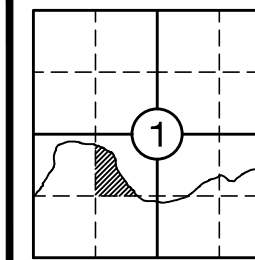




CITY OF MERCER ISLAND

LOT LINE REVISION NO. SUB21-_____



RECORDING NO.

VOLUME / PAGE

PORTION OF

NE 1/4, SW 1/4 (GOV'T LOT 4) OF SECTION 1 TOWNSHIP 24 N, RANGE 4 E, W.M.

DECLARATION

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

BY: CINDY MASIN

BY: ROBERT A. MASIN

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS DAY PERSONALLY APPEARED BEFORE ME CINDY MASIN, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THISDAY OF, 20.....

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES:

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS DAY PERSONALLY APPEARED BEFORE ME ROBERT A. MASIN, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THISDAY OF, 20.....

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES:

LEGAL DESCRIPTION

THAT PORTION OF LOT 4, BLOCK 1, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4;

THENCE NORTH 48°48'00" EAST ALONG THE SOUTHEASTERLY LINE 178.35 FEET TO AN IRON PIPE;

THENCE NORTH 41°12'00" WEST 80 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 4;

THENCE SOUTH 48°48'00" WEST ALONG SAID NORTHWESTERLY LINE 157.25 FEET, MORE OR LESS, TO THE EAST MARGIN OF MERCER WAY AS NOW LOCATED;

THENCE SOUTHERLY ALONG SAID MARGIN TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR NORTH MERCER WAY BY DEED RECORDED UNDER RECORDING NUMBER 934413.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

RECORD MATTERS

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NUMBER 611311029, DATED APRIL 11, 2022. IN PREPARING THIS MAP, HUGH G. GOLDSMITH AND ASSOCIATES, INC. CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS HUGH G. GOLDSMITH AND ASSOCIATES, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT. HUGH G. GOLDSMITH AND ASSOCIATES, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE HUGH G. GOLDSMITH AND ASSOCIATES, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

SPECIAL EXCEPTIONS:

1. 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 MCGILVRA'S ISLAND ADDITION, RECORDED IN VOLUME 16 OF PLATS, PAGE 58:

RECORDING NO: 520803

SURVEYOR'S NOTE: PERTINENT BOUNDARY INFORMATION IS SHOWN HEREON (SEE THE SURVEY CONTROL SKETCH ON SHEET 2 OF 3). THERE WERE NO EASEMENTS PERTINENT TO THE SUBJECT PROPERTY SHOWN WITHIN THE REFERENCED PLAT DOCUMENT.

2. 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 SURVEY:

RECORDING NO: 9209299011

SURVEYOR'S NOTE: SURVEY PER REFERENCED RECORDING NUMBER DEPICTS A SURVEY OF THE OCCUPATION ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY IN SEPTEMBER OF 1992. SHEET 3 OF THIS LOT LINE REVISION DEPICTS CURRENT OCCUPATION OF SAID SOUTH LINE.

3. 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 SURVEY:

RECORDING NO: 20111027900002

SURVEYOR'S NOTE: SURVEY PER REFERENCED RECORDING NUMBER DEPICTS AN AQUATIC LEASE AGREEMENT WHICH DESCRIBES A SEWER LINE LOCATED APPROXIMATELY 1,000 FEET WEST OF THE SUBJECT PROPERTY.

EXCEPTIONS 4 THROUGH 7 ARE EITHER FISCAL IN NATURE OR PERTAIN TO THE TITLE POLICY.

SURVEY NOTES

1. HORIZONTAL DATUM: NAD 83/91 PER CITY OF MERCER ISLAND SHORT PLAT NO. SUB 13-008 RECORDED IN VOLUME 348 OF SURVEYS, PAGES 11 THROUGH 13, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

2. BASIS OF POSITION: THE MONUMENTED INTERSECTION OF 72ND AVENUE SE AND NORTH MERCER WAY. THE MONUMENT IS A FOUND 2 INCH DIAMETER BRASS DISC AND 'X'. 0.2 FEET BELOW GRADE OF THE ROAD. THE MONUMENT IS 0.05 FEET NORTHEASTERLY OF THE CENTERLINE OF NORTH MERCER WAY.

3. BASIS OF BEARINGS: HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND A MONUMENT ALONG N MERCER WAY TO BE S 39°46'23" E. THE MONUMENT IS A FOUND 2 INCH DIAMETER BRASS DISC WITH PIN, IN CASE, 0.6 FEET BELOW GRADE OF THE ROAD. SAID POINT IS A POINT OF CURVATURE MONUMENT 0.87 FEET SOUTHWESTERLY OF THE CENTERLINE AND OPPOSITE DRIVEWAY NUMBER 7436.

4. THE FOLLOWING INFORMATION WAS REFERENCED IN PREPARING THIS SURVEY:

A) MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON.

B) RECORD OF SURVEY RECORDED IN VOLUME 412 OF SURVEYS, PAGE 159, RECORDS OF KING COUNTY, WASHINGTON. (R1)

C) RECORD OF SURVEY RECORDED IN VOLUME 255 OF SURVEYS, PAGES 253 THROUGH 254, RECORDS OF KING COUNTY, WASHINGTON. (R2)

D) RECORD OF SURVEY RECORDED IN VOLUME 35 OF SURVEYS, PAGE 14, RECORDS OF KING COUNTY, WASHINGTON.

E) CITY OF MERCER ISLAND SHORT PLAT NO. SUB 13-008 RECORDED IN VOLUME 348 OF SURVEYS, PAGES 11 THROUGH 13, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON. (SP)

F) KING COUNTY QUARTER SECTION MAP FOR THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 24N, RANGE 4E, W.M.

5. BLOCK 1 OF MCGILVRA'S ISLAND ADDITION DOES NOT CLOSE, HOWEVER, BLOCK 2 DOES CLOSE AND WAS BUILT OFF OF RECORD OF SURVEY RECORDED IN VOLUME 255 OF SURVEYS NOTED ABOVE. BLOCK 1 WAS CALCULATED BY HOLDING THE SOUTHEASTERLY LINE OF 74TH AVENUE SE AND OFFSETTING 40 FEET NORTHWESTERLY TO DETERMINE THE NORTHWESTERLY RIGHT OF WAY. PLAT DISTANCES WERE HELD ALONG THE NORTH MERCER WAY RIGHT OF WAY TO DETERMINE THE LOTS.

6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. ALL DISTANCES ARE IN U.S. SURVEY FEET.

7. THE TOTAL SUBJECT PROPERTY CONTAINS 14,066 SQUARE FEET, MORE OR LESS WHEREIN:

TAX PARCEL NO. 5315100025 = 7,491.2 SQUARE FEET, MORE OR LESS
TAX PARCEL NO. 5315100026 = 6,574.4 SQUARE FEET, MORE OR LESS

8. UNDERLYING PARCELS OF THE SUBJECT PROPERTY ARE SHOWN BASED ON ABBREVIATED DESCRIPTION BY THE KING COUNTY ASSESSOR.

9. TRAVERSING AND DATA COLLECTION WERE PERFORMED USING ONE OR MORE OF THE FOLLOWING INSTRUMENTS: A 3-SECOND GT-503 TOPCON TOTAL STATION, A 3-SECOND PS-103A TOPCON TOTAL STATION, A 5-SECOND GPT-3005W TOPCON TOTAL STATION.

ADDITIONAL FIELD WORK WAS PERFORMED USING TOPCON HIPER HR AND/OR HEMISPHERE S321 GNSS POSITIONING SYSTEMS, THE WASHINGTON STATE REFERENCE NETWORK, AND/OR THE NATIONAL GEODETIC SURVEYS ONLINE POSITIONING USER SERVICE (OPUS).

ALL FIELD WORK WAS PERFORMED, AND EQUIPMENT MAINTAINED, IN COMPLIANCE WITH WAC 332-130.

10. MONUMENTS SHOWN AS FOUND WERE FIELD VISITED ON APRIL 14, 2021. PLANIMETRIC INFORMATION SHOWN HEREON WAS OBTAINED ON APRIL 14 AND 15, 2021.

LOT LINE REVISION NOTE

THE KING COUNTY ASSESSOR CURRENTLY HAS THE SUBJECT PROPERTY DIVIDED AS TWO TAX LOTS. HOWEVER, TITLE DESCRIBES THE LOT AS A SINGLE LOT. THE PURPOSE OF THIS REVISION IS TO PROVIDE UNIFORMITY BY CONSOLIDATING THE TWO TAX LOTS INTO A SINGLE LOT IN ALIGNMENT WITH THE CURRENT LEGAL DESCRIPTION PER TITLE REFERENCE.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF, 20 AT

.....M IN BOOKOF..... AT PAGE

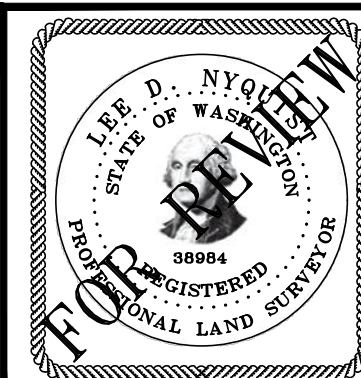
AT THE REQUEST OF HUGH G. GOLDSMITH & ASSOCIATES, INC

COUNTY AUDITOR

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 ROBERT & CINDY MASIN IN APRIL OF 2022.

LEE D. NYQUIST, PLS 38984



GOLDSMITH
LAND DEVELOPMENT SERVICES
11400 SE 8th St, Suite 450, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 www.goldsmithengineering.com

MASIN

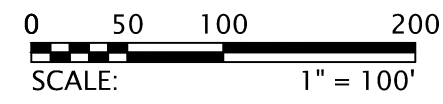
LOT LINE REVISION NO. SUB21-_____

DRAWN BY EMALM	DATE 4/14/2022	JOB NO. 21064
CHECKED BY LNYQUIST	SCALE N/A	SHEET 1 OF 3

SURVEY CONTROL

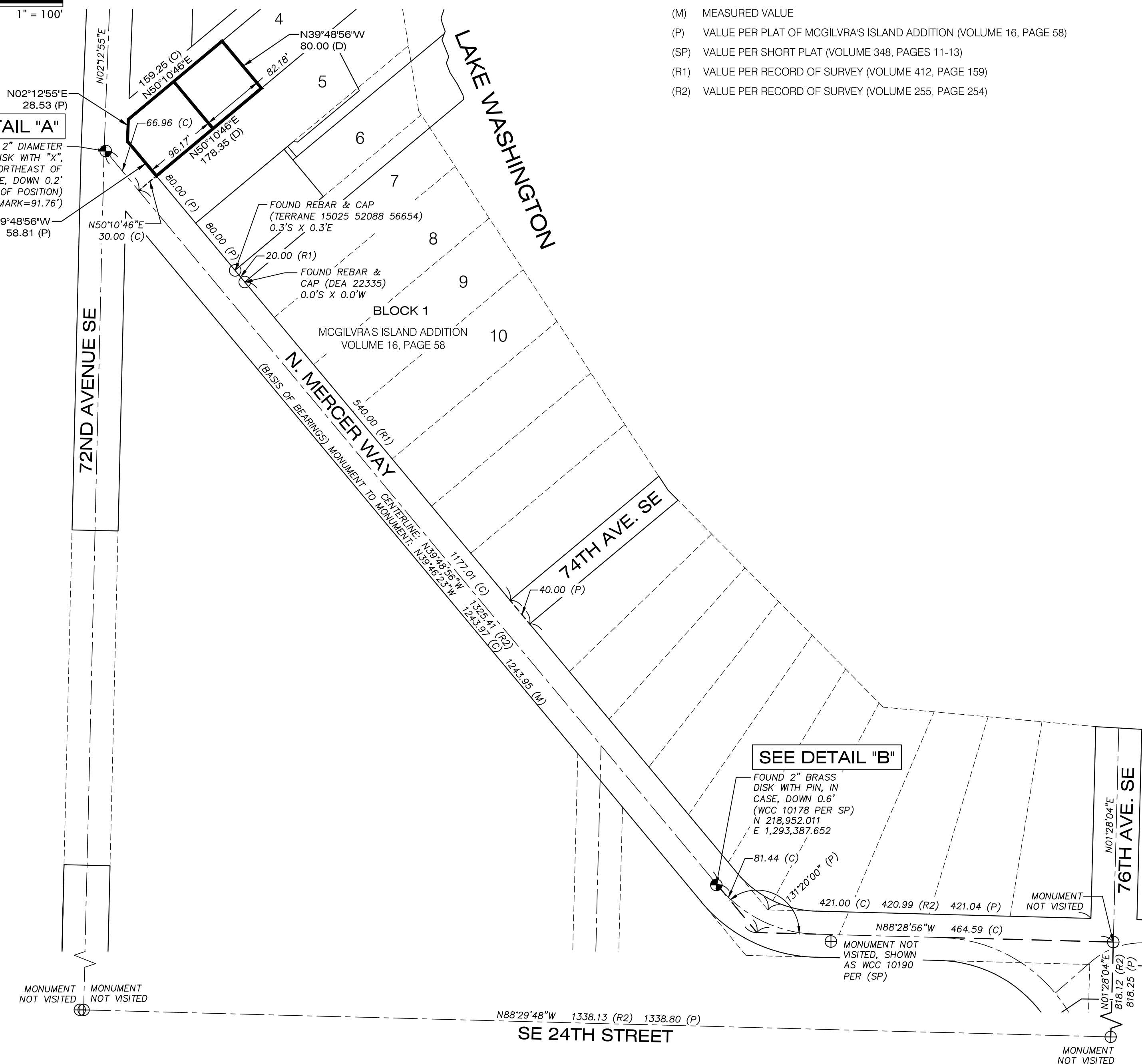
RECORDING NO.

VOLUME / PAGE

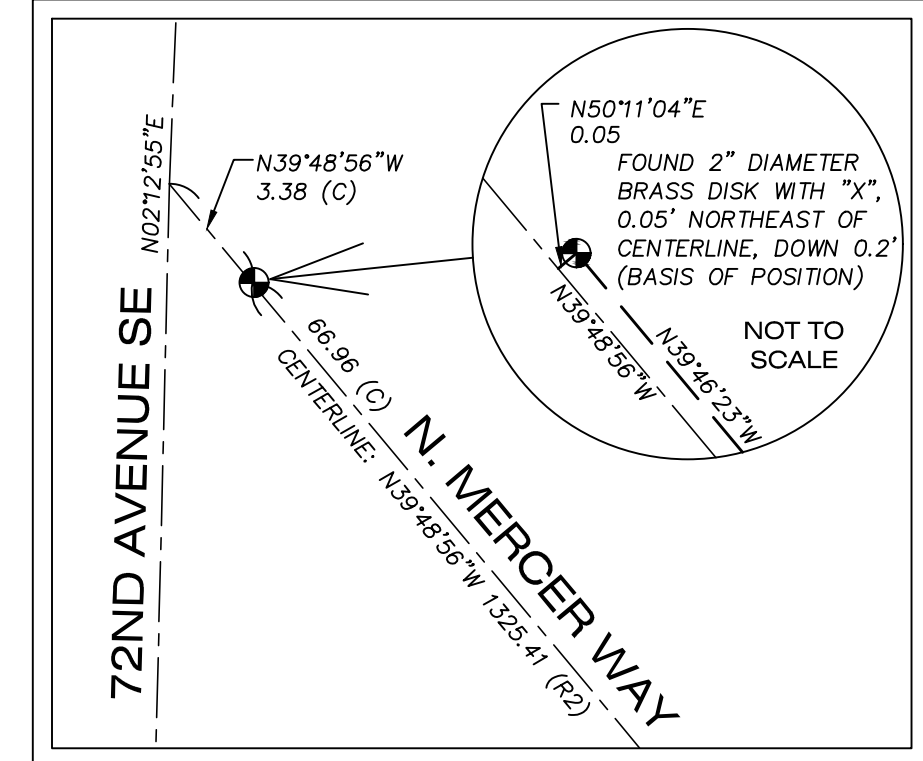


SEE DETAIL "A"

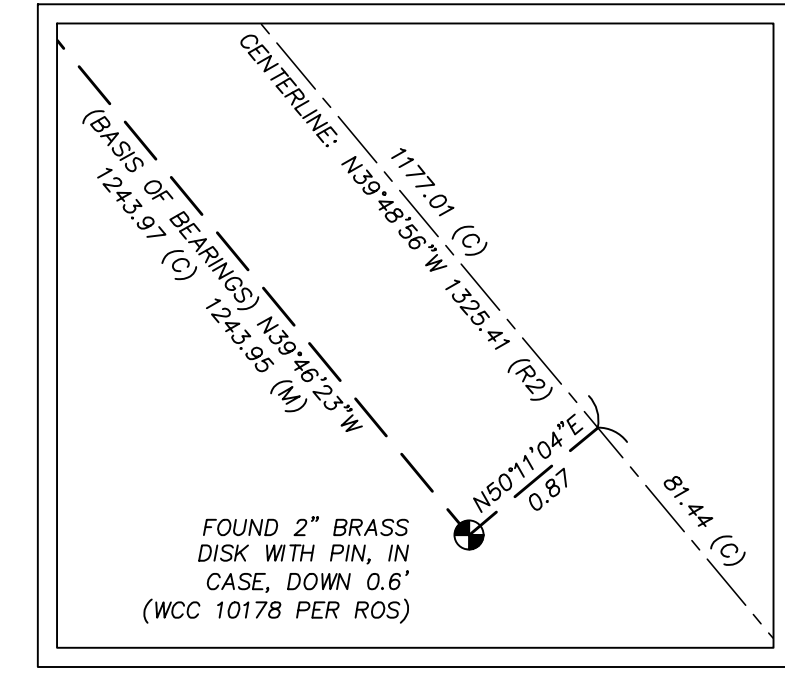
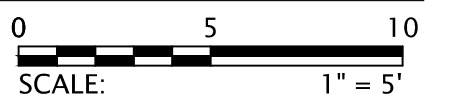
FOUND 2" DIAMETER BRASS DISK WITH "X", 0.05' NORTHEAST OF CENTERLINE, DOWN 0.2' (BASIS OF POSITION) (MASTER BENCHMARK=91.76')



- (C) CALCULATED VALUE
- (M) MEASURED VALUE
- (P) VALUE PER PLAT OF MCGILVRA'S ISLAND ADDITION (VOLUME 16, PAGE 58)
- (SP) VALUE PER SHORT PLAT (VOLUME 348, PAGES 11-13)
- (R1) VALUE PER RECORD OF SURVEY (VOLUME 412, PAGE 159)
- (R2) VALUE PER RECORD OF SURVEY (VOLUME 255, PAGE 254)



DETAIL "A"



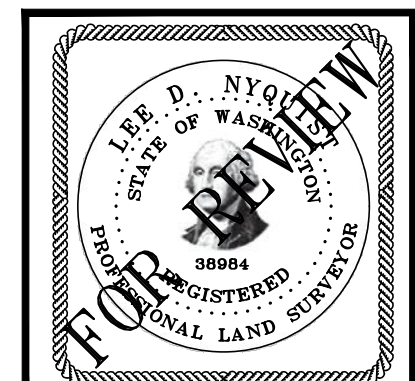
DETAIL "B"



SEE DETAIL "B"

FOUND 2" BRASS DISK WITH PIN, IN CASE, DOWN 0.6' (WCC 10178 PER SP) N 218,952.011 E 1,293,387.652

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G

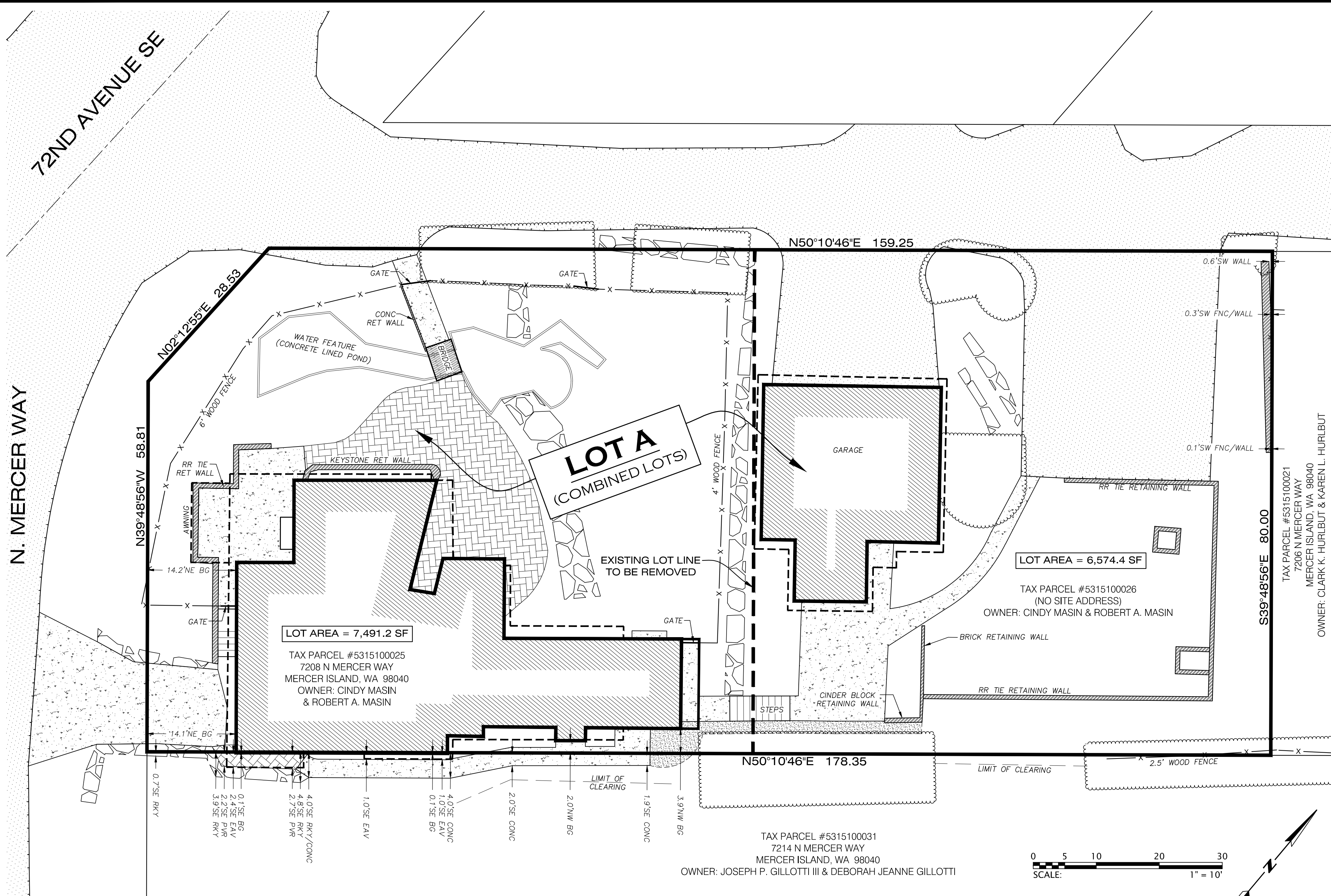
GOLDSMITH

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11400 SE 8th St, Suite 450, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
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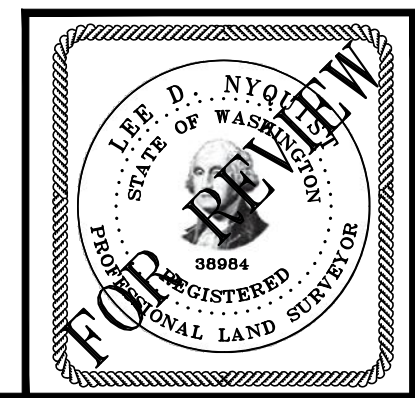
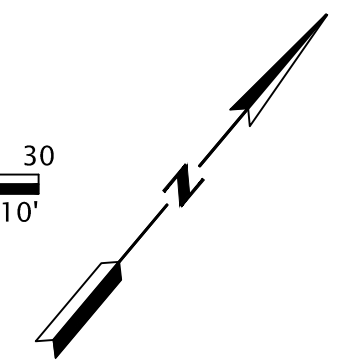
MASIN		
LOT LINE REVISION NO. SUB21-_____		
DRAWN BY EMALM	DATE 4/14/2022	JOB NO. 21064
CHECKED BY LNYQUIST	SCALE AS NOTED	SHEET 2 OF 3

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LEGEND

BG	BUILDING	- x - x -	FENCE LINE	[Stippled Pattern]	LANDSCAPING ROCKS
CONC	CONCRETE	[Hatched Pattern]	WALL	[Brick Pattern]	BRICK / PAVERS
EAV	EAVE OF ROOF LINE	[Thick Solid Line]	BUILDING	[Rockery Pattern]	ROCKERY
FNC	FENCE	[Thin Solid Line]	CONCRETE	[Dotted Pattern]	ASPHALT / PAVEMENT
RET WALL	RETAINING WALL	[Dashed Line]	HEDGE		
RR TIE	RAILROAD TIE				



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MASIN		
LOT LINE REVISION NO. SUB21-_____		
DRAWN BY EMALM	DATE 4/14/2022	JOB NO. 21064
CHECKED BY LNYQUIST	SCALE 1" = 10'	SHEET 3 OF 3