

AMENDED EVANS/YANG LOT LINE REVISION

MERCER ISLAND LOT LINE REVISION MI-94-1039

AS FILED IN VOLUME 101 OF SURVEYS, PAGES 185 AND 185A,
KING COUNTY RECORDING NO. 9412229001

A PORTION OF THE NE 1/4 OF THE NE 1/4, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.
MERCER ISLAND, KING COUNTY, WASHINGTON

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 LOT LINE REVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

BY: _____
(NAME) _____

BY: _____
(NAME) _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
 } SS.
COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME _____
MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
 } SS.
COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME _____
MY COMMISSION EXPIRES _____

AMENDMENT NOTE

THE SOLE PURPOSE OF THIS AMENDMENT IS TO CHANGE THE LOCATION OF THE VEHICLE TURNAROUND AREA INDICATED N LOT 5 OF THE 1994 LOT LINE REVISION MAP TO THE NEW LOCATION SHOWN ON SHEET 2 AND DETAILED ON SHEET 1 OF THIS AMENDED LOT LINE REVISION. NO LOT LINE ARE BEING REVISED.

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20__.

CODE OFFICIAL _____

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20__.

CITY ENGINEER _____

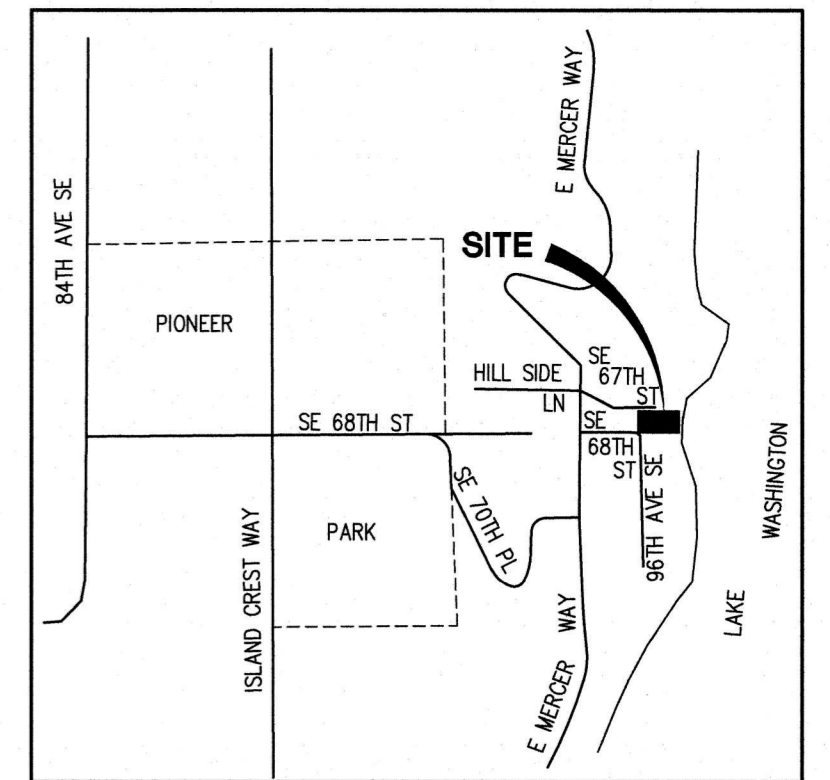
KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20__.

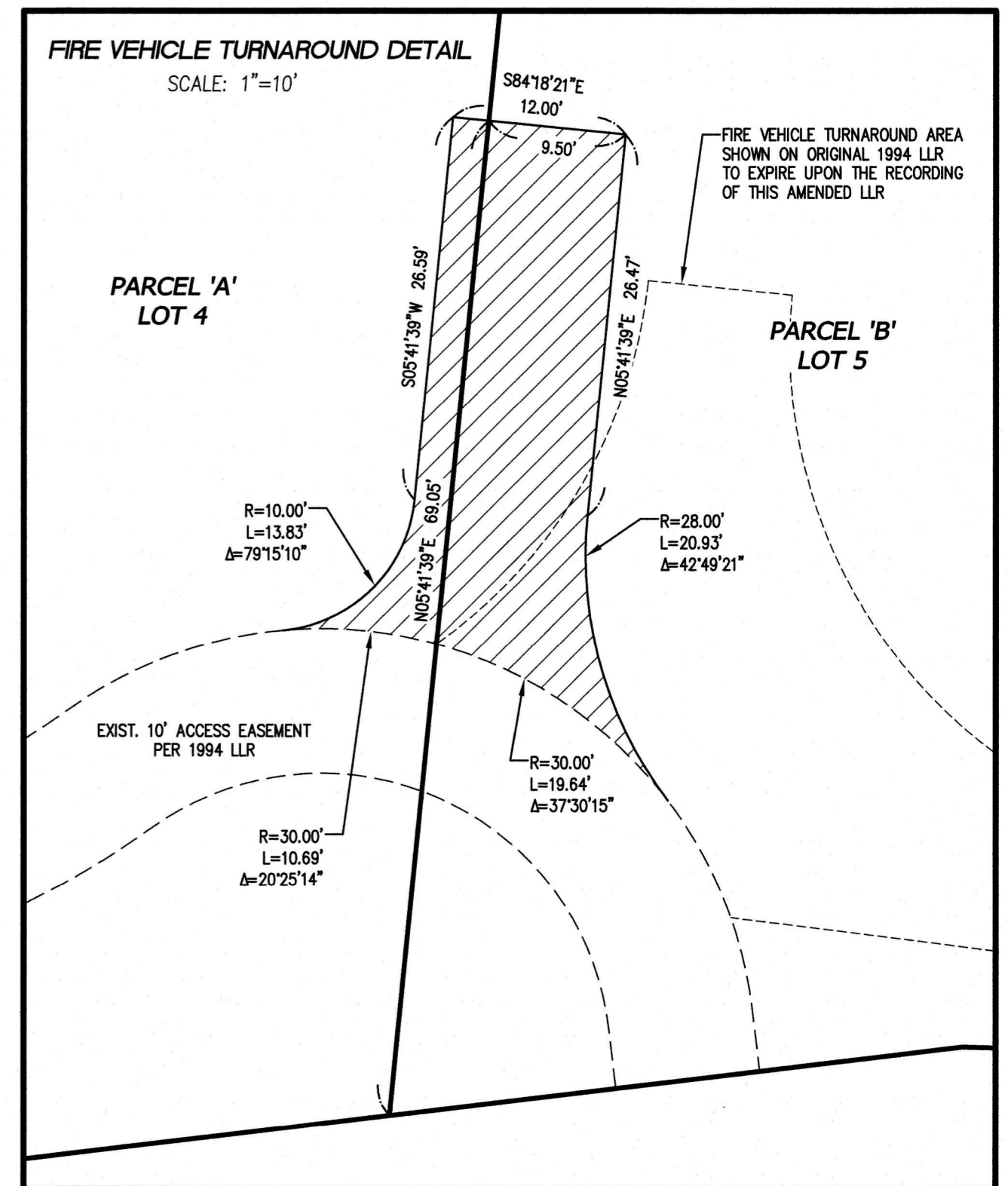
ASSESSOR _____ DEPUTY ASSESSOR _____

TAX ACCOUNT(S) 2396000040, 2396000050

NOTE:
THE FIRE VEHICLE TURNAROUND SHALL BE COMPRISED OF PAVEMENT THAT WILL SUPPORT THE IMPOSING LOADS OF FIRE APPARATUS AS LISTED IN THE INTERNATIONAL FIRE CODE. THE FIRE VEHICLE TURNAROUND WILL BE MAINTAINED BY THE OWNERS OF THE LOTS WHERE THE FIRE VEHICLE TURNAROUND IS LOCATED. NOTWITHSTANDING THE FOREGOING, THE RECORDING OF THIS DOCUMENT SHALL NOT OTHERWISE MODIFY MAINTENANCE OBLIGATIONS SET FORTH IN COVENANTS OR MAINTENANCE AGREEMENTS ENCUMBERING THE EVANS ADDITION LOTS, OF PUBLIC RECORD.



VICINITY MAP
1"=1/4 MILE



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20__.
AT _____ M. IN BOOK _____ OF _____ AT PAGE _____ AT
THE REQUEST OF APEX ENGINEERING LLC.

MANAGER _____

SUPERINTENDENT OF RECORDS _____

SURVEYOR'S CERTIFICATE

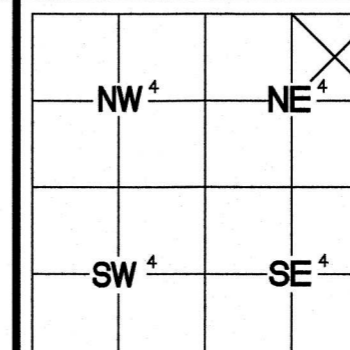
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF STEVE YANG IN JANUARY, 2021.

Timothy J. McDaniel 4/12/2021
TIM MCDANIEL, P.L.S. NO. 45792 DATE



RECORD OF SURVEY FOR STEVE YANG

9668 SE 68TH ST
MERCER ISLAND, WASHINGTON



INDEXING INFORMATION

NE 1/4 NE 1/4
SECTION: 30
TOWNSHIP: 24N
RANGE: 5E
COUNTY: KING

JOB: 35450

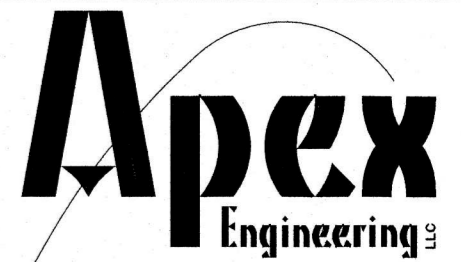
SCALE: NO SCALE

DRAWN BY: WEL

DATE: 2/16/2021

SHEET: 1 OF 2

CHECKED BY: TJM



2601 South 35th, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599
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A PORTION OF THE NE 1/4 OF THE NE 1/4, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.
MERCER ISLAND, KING COUNTY, WASHINGTON

ORIGINAL LEGAL DESCRIPTIONS

PARCEL A (TPN 2396000040)

THAT PORTION OF LOTS 4 AND 5, EVAN'S ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 101 OF PLATS, PAGES 91 AND 92, IN KING COUNTY, WASHINGTON, LAYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 4, EVAN'S ADDITION WHICH BEARS S88°41'26"E, DISTANT 103.38' FROM THE NORTHWEST CORNER OF SAID LOT 4; THENCE S05°41'39" A DISTANCE OF 102.56' TO THE SOUTH LINE OF SAID LOT 4 AND THE TERMINUS OF THIS LINE.

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT A (COMMUNITY BEACH) AND SECOND CLASS SHORELANDS ADJACENT TO AND ABUTTING THEREON;

AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER THE 10 FOOT PRIVATE ROAD AS DELINEATED ON THE FACE OF THE PLAT.

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

PARCEL B (TPN 2396000050):

THAT PORTION OF LOT 4 AND 5, EVAN'S ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 101 OF PLATS, PAGES 91 AND 92, IN KING COUNTY, WASHINGTON, LAYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

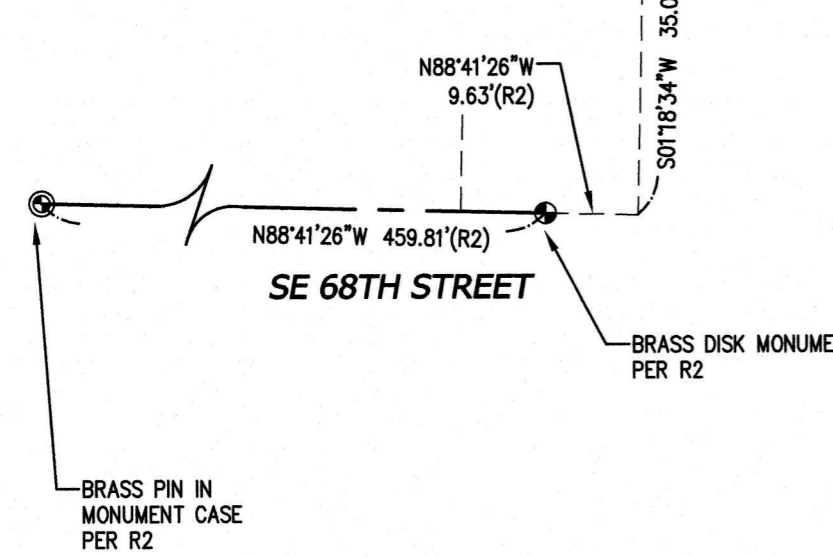
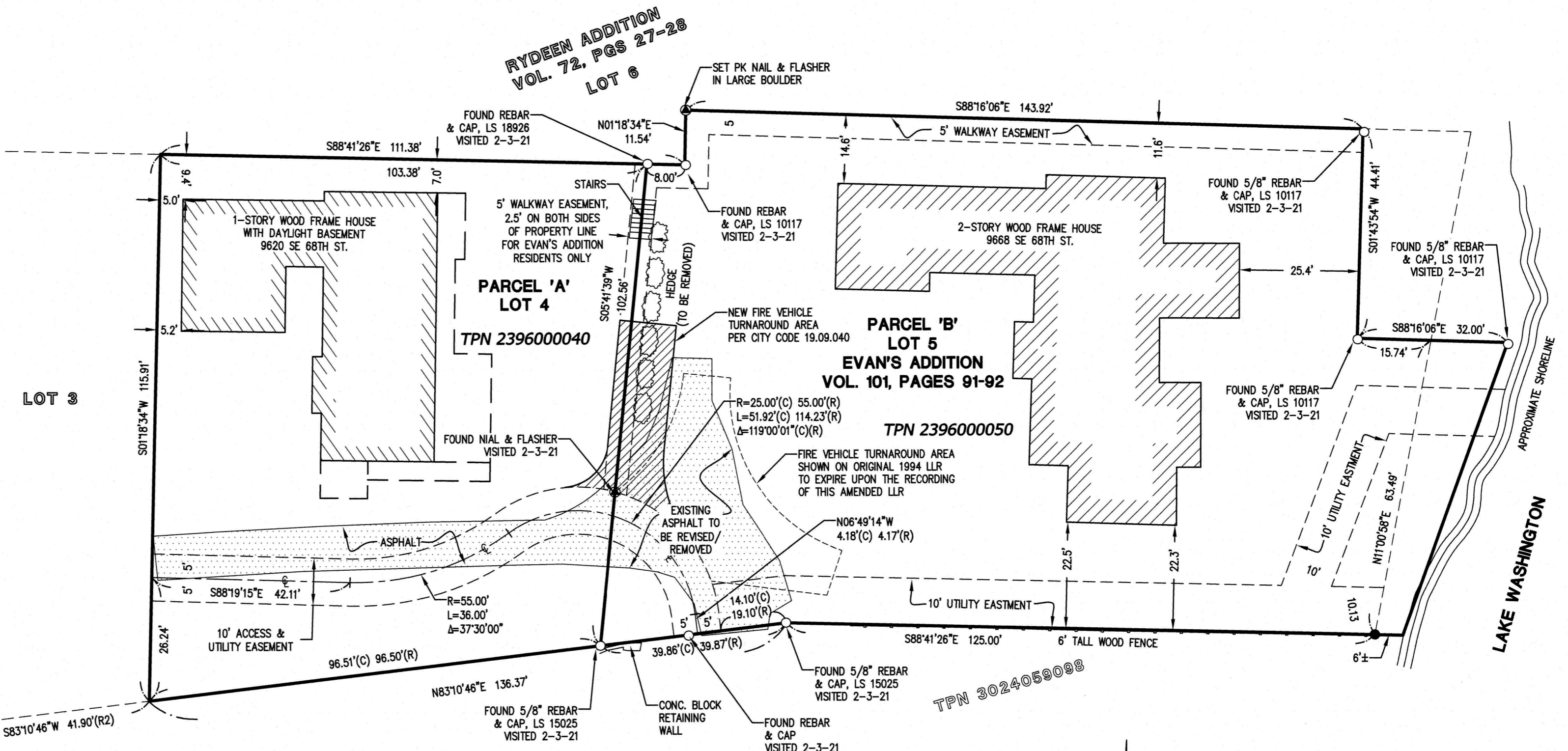
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 4, EVAN'S ADDITION WHICH BEARS S88°41'26"E, DISTANT 103.38' FROM THE NORTHWEST CORNER OF SAID LOT 4; THENCE S05°41'39" A DISTANCE OF 102.56' TO THE SOUTH LINE OF SAID LOT 4 AND THE TERMINUS OF THIS LINE.

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AS DELINEATED ON THE FACE OF THE PLAT;

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT A (COMMUNITY BEACH) AND SECOND CLASS SHORELANDS ADJACENT TO AND ABUTTING THEREON;

AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER THE 10 FOOT PRIVATE ROAD AS DELINEATED ON THE FACE OF THE PLAT.

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.



BASIS OF BEARINGS
THE PLAT OF EVAN'S ADDITION RECORDED IN VOLUME 101 OF PLATS, PAGES 91 AND 92, RECORDS OF KING COUNTY

REFERENCES
R1 PLAT OF EVAN'S ADDITION, VOL. 101, PG. 91.
R2 RECORD OF SURVEY UNDER REC. NO. 20200108900027.

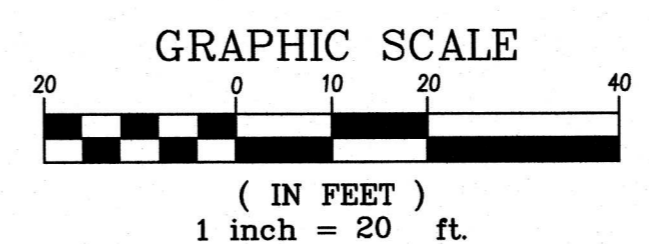
PARCEL AREAS

PARCEL A (TPN 2396000040)
(ORIGINAL)
GROSS AREA:.....10,823 SF
NET (LESS ROAD EASEMENT).....9,810 SF

(REVISED)
GROSS AREA:.....10,823 SF
NET (LESS ROAD EASEMENT).....9,653 SF

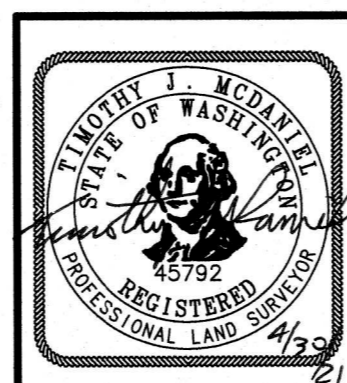
PARCEL B (TPN #2396000050):
(ORIGINAL)
GROSS AREA:.....18,051 SF
NET (LESS ROAD EASEMENT).....16,757 SF

(REVISED)
GROSS AREA:.....18,051 SF
NET (LESS ROAD EASEMENT).....17,346 SF



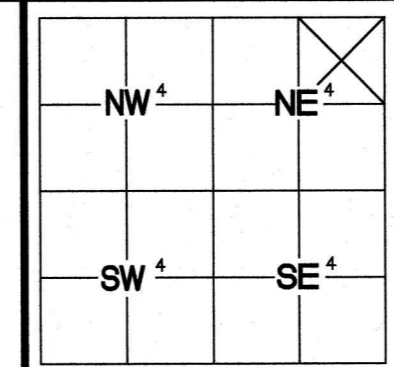
LEGEND

- ⊙ MONUMENT AS DESCRIBED
- SET 5/8" REBAR & CAP, L.S. NO. 45792
- FOUND NAIL AS NOTED
- FOUND REBAR & CAP AS NOTED
- (Rx) RECORD DIMENSION (SEE REFERENCE LIST)
- (M) MEASURED DISTANCE
- (C) CALCULATED DIMENSION



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DRAWN BY: WEL	CHECKED BY: TJM

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