

SEARS SHORT PLAT

A PLAT COMMUNITY
 A PORTION OF THE NW 1/4, OF THE SE 1/4,
 SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.
 CITY OF MERCER ISLAND
 KING COUNTY, WASHINGTON
 SUB23-001

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SAINTFIELD2, LLC, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS SHORT PLAT AND CONVEY TO THE LOTS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, AND UTILITIES OVER, UNDER AND ON ALL PRIVATE STREETS, AVENUES, AND PLACES AS SHOWN ON THE PLAT; AND HEREBY DECLARE AND GRANT EASEMENTS TO ANY WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION CABLE, GAS OR OTHER UTILITIES AS SHOWN ON THE PLAT PROVIDING SERVICE TO THIS SUBDIVISION OR OTHER PROPERTY. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE PRIVATE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PRIVATE ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER AND SHALL BE DONE IN ACCORDANCE WITH ANY PERMITS NEEDED FROM THE REGULATING GOVERNMENT AGENCY(S).

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20____.

SAINTFIELD2, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF WASHINGTON)
 COUNTY OF KING)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF SAINTFIELD2, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____, 20____.

PRINTED NAME: _____
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

APPROVALS

CITY OF MERCER ISLAND CODE OFFICIAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

CODE OFFICIAL

CITY OF MERCER ISLAND ENGINEER

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

CITY ENGINEER

TRACT NOTES

1. TRACT A, PRIVATE ACCESS AND UTILITIES TRACTS, IS HEREBY GRANTED AND CONVEYED, ALONG WITH ALL MAINTENANCE OBLIGATIONS, TO THE _____ HOME OWNERS ASSOCIATION. SHOULD THE _____ HOME OWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 4 OF THIS SHORT PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES AND DRIVEWAYS WITHIN SAID TRACT.

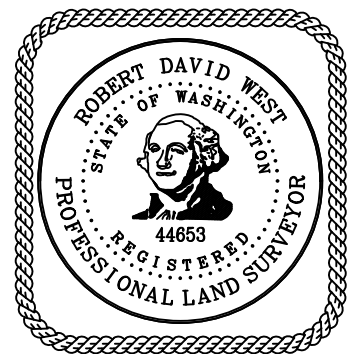
PRIVATE EASEMENT PROVISIONS (P.E.P.)

- THE PRIVATE UTILITY EASEMENT OVER LOTS 1 THROUGH 4 AND TRACT A IS TO THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 4. THE OWNERS OF LOTS 1 THROUGH 4 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR THE UTILITIES USED IN COMMON WITHIN SAID EASEMENT.
- THE PRIVATE WATER EASEMENT OVER LOT 1 IS TO THE BENEFIT OF THE OWNERS OF LOTS 2 THROUGH 4. THE OWNERS OF LOTS 1 THROUGH 4 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE PRIVATE WATER LINES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR THE PRIVATE WATER LINES USED IN COMMON WITHIN SAID EASEMENT.
- THE PRIVATE DRAINAGE EASEMENT OVER LOT 1 IS TO THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 4. THE OWNERS OF LOTS 1 THROUGH 4 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF XXXXXX FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR THE XXXXX USED IN COMMON WITHIN SAID EASEMENT.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL SHORT PLAT OF SEARS SHORT PLAT 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 SAINTFIELD2, LLC IN _____, 20____, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, WILL BE SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" HAVE BEEN SET AS SHOWN; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT-OF-WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.

ROBERT D. WEST, PLS
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 44653



RECORDING CERTIFICATE

FILED FOR RECORD OF THE KING COUNTY COUNCIL THIS ____ DAY OF _____, 20____ AT _____ MINUTES PAST ____ AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER _____

SUPERINTENDENT OF RECORDS _____

SHEET INDEX

- COVER SHEET
- BOUNDARY AND EASEMENTS
- LOTS AND EASEMENTS
- LOTS AND EASEMENTS
- EXISTING CONDITIONS



CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

RECORDING NO. _____

PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
 SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
 KING COUNTY, WASHINGTON.

JOB NO. 22178

SHEET 1 OF 5

SEARS SHORT PLAT

A PLAT COMMUNITY
 A PORTION OF THE NW 1/4, OF THE SE 1/4,
 SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.
 CITY OF MERCER ISLAND
 KING COUNTY, WASHINGTON
 SUB23-001



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°44'34"W	31.26
L2	N45°37'36"E	8.83
L3	N88°44'42"W	3.91
L4	N00°00'00"E	2.78
L5	N90°00'00"W	14.00
L6	N00°00'00"E	2.47
L7	N00°00'00"E	7.50
L8	N00°00'00"E	7.19

BASIS OF BEARINGS

N01°22'00"E BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF 78TH AVENUE SE PER REFERENCE 1. (ROTATED N00°00'34"E ONTO WASHINGTON STATE PLANE COORDINATES PER GNSS OBSERVATIONS)

REFERENCES

1. PLAT OF MERCER TERRACE NO. 2 RECORDED IN VOLUME 77 OF PLATS, PAGE 79, RECORDS OF KING COUNTY, WASHINGTON. (USED FOR MONUMENT LOCATIONS)
2. PLAT OF CAYSON FIELDS RECORDED UNDER RECORDING NUMBER 20210513001986, RECORDS OF KING COUNTY, WASHINGTON. (USED FOR SECTION BREAKDOWN)

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 769.98 FEET THEREOF;

AND EXCEPT THE SOUTH 450 FEET THEREOF;

AND EXCEPT THE WEST 30 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NOTES

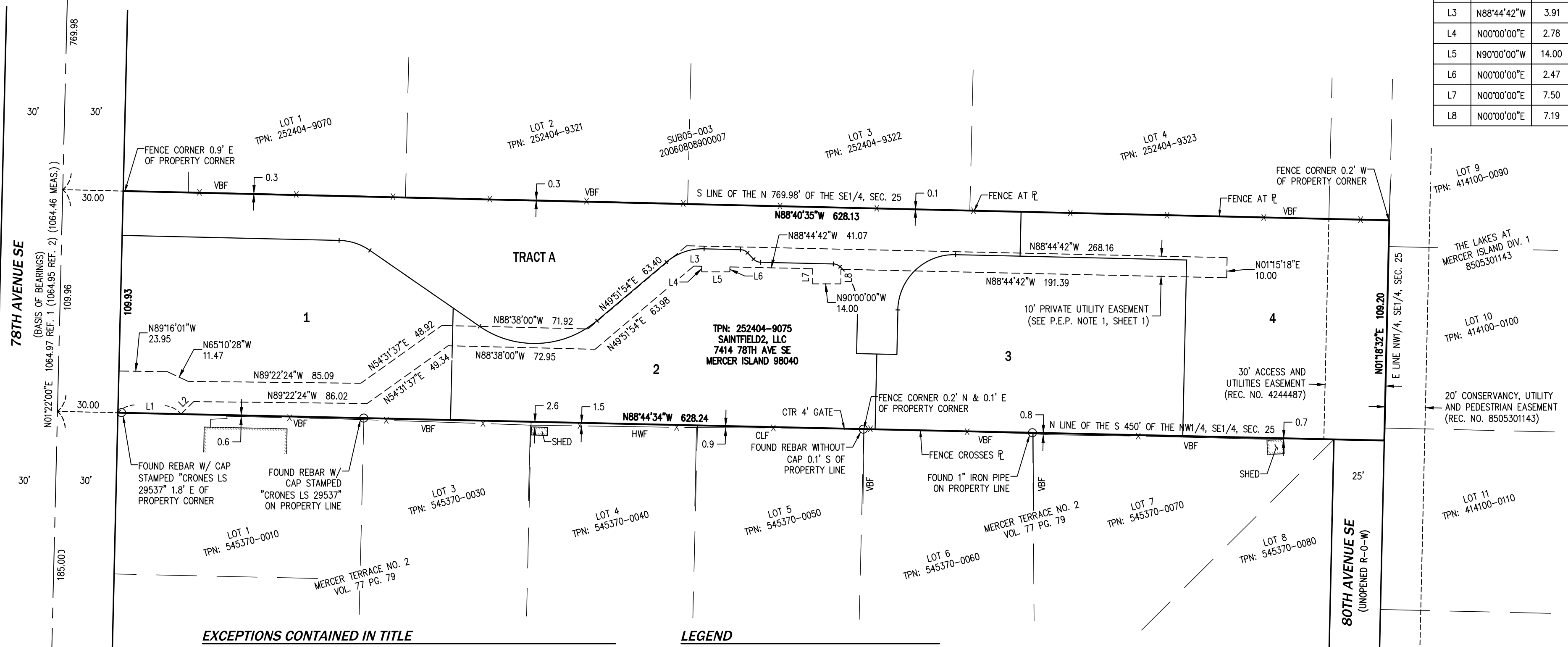
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY POLICY NO. 0231462-ETU, DATED DECEMBER 2, 2022. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 7, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2022.
3. PROPERTY AREA = 68,828± SQUARE FEET (1.5801± ACRES).
4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
5. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION
6. THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

FOUND BRASS DISC W/ PUNCH STAMPED "LS 23693 IN CASE DOWN 0.5' 0.49' S OF 1/32 CORNER (HELD FOR ROTATION)

SE 72ND STREET
 N LINE OF THE SE1/4, SEC. 25
 N88°40'35"W

78TH AVENUE SE
 (BASIS OF BEARINGS)
 1064.97 REF. 1 (1064.95 REF. 2) (1064.46 MEAS.)

SE 75TH PLACE
 FOUND 4X4 CONC MON W/ BRASS NAIL W/ PUNCH IN CASE DOWN 0.9' (HELD FOR POSITION)

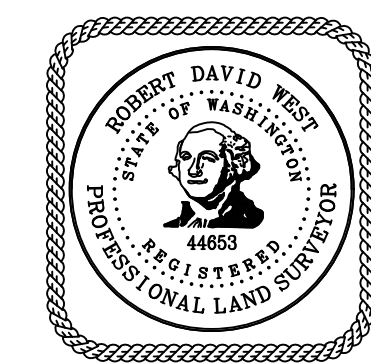


EXCEPTIONS CONTAINED IN TITLE

1. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 4244487 AND 4244488, RECORDS OF KING COUNTY, WASHINGTON. (4244487 SHOWN HEREON, 4244488 IS NOT ON OR ADJACENT TO PROPERTY)
2. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A RECORD OF SURVEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20030522900008, RECORDS OF KING COUNTY, WASHINGTON. (NOTHING TO PLOT)
3. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A RECORD OF SURVEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040308900011, RECORDS OF KING COUNTY, WASHINGTON. (NOTHING TO PLOT)
4. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A RECOGNITION OF LEGAL BOUNDARIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040819002565, RECORDS OF KING COUNTY, WASHINGTON. (NOTHING TO PLOT, WITHDRAWS USE OF A SHARED DRIVEWAY THAT NO LONGER EXISTS)

LEGEND

- ⊗ FOUND SURVEY MONUMENT, AS NOTED
- FOUND SURVEY MARKER, AS NOTED
- ℙ PROPERTY LINE
- CLF CHAIN LINK FENCE
- VBF VERTICAL BOARD FENCE
- HWF HOGWIRE FENCE
- x — FENCE LINE



CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

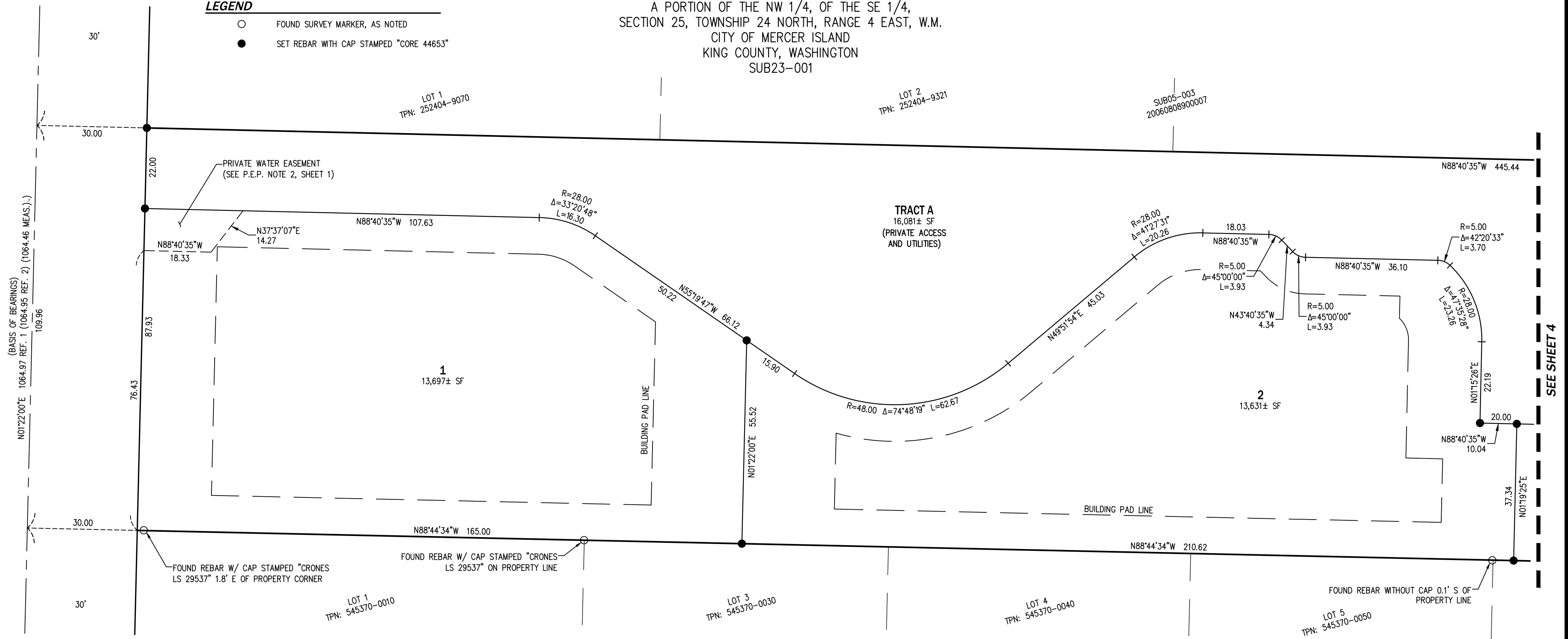
SEE SHEETS 3 & 4 FOR LOT DIMENSIONS

SEARS SHORT PLAT

A PLAT COMMUNITY
 A PORTION OF THE NW 1/4, OF THE SE 1/4,
 SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.
 CITY OF MERCER ISLAND
 KING COUNTY, WASHINGTON
 SUB23-001

LEGEND

- FOUND SURVEY MARKER, AS NOTED
- SET REBAR WITH CAP STAMPED "CORE 44653"



NEW LEGAL DESCRIPTIONS (LOTS 1, 2 AND TRACT A)

LOT 1:
 THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
 EXCEPT THE NORTH 769.98 FEET THEREOF;
 AND EXCEPT THE SOUTH 450 FEET THEREOF;
 AND EXCEPT THE WEST 30 FEET THEREOF;
 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
 THENCE S88°44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION 165.00 FEET;
 THENCE N01°22'00"E 55.52 FEET;
 THENCE N55°19'47"W 50.22 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
 THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°20'48", A DISTANCE OF 16.30 FEET TO A POINT OF TANGENCY;
 THENCE N88°40'35"W 107.63 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE EASTERLY RIGHT-OF-WAY MARGIN OF 78TH AVENUE SE;
 THENCE S01°22'00"W, ALONG SAID MARGIN, 87.93 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 2:
 THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
 EXCEPT THE NORTH 769.98 FEET THEREOF;
 AND EXCEPT THE SOUTH 450 FEET THEREOF;
 AND EXCEPT THE WEST 30 FEET THEREOF;
 DESCRIBED AS FOLLOWS:

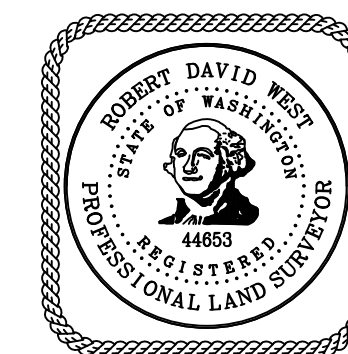
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
 THENCE S88°44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 165.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING S88°44'34"E, ALONG SAID LINE, 210.62 FEET;
 THENCE N01°19'25"E 37.34 FEET;
 THENCE N88°40'35"W 10.04 FEET;
 THENCE N01°15'26"E 22.19 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
 THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°35'28", A DISTANCE OF 23.26 FEET TO A POINT OF COMPOUND CURVATURE WITH A 5.00-FOOT RADIUS CURVE TO THE LEFT;
 THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°20'33", A DISTANCE OF 3.70 FEET TO A POINT OF TANGENCY;
 THENCE N88°40'35"W 36.10 FEET TO A POINT OF TANGENCY WITH A 5.00-FOOT RADIUS CURVE TO THE RIGHT;
 THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;
 THENCE N43°40'35"W 4.34 FEET TO A POINT OF TANGENCY WITH A 5.00-FOOT RADIUS CURVE TO THE LEFT;
 THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;
 THENCE N88°40'35"W 18.03 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
 THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°27'31", A DISTANCE OF 20.26 FEET TO A POINT OF TANGENCY;
 THENCE S49°51'54"W 45.03 FEET TO A POINT OF TANGENCY WITH A 48.00-FOOT RADIUS CURVE TO THE RIGHT;
 THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°48'19", A DISTANCE OF 62.67 FEET TO A POINT OF TANGENCY;
 THENCE N55°19'47"W 15.90 FEET;
 THENCE S01°22'00"W 55.52 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TRACT A:
 THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
 EXCEPT THE NORTH 769.98 FEET THEREOF;
 AND EXCEPT THE SOUTH 450 FEET THEREOF;
 AND EXCEPT THE WEST 30 FEET THEREOF;
 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
 THENCE N01°22'00"E, ALONG THE WEST LINE OF SAID SUBDIVISION AND THE EASTERLY RIGHT-OF-WAY MARGIN OF 78TH AVENUE SW, 87.93 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING N01°22'00"E, ALONG SAID LINE, 22.00 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
 THENCE S88°40'35"E, ALONG THE NORTH LINE OF SAID SUBDIVISION, 445.44 FEET;
 THENCE S01°19'25"W 22.00 FEET;
 THENCE N88°40'35"W 31.97 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
 THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°03'59", A DISTANCE OF 44.01 FEET TO A POINT OF TANGENCY;
 THENCE S01°15'26"W 22.12 FEET;
 THENCE N88°40'35"W 20.00 FEET;
 THENCE N01°15'26"E 22.19 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
 THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°35'28", A DISTANCE OF 23.26 FEET TO A POINT OF COMPOUND CURVATURE WITH A 5.00-FOOT RADIUS CURVE TO THE LEFT;
 THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°20'33", A DISTANCE OF 3.70 FEET TO A POINT OF TANGENCY;
 THENCE N88°40'35"W 36.10 FEET TO A POINT OF TANGENCY WITH A 5.00-FOOT RADIUS CURVE TO THE RIGHT;
 THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;
 THENCE N43°40'35"W 4.34 FEET TO A POINT OF TANGENCY WITH A 5.00-FOOT RADIUS CURVE TO THE LEFT;
 THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;
 THENCE N88°40'35"W 18.03 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
 THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°27'31", A DISTANCE OF 20.26 FEET TO A POINT OF TANGENCY;
 THENCE S49°51'54"W 45.03 FEET TO A POINT OF TANGENCY WITH A 48.00-FOOT RADIUS CURVE TO THE RIGHT;
 THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°48'19", A DISTANCE OF 62.67 FEET TO A POINT OF TANGENCY;
 THENCE N55°19'47"W 66.12 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
 THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°20'48", A DISTANCE OF 16.30 FEET TO A POINT OF TANGENCY;
 THENCE N88°40'35"W 107.63 FEET TO THE POINT OF BEGINNING;

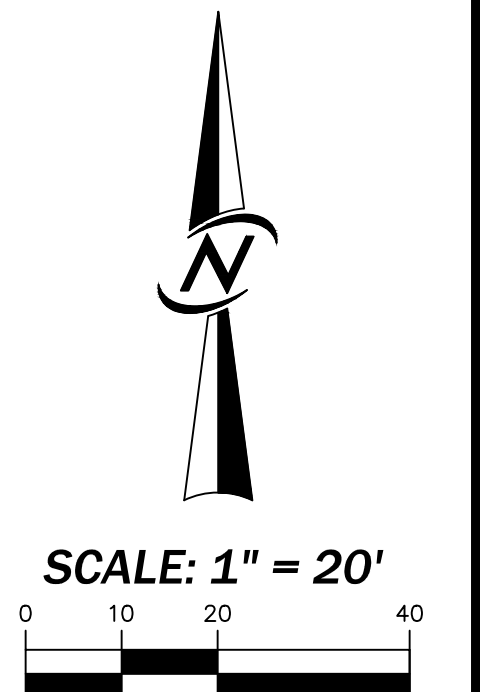
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 22178 SHEET 3 OF 5

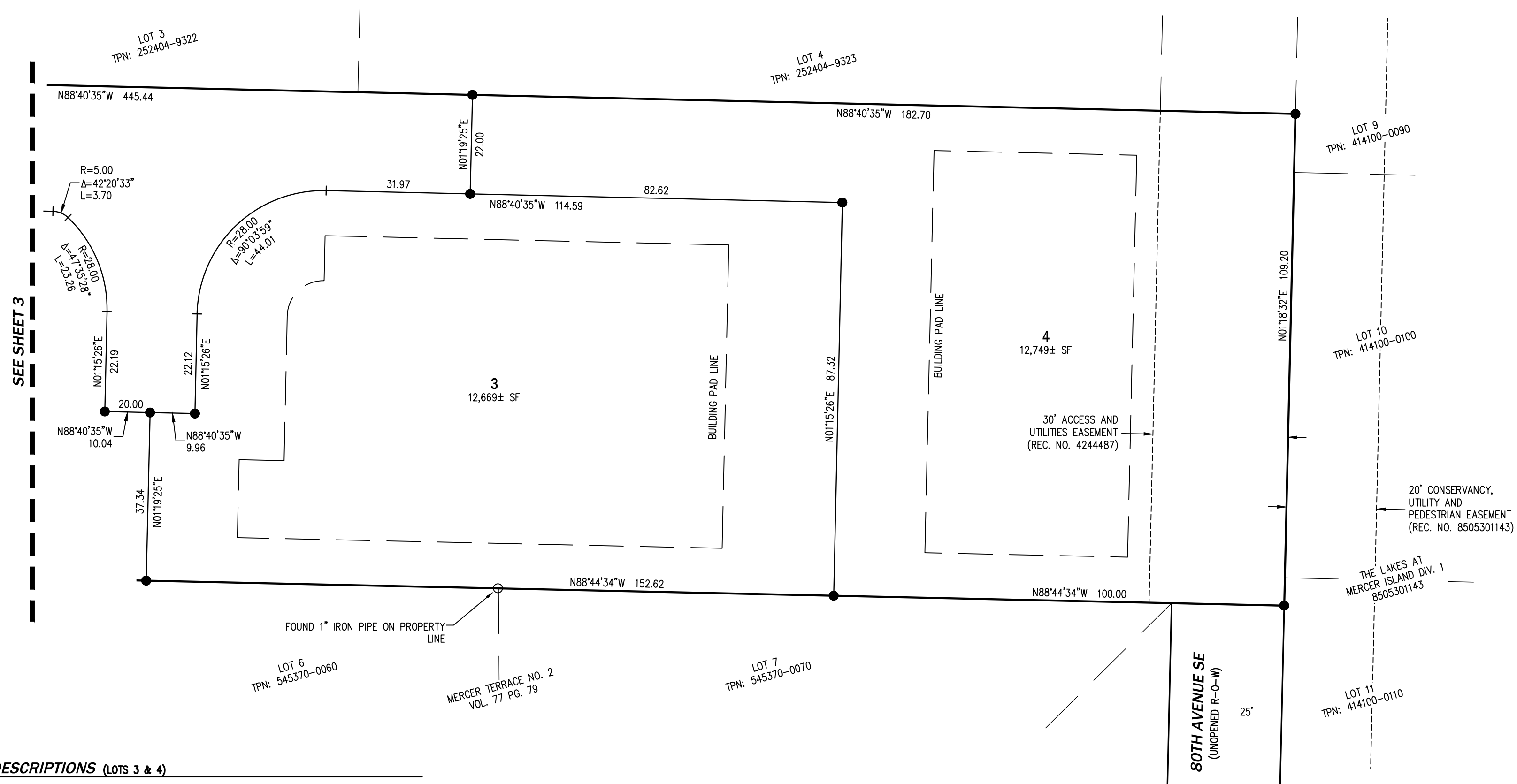


SEARS SHORT PLAT

A PLAT COMMUNITY
 A PORTION OF THE NW 1/4, OF THE SE 1/4,
 SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.
 CITY OF MERCER ISLAND
 KING COUNTY, WASHINGTON
 SUB23-001

LEGEND

- FOUND SURVEY MARKER, AS NOTED
- SET SURVEY MARKER, AS NOTED



NEW LEGAL DESCRIPTIONS (LOTS 3 & 4)

LOT 3:
 THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
 EXCEPT THE NORTH 769.98 FEET THEREOF;
 AND EXCEPT THE SOUTH 450 FEET THEREOF;
 AND EXCEPT THE WEST 30 FEET THEREOF;
 DESCRIBED AS FOLLOWS:

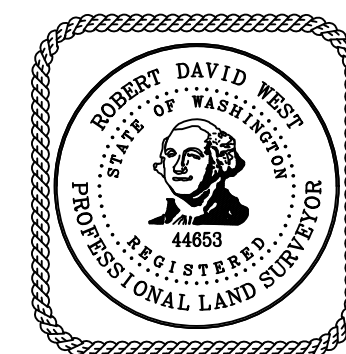
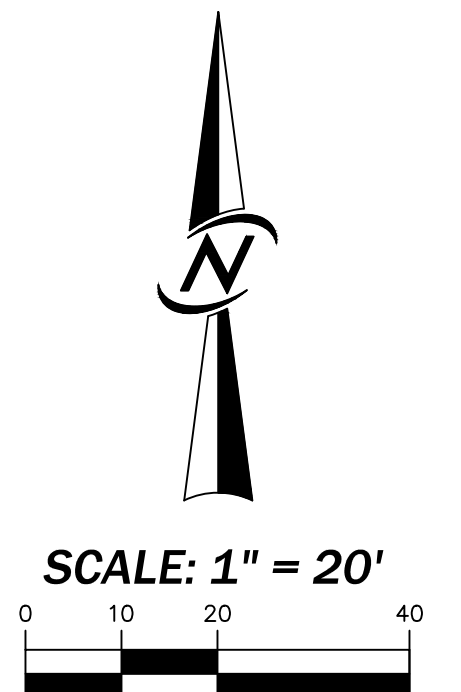
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
 THENCE S88°44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 375.62 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING S88°44'34"E, ALONG SAID LINE, 152.62 FEET;
 THENCE N01°15'26"E 87.32 FEET;
 THENCE N88°40'35"W 114.59 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
 THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°03'59", A DISTANCE OF 44.01 FEET TO A POINT OF TANGENCY;
 THENCE S01°15'26"W 22.12 FEET;
 THENCE N88°40'35"W 9.96 FEET;
 THENCE S01°19'25"W 37.34 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 4:
 THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
 EXCEPT THE NORTH 769.98 FEET THEREOF;
 AND EXCEPT THE SOUTH 450 FEET THEREOF;
 AND EXCEPT THE WEST 30 FEET THEREOF;
 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
 THENCE S88°44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 528.24 FEET TO THE POINT OF BEGINNING
 THENCE CONTINUING S88°44'34"E, ALONG SAID LINE, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION;
 THENCE N01°18'32"E, ALONG THE EAST LINE OF SAID SUBDIVISION, 109.20 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;
 THENCE N88°40'35"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, 182.70 FEET;
 THENCE S01°19'25"W 22.00 FEET;
 THENCE S88°40'35"E 82.62 FEET;
 THENCE S01°15'26"W 87.32 FEET TO THE POINT OF BEGINNING.

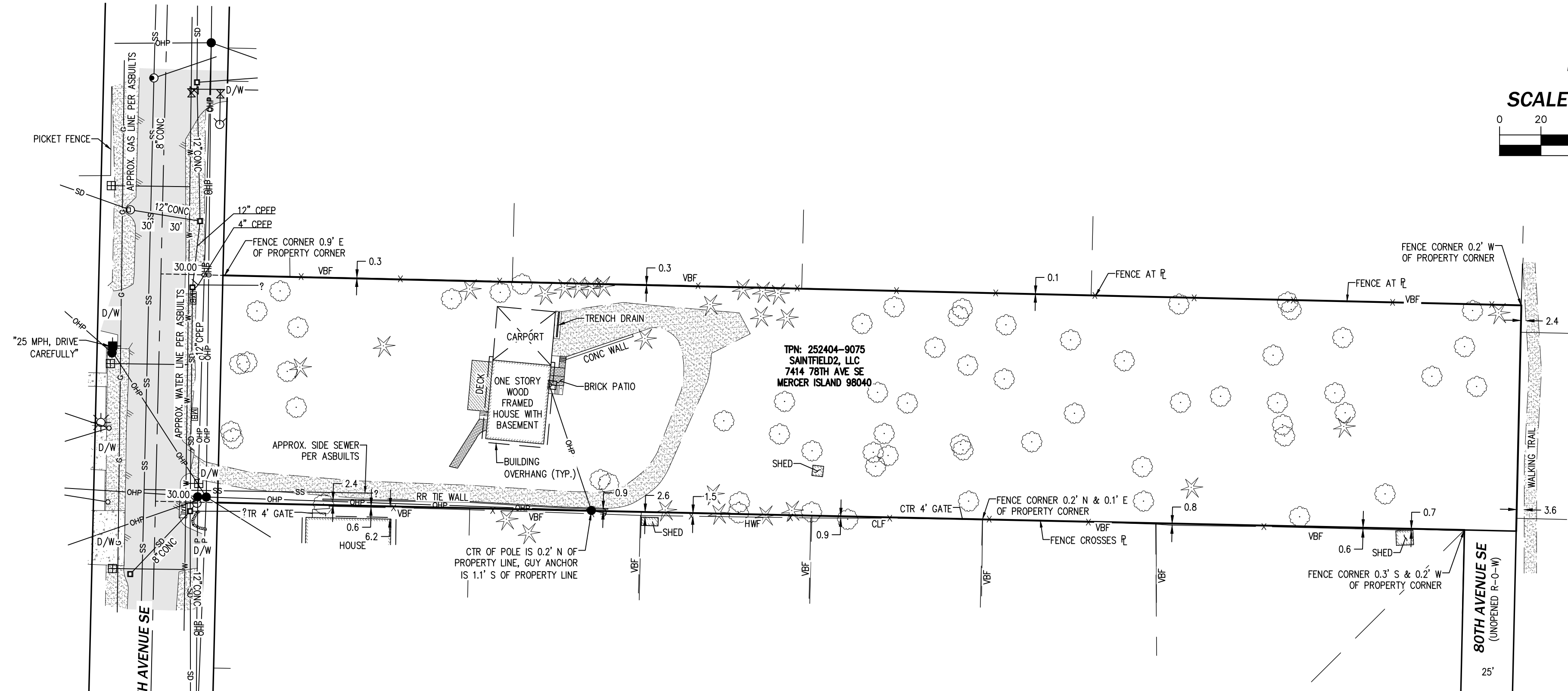
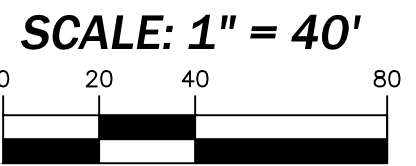
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



CORE DESIGN
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 12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

SEARS SHORT PLAT

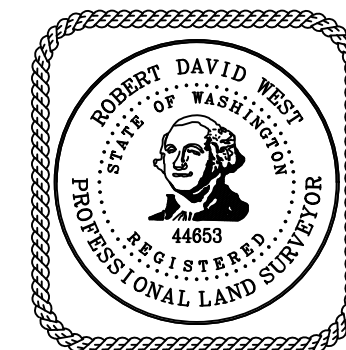
A PLAT COMMUNITY
 A PORTION OF THE NW 1/4, OF THE SE 1/4,
 SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.
 CITY OF MERCER ISLAND
 KING COUNTY, WASHINGTON
 SUB23-001



TPN: 252404-9075
 SAINTFIELD2, LLC
 7414 78TH AVE SE
 MERCER ISLAND 98040

LEGEND

●	SEWER MANHOLE	ℓ	PROPERTY LINE
□	CATCH BASIN TYPE I	D/W	DRIVEWAY
⊙	CATCH BASIN TYPE II	CLF	CHAIN LINK FENCE
○	YARD DRAIN	VBF	VERTICAL BOARD FENCE
>	CULVERT END	HWF	HOGWIRE FENCE
⊗	FIRE HYDRANT	—SS—	SEWER LINE
⊕	WATER VALVE	—SD—	STORM DRAINAGE LINE
⊞	WATER METER	—W—	WATER LINE
●	UTILITY POLE	—G—	GAS LINE
←	GUY ANCHOR	—OHP—	OVERHEAD POWER LINE
☀	YARD LIGHT	—x—	FENCE LINE
⊞	POWER METER	—	EDGE OF ASPHALT
⊞	TRAFFIC SIGN, AS NOTED	▒	CONCRETE
⊞	MAILBOX	▒	GRAVEL
☀	EVERGREEN TREE	▒	BRICK
☀	DECIDUOUS TREE		



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