

**CITY OF MERCER ISLAND
SHORT PLAT NUMBER SUB2x-XXX**

PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, WASHINGTON

DECLARATION

Know all men by these present that 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 acknowledge that said subdivision shall not be further divided in any manner within a period of five years, from date of record, without the filing of a final plat. The undersigned further declare this short plat to be the graphic representation of said short subdivision and the same 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.

Name: _____ Name: _____

Name: _____ Name: _____

STATE OF WASHINGTON
County of King

On this day personally appeared before
me _____

to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 20_____

Signature: _____

Name as commissioned: _____

Title: _____

My appointment expires: _____

STATE OF WASHINGTON
County of King

On this day personally appeared before
me _____

to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 20_____

Signature: _____

Name as commissioned: _____

Title: _____

My appointment expires: _____

LAND SURVEYOR'S CERTIFICATE

I, _____, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision; that the distances, courses and angles are shown hereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

APPROVALS

KING COUNTY DEPARTMENTS OF ASSESSMENTS

Examined and Approved this _____ day of _____, 2021

Assessors

Deputy Assessor

KING COUNTY ASSESSOR'S APPROVAL

Examined and approved by the Department of Assessments this
day of _____, 20_____.

King County Assessor

Deputy Assessor

Parcel Number(s) _____

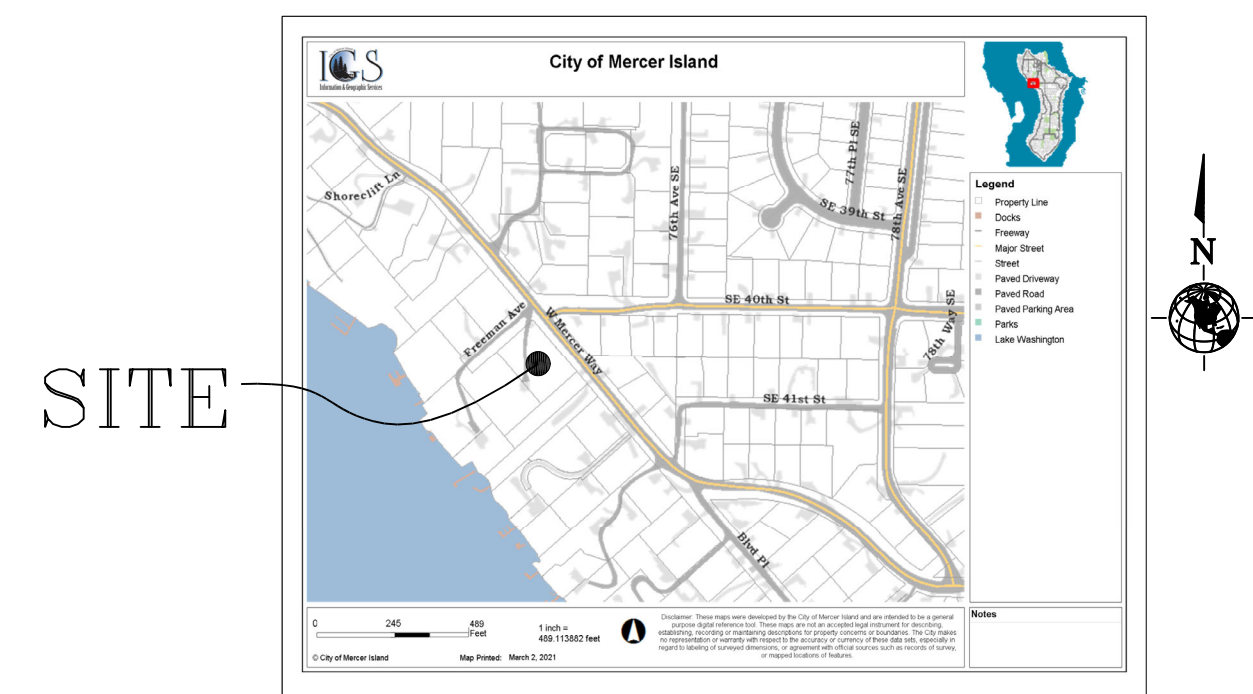
CITY OF MERCER ISLAND APPROVAL

Examined and approved this _____ day of _____, 2021

Code Official

Examined and approved this _____ day of _____, 2021

City Manager



VICINITY MAP

RECORDER'S CERTIFICATE

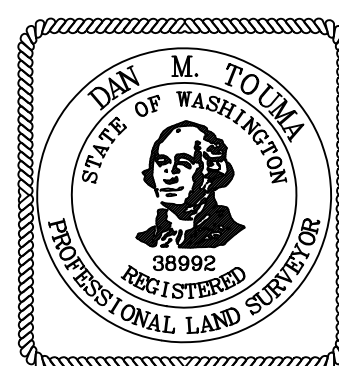
Filed for record this _____ day of _____, 20____ at _____M,
in Volume _____ of _____ at page _____ at the request of
Daniel M. Touma.

County Auditor Deputy

SURVEYOR'S CERTIFICATE

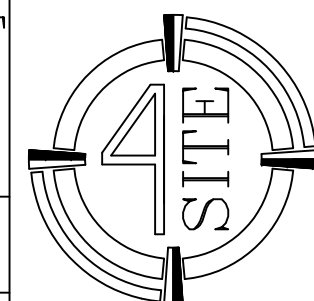
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Mark Wischman in February 2021.

Daniel M. Touma
Certificate No. 38992



4001 WEST MERCER WAY SHORT PLAT
SHORT PLAT MAP

DWN BY DMT	DATE 2/8/2021	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 1 OF 4



SURVEYING, LLC

4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373
4SITESURVEYING@COMCAST.NET
PHONE: 253-446-2188

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MERCER ISLAND, WASHINGTON

LEGAL DESCRIPTION (OLD)

PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NUMBER 191040-SC DATED MARCH 29, 2019. WASHINGTON.

THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION (NEW LOT A)

A PORTION OF THE THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY DESCRIBED AS FOLLOWS.

COMMENCING AT THE MOST NORTHERLY CORNER BEING THE NORTHWEST CORNER OF SAID PARCEL AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 40°57'14" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF WEST MERCER WAY A DISTANCE OF 128.86 FEET; THENCE SOUTH 71°22'51" WEST A DISTANCE OF 102.43 FEET; THENCE SOUTH 49°04'30" WEST A DISTANCE OF 55.26 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE ALONG THE THE SOUTHWESTERLY LINE NORTH 40°57'14" WEST A DISTANCE OF 89.91 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL BEING THE SOUTHEASTERLY RIGHT OF WAY OF FREEMAN AVENUE; THENCE NORTH 49°02' 46" EAST A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION (NEW LOT B)

A PORTION OF THE THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY DESCRIBED AS FOLLOWS.

COMMENCING AT THE MOST NORTHERLY CORNER AND BEING THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 40°57'14" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF WEST MERCER WAY A DISTANCE OF 128.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 71°22'51" WEST A DISTANCE OF 102.43 FEET; THENCE SOUTH 49°04'30" WEST A DISTANCE OF 55.26 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE ALONG THE THE SOUTHWESTERLY LINE SOUTH 40°57'14" EAST A DISTANCE OF 120.09 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE NORTH 49°02'46" EAST A DISTANCE OF 150.00 FEET TO THE SOUTHERLY RIGHT OF WAY WEST MERCER WAY; THENCE NORTH 40°57'14" WEST ALONG THE SOUTHERLY RIGHT OF WAY A DISTANCE OF 81.14 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B EXCEPTIONS

PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NUMBER 191040-SC DATED MARCH 29, 2019. WASHINGTON.

1. NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON REPLAT OF ISLAND PARK:
RECORDING NO: 409502

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: FOR THE PURPOSE OF INGRESS/EGRESS. RECORDING DAT OF MAY 31, 1972 UNDER KING COUNTY RECORDING NUMBER 7205310117.

3. TERMS AND CONDITIONS OF EASEMENT ESTABLISHED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7607160421.

RECORDER'S CERTIFICATE

Filed for record this ___ day of _____, 20__ at ___M, in Volume ___ of _____ at page ___ at the request of Daniel M. Touma.

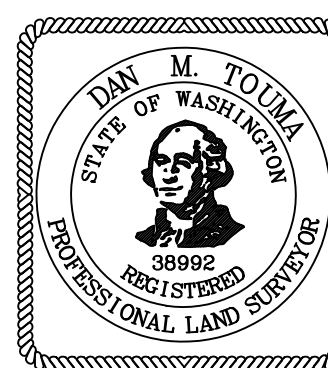
County Auditor

Deputy

SURVEYOR'S CERTIFICATE

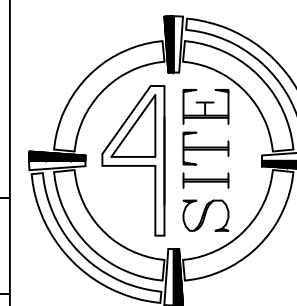
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Mark Wischman in February 2021.

Daniel M. Touma
Certificate No. 38992



4001 WEST MERCER WAY SHORT PLAT
SHORT PLAT MAP

DWN BY DMT	DATE 2/8/2021	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 2 OF 4

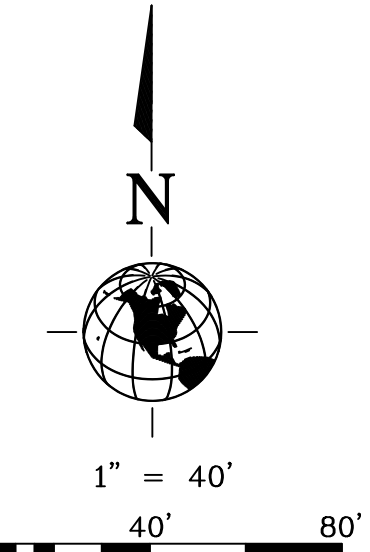
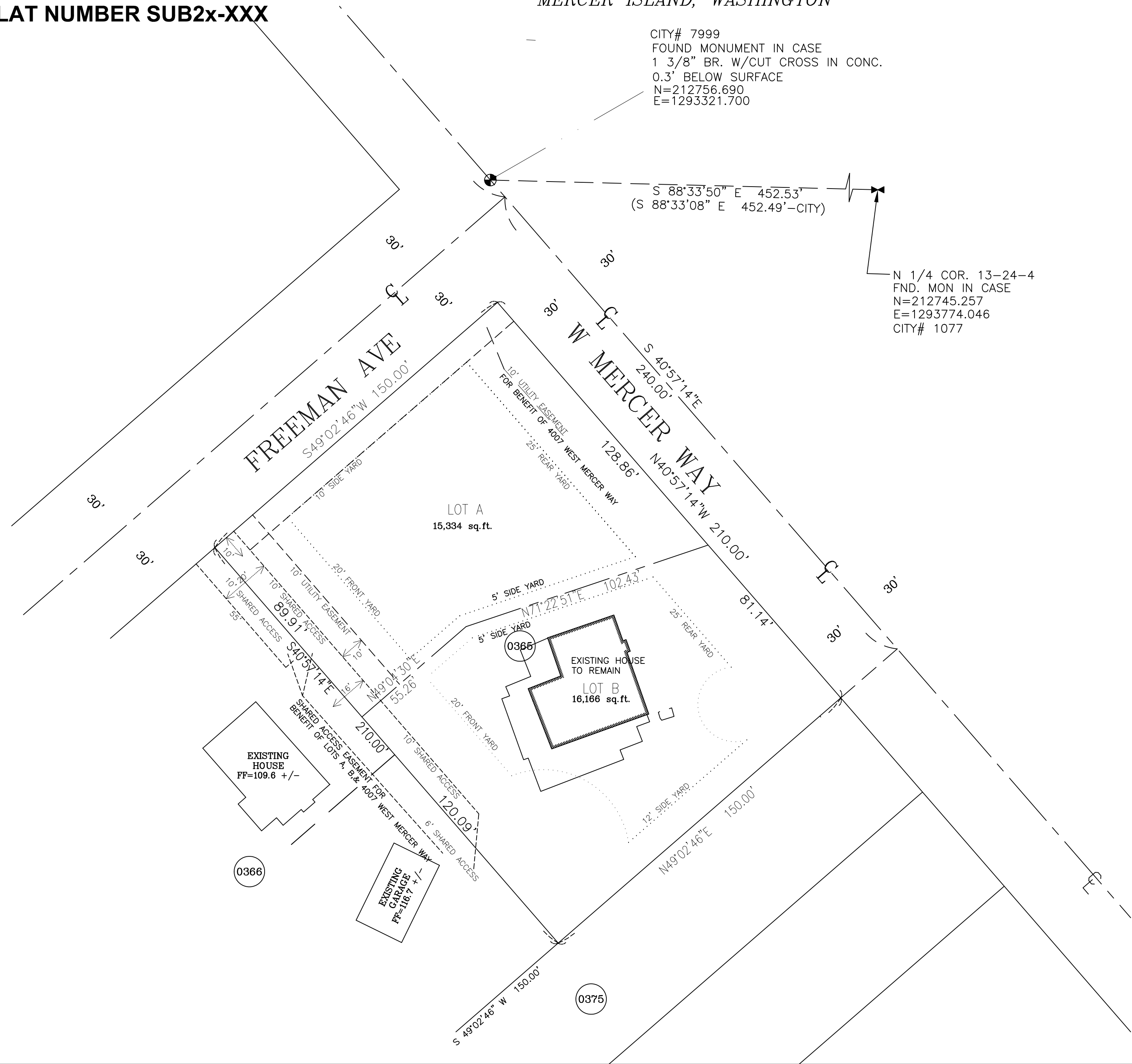


SURVEYING, LLC

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**CITY OF MERCER ISLAND
SHORT PLAT NUMBER SUB2x-XXX**

PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, WASHINGTON



BASIS OF BEARINGS IS S 40°57'14"E ALONG WEST MERCER BLVD PER RECORD OF SURVEY RECORDED UNDER RECORDING NO. 2012061390001 RECORDS OF KING COUNTY, WASHINGTON

TAX PARCEL NUMBERS 3623500365
ADDRESS: 4001 W MERCER WAY,
MERCER ISLAND, WA 98040

LEGEND

- = FOUND MON IN CASE
- = FOUND MONUMENT AS NOTED
- = SET 1/2" REBAR W/ CAP #38992

SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A TOPCON 1 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

REFERENCES

- REPLAT OF ISLAND PARK VOL. 13, PG. 58
- RECORD OF SURVEY REC. NO. 20120613900001

RECORDER'S CERTIFICATE

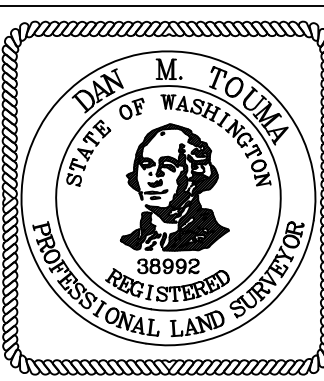
Filed for record this ____ day of _____, 20__ at __M, in Volume ____ of _____ at page ____ at the request of Daniel M. Touma.

County Auditor _____ Deputy _____

SURVEYOR'S CERTIFICATE

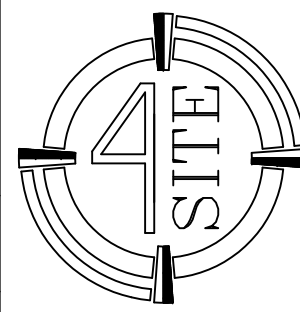
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Daniel M. Touma
Certificate No. 38992



**4001 WEST MERCER WAY SHORT PLAT
SHORT PLAT MAP**

DWN BY DMT	DATE 2/8/2021	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 3 OF 4



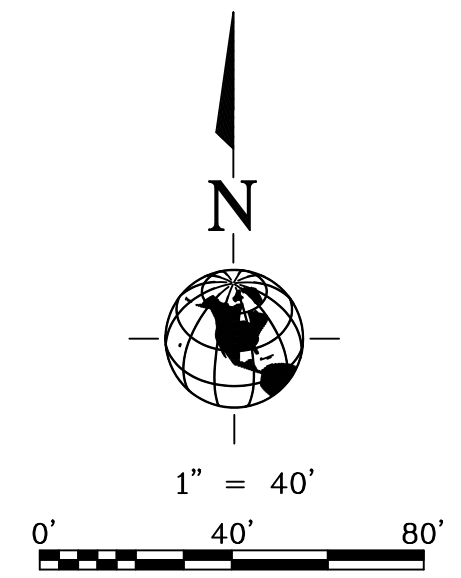
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**CITY OF MERCER ISLAND
SHORT PLAT NUMBER SUB2x-XXX**

PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, WASHINGTON

CITY# 7999
FOUND MONUMENT IN CASE
1 3/8" BR. W/CUT CROSS IN CONC.
0.3' BELOW SURFACE
N=212756.690
E=1293321.700



BASIS OF BEARINGS IS S 40°57'14"E ALONG
WEST MERCER BLVD PER RECORD OF SURVEY
RECORDED UNDER RECORDING NO. 2012061390001
RECORDS OF KING COUNTY, WASHINGTON

TAX PARCEL NUMBERS 3623500365
ADDRESS: 4001 W MERCER WAY,
MERCER ISLAND, WA 98040

LEGEND

- = FOUND MONUMENT AS NOTED
- = SET REBAR W/ CAP LS#38992
- = SET PROPERTY LINE STAKE
- (M) = MEASURED
- (R) = RECORD
- BC = BUILDING CORNER
- CLF = CHAINLINK FENCE
- ICB = IRRIGATION CONTROL BOX
- MB = MAILBOX
- PPL = POWER POLE W/ LIGHT
- OHP- = OVERHEAD POWER
- PTV- = OVERHEAD POWER/TELEPHONE/TV
- SS- = SANITARY SEWER
- W- = WATER LINE
- ⊠ = GAS METER
- ⊙ = GAS VALVE
- ⊙ = WATER VALVE
- ⊙ = MANHOLE
- ⊙ = SIGN
- ⊠ = WATER METER
- ⊙ = FIRE HYDRANT
- ⊙ = UTILITY POLE
- x- = CHAINLINK FENCE
- ▨ = ASPHALT
- ▨ = CONCRETE

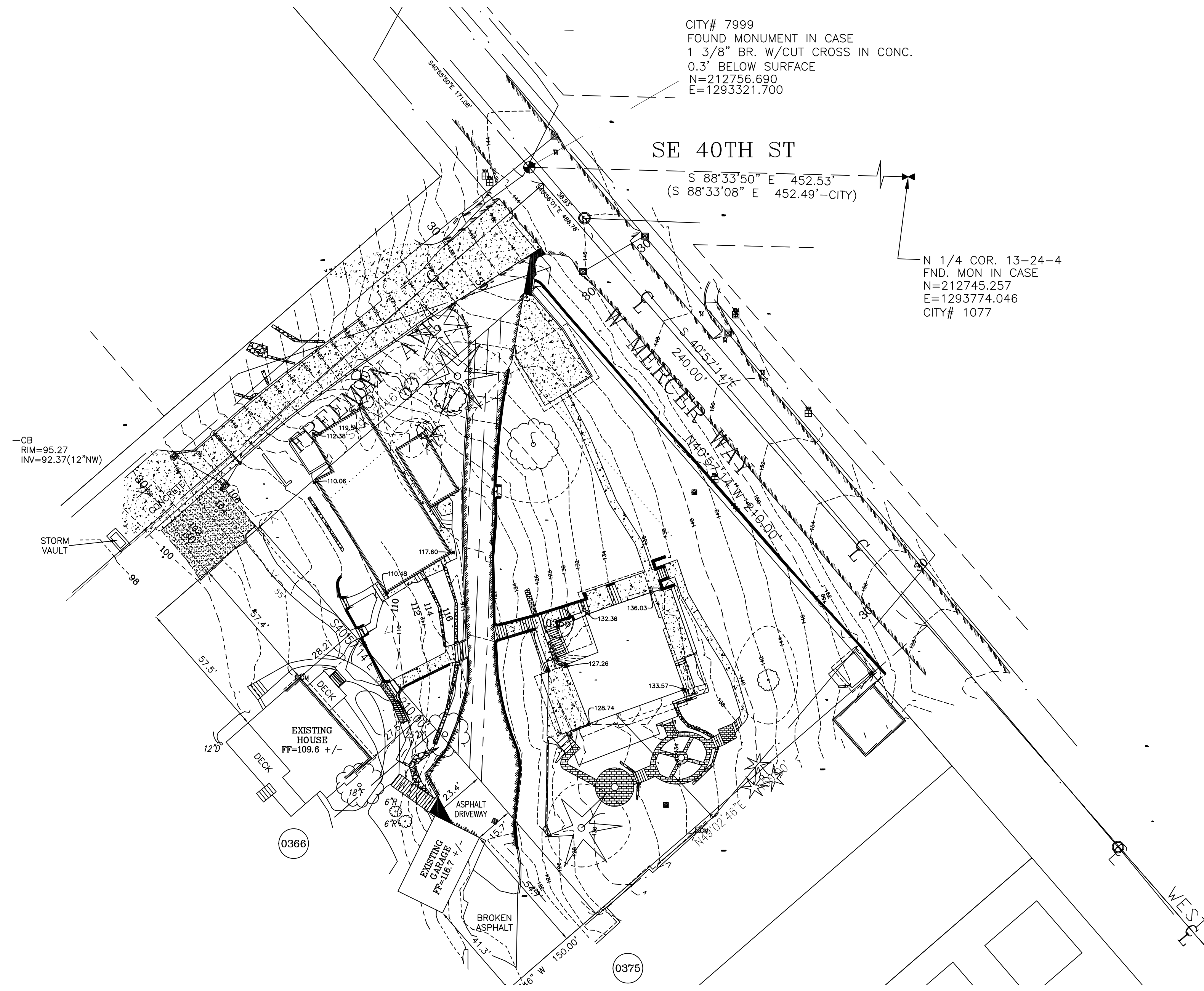
- TREE LEGEND**
- CY = CHERRY
 - D = DECIDUOUS

SURVEYOR'S NOTES

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REFERENCES

REPLAT OF ISLAND PARK
VOL. 13, PG. 58
RECORD OF SURVEY
REC. NO. 2012061390001



RECORDER'S CERTIFICATE

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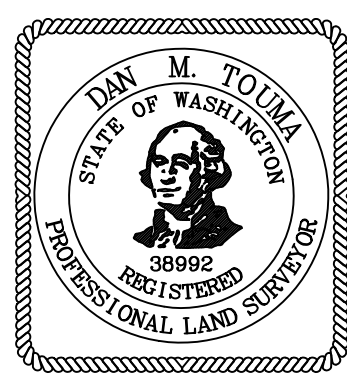
County Auditor

Deputy

SURVEYOR'S CERTIFICATE

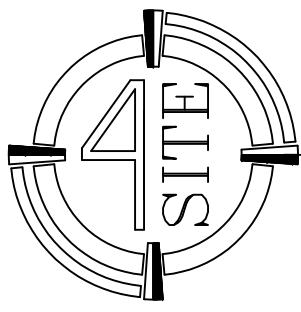
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February 2021.

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Certificate No. 38992



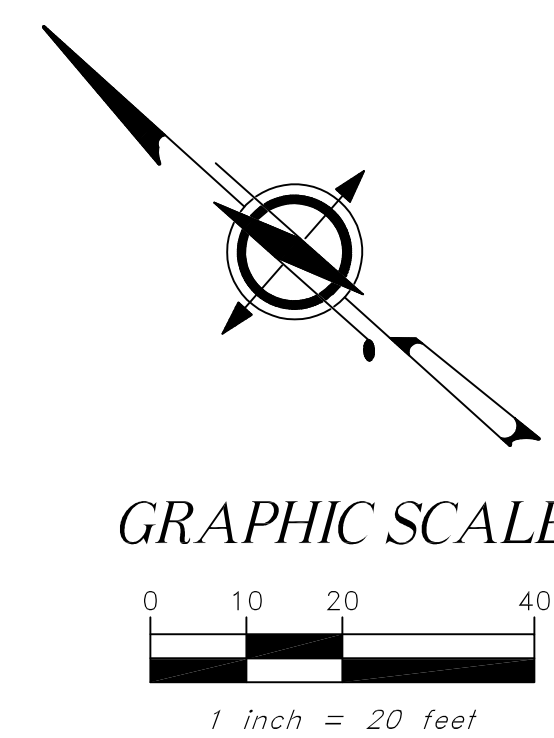
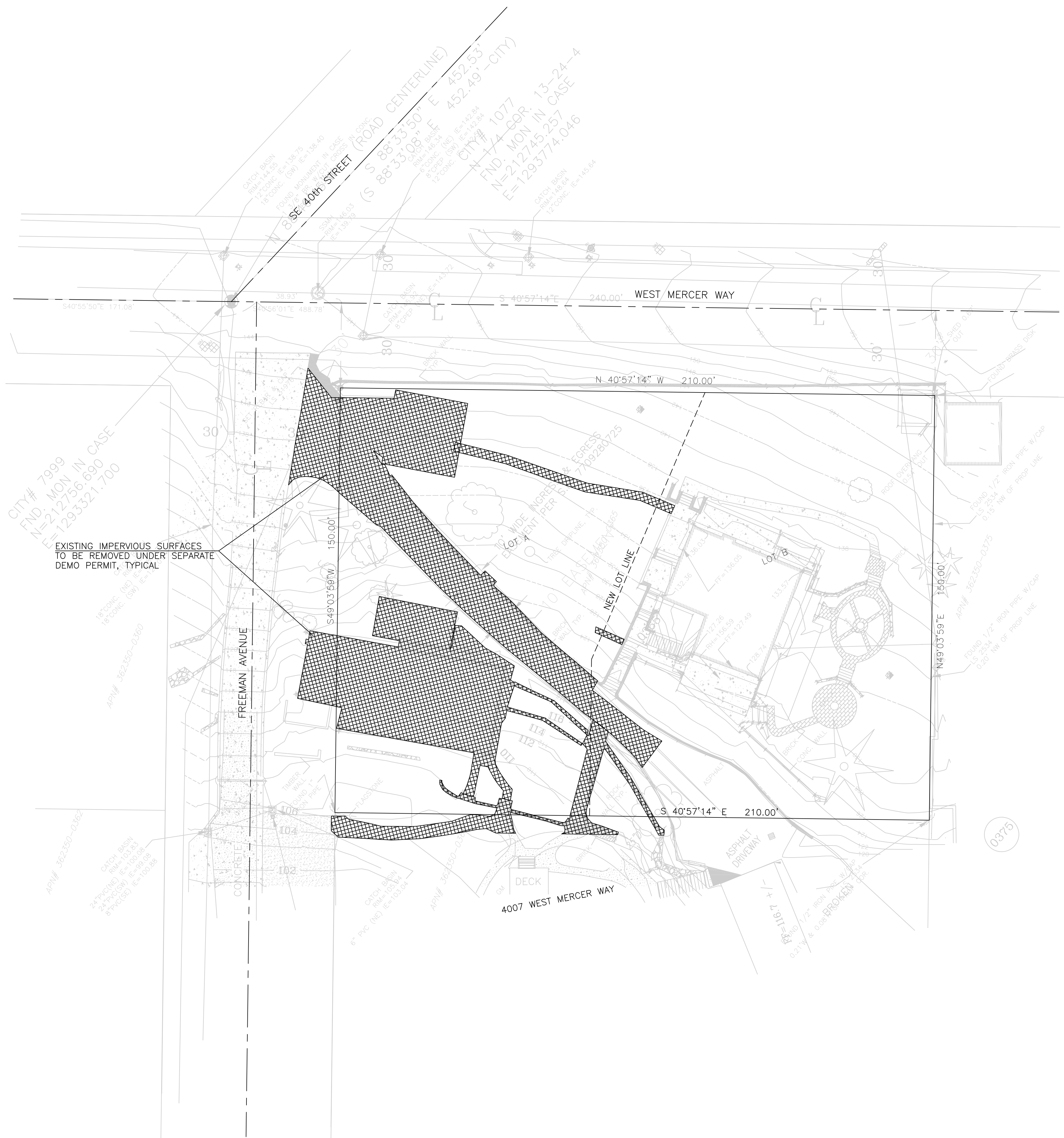
4001 WEST MERCER WAY SHORT PLAT
TOPOGRAPHIC MAP

DWN BY DMT	DATE 2/8/2021	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 4 OF 4



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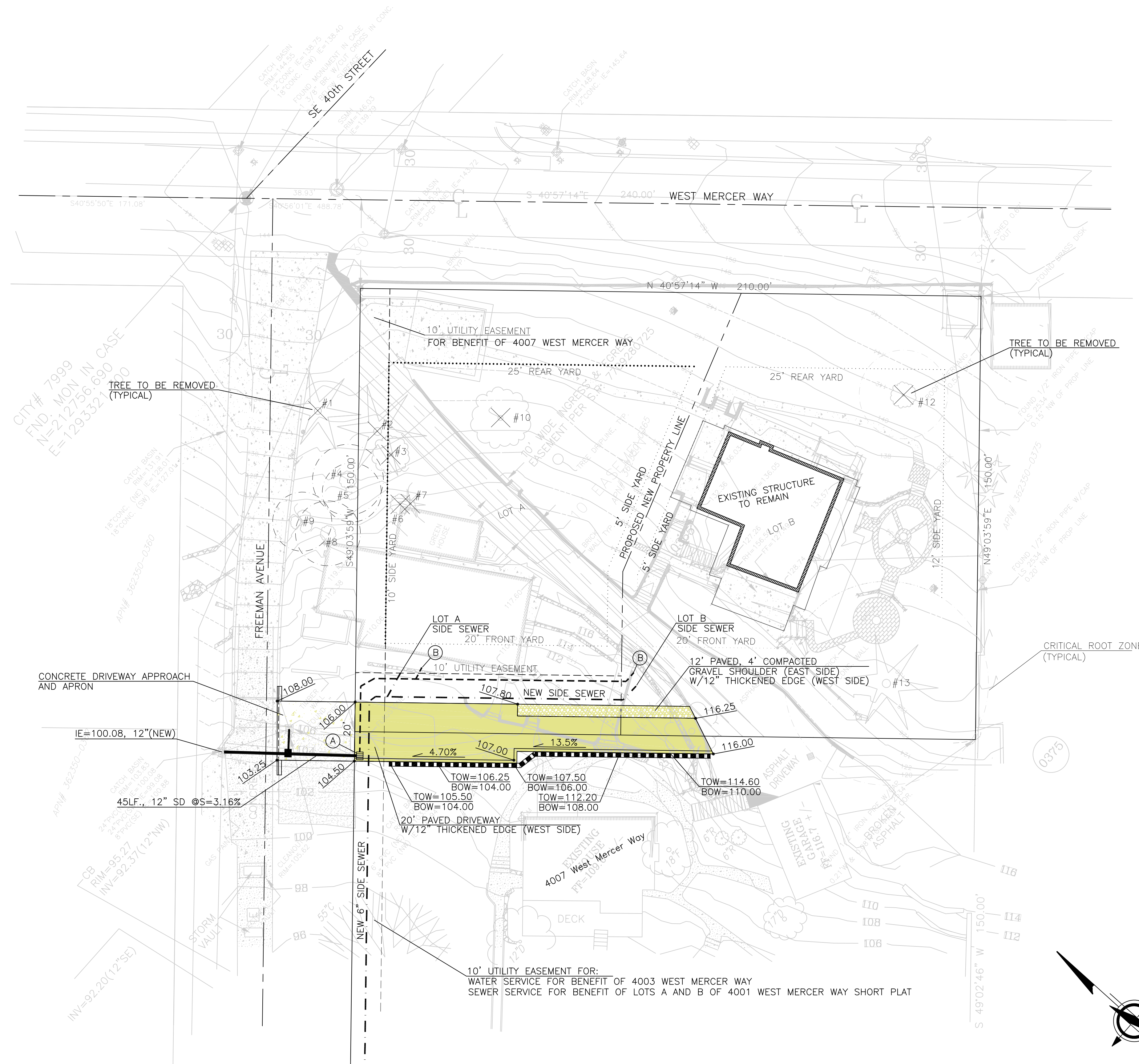
FILE#: SUB21-XXX

	OFFE ENGINEERS 13932 SOUTHEAST 19TH PLACE RENTON, WASHINGTON 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.			DESIGNED BY DLO	DRAWN BY DLO	CHECKED BY DLO	DESCRIPTION
PROJECT 4001 West Mercer Way Short Plat		CLIENT Angluli Pacific Residence Trust; JJW Properties, LLC; AW Property Group, LLC as Tenant's in Common		SHEET CONTENT DEMOLITION PLAN		DATE 03/15/2021	JOB NO.
						DWG NO.	REV. NO.
						SHEET 7	DATE
						OF 9	DESCRIPTION

TREE TABLE

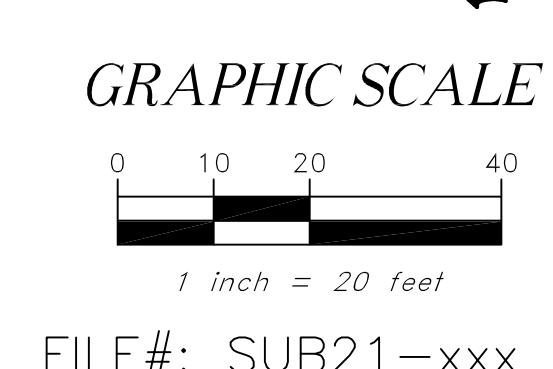
Number	Species	DSH	Retain	Condition	In ROW	Lot A	Lot B
		36" or >24" or >10" or >					
1	Douglas Fir	29.5	no	poor	yes		
2	Douglas Fir	36	no	fair		a	
3	Big Leaf Maple	20	no	poor		a	
4	Flowering Plum	12	yes	below average		a	
5	Hawthorne	10	yes	fair		a	
6	Oregon Ash	14	no	below average		a	
7	Western Red Cedar	15	no	below average		a	
8	Hawthorne	11	yes	fair	yes		
9	Hawthorne	10	yes	fair	yes		
10	Big Leaf Maple	42	no	excellent		a	
11	Holly/Laurel Hedge		yes	good	yes	a	b
12	Flowering Plum	15	no	weak			b
13	Western Red Cedar	34.5	yes	below average			b

Figure 21. Tree table.



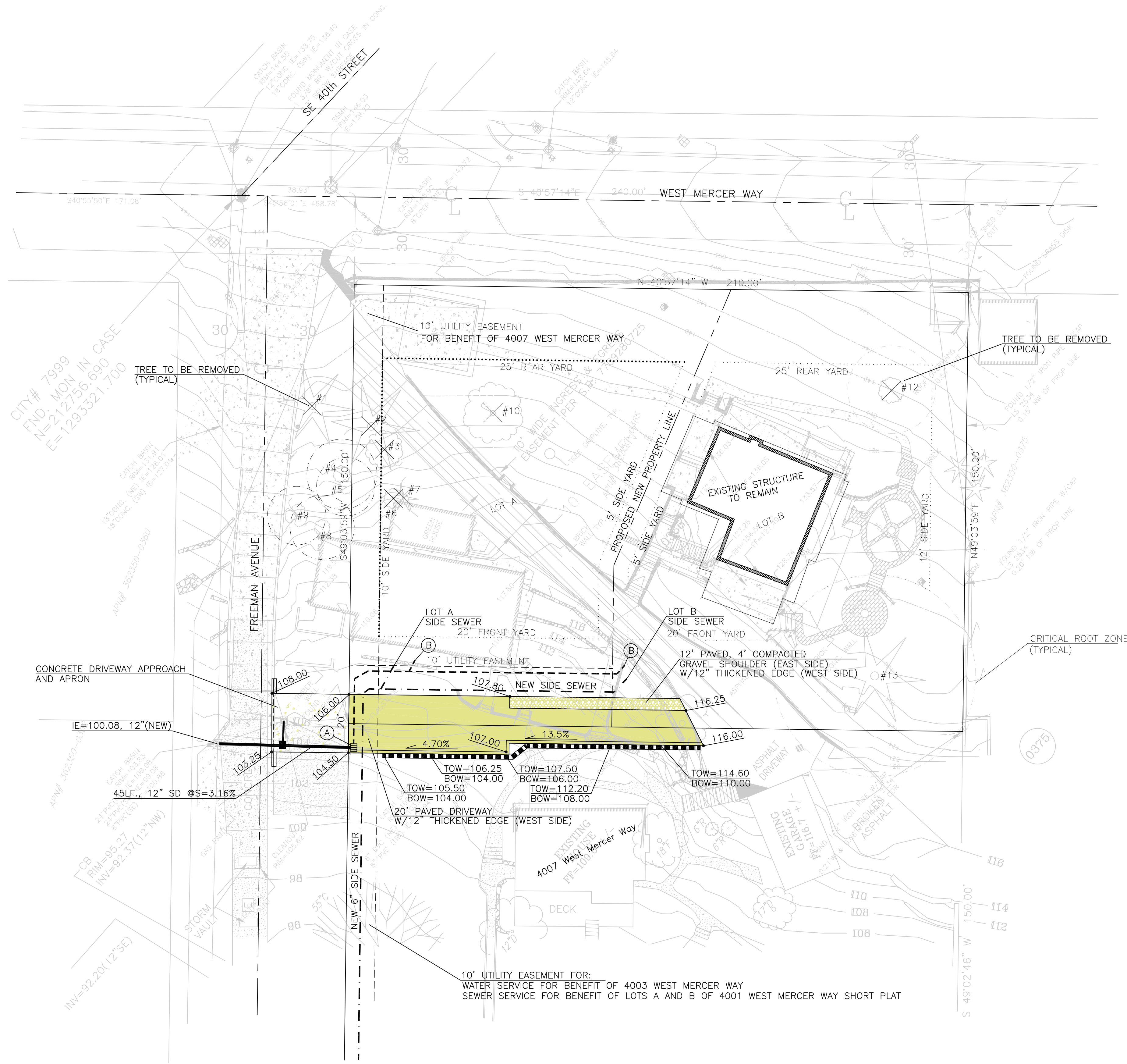
STORM DRAINAGE NOTES:
 (A) CB#1, TYPE 1 W/VANED GRATE GRATE=104.50 IE=102.00, 6"(SE) IE=101.50, 12"(NW)
 (B) 6" STORM STUB FOR NEW LOTS

TOW = TOP OF WALL
 BOW = BOTTOM OF WALL



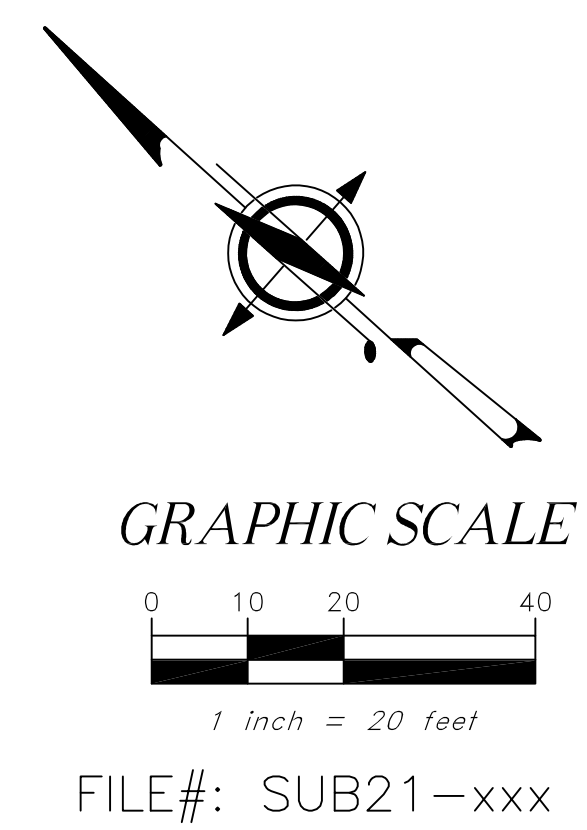
GRAPHIC SCALE
 1 inch = 20 feet
 FILE#: SUB21-xxx

	03/17/2021	REV. NO.	DATE	DESCRIPTION			
OFFE ENGINEERS 13932 SOUTHEAST 19TH PLACE RENTON, WASHINGTON 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.	DLO	VS	DLO	DLO			
OE	DLO	VS	DLO	DLO			
4001 West Mercer Way Short Plat	TREE PLAN						
PROJECT	CLIENT			SHEET CONTENT			
4001 West Mercer Way Short Plat	Angulii Pacific Residence Trust; JJW Properties, LLC; AW Property Group, LLC as Tenant's in Common						
DATE	JOB NO.			DWG NO.			
03/17/2021							
SHEET	OF			SHEET			
8				9			



STORM DRAINAGE NOTES:
 (A) CB#1, TYPE 1
 W/VANED GRATE
 GRATE=104.50
 IE=102.00, 6"(SE)
 IE=101.50, 12"(NW)
 (B) 6" STORM STUB
 FOR NEW LOTS

TOW = TOP OF WALL
 BOW = BOTTOM OF WALL



FILE#: SUB21-xxx

	OFFE ENGINEERS 13932 SOUTHEAST 159TH PLACE RENTON, WASHINGTON 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.			CHECKED BY DLO	DATE 03/17/2021	REV. NO. 1	DESCRIPTION
	DESIGNED BY DLO	DRAWN BY VS	CHECKED BY DLO	DATE 03/17/2021	REV. NO. 1	DESCRIPTION	DATE 03/17/2021
PROJECT: 4001 West Mercer Way Short Plat CLIENT: Angulii Pacific Residence Trust; JJW Properties, LLC; AW Property Group, LLC as Tenant's in Common SHEET CONTENT: UTILITY PLAN							
DATE: 03/17/2021		JOB NO.:		DWG NO.:		SHEET 9 OF 9	