DOUG & DEBRA ROSEN

LOT LINE REVISION TO CITY OF MERCER ISLAND SHORT PLAT NUMBER MI-83-09-32

EREMY NOLTING 206.297.0996		
JEREMYN@CHADWICKWINTERS.CC	 DM	
	<u> </u>	
ABBREVIATED LEGAL:	LOTS 1 AND 2, CITY OF	
	MERCER ISLAND SHORT PL NUMBER MI-83-09-32, R	
	NO. 8403019001	LO.
PROPERTY ADDRESS:	5995 60TH AVE S.F	
	0000 00 HT /\vec 0.E.	
ASSESSOR'S PARCEL #:	2174500005 % 21745001	00
ACCESCITOT ATTOLL #.	2174300093 & 21743001	00
REFERENCE NO.'S FOR F	RELATED PROJECTS:	MI - 83 - 09 - 3
REFERENCE NO.'S FOR F	RELATED PROJECTS:	MI-83-09-3
REFERENCE NO.'S FOR F	RELATED PROJECTS:	MI-83-09-3
REFERENCE NO.'S FOR F	RELATED PROJECTS:	MI-83-09-3
		MI-83-09-3
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EASEMENTS PER TITLE REPORT:

(PLOTTED ON SHEET 2)

(PLOTTED ON SHEET 2)

(PLOTTED ON SHEET 2)

16. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 4655658
IN FAVOR OF: MERCER ISLAND SEWER DISTRICT
FOR: SEWER LINES

17. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT NO. 83-09-32 RECORDED UNDER RECORDING NUMBER 8403019001.

19. SEWER EASEMENT AND MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: CAROLYN S. PARKS
AND: OWNERS OF LOT 1 AND LOT 2 OF CAROLYN PARKS SHORT PLAT NO. MI-83-09-32
RECORDING INFORMATION: 8403070771

20. AGREEMENT RE EASEMENTS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: CAROLYN S. PARKS, AN UNMARRIED WOMAN AND: DONNA BENAROYA, AN UNMARRIED WOMAN RECORDING INFORMATION: 8404040607
(PLOTTED ON SHEET 2)

22. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 20070511001318
IN FAVOR OF: CITY OF MERCER ISLAND, A WASHINGTON MUNICIPAL CORPORATION, OR ITS AGENTS
FOR: TEMPORARY CONSTRUCTION EASEMENT AFFECTS LOT 2
(NOT PLOTTABLE—EXPIRED)

23. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 20070511001321
IN FAVOR OF: CITY OF MERCER ISLAND, A WASHINGTON MUNICIPAL CORPORATION, OR ITS AGENTS
FOR: TEMPORARY CONSTRUCTION EASEMENT AFFECTS LOT 1
(NOT PLOTTABLE—EXPIRED)

DECLARATION:

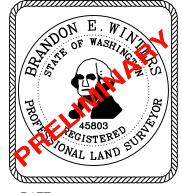
NAME: .

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

AME:	
TATE OF WASHINGTON) SS	
OUNTY OF KING)	
N THIS DAY OF 2024 BEFORE ME, THE UNDERSIOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIC ND SWORN, PERSONALLY APPEARED DOUG AND DEBRA ROSEN, TO ME KNE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING ISTRUMENT FOR THEMSELVES, AND ACKNOWLEDGED TO ME THAT THEY SIGND SEALED THE SAME AS THEIR VOLUNTARY ACT FOR THE USES AND PUBLIC MENTIONED.	ONED IOWN TO GNED
TITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEA HIS CERTIFICATE ABOVE WRITTEN.	AR IN
NOTARY PUBLIC IN AND FOR THE STATE OF WA	SHINGTON

VICINITY MAP





DATE: _

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2024
AT ____ __ M. IN VOLUME ____ OF SURVEYS,
PAGE ____ AT THE REQUEST OF CHADWICK & WINTERS.

DEPARTMENT OF RECORDS & ELECTIONS

MANAGER SUPT. OF RECORDS

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 DOUG AND DEBRA ROSEN

IN ______, 2024.

B.E. WINTERS, L.S. 45803

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996 FAX: 206.297.0997 WEB: WWW.CHADWICKWINTERS.COM

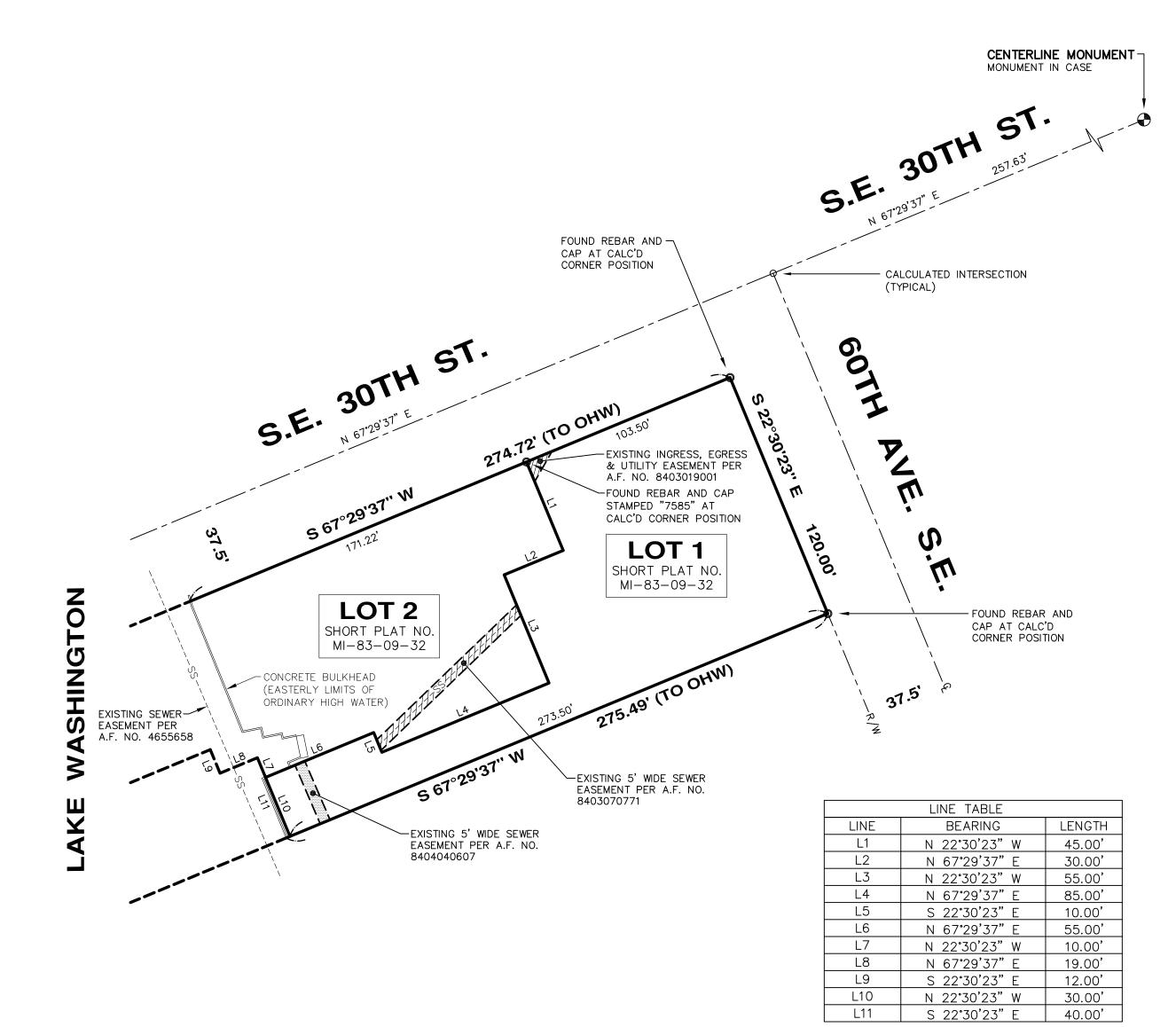
SURVEY IN: SE 1/4, NE 1/4, SEC. 11, T. 24 N., R. 4 E., W.M. KING COUNTY, WASHINGTON

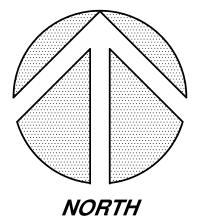
REVISED: 04/10/24 23-7785X.DWG

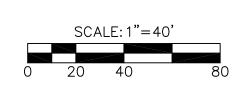
DRAWN BY: SAL	DATE: 02-22-23	PROJECT #: 23-7785
CHK. BY: RHW	SCALE: N/A	SHEET: 1 OF 4

DOUG & DEBRA ROSEN

LOT LINE REVISION TO CITY OF MERCER ISLAND SHORT PLAT NUMBER MI-83-09-32







SURVEY NOTES:

- 1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
- 2. BASIS OF BEARINGS = WASHINGTON PLANE COORDINATE SYSTEM (NORTH ZONE) AS PER GPS OBSERVATIONS ON JANUARY 30, 2023.
- 3. ALL EXISTING STRUCTURES AS SHOWN ON SHEET 3 ARE TO REMAIN.
- 4. ALL BUILDING PERMITS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF A COMPLETE SUBMITTAL, INCLUDING FIRE APPARATUS ACCESS AS OUTLINED IN ADOPTED CODE SECTIONS OF THE INTERNATIONAL FIRE CODE APPENDIX D. FIRE PLAN REVIEWS WILL BE CONDUCTED AT TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.

ORIGINAL LEGAL DESCRIPTION

(UPLAND AREA 33,038 SQ. FT.)

LOTS 1 AND 2, CITY OF MERCER ISLAND SHORT PLAT NUMBER MI-83-09-32, RECORDED UNDER RECORDING NUMBER 8403019001, IN KING COUNTY, WASHINGTON, BEING A SHORT PLAT OF THE FOLLOWING:

LOTS 19, 20, 21 AND 22, BLOCK 1, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 22, IN KING COUNTY, WASHINGTON:

TOGETHER WITH VACATED 59TH AVENUE SOUTH ADJACENT;

AND TOGETHER WITH SHORELANDS OF SECOND CLASS ABUTTING THEREON.

REVISED LEGAL DESCRIPTION

(UPLAND AREA 33,038 SQ. FT.)

LOTS 19, 20, 21 AND 22, BLOCK 1, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 22, IN KING COUNTY, WASHINGTON;

TOGETHER WITH VACATED 59TH AVENUE SOUTH ADJACENT;

AND TOGETHER WITH SHORELANDS OF SECOND CLASS ABUTTING THEREON.

BLOCK & BOUNDARY DETAIL



CHADWICK WINTERS

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

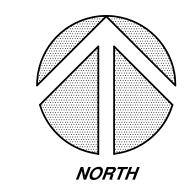
PHONE: 206.297.0996 FAX: 206.297.0997 WEB: WWW.CHADWICKWINTERS.COM SURVEY IN: SE 1/4, NE 1/4, SEC. 11, T. 24 N., R. 4 E., W.M. KING COUNTY, WASHINGTON

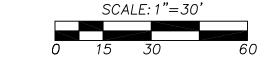
23-7785X.DWG

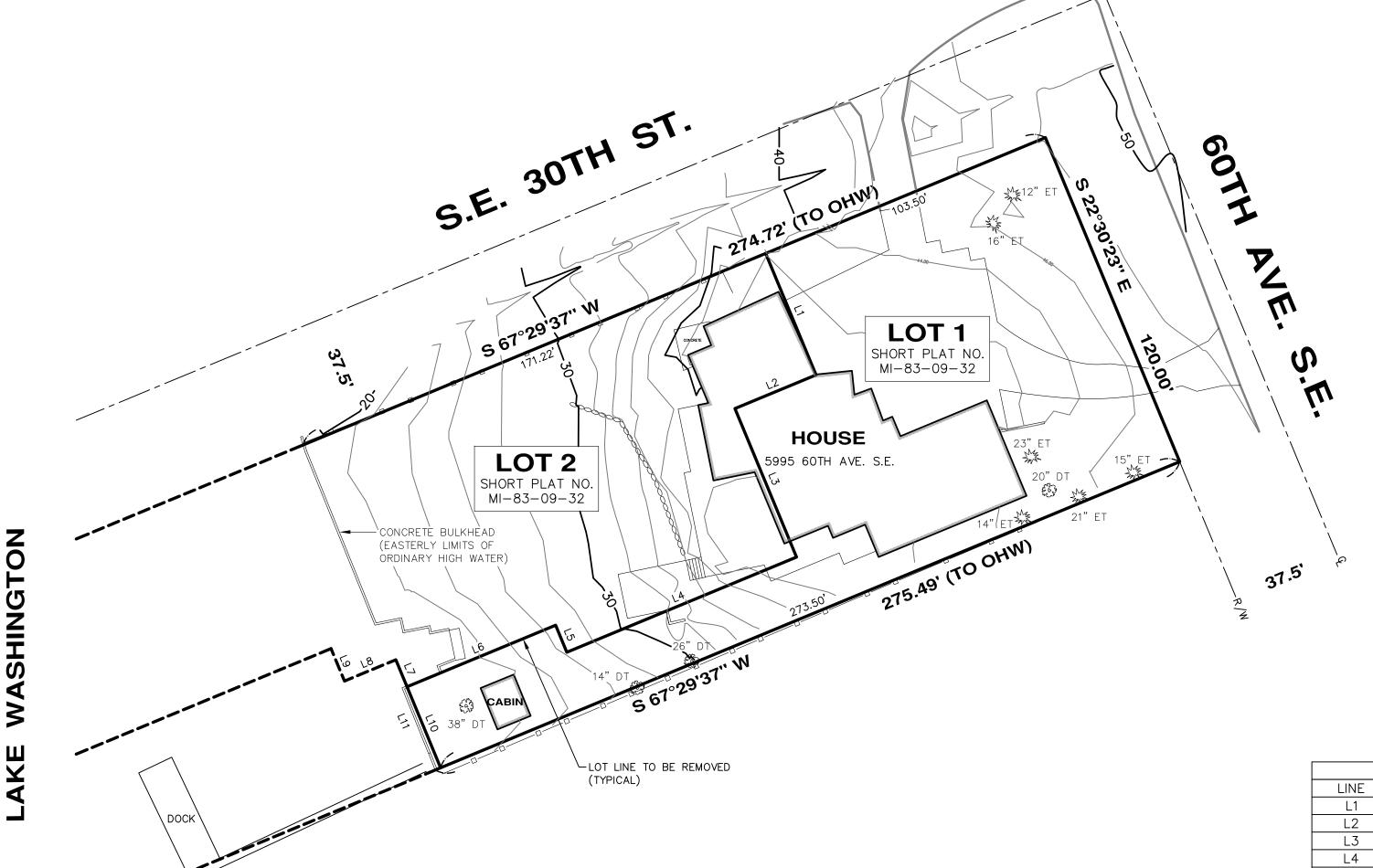
DRAWN BY: SAL	DATE: 02-22-23	PROJECT #: 23-7785
CHK. BY: RHW	SCALE: 1" = 40'	SHEET: 2 OF 4

DOUG & DEBRA ROSEN

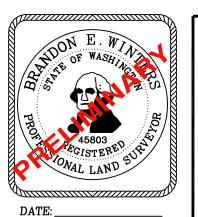
LOT LINE REVISION TO CITY OF MERCER ISLAND SHORT PLAT NUMBER MI-83-09-32







EXISTING SITE CONDITIONS DETAIL



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SURVEY IN: SE 1/4, NE 1/4, SEC. 11, T. 24 N., R. 4 E., W.M. KING COUNTY, WASHINGTON

L6

L11

LINE TABLE

BEARING

N 22°30'23" W N 67°29'37" E N 22°30'23" W

N 67°29'37" E

S 22°30'23" E

N 67°29'37" E N 22°30'23" W N 67°29'37" E

S 22°30'23" E

N 22°30'23" W

S 22°30'23" E

23-7785Y.DWG

LENGTH

55.00'

85.00'

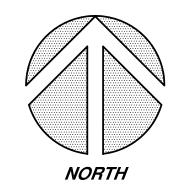
19.00'

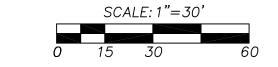
12.00'

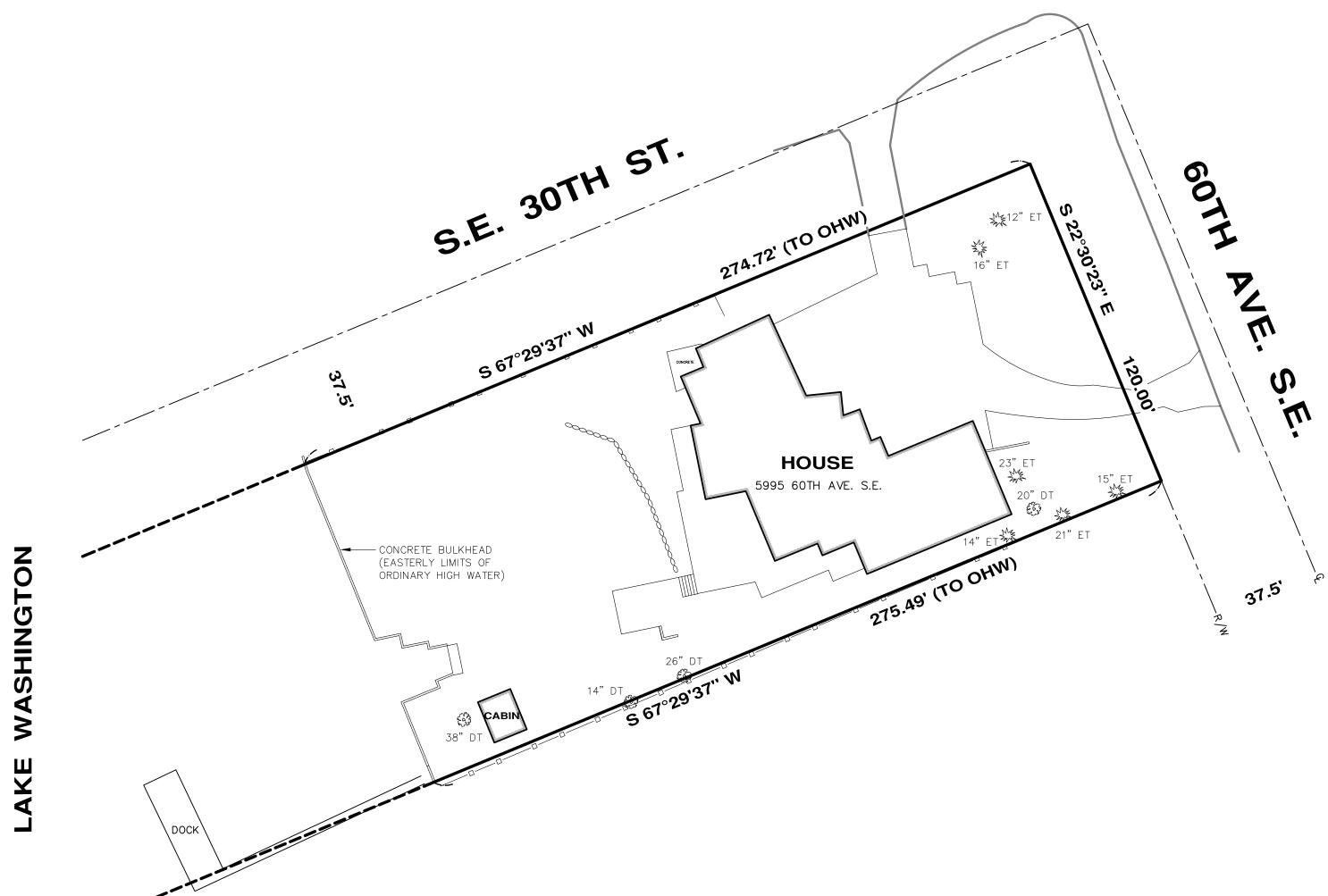
DRAWN BY: SAL	DATE: 02-22-23	PROJECT #: 23-7785
CHK. BY: RHW	SCALE: 1" = 30'	SHEET: 3 OF 4



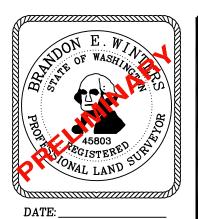
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RESULTING LOT AFTER LOT LINE REVISION



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SURVEY IN: SE 1/4, NE 1/4, SEC. 11, T. 24 N., R. 4 E., W.M. KING COUNTY, WASHINGTON

23-7785Y.DWG

DRAWN BY: SAL	DATE: 02-22-23	PROJECT #: 23-7785
CHK. BY: RHW	SCALE: 1" = 30'	SHEET: 4 OF 4