



June 2, 2023

City of Mercer Island  
Community Planning & Development  
Attn.: Andrew Leon

Re.: SUB22-001 Lot Consolidation Application, Response to comments

Mr. Leon,

This letter is in response to a comment letter dated January 18, 2023 and accompanies our re-submittal of Lot Consolidation Application on behalf of our client Xing Hua.

The following comments are addressed as such:

- General:
  1. Please update the permit number on the development plan set from SUB19-004 to SUB22-001.
    - *Plan set was updated from SUB 19-004 to SUB22-001*
- Planning:
  2. The title reports provided for the lots to be consolidated are dated from December 2018. Please submit updated title reports for both lots that are dated within 30 days of the next submittal.
    - *Current title report was requested and is being submitted via the Permit Submittal Portal*
  3. Please provide lot closure calculations prepared by a professional land surveyor.
    - *Lot Closure calculation by PLS is also being submitted via the Permit Submittal Portal*
- Civil Engineering:
  4. Please provide a plat map showing only the new lot lines, right-of-way bearings and distances, easements with limits, recording numbers, etc.
    - *An additional sheet was created showing only new lot lines, easements and right of way lines.*

5. Please clarify whether the common parking area, as recorded under recording number 7710250324, will be extinguished.

- *Regarding easement rec. no.: 7710250324 for common parking area previously shown and in old title report, this easement has been terminated, Rec. No.: 20230321000044 (also being submitted via the Permit Submittal Portal)*

6. Please clarify if any easements are proposed to be extinguished as a part of this lot line consolidation.

- *BRH is not aware of any other easements being proposed or to be extinguished, therefore there is not such indication on the Lot Line Consolidation plan being submitted via the Permit Submittal Portal*

Documents included for review and submitted via the Permit Submittal Portal:

- LOT CONSOLIDATION - PLAN.pdf
- LOT CLOSURE CALCULATIONS.pdf
- LETTER OF RESPONSE.pdf
- TERMINATION OF PARKING EASEMENT RECORDING.pdf
- TITLE REPORT.PDF

Please feel free to contact me or Dakin Bell, PLS at our office if you have any questions.

Thank you very much,

Sincerely

Hana Campau

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