

PARKS SHORT PLAT  
MI-83-09-32  
CONDITIONS OF APPROVAL

SHORT PLAT NO. \_\_\_\_\_  
CITY OF MERCER ISLAND  
KING COUNTY, WASHINGTON  
AFFIDAVIT OF OWNERSHIP

Approvals

KING COUNTY

Department of Assessments

Examined and approved this 29 day

of FEBRUARY, 19 84

RUTH RIDDEL  
King County Assessor  
By J. M. [Signature], Deputy  
Department of Records

CITY OF MERCER ISLAND  
APPROVED SHORT SUBDIVISION  
Under Provisions of Ord. no. 446 & R.C.W. 56 17 060  
DATE 1/17/84  
PLANNER [Signature]  
BLDG. OFF. [Signature]  
CITY ENGR. [Signature]  
No further subdivision of land permitted within 5 years of above date without filing of final plat. This must be filed with the King County recording office to be valid.  
FOR THE  
CITY OF MERCER ISLAND  
Return to:  
City of Mercer Island  
Planning Department  
3505 88th Avenue S.E.  
Mercer Island, WA 98040

Filed for record at the request of:

LEGAL DESCRIPTION:

(See Sheet 1 of 2)

DECLARATION:

Know all men by these presents that we, the undersigned, owners in fee simple 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 owners. In witness whereof we have set our hands and seals.

Carolyn S. Parks  
CAROLYN S. PARKS  
[Signature]  
[Signature]

[Signature]  
SEATTLE TRUST & SAVINGS BANK  
[Signature]  
PEOPLES NATIONAL BANK OF WASHINGTON  
Authorized agent

STATE OF WASHINGTON ) ss  
COUNTY OF KING )

On this day personally appeared before me the undersigned, a Notary Public, in and for the State of Washington, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11 day of February, 19 84.

CAROLYN S. PARKS  
NORMAN S. STEINBERG  
JAMES J. SHANI  
[Signature]  
NOTARY PUBLIC in and for the State of Washington, residing at [Address]

- 1. All new utility systems serving the plat shall be underground and designed and installed in accordance with the requirements of the City Engineer; those which do not follow the proposed or existing driveway easements may be required to be installed by hand in hand dug trenches. All driveway, roof and footing drains shall be tightlined in an approved manner to Lake Washington or to an approved storm drainage system.
- 2. No land clearing, excavation, filling or construction of utilities, storm drainage, roadways or buildings shall be allowed prior to obtaining the necessary permits from the City. Permits may be required to be accompanied by a soils report.
- 3. Soils reports shall be prepared by a licensed Civil Engineer experienced in soils mechanics. Any recommendations contained in soils reports may be considered a condition of approval to be applied at the discretion of the Code Official or the City Engineer. All construction shall conform to the soils report recommendations, the Standards and Specifications of the City, conditions of the permits issued, and the plans, specifications and details submitted to the City and approved for construction.
- 4. The construction season for utilities, storm drainage, roadways retaining walls, clearing and grading work shall not begin until April 1 and shall be completed by October 1 of any year, unless otherwise approved by the City Engineer and Code Official.
- 5. The City Engineer may require a pre-construction conference with all of the contractors and sub-contractors prior to commencing any plat improvement work. Prior to construction the Developer or Applicant shall submit a detailed construction schedule satisfactory to the City Engineer.
- 6. The City Engineer, Code Official or their designee will inspect all plat improvements and building construction work. Prior to and during construction, the City Engineer or Code Official may require that additional design drawings be submitted for review and approval to detail the construction and may also require that a Soils Engineer be present to monitor and review site conditions during construction and recommend changes. All costs of the plat improvements including inspections, monitoring and any necessary additions or corrections to the work shall be borne by the Developer or Applicant.
- 7. A plan whereby temporary erosion/sedimentation control facilities are installed and maintained prior to, during and following all land alteration construction such as clearing, excavation, filling and trenching shall be submitted to and approved by the City Engineer and Code Official prior to commencing construction. Said facilities shall be modified as required to insure that complete storm-water and/or ground water runoff erosion and siltation control is provided. It shall be the responsibility of the Contractor and the Developer or Applicant to provide and maintain these and additional facilities as may be needed to prevent erosion and siltation. Exposed soil surfaces shall be expeditiously retained by seeding, sodding, jute matting, burlapping, rocking or other suitable means as required by the City Engineer or Code Official.
- 8. No land clearing or tree removal shall be allowed without the approval of the Code Official. All trees to be removed shall be tagged for removal by the Developer or Applicant and approved by the Code Official prior to removal.
- 9. All negative impacts of construction on the site, on adjacent properties or on public rights-of-way such as siltation, mud, water runoff, etc. shall be expeditiously mitigated by the Contractor, the Developer or the Applicant; failure to do so, or failure to comply with these Conditions of Approval, the requirements on the approved plans, the conditions of the permits issued or the requirements of the City Engineer or Code Official shall be cause for issuance of a Stop Work Order, foreclosure on the Plat Bond and/or other measures deemed appropriate by the City Engineer or Code Official to insure the quality of the work and to protect the safety of the Public.

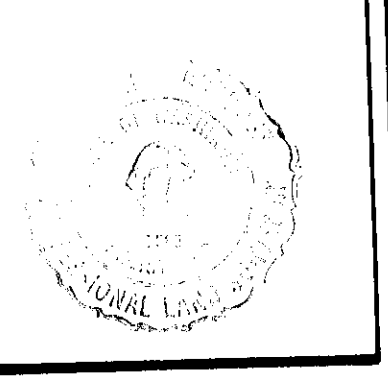
- 10. All or some portion of the Plat improvements may be required to be completed and approved prior to the construction of individual dwelling units.
- 11. Maintenance and repair of private sewer systems, private roads and appurtenances and storm drainage facilities shall be the responsibility of the owners of each lot herein, and each lot owner shall pay a fair share of the cost thereof; except that, the owners of any lower lot shall not be responsible for that part of the private sewer system above their connection. In the event that said maintenance or repair are not performed to the satisfaction of the City Engineer after a timely demand has been made for such action, the City shall have the right to enter upon the premises and perform the necessary maintenance or repair and shall charge the owner of each lot his fair share of the total costs, and in addition, the City or the owner of any lot shall have the right to bring action in Superior Court to require said maintenance or repair as deemed necessary by the City Engineer.
- 12. The Developer or Applicant shall be required to provide to the City Engineer prior to the issuance of any City permits a Hold Harmless Agreement in recordable form having the signatures of all parties involved in the development of the property and duly notarized which shall indemnify and hold harmless the City of Mercer Island, its agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the construction and shall after reasonable notice defend and pay the expense of defending any suit brought against the City, its agents or assigns as a result of the issuance of City construction permits and/or any construction undertaken.
- 13. Prior to commencing construction on the Plat Improvements and Dwelling Improvements, the Developer or Applicant shall provide on a City form a Certificate of Insurance to the City Engineer as proof of liability insurance coverage in such amount and form as the City Engineer deems necessary. Said insurance as a minimum shall be Comprehensive General Bodily Injury and Comprehensive General Property Damage Liability Insurance on an occurrence basis for limits of not less than one million dollars (\$1,000,000) for bodily injury including death and for damage to or destruction of public and/or private property, including loss of use thereof, arising from each occurrence with no deductible amount. The City of Mercer Island, its officers, agents and employees shall be listed as Additional Named Insured on the policy. The policy shall remain in full force throughout the construction period.

STATE OF WASHINGTON ) 55  
COUNTY OF \_\_\_\_\_ )  
THIS IS TO CERTIFY THAT ON THIS 26 DAY OF DEC, 19 83, A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED [Signature] OF [Address], TO ME KNOWN TO BE THE [Title] OF [Company], THE CORPORATION THAT EXECUTED THE WITHIN DEDICATION, AND WHO ACKNOWLEDGED TO ME THIS SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID DEDICATION AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.  
[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT [Address]

STATE OF WASHINGTON ) 55  
COUNTY OF \_\_\_\_\_ )  
THIS IS TO CERTIFY THAT ON THIS 27 DAY OF December, 19 83, A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED [Signature] OF [Address], TO ME KNOWN TO BE THE [Title] OF [Company], THE CORPORATION THAT EXECUTED THE WITHIN DEDICATION, AND WHO ACKNOWLEDGED TO ME THIS SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID DEDICATION AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.  
[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT [Address]

RECORDER'S CERTIFICATE 8403019001  
Filed for record this 1 day of MAR., 1984 at 8:30 A.M. in book 39 of Surveys at page 20-201 at the request of KENNETH GREGORY  
ELLEN HANSEN Manager  
JAMES S. WEEKS 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 CAROLYN S. PARKS in JULY, 1983.  
[Signature]  
Certificate No. \_\_\_\_\_



CITY OF MERCER ISLAND  
SHORT PLAT  
DRAWN BY A.W. CHECKED BY K.R.G.  
DATE SEPT. 1983 JOB No. 3/201.40  
SCALE \_\_\_\_\_ F.B. No. \_\_\_\_\_

BY: STEPAN & ASSOC., INC  
FOR: CAROLYN PARKS

SHT  
1  
OF  
2

# SHORT PLAT FILE NO. MI-83-09-32

## LEGAL DESCRIPTION

LOTS 19, 20, 21 AND 22 IN BLOCK 1 OF EAST SEATTLE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS ON PAGE 22, RECORDS OF KING COUNTY;

TOGETHER WITH VACATED 59TH AVENUE S.E., ADJACENT; AND TOGETHER WITH SHORELANDS OF THE SECOND CLASS ABUTTING THEREON;

SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

X INDICATES PK NAIL - SET

o INDICATES REBAR W/CAP SET

— B.S.B.L. — BUILDING SET BACK LINE

LAKE WASHINGTON

SECOND CLASS SHORELANDS

NOTE: ORDINANCE NO. 801 REQUIRES A 30' SETBACK OF ALL WATERFRONT STRUCTURES FROM THE PROPERTY LINE EXTENSIONS OF PUBLIC PARKS & BEACHES

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

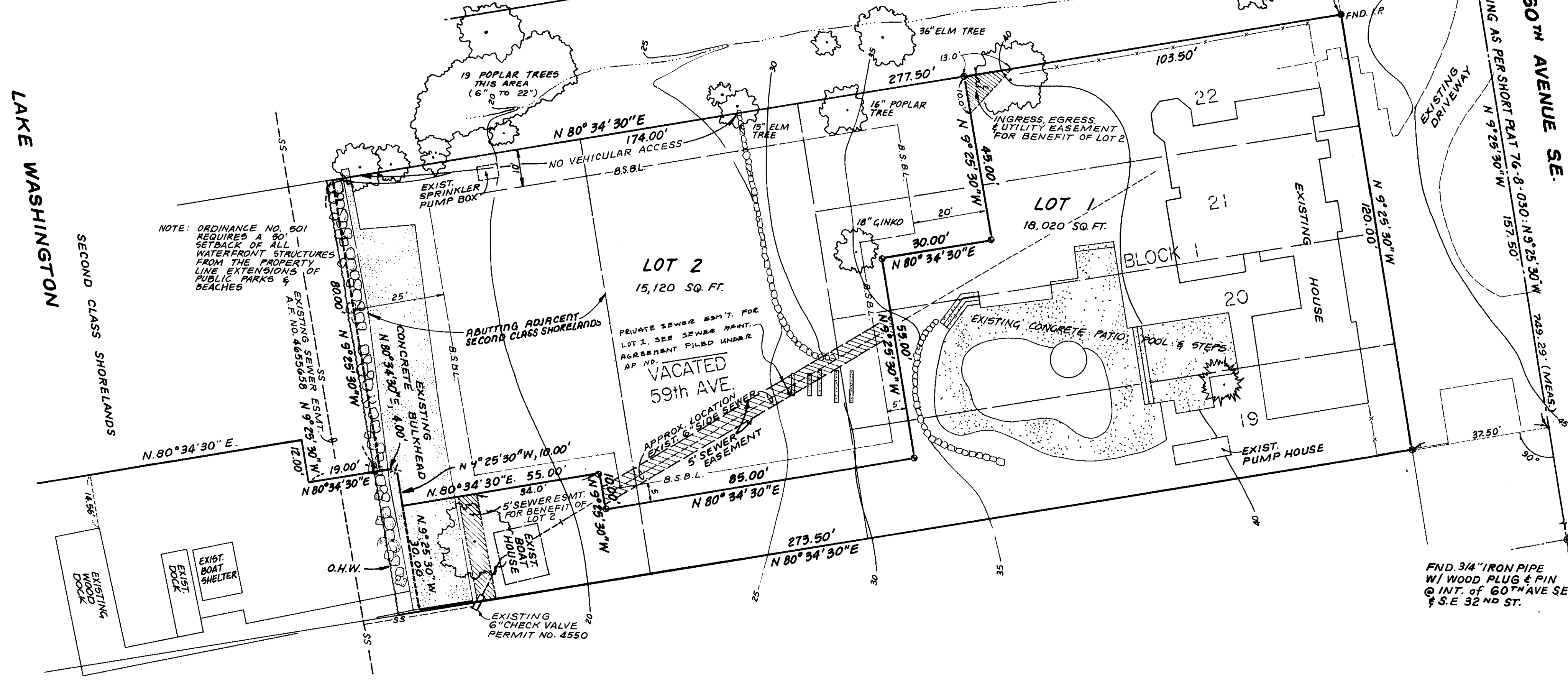
N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

N 80° 34' 30" E

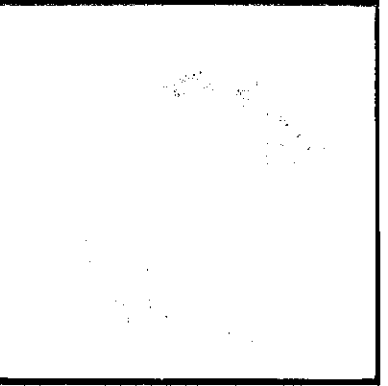
N 80° 34' 30" E



FND. 3/4" IRON PIPE W/ WOOD PLUG & PIN @ INT. of 60th AVE SE. & S.E. 32nd ST.

RECORDER'S CERTIFICATE **8403019001**  
 Filed for record this 1 day of MAR., 1984 at 8:30A.M. in book 39 of Surveys at page 70-70A at the request of KENNETH GREGORY  
**ELLEN HANSEN** Manager  
**JAMES S. WEEKS** 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 CAROLYN S. PARKS in JULY, 1983.  
*Kenneth P. Gregory*  
 Certificate No. 7585



CITY OF MERCER ISLAND  
**SHORT PLAT**  
 DRAWN BY B. DUNN CHECKED BY K.R.G.  
 DATE AUGUST 1983 JOB No. 31201.40  
 SCALE 1" = 20' F.B. No.

BY: STEPAN & ASSOC., INC.  
 FOR: CAROLYN PARKS

SHT  
**2**  
 OF  
**2**