

CITY OF MERCER ISLAND SHORT SUBDIVISION NO.

DECLARATION

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT PLAT 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

PREMIUM HOMES OF MERCER ISLAND LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING } SS.

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

_____ OF _____
THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND
ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT
AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED
AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID
INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF
_____, 2021.

NOTARY PUBLIC
RESIDING IN _____
MY COMMISSION EXPIRES: _____

ORIGINAL LEGAL DESCRIPTION

TRACTS 20 THROUGH 22, INCLUSIVE, IN BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES

1. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND TOPCON HIPER SR GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
2. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
3. THE TITLE REPORT WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 5226011279-CB, DATED MARCH 11, 2021.
4. ANY UTILITIES SHOWN TO BE FIELD VERIFIED BEFORE PLANNING OR CONSTRUCTION.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON JULY, 2019 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON JULY, 2019. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.
6. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT," CHAPTER 58.09 RCW AND 332-130 WAC.

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2021.

CODE OFFICIAL

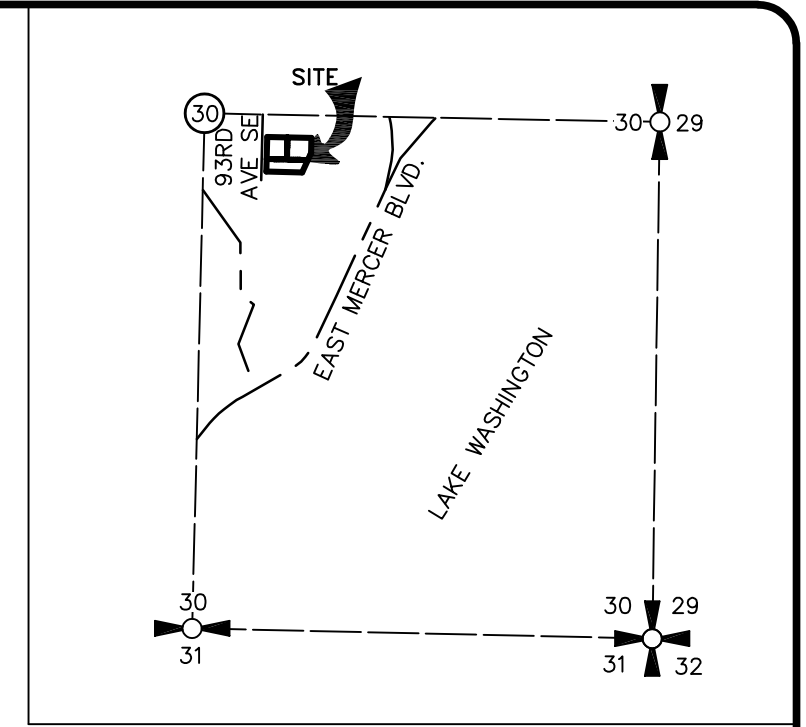
EXAMINED AND APPROVED THIS ____ DAY OF _____, 2021.

CITY ENGINEER

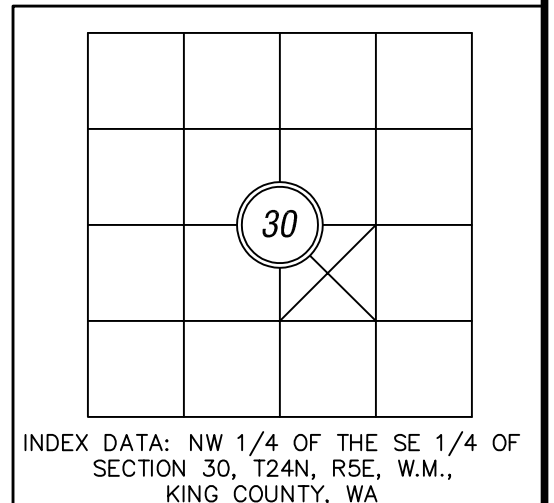
KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2021.

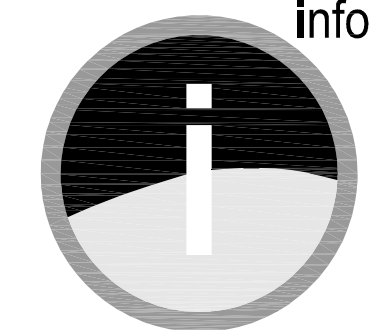
ASSESSOR _____ DEPUTY ASSESSOR _____



VICINITY MAP
N.T.S.



INDEX DATA: NW 1/4 OF THE SE 1/4 OF SECTION 30, T24N, R5E, W.M., KING COUNTY, WA



informed land survey

PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
admin@i-landsurvey.com
www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

RECORDER'S CERTIFICATE

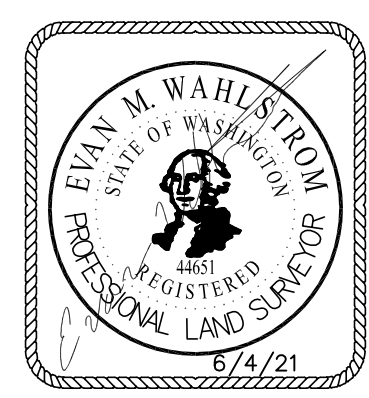
FILED FOR RECORD THIS ____ DAY OF _____, 20____.
AT _____ IN BOOK _____ OF _____ SURVEYS, AT PAGE _____
AT THE REQUEST OF PREMIUM HOMES OF MERCER ISLAND, LLC

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
PREMIUM HOMES OF MERCER ISLAND, LLC

IN 6/4/2021,
Evan Wahlstrom
CERTIFICATE NO. 44651, EVAN M. WAHLSTROM EXP 10/4/22



PREMIUM HOMES OF MERCER ISLAND, LLC
P.O. BOX 1639
MERCER ISLAND, WA 98040

SITE ADDRESS:
7216 93RD AVE SE
MERCER ISLAND, WA
KING COUNTY TAX PARCEL NO. 2581900210

SURVEY IN: NW 1/4, SE 1/4,
SEC. 30, T.24N, R.5E, W.M.

DRAFTED: AG	DATE: 6/4/2021	JOB NO.: BARCE-190624
CHECKED: EMW	SCALE: N/A	SHEET 1 OF 2

CITY OF MERCER ISLAND SHORT SUBDIVISION NO.

HORIZONTAL DATUM

NAD 1983(2011) NORTH ZONE; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

- R1) THE PLAT OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, RECORDED IN VOLUME 34 OF PLATS, PAGE 6
- R2) LOT LINE REVISION, RECORDING NO. 20030702900005
- R3) SHORT SUBDIVISION, RECORDING NO. 20150910900001
- R4) RECORD OF SURVEY, RECORDING NO. 20161107900007

RECORDS OF KING COUNTY RECORDER'S OFFICE

AREAS

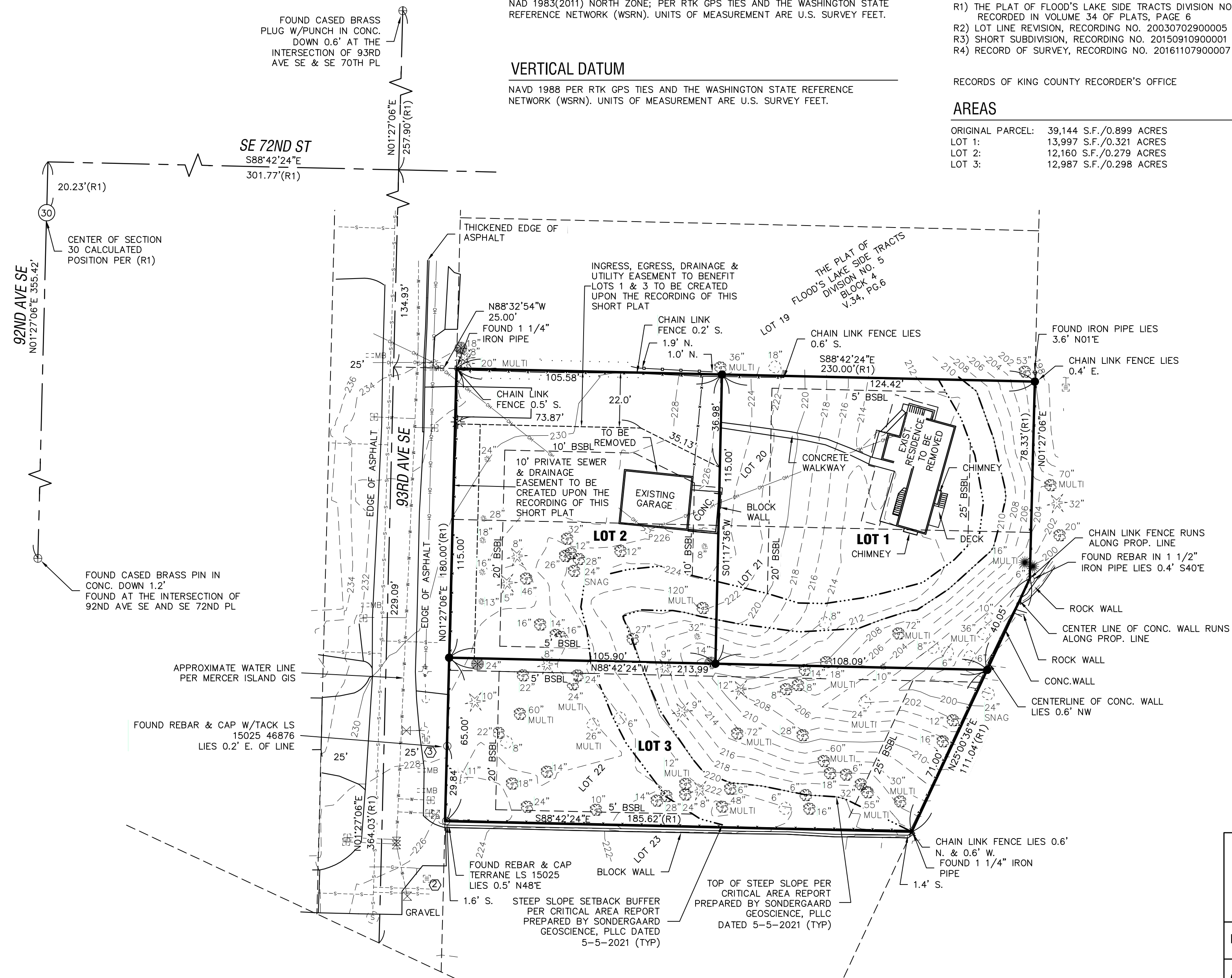
ORIGINAL PARCEL: 39,144 S.F./0.899 ACRES
 LOT 1: 13,997 S.F./0.321 ACRES
 LOT 2: 12,160 S.F./0.279 ACRES
 LOT 3: 12,987 S.F./0.298 ACRES

LEGEND

- SET REBAR & CAP EMW LS #44651
- FOUND REBAR & CAP (AS SHOWN)
- ⊕ FOUND IRON PIPE (AS SHOWN)
- ⊕ FOUND CASED MONUMENT (AS SHOWN)
- ⊖ GUY ANCHOR
- ⊖ POWER POLE
- ⊖ POWER POLE W/TRANSFORMER
- ⊖ POWER POLE W/TRANSFORMER & DROP
- ⊖ YARD LIGHT
- ⊖ STORM DRAIN CATCH BASIN
- ⊖ SEWER MANHOLE
- ⊖ WATER METER
- ⊖ IRRIGATION CONTROL BOX
- ⊖ WATER VALVE
- ⊖ HOSE BIB
- ⊖ MAIL BOX
- ⊖ TREE STUMP
- ⊖ CEDAR TREE
- ⊖ FRUIT TREE
- ⊖ DECIDUOUS TREE
- ⊖ MAPLE TREE
- ⊖ EVERGREEN TREE
- ⊖ BIRCH TREE
- (R) DISTANCE PER REFERENCE
- LS LICENSED LAND SURVEYOR

LINE TYPE LEGEND

- x—x—x—x—x—x—x—x—x—x— CHAIN LINK FENCE
- o—o—o—o—o—o—o—o—o—o— WOOD FENCE
- g—g—g—g—g—g—g—g—g—g— GAS PAINT LINE
- oh—oh—oh—oh—oh—oh—oh—oh—oh—oh— OVERHEAD UTILITY LINE
- d—d—d—d—d—d—d—d—d—d— STORM DRAIN LINE
- e—e—e—e—e—e—e—e—e—e— EDGE OF HEDGES
- s—s—s—s—s—s—s—s—s—s— SEWER LINE
- w—w—w—w—w—w—w—w—w—w— APPROXIMATE WATER LINE



FOUND CASED BRASS PLUG W/PUNCH IN CONC. DOWN 0.6' AT THE INTERSECTION OF 93RD AVE SE & SE 70TH PL

SE 72ND ST
 S88°42'24"E
 301.77'(R1)

CENTER OF SECTION 30 CALCULATED POSITION PER (R1)

92ND AVE SE
 N01°27'06"E 365.42'

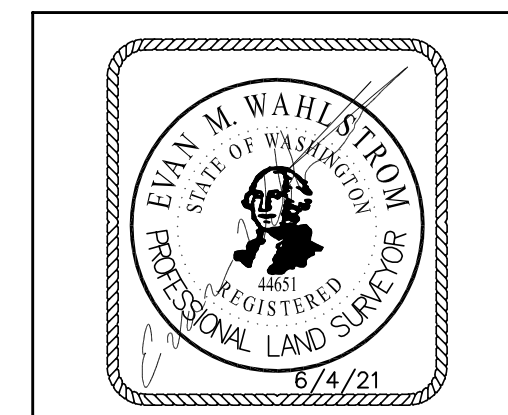
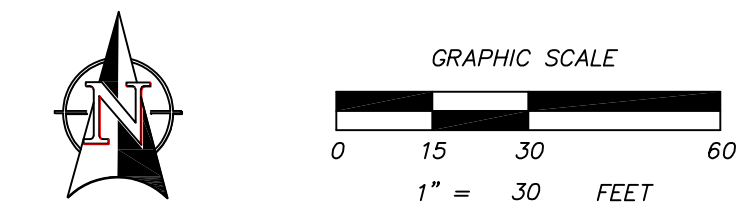
FOUND CASED BRASS PIN IN CONC. DOWN 1.2' FOUND AT THE INTERSECTION OF 92ND AVE SE AND SE 72ND PL

APPROXIMATE WATER LINE PER MERCER ISLAND GIS

FOUND REBAR & CAP W/TACK LS 15025 46876 LIES 0.2' E. OF LINE

NOTE:
 THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
 1-800-424-5555



PREMIUM HOMES OF MERCER ISLAND, LLC
 P.O. BOX 1639
 MERCER ISLAND, WA 98040

SITE ADDRESS:
 7216 93RD AVE SE
 MERCER ISLAND, WA

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DRAFTED: AG	DATE: 6/4/2021	JOB NO.: BARCE-190624
CHECKED: EMW	SCALE: 1"=30'	SHEET 2 OF 2

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