

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A LOT LINE ADJUSTMENT THEREOF PURSUANT TO SECTION 58.17.060 OF THE CITY OF MERCER ISLAND LAND USE CODE, AND DECLARE THIS DOCUMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS.

THE UNDERSIGNED FURTHER ACKNOWLEDGE THAT THE APPROVAL AND RECORDING OF THIS DOCUMENT DOES NOT ESTABLISH NEW TITLE LINES. FURTHER WE HAVE ALSO BEEN NOTIFIED TO EXECUTE AND RECORD QUIT CLAIM DEEDS WITH THE COUNTY AUDITOR TO CONVEY ALL TITLE INTEREST CONSISTENT WITH THIS LOT LINE ADJUSTMENT.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS:

BY:

BRADLEY MICHAEL CHASE DATE

BY:

JUDITH CHASE DATE

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KING } SS.

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES _____

STATE OF WASHINGTON }
COUNTY OF KING } SS.

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES _____

CONDITIONS OF APPROVAL

- 1. THE PROPOSED AND FUTURE DEVELOPMENT OF THIS PROPERTY SHALL COMPLY WITH CURRENT ZONING REGULATIONS OR AS AMENDED AT THE TIME OF DEVELOPMENT.
- 2. ALL FUTURE PERMIT APPLICATIONS CONDUCTED FOR PARCEL A AND PARCEL B DESCRIBED HEREIN, MUST COMPLY WITH THE GEOTECHNICAL REPORT REQUIREMENTS OF MERCER ISLAND CITY CODE 19.07.060 IF APPLICABLE.

EXISTING LEGAL DESCRIPTIONS

PARCEL A

THE SOUTH 30 FEET OF LOT 38, ALL OF LOTS 39 AND 40, SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH TIDELANDS OF THE SECOND CLASS ADJOINING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B

LOTS 35 AND 36, SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON; TOGETHER WITH SECOND CLASS SHORE LANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON.

TOGETHER WITH LOT 38; EXCEPT THE SOUTH 30 FEET THEREOF, AND ALL OF LOT 37 OF SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 136 FEET OF SAID PREMISES MEASURED PARALLEL WITH THE WESTERLY LINE OF 80TH AVE SOUTH EAST; TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING;

TOGETHER WITH AN EASEMENT FOR ROAD AS NOW IN EXISTENCE OVER AND ACROSS THE FOLLOWING:

THAT PORTION OF LOTS 38, 39 AND 40 OF SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON, LYING WITHIN 15 FEET OF A CENTERLINE OF A ROADWAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF FOREST AVENUE SOUTHEAST FROM WHICH THE NORTHEAST CORNER OF LOT 41 OF SAID ADDITION BEARS SOUTH 16°54'20" EAST 81.60 FEET; THENCE SOUTH 05°23'54" WEST, 31.05 FEET TO A POINT OF A CURVE FROM WHICH THE CENTER OF THE CURVE BEARS NORTH 84°36'06" WEST, 41.30 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 41.50 FEET, AN ARC DISTANCE OF 87.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 53°08'45" WEST, 17.96 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 98.75 FEET, AN ARC DISTANCE OF 56.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 20°12'34" WEST, 50.61 FEET; THENCE NORTH 47° WEST, 72 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 30 FEET OF SAID LOT 38 AND THE TERMINUS OF SAID CENTERLINE, TOGETHER WITH THE RIGHT TO MAKE SUCH GRADING AND SURFACING TO EXTEND THE SAID ROAD TO THE NORTH 25 FEET OF THE SAID LOT 38.

EASEMENTS FROM TITLE REPORT

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS AND EGRESS
RECORDED: APRIL 15, 1959
RECORDING NO.: 5020392
AFFECTS: PORTION OF SAID PREMISES

THE GRANTOR ALSO CREATES A PERSONAL LICENSE FOR HERSELF AND HER HUSBAND TO USE ANY OF THE ROADS, OR ANY CHANGES IN SAID ROADS, ON THE DATE THIS INSTRUMENT IS EXECUTED ON, ON THE SOUTH 30 FEET OF LOT 38 AND LOTS 39 AND 40, FROM WHERE THE ROADS FROM LOTS 41, 42 AND 43 CONNECT WITH ROADS ON THE SOUTH 30 FEET OF LOTS 38 AND LOTS 39 AND 40 TO LAKE WASHINGTON.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ROAD
RECORDED: FEBRUARY 10, 1961
RECORDING NO.: 5250910
AFFECTS: PORTION OF SAID PREMISES

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSE: SEWER PIPE LINE OR LINES AND ALL NECESSARY APPURTENANCES
RECORDED: AUGUST 5, 1964
RECORDING NO.: 5770400

A 10 FOOT STRIP OF LAND ACROSS SECOND CLASS SHORE LANDS, BEING 5 FEET ON EITHER SIDE OF PIPE LINE AS INSTALLED

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ROAD
RECORDED: JUNE 18, 1965
RECORDING NO.: 5892783
AFFECTS: PORTION OF SAID PREMISES

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: EXTENSION OF ROAD EASEMENT
RECORDED: MAY 26, 1981
RECORDING NO.: 8105260387
AFFECTS: PORTION OF SAID PREMISES

MODIFICATION OF EASEMENT
RECORDED: DECEMBER 29, 1986
RECORDING NO.: 8612290139

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ROAD
RECORDED: AUGUST 12, 1981
RECORDING NO.: 8108120502
AFFECTS: PORTION OF SAID PREMISES

SAID EASEMENT CONTAINS A PROVISION FOR BEARING COST OF MAINTENANCE, REPAIR OR CONSTRUCTION OF SAID DRIVE BY THE COMMON USERS.

AMENDMENT OF EASEMENT
RECORDED: JULY 8, 2004
RECORDING NO.: 20040708000900

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS AND EGRESS AND FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A DRIVEWAY
RECORDED: MAY 30, 1997
RECORDING NO.: 9705302152
AFFECTS: PORTION OF LOT 38

NEW LEGAL DESCRIPTIONS

PARCEL A

THE SOUTH 30 FEET OF LOT 38, ALL OF LOTS 39 AND 40, SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH TIDELANDS OF THE SECOND CLASS ADJOINING.

TOGETHER WITH THAT PORTION OF LOT 37 AND LOT 38 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTH 30 FEET OF LOT 38 OF SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 136 FEET OF SAID PREMISES MEASURED PARALLEL WITH THE WESTERLY LINE OF 80TH AVE SOUTH EAST; SAID POINT BEING N 15°45'37"W 18.32 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE N 88°36'13"W 127.43 FEET; THENCE N 49°02'28"W 38.89 FEET; THENCE S84°19'47"W 72.81 FEET TO THE SHORELINE AS ESTABLISHED BY THE LOT LINE REVISION AS RECORDED IN AUDITOR'S FILE NO. 20000516900002.

TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B

LOTS 35 AND 36, SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON; TOGETHER WITH SECOND CLASS SHORE LANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON.

TOGETHER WITH LOT 38; EXCEPT THE SOUTH 30 FEET THEREOF, AND ALL OF LOT 37 OF SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 136 FEET OF SAID PREMISES MEASURED PARALLEL WITH THE WESTERLY LINE OF 80TH AVE SOUTH EAST; TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING;

LESS THAT PORTION OF LOT 37 AND LOT 38 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTH 30 FEET OF LOT 38 OF SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 136 FEET OF SAID PREMISES MEASURED PARALLEL WITH THE WESTERLY LINE OF 80TH AVE SOUTH EAST; SAID POINT BEING N 15°45'37"W 18.32 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE N 88°36'13"W 127.43 FEET; THENCE N 49°02'28"W 38.89 FEET; THENCE S84°19'47"W 72.81 FEET TO THE SHORELINE AS ESTABLISHED BY THE LOT LINE REVISION AS RECORDED IN AUDITOR'S FILE NO. 20000516900002.

TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TOGETHER WITH AN EASEMENT FOR ROAD AS NOW IN EXISTENCE OVER AND ACROSS THE FOLLOWING:

THAT PORTION OF LOTS 38, 39 AND 40 OF SEWARD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON, LYING WITHIN 15 FEET OF A CENTERLINE OF A ROADWAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF FOREST AVENUE SOUTHEAST FROM WHICH THE NORTHEAST CORNER OF LOT 41 OF SAID ADDITION BEARS SOUTH 16°54'20" EAST 81.60 FEET; THENCE SOUTH 05°23'54" WEST, 31.05 FEET TO A POINT OF A CURVE FROM WHICH THE CENTER OF THE CURVE BEARS NORTH 84°36'06" WEST, 41.30 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 41.50 FEET, AN ARC DISTANCE OF 87.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 53°08'45" WEST, 17.96 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 98.75 FEET, AN ARC DISTANCE OF 56.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 20°12'34" WEST, 50.61 FEET; THENCE NORTH 47° WEST, 72 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 30 FEET OF SAID LOT 38 AND THE TERMINUS OF SAID CENTERLINE, TOGETHER WITH THE RIGHT TO MAKE SUCH GRADING AND SURFACING TO EXTEND THE SAID ROAD TO THE NORTH 25 FEET OF THE SAID LOT 38.

SURVEY NOTES

- 1. THIS SURVEY WAS COMPLETED BASED ON THE XXXXXX TITLE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. XXXXXX DATED XXXXXX.
- 2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
- 3. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
- 4. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
- 5. ENCROACHMENTS NOTED AS "IN" OR "OUT" ARE RELATIVE TO THE SUBJECT PROPERTY
- 6. STRUCTURE LOCATIONS ARE MEASURED TO THE FINISHED FASCIA UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE IN DECIMAL FEET.

PROJECT INFORMATION

PROPERTY OWNER: BRAD & JUDY CHASE
4467 FOREST AVE SE
MERCER ISLAND, WA 98040
TAX PARCEL NUMBER: 770010-0185 & 770010-0205
PROJECT ADDRESS: 4467 & 4525 FOREST AVE SE
MERCER ISLAND, WA 98040

NW & NE 1/4, SE 1/4, SEC. 13 T.24 N., R.5 W.M.
CITY OF MERCER ISLAND, WA

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2022.

CODE OFFICIAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2022.

CITY ENGINEER

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2022.

ASSESSOR DEPUTY ASSESSOR

ACCOUNT NO.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 2022 AT ____ M IN BOOK ____ OF SURVEYS PAGE ____ AT THE REQUEST OF PLOG ENGINEERING, PLLC.

COUNTY AUDITOR DEPUTY COUNTY AUDITOR

AF# _____

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 NAME OF CLIENT IN MONTH AND YEAR.

PROFESSIONAL LAND SURVEYOR DATE



DATE: 09/21/2022

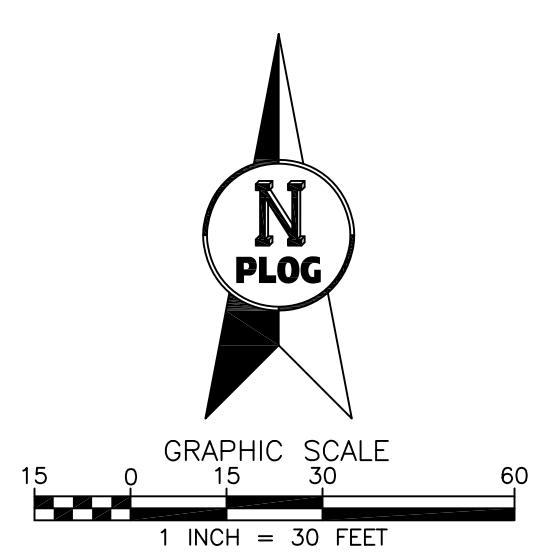
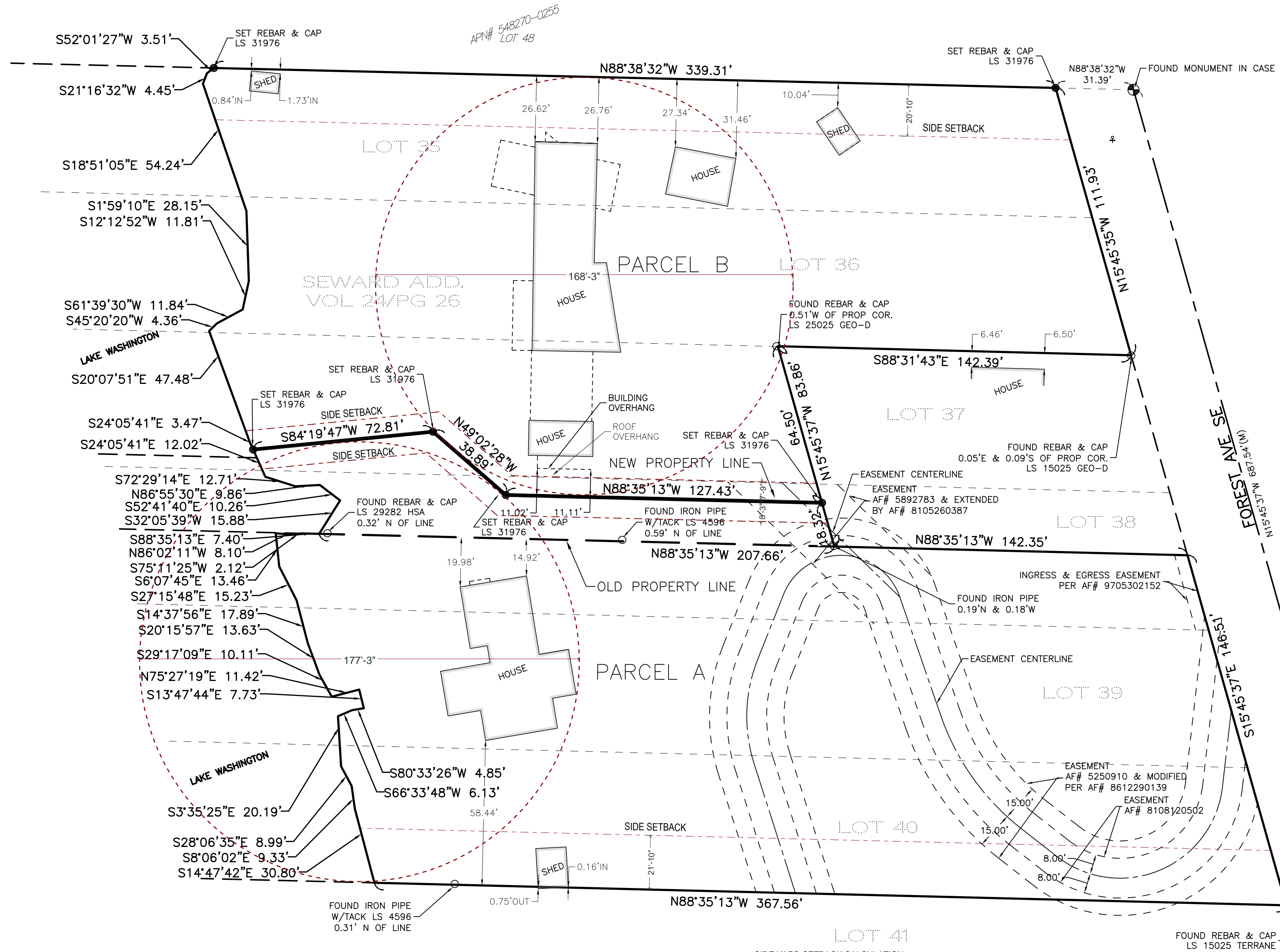
PLOG ENGINEERING
Surveyors & Civil Engineers

P.O. Box 412
Ravensdale, WA 98051
(206) 420-7130
www.PlogEngineering.com



City of Mercer Island

LOT LINE REVISION NO. SUB22-XXX



SYMBOL LEGEND

- MONUMENT AS NOTED
- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND REBAR AS NOTED
- SET REBAR AND CAP LS 31976
- FOUND SURFACE MARKER/DISK
- SET SURFACE MARKER/DISK LS 31976

HORIZONTAL DATUM & BASIS OF BEARINGS
 BEARINGS AND COORDINATES USED FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) WASHINGTON NORTH ZONE AND WERE ESTABLISHED USING RTK GPS WITH SMARTNET REFERENCE NETWORK.

REFERENCE SURVEYS

BLA1 - AF# 20000516900002	BLA# SUB-0001-001
R1 - AF# 8611269004	
R2 - AF# 20220103900025	
R3 - AF# 20170503900025	

ABBREVIATION LEGEND

MON	=	MONUMENT
DN	=	DOWN
SP	=	SHORT PLAT
BLA	=	BOUNDARY LINE ADJUSTMENT
DBH	=	DIAMETER AT BREST HEIGHT (FT)
DLR	=	DRIP LINE RADIUS (FT)
APN	=	ASSESSORS PARCEL NUMBER
AF#	=	AUDITOR'S FILE NUMBER
WD	=	WOOD
CL	=	CHAIN LINK
(M)	=	AS MEASURED
(C)	=	AS CALCULATED
(P)	=	PER PLAT
(D)	=	PER DEED
(R#)	=	PER REFERENCE SURVEY
(H)	=	HELD

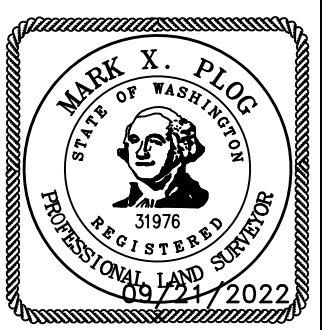
SIDE YARD SETBACK CALCULATION

PARCEL A, LOT WIDTH CIRCLE = 177'-3"
 17% OF 177'-3" LOT WIDTH = 30'-1" COMBINED SIDE SETBACK
 30'-1" - 5 FT x 33% = 8'-3" FT MIN SIDE SETBACK

PARCEL B, LOT WIDTH CIRCLE = 168'-3"
 17% OF 168'-1" LOT WIDTH = 28'-7" COMBINED SIDE SETBACK
 28'-7" - 5 FT x 33% = 7'-9" FT MIN SIDE SETBACK

(MICC 19.02.020, LOTS WITH A WIDTH OF MORE THAN 90 FT, THE SIDE YARD SETBACKS MUST SUM TO 17% OF THE LOT WIDTH; PROVIDED THAT NO SIDE YARD SHALL BE LESS THAN 33% OF THE REQUIRED SIDE YARD WIDTH.)

(MINIMUM REQUIRED 5' OR 33% OF THE AGGREGATE SIDE YARD TOTAL, WHICHEVER IS GREATER (COMBINED SETBACK) - 5 FT x 33% = XX FT MIN SIDE SETBACK)



PLOG ENGINEERING
 Surveyors & Civil Engineers
 P.O. Box 412
 Ravensdale, WA 98051
 (206) 420-7130
 www.PlogEngineering.com

LOT LINE REVISION

BRAD & JUDY CHASE
 4467 & 4525 FOREST AVE SE
 MERCER ISLAND, WA 98040

PROJECT NO.:	REVISION DATE	REVISION NO.:	SHEET
129-22	09/21/2022	0	2 OF 2