

February 28, 2018

City of Mercer Island  
Development Services – Building & Planning  
9611 SE 36<sup>th</sup> St.  
Mercer Island, WA 98040

RE: Final Plat Application for Short Plat Alteration SUB17-007 &  
Lot Consolidation SUB17-006

To Whom It May Concern:

Wells Fargo NA, as Trustee of the Title Holding Trust, owns Lot B and Lot C. The Owner would like to consolidate the two lots and develop on the combined property. The application for the Short Plat Alteration (SUB17-007) and the Lot Consolidation (SUB17-006) were both preliminarily approved, NOD dated December 26, 2017. The existing home on Lot C has been demolished (permit 1712-214).

Prior to Lot Consolidation, a utility easement and joint driveway easement tied to Lot A and Lot B need to be addressed via Short Plat Alteration.

- Utility Easement-

A 3-foot private utility easement that runs along the east property lines of Lot B and Tract X of Mercer Island Short Plat No. MI-84-01-02, has been extinguished to allow for development on the combined property of Lot B and Lot C. This easement contains the tight line for the roof and footing drains servicing the home on Lot A. This storm drain system will be demolished and replaced with a new system that is installed within a new private easement. The termination of the existing easement and creation of new easement have been established, recording number 20180214000860.

- Joint Driveway Access Easement-

The joint driveway easement (recording number 20030828001029), is to be amended to create a new 16' wide private access easement, recording number 20180131000438.

To allow for the proposed development on consolidated Lots B and C, the sanitary sewer easements on Lot C have been terminated. In addition to this, a new pump station access easement has been established.

- Sanitary Sewer Easements

The three sanitary sewer easements crisscrossing Lot C, on the waterside of the property (AFN 4803213, AFN4691123, AFN4655648), have been terminated, recording number 20180119001411.

- Pump Station Access Easement

A new access easement for the pump station (located on Lot D) has been created near the east edge of Lot C, recording number 20180119001412.

The Conditions of Approval per Preliminary Short Plat Alteration Notice of Decision (dated December 26, 2018), are addressed below:

PLANNING

1. The final short plat alteration map is in substantial conformance with Exhibit 1.
2. The applicant has verified that the "Grantors" and Grantees" listed in the easement table on the face of the plat are accurate.
3. The Final Plat has been prepared in conformance with Title 8 RCW and Surveys comply with Chapter 332-130WAC.
4. The final short plat alteration complies with MICC 19.08.050, Revised Code of Washington (RCW) 58.17, and all referenced standards.
5. Application for the Final Plat has been completed within one year of the Notice of Decision for Preliminary Approval.
6. The Final Plat includes the following:
  - a. Recording numbers for all easements are indicated.
  - b. Easements are noted as public or private. New and existing to remain easements are shown on the Final Plat documents. Please refer to the reference plans for easements that have recently been terminated.
  - c. Current Title Reports have been obtained and are included with this application.
  - d. The name and seal of the registered land surveyor have been included in the final plat documents.
  - e. The piped watercourse buffer is shown on the maps for both the short plat alteration and the lot consolidation.
  - f. The Plat Certificate / Title Report includes information regarding payment of taxes.

ENGINEERING

7. Existing, new and extinguished easements are shown on the map. Recording numbers for the easements have been provided, and all easements are labeled as public or private.
8. The maps have been created using Mercer Island's datum and are tied to known City monuments.
9. In accordance with the Conditions of Approval (per SUB17-007 NOD), an account has been created for the funds to demolish the existing storm drain and construction of the new system. A detailed cost estimate was submitted and approved by the City Engineer. An account in the amount of \$16,260 has been established, and the Assignment of Funds paperwork has been included with this application.

FIRE

10. The joint driveway easement (Recording number 20030828001029) and the ingress, egress and utility easements (Recording number 198406269002) for 7840 SE 20<sup>th</sup> St were extinguished and recorded after the demo of one home (Demo Permit 1712-214) . Recording numbers are noted above.

Please feel free to contact our office if you have any questions or need additional information.

Thank you,



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