

CLIENT/OWNER

SAINTFIELD2 LLC

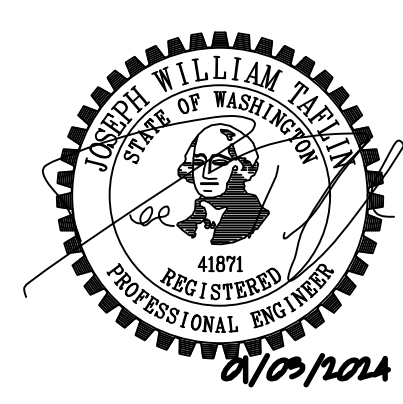
PROJECT NAME

SEARS

PROJECT ADDRESS

**7414 78TH AVE SE
MERCER ISLAND, WA 98040**

STAMP



REVISIONS

REV	ISSUED FOR:	DATE
1	PERMIT RESUBMITTAL	06.23.23
2	PERMIT RESUBMITTAL	10.12.23
3	PERMIT RESUBMITTAL	12.01.23
4	PERMIT RESUBMITTAL	01.03.24



SECTION, TOWNSHIP, RANGE:

**SECTION 25, TOWNSHIP 24
NORTH, RANGE 4 EAST, W.M.**

PROJECT TEAM
REVIEWED BY: J.TAFLIN
DESIGNED BY: G.GOUDY

SHEET NAME

**TREE RETENTION
AND SITE
DEMOLITION
PLAN**

SHEET NUMBER

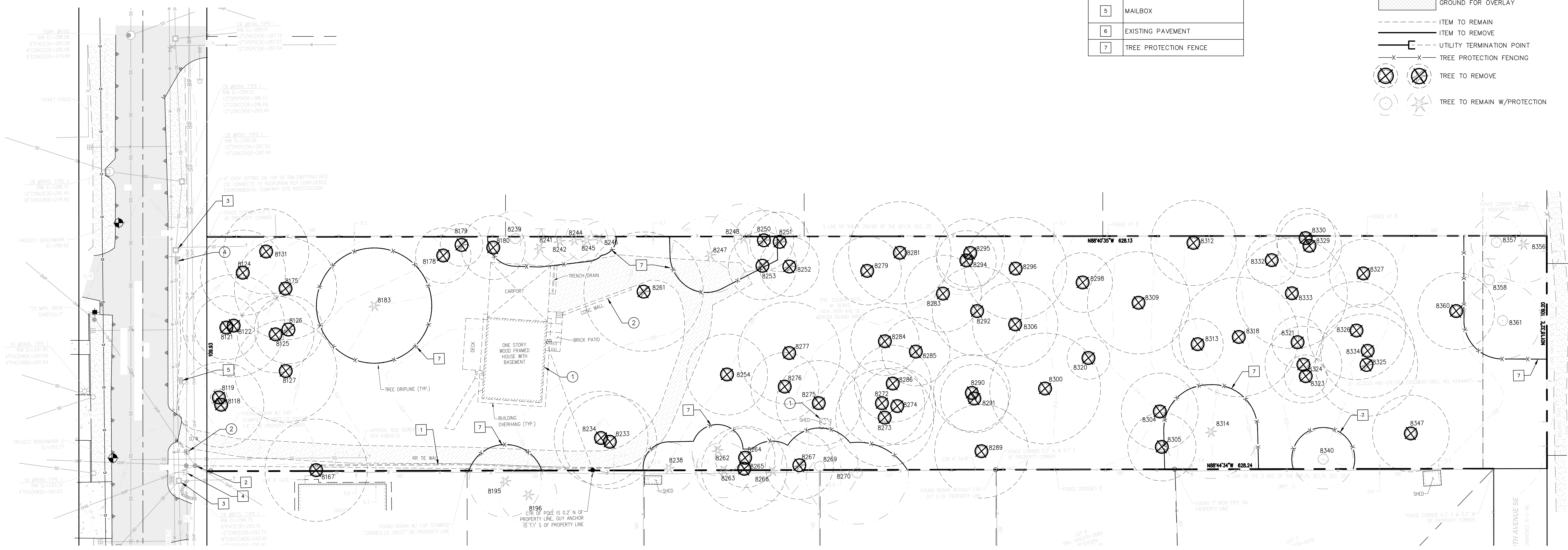
C1.0

SITE

- PROPERTY LINE
- - - EXISTING R.O.W.
- - - CENTERLINE
- - - EASEMENT LINE
- █ EXISTING CONCRETE PAVEMENT, ASPHALT PAVEMENT AND/OR CONCRETE SIDEWALK TO BE REMOVED
- █ EXISTING GRAVEL TO BE REMOVED SEE NOTE 7
- █ EXISTING CONCRETE PAVEMENT, ASPHALT PAVEMENT TO BE GROUND FOR OVERLAY
- - - ITEM TO REMAIN
- - - ITEM TO REMOVE
- UTILITY TERMINATION POINT
- ⊗ TREE PROTECTION FENCING
- ⊗ TREE TO REMOVE
- ⊗ TREE TO REMAIN W/PROTECTION

DEMOLITION SCHEDULE	
KEY	ITEM
①	EXISTING BUILDINGS AND ALL APPURTENANCES
②	EXISTING RETAINING WALL
③	WATER METER
④	RELOCATE MAILBOX

PRESERVE/PROTECT	
KEY	ITEM
1	RETAINING WALL
2	UTILITY POLE
3	IN-GROUND UTILITY STRUCTURE
4	FIRE HYDRANT
5	MAILBOX
6	EXISTING PAVEMENT
7	TREE PROTECTION FENCE



TREE RETENTION NOTES

- QUANTITIES OF TREES TO BE REMOVED IN THE TREE RETENTION LEGEND REFLECT TOTAL TREES THAT WILL REQUIRE REMOVAL AS PART OF THE SITE DEVELOPMENT.
- QUANTITIES OF TREES TO REMAIN IN THE TREE RETENTION LEGEND INCLUDES ALL TREES WITHIN THE STUDY AREA.
- PER MCC 19.16.010, A SIGNIFICANT TREE ON MERCER ISLAND IS ANY TREE WITH A DIAMETER OF TEN INCHES OR MORE.
- TREES DESIGNATED FOR REMOVAL WITHIN TREE PROTECTION FENCE SHOULD BE SNAGGED OR FLUSH CUT TO MINIMIZE ROOT DAMAGE TO RE REMAINING TREES. DO NOT REMOVE TREES DESIGNATED FOR REMOVAL WITHIN TREE PROTECTION FENCING AREA BY PUSHING OVER WITH MACHINERY.
- EXISTING TREES TO REMAIN SHALL NOT BE DISTURBED DURING DEMOLITION OF EXISTING STRUCTURES OR CONSTRUCTION OF PROPOSED FEATURES. THIS INCLUDES DAMAGES TO TREE TRUNK, ROOTS, AND LIMBS. IF TREE LIMBS RESTRICT VERTICAL LIMITS OF DEMOLITION MACHINERY, A CERTIFIED ARBORIST MAY LIFT CANOPY BY PRUNING LIMBS UP TRUNK.
- GRAVEL DRIVEWAY INSIDE OF TREE PROTECTION TO BE REMOVED UNDER DIRECTION OF CERTIFIED ARBORIST.

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CLIENT/OWNER

SAINTFIELD2 LLC

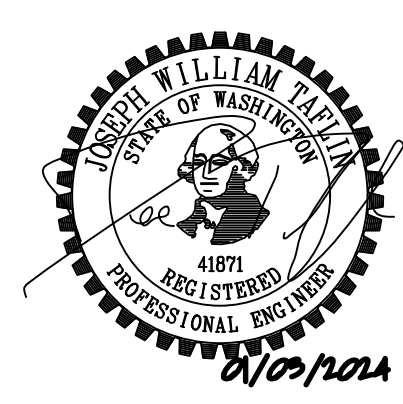
PROJECT NAME

SEARS

PROJECT ADDRESS

7414 78TH AVE SE
 MERCER ISLAND, WA 98040

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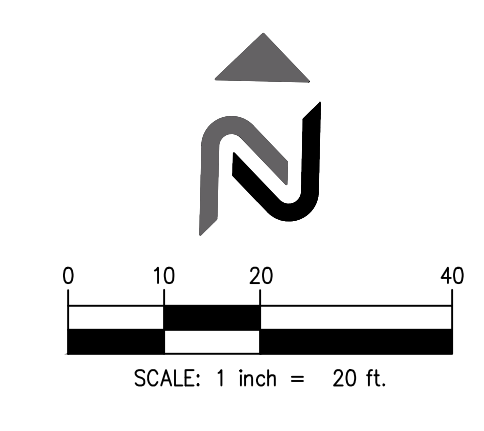
SECTION, TOWNSHIP, RANGE:

SECTION 25, TOWNSHIP 24
 NORTH, RANGE 4 EAST, W.M.

PROJECT TEAM
 REVIEWED BY: J.TAFLIN
 DESIGNED BY: G.GOUDY

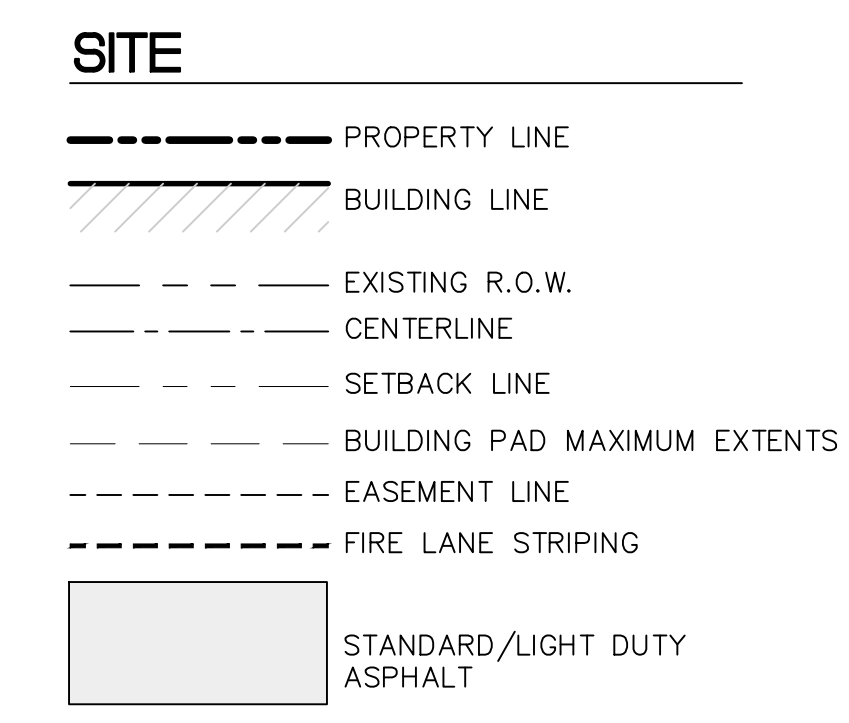
SHEET NAME
SITE AND STREET IMPROVEMENT PLAN

SHEET NUMBER
C2.0



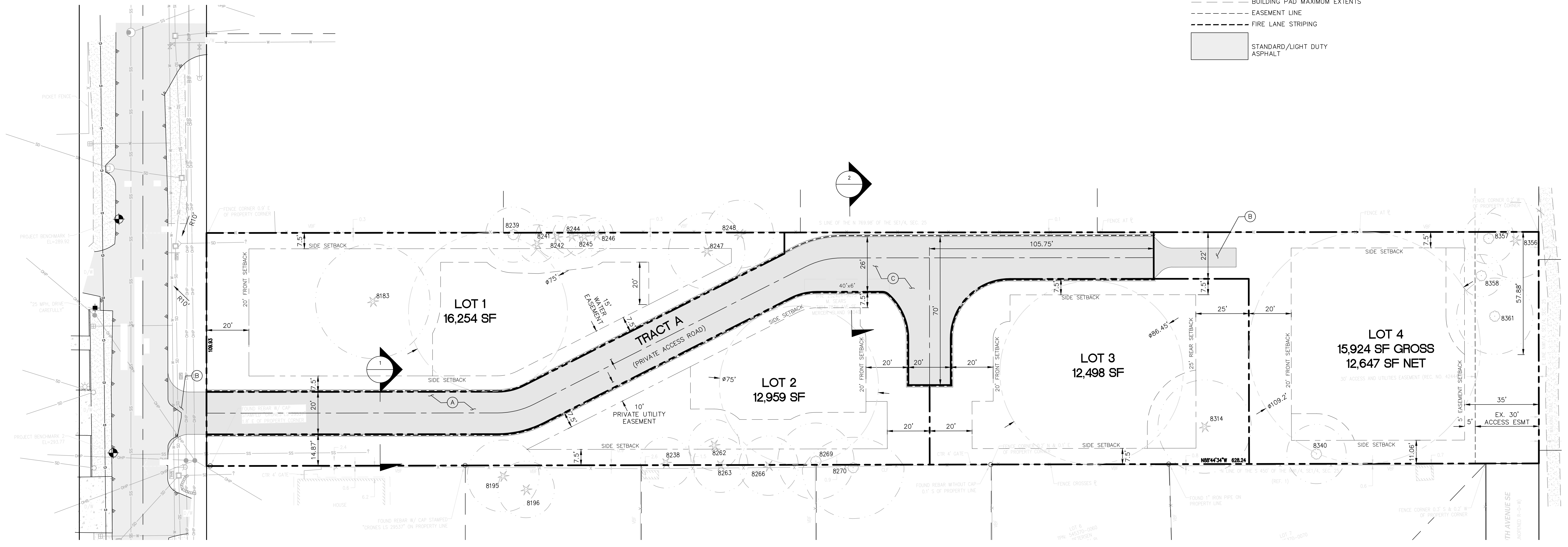
SETBACKS

FRONT: 20'
 REAR: 25'
 SIDE: 15' TOTAL (5' MIN)
 FROM PUBLIC ROW: 10'

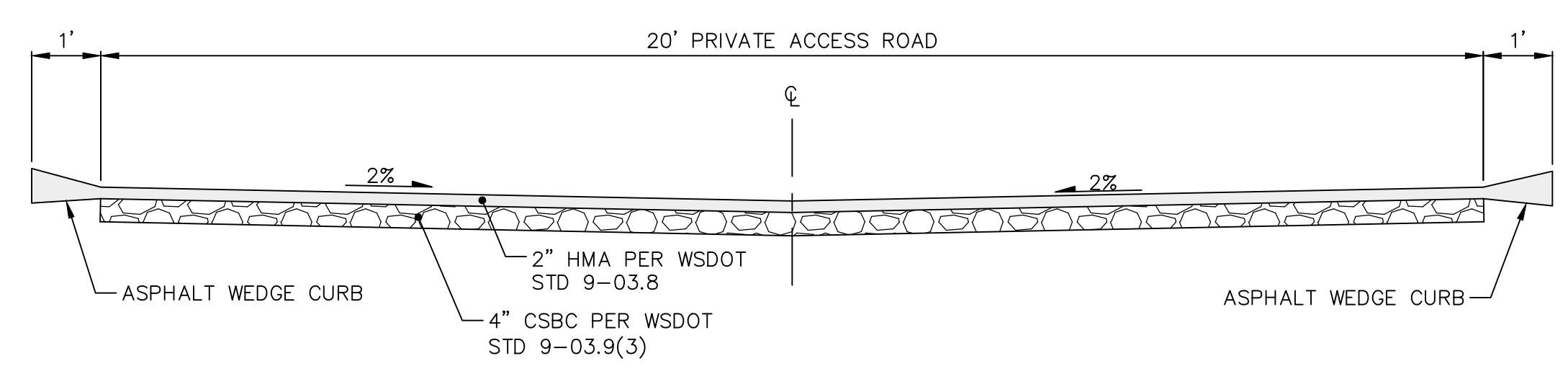


SITE KEY
 (ALL CALLOUTS ARE TYPICAL)

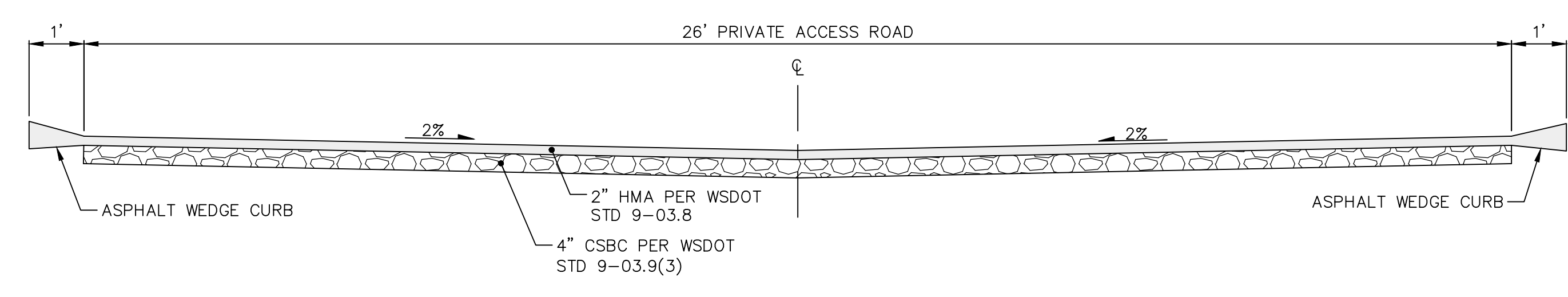
- (A) ASPHALT PAVEMENT
- (B) ASPHALT DRIVEWAY
- (C) FIRE DEPARTMENT HAMMERHEAD TURN AROUND



NOTE: ALL BUILDINGS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AND MICC 19.09.040. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.

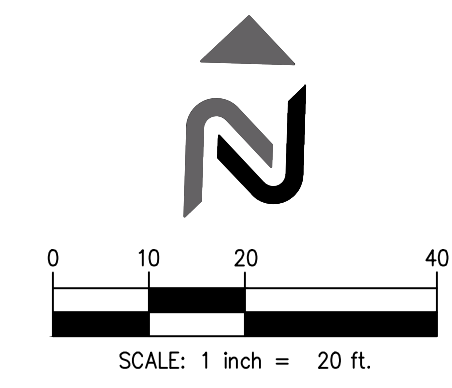


TYPICAL ROAD SECTION
 SCALE: H: 1"=2' V: 1"=2'



FIRE DEPT. HAMMERHEAD TURN AROUND ROAD SECTION
 SCALE: H: 1"=2' V: 1"=2'

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SAINTFIELD2 LLC

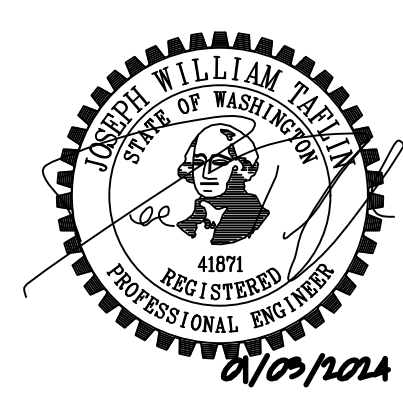
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SECTION, TOWNSHIP, RANGE:

SECTION 25, TOWNSHIP 24
 NORTH, RANGE 4 EAST, W.M.

PROJECT TEAM
 REVIEWED BY: J.TAFLIN
 DESIGNED BY: G.GOUDY

SHEET NAME

CONCEPTUAL
 GRADING PLAN
 AND PROFILE

SHEET NUMBER

C3.0

GRADING

- PROPERTY LINE
- - - - EXISTING CONTOUR
- 401--- MINOR CONTOUR
- 400--- MAJOR CONTOUR
- xxx.xx SPOT ELEVATION
- 1.3% SLOPE ARROWS

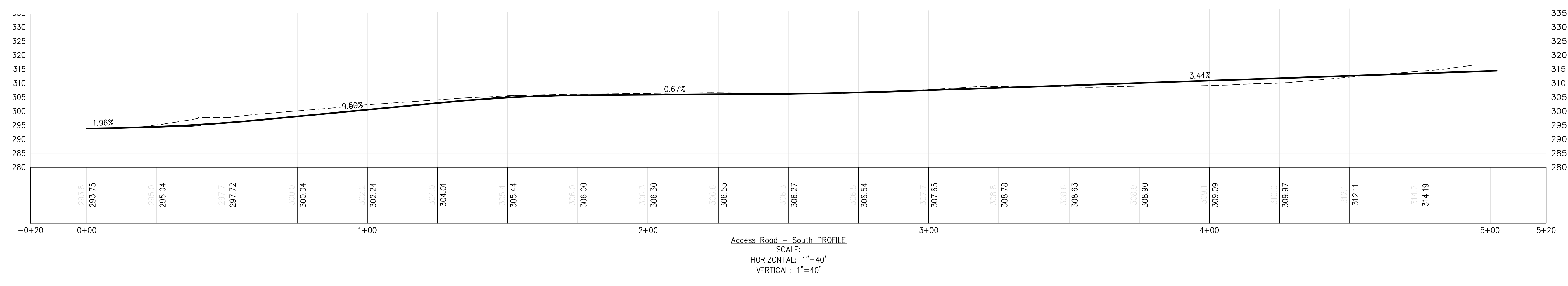
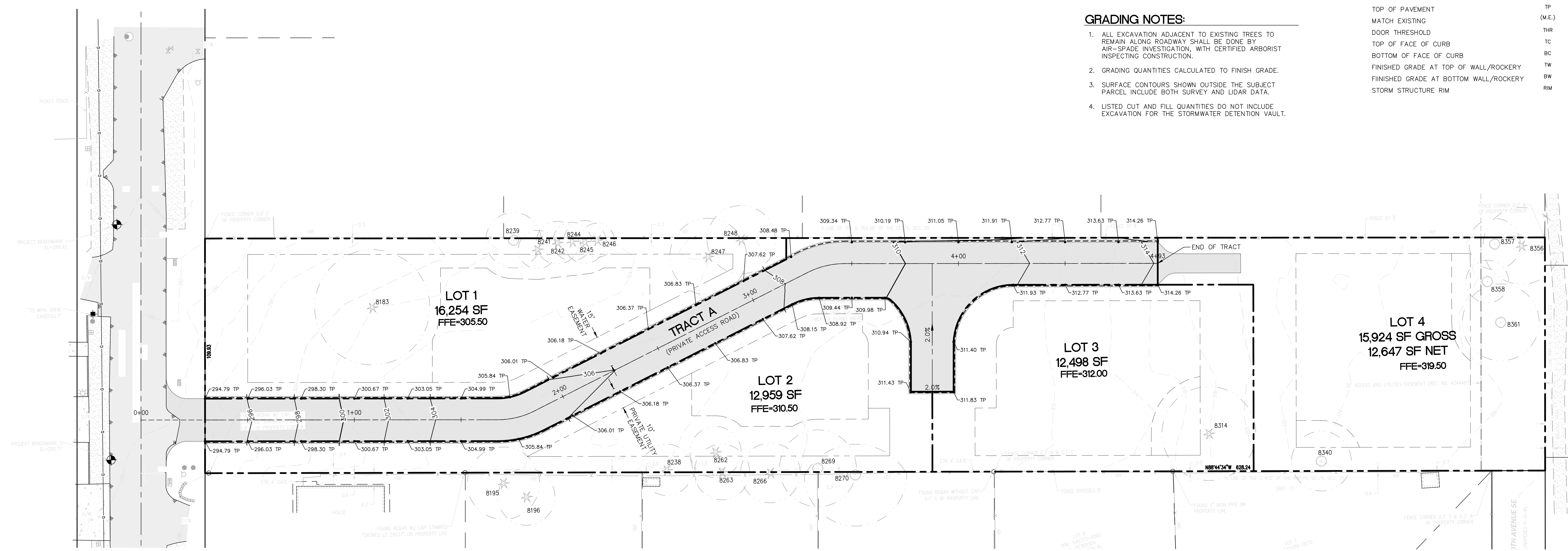
GRADING INFORMATION

TOTAL SITE AREA: 51,300 SF (1.178 AC)
 TOTAL SITE FILL: 1,700 CY
 TOTAL SITE CUT: 1,000 CY
 TOTAL NET FILL: 700 CY

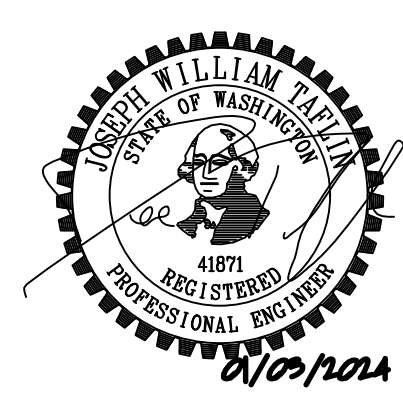
GRADING NOTES:

- ALL EXCAVATION ADJACENT TO EXISTING TREES TO REMAIN ALONG ROADWAY SHALL BE DONE BY AIR-SPADE INVESTIGATION, WITH CERTIFIED ARBORIST INSPECTING CONSTRUCTION.
- GRADING QUANTITIES CALCULATED TO FINISH GRADE.
- SURFACE CONTOURS SHOWN OUTSIDE THE SUBJECT PARCEL INCLUDE BOTH SURVEY AND LIDAR DATA.
- LISTED CUT AND FILL QUANTITIES DO NOT INCLUDE EXCAVATION FOR THE STORMWATER DETENTION VAULT.

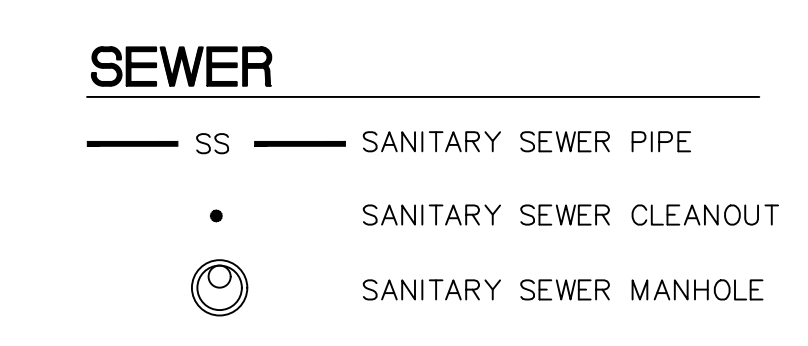
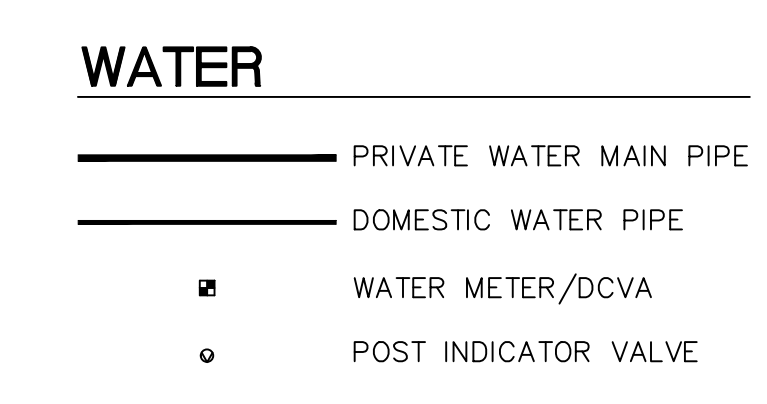
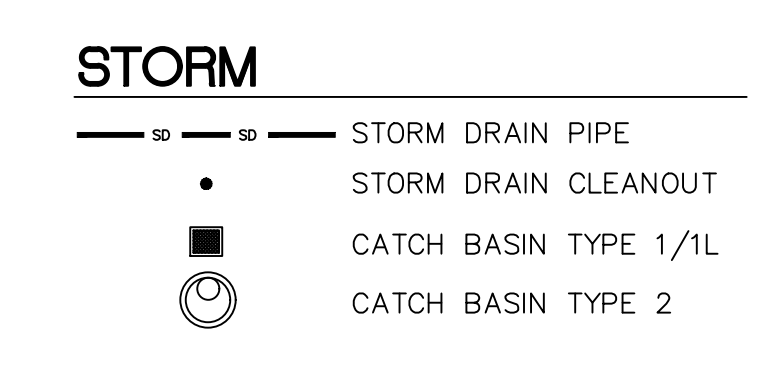
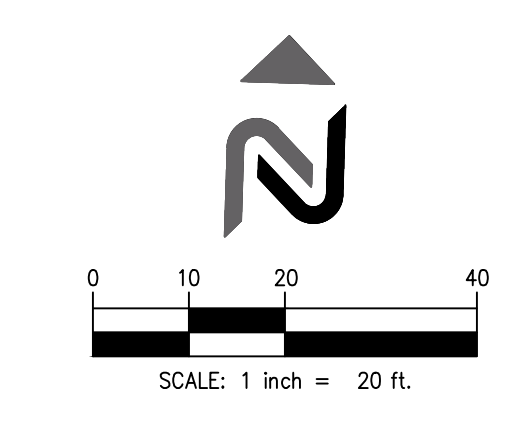
- TOP OF PAVEMENT TP
- MATCH EXISTING (M.E.)
- DOOR THRESHOLD THR
- TOP OF FACE OF CURB TC
- BOTTOM OF FACE OF CURB BC
- FINISHED GRADE AT TOP OF WALL/ROCKERY TW
- FINISHED GRADE AT BOTTOM WALL/ROCKERY BW
- STORM STRUCTURE RIM RM



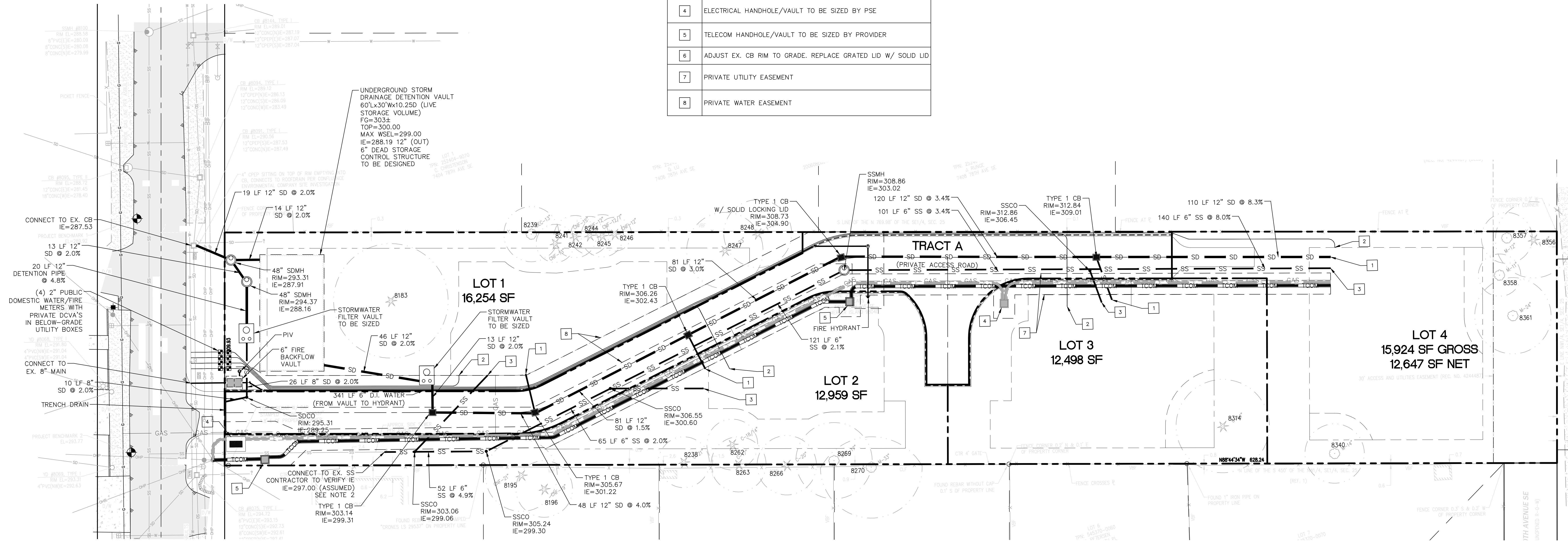
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UTILITY KEY NOTES	
KEY	ITEM
1	SD STUB FOR FUTURE CONNECTION
2	WATER STUB FOR FUTURE CONNECTION
3	SANITARY SEWER STUB FOR FUTURE CONNECTION
4	ELECTRICAL HANDHOLE/VAULT TO BE SIZED BY PSE
5	TELECOM HANDHOLE/VAULT TO BE SIZED BY PROVIDER
6	ADJUST EX. CB RIM TO GRADE. REPLACE GRATED LID W/ SOLID LID
7	PRIVATE UTILITY EASEMENT
8	PRIVATE WATER EASEMENT



- NOTES:**
- THE DESIGN FOR THE STORM, SEWER, AND WATER UTILITIES ARE PRELIMINARY ONLY. THE DETAILED DESIGN WILL BE REVIEWED DURING THE SITE DEVELOPMENT PERMIT PHASE AFTER THE PRELIMINARY SHORT PLAT IS APPROVED.
 - THE CONDITION AND SIZE OF THE EXISTING SIDE SEWER WILL NEED TO BE VERIFIED DURING THE SITE DEVELOPMENT PERMIT AFTER THE PRELIMINARY SHORT PLAT IS APPROVED.

- STORMWATER GENERAL NOTES**
- NUMBER OF STORMFILTER CATCH BASINS TO BE FINALIZED DURING SITE DEVELOPMENT DESIGN/REVIEW.

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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.

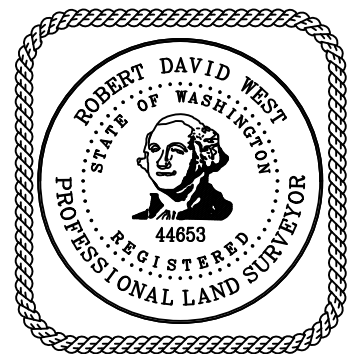
PRIVATE EASEMENT PROVISIONS (P.E.P.)

1. 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.
2. 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.

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

- 1 COVER SHEET
- 2 BOUNDARY AND EASEMENTS
- 3 LOTS AND EASEMENTS
- 4 LOTS AND EASEMENTS
- 5 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

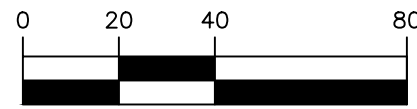
SHEET 1 OF 5

SEARS SHORT PLAT

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



SCALE: 1" = 40'



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;

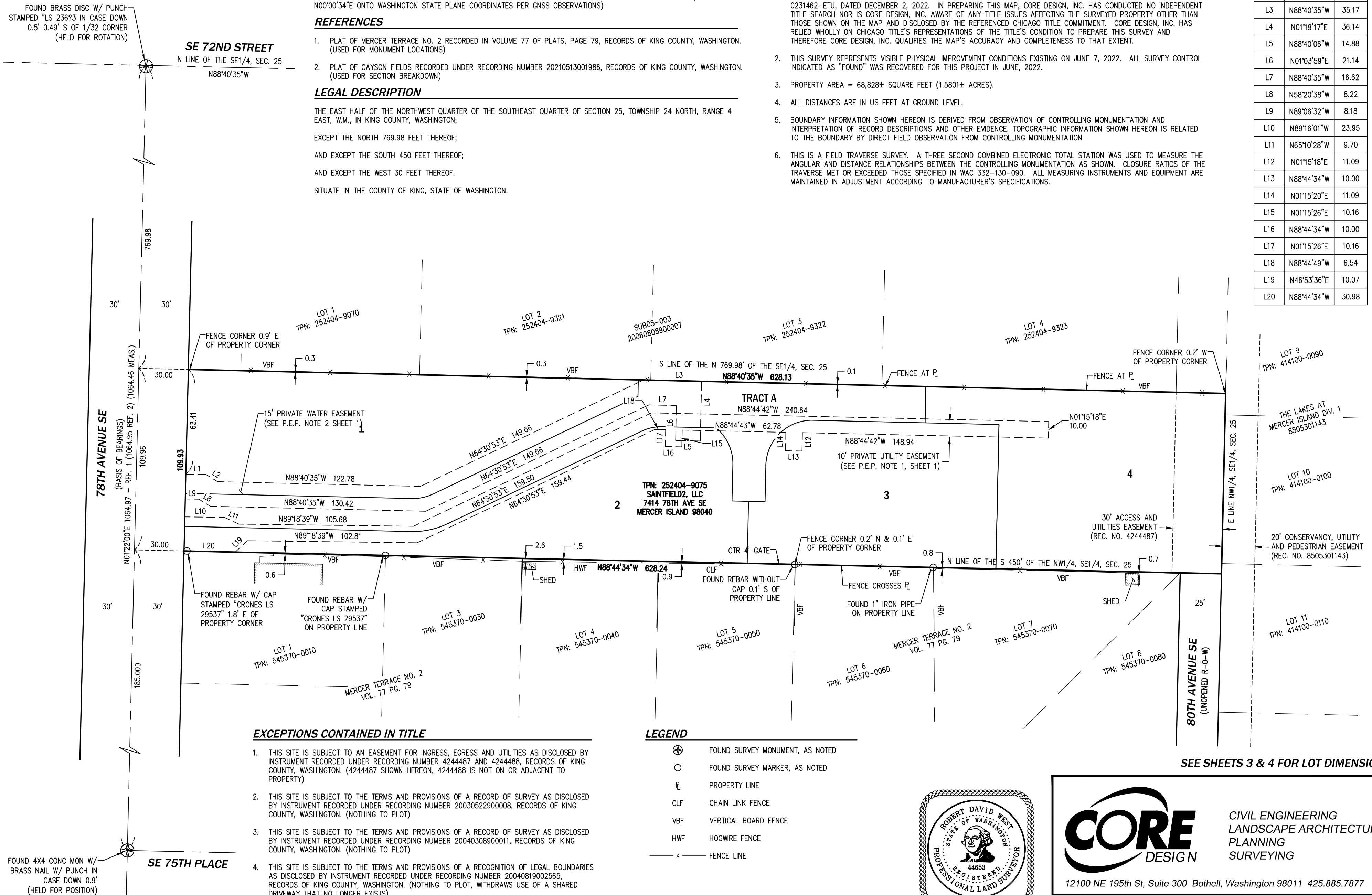
AND EXCEPT THE WEST 30 FEET THEREOF.

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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°06'32"W	12.19
L2	N58°20'38"W	8.28
L3	N88°40'35"W	35.17
L4	N01°19'17"E	36.14
L5	N88°40'06"W	14.88
L6	N01°03'59"E	21.14
L7	N88°40'35"W	16.62
L8	N58°20'38"W	8.22
L9	N89°06'32"W	8.18
L10	N89°16'01"W	23.95
L11	N65°10'28"W	9.70
L12	N01°15'18"E	11.09
L13	N88°44'34"W	10.00
L14	N01°15'20"E	11.09
L15	N01°15'26"E	10.16
L16	N88°44'34"W	10.00
L17	N01°15'26"E	10.16
L18	N88°44'49"W	6.54
L19	N46°53'36"E	10.07
L20	N88°44'34"W	30.98

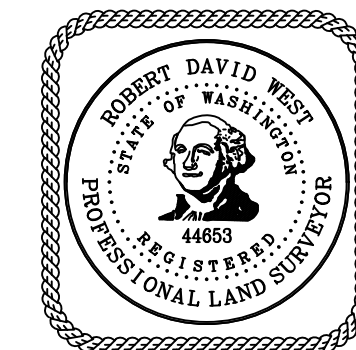


EXCEPTIONS CONTAINED IN TITLE

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



CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

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JOB NO. 22178

SHEET 2 OF 5

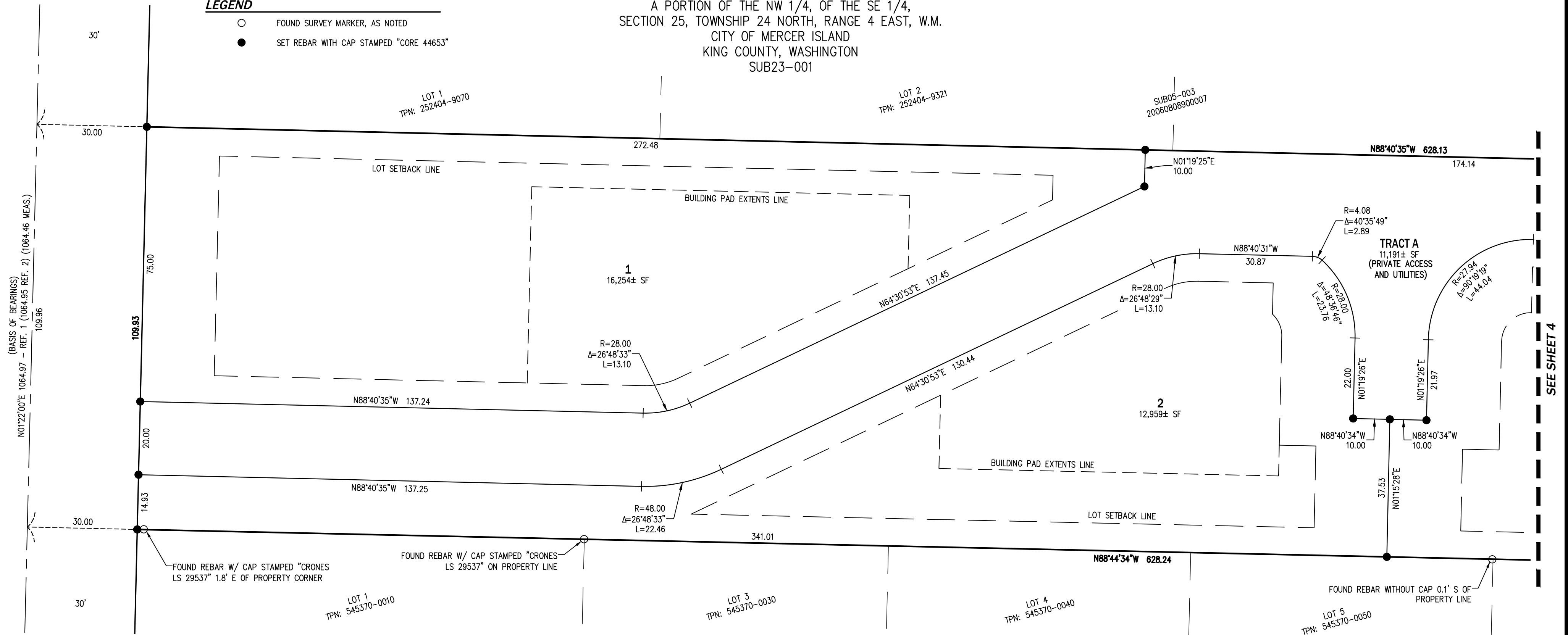
SEE SHEETS 3 & 4 FOR LOT DIMENSIONS

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:

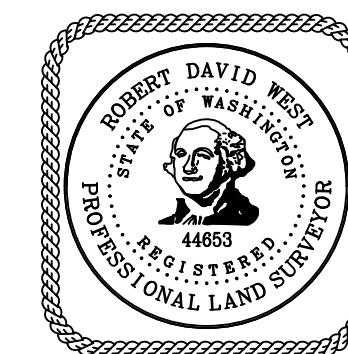
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
 THENCE S88°44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 165.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING S88°44'34"E, ALONG SAID LINE, 210.62 FEET;
 THENCE N01°19'25"E 37.34 FEET;
 THENCE N88°40'35"W 10.04 FEET;
 THENCE N01°15'26"E 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.



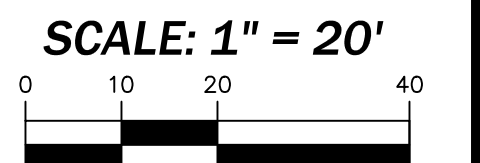
CORE
DESIGN

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JOB NO. 22178

SHEET 3 OF 5



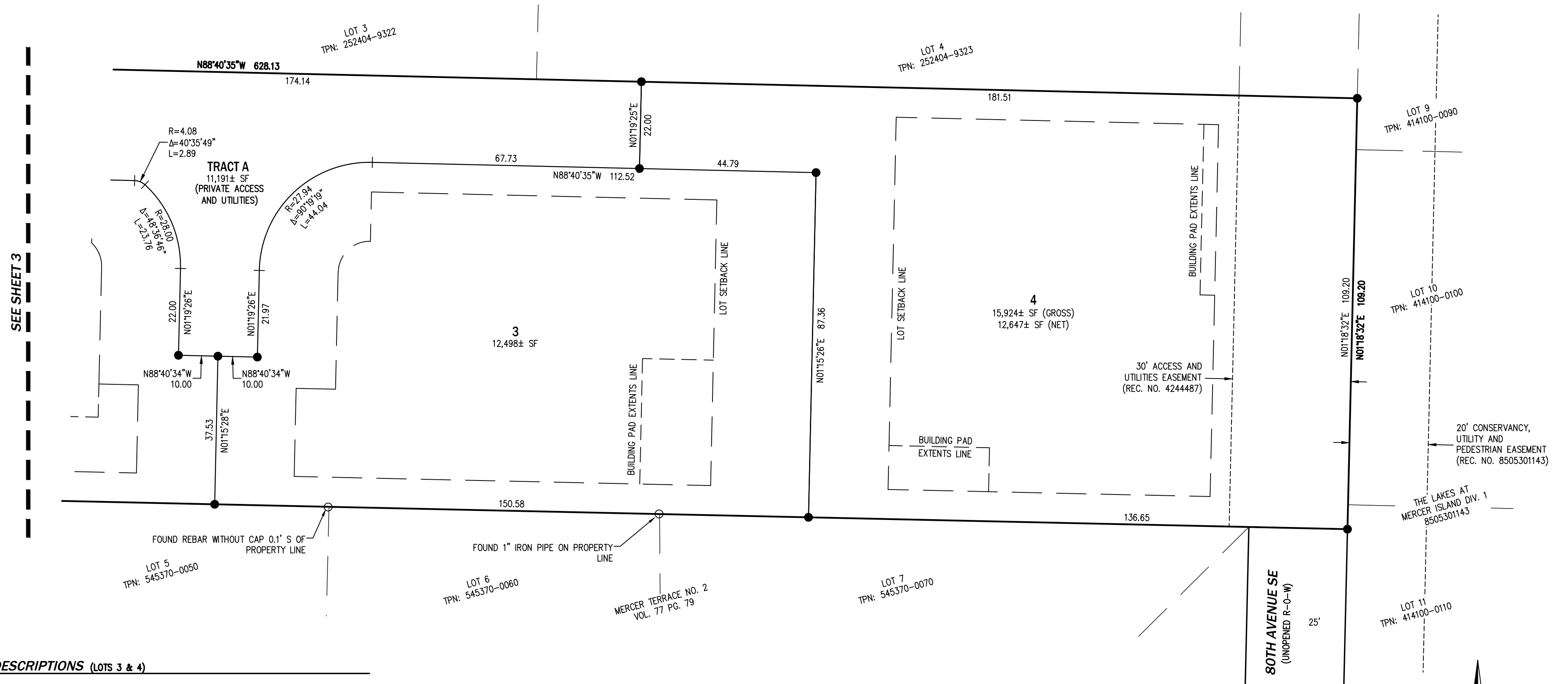
SEE SHEET 4

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:

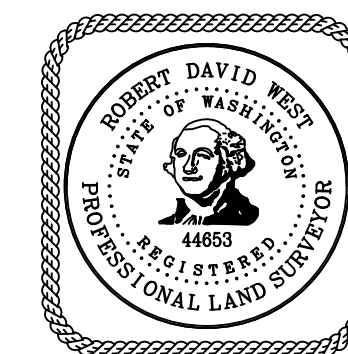
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
 THENCE S88°44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 375.62 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING S88°44'34"E, ALONG SAID LINE, 152.62 FEET;
 THENCE N01°15'26"E 87.32 FEET;
 THENCE N88°40'35"W 114.59 FEET TO A POINT OF TANGENCY 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
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

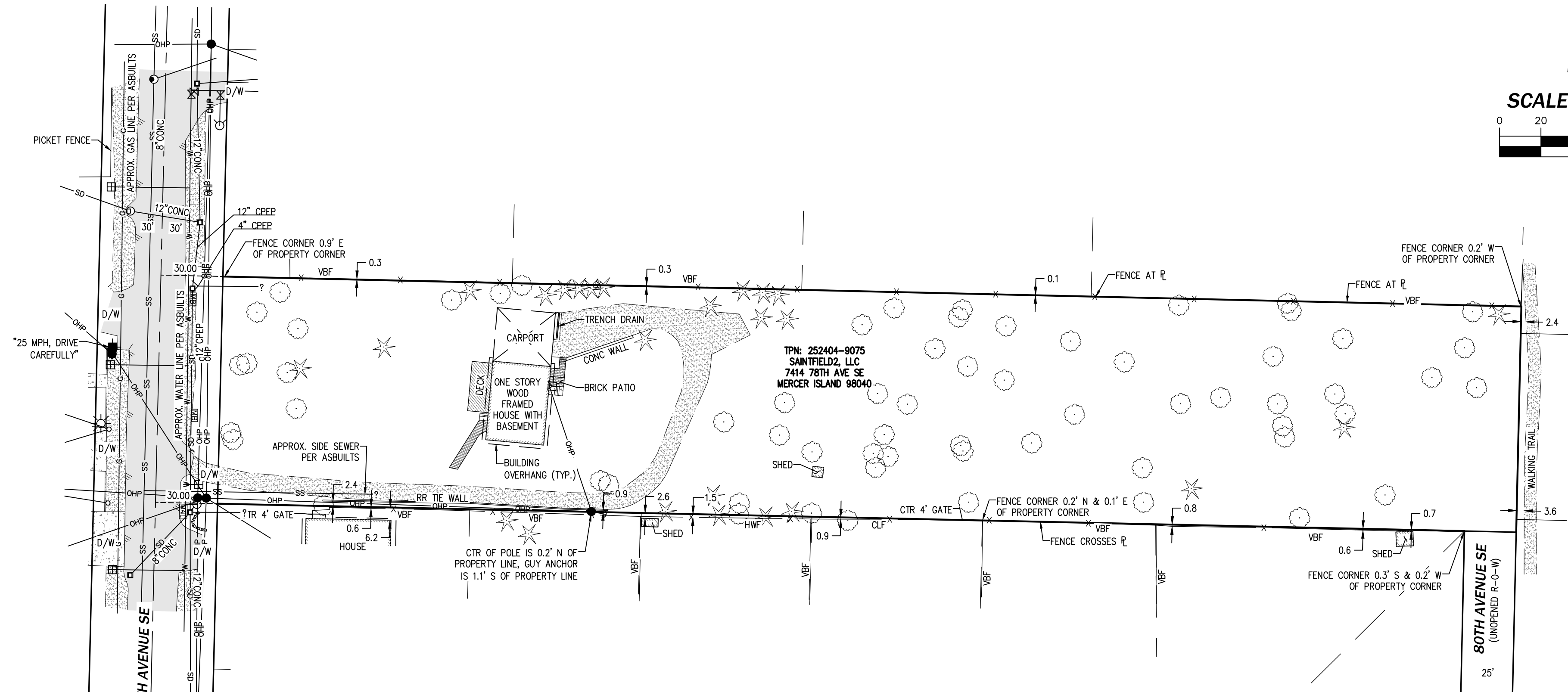
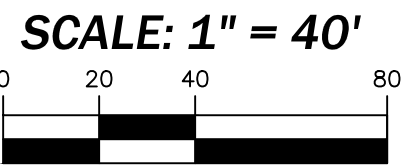
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JOB NO. 22178

SHEET 4 OF 5

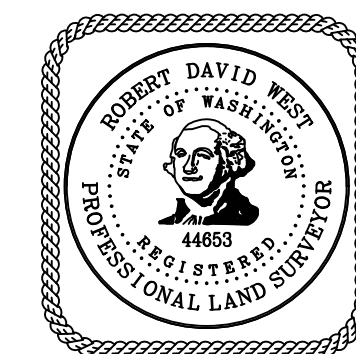
SEARS SHORT PLAT

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

●	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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