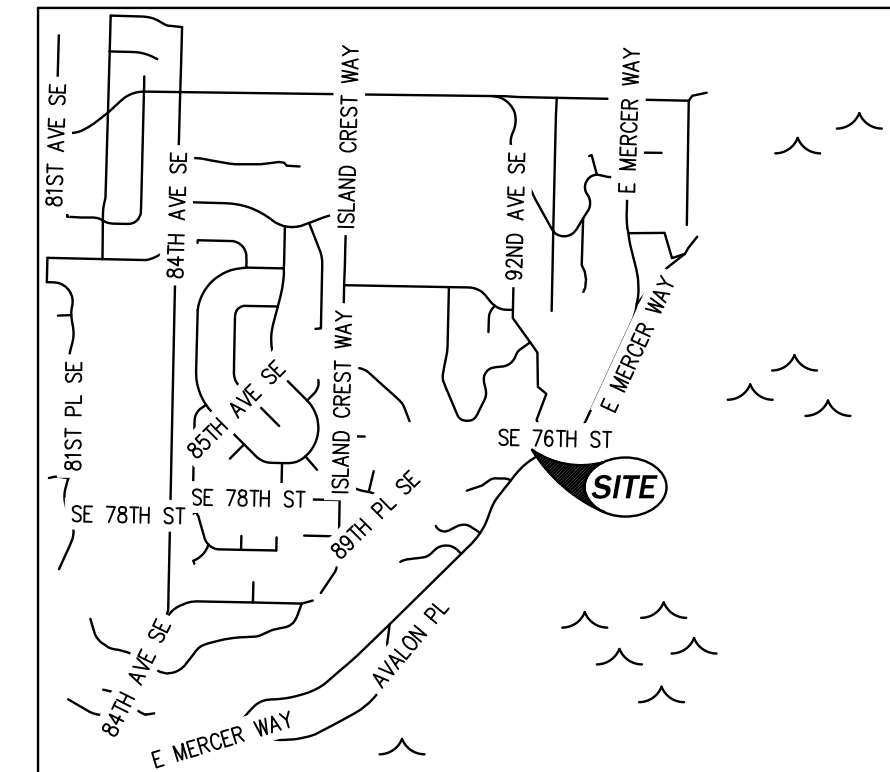
THAT PORTION OF THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5, LYING WESTERLY OF EAST MERCER WAY; ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5, EAST, WILLAMETTE MERIDIAN, IN KING COUNTY DESCRIBED AS FOLLOWS:

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.



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\_\_\_\_

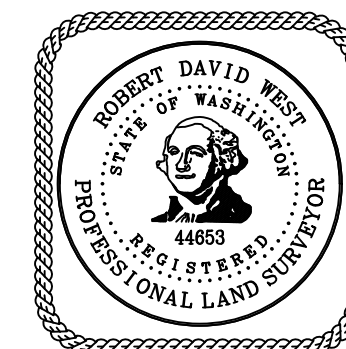
TAX ACCOUNT NUMBERS:

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

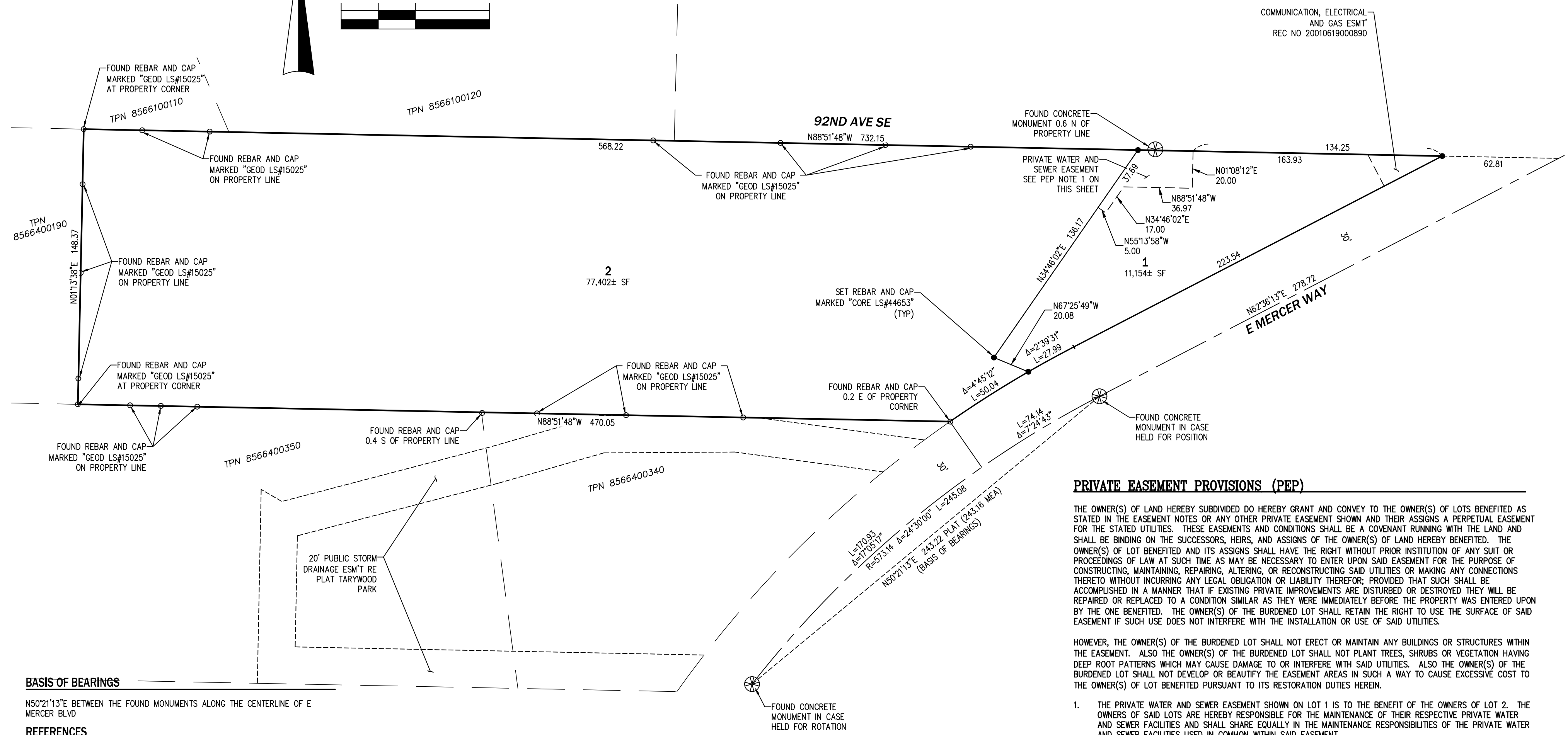
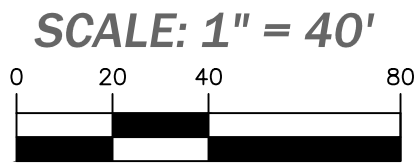
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

ENGINEERING • PLANNING • SURVEYING

JOB NO. 19205

# CHESHIRE SHORT PLAT

A 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



**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 THERETO 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.

1. 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.

**BASIS OF BEARINGS**

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

**REFERENCES**

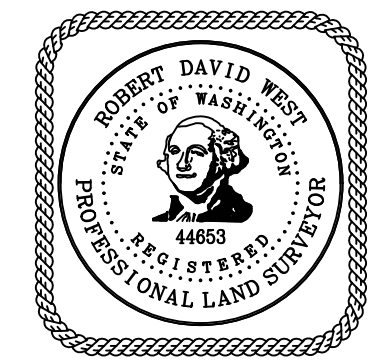
PLAT OF TARYWOOD HEIGHTS, RECORDED IN VOLUME 75 OF PLATS, PAGES 41 AND 42, IN KING COUNTY, WASHINGTON.

**RESTRICTIONS**

1. 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)
2. 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)
3. 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)
4. 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)
5. 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)

**NOTES**

1. 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.
2. 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.
3. PROPERTY AREA = ±88,557 SF (±0.39736 ACRES).
4. ALL DISTANCES ARE IN FEET.
5. 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.



**CORE DESIGN**  
CIVIL ENGINEERING  
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