

LOT LINE REVISION
NO. _____

CITY OF MERCER ISLAND,
WASHINGTON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDER- SIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT 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.

MELISSA A. JANKAUSKAS,
AS TO PARCEL A

JEFFERY M. AHRENHOLZ,
AS TO PARCEL B

NICOLE C. AHRENHOLZ,
AS TO PARCEL B

STATE OF WASHINGTON
COUNTY OF _____

ON THIS DAY PERSONALLY APPEARED BEFORE ME MELISSA A. JANKAUSKAS TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC _____
PRINTED NAME _____
TITLE _____
MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON
COUNTY OF _____

ON THIS DAY PERSONALLY APPEARED BEFORE ME JEFFERY M. AHRENHOLZ TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC _____
PRINTED NAME _____
TITLE _____
MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON
COUNTY OF _____

ON THIS DAY PERSONALLY APPEARED BEFORE ME NICOLE C. AHRENHOLZ TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC _____
PRINTED NAME _____
TITLE _____
MY APPOINTMENT EXPIRES _____

APPROVAL

CITY OF MERCER ISLAND

PLANNER _____ DATE _____

CITY ENGINEER _____ DATE _____

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED & APPROVED THIS ____ DAY OF _____, 20__

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR
ACCOUNT NOS.: 228730-0140 & 865090-0075

APPROVAL NOTES

THIS REQUEST QUALIFIES FOR EXEMPTION UNDER KCC 19A.28. IT DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAME OWNERSHIP.

RECORDING NO.

VOL./PAGE

PORTION OF

SE 1/4 & NE 1/4 OF SW 1/4 OF SEC. 19, TWP. 24 N., RNG. 05 E., W.M.
SW 1/4 & NW 1/4 OF SE 1/4 OF SEC. 19, TWP. 24 N., RNG. 05 E., W.M.

OLD LEGAL DESCRIPTIONS

PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE/CERTIFICATE NO. 0262696-16 DATED AUGUST 2, 2023

TAX PARCEL 228730-0140

LOT 14, EL DORADO FIRS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63 OF PLATS, PAGE 24, RECORDS OF KING COUNTY, WASHINGTON.

TAX PARCEL 865090-0075

LOT 1, BLOCK 4, TIMBERLAND NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS

TAX PARCEL 228730-0140 (PARCEL A)

LOT 14, EL DORADO FIRS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63 OF PLATS, PAGE 24, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF LOT 1, BLOCK 4, TIMBERLAND NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE S89°40'32"E ALONG THE SOUTHERLY LINE OF SAID LOT 14 ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 28.00 FEET;

THENCE S88°33'17"E ALONG SAID SOUTHERLY LINE, AND SAID NORTHERLY LINE, A DISTANCE OF 96.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1;

THENCE S01°16'24"W ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 2.05 FEET;

THENCE N89°27'38"W, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 124.99 FEET TO WESTERLY LINE OF SAID LOT 1 ALSO BEING THE EASTERLY MARGIN OF 92ND AVE SE;

THENCE N01°16'24"E ALONG SAID WESTERLY LINE AND EASTERLY MARGIN, A DISTANCE OF 3.48 FEET TO THE POINT OF BEGINNING.

TAX PARCEL 865090-0075 (PARCEL B)

LOT 1, BLOCK 4, TIMBERLAND NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF LOT 14, EL DORADO FIRS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63 OF PLATS, PAGE 24, RECORDS OF KING COUNTY, WASHINGTON;

THENCE S89°40'32"E ALONG THE NORTHERLY LINE OF SAID LOT 1 ALSO BEING THE SOUTHERLY LINE OF SAID LOT 14 , A DISTANCE OF 28.00 FEET;

THENCE S88°33'17"E ALONG SAID NORTHERLY AND SOUTHERLY LINE, A DISTANCE OF 96.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE S01°16'24"W ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 2.05 FEET;

THENCE N89°27'38"W, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 124.99 FEET TO THE WESTERLY LINE OF SAID LOT 1, ALSO BEING THE EASTERLY MARGIN OF 92ND AVE SE;

THENCE N01°16'24"E ALONG THE WESTERLY LINE AND EASTERLY MARGIN, A DISTANCE OF 3.48 FEET TO THE POINT OF BEGINNING.



VICINITY MAPS

SUBJECT TO

PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE/CERTIFICATE NO. 0262696-16 DATED AUGUST 2, 2023

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, 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 EL DORADO FIRS: RECORDING NO: 5091092

AFFECTS: PARCEL A (NOT PLOTTABLE)

2. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, 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 IN THE DOCUMENT

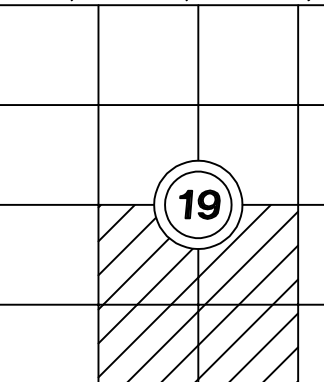
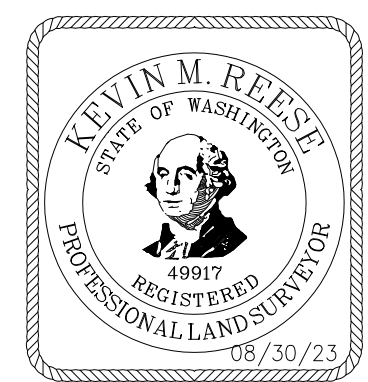
RECORDING DATE: JUNE 28, 1958
RECORDING NO.: 4926640 (NOT PLOTTABLE)

3. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS 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, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, 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 IN THE DOCUMENT

RECORDING DATE: JUNE 28, 1958
RECORDING NO.: 4926640 (NOT PLOTTABLE)

THE REMAINDER OF SPECIAL EXCEPTIONS ARE FISCAL IN NATURE AND NOT SHOWN HEREON.

INDEX LOCATION
S. 19, T 24 N., R. 05 E., W.M.



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____ 20__
AT ____M IN BOOK _____ OF _____ AT PAGE _____
AT THE REQUEST OF _____

MANAGER

SUPT. OF RECORDS

LAND 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 MELISSA A. JANKAUSKAS, JEFFERY M. AHRENHOLZ AND NICOLE C. AHRENHOLZ IN AUGUST, 2023.

CERTIFICATE NO. 49917



165 N.E. JUNIPER ST.
SUITE 201
ISSAQUAH, WA 98027
PHONE: (425) 392-0250
FAX: (425) 391-3055

**MELISSA JANKAUSKAS
BOUNDARY LINE ADJUSTMENT**

KING COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
JLS	08/30/23	23584	
CHKD BY	SCALE	SHEET	
KMR	N/A	1 OF 2	

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CITY OF MERCER ISLAND,
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RECORDING NO.

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PORTION OF

SE 1/4 & NE 1/4 OF SW 1/4 OF SEC. 19, TWP. 24 N., RNG. 05 E., W.M.
SW 1/4 & NW 1/4 OF SE 1/4 OF SEC. 19, TWP. 24 N., RNG. 05 E., W.M.

LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR & CAP
- ⊙ SET REBAR & CAP L.S. #49917
- (P) PLAT
- (M) MEASURED
- WOOD FENCE (WF)

SURVEY NOTES:

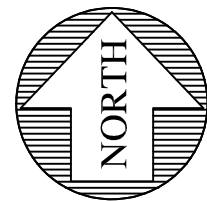
- HORIZONTAL DATUM: NAD 83/11.
- BASIS OF POSITION: FOUND BRASS PIN IN CASED CONCRETE MONUMENT 1.0 FEET DOWN IN CENTER LINE OF SE 60TH STREET IN THE CUL-DE-SAC (SEE MAP FOR LOCATION AND DESCRIPTION).
- BASIS OF BEARING: HELD THE BEARING OF S89°10'19"E BETWEEN THE ABOVE DESCRIBED BASIS OF POSITION AND FOUND BRASS PIN IN CASED CONCRETE MONUMENT AT CENTERLINE INTERSECTION OF SE 60TH STREET AND ISLAND CREST WAY (SEE MAP FOR LOCATION AND DESCRIPTION).
- THE FOLLOWING INFORMATION WAS ALSO REFERENCED IN PREPARING THE BOUNDARY SHOWN HERE ON:
 - PLAT OF TIMBERLAND NO. 4, VOLUME 60 OF PLATS, PAGE 41.
 - PLAT OF TIMBERLAND NO. 6, VOLUME 68 OF PLATS, PAGE 47.
 - PLAT OF TIMBERLAND NO. 2, VOLUME 58 OF PLATS, PAGE 27.
 - PLAT OF EL DORADO FIRS, VOLUME 63 OF PLATS, PAGE 24.
 - RECORD OF SURVEY, VOLUME 334 OF SURVEYS, PAGE 273.
 - KING COUNTY ASSESSOR MAP OF SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST.
- TRaversing AND DATA COLLECTION WERE PERFORMED USING A SPECTRA AND/OR TRIMBLE 5 SECOND TOTAL STATION. ALL FIELD WORK WAS PERFORMED, AND EQUIPMENT MAINTAINED, IN COMPLIANCE WITH WAC 332-130.
- ADDITIONAL FIELD WORK WAS PERFORMED USING SPECTRA SP-80 GNSS POSITIONING SYSTEMS, THE WASHINGTON STATE REFERENCE NETWORK, AND/OR THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

LOT AREAS:

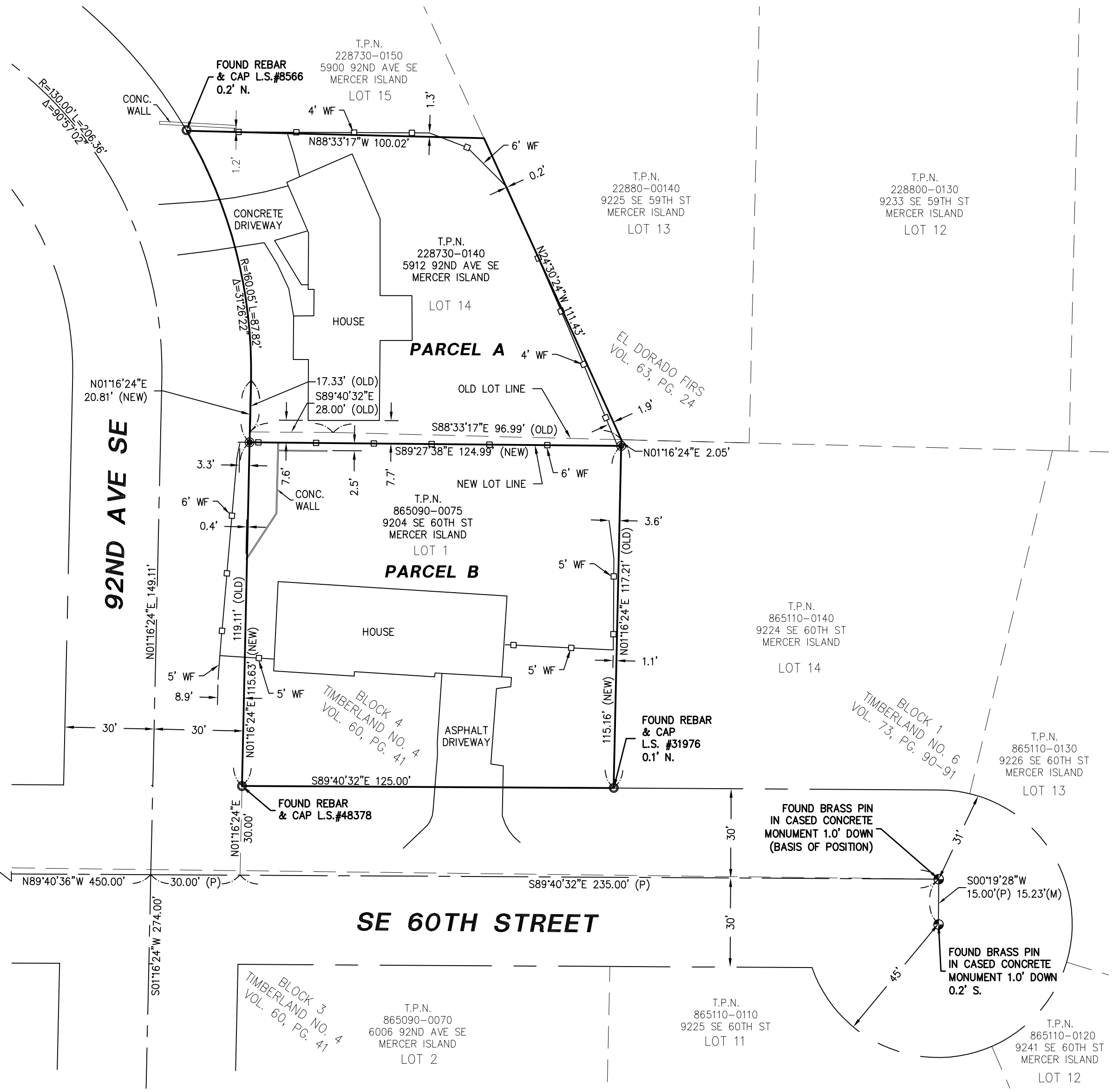
PARCEL A (TAX PARCEL 228730-0140):
OLD: 10,735 SF
NEW: 11,107 SF

PARCEL B (TAX PARCEL 865090-0075):
OLD: 14,794 SF
NEW: 14,422 SF

ZONING: R-9.6



0 5 10 20 30
SCALE 1" = 30'



ISLAND CREST WAY

SE 60TH STREET

90TH AVE SE

SE 60TH STREET



Encompass
ENGINEERING & SURVEYING

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MELISSA JANKAUSKAS
BOUNDARY LINE ADJUSTMENT

KING COUNTY		WASHINGTON	
DWN BY JLS	DATE 08/30/23	JOB NO. 23584	
CHKD BY KMR	SCALE 1"=30'	SHEET 2 OF 2	