

**MAGUIRE LLR**  
**MERCER ISLAND LOT LINE REVISION NO. SUB20-003**

**DECLARATION**

WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A LOT LINE REVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS LOT LINE REVISION 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.

BY: \_\_\_\_\_  
 ROBERT J. MAGUIRE

BY: \_\_\_\_\_  
 GINA M. MAGUIRE

BY: \_\_\_\_\_  
 HARRY L. STEINER, PERSONAL REPRESENTATIVE FOR  
 ANNETTE P. STEINER (DECEASED)

**ACKNOWLEDGEMENTS**

STATE OF WASHINGTON }  
 } SS.  
 COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERTS J MAGUIRE & GINA M. MAGUIRE, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF WASHINGTON }  
 } SS.  
 COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HARRY L. STEINER, PERSONAL REPRESENTATIVE FOR ANNETTE P. STEINER (DECEASED), IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**RECORDER'S CERTIFICATE**

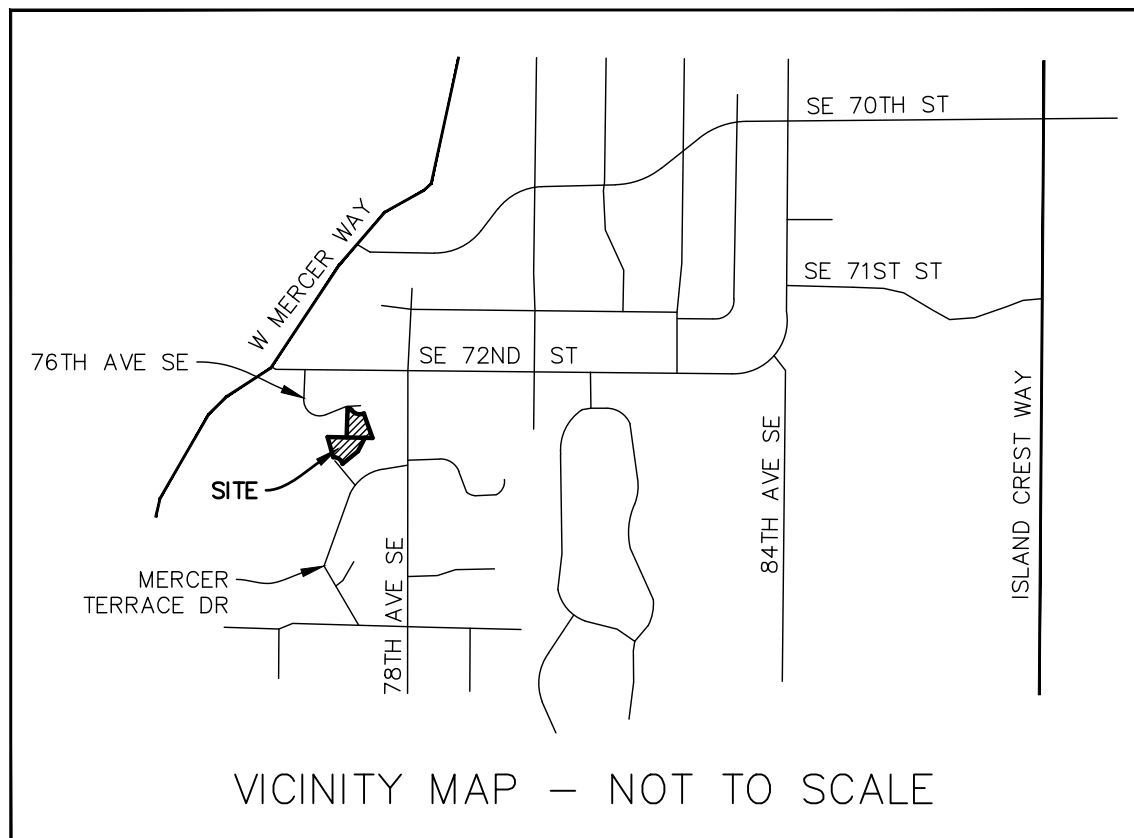
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF SURVEYS. AT PAGE \_\_\_\_\_, AT THE REQUEST  
 OF TERRANE, INC.

\_\_\_\_\_  
 MANAGER SUPT. OF RECORDS

**SURVEYOR'S CERTIFICATE**

THIS LOT LINE REVISION CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROPRIATE STATE AND COUNTY STATUTE AND ORDINANCE AT THE REQUEST OF ROBERT & GINA MAGUIRE.

\_\_\_\_\_  
 SEAN A. ROULETTE-MILLER, CERTIFICATE NO. 51800 DATE



**APPROVAL NOTE:**

THIS REQUEST QUALIFIES FOR EXEMPTION UNDER RCW 58.17.040. IT DOES NOT GUARANTEE THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAME OWNERSHIP.

**TREE NOTE:**

APPROVAL OF THIS LOT LINE REVISION DOES NOT AUTHORIZE REMOVAL OF ANY TREES OR IMPACTS TO CRITICAL AREAS. TREE(S) REMOVAL OR WORK WITHIN CRITICAL AREAS MUST COMPLY WITH MERCER ISLAND CITY CODE.

**CITY OF MERCER ISLAND APPROVALS**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 CODE OFFICIAL

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 CITY ENGINEER

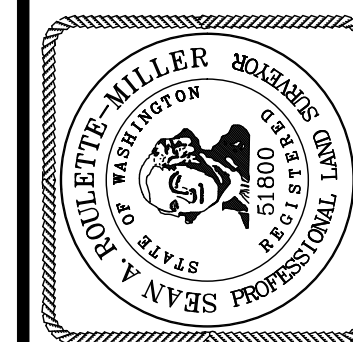
**KING COUNTY DEPARTMENT OF ASSESSMENTS**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 ASSESSOR DEPUTY ASSESSOR  
 TAX ACCOUNT NO.(S) 5454000060, 5453600240

INDEXING INFORMATION	
NW 1/4	SE 1/4
SECTION: <u>25</u>	
TOWNSHIP: <u>24N</u>	
RANGE: <u>04E, W.M.</u>	
COUNTY: <u>KING</u>	

**Terrane**  
 10801 Main Street, Suite 102, Bellevue, WA 98004  
 phone 425.458.4488 support@terrane.net  
 www.terrane.net



**CITY OF MERCER ISLAND SUB20-003**  
 NW 1/4 OF SE 1/4, SEC. 25, T. 24 N., R. 04 E., W.M.  
**MAGUIRE LLR**  
 PARCEL NO. 5454000060 & 5453600240  
 7643 SE 72nd Pl & 7333 Mercer Terrace Dr

JOB NO.: **192129**

DATE: 1/5/21

DRAFTED BY: TLR

CHECKED BY: SRM

SCALE: 1" = N.T.S.

MERCER ISLAND  
LOT LINE REVISION NO. SUB20-003

SURVEY CONTROL

BASIS OF BEARINGS

HELD BEARING OF N 22°46'13" E ALONG CENTERLINE OF MERCER TERRACE DRIVE BETWEEN FOUND MONUMENTS PER (R1)

REFERENCES

- R1. PLAT OF MERCER TERRACE, VOL. 72, PG. 86, RECORDS OF KING COUNTY, WASHINGTON.
- R2. CITY OF MERCER ISLAND LOT LINE ADJUSTMENT NO. MI95-0555, RECORDED UNDER RECORDING NO 9507259002, RECORDS OF KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES

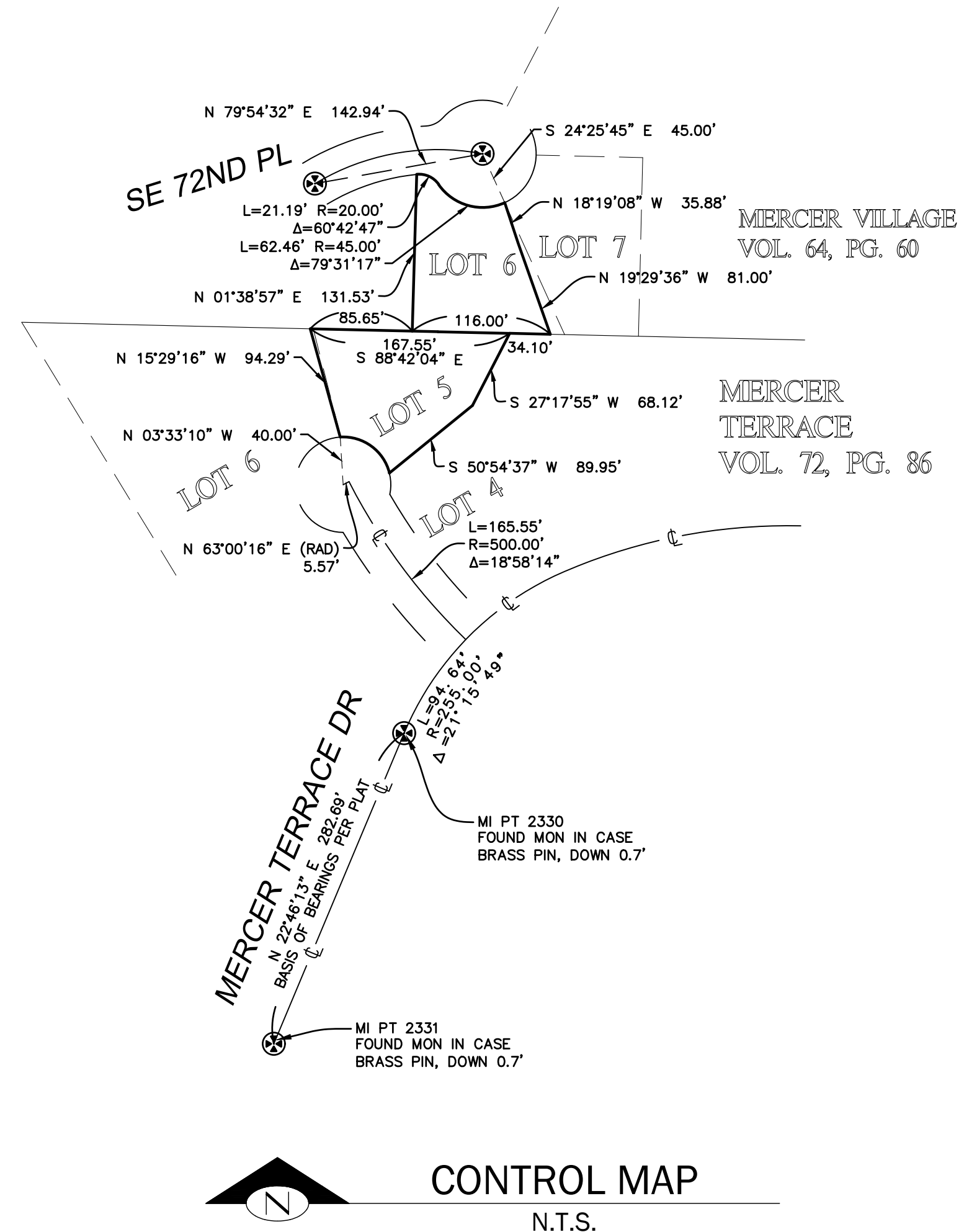
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 5454000060 & 5453600240
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS  
PARCEL #5454000060 = 10,756 S.F. (0.25 ACRES)  
PARCEL #5453600240 = 12,412 S.F. (0.28 ACRES)
6. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY'S "SUBDIVISION GUARANTEE", ORDER NO. 0187197-ETU, DATED AUGUST 14, 2020. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "SUBDIVISION GUARANTEE." TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGAL DESCRIPTION

TAX PARCEL NO. 545400-0060  
LOT 6 OF MERCER VILLAGE, AS PER PLAT RECORDED IN VOLUME 64 OF PLATS, ON PAGE 60, RECORDS OF KING COUNTY; EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF LOT 7 IN SAID PLAT; THENCE SOUTH 18°19'08" EAST 35.88 FEET; THENCE SOUTH 19°29'36" EAST 81.07 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6; THENCE SOUTH 88°42'04" EAST 11.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 24°25'45" WEST 121.64 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION;

(ALSO BEING KNOWN AS PARCEL A OF CITY OF MERCER ISLAND LOT LINE ADJUSTMENT NO. MI95-0555, ACCORDING TO THE SURVEY RECORDED UNDER RECORDING NO 9507259002, RECORDS OF KING COUNTY).

TAX PARCEL NO. 545360-0240  
LOT 5, MERCER TERRACE, AS PER PLAT RECORDED IN VOLUME 72 OF PLATS, PAGE 86, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF LOT 6 IN SAID PLAT LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE NORTH 88°42'04" WEST 2.55 FEET; THENCE SOUTH 15°29'16" EAST 94.30 FEET TO A POINT 0.48 FEET WESTERLY OF MOST EASTERLY CORNER OF LOT 6.

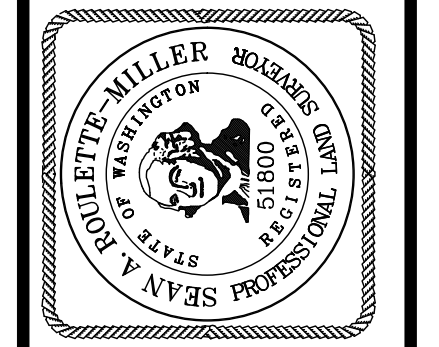


LEGEND

- BUILDING
- CENTERLINE ROW
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- MONUMENT IN CASE (FOUND)
- NAIL AS NOTED
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- CORNER
- IP IRON PIPE
- LS# LAND SURVEYOR NUMBER
- MI MERCER ISLAND
- MON MONUMENT
- PROP PROPERTY
- (R) RECORD DATA
- SF SQUARE FEET
- WATERCOURSE BUFFER
- WATERCOURSE

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	RANGE: 04E
	COUNTY: KING

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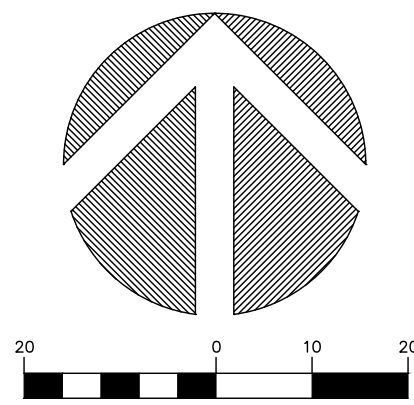
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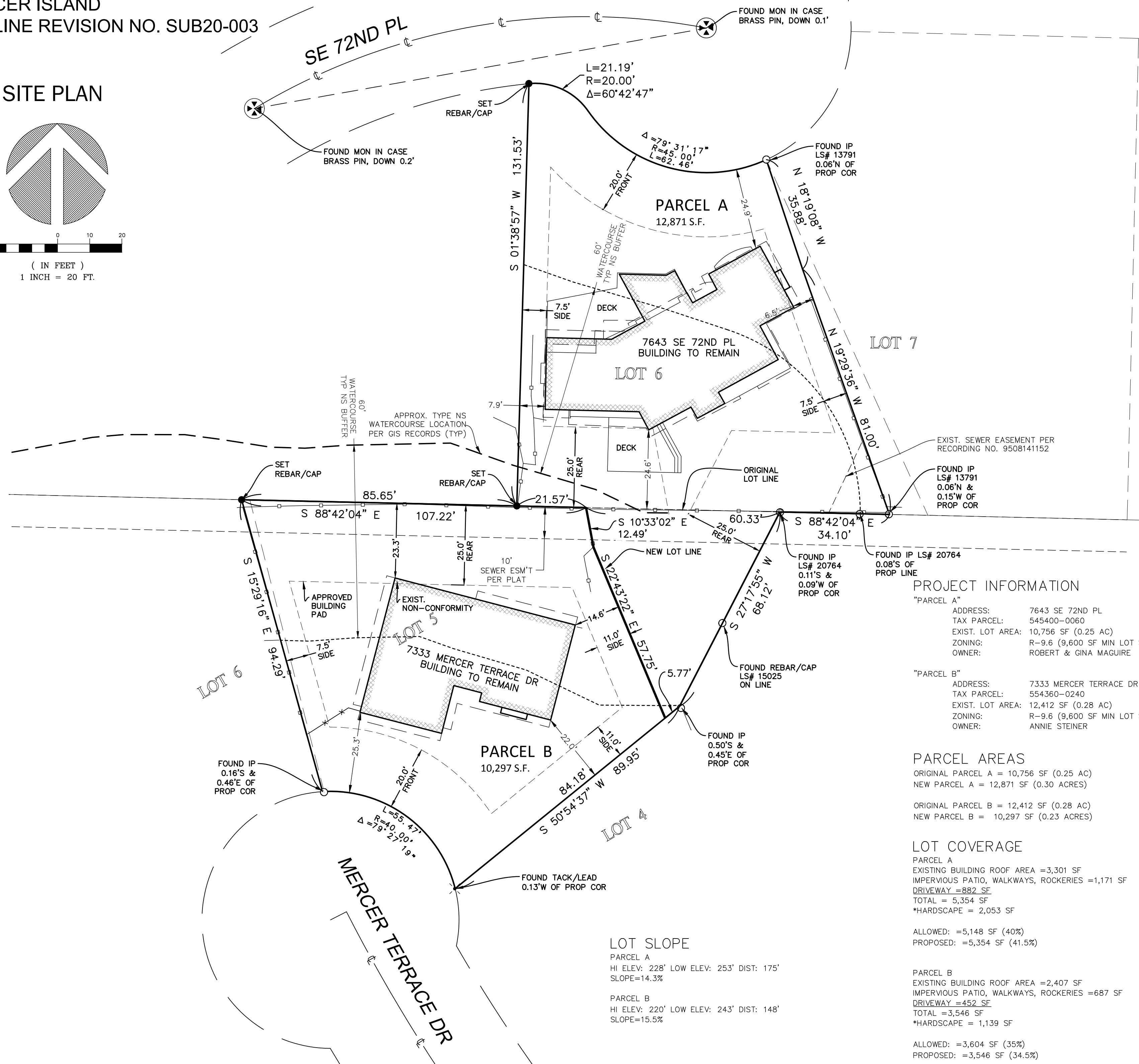


MERCER ISLAND  
LOT LINE REVISION NO. SUB20-003

SITE PLAN



( IN FEET )  
1 INCH = 20 FT.



PROJECT INFORMATION

"PARCEL A"	
ADDRESS:	7643 SE 72ND PL
TAX PARCEL:	545400-0060
EXIST. LOT AREA:	10,756 SF (0.25 AC)
ZONING:	R-9.6 (9,600 SF MIN LOT SIZE)
OWNER:	ROBERT & GINA MAGUIRE
"PARCEL B"	
ADDRESS:	7333 MERCER TERRACE DR
TAX PARCEL:	554360-0240
EXIST. LOT AREA:	12,412 SF (0.28 AC)
ZONING:	R-9.6 (9,600 SF MIN LOT SIZE)
OWNER:	ANNIE STEINER

PARCEL AREAS

ORIGINAL PARCEL A = 10,756 SF (0.25 AC)  
NEW PARCEL A = 12,871 SF (0.30 ACRES)  
  
ORIGINAL PARCEL B = 12,412 SF (0.28 AC)  
NEW PARCEL B = 10,297 SF (0.23 ACRES)

LOT COVERAGE

PARCEL A  
EXISTING BUILDING ROOF AREA = 3,301 SF  
IMPERVIOUS PATIO, WALKWAYS, ROCKERIES = 1,171 SF  
DRIVEWAY = 882 SF  
TOTAL = 5,354 SF  
\*HARDSCAPE = 2,053 SF

ALLOWED: = 5,148 SF (40%)  
PROPOSED: = 5,354 SF (41.5%)

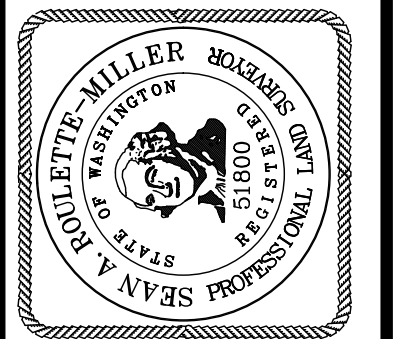
PARCEL B  
EXISTING BUILDING ROOF AREA = 2,407 SF  
IMPERVIOUS PATIO, WALKWAYS, ROCKERIES = 687 SF  
DRIVEWAY = 452 SF  
TOTAL = 3,546 SF  
\*HARDSCAPE = 1,139 SF

ALLOWED: = 3,604 SF (35%)  
PROPOSED: = 3,546 SF (34.5%)

LOT SLOPE

PARCEL A  
HI ELEV: 228' LOW ELEV: 253' DIST: 175'  
SLOPE=14.3%  
  
PARCEL B  
HI ELEV: 220' LOW ELEV: 243' DIST: 148'  
SLOPE=15.5%

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