

LOT LINE CONSOLIDATION
 LLC NO. SUB19-004
 CITY OF MERCER ISLAND, WASHINGTON

DEDICATION

WE, THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LOT LINE CONSOLIDATION THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THAT THIS LOT LINE CONSOLIDATION TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID LOT LINE CONSOLIDATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS. IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

XING HUA GROUP LTD., A WASHINGTON CORPORATION

BY: TINA LU DATE
 ITS: SECRETARY/TREASURER

STATE OF WASHINGTON)
) SS
 COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TINA LU IS THE PERSON THAT APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT AS THE SECRETARY/TREASURER OF XING HUA GROUP LTD., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

PRINT NAME: _____
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT _____
 COMMISSION EXPIRES _____

APPROVALS
 DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____

ASSESSOR _____ DEPUTY ASSESSOR _____

TAX PARCEL NO's.: 531510-1326 & 531510-1316

APPROVALS
 CITY OF MERCER ISLAND

REVIEWED AND APPROVED THIS ____ DAY OF _____, 20____

CODE OFFICIAL _____

APPROVALS
 CITY OF MERCER ISLAND

REVIEWED AND APPROVED THIS ____ DAY OF _____, 20____

CITY ENGINEER _____

RECORDING NO. _____ VOL./PG. _____

EXISTING LEGAL DESCRIPTIONS:

PARCEL 1
 PARCEL 1 OF MERCER ISLAND SHORT PLAT NUMBER 77-9-040, RECORDED OCTOBER 25, 1977 UNDER RECORDING NUMBER 7710250620, IN KING COUNTY, WASHINGTON.

PARCEL 2
 PARCEL 2 OF MERCER ISLAND SHORT PLAT NUMBER 77-9-040, RECORDED OCTOBER 25, 1977 UNDER RECORDING NUMBER 7710250620, IN KING COUNTY, WASHINGTON.

NEW LEGAL DESCRIPTION:

LOT A
 PARCELS 1 AND 2 OF MERCER ISLAND SHORT PLAT NUMBER 77-9-040, RECORDED OCTOBER 25, 1977 UNDER RECORDING NUMBER 7710250620, IN KING COUNTY, WASHINGTON.

NOTES:

HORIZONTAL DATUM:
 NAD 83/91

BASIS OF POSITION:
 FOUND MONUMENT IN CASE AT THE INTERSECTION OF THE CENTERLINES OF RIGHT-OF-WAY OF SE 29TH STREET AND 78TH AVENUE SE. SAID MONUMENT IS A 1.5 INCH BRASS DISC, WITH A PUNCH MARK, IN A CONCRETE POST, 0.9 FEET BELOW GRADE, VISITED IN SEPTEMBER, 2013.

BASIS OF BEARING:
 CENTERLINE OF RIGHT-OF-WAY OF SE 29TH STREET BETWEEN THE ABOVE REFERENCED BASIS OF POSITION MONUMENT AND A FOUND MONUMENT IN CASE LOCATED AT THE INTERSECTION OF THE CENTERLINES OF RIGHT-OF-WAY OF SE 29TH STREET AND 77TH AVENUE SE.
 BEARING = NORTH 88°30'53" WEST

BOUNDARY:
REFERENCES:
 -MERCER ISLAND SHORT PLAT NO. 77-9-040 PER KING COUNTY RECORDING NO. 7710250620.
 -PLAT OF MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON.
 -CITY OF MERCER ISLAND SURVEY CONTROL MONUMENTS 9110, 8659, 9005 AND 7988 ESTABLISHED IN APRIL, 2002 AND POSTED IN THE WGS SURVEY DATA WAREHOUSE.

FIELDWORK:
 ORIGINAL BOUNDARY CONTROL AND TOPOGRAPHIC SURVEY FOR THIS SITE DONE IN SEPTEMBER, 2013 WITH ADDITIONAL FIELDWORK DONE IN NOVEMBER, 2018. FIELDWORK WAS PERFORMED WITH A LEICA TCR 1203 TOTAL STATION, SERIAL NUMBER 228553, MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100. SURVEY PRECISION MEETS OR EXCEEDS GUIDELINES AS DEFINED BY WASHINGTON STATE STANDARDS AS SHOWN UNDER WAC-332-130-090.

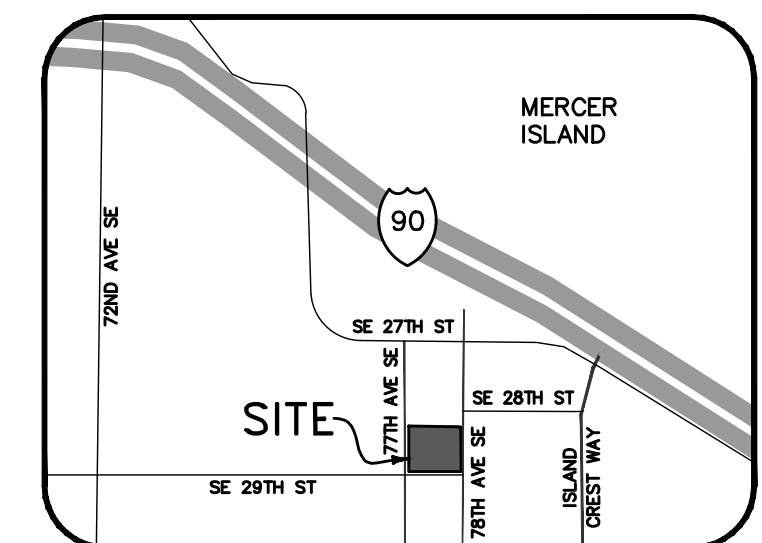
ENVIRONMENTALLY CRITICAL AREAS:
 ACCORDING TO KING COUNTY (PER '1-MAP') THERE IS A SLIVER OF LAND APPROXIMATELY 1,700 SQUARE FEET IN SIZE ALONG THE WEST BOUNDARY, ADJACENT TO 77TH AVENUE SE, THAT IS SHOWN AS BEING IN AN EROSION HAZARD ZONE. VIRTUALLY THE ENTIRETY OF THIS AREA LIES WITHIN THE FOOTPRINT OF A BUILDING AND IS SURROUNDED BY PAVED STREET, SIDEWALK AND DRIVEWAY AREAS.

EASEMENTS:
 EASEMENTS SHOWN HEREON ARE FROM TITLE REPORTS ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS FOLLOWS:
 -PARCEL 1
 REPORT NO. WA-FBCM-IMP-27WAG14-1-18-20377917 DATED 12/12/18.
 -PARCEL 2
 REPORT NO. WA-FBCM-IMP-27WAG14-1-18-20377916 DATED 12/14/18.
 EASEMENTS CREATED OR RESCINDED AFTER THESE DATES ARE NOT SHOWN OR NOTED HEREON.

DESIGNATED BUILDING PAD:
 THIS SITE HAS NO MINIMUM SETBACKS, THEREFORE THE DESIGNATED BUILDING PAD IS THE ENTIRE SITE.

APPROVAL NOTE:

THIS LOT LINE REVISION REQUEST QUALIFIES FOR EXEMPTION UNDER RCW 58.17.040. IT DOES NOT GUARANTEE 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.



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____ 20__ AT _____ M IN BOOK _____ OF SURVEYS, AT PAGE _____ AT THE REQUEST OF BUSH, ROED & HITCHINGS, 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 _____ XING HUA GROUP LTD

IN _____ 2020.

 42673

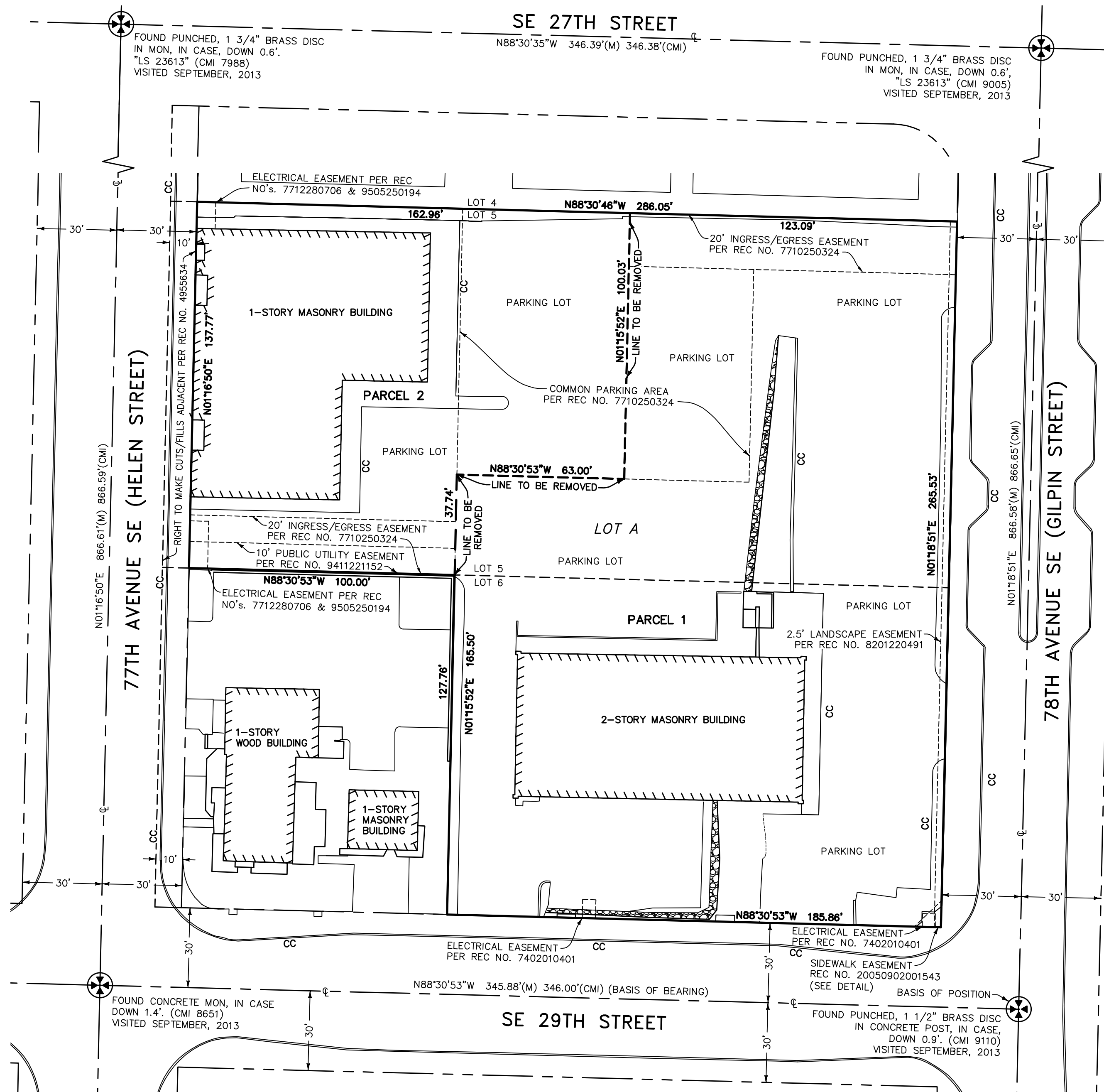
BUSH, ROED & HITCHINGS, INC.
 LAND SURVEYORS & CIVIL ENGINEERS

 2009 MINOR AVE. EAST (206) 323-4144
 SEATTLE, WASHINGTON 1-800-935-0508
 98102-3513 FAX# (206) 323-7135

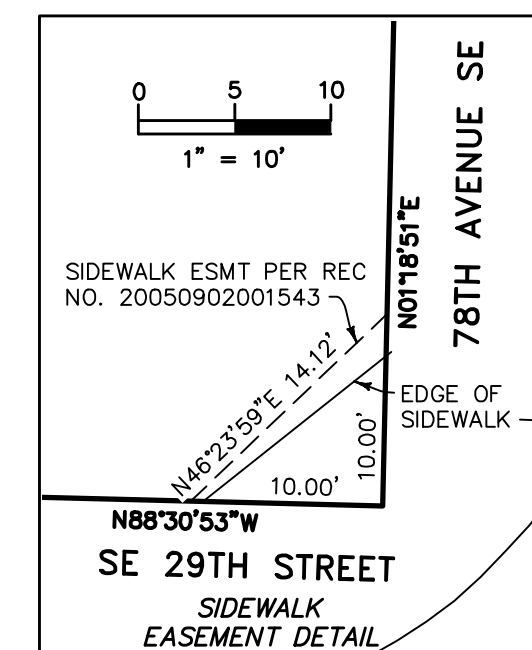


SW 1/4, NE 1/4,
 SEC 12, TWP 24 N, RGE 4 E, W.M.

DWN. BY: LMK	SCALE: NA
CHK. BY: DAB	JOB NO.: 2013130.08
DATE: 2/05/20	SHEET 1 OF 2



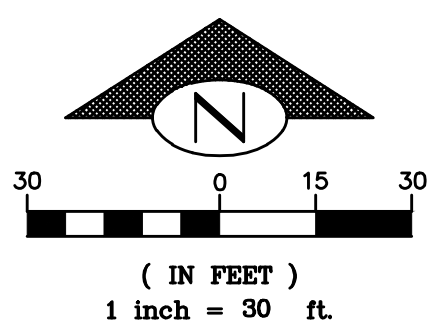
EASEMENTS				
TYPE	RECORDING NO.	PUBLIC/PRIVATE	GRANTOR	GRANTEE
ELECTRICAL	7402010401	PRIVATE	GARFIELD A. ALM & KATHLEEN H. ALM	PUGET SOUND POWER & LIGHT COMPANY
PARKING, INGRESS & EGRESS	7710250324	SEMI-PRIVATE	PIZZA HUT OF SPOKANE & GARFIELD ALM AND KATHLEEN ALM, RECIPROCAL	
LANDSCAPE	8201220491	PUBLIC	GARFIELD A. ALM	CITY OF MERCER ISLAND
ELECTRICAL	7712280706 9505250194	PRIVATE	PIZZA HUT OF SPOKANE	PUGET SOUND POWER & LIGHT COMPANY
UTILITIES	9411221152	PUBLIC	2800 ASSOCIATES	CITY OF MERCER ISLAND
SIDEWALK	20050902001543 9411221154 (9411221154 HAS A BAD LEGAL DESCRIPTION)	PUBLIC	DAVID E. KING & JUDITH M. KING	CITY OF MERCER ISLAND



LEGEND

- BUILDING LINE
- ⊕ CENTERLINE
- (CMI) CITY OF MERCER ISLAND
- CC CONCRETE CURB
- (M) MEASURED
- ⊗ MONUMENT IN CASE
- REC RECORDING
- ⚡ ROCKERY

AREA TABLE		
PARCEL/LOT	SQUARE FEET	ACRES
EXISTING PARCEL 1	43,079	0.9890
EXISTING PARCEL 2	20,076	0.4609
LOT A (NEW)	63,155	1.4499



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 98102-3513 FAX# (206) 323-7135



SW 1/4, NE 1/4,
 SEC 12, TWP 24 N, RGE 4 E, W.M.

DWN. BY: LMK	SCALE: 1"=30'
CHK. BY: DAB	JOB NO.: 2013130.08
DATE: 2/05/20	SHEET 2 OF 2