

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)
)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 _____

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2020 AT _____ M IN BOOK _____ OF PLATS

AT PAGE _____ AT THE REQUEST OF _____

MANAGER OF RECORDS

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 MARGIN 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.

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

SITE STATISTICS

ZONING: R-9.6 (RESIDENTIAL-SINGLE FAMILY)
SITE AREA: ±88,557 SF (±0.39736 ACRES)
LOTS PROPOSED: 2
LOT 1 SIZE: ±11,154 SF
LOT 2 SIZE: ±77,402 SF
AVERAGE LOT SIZE: ±44,278.5 SF
TAX PARCEL: 302405-9036

OWNERS

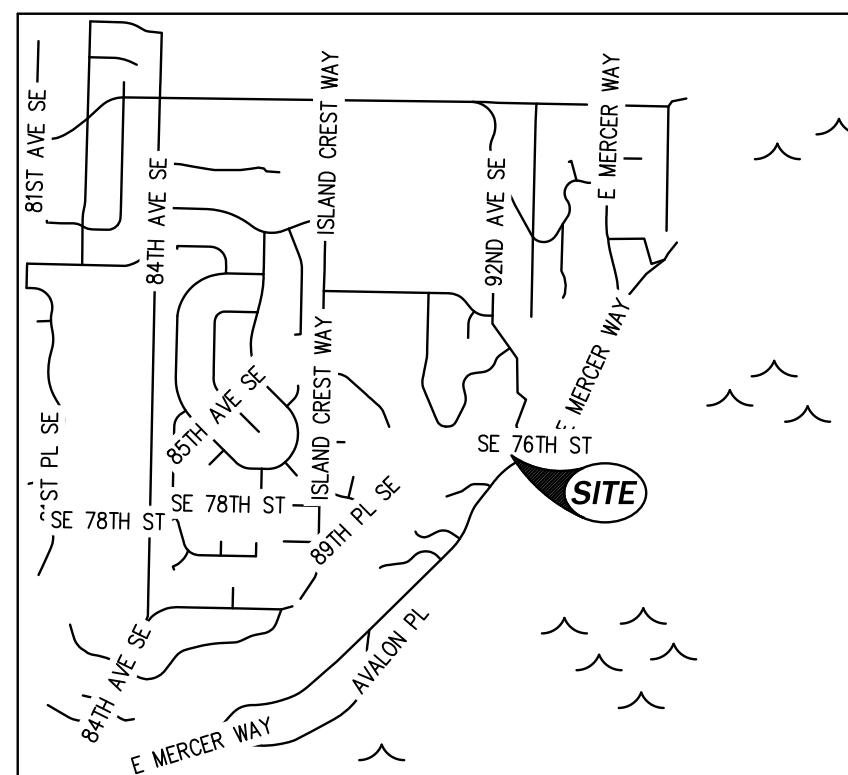
DEREK AND EILEEN CHESHIRE
7615 E MERCER WAY
MERCER ISLAND, WA 98040

APPLICANTS

DEREK AND EILEEN CHESHIRE
7615 E MERCER WAY
MERCER ISLAND, WA 98040

SURVEYOR/ENGINEER

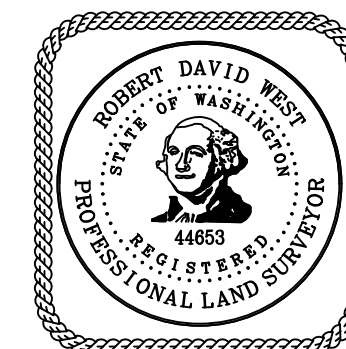
CORE DESIGN, INC.
12100 NE 195TH STREET, STE 300
BOTHELL, WA 98011
(425) 885-7877
CONTACT: ROBERT WEST, PLS
SHERI MURATA, PE



VICINITY MAP
NOT TO SCALE

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 _____, 2020.



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



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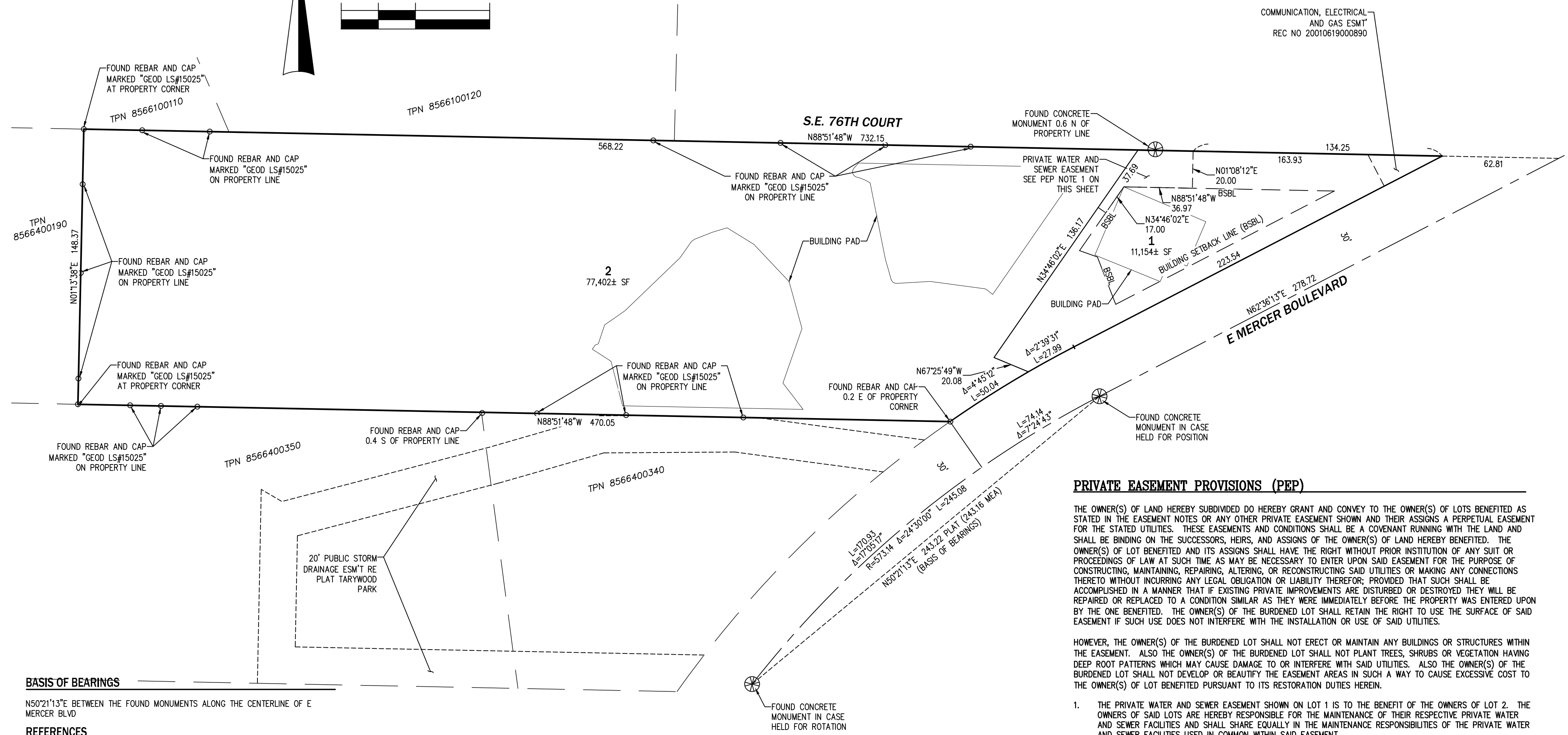
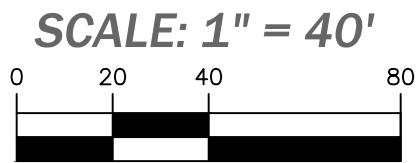
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

ENGINEERING • PLANNING • SURVEYING

JOB NO. 19205

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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

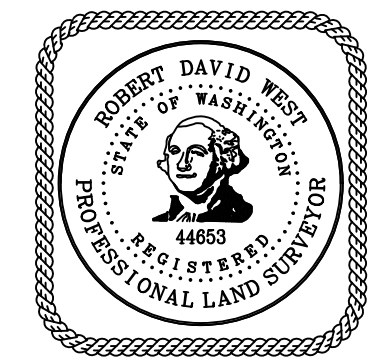
PLAT OF TARYWOOD HEIGHTS, RECORDED IN VOLUME 75 OF PLATS, PAGES 41 AND 42, IN KING COUNTY, WASHINGTON.

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

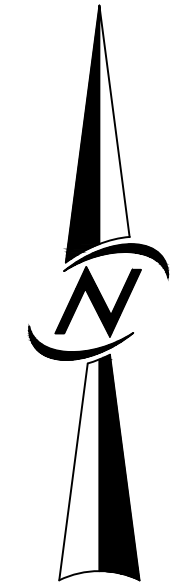
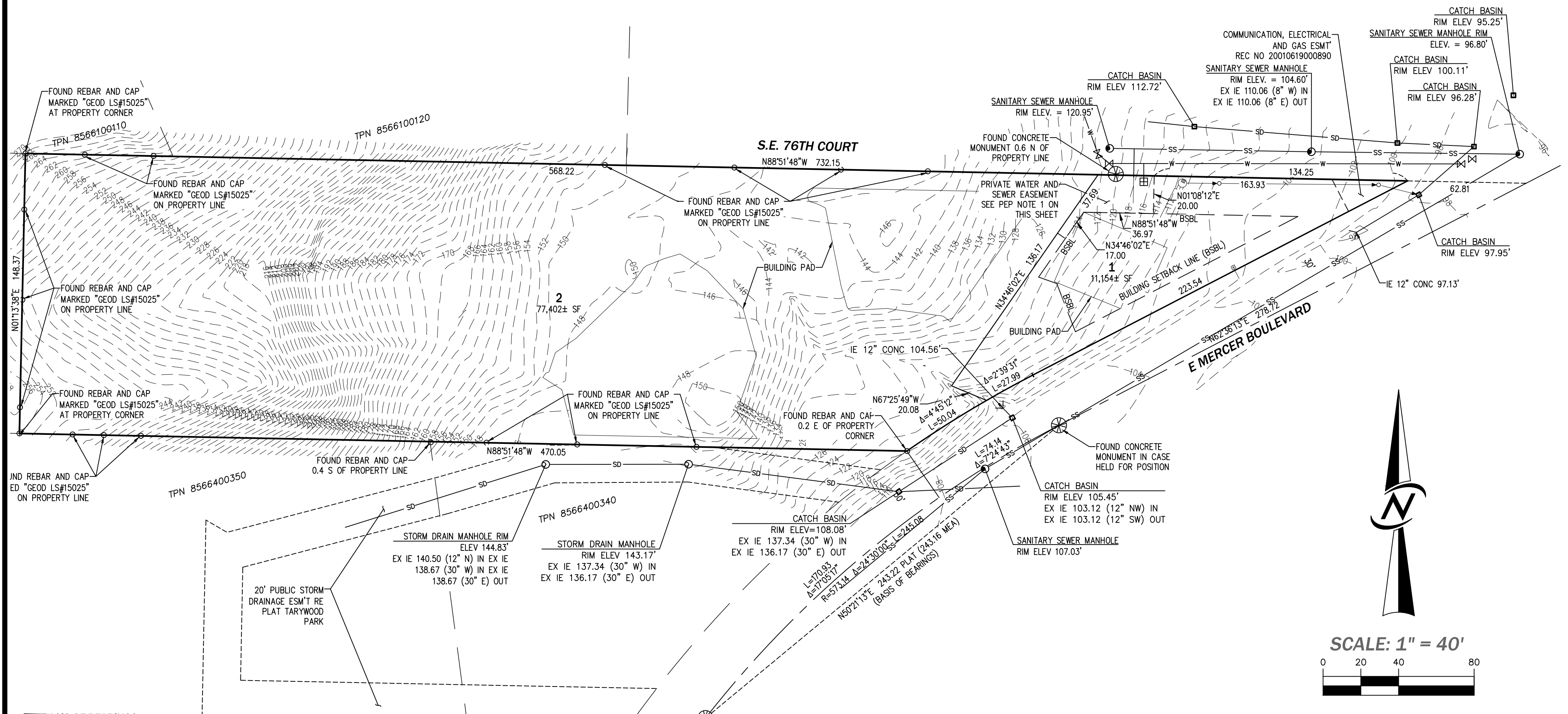
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 0179833-16, DATED JUNE 3, 2020. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING 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.



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CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON



SCALE: 1" = 40'



BASIS OF BEARINGS

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

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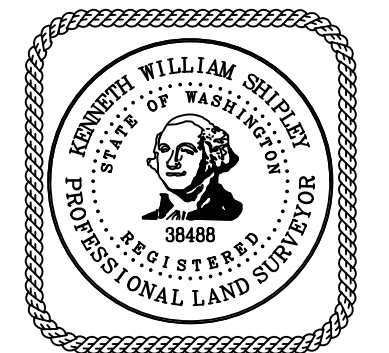
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