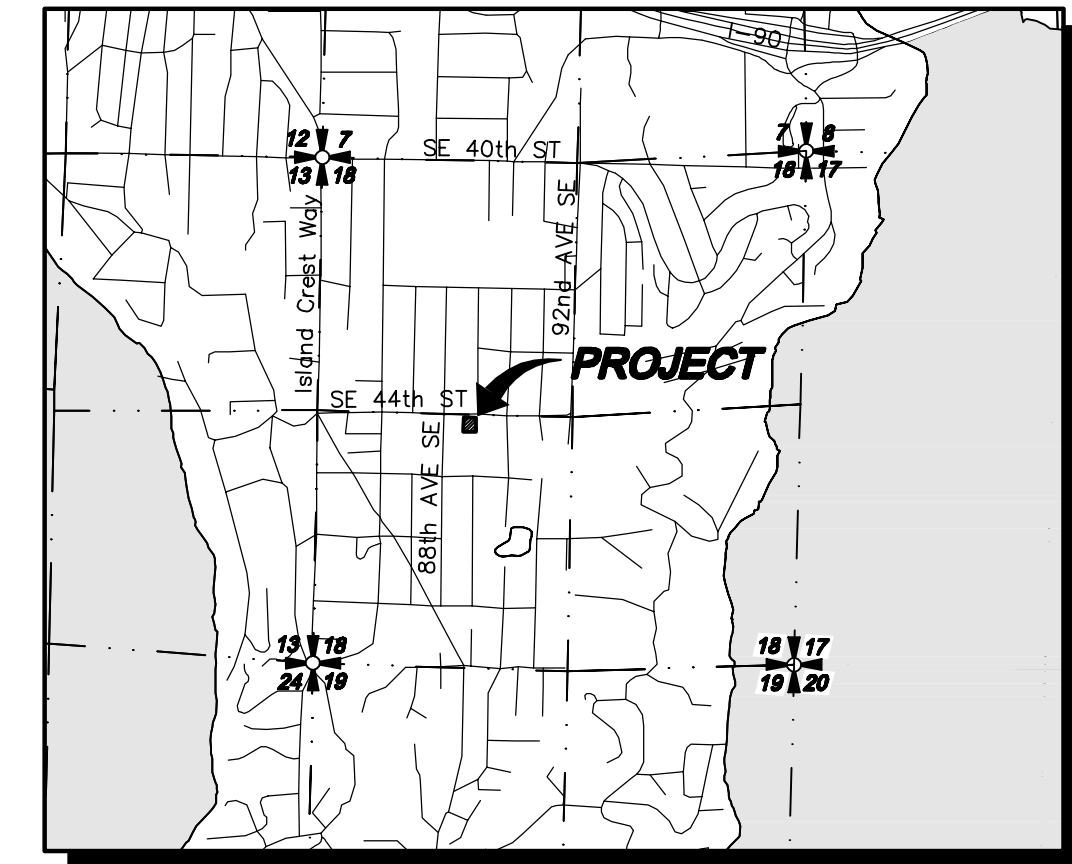
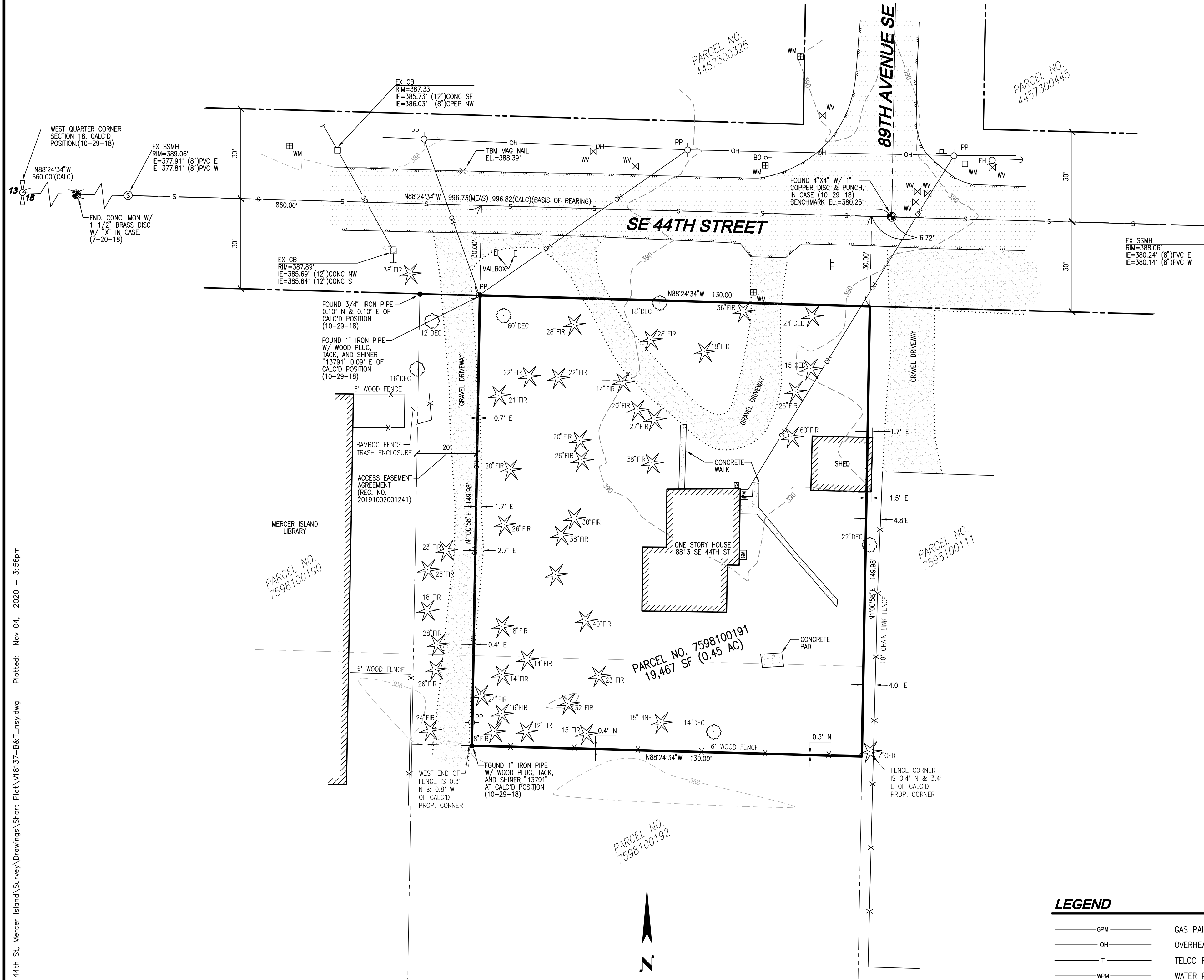


CONSTANTINE PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY



VICINITY MAP
SCALE: 1"=200'



LEGAL DESCRIPTION

CHICAGO TITLE INSURANCE COMPANY
GUARANTEE/CERTIFICATE NO.0138698-ETU-SECOND(AMENDED)
EFFECTIVE DATE: OCTOBER 26, 2020 AT 8:00AM

THE NORTH 30 FEET OF THE EAST 1/2 OF LOT 9; AND THE EAST 1/2 OF LOT 10, LESS THE WEST 20 FEET THEREOF; BLOCK 8 VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 76 OF PLATS;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEY INFORMATION

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

BENCHMARK

BENCHMARK:
MONUMENT AT THE INTERSECTION OF SE 44TH ST & 89TH AVE SE
ELEVATION = 380.25'

TBM:
MAG NAIL SET ON NORTH SIDE OF SE 44TH ST
ELEVATION = 388.39'

HORIZONTAL DATUM:

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF SURVEY

NAD83/91 FROM GPS OBSERVATION
MONUMENTED CENTERLINE OF SE 44TH STREET
(BEARING = N88°24'34"W)

REFERENCES

- (R1) PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS VOL. 7, PG. 76 OF PLATS, FILLED IN KING COUNTY, WA
- (R2) RECORD OF SURVEY AF#199005159008 VOL. 72, PG. 293 OF SURVEYS, FILLED IN KING COUNTY, WA
- (R2) SHORT PLAT AF#197801069010, FILLED IN KING COUNTY, WA

EQUIPMENT & PROCEDURES

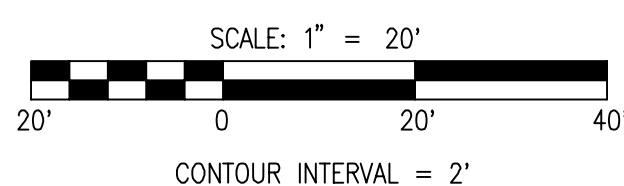
METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-14 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SURVEY NOTES

1. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT.
2. SURVEY FIELDWORK PERFORMED ON OCTOBER 29, 2018
3. THIS BOUNDARY TOPOGRAPHIC MAP MAY HAVE DEPICTED OCCUPATIONAL INDICATORS (IE: EDGE OF ASPHALT DRIVE, FENCE LINES, BUILDINGS AND RETAINING WALLS- SEE MAP FOR SITE SPECIFICS) AS PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY TOPOGRAPHIC MAP HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OR OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS BOUNDARY TOPOGRAPHIC MAP OR BY ANY PERSONNEL OF LDC, INC.
4. POTENTIAL ENCROACHMENTS
-GRAVEL DRIVEWAY HAS BEEN OBSERVED AS CROSSING THE WESTERLY DEED LINE AS SHOWN HEREON.
-SHED HAS BEEN OBSERVED AS CROSSING THE EASTERLY DEED LINE AS SHOWN HEREON.

LEGEND

— GPM —	GAS PAINT MARK	□ CB	CATCH BASIN	⊙ SSMH	SEWER MANHOLE	▨	RETAINING WALL
— OH —	OVERHEAD POWER LINE	⊙ SSMH	STORM MANHOLE	⊙ SDCO	STORM CLEANOUT	▨	EXISTING PAVEMENT
— T —	TELCO PAINT MARK	⊙ FH	FIRE HYDRANT	⊙ TEL	TELCO RISER	CONC	EXISTING CONCRETE
— WPM —	WATER PAINT MARK	⊙ Gv	GAS VALVE	⊙ WM	WATER METER	▨	EXISTING GRAVEL
— SD —	STORM LINE	⊙ PP	GUY ANCHOR	⊙ WV	WATER VALVE	▨	EXISTING BUILDING
— W —	WATER LINE	⊙ J	JUNCTION BOX	⊙ I	IRRIGATION CONTROL VALVE	▨	EXISTING BUILDING
— S —	SEWER LINE	⊙ L	LIGHT POLE	⊙ PV	POWER VAULT	▨	EXISTING BUILDING
— G —	GAS LINE	⊙ X	LIGHT STANDARD	⊙ PV	POWER VAULT	▨	EXISTING BUILDING
— A —	ASPHALT LINE	⊙ T	POWER TRANSFORMER			▨	CALCULATED QUARTER SECTION CORNER



Drawing: P:\Survey\2018\18-137 8813 SE 44th St, Mercer Island\Survey\Drawings\Short Plat\18137-B&T.mxd Plotted: Nov 04, 2020 - 3:56pm

NO.	DATE	REVISIONS	DESCRIPTION

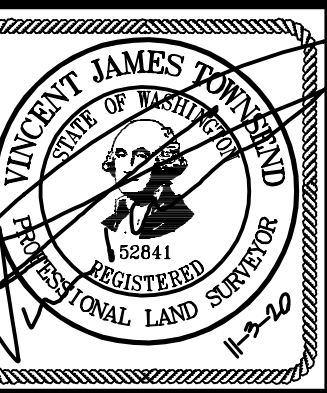
Engineering
Structural
Planning
Survey

LDC
THE CIVIL ENGINEERING GROUP

20210 142nd Avenue NE
Woodinville, WA 98072
www.LDCorp.com

Ph: 425.835.1689
Fax: 425.835.2888

O. GEORGE CONSTANTINE
8813 SE 44TH ST, MERCER IS., WA
BOUNDARY AND TOPOGRAPHIC SURVEY



JOB NUMBER: V18-137
DRAWING NAME: V18137-B&T
DESIGNER:
DRAFTING BY: NSY
DATE: 11-9-18
SCALE: 1"=20'
JURISDICTION:

BT-01
SHEET 2 OF 7

CONSTANTINE SHORT PLAT

MERCER ISLAND SHORT PLAT NO. SUB20-XXX

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 THE 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 SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2020.

BY: OWNER _____ BY: OWNER _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS.
 COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LAND OWNER(S) (IF A PERSON OF PERSONS), ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
 SIGNATURE OF NOTARY PUBLIC _____
 PRINTED NAME _____
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT _____
 MY APPOINTMENT EXPIRES _____

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021.

CODE OFFICIAL _____

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021.

CITY ENGINEER _____

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021.

ASSESSOR _____

DEPUTY ASSESSOR _____

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LAND DEVELOPMENT CONSULTANTS, CORP. THIS _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____ M. AND RECORDED IN BOOK _____ OF SURVEYS, PAGE(S) _____.

MANGER _____

SUPT. OF RECORDS _____

ORIGINAL LEGAL DESCRIPTION

CHICAGO TITLE INSURANCE COMPANY
 GUARANTEE/CERTIFICATE NO.0138698-ETU-SECOND(AMENDED)
 EFFECTIVE DATE: OCTOBER 26, 2020 AT 8:00AM

THE NORTH 30 FEET OF THE EAST 1/2 OF LOT 9; AND THE EAST 1/2 OF LOT 10, LESS THE WEST 20 FEET THEREOF; BLOCK 8 VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 76 OF PLATS;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS

LOT 1

THE NORTH 30 FEET OF THE EAST 1/2 OF LOT 9; AND THE EAST 1/2 OF LOT 10, LESS THE WEST 20 FEET THEREOF; BLOCK 8 VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 76 OF PLATS;

EXCEPT THE SOUTH 74.99 FEET THEREOF.

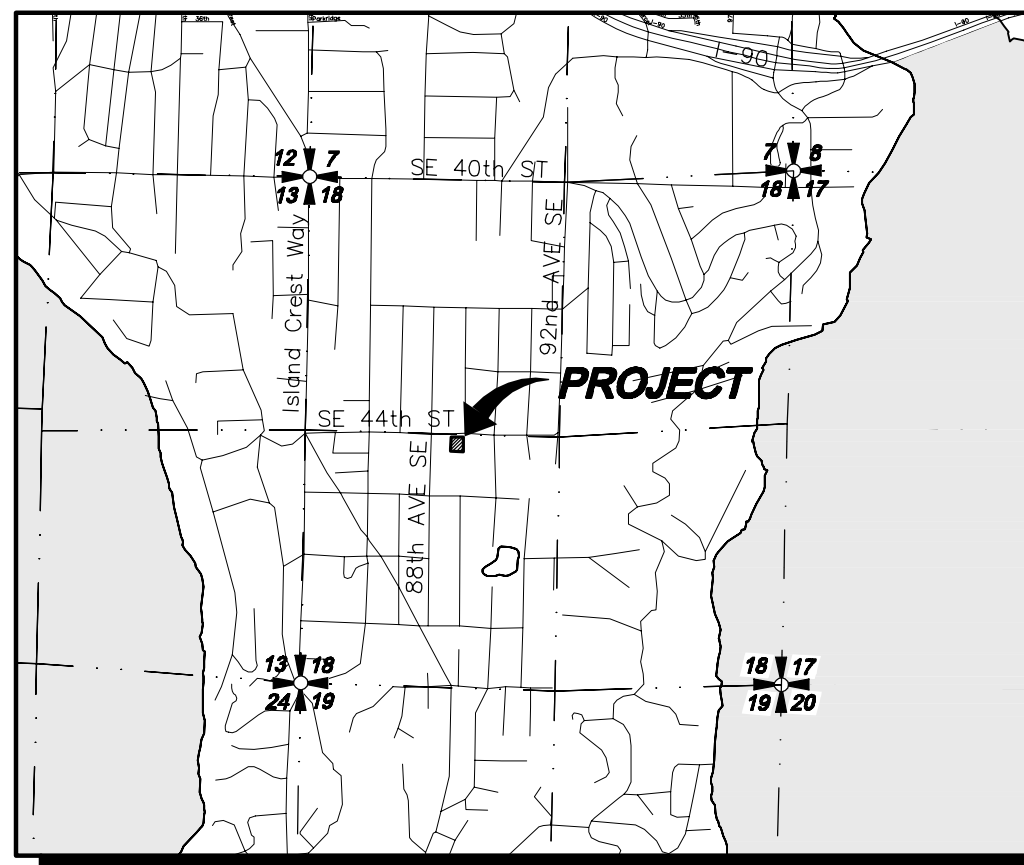
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 2

THE NORTH 30 FEET OF THE EAST 1/2 OF LOT 9; AND THE EAST 1/2 OF LOT 10, LESS THE WEST 20 FEET THEREOF; BLOCK 8 VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 76 OF PLATS;

EXCEPT THE NORTH 74.99 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



VICINITY MAP

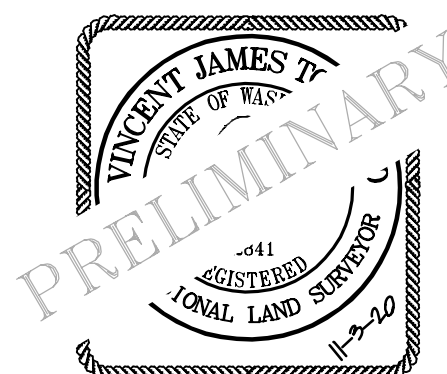
SCALE: 1"=2000'



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF 8813 SE 44TH STREET IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

VINCENT J. TOWNSEND, PROFESSIONAL LAND SURVEYOR _____ DATE _____
 STATE OF WASHINGTON CERTIFICATE NO. 52841



LDC

Surveying
 Engineering
 Planning

Woodinville
 20210 142nd Avenue NE
 Woodinville, WA 98072

Kent
 1851 Central Pl S, #101
 Kent, WA 98030

T 425.806.1869 www.LDCcorp.com F 425.482.2893

CONSTANTINE SHORT PLAT

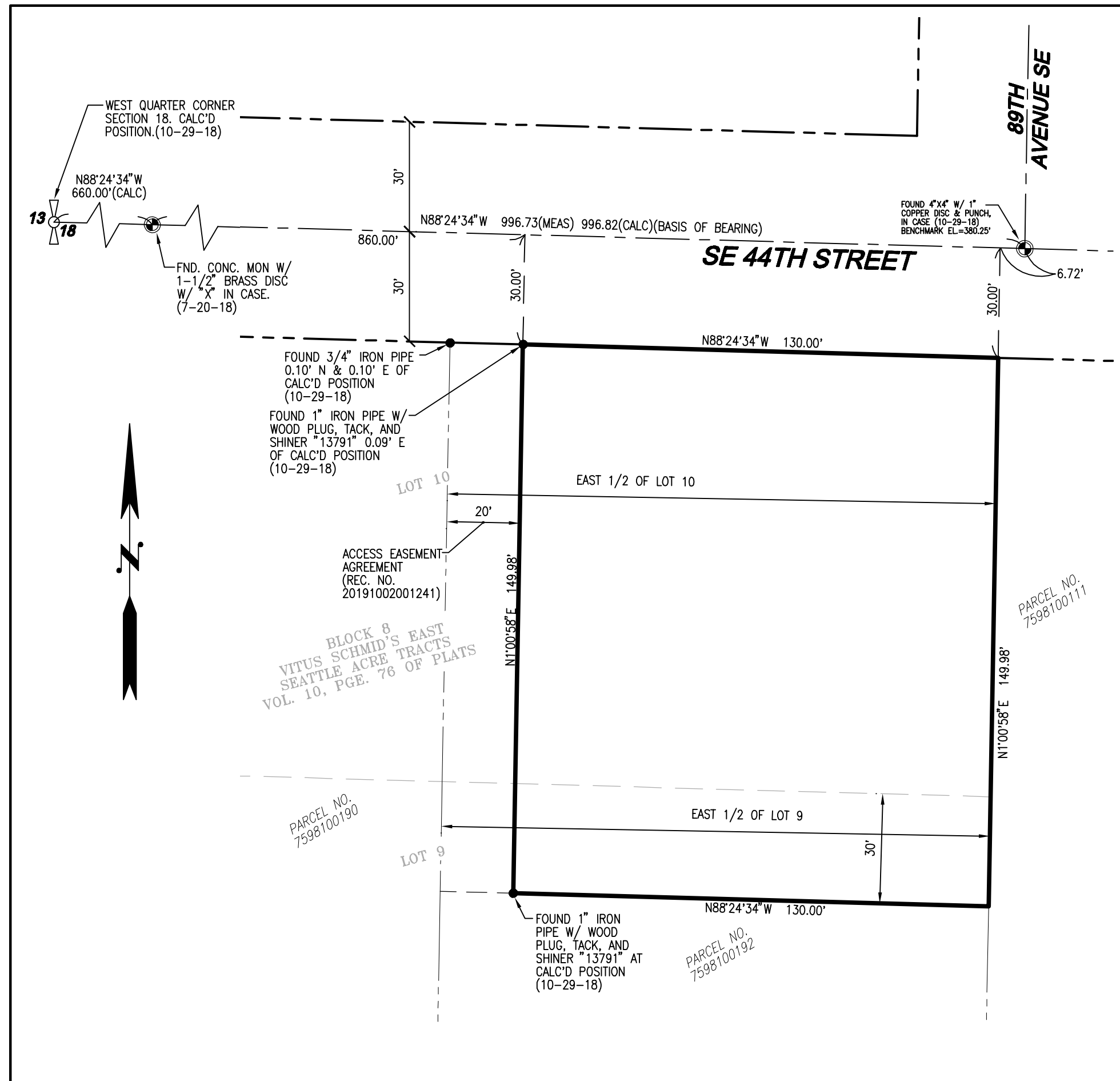
NE 1/4 OF THE SW 1/4 OF SEC 18, TWN 24 N, RGE 5 E, W.M.

CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

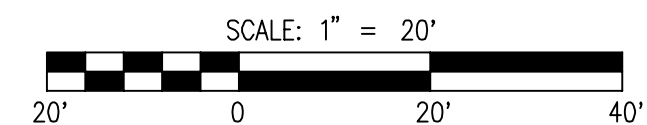
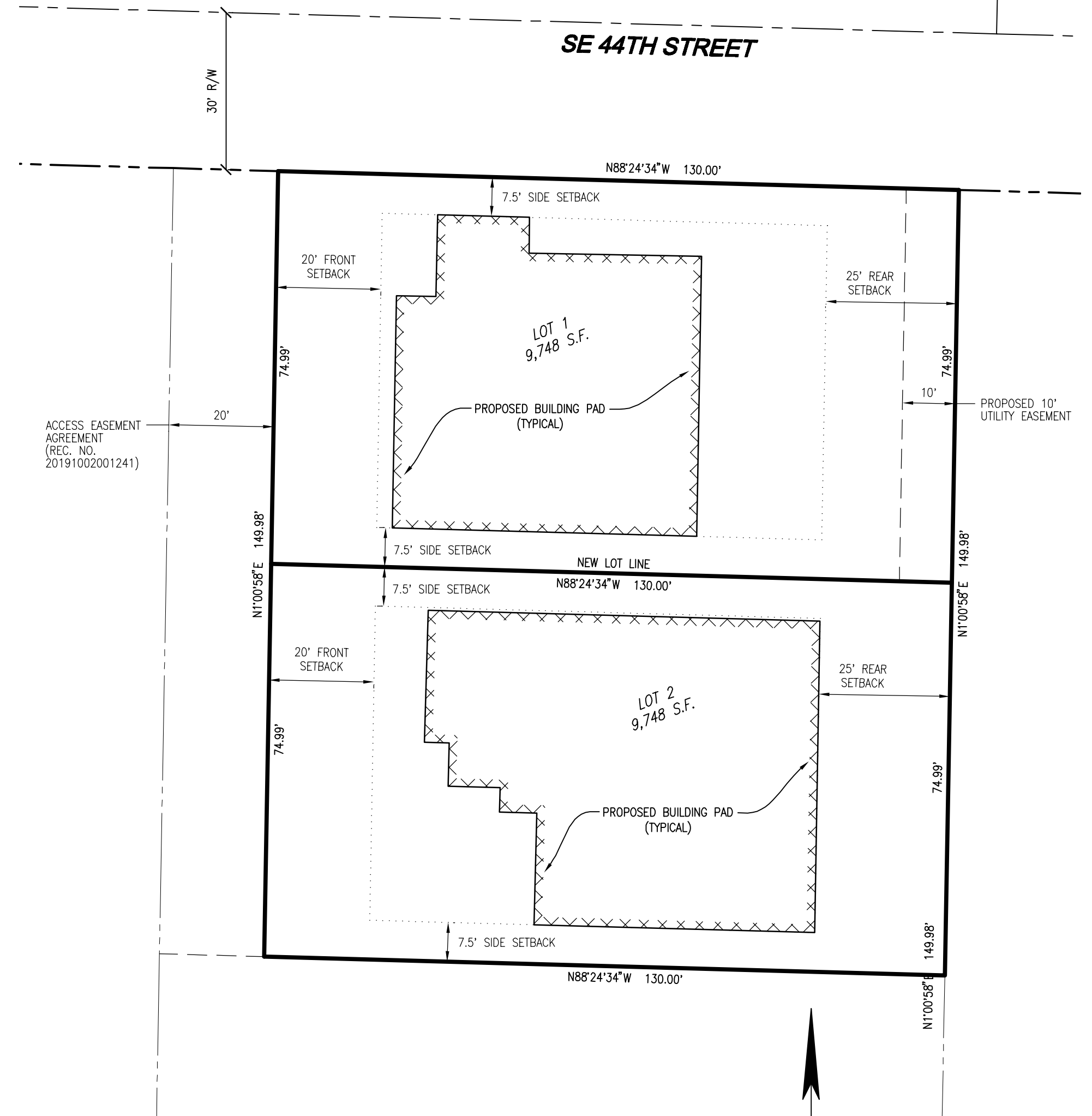
DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:	SHEET:
NSY	28 OCT 20	V18-137-SP	N.T.S	V20-137	3 OF 7

CONSTANTINE SHORT PLAT

MERCER ISLAND SHORT PLAT NO. SUB20-XXX



CONTROL MAP
SCALE: 1" = 30'



PRELIMINARY SITE PLAN

SURVEY INFORMATION

HORIZONTAL DATUM:

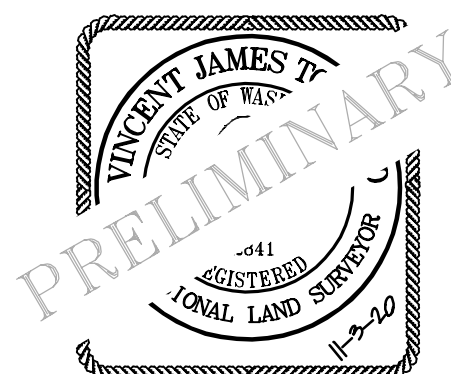
NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
MONUMENTED CENTERLINE OF SE 44TH STREET
(BEARING = N88°24'34"W)

REFERENCES

- (R1) PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS VOL. 7, PG. 76 OF PLATS, FILLED IN KING COUNTY, WA
- (R2) RECORD OF SURVEY AF#199005159008 VOL 72, PG. 293 OF SURVEYS, FILLED IN KING COUNTY, WA
- (R2) SHORT PLAT AF#197801069010, FILLED IN KING COUNTY, WA

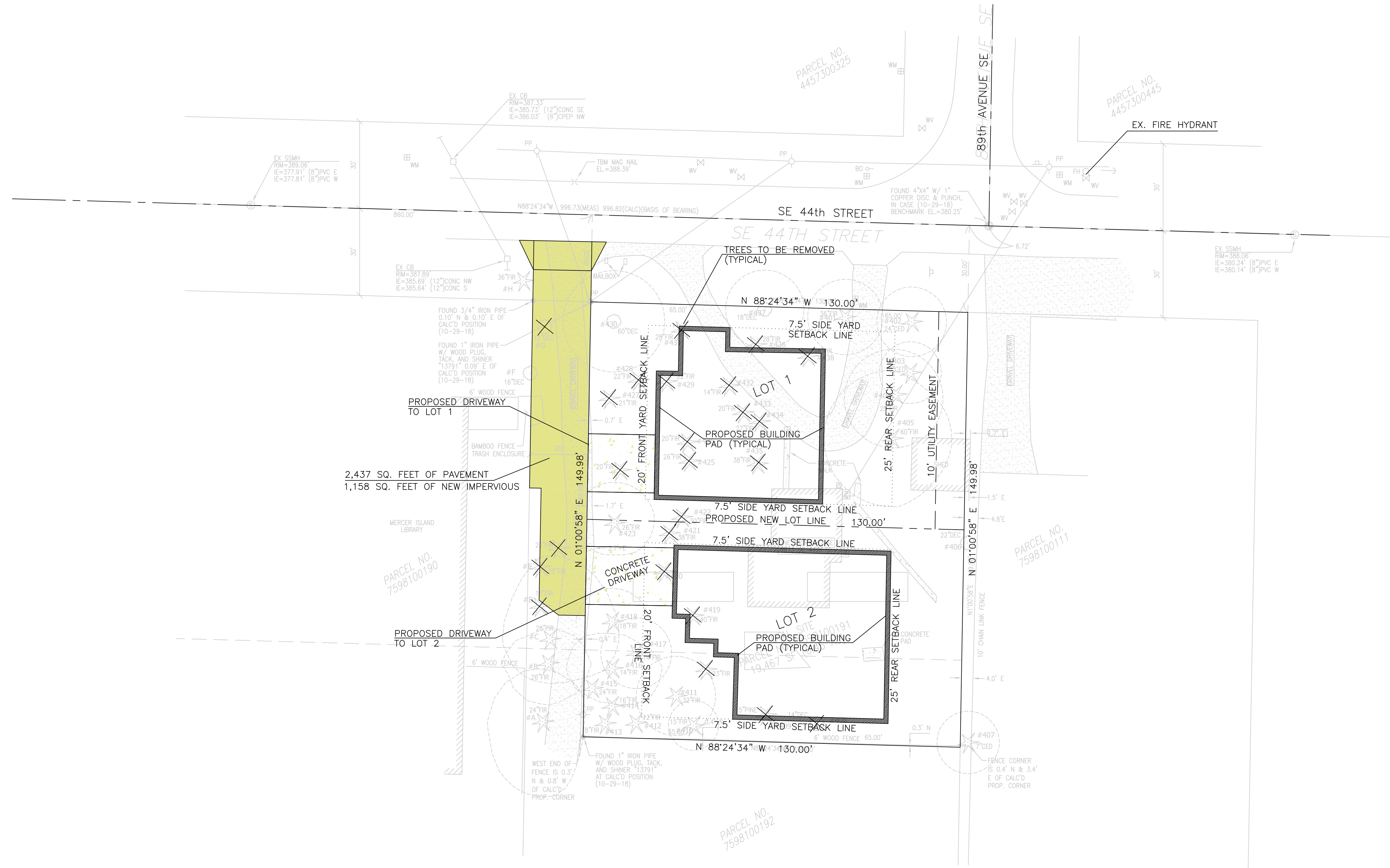


LDC | Surveying Engineering Planning

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20210 142nd Avenue NE 1851 Central Pl S, #101
Woodinville, WA 98072 Kent, WA 98030
T 425.806.1869 www.LDCcorp.com F 425.482.2893

CONSTANTINE SHORT PLAT
NE 1/4 OF THE SW 1/4 OF SEC 18, T24 N, R5 E, W.M.
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

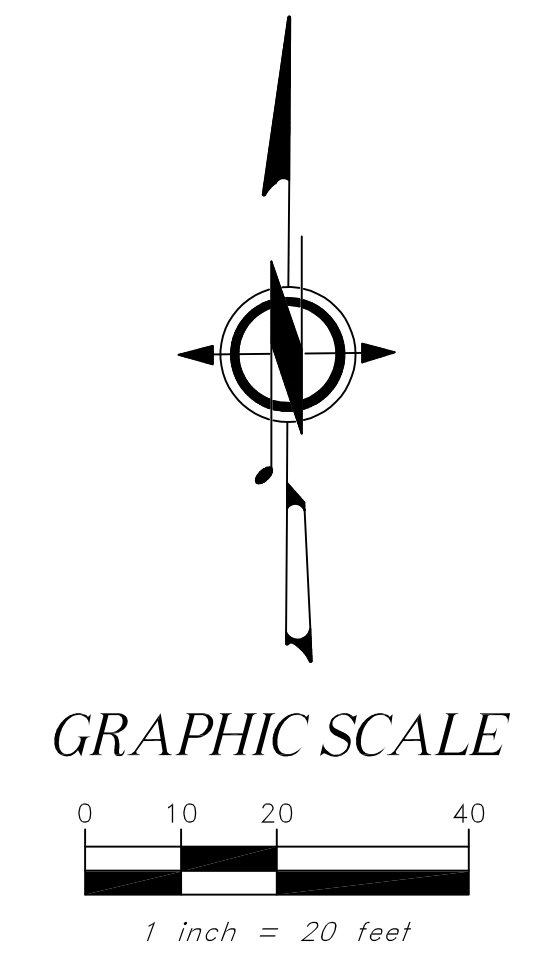
DRAWN BY: NSY	DATE: 28 OCT 20	DRAWING FILE NAME: V18-137-SP	SCALE: N.T.S	JOB NUMBER: V20-137	SHEET: 4 OF 7
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	SLOPE	NET LOT AREA (sq. feet)	LOT COVERAGE (SF/%)	HARDSCAPE (SF/%)	GROSS FLOOR AREA (SF/%)	COVERED/UNCOVERED PARKING STALLS (#/%)	IMPERVIOUS SURFACE (SF/%)	LOT WIDTH (FEET)	LOT DEPTH (FEET)
LOT 1									
OLD:	1.93%	19,467	1,441/7.40%	1,541/7.92%	1,104/5.67%	0/2	2,982/15.3%	130.00	149.98
NEW:	1.93%	9,748	3,260/33.4%	650/6.67%	3,899/40%	2/2	3,910/40.1%	75.00	130.00
LOT 2									
NEW:	2.38%	9,748	3,693/37.9%	850/8.72%	3,899/40%	2/2	4,543/46.6%	75.00	130.00

NOTE:
 (A) NO CONSTRUCTION, TREE REMOVAL, GRADING, INSTALLATION OF UTILITIES ON LAND WITHIN A PROPOSED LONG OR SHORT SUBDIVISION SHALL BE ALLOWED PRIOR TO PRELIMINARY APPROVAL ON THE LONG OR SHORT SUBDIVISION AND UNTIL THE APPLICANT HAS SECURED THE PERMITS REQUIRED UNDER THE MERCER ISLAND CITY CODE. FOLLOWING PRELIMINARY APPROVAL, TREE REMOVAL, GRADING, AND INSTALLATION OF UTILITIES SHALL BE THE MINIMUM NECESSARY TO ALLOW FOR THE FINAL PLAT APPROVAL OF THE LONG OR SHORT SUBDIVISION.
 (B) AN EXISTING LOT, CREATED THROUGH THE FINAL PLAT APPROVAL OF A LONG OR SHORT SUBDIVISION, SHALL BE A CONDITION PRECEDENT FOR DETERMINATION OF COMPLETE APPLICATION FOR A BUILDING PERMIT TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING.

APPROVAL NOTE:
 THIS REQUEST DOES NOT GUARANTEE THAT 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 SAME OWNERSHIP.



REV. NO.	DATE	DESCRIPTION

OFFE ENGINEERS
 13932 SOUTHEAST 199TH PLACE
 RENTON, WASHINGTON 98058
 PHONE: 425-260-3412
 CONTACT: DARRELL OFFE, P.E.

OE

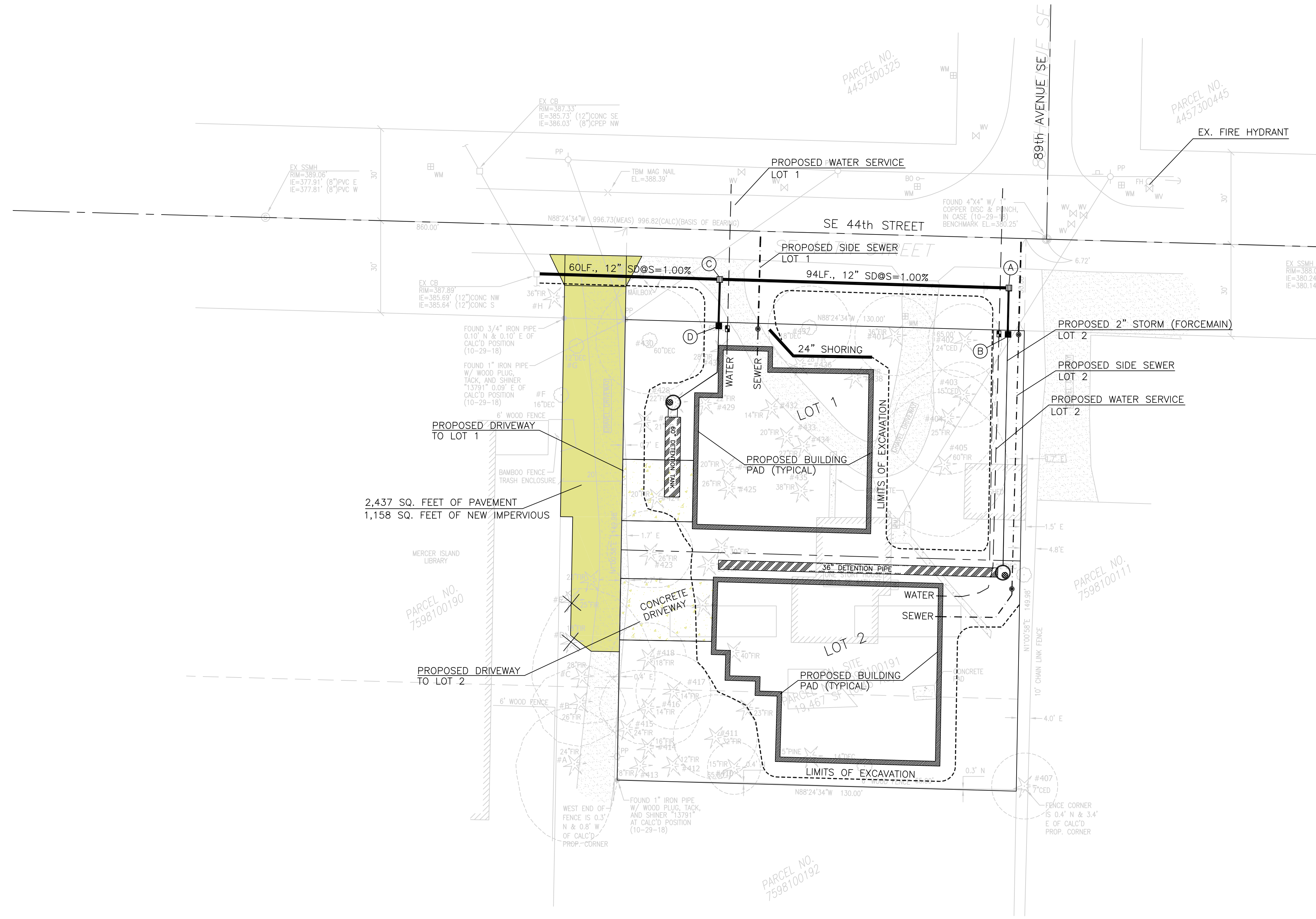
CHECKED BY: DLO
 DRAWN BY: VS
 DESIGNED BY: DLO

Constantine Short Plat
George Constantine
SITE PLAN

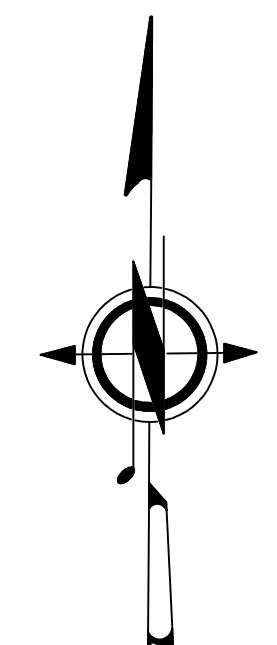
PROJECT: _____
 CLIENT: _____
 SHEET CONTENT: _____

DATE	11/04/2020
JOB NO.	
DWG NO.	
SHEET	5 OF 7

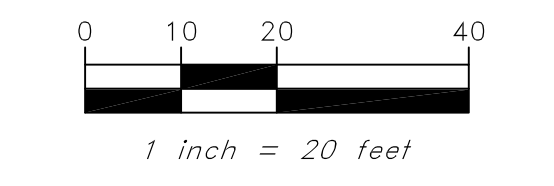
FILE#: SUB20-XXX



- STORM DRAINAGE NOTES**
- (A) CB#1, TYPE 1
GRATE=390.12
IE=387.45, 8"(S)
IE=387.12, 12"(W)
 - (B) CB#2, TYPE 1
RIM=390.50
IE=387.75, 2"(S)-FORCEMAIN
IE=387.60, 8"(N)
 - (C) CB#3, TYPE 1
GRATE=389.50
IE=386.51, 8"(S)
IE=386.18, 12"(E,W)
 - (D) CB#3, TYPE 1
RIM=389.90
IE=387.31, 2"(S)-FORCEMAIN
IE=386.81, 8"(N)

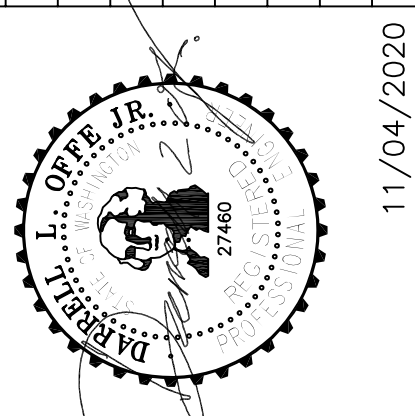


GRAPHIC SCALE



APPROVAL NOTE:
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FILE#: SUB20-XXX



OFFE ENGINEERS
13932 SOUTHEAST 199TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.



Constantine Short Plat
George Constantine

PROJECT
CLIENT
SHEET CONTENT

DATE 11/04/2020
JOB NO.
DWG NO.

SHEET
7 OF 7

DESIGNED BY DLO
DRAWN BY VS
CHECKED BY DLO

REV. NO.	DATE	DESCRIPTION
11/04/2020		