

DOUG & DEBRA ROSEN

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

CONTACT PERSON:
JEREMY NOLTING
206.297.0996
JEREMYN@CHADWICKWINTERS.COM

ABBREVIATED LEGAL: LOTS 1 AND 2, CITY OF MERCER ISLAND SHORT PLAT NUMBER MI-83-09-32, REC. NO. 8403019001

PROPERTY ADDRESS: 5995 60TH AVE. S.E.

ASSESSOR'S PARCEL #: 2174500095 & 2174500100

REFERENCE NO.'S FOR RELATED PROJECTS: MI-83-09-32

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2024

CODE OFFICIAL

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2024

CITY ENGINEER

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2024

ASSESSOR: _____

DEPUTY ASSESSOR: _____

EASEMENTS PER TITLE REPORT:

16. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 4655658
IN FAVOR OF: MERCER ISLAND SEWER DISTRICT
FOR: SEWER LINES
(PLOTTED ON SHEET 2)

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.
(PLOTTED ON SHEET 2)

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
(PLOTTED ON SHEET 2)

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:

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.

NAME: _____

NAME: _____

STATE OF WASHINGTON)

COUNTY OF KING)

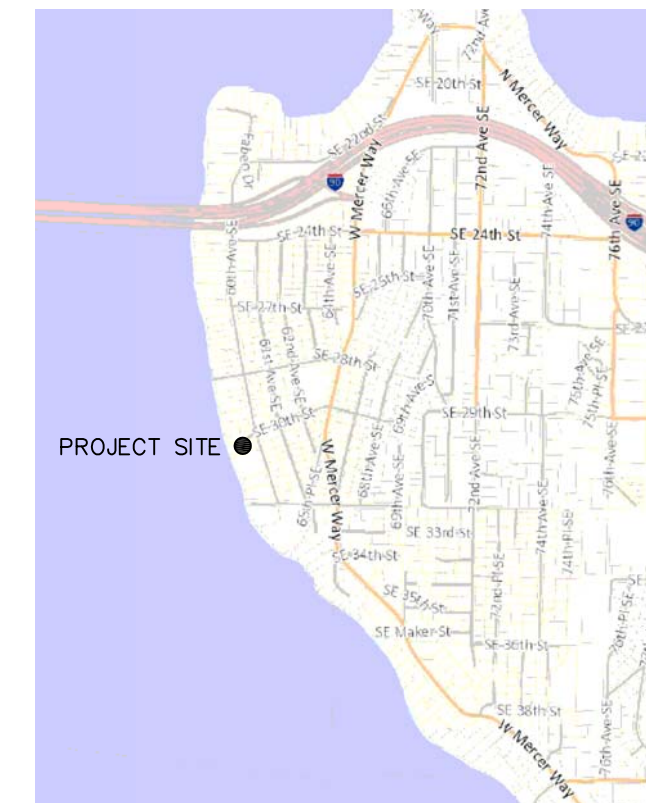
ON THIS _____ DAY OF _____ 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DOUG AND DEBRA ROSEN, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THEMSELVES, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

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:

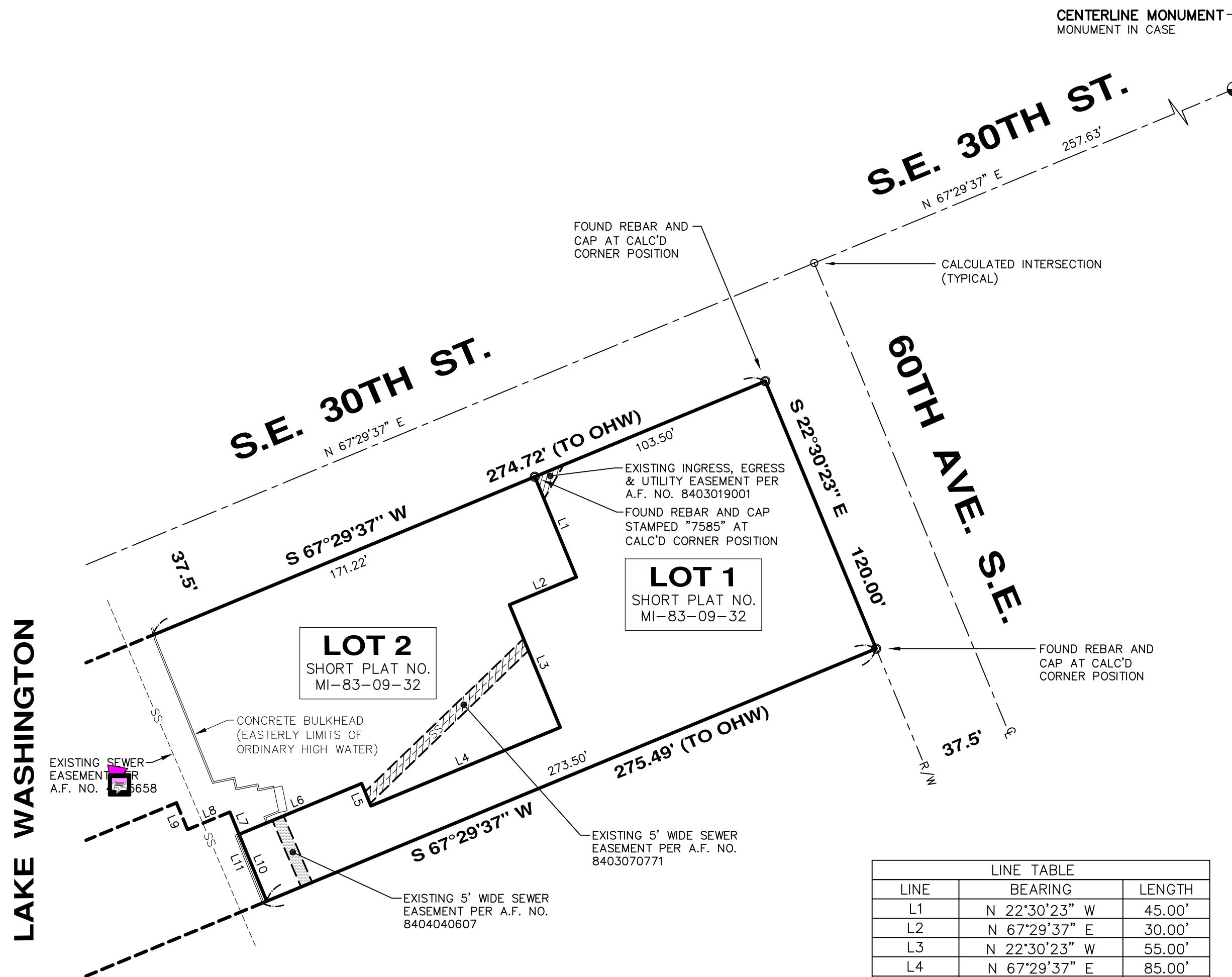
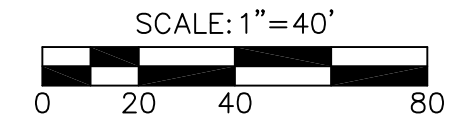
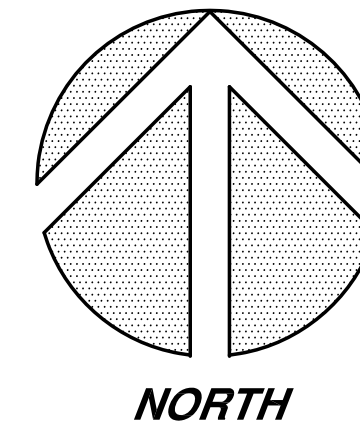
**SE 1/4, NE 1/4, SEC. 11, T. 24 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON**

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.

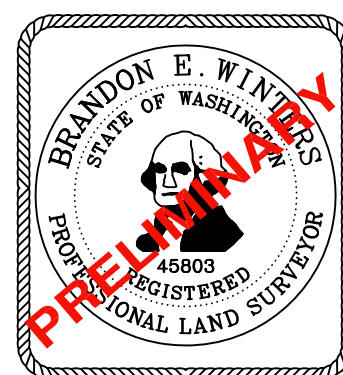
REVISED LEGAL DESCRIPTION

(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.

LINE	BEARING	LENGTH
L1	N 22°30'23" W	45.00'
L2	N 67°29'37" E	30.00'
L3	N 22°30'23" W	55.00'
L4	N 67°29'37" E	85.00'
L5	S 22°30'23" E	10.00'
L6	N 67°29'37" E	55.00'
L7	N 22°30'23" W	10.00'
L8	N 67°29'37" E	19.00'
L9	S 22°30'23" E	12.00'
L10	N 22°30'23" W	30.00'
L11	S 22°30'23" E	40.00'

LAKE WASHINGTON

BLOCK & BOUNDARY DETAIL



DATE: _____

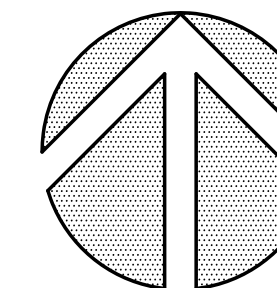
CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
 1422 N.W. 85TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

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

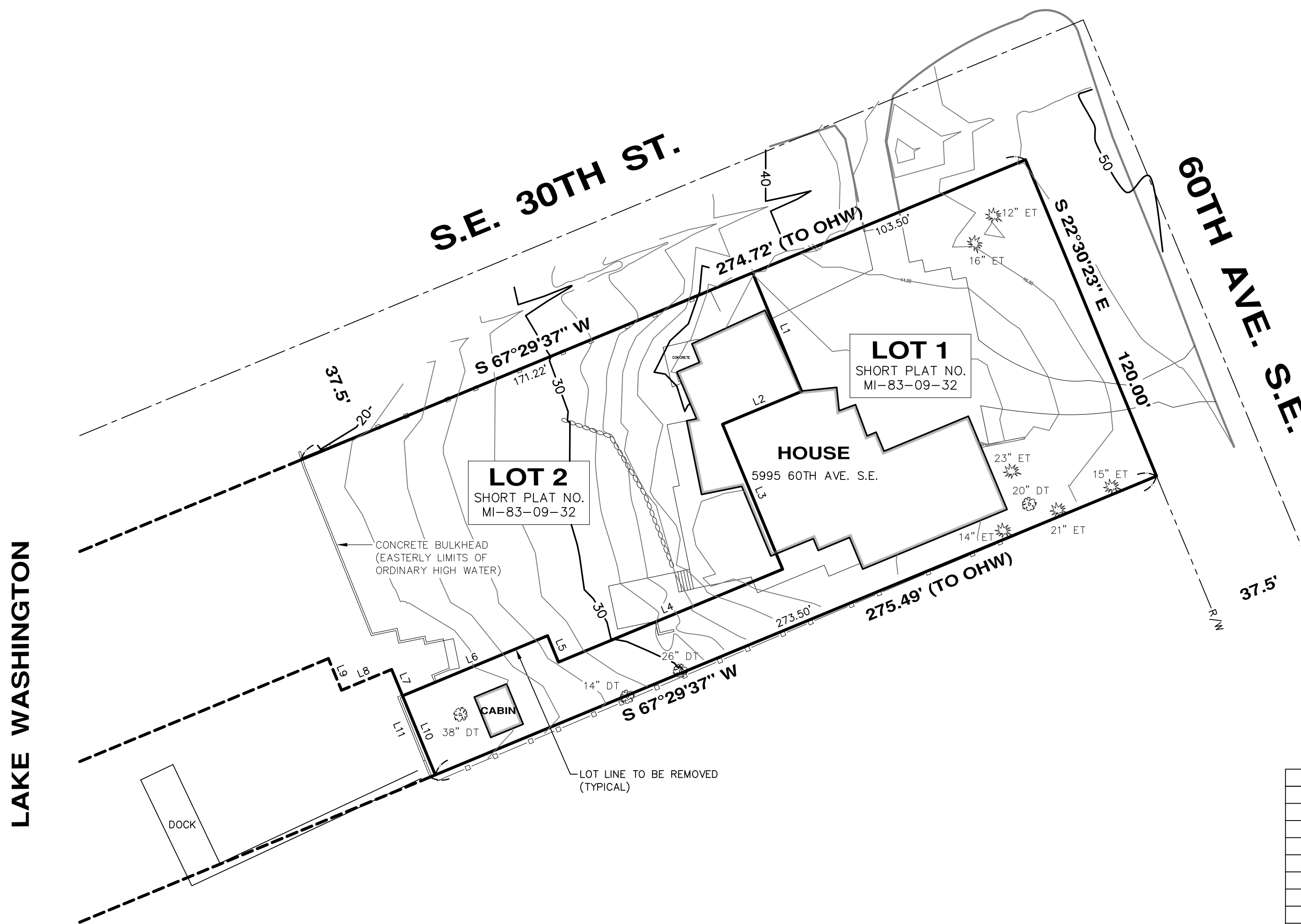
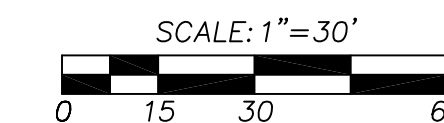
DRAWN BY: SAL	DATE: 02-22-23	PROJECT #: 23-7785
CHK. BY: RHW	SCALE: 1" = 40'	SHEET: 2 OF 4

23-7785X.DWG

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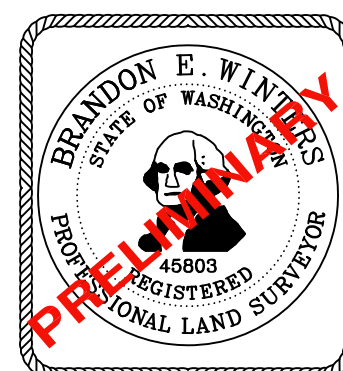


NORTH



EXISTING SITE CONDITIONS DETAIL

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 22°30'23" W	45.00'
L2	N 67°29'37" E	30.00'
L3	N 22°30'23" W	55.00'
L4	N 67°29'37" E	85.00'
L5	S 22°30'23" E	10.00'
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L11	S 22°30'23" E	40.00'



DATE: _____

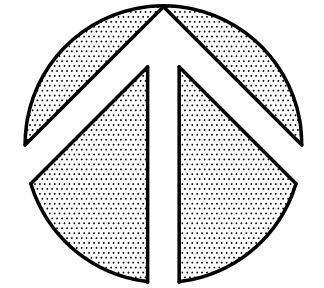
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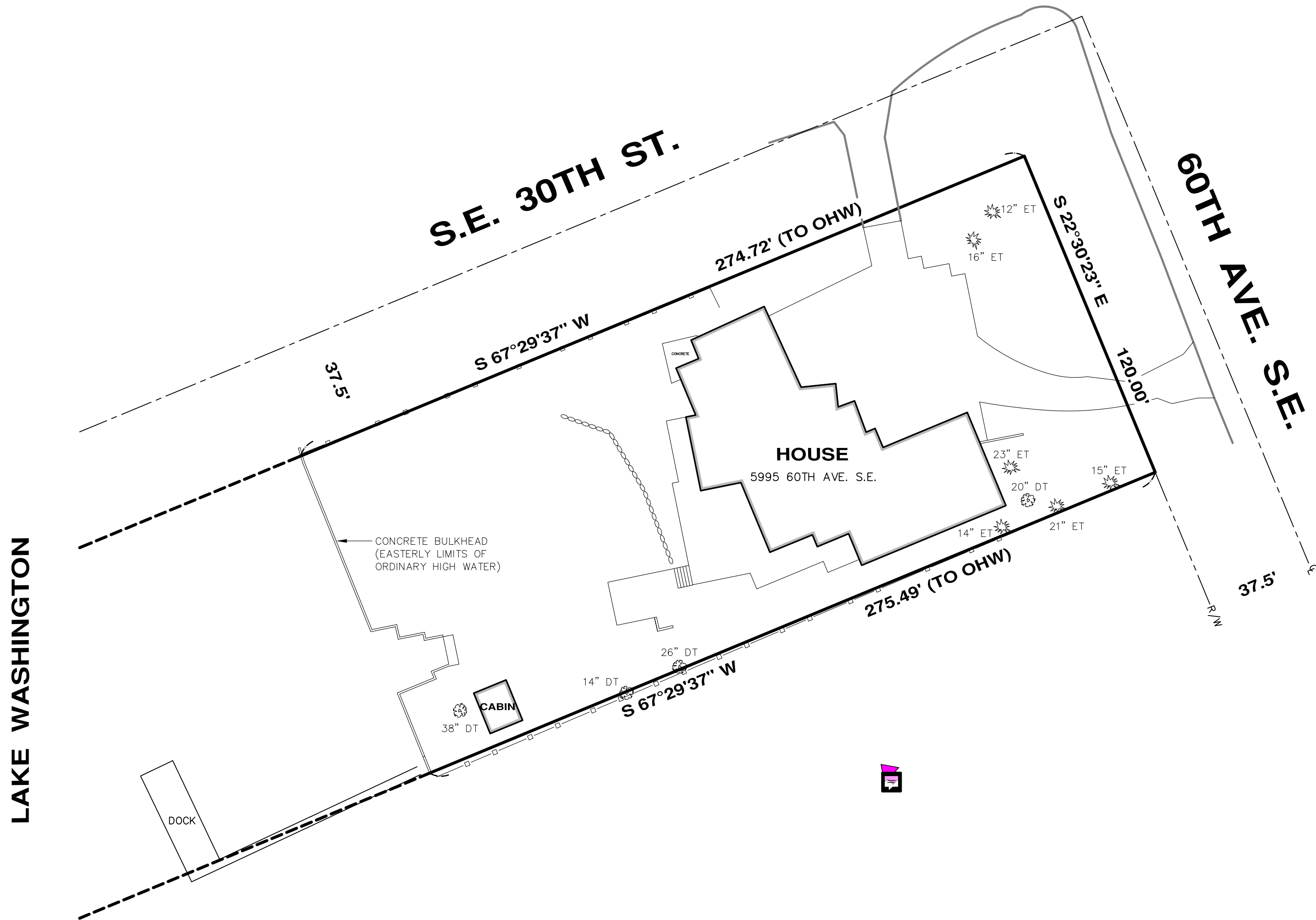
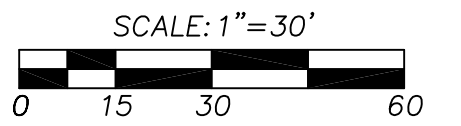
DRAWN BY: SAL	DATE: 02-22-23	PROJECT #: 23-7785
CHK. BY: RHW	SCALE: 1" = 30'	SHEET: 3 OF 4

23-7785Y.DWG

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

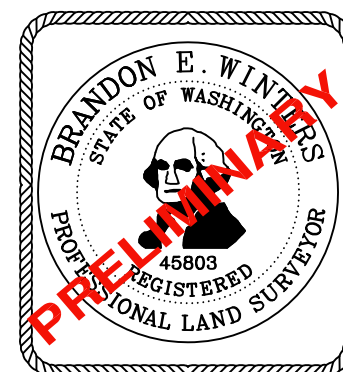


NORTH



LAKE WASHINGTON

RESULTING LOT AFTER LOT LINE REVISION



DATE: _____

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

23-7785Y.DWG