

**LOT LINE ADJUSTMENT SUB21-009**

GRANTOR (Owners): LVDI REAL ESTATE COMPANY, LLC  
TINGYI XU

GRANTEE: CITY OF MERCER ISLAND  
KING COUNTY, WASHINGTON

ASSESSOR'S PROPERTY TAX PARCEL# 335850-0454 & -0450

**CONTACTS:**

THOMAS WOLDENDORP  
21923 NE 11TH ST  
SAMMAMISH, WA 98074  
PH: 425-298-4412

**DECLARATION:**

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LOT LINE ASJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS LOT LINE ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID LOT LINE ADJUSTMENT 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.

TINGYI XU \_\_\_\_\_

LVDI REAL INVESTMENT COMPANY, LLC \_\_\_\_\_

MANAGING MEMBER

**NOTARY:**

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TINGYI XU IS THE PERSON WHO APPEARED BEFORE ME, AND HE ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

SIGNATURE: \_\_\_\_\_

NAME AS COMMISSIONED: \_\_\_\_\_

TITLE: \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_

**NOTARY:**

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND HE ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE MANAGER OF LVDI REAL INVESTMENT COMPANY, LLC TO BE THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

SIGNATURE: \_\_\_\_\_

NAME AS COMMISSIONED: \_\_\_\_\_

TITLE: \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_

**LEGAL DESCRIPTION 335850-0450**

THAT PORTION OF TRACT 498, 499, 500, 501 AND 574, C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTH CORNER OF TRACT 574, C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE, RECORDED IN VOLUME 12 OF PLATS, PAGE 44; THENCE SOUTH 41°08'10" WEST ALONG THE NORTH LINE OF SAID TRACT 292.08 FEET TO A POINT OF INTERSECTION WITH TRACT 498; THENCE SOUTH 30°11'25" WEST 28.25 FEET; THENCE NORTH 67°19'35" WEST 60.25 FEET; THENCE NORTH 58°56'27" WEST 38.44 FEET TO THE SOUTH LINE OF TRACT 501; THENCE NORTH 30°11'25" EAST ALONG SAID LINE 2.02 FEET; THENCE NORTH 41°08'10" EAST 153.99 FEET; THENCE NORTH 50°00'00" WEST 80.00 FEET; THENCE NORTH 41°08'10" EAST 150.02 FEET TO THE SOUTH RIGHT-OF-WAY OF WEST MERCER WAY; THENCE NORTH 50°00'00" WEST 20.00 FEET ALONG SAID MARGIN TO THE POINT OF BEGINNING.

ALSO EXCEPT THE NORTHEASTERLY 150.00 FEET OF THE SOUTHEASTERLY 80.00 FEET OF THAT PORTION OF SAID TRACT 574 LYING SOUTHWESTERLY OF THE PRESENT ALIGNMENT OF WEST MERCER WAY (HAVING A RIGHT ANGLE WIDTH OF 60.00 FEET).

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING;

AND TOGETHER WITH ANY UNPLATTED UPLANDS LYING BETWEEN SAID TRACTS AND SAID SHORE LANDS ADJOINING;

(ALSO KNOWN AS LOT B OF UNRECORDED MERCER ISLAND APPROVED SUBDIVISION, DATED DECEMBER 18TH, 1968)

**LEGAL DESCRIPTION 335850-0454**

THAT PORTION OF TRACTS 498, 499, 500, 501 AND 574, C. D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID TRACT 574; THENCE SOUTH 41°08'10" WEST, ALONG THE NORTH LINE OF SAID TRACT, 292.08 FEET TO A POINT OF INTERSECTION WITH SAID TRACT 498; THENCE SOUTH 30°11'25" WEST 28.25 FEET; THENCE SOUTH 67°19'35" EAST 60.25 FEET; THENCE SOUTH 58°56'27" EAST 38.44 FEET TO THE SOUTH LINE OF SAID TRACT 501; THENCE NORTH 30°11'25" EAST ALONG SAID LINE, A DISTANCE OF 2.02 FEET; THENCE NORTH 41°08'10" EAST 153.99 FEET; THENCE NORTH 50°00'00" WEST 80.00 FEET; THENCE NORTH 41°08'10" EAST 150.02 FEET TO THE SOUTH RIGHT-OF-WAY OF WEST MERCER WAY; THENCE NORTH 50°00'00" WEST 20.00 FEET ALONG SAID MARGIN TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**NEW LEGAL DESCRIPTION LOT A**

THAT PORTION OF TRACT 574, C. D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTH CORNER OF SAID TRACT 574; THENCE SOUTH 42°58'03" WEST, ALONG THE NORTH LINE OF SAID TRACT, 270.05 FEET; THENCE SOUTH 45°25'57" EAST 100.02 FEET, TO THE SOUTH LINE OF SAID TRACT 574;  
THENCE NORTH 42°58'03" EAST 124.81 FEET;  
THENCE NORTH 48°10'07" WEST 80.00 FEET;  
THENCE NORTH 42°58'03" EAST 150.02 FEET, TO THE SOUTH MARGIN OF WEST MERCER WAY;  
THENCE NORTH 48°10'07" WEST 20.00 FEET, ALONG SAID MARGIN TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**NEW LEGAL DESCRIPTION LOT B**

ALL OF TRACTS 498, 499, 500, AND 501, C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF TRACT 574, C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE;  
COMMENCING AT THE NORTH CORNER OF SAID TRACT 574; THENCE SOUTH 42°58'03" WEST, ALONG THE NORTH LINE OF SAID TRACT, 270.05 FEET, TO THE BEGINNING OF SAID LINE;  
THENCE SOUTH 45°25'57" EAST 100.02 FEET, TO THE SOUTH LINE OF SAID TRACT 574 AND THE TERMINUS OF SAID LINE;

AND TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING;

AND TOGETHER WITH ANY UNPLATTED UPLANDS LYING BETWEEN SAID TRACTS AND SAID SHORE LANDS ADJOINING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

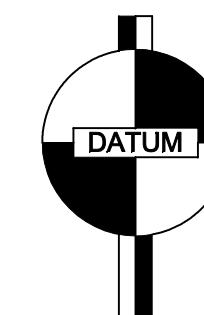
**AREA'S**

NET LOT AREA 15,239 S.F.  
LOT COVERAGE 3,956 S.F. / 15,239 S.F. = 26.0%  
HARDSCAPE COVERAGE 5,335 S.F. / 15,239 S.F. = 35.0%

RECORDING NO.

VOL./PAGE

**VERTICAL DATUM & CONTOUR INTERVAL**



ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON CITY OF MERCER ISLAND BENCH MARK NO. 4332

MARK IS A 1" X 1" LEAD WITH A TACK AT THE INTERSECTION OF W MERCER WAY & 81ST AVENUE SE.

ELEVATION = 140.59' (NAVD 88)

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

**GENERAL NOTES**

1. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRA PERCISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN SEPTEMBER 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
3. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
4. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

PROJECT#: 21-309 SHEET: 1 OF 4

NE 1/4, SEC 36, TWP 24N, RNG 4E, W.M.

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_, 2021 AT \_\_\_ M IN BOOK \_\_\_ OF SURVEYS, PAGE \_\_\_ AT THE REQUEST OF SITE SURVEYING, INC.

MANAGER \_\_\_\_\_

SUPT. OF RECORDS \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

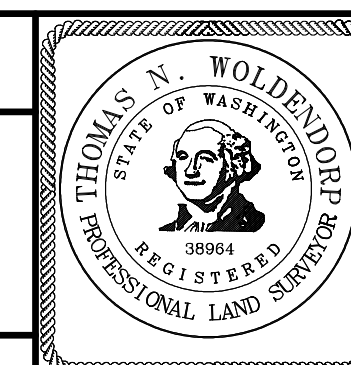
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LVDI REAL INVESTMENT COMPANY, LLC & TINGYI XU IN SEPTEMBER 2021

CERTIFICATE NO.: 38964

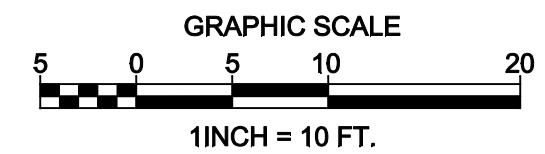
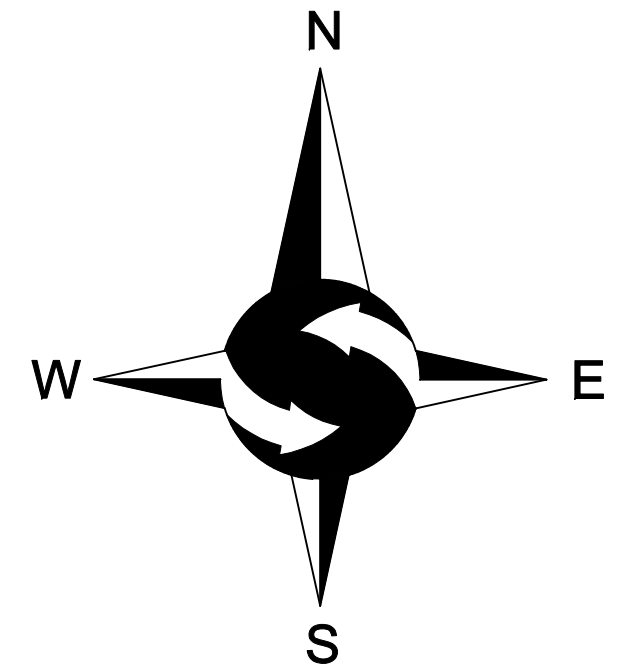
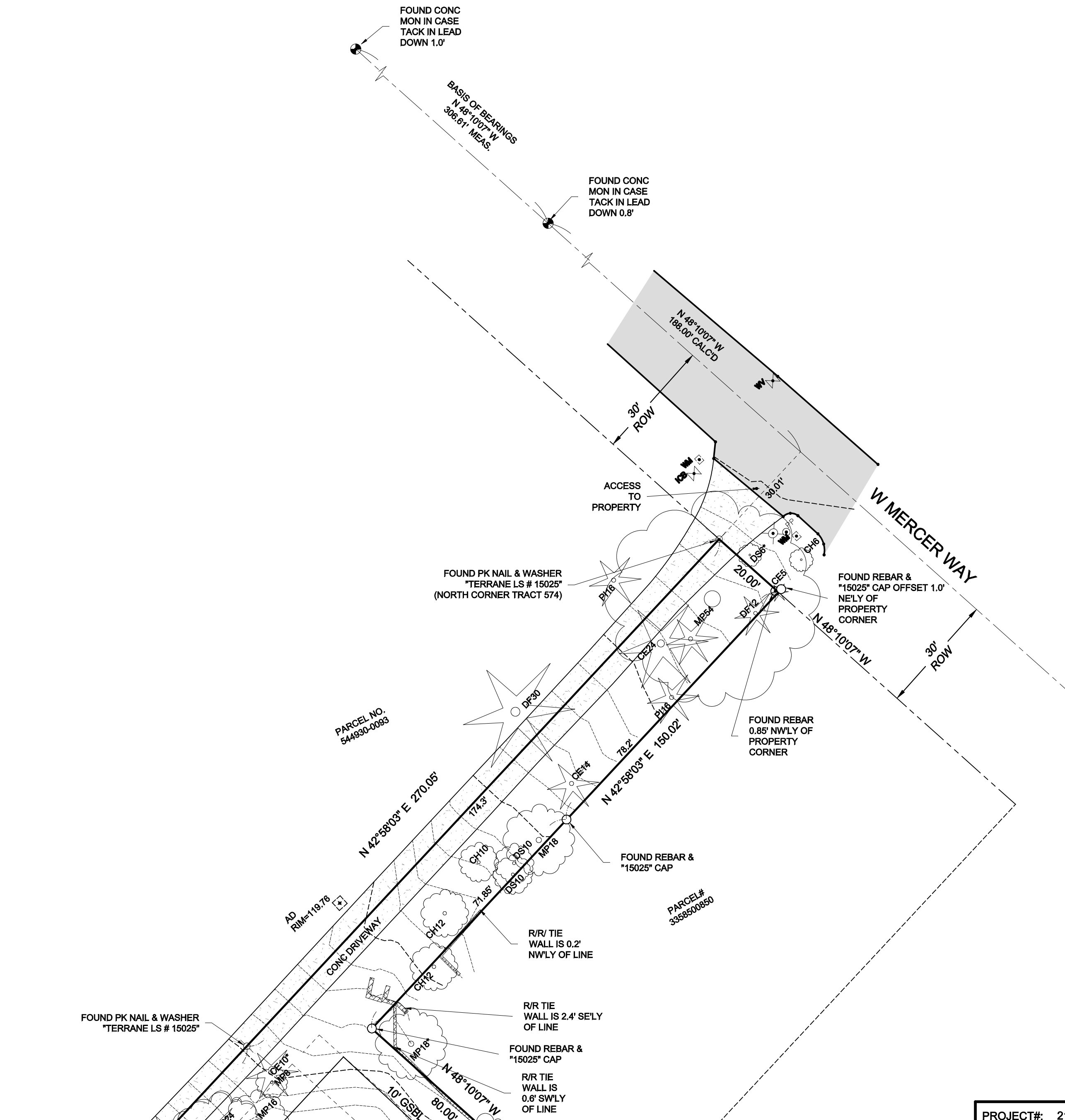
**LOT LINE ADJUSTMENT**

LVDI REAL INVESTMENT CO., LLC  
& TINGYI XU  
8243 W. MERCER WAY  
MERCER ISLAND, WA 98040

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www.sitesurveymapping.com 21923 NE 11th Street Sammamish, WA 98074 Phone: 425.298.4412



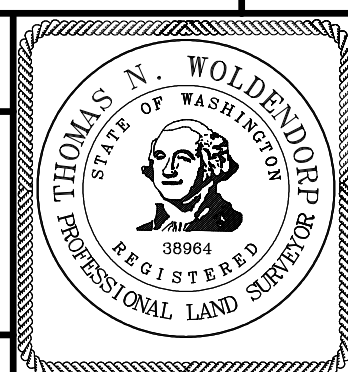
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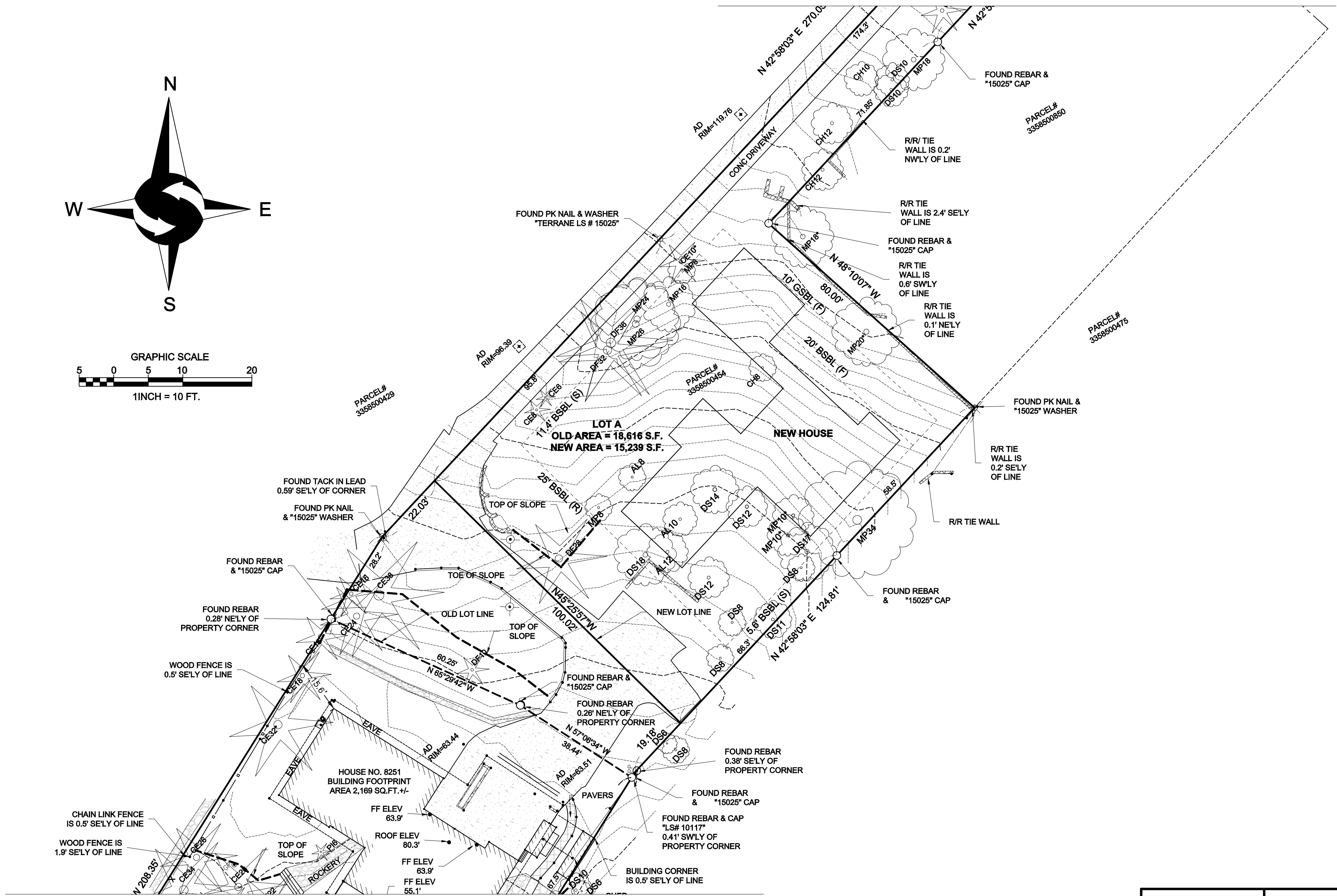
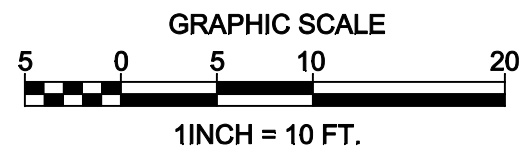
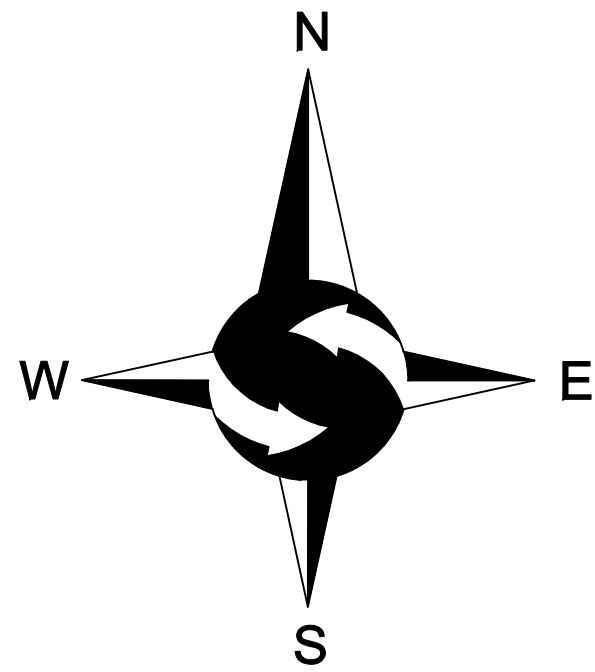
PROJECT#: 21-309

SHEET: 2 OF 4

NE 1/4, SEC 36, TWP 24N, RNG 4E, W.M.

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 & TINGYI XU  
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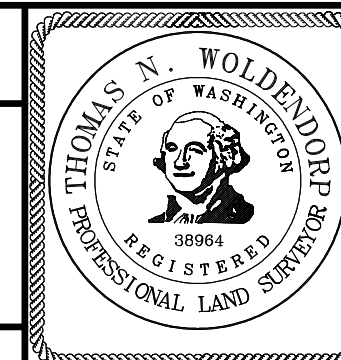
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NE 1/4, SEC 36, TWP 24N, RNG 4E, W.M.

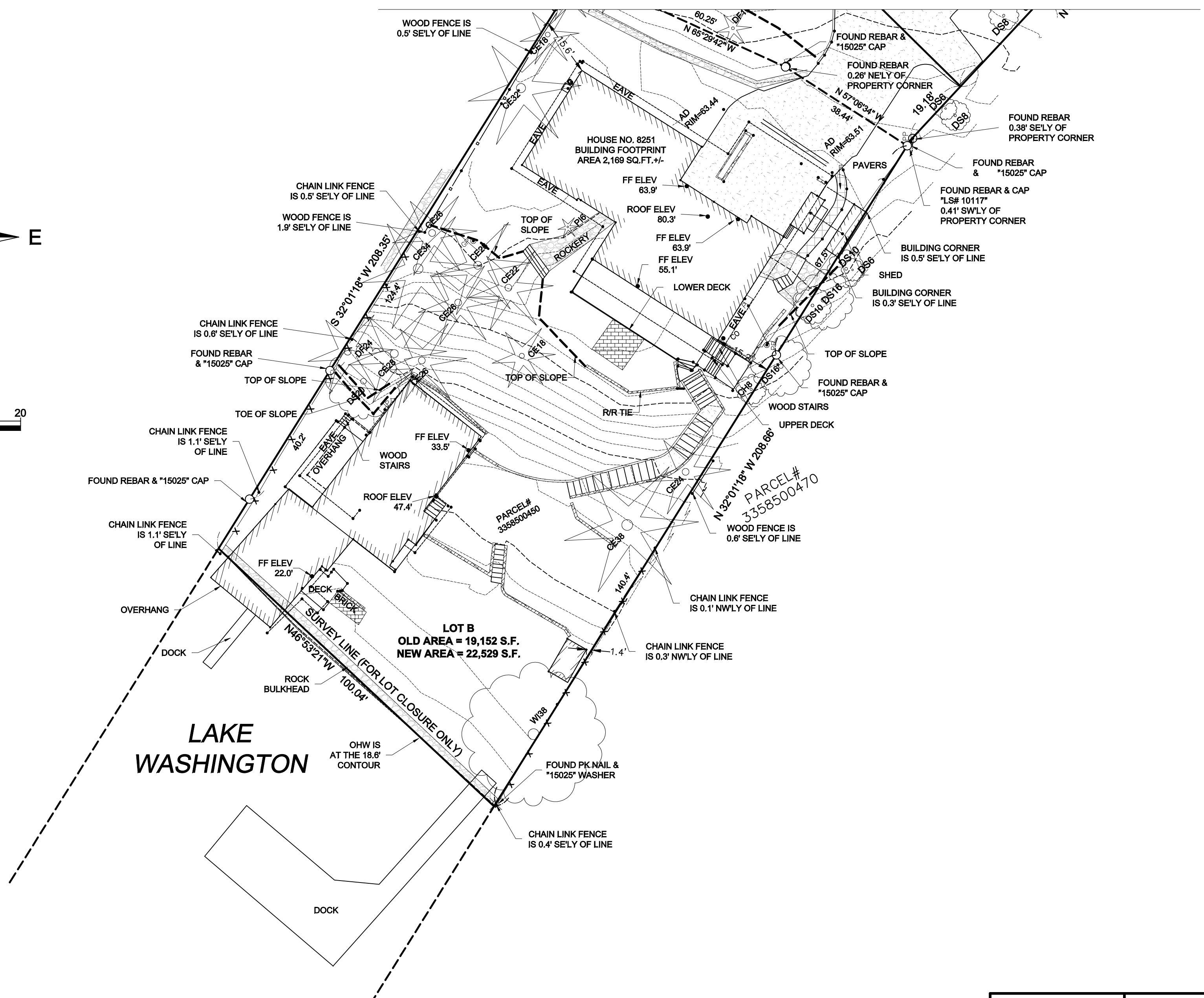
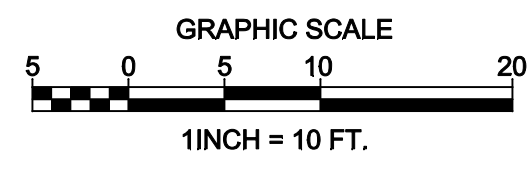
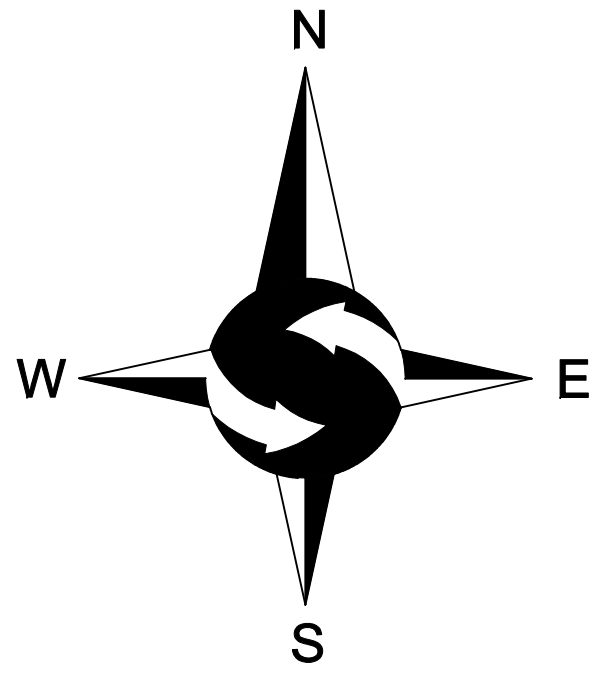
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LVDI REAL INVESTMENT CO., LLC & TINGYI XU

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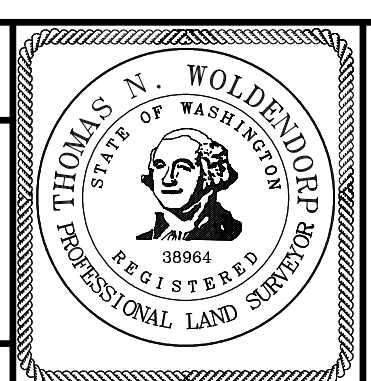
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PROJECT#: 21-309 SHEET: 4 OF 4

NE 1/4, SEC 36, TWP 24N, RNG 4E, W.M.

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