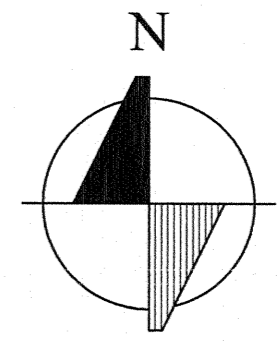
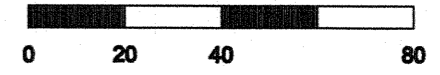


PRELIMINARY
NFH RESIDENCE LOT LINE REVISION
(LOT CONSOLIDATION)
 POR. OF GOV. LOT 1, SEC. 1, TWP. 24 N., RGE. 4 E., W.M.



SCALE: 1" = 40'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	022°37'09"	260.00'	102.64'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N90°00'00"E	7.00'
L2	S0°03'00"E	38.84'
L3	N90°00'00"E	27.00'

EASEMENT LEGEND

((1),(2)&(3) TO BE EXTINGUISHED)

- ① 10' WIDE SANITARY SEWER EASEMENT, AFN 4803213
- ② 10' WIDE SANITARY SEWER EASEMENT, AFN 4691123
- ③ 10' WIDE SANITARY SEWER EASEMENT, AFN 4655648
- ④ 10' WIDE SANITARY SEWER EASEMENT, AFN'S 4655645 & 4655646

BASIS OF BEARING

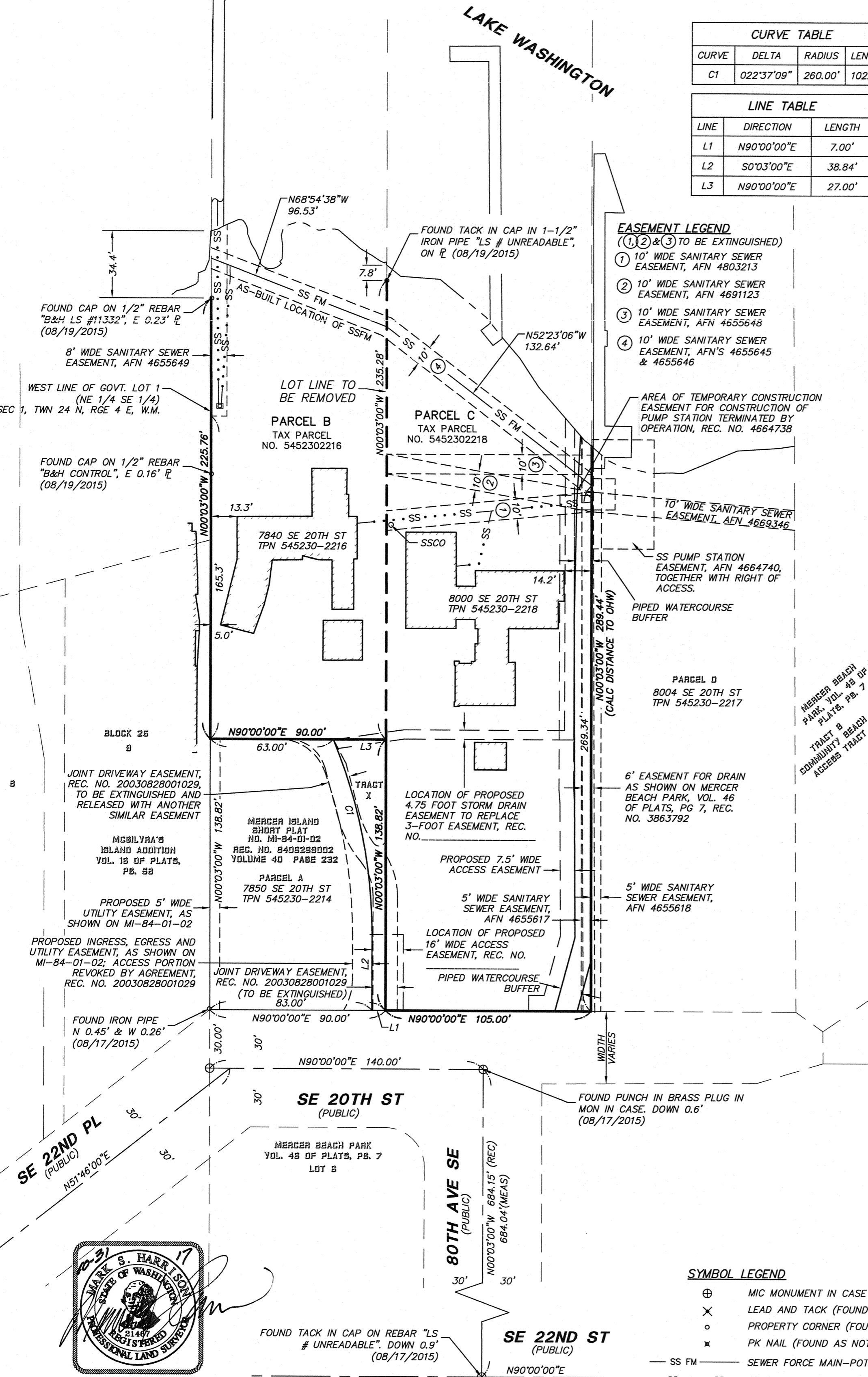
HELD THE BEARING OF NORTH 00° 03' 00" WEST ALONG THE CENTER LINE OF 80TH AVENUE S.E. BETWEEN S.E. 22ND STREET & S.E. 20TH STREET PER THE MERCER ISLAND SHORT PLAT "BARNES SHORT PLAT" BY M.W. MARSHALL, PROFESSIONAL LAND SURVEYOR, DATED DECEMBER 20, 1991 AND RECORDED JANUARY 1992, SHORT PLAT FILE NUMBER MI-91-1485 WITH RECORDING NUMBER 9202219005 RECORDS OF KING COUNTY, WASHINGTON.

HORIZONTAL DATUM

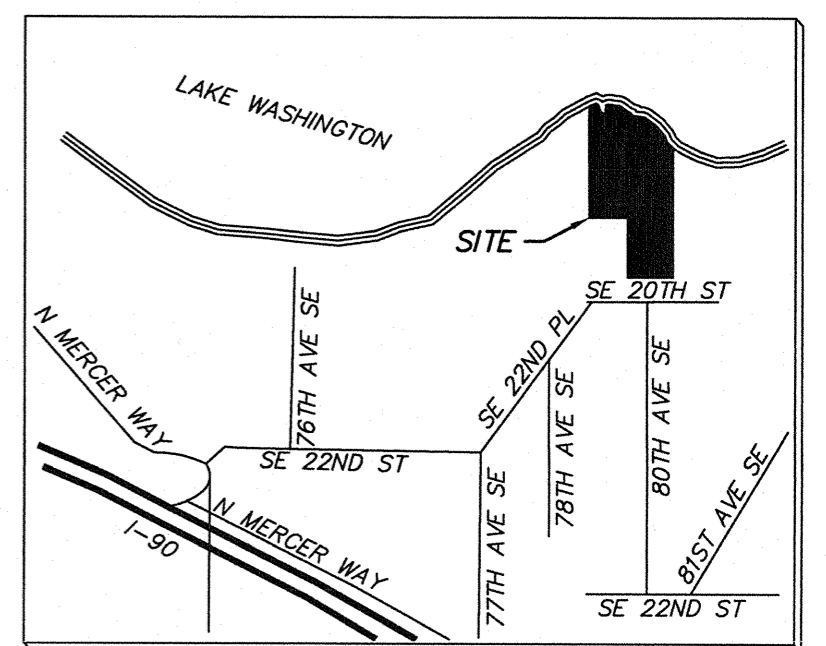
ASSUMED

GENERAL NOTES

1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING TRIMBLE VX SPATIAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 15 THROUGH 24, 2015 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
3. THE CITY OF MERCER ISLAND UTILITY RECORDS INDICATE THAT A SANITARY SEWER LINE RUNS ALONG THE SHORELINE OF LAKE WASHINGTON. THE LINE WAS POTHOLED IN AUGUST 2017 NORTHWESTERLY FROM THE SEWER PUMP STATION AND IS LOCATED AS SHOWN HEREON.
4. EASEMENTS AND LEGAL DESCRIPTIONS ARE BASED ON CHICAGO TITLE INSURANCE COMPANY, N GUARANTEE NO. 48592BC-ETU, DATED APRIL 28, 2017 @ 8:00 AM.
5. THE LIMITS AND LATERAL LINES OF THE SECOND CLASS SHORELANDS ADJOINING PARCELS B AND C HAVE NOT BEEN DETERMINED.
6. ORDINARY HIGH WATER (OHW) IS SHOWN AT AN ELEVATION OF 18.6', VERTICAL DATUM OF NAVD 88, PER MERCER ISLAND MUNICIPAL CODE CHAPTER 19.16.010. THIS ELEVATION IS EQUAL TO 21.85' PER THE US ARMY CORPS OF ENGINEERS VERTICAL DATUM AT THE HIRAM CHITTENDEN LOCKS IN SEATTLE.



MERCER BEACH PARK, VOL. 48 OF PLATS, PG. 7
 TRACT B
 EDWARDSVILLE BEACH ACCESS TRACT



VICINITY MAP
 NOT TO SCALE

SYMBOL LEGEND

- ⊕ MIC MONUMENT IN CASE
- × LEAD AND TACK (FOUND AS NOTED)
- PROPERTY CORNER (FOUND AS NOTED)
- × PK NAIL (FOUND AS NOTED)
- SS FM — SEWER FORCE MAIN—POTHOLED LOCATION
- SS ••• SS — SEWER LINE PER PAINT MARKS



FOUND TACK IN CAP ON REBAR "LS # UNREADABLE", DOWN 0.9' (08/17/2015)

SE 22ND ST (PUBLIC)
 N90°00'00"E

RECORDING CERTIFICATE

Filed for record this _____ day of _____ 2017 at _____ M., in book _____ of SURVEYS at page _____ at the request of

TRIAD ASSOCIATES
 DIVISION OF RECORDS & ELECTIONS

Supt. of Records _____ Manager REC. _____ NO. _____

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

NFH RESIDENCE
 in _____ JULY _____ 2015
 MARK S. HARRISON CERT. NO. 21487

LOT LINE REVISION
(LOT CONSOLIDATION)
 FOR
NFH RESIDENCE

8000 SE 20TH ST
 MERCER ISLAND, WA 98040

triad

20300 Woodinville Snohomish Rd NE
 Suite A • Woodinville, WA 98072
 p: 425.415.2000 f: 425.486.5059
 w: triadassociates.net

Date 10/30/17
 Drawn KBR/CPC
 Checked MSH

Job No. 15-131
 Sheet 1 OF 2

POR. OF GOV. LOT 1, (NE 1/4, SE 1/4), SEC. 1, TWP. 24N, RGE 4E, W.M. & POR. VAC. MERCER PARK (V. 8, P. 27), & LOT B, MISP 84-01-02, REC. NO. 8406269002. MERCER ISLAND, WASHINGTON

MERCER ISLAND FILE NO. SUB17-006

**PRELIMINARY
NFH RESIDENCE LOT LINE REVISION
(LOT CONSOLIDATION)
POR. OF GOV. LOT 1, SEC. 1, TWP. 24 N., RGE. 4 E., W.M.**

DEPARTMENT OF RECORDS

ZONED R-12 PER CITY OF MERCER ISLAND

DECLARATION

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LOT LINE REVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS LOT LINE REVISION 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.

FOR: WELLS FARGO BANK, N.A.

BY: _____ TITLE: _____

PRINTED NAME: _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KING

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE _____ OF WELLS FARGO BANK, N.A., AS TRUSTEE OF THE TITLE HOLDING TRUST DATED 10/06/99, AS TO PARCELS B & C AND AN UNDIVIDED ONE-HALF INTEREST IN TRACT X OF MERCER ISLAND SHORT PLAT NO. M184-01-02, REC. NO. 8406269002, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

SIGNATURE OF
NOTARY PUBLIC _____

TITLE: _____

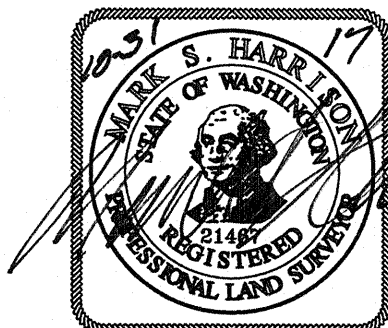
MY APPOINTMENT EXPIRES _____

SPECIAL EXCEPTIONS SCHEDULE B

PER CHICAGO TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 48592BC-ETU-FOURTH, DATED OCTOBER 4, 2017 @ 8:00 AM.

1. THIS PARCEL IS SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JANUARY 18, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4655646. THE EASEMENT IS 10 FEET IN WIDTH, CENTERED ON AS CONSTRUCTED LINE, AS SHOWN HEREON.
2. THIS PARCEL IS SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JANUARY 18, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4655649. THE EASEMENT IS 8 FEET IN WIDTH IN THE NORTHERLY PORTION OF PARCEL B ALONG THE WEST LINE THEREOF.
3. THIS PARCEL IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND DEDICATION AS SET FORTH ON MERCER ISLAND SHORT PLAT M1-84-01-02, RECORDED JUNE 26, 1984 UNDER KING COUNTY RECORDING NO. 8406299002. SAID SHORT PLAT DELINEATES THE ABOVE SEWER EASEMENTS AND CREATES A 3 FOOT WIDE EASEMENT FOR UNDERGROUND UTILITIES ALONG THE EAST LINES OF PARCEL B AND TRACT X, A 5 FOOT WIDE EASEMENT FOR UNDERGROUND UTILITIES ALONG THE WEST LINE OF PARCEL A AND AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES ALONG THE EAST LINE OF PARCEL A. TRACT X IS DESIGNATED AS AN OPEN SPACE TRACT AND IS JOINTLY OWNED BY THE OWNERS OF PARCELS A AND B.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH ON MERCER BEACH PARK, AS RECORDED UNDER KING COUNTY RECORDING NO. 3863792. SUBJECT PROPERTY IS NOT WITHIN THIS PLAT, HOWEVER THE PLAT DOES SHOW A DRAINAGE EASEMENT THROUGH SUBJECT PROPERTY.
5. THESE PARCELS ARE SUBJECT TO AN INGRESS AND EGRESS EASEMENT FOR A COMMON DRIVEWAY AND MAINTENANCE AGREEMENT RECORDED AUGUST 28, 2003 UNDER KING COUNTY RECORDING NO. 20030828001029. THIS DOCUMENT REVOKES THE TERMS AND CONDITIONS OF THE ACCESS EASEMENT CREATED BY THE ABOVE SHORT PLAT (REFERENCE EXCEPTION 3 ABOVE).
6. SUBJECT TO A MEMORANDUM OF COTENANCY AGREEMENT RECORDED UNDER RECORDING NUMBER 20061114001877. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
7. EASEMENT FOR SEWER PIPELINE RECORDED JANUARY 18, 1956 UNDER KING COUNTY RECORDING NO. 4655627. THIS EASEMENT IS NOT WITHIN SUBJECT PROPERTY, HOWEVER OTHER SEWER EASEMENTS WITHIN SUBJECT PROPERTY REFER TO THIS EASEMENT.
- 8 & 9. THIS PARCEL IS SUBJECT TO EASEMENTS AND THEIR TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JANUARY 18, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4655648 AND MAY 9, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4691123. THESE EASEMENTS ARE 10 FEET IN WIDTH.
10. THIS PARCEL IS SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JANUARY 18, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4655617. THE EASEMENT IS 5 FEET IN WIDTH, ALONG THE EAST LINE OF PARCEL C.
11. THIS PARCEL IS SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JANUARY 18, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4655645. THE EASEMENT IS 10 FEET IN WIDTH, CENTERED ON AS CONSTRUCTED LINE, AS SHOWN HEREON.
12. THIS PARCEL IS SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF ACCESS AND CONSTRUCTING A SANITARY SEWER PUMP STATION ON ADJACENT PARCEL D, RECORDED FEBRUARY 16, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4664738. THE TEMPORARY CONSTRUCTION EASEMENT FOR THE CONSTRUCTION OF THE PUMP STATION LOCATED ON THE PROPERTY TO THE EAST TERMINATED BY OPERATION.
13. THIS PARCEL IS SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JUNE 5, 1957 UNDER KING COUNTY AUDITOR'S FILE NO. 4803213. THE EASEMENT IS 10 FEET IN WIDTH AND IS CENTERED ON EXISTING SEWER LINE.
14. SUBJECT TO AN AFFIDAVIT REGARDING OIL TANKS DISCLOSED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 9411280757. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
15. SUBJECT A RELEASE/COVENANT RECORDED UNDER RECORDING NUMBER 20031027005254. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.

CONDITIONS OF APPROVAL NOTES



APPROVALS

CITY OF MERCER ISLAND

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017.

BY: _____ CODE OFFICIAL

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017.

BY: _____ CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017.

ASSESSOR _____

LEGAL DESCRIPTIONS (ORIGINAL)

PER CHICAGO TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 48592BC-ETU-FOURTH, DATED OCTOBER 4, 2017 @ 8:00 AM.

PARCEL B (ORIGINAL)

PARCEL 'B'
PARCEL NO. 5452302216
ADDRESS: 7840 SE 20TH STREET, MERCER ISLAND, WA. 98040

LOT B OF CITY OF MERCER ISLAND SHORT PLAT NUMBER M184-01-02, RECORDED UNDER RECORDING NUMBER 8406269002, SAID SHORT PLAT BEING A SUBDIVISION OF THE WEST 90 FEET OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF A LINE WHICH IS 1,374.15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1, BEING A PORTION OF MERCER PARK, HERETOFORE VACATED BY ORDER OF KING COUNTY COMMISSIONER, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON.

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.

TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN TRACT X OF SAID SHORT PLAT.

PARCEL C (ORIGINAL)

PARCEL 'C'
PARCEL NO. 5452302218
ADDRESS: 8000 SE 20TH STREET, MERCER ISLAND, WA. 98040

THE EAST 105 FEET OF THE WEST 195 FEET OF THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF NORTH MARGIN OF SOUTHEAST 20TH STREET AS SAID STREET IS PLATTED IN THE PLAT OF MERCER BEACH PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 46 OF PLATS, PAGE 7, IN KING COUNTY, WASHINGTON (BEING PART OF VACATED PLAT OF MERCER PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON);

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AND ABUTTING THEREON LYING BETWEEN THE EAST AND WEST BOUNDARY LINES OF THE ABOVE TRACT PRODUCED AND EXTENDED.

CONSOLIDATED LEGAL DESCRIPTION

FOR THE PURPOSE OF CALCULATING AREAS, THE LINE OF ORDINARY HIGH WATER WAS USED FOR THE NORTHERLY LIMIT OF THOSE UPLAND PARCELS ABUTTING LAKE WASHINGTON (ELEVATION OF 18.6 FEET, NAVD 88)

CONSOLIDATED AREA
AREA 59,326± SQ. FT. OR 1.36± ACRES

LOT B OF CITY OF MERCER ISLAND SHORT PLAT NUMBER M184-01-02, RECORDED UNDER RECORDING NUMBER 8406269002, SAID SHORT PLAT BEING A SUBDIVISION OF THE WEST 90 FEET OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF A LINE WHICH IS 1,374.15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1, BEING A PORTION OF MERCER PARK, HERETOFORE VACATED BY ORDER OF KING COUNTY COMMISSIONER, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN TRACT X OF SAID SHORT PLAT.

TOGETHER WITH THE EAST 105 FEET OF THE WEST 195 FEET OF THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF NORTH MARGIN OF SOUTHEAST 20TH STREET AS SAID STREET IS PLATTED IN THE PLAT OF MERCER BEACH PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 46 OF PLATS, PAGE 7, IN KING COUNTY, WASHINGTON (BEING PART OF VACATED PLAT OF MERCER PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON);

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AND ABUTTING THEREON LYING BETWEEN THE EAST AND WEST BOUNDARY LINES OF THE ABOVE TRACTS PRODUCED AND EXTENDED.

PURPOSE

THE PURPOSE OF THIS LOT LINE REVISION (LOT CONSOLIDATION) IS TO REMOVE THE EAST LINE OF LOT B OF MERCER ISLAND SHORT PLAT NUMBER M184-01-02, RECORDED UNDER RECORDING NUMBER 8406269002.

POR. OF GOV. LOT 1, (NE 1/4, SE 1/4),
SEC. 1, TWP. 24N, RGE 4E, W.M. & POR.
VAC. MERCER PARK (V. 8, P. 27), & LOT B,
MISP 84-01-02, REC. NO. 8406269002.
MERCER ISLAND, WASHINGTON

**LOT LINE REVISION
(LOT CONSOLIDATION)
FOR
NFH RESIDENCE
8000 SE 20TH ST
MERCER ISLAND, WA 98040**

triad

20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

Date 10/30/17
Drawn KBR/CPC
Checked MSH

Job No.
15-131
Sheet
2 OF 2