RESIDING AT \_\_\_\_

MY APPOINTMENT EXPIRES \_\_\_\_\_

RECORDING CERTIFICATE

AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

MANAGER OF RECORDS

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF\_\_\_\_\_\_ 2020 AT \_\_\_\_\_M IN BOOK \_\_\_\_ OF PLATS

# 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 MAKE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S)
N WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.
DEREK CHESHIRE EILEEN CHESHIRE
BY:
ACKNOWLEDGEMENTS
STATE OF WASHINGTON )
OUNTY 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: HOTARY 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 N 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: HOTARY PUBLIC IN AND FOR THE STATE OF 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;

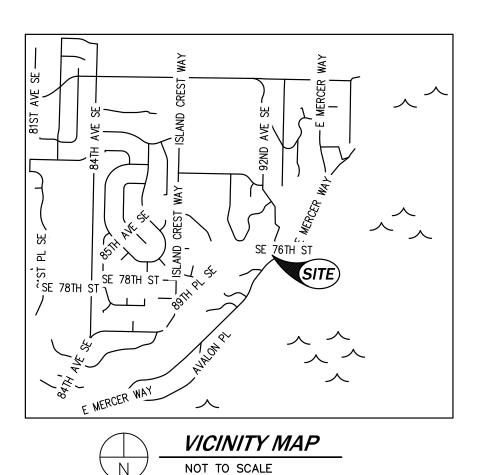
THENCE S88'51'48"E 470.05 FEET, TO SAID WESTERLY MARGIN AND A POINT OF NON-RADIAL INTERSECTION WITH A

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.



## 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

## SITE STATISTICS

R-9.6 (RESIDENTIAL-SINGLE FAMILY) ZONING: ±88,557 SF (±0.39736 ACRES) SITE AREA:

LOTS PROPOSED: LOT 1 SIZE:

±11,154 SF LOT 2 SIZE: ±77,402 SF ±44,278.5 SF 302405-9036 AVERAGE LOT SIZE TAX PARCEL

## OWNERS

## APPLICANTS

SURVEYOR/ENGINEER

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

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

CORE DESIGN, INC. 12100 NE 195TH STREET, STE 300 BOTHELL, WA 98011

(425) 885-7877 CONTACT: ROBERT WEST, PLS SHERI MURATA, PE

## 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

DEPUTY ASSESSOR



CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

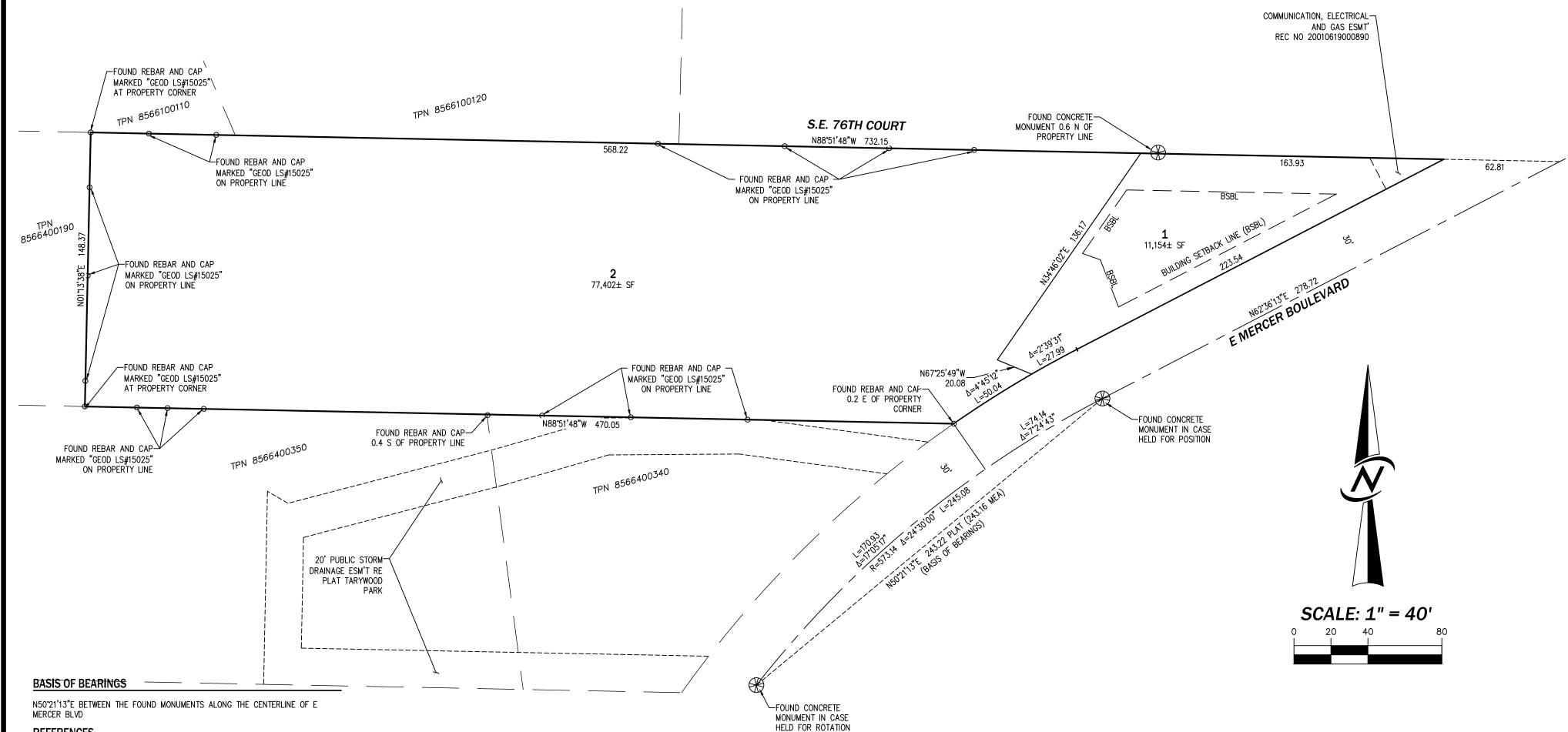
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ENGINEERING • PLANNING • SURVEYING

**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



## REFERENCES

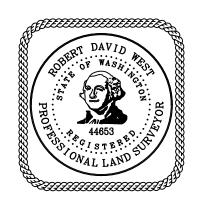
PLAT OF TARYWOOD HEIGHTS, RECORDED IN VOLUME 75 OF PLATS, PAGES 41 AND 42, IN KING COUNTY, WASHINGTON.

## 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 =  $\pm 88,557$  SF ( $\pm 0.39736$  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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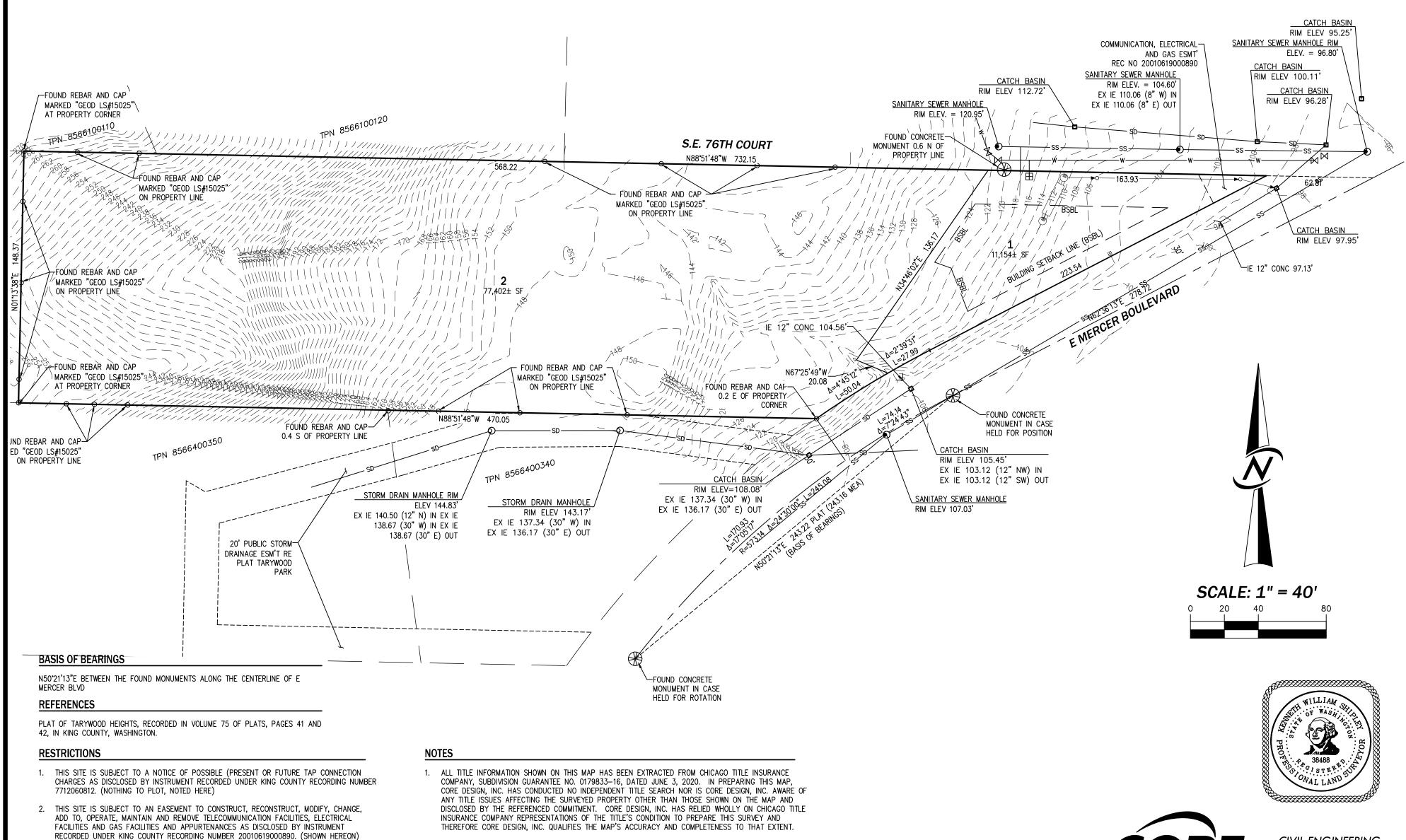
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**JOB NO. 19205** 

# 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



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.

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MANUFACTURER'S SPECIFICATIONS.

3. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS,

KING COUNTY RECORDING NUMBER 20160421900001. (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

STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON SURVEY RECORDED UNDER

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