



CITY OF MERCER ISLAND  
SHORT PLAT NUMBER  
MERCER ISLAND, WASHINGTON

DEPARTMENT OF ASSESSMENTS

Examined and approved this \_\_\_\_ day of \_\_\_\_\_ 2020

\_\_\_\_\_  
King County Assessor

Parcel Number(s) \_\_\_\_\_

APPROVALS

CITY OF MERCER ISLAND ENGINEERING

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 2020

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

CITY OF MERCER ISLAND PLANNING

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 2020

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

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT OF THE OWNERS IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

\_\_\_\_\_  
KENNETH M. PHILLIPS

\_\_\_\_\_  
ROBIN C. PHILLIPS

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 \_\_\_\_\_

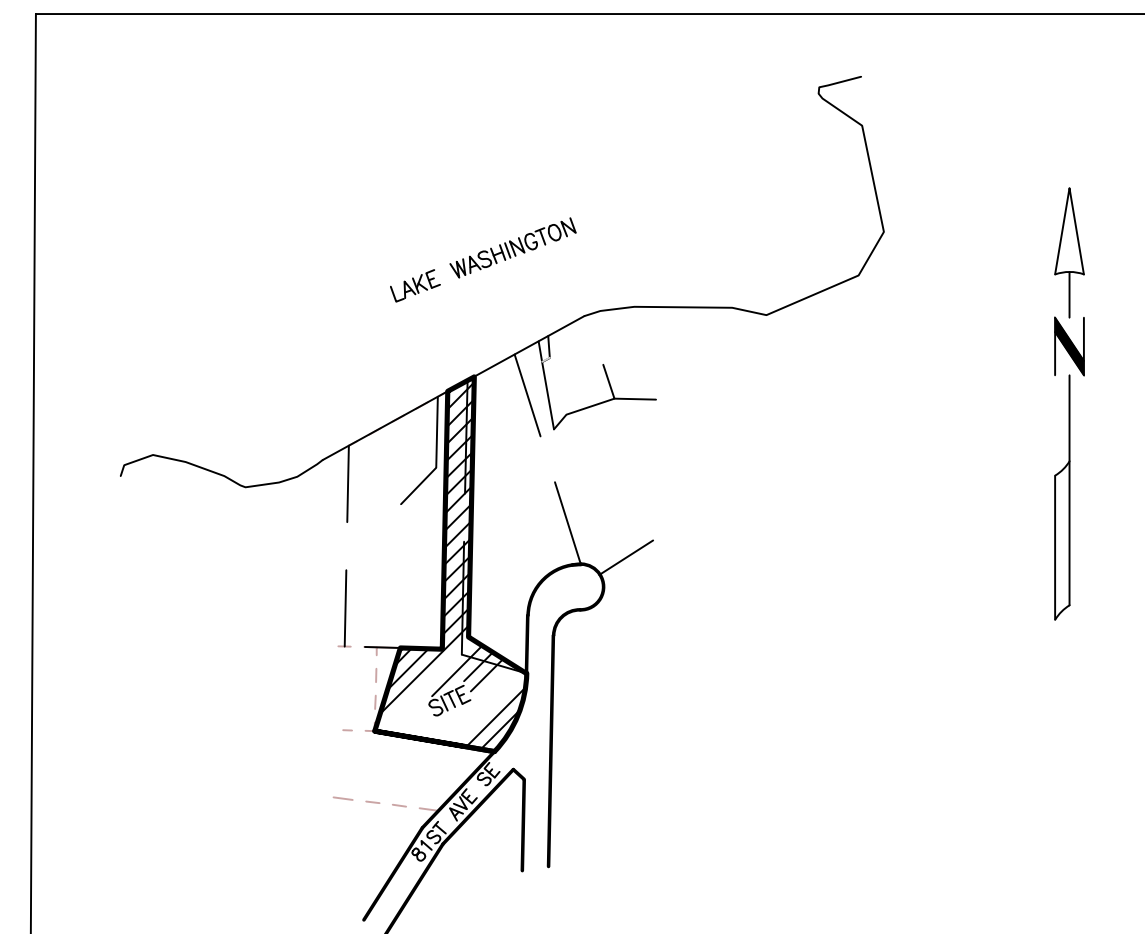
Signature: \_\_\_\_\_

Name as commissioned: \_\_\_\_\_

Title: \_\_\_\_\_

My appointment expires: \_\_\_\_\_

- SHEET INDEX  
SHEET 1 OF 4 DEDICATION, VICINTY MAP  
SIGNATURES, STAMPS  
SHEET 2 OF 4 LEGAL DESCRIPTIONS  
SHEET 3 OF 4 EXISTING SITE CONDITIONS  
SHEET 4 OF 4 PROPOSED SHORT PLAT



VICINITY MAP  
-NOT TO SCALE-



REVISED: 10-27-2021 PER CITY COMMENTS

PARCEL NUMBER 5449300080  
NE1/4, SE1/4, SEC. 01, T. 24 N., R. 4 E., W.M.  
MERCER ISLAND, WASHINGTON

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ AT

\_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_

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

\_\_\_\_\_  
SUPT. 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 \_\_\_\_\_ IN \_\_\_\_\_ 20 \_\_\_\_

\_\_\_\_\_  
TIMOTHY A. GRIFFIN, PLS

CERTIFICATE NO. 29276

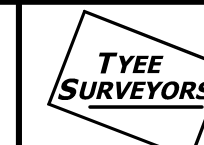
SHORT PLAT

for

**KEN PHILLIPS**

1945 82ND AVE SE

MERCER ISLAND, WASHINGTON 98040



*Tye Surveyors*  
PROFESSIONAL LAND SURVEYORS

10007 GREENWOOD AV. N. SEATTLE, WA. 98133 206-525-3660

DRAWN BY: NP	DATE: 5-6-2020	JOB NO.: 19146
CHKD BY: TG	SCALE: 1" = 50'	SHEET: 1 OF 4



CITY OF MERCER ISLAND  
SHORT PLAT NUMBER  
MERCER ISLAND, WASHINGTON

**EXISTING PROPERTY DESCRIPTION:**

FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NUMBER 611241907

THAT PORTION OF LOT 16, MERCER BEACH PARK, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 46 OF PLATS, PAGE 7, RECORDS OF KING COUNTY, WASHINGTON; LYING EASTERLY OF A LINE RUNNING FROM THE SOUTHWEST CORNER OF SAID LOT 16 TO A POINT ON THE NORTH LINE, 36 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 16; TOGETHER WITH THE WESTERLY 10 FEET OF LOT 17 IN SAID PLAT, TOGETHER WITH THAT PORTION OF SAID LOT 17 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 17; THENCE NORTH 59°23'14" WEST 105.01 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID WESTERLY 10 FEET AND THE TERMINUS OF SAID LINE.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF TRACTS 14 AND 15 OF SAID PLAT LYING EASTERLY OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 14 AND RUNNING THENCE NORTHERLY TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 14, DISTANT 37.00 FEET WESTERLY OF THE NORTHEAST CORNER THEREOF; THENCE CONTINUING NORTHERLY TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 15, DISTANT 70.00 FEET WESTERLY OF THE NORTHEAST CORNER THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**PROPOSED PROPERTY DESCRIPTIONS:**

PROPOSED PARCEL 1:

A PORTION OF LOT 16, MERCER BEACH PARK, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 46 OF PLATS, PAGE 7, RECORDS OF KING COUNTY, WASHINGTON; LYING EASTERLY OF A LINE RUNNING FROM THE SOUTHWEST CORNER ALSO KNOWN AS POINT "A" OF SAID LOT 16 TO A POINT ON THE NORTH LINE, 36 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 16; TOGETHER WITH THE WESTERLY 10 FEET OF LOT 17 IN SAID PLAT, TOGETHER WITH THAT PORTION OF SAID LOT 17 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 17; THENCE NORTH 57°52'21" WEST 105.01 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID WESTERLY 10 FEET AND THE TERMINUS OF SAID LINE AND A POINT HEREINAFTER REFERRED TO AS POINT "B"

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF TRACTS 14 AND 15 OF SAID PLAT LYING EASTERLY OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 14 AND RUNNING THENCE NORTHERLY TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 14, DISTANT 37.00 FEET WESTERLY OF THE NORTHEAST CORNER THEREOF; THENCE CONTINUING NORTHERLY TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 15, DISTANT 70.00 FEET WESTERLY OF THE NORTHEAST CORNER THEREOF.

SAID PORTION TO BE DESCRIBED LIES EAST OF A LINE DEFINED AS FOLLOWS:

COMMENCING AT AFOREMENTIONED POINT "A"; THENCE ALONG THE SOUTH LINE OF SAID LOT 16 S 80°17'48" E 131.93 FEET TO POINT OF BEGINNING; THENCE N 15°05'42" E 74.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 49.00 FEET; THENCE CONTINUING IN A NORTHWESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 35°14'43" AN ARC DISTANCE OF 30.14 FEET; THENCE N 20°09'01" W 9.62 FEET; THENCE S 69°50'59" W 24.03 FEET; THENCE N 03°47'46" E 64.08 FEET; THENCE S 88°46'07" E 17.50 FEET TO AFOREMENTIONED POINT "B" AND THE TERMINUS OF SAID LINE.

PROPOSED PARCEL 2:

A PORTION OF LOT 16, MERCER BEACH PARK, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 46 OF PLATS, PAGE 7, RECORDS OF KING COUNTY, WASHINGTON; LYING EASTERLY OF A LINE RUNNING FROM THE SOUTHWEST CORNER ALSO KNOWN AS POINT "A" OF SAID LOT 16 TO A POINT ON THE NORTH LINE, 36 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 16; TOGETHER WITH THE WESTERLY 10 FEET OF LOT 17 IN SAID PLAT, TOGETHER WITH THAT PORTION OF SAID LOT 17 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 17; THENCE NORTH 57°52'21" WEST 105.01 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID WESTERLY 10 FEET AND THE TERMINUS OF SAID LINE AND A POINT HEREINAFTER REFERRED TO AS POINT "B"

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF TRACTS 14 AND 15 OF SAID PLAT LYING EASTERLY OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 14 AND RUNNING THENCE NORTHERLY TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 14, DISTANT 37.00 FEET WESTERLY OF THE NORTHEAST CORNER THEREOF; THENCE CONTINUING NORTHERLY TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 15, DISTANT 70.00 FEET WESTERLY OF THE NORTHEAST CORNER THEREOF.

SAID PORTION TO BE DESCRIBED LIES WEST OF A LINE DEFINED AS FOLLOWS:

COMMENCING AT AFOREMENTIONED POINT "A"; THENCE ALONG THE SOUTH LINE OF SAID LOT 16 S 80°17'48" E 131.93 FEET TO POINT OF BEGINNING; THENCE N 15°05'42" E 74.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 49.00 FEET; THENCE CONTINUING IN A NORTHWESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 35°14'43" AN ARC DISTANCE OF 30.14 FEET; THENCE N 20°09'01" W 9.62 FEET; THENCE S 69°50'59" W 24.03 FEET; THENCE N 03°47'46" E 64.08 FEET; THENCE S 88°46'07" E 17.50 FEET TO AFOREMENTIONED POINT "B" AND THE TERMINUS OF SAID LINE.

**EASEMENT NOTES:**

FROM SCHEDULE B OF FIDELITY NATIONAL TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NUMBER 611241907

- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, 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 MERCER BEACH PARK: RECORDING NO.: 3863792
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS 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, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, 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 IN THE DOCUMENT RECORDING DATE: DECEMBER 20, 1948 RECORDING NO.: 3863902
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: MERCER ISLAND SEWER DISTRICT, A MUNICIPAL CORPORATION PURPOSE: INSTALLING, CONSTRUCTING, MAINTAINING, OPERATION, REPAIRING AND REPLACING SEWER PIPE LINE OR LINES AND ALL NECESSARY CONNECTIONS AND APPURTENANCES THERETO RECORDING DATE: JANUARY 18, 1956 RECORDING NO.: 4655639 AND 4655640
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: RICHARD WAKEFIELD AND GRACE WAKEFIELD, HUSBAND AND WIFE PURPOSE: ROADWAY RECORDING DATE: JULY 15, 1959 RECORDING NO.: 5056046
- TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES: RECORDING DATE: DECEMBER 6, 1977 RECORDING NO.: 7712060812
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, 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 SURVEY: RECORDING NO.: 20171116900029

**ADDRESS:**

PARCEL 1:  
PARCEL 2:



SHORT PLAT  
for  
**KEN PHILLIPS**

1945 82ND AVE SE

MERCER ISLAND, WASHINGTON 98040



*Tye Surveyors*  
PROFESSIONAL LAND SURVEYORS

10007 GREENWOOD AV. N. SEATTLE, WA. 98133 206-525-3660

DRAWN BY: NP	DATE: 05-06-2020	JOB NO.: 19146
CHKD BY: TG	SCALE: 1" = 50'	SHEET: 2 OF 4

CITY OF MERCER ISLAND  
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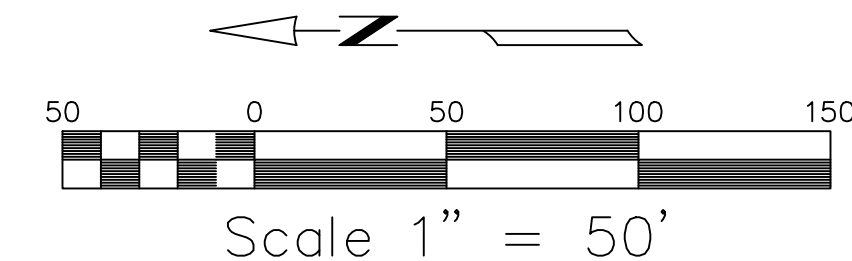
..-..-..Pictures/logo.png

**LEGEND:**

- FOUND CONCRETE PLAT MONUMENT IN PATCH W/B.D. & PUNCH
- ⊕ FOUND CONCRETE PLAT MONUMENT IN CASE W/B.D. & PUNCH
- SET 1/2" REBAR & CAP "CASCADE LS 37540"
- FOUND IRON PIPE, REBAR & CAP OR REBAR AS DESCRIBED
- ⊗ FOUND LEAD & TACK OR CONCRETE NAIL
- ⊕ SET MAG NAIL FOR SITE BENCHMARK
- ⊕ SANITARY SEWER MANHOLE
- ⊕ OIL FILL VALVE
- ⊕ STORM DRAIN BOX
- ⊕ WATER VALVE
- ⊕ WATER METER
- UTILITY POLE
- ⊕ GUY ANCHOR
- ⊕ MAIL BOX
- EP EDGE OF PAVEMENT
- GV GAS VALVE
- ⊕ ROCKERY
- RCKY ROCKERY
- C CEDAR
- P PINE
- F FIR
- H HEMLOCK
- CW COTTONWOOD
- A APPLE
- DT DECIDUOUS TREE
- M MAPLE
- MAD MADRONE
- ⊕ CONIFER TREE
- ⊕ DECIDUOUS TREE
- ⊕ CHAN LINK FENCE
- ⊕ BOARD FENCE
- ⊕ OHP OVERHEAD ELECTRIC
- ⊕ W WATER MAIN
- ⊕ SS SANITARY SEWER MAIN

**EQUIPMENT & PROCEDURES**

FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING A REFERENCE NETWORK AND A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. SURVEY PROCEDURES MEET OR EXCEED STATE STANDARDS AS SPECIFIED BY W.A.C. 332-130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES. ALL MEASURING INSTRUMENTS FOR THIS SURVEY HAVE BEEN MAINTAINED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND HAVE BEEN COMPARED WITH A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST 12 MONTHS.



**MERIDIAN**

BASIS OF BEARING: CALC'D THE CENTERLINE OF 82ND AVE SE, BEING N 1°13'53" E

**DATUM**

NAVD 88

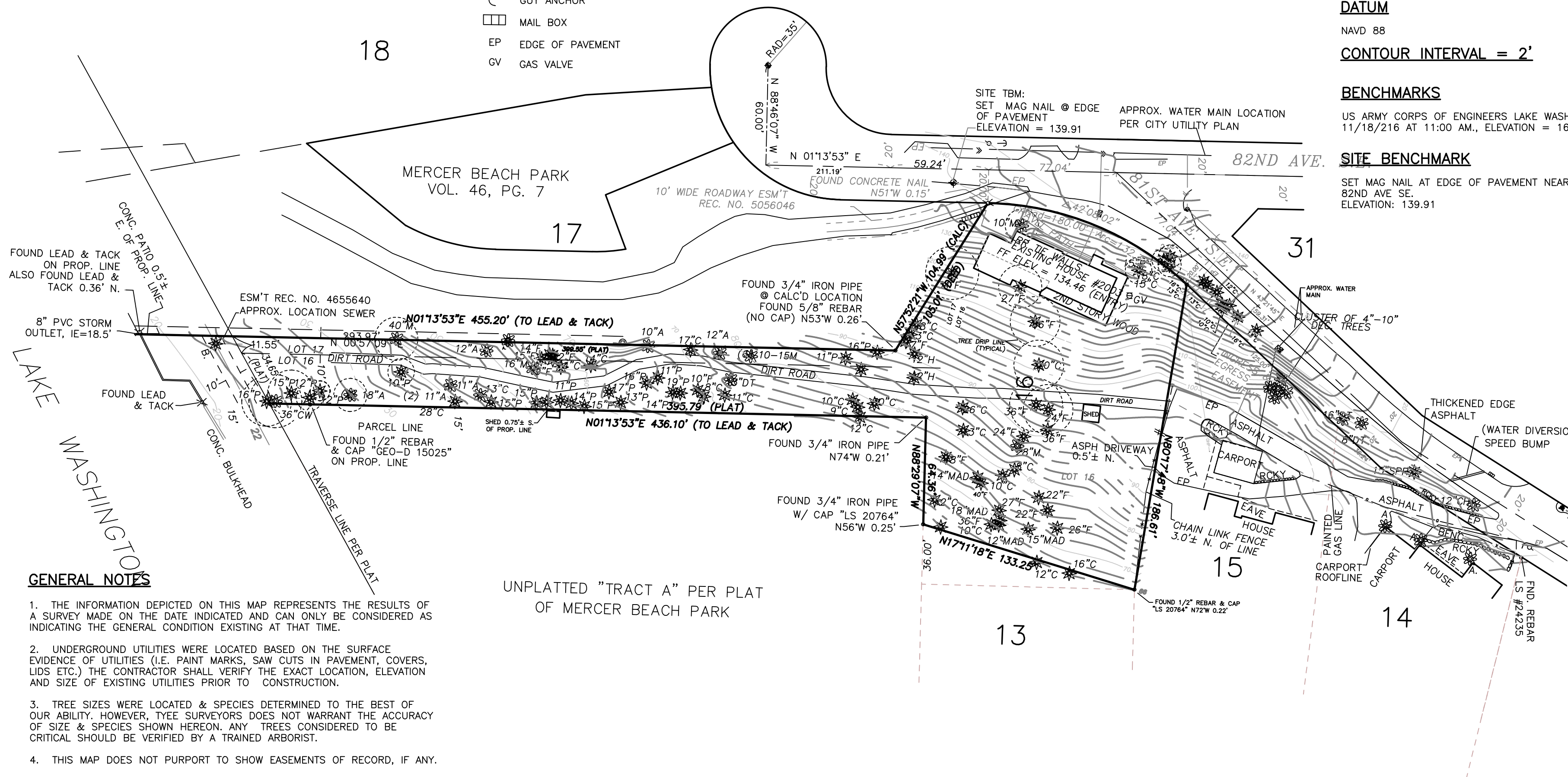
**CONTOUR INTERVAL = 2'**

**BENCHMARKS**

US ARMY CORPS OF ENGINEERS LAKE WASHINGTON ELEVATION ON 11/18/216 AT 11:00 AM., ELEVATION = 16.99 (NAVD 88)

**SITE BENCHMARK**

SET MAG NAIL AT EDGE OF PAVEMENT NEAR EXISTING HOUSE AT 2003 82ND AVE SE. ELEVATION: 139.91



**GENERAL NOTES**

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, TREE SURVEYORS DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
4. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
5. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.
6. THE BOUNDARY FOR THIS SURVEY WAS COMPUTED USING A TOPOGRAPHICAL SURVEY DRAWING MADE BY CASCADE LAND SURVEYING DATED SEPT. 26, 2017.
7. THE PURPOSE OF THIS TOPOGRAPHY SURVEY IS TO AID IN THE DESIGN OF A FUTURE SHORT PLAT.
8. THE CONTOURS SHOWN ARE FROM DIRECT FIELD OBSERVATIONS TO A VERTICAL AND HORIZONTAL POSITIONAL ACCURACY OF ONE-HALF OF THE STATED CONTOUR INTERVAL AND ALSO A PORTION OF THE CONTOURS SHOWN ARE TAKEN FROM A TOPOGRAPHICAL SURVEY DRAWING MADE BY CASCADE LAND SURVEYING DATED SEPT. 26, 2017.
9. UTILITIES SHOWN HEREON FROM FIELD MEASUREMENTS OF SURFACE EVIDENCE (STRUCTURES AND PIPE INVERTS) WATER LINE AND SEWER LINE INFORMATION WAS TAKEN FROM A TOPOGRAPHICAL SURVEY DRAWING MADE BY CASCADE LAND SURVEYING DATED SEPT. 26, 2017.

EXISTING SITE CONDITIONS  
SEE SHEET 4 OF 4 FOR SHORT PLAT DETAIL



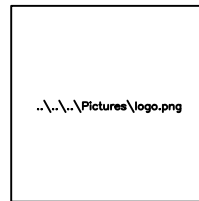
SHORT PLAT  
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1945 82ND AVE SE

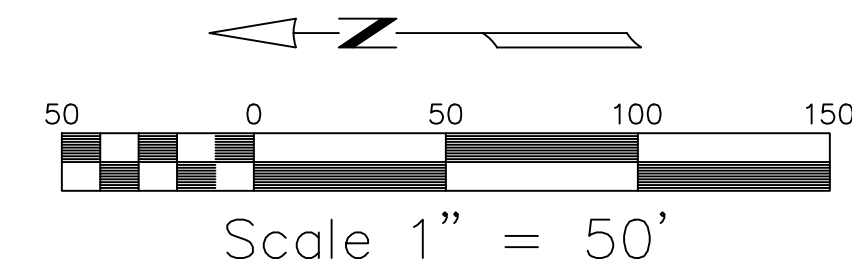
MERCER ISLAND, WASHINGTON 98040

*Tyee Surveyors*  
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CITY OF MERCER ISLAND  
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LINE TABLE

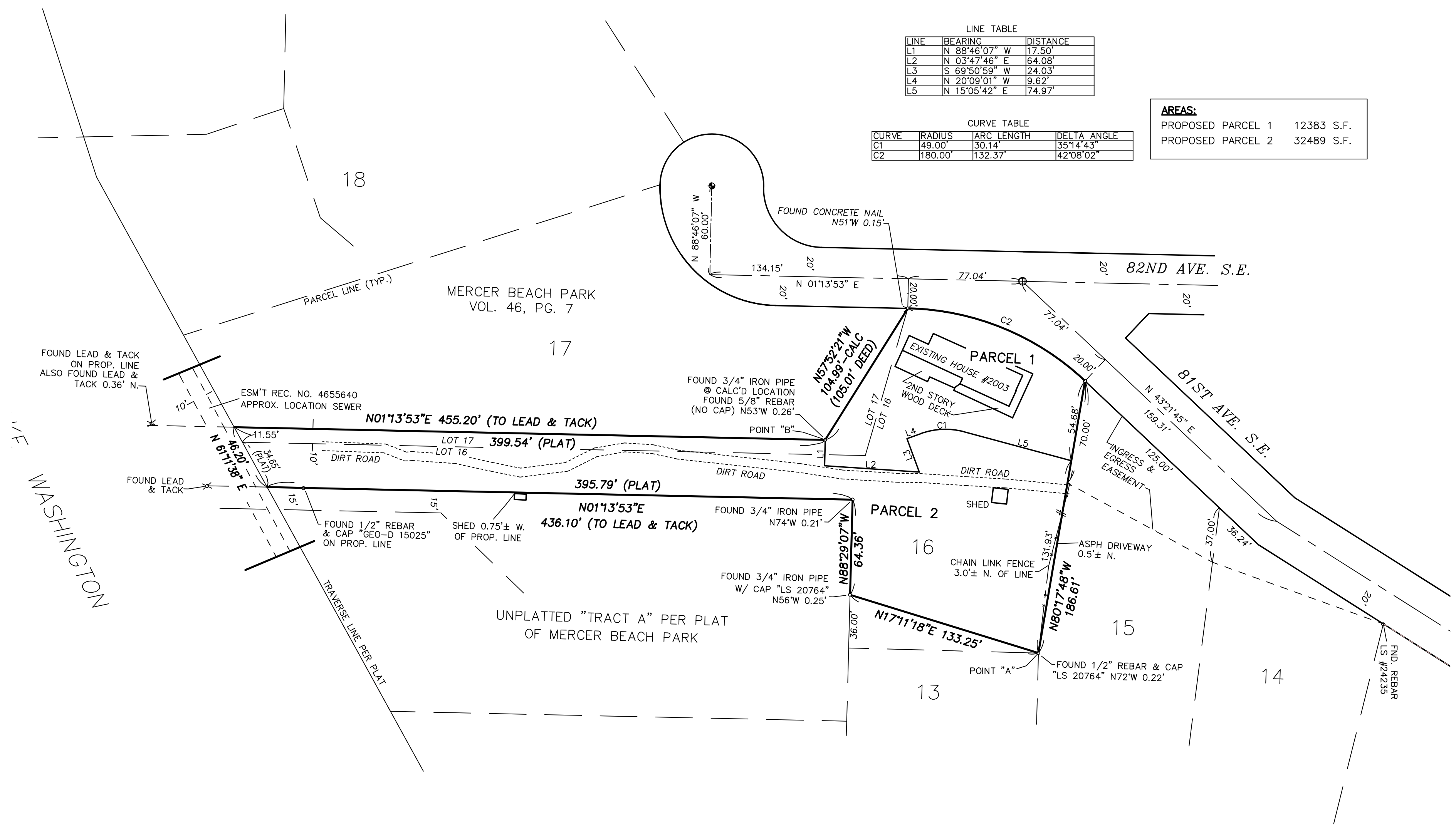
LINE	BEARING	DISTANCE
L1	N 88°46'07" W	17.50'
L2	N 03°47'46" E	64.08'
L3	S 69°50'59" W	24.03'
L4	N 20°09'01" W	9.62'
L5	N 15°05'42" E	74.97'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	49.00'	30.14'	35°14'43"
C2	180.00'	132.37'	42°08'02"

AREAS:

PROPOSED PARCEL 1	12383 S.F.
PROPOSED PARCEL 2	32489 S.F.



SHORT PLAT DETAIL  
SEE SHEET 3 OF 4 FOR SURVEY CONTROL  
& EXISTING SITE CONDITIONS



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