



**CITY OF MERCER ISLAND  
WASHINGTON**

**LOT LINE REVISION  
NO. SUB22-004**

**SURVEYOR'S NOTES:**

- ① PER SCHEDULE B - OF ASSOCIATED TITLE REPORT
- ② EXISTING LEGAL DESCRIPTION FOR PARCEL B APPEARS TO CONTAIN AN ERROR. IN ORDER FOR THE LEGAL TO EQUAL PARCEL C OF MERCER ISLAND SHORT PLAT (MI-77-8-033) THE FOLLOWING LINE NEEDS TO BE ADDED:  
"AND EXCEPT THE SOUTHEASTERLY 56 FEET OF SAID LOT 2"  
THIS WAS ADDED TO THE NEW LEGAL DESCRIPTION

**PARCEL A**

**EXISTING LEGAL DESCRIPTION (TPN 362350-0361)**

(PER TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 0175254-16, DATED APRIL 6, 2020 AND BY FIRST AMERICAN TITLE COMPANY, PROPERTY INFORMATION REPORT ORDER NO. 8758730, DATED 7/30/2020)

(VESTED IN FRANK AIKENS CLOSE & TERRI LATCHEM CLOSE, HUSBAND AND WIFE)

LOT 9, BLOCK B, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON:

EXCEPT THE NORTHEASTERLY 240.00 FEET THEREOF;

TOGETHER WITH THAT PORTION OF VACATED FREEMAN AVENUE ADJOINING, AS WOULD ATTACH BY OPERATION OF LAW, VACATED BY CITY OF MERCER ISLAND ORDINANCE NO. 17-16, RECORDED UNDER RECORDING NO. 20170816000571;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AND ABUTTING THEREON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

**PARCEL B**

**EXISTING LEGAL DESCRIPTION (TPN 362350-0367)**

(PER TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, SEPTEMBER 11, 2019 ORDER NO. 8758732, AMENDED BY LITIGATION GUARANTEE AMENDMENT ENDORSEMENT 8758732 DATED 7/01/2020 AND AMENDED/UPDATED BY LITIGATION GUARANTEE AMENDMENT ENDORSEMENT 8758732 DATED 7/22/2020)

(VESTED IN JUDIE A. WISCHMAN A SINGLE PERSON, AS AN UNDIVIDED 22% INTEREST & JUDIE ANN WISCHMAN, TRUSTEE OF THE CHARLES L. WISCHMAN MARITAL TRUST EUW DATED JANUARY 28, 2005, AS TO AN UNDIVIDED 78% INTEREST)

LOTS 1 AND 2, BLOCK "C", REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING THERETO AND ABUTTING THEREON;

EXCEPT THE NORTHEASTERLY 296.50 FEET OF SAID LOT 1, AND EXCEPT THE NORTHEASTERLY 300 FEET OF SAID LOT 2.

(ALSO KNOWN AS PARCEL C OF CITY OF MERCER ISLAND SHORT PLAT NO. MI-77-8-033, KING COUNTY RECORDING NO. 7709280725)

- ① TOGETHER WITH THAT PORTION OF VACATED FREEMAN AVENUE ADJOINING, AS WOULD ATTACH BY OPERATION OF LAW, VACATED BY CITY OF MERCER ISLAND ORDINANCE NO. 17-16, RECORDED UNDER RECORDING NO. 20170816000571.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

**PARCEL C**

**EXISTING LEGAL DESCRIPTION (TPN 362350-0366)**

(PER TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, SEPTEMBER 13, 2019 ORDER NO. 8759114 AND AMENDED/UPDATED BY LITIGATION GUARANTEE AMENDMENT ENDORSEMENT 8759114 DATED JULY 22, 2020)

(VESTED IN JUDIE A. WISCHMAN A SINGLE PERSON)

THE SOUTHWESTERLY 146.50 FEET OF THE NORTHEASTERLY 296.50 FEET OF LOT 1 AND THE SOUTHWESTERLY 150 FEET OF THE NORTHEASTERLY 300 FEET OF LOT 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS LYING 5 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1 WHICH IS SOUTH 47°51'00" WEST 26.00 FEET FROM THE MOST NORTHERLY CORNER THEREOF;  
THENCE SOUTH 00°21'00" WEST 180.67 FEET TO A POINT WHICH IS SOUTH 47°51'00" WEST 150.00 FEET AND SOUTH 42°09'00" EAST 21.26 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 2 AND THE TERMINUS OF SAID CENTER LINE;

AND TOGETHER WITH AN EASEMENT FOR ACCESS TO LAKE WASHINGTON OVER THE NORTHWESTERLY 10.00 FEET OF SAID LOT 1 AND SECOND CLASS SHORELANDS ADJOINING;

- ① EXCEPT THE NORTHEASTERLY 296.50 FEET OF SAID LOT 1.

TOGETHER WITH THAT PORTION OF VACATED FREEMAN AVENUE ADJOINING, AS WOULD ATTACH BY OPERATION OF LAW, VACATED BY CITY OF MERCER ISLAND ORDINANCE NO. 17-16, RECORDED UNDER RECORDING NO. 20170816000571.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

**PARCEL A**

**NEW LEGAL DESCRIPTION (TPN 362350-0361)**

LOT 9, BLOCK B, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON:

EXCEPT THE NORTHEASTERLY 240.00 FEET THEREOF;

TOGETHER WITH THAT PORTION OF VACATED FREEMAN AVENUE, VACATED BY CITY OF MERCER ISLAND ORDINANCE NO. 17-16, RECORDED UNDER RECORDING NO. 20170816000571;

EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID VACATION;  
COMMENCING AT THE NORTHEAST CORNER OF LOT 9, BLOCK B OF THE REPLAT OF ISLAND PARK, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY WASHINGTON;  
THENCE S49°03'00"W, 250.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 9 TO THE NORTHERLY LINE OF SAID VACATED PORTION OF FREEMAN AVENUE SE;  
THENCE LEAVING SAID EASTERLY LINE, ALONG SAID NORTHERLY LINE, S40°57'00"E, 34.20 FEET TO THE TRUE POINT OF BEGINNING OF THIS EXCEPTION;  
THENCE LEAVING SAID NORTHERLY LINE, S40°57'28"W, 5.74 FEET;  
THENCE S36°27'44"W, 15.30 FEET TO A POINT OF CURVE LEFT OF A 43.00 FOOT RADIUS CURVE;  
THENCE ALONG SAID CURVE LEFT THROUGH A CENTRAL ANGLE OF 33°27'40", 25.11 FEET TO A POINT OF CURVE LEFT OF A 30.00 FOOT RADIUS CURVE;  
THENCE ALONG SAID CURVE LEFT THROUGH A CENTRAL ANGLE OF 21°51'08", 11.44 FEET TO THE EASTERLY MARGIN OF THE VACATED PORTION OF FREEMAN AVENUE SE;  
THENCE ALONG SAID EASTERLY MARGIN N49°03'00"E, 48.40 FEET TO SAID NORTHERLY LINE OF SAID VACATED PORTION OF FREEMAN AVENUE;  
THENCE ALONG SAID NORTHERLY LINE, N40°57'00"W, 25.80 FEET TO THE TRUE POINT OF BEGINNING OF SAID EXCEPTION.

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AND ABUTTING THEREON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

**PARCEL B**

**NEW LEGAL DESCRIPTION (TPN 362350-0367)**

LOTS 1 AND 2, BLOCK "C", REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING THERETO AND ABUTTING THEREON;

- ② EXCEPT THE NORTHEASTERLY 296.50 FEET OF SAID LOT 1, AND EXCEPT THE NORTHEASTERLY 300 FEET OF SAID LOT 2, AND EXCEPT THE SOUTHEASTERLY 56.00 FEET OF SAID LOT 2.

(ALSO KNOWN AS PARCEL C OF CITY OF MERCER ISLAND SHORT PLAT NO. MI-77-8-033, KING COUNTY RECORDING NO. 7709280725)

TOGETHER WITH THAT PORTION OF VACATED FREEMAN AVE VACATED BY CITY OF MERCER ISLAND ORDINANCE NO. 17-16, RECORDED UNDER RECORDING NO. 20170816000571 DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 9, BLOCK B OF THE REPLAT OF ISLAND PARK, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY WASHINGTON;  
THENCE S49°03'00"W, 250.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 9 TO THE NORTHERLY LINE OF SAID VACATED PORTION OF FREEMAN AVENUE;  
THENCE LEAVING SAID EASTERLY LINE, ALONG SAID NORTHERLY LINE, S40°57'00"E, 34.20 FEET;  
THENCE LEAVING SAID NORTHERLY LINE, S40°57'28"W, 5.74 FEET;  
THENCE S36°27'44"W, 15.30 FEET TO A POINT OF CURVE LEFT OF A 43.00 FOOT RADIUS CURVE;  
THENCE ALONG SAID CURVE LEFT, THROUGH A CENTRAL ANGLE OF 33°27'40", 25.11 FEET TO A POINT OF CURVE LEFT OF A 30.00 FOOT RADIUS CURVE;  
THENCE ALONG SAID CURVE LEFT, THROUGH A CENTRAL ANGLE OF 13°37'58", 7.14 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID CURVE LEFT, THROUGH A CENTRAL ANGLE OF 8°13'10", 4.30 FEET TO THE EASTERLY MARGIN OF SAID VACATED PORTION OF FREEMAN AVENUE;  
THENCE ALONG SAID EASTERLY MARGIN N49°03'00"E, 1.90 FEET TO THE NORTHERLY LINE OF SAID PARCEL C OF MERCER ISLAND SHORT PLAT NO. MI-77-8-033;  
THENCE ALONG THE EXTENSION OF SAID NORTHERLY LINE, N40°57'00"W, 3.86 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

**PARCEL C**

**NEW LEGAL DESCRIPTION (TPN 362350-0366)**

THE SOUTHWESTERLY 146.50 FEET OF THE NORTHEASTERLY 296.50 FEET OF LOT 1 AND THE SOUTHWESTERLY 150 FEET OF THE NORTHEASTERLY 300 FEET OF LOT 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS LYING 5 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1 WHICH IS SOUTH 47°51'00" WEST 26.00 FEET FROM THE MOST NORTHERLY CORNER THEREOF;  
THENCE SOUTH 00°21'00" WEST 180.67 FEET TO A POINT WHICH IS SOUTH 47°51'00" WEST 150.00 FEET AND SOUTH 42°09'00" EAST 21.26 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 2 AND THE TERMINUS OF SAID CENTER LINE;

AND TOGETHER WITH AN EASEMENT FOR ACCESS TO LAKE WASHINGTON OVER THE NORTHWESTERLY 10.00 FEET OF SAID LOT 1 AND SECOND CLASS SHORELANDS ADJOINING;

EXCEPT THE NORTHEASTERLY 296.50 FEET OF SAID LOT 1.

TOGETHER WITH THAT PORTION OF VACATED FREEMAN AVE VACATED BY CITY OF MERCER ISLAND ORDINANCE NO. 17-16, RECORDED UNDER RECORDING NO. 20170816000571 DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 9, BLOCK B OF THE REPLAT OF ISLAND PARK, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY WASHINGTON;  
THENCE S49°03'00"W, 250.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 9 TO THE NORTHERLY LINE OF SAID VACATED PORTION OF FREEMAN AVENUE;  
THENCE LEAVING SAID EASTERLY LINE, ALONG SAID NORTHERLY LINE, S40°57'00"E, 34.20 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE LEAVING SAID NORTHERLY LINE, S40°57'28"W, 5.74 FEET;  
THENCE S36°27'44"W, 15.30 FEET TO A POINT OF CURVE LEFT OF A 43.00 FOOT RADIUS CURVE;  
THENCE ALONG SAID CURVE LEFT, THROUGH A CENTRAL ANGLE OF 33°27'40", 25.11 FEET TO A POINT OF CURVE LEFT OF A 30.00 FOOT RADIUS CURVE;  
THENCE ALONG SAID CURVE LEFT, THROUGH A CENTRAL ANGLE OF 13°37'58", 7.14 FEET TO THE EXTENSION OF THE NORTHERLY LINE OF PARCEL C OF MERCER ISLAND SHORT PLAT NO. MI-77-8-033;  
THENCE ALONG SAID NORTHERLY LINE, S40°57'00"E, 3.86 FEET TO THE EASTERLY MARGIN OF SAID VACATED PORTION OF FREEMAN AVENUE;  
THENCE ALONG SAID EASTERLY MARGIN N49°03'00"E, 46.50 FEET TO THE NORTHERLY LINE OF SAID VACATED PORTION OF FREEMAN AVENUE;  
THENCE ALONG SAID NORTHERLY LINE, N40°57'00"W, 25.80 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

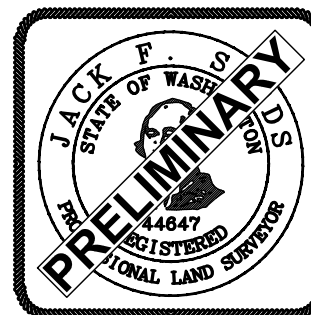
PORTION OF: SE1/4, NE1/4, SECTION 18, T.27N., R.05E., W.M.

**LOT LINE REVISION &  
RECORD OF SURVEY FOR  
FRANK CLOSE**

**AREA TABLE**

(LOT)	(OLD AREA)	(NEW AREA)
PARCEL A	30,006 SQFT	34,315 SQFT
PARCEL B	28,939 SQFT	25,136 SQFT
PARCEL C	32,510 SQFT	32,004 SQFT

NOTE: AREA CALCULATIONS ARE BASED ON THE UPLANDS AREA UP TO THE SHORE WALL



11255 Kirkland Way, Suite 300  
Kirkland, WA 98033  
p. 425.827.2014 | f. 425.827.5043  
Civil | Structural | Planning | Survey  
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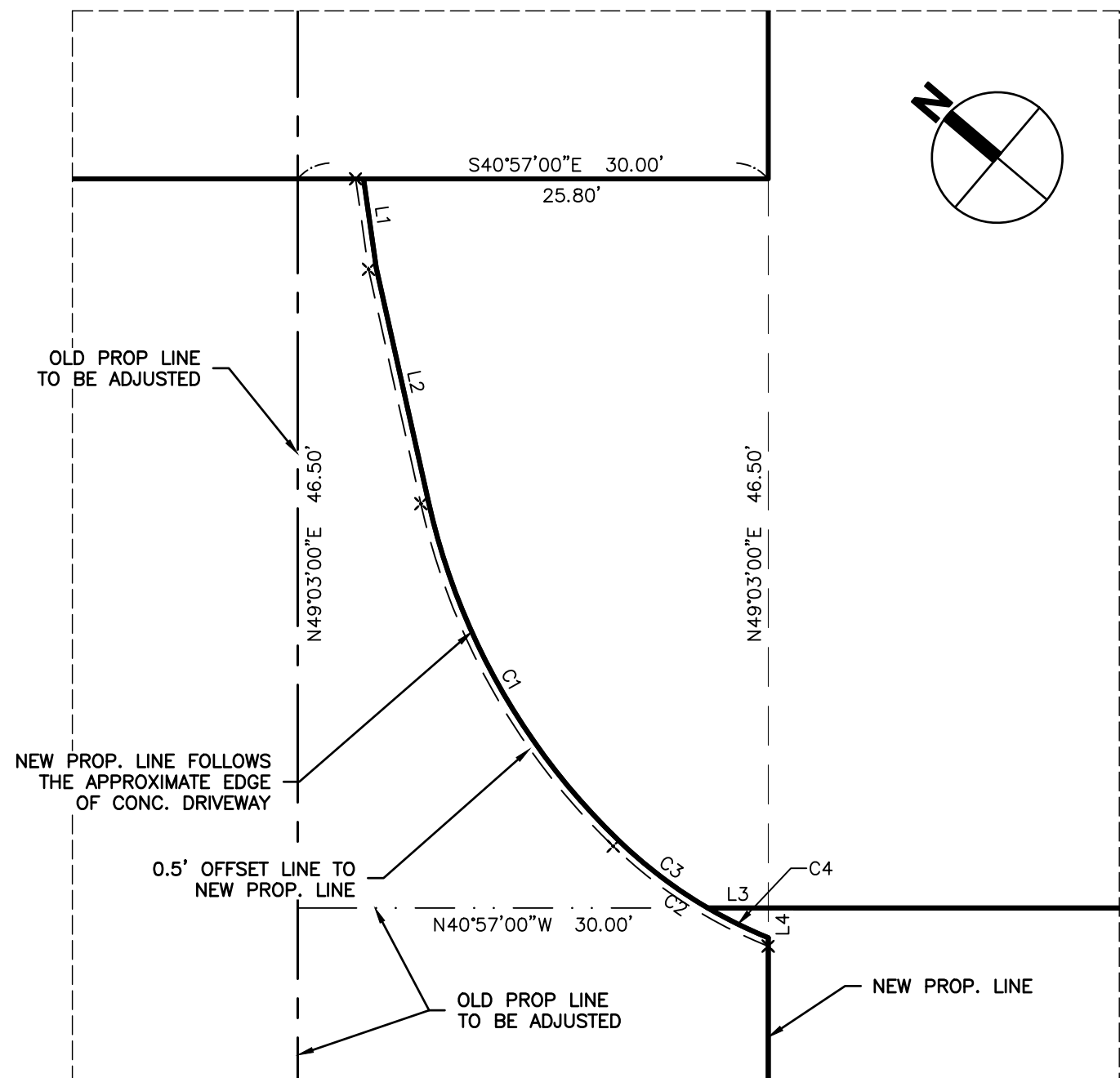
MAP CHK.	REVISIONS:
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DRAWN BY:	SCALE:	FIELD BOOK	FIELD CREW	DATE:	PROJECT NO.
JFS	-	-	BL	-	20409.13

**CITY OF MERCER ISLAND  
WASHINGTON**

**LOT LINE REVISION  
NO. SUB22-004**

**DETAIL**



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S40°57'28\"W	5.74'
L2	S36°27'44\"W	15.30'
L3	S40°57'00\"E	3.86'
L4	S49°03'00\"W	1.90'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	33°27'40\"	43.00'	25.11'
C2	21°51'08\"	30.00'	11.44'
C3	13°37'58\"	30.00'	7.14'
C4	8°13'10\"	30.00'	4.30'

**EASEMENT LIST**

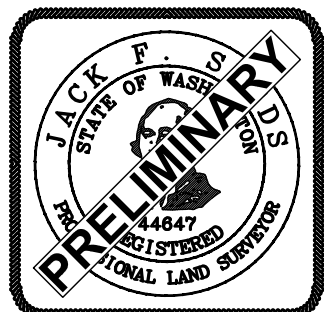
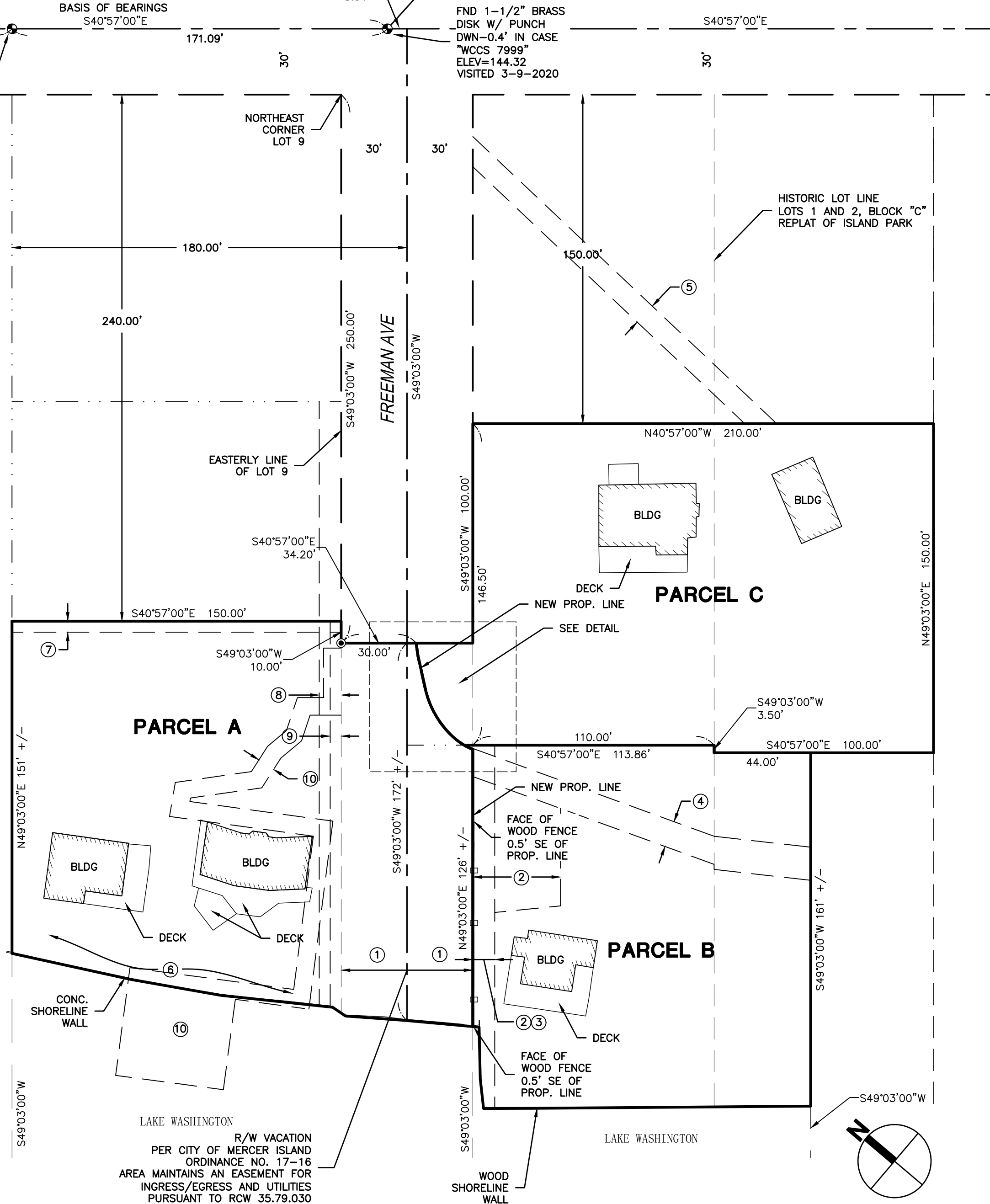
- ① RIGHT OF WAY VACATION AREA ORDINANCE No. 17-16
- ② LAKE ACCESS PER REAL ESTATE CONTRACT RECORDING NO. 7607160421
- ③ 10.00' LAKE ACCESS ESMT PER SHORT PLAT-MI 77-8-033
- ④ INGRESS/EGRESS & UTILITY ESMT PER SHORT PLAT-MI 77-8-033 AND LAKE ACCESS PER REAL ESTATE CONTRACT RECORDING NO. 7607160421
- ⑤ INGRESS/EGRESS ESMT PER SHORT PLAT-MI 77-8-033
- ⑥ SEWER ESMT RECORDING NO. 5064118
- ⑦ UTILITY ESMT RECORDING NO. 9002131369
- ⑧ SEWER ESMT RECORDING NO. 9003080279
- ⑨ ELECTRICAL ESMT RECORDING NO. 9004301417
- ⑩ ACCESS ESMT RECORDING NO. 20170718001174

NOT PLOTTABLE EASEMENTS 7205310117 & 7601190383 (PER TITLE DATA)

**LEGEND**

- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- HISTORICAL LINES
- EASEMENT LINES
- CASED MONUMENT
- REBAR AND CAP (SET)
- x TACK AND LEAD

**WEST MERCER WAY**



**PACE**  
An Engineering Services Company

11255 Kirkland Way, Suite 300  
Kirkland, WA 98033  
p. 425.827.2014 | f. 425.827.5043  
Civil | Structural | Planning | Survey  
paceengrs.com

PORTION OF: SE1/4, NE1/4, SECTION 18, T.27N., R.05E., W.M.

PAGE 3 OF 3

**LOT LINE REVISION &  
RECORD OF SURVEY FOR  
FRANK CLOSE**

MAP CHK.	REVISIONS:	DRAWN BY:	SCALE:	FIELD BOOK	FIELD CREW	DATE:	PROJECT NO.
		JFS	-	-	BL	-	20409.13