

CITY OF MERCER ISLAND
BOUNDARY LINE ADJUSTMENT
NO. BLA2021-_____

DECLARATION

WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY DESCRIBED, DO HEREBY MAKE A LOT LINE REVISION THEREOF PURSUANT TO RCW 58.17.040 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 OWNERS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS:

DESIGN BUILT HOMES

BY: _____
ITS: _____

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OF DESIGN BUILT HOMES TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED _____

SIGNATURE OF
NOTARY PUBLIC _____

TITLE _____

MY APPOINTMENT EXPIRES _____

REFERENCES:

- (P) PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, VOLUME 7 OF PLATS, PAGE 76
- (P2) PLAT OF HILL HIGH ESTATES, VOLUME 68 OF PLATS, PAGE 28
- (P3) PLAT OF DANIEL'S ADDITION, VOLUME 72 OF PLATS, PAGE 60
- RECORD OF SURVEY, AFN 20201203900015
- RECORD OF SURVEY, AFN 20180228900009
- RECORD OF SURVEY, AFN 9006149020
- RECORD OF SURVEY, AFN 20050321900011
- RECORD OF SURVEY, AFN 20080208900017

SHEET 1 OF 2

RECORDER'S CERTIFICATE NO. _____

FILED FOR RECORD THIS _____ DAY OF _____, 2021 AT _____ M. IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF DESIGN BUILT HOMES, LLC.

MANAGER _____

SUPT. OF RECORDS _____

OLD LEGAL DESCRIPTIONS

PARCEL A: (TAX PARCEL NO. 759810-0420-03)

THE EAST 220 FEET OF LOTS 1 AND 2, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 110 FEET OF SAID LOT 1.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B: (TAX PARCEL NO. 759810-0421-02)

LOTS 1 AND 2, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE EAST 220 FEET OF SAID LOTS 1 AND 2;

AND EXCEPT THE NORTH 110 FEET OF THE WEST 70 FEET OF THE EAST 290 FEET OF SAID LOT 1.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS

PARCEL A: (TAX PARCEL NO. 759810-0420-03)

THE EAST 205 FEET OF LOTS 1 AND 2, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 110 FEET OF SAID LOT 1.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

PARCEL B: (TAX PARCEL NO. 759810-0421-02)

LOTS 1 AND 2, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE EAST 205 FEET OF SAID LOTS 1 AND 2;

AND EXCEPT THE NORTH 110 FEET OF THE WEST 85 FEET OF THE EAST 290 FEET OF SAID LOT 1.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE RESTRICTIONS:

PARCEL A AND B:

- THESE PARCELS (SITE) ARE SUBJECT TO 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 THE PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, AS RECORDED UNDER RECORDING NUMBER 78513.
- THESE PARCELS (SITE) ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS 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 DOCUMENT RECORDED MAY 16, 1972 UNDER RECORDING NUMBER 7205160582.
- THESE PARCELS (SITE) ARE SUBJECT TO CITY, COUNTY, OR LOCAL IMPROVEMENT DISTRICT ASSESSMENTS, IF ANY.

SURVEYOR'S NOTES

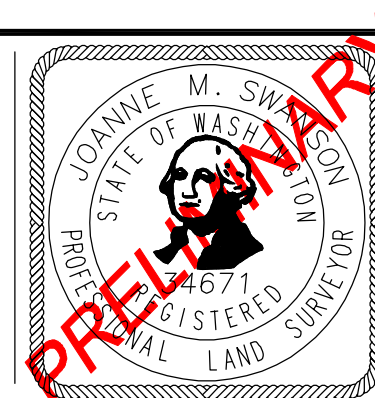
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON GUARANTEE/CERTIFICATE NO. 0217517-ETU DATED JULY 22, 2021 AND ORDER NO. 0217515-ETU DATED JULY 22, 2021. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENTS. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- ALL DISTANCES ARE IN U.S. SURVEY FEET.
- THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS SURVEY. A TRIMBLE S7 ONE-SECOND COMBINED ELECTRONIC TOTAL STATION AND A TRIMBLE R12I GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) RECEIVER WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, COVENANTS, ETC., THAT MAY AFFECT THE SUBJECT PARCEL.
- SEE REFERENCES LIST AT LEFT FOR RECORD DOCUMENTS USED IN THE DEVELOPMENT OF THIS BOUNDARY.

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 DESIGN BUILT HOMES, LLC IN JULY, 2021.

JOANNE M. SWANSON, PLS, CFedS
CERTIFICATE NO. 34671

DATE _____



**D.R. STRONG
CONSULTING ENGINEERS**

ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 05 EAST, WILLAMETTE MERIDIAN

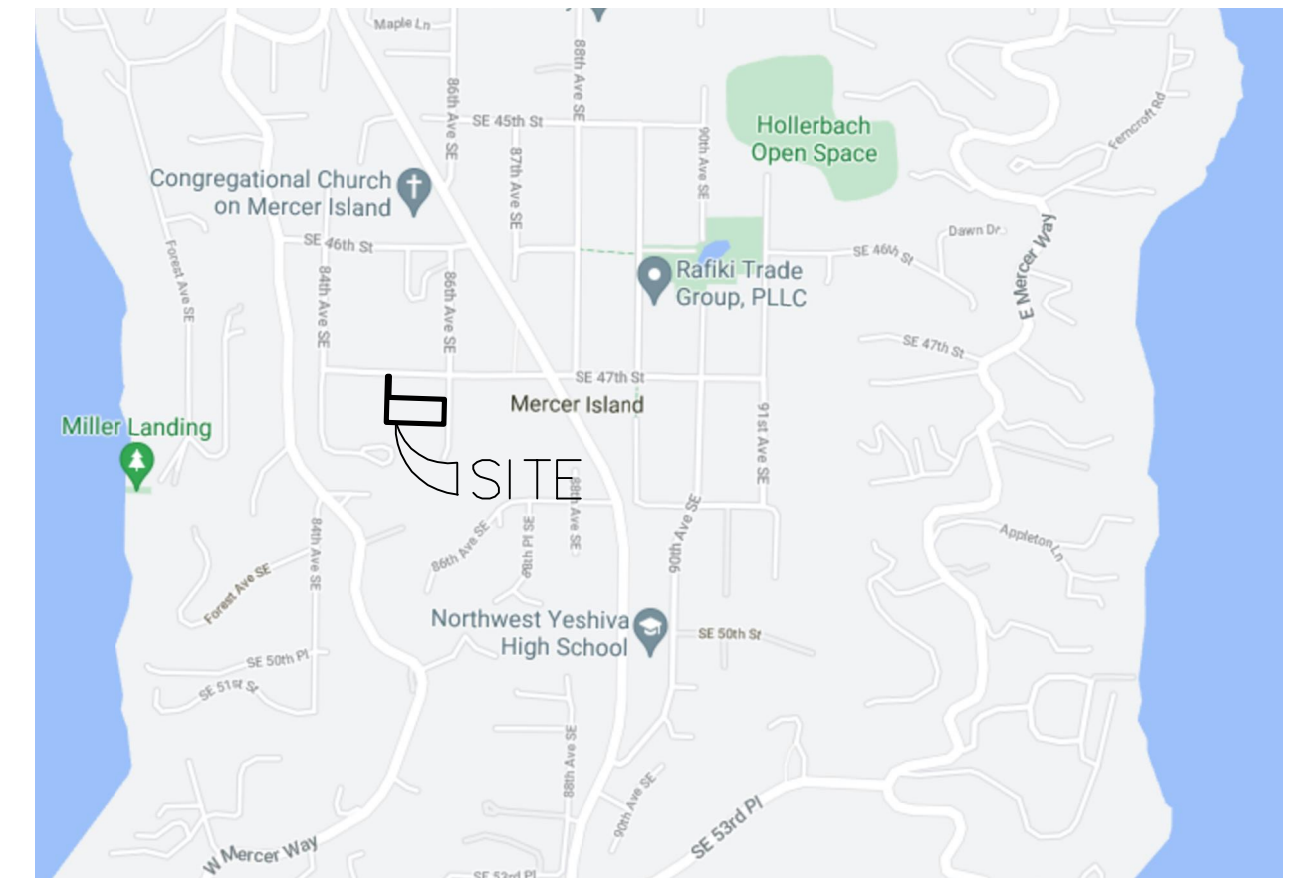
DATE 07/22/2021 NO SCALE DRAWN JMS JOB NO. 21071

RECORDING NO.

VOL./PAGE

APPROVAL NOTES

THIS REQUEST QUALIFIES FOR EXEMPTION UNDER RCW 58.17.040. IT 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 THE SAME OWNERSHIP.



VICINITY MAP
SCALE: 1" = 1000'



CITY OF MERCER ISLAND APPROVALS

EXAMINED & APPROVED THIS _____ DAY OF _____, 20____

CODE OFFICIAL

EXAMINED AND APPROVED PER S.M.C. 19A.24.030 THIS _____ DAY OF _____, 20____

CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED & APPROVED THIS _____ DAY OF _____, 20____

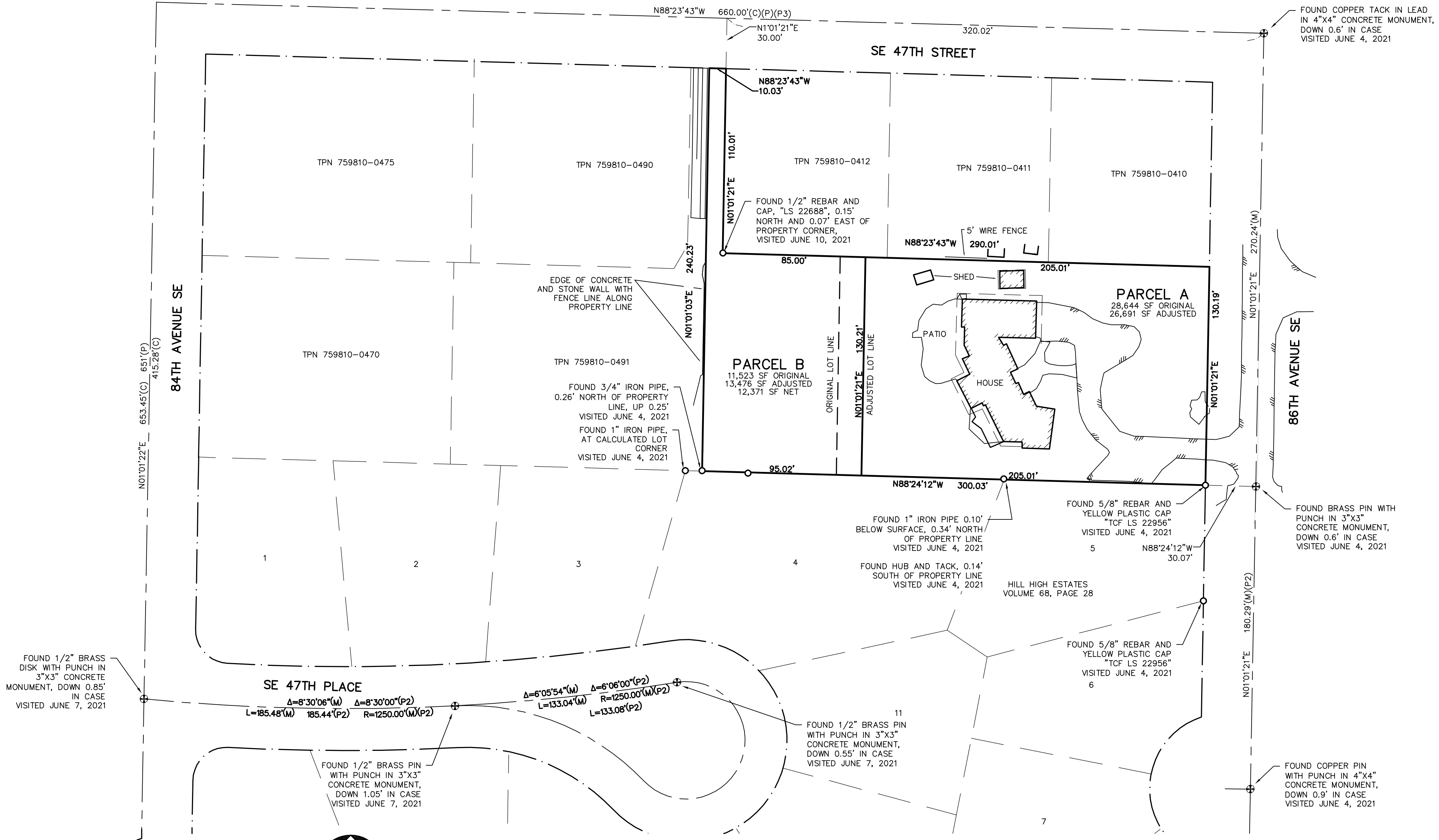
ASSESSOR

DEPUTY ASSESSOR

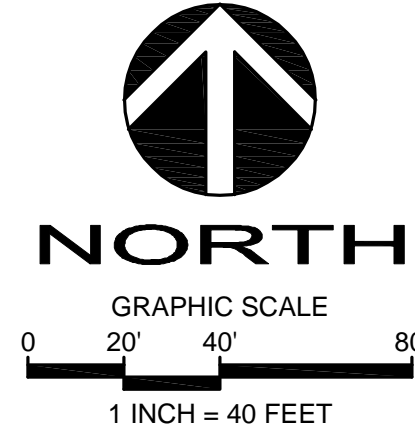
TAX ACCOUNT NOS. 052406904509 AND 052406909508

BASIS OF BEARINGS:

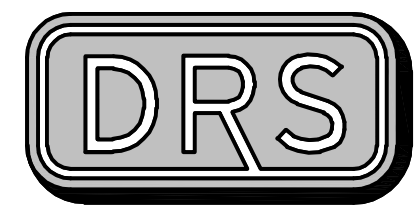
N00°38'06"E BETWEEN THE MONUMENTS FOUND AT THE SOUTHEAST SECTION CORNER AND THE EAST QUARTER CORNER, SECTION 5, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. PER REFERENCE 1



SOUTHWEST CORNER SECTION 18
FOUND 1/2" BRASS DISK WITH PUNCH IN 3"x3" CONCRETE MONUMENT, DOWN 0.85' IN CASE VISITED JUNE 7, 2021



- LEGEND:**
- ⊕ FOUND MONUMENT AS NOTED
 - SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "D.R.S. LS 34671"
 - (M) MEASURED DIMENSION
 - (R*) DIMENSION PER REFERENCE NOTED ON SHEET 1, LEFT COLUMN



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