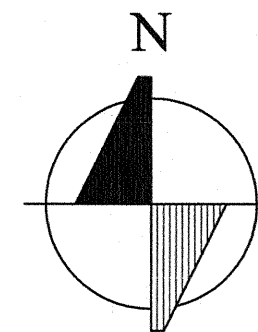
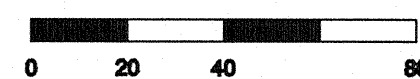


MERCER ISLAND FILE NO.

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'



CONTOUR INTERVAL = 2'

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

(ALL 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

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

VERTICAL DATUM

NAVD 88

PER THE SURVEY CONTROL POINT STANDARD DATA SHEET, WGS SURVEY DATA WAREHOUSE DESIGNATION #47074

BENCH MARK

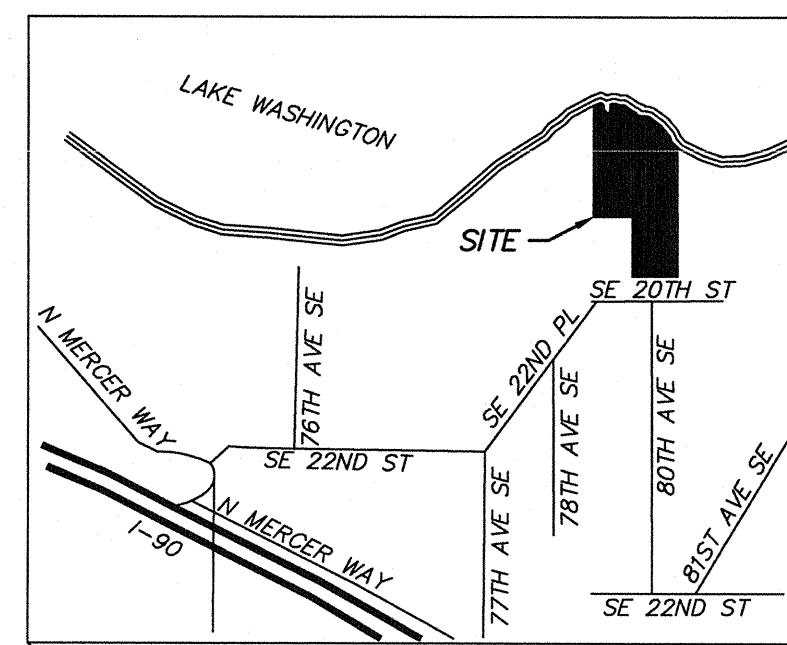
ORIGINAL BENCHMARK: WGS SURVEY DESIGNATION #47074 FOUND 1/2" BRASS PLUG IN 3" SQUARE CONC MON SET IN MON CASE INTERSECTION OF SE 20TH ST & BOTH AVE SE, DOWN 0.6' ELEVATION = 22.06'

BM "A": SET R.R. SPIKE WEST FACE POWER POLE 1.0'± FROM GROUND ELEVATION = 22.33'

BM "B": SET R.R. SPIKE EAST FACE POWER POLE 1.0'± FROM GROUND ELEVATION = 37.00'

GENERAL NOTES

- 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
- 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.
- THE CITY OF MERCER ISLAND UTILITY RECORDS INDICATE THAT A SANITARY SEWER LINE RUNS ALONG THE SHORELINE OF LAKE WASHINGTON. NO SURFACE EVIDENCE (MANHOLES, LOCATION PAINT MARKS, ETC.) OF THIS LINE WAS FOUND AT TIME OF THIS SURVEY, ALTHOUGH IT IS ASSUMED THAT THE EXISTING HOUSE CONNECTS TO THIS LINE.
- EASEMENTS AND LEGAL DESCRIPTIONS ARE BASED ON CHICAGO TITLE INSURANCE COMPANY, N GUARANTEE NO. 48592BC-ETU, DATED MARCH 29, 2017 @ 8:00 AM.
- THE LIMITS AND LATERAL LINES OF THE SECOND CLASS SHORELANDS ADJOINING PARCELS B AND C HAVE NOT BEEN DETERMINED.
- 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.



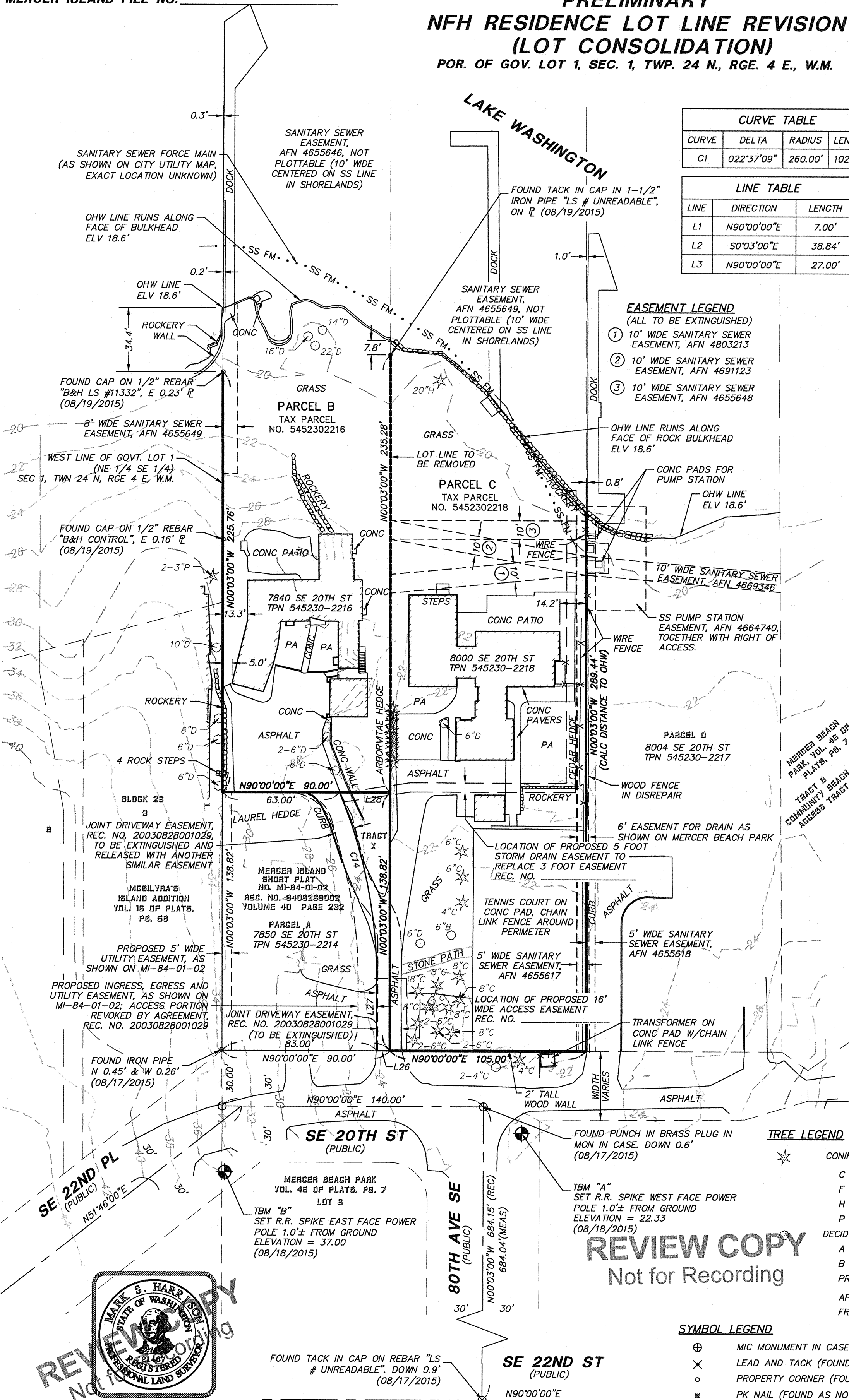
VICINITY MAP
NOT TO SCALE

TREE LEGEND

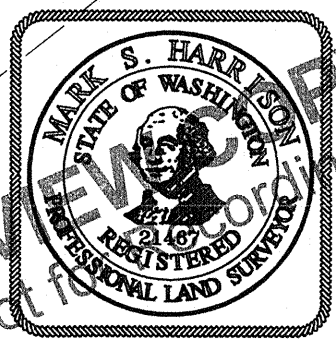
- CONIFER TREE
- C CEDAR
- F FIR
- H HEMLOCK
- P PINE
- DECIDUOUS TREE
- A ALDER
- B BIRCH
- PR POPLAR
- AP APPLE
- FR FRUIT TREE

SYMBOL LEGEND

- ⊕ MIC MONUMENT IN CASE
- × LEAD AND TACK (FOUND AS NOTED)
- PROPERTY CORNER (FOUND AS NOTED)
- ✱ PK NAIL (FOUND AS NOTED)



REVIEW COPY
Not for Recording



RECORDING CERTIFICATE

Filed for record this _____ day of _____ 2017 at _____ M., in book _____ of SURVEYS at page _____ of the request of TRIAD ASSOCIATES DIVISION OF RECORDS & ELECTIONS Supt. of Records _____ Manager REC. _____

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. 21467

LOT LINE REVISION (LOT CONSOLIDATION)

FOR NFH RESIDENCE

8000 SE 20TH ST
MERCER ISLAND, WA 98040



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

Date 04/24/17
Drawn KBR
Checked MSH

Job No. 15-131
Sheet 1 OF 2

MERCER ISLAND FILE NO. _____

**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, DATED MARCH 29, 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, IN SECOND CLASS SHORELANDS ADJACENT TO PARCELS.
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 MI-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. 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. 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.
7. 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, IN SECOND CLASS SHORELANDS ADJACENT TO PARCEL C.
8. 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. THIS EASEMENT TERMINATED UPON END OF CONSTRUCTION OF SAID PUMP STATION.
9. 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.
10. SUBJECT TO AN AFFIDAVIT REGARDING OIL TANKS DISCLOSED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 9411280757. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
11. SUBJECT A RELEASE/COVENANT RECORDED UNDER RECORDING NUMBER 20031027005254. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
12. SUBJECT TO A MEMORANDUM OF COTENANCY AGREEMENT RECORDED UNDER RECORDING NUMBER 20061114001877. 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, DATED MARCH 29, 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.

REVIEW COPY
Not for Recording

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

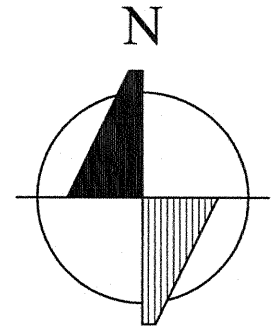
triad

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

Date 04/24/17
Drawn KBR
Checked MSH

Job No.
15-131
Sheet
2 OF 2

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

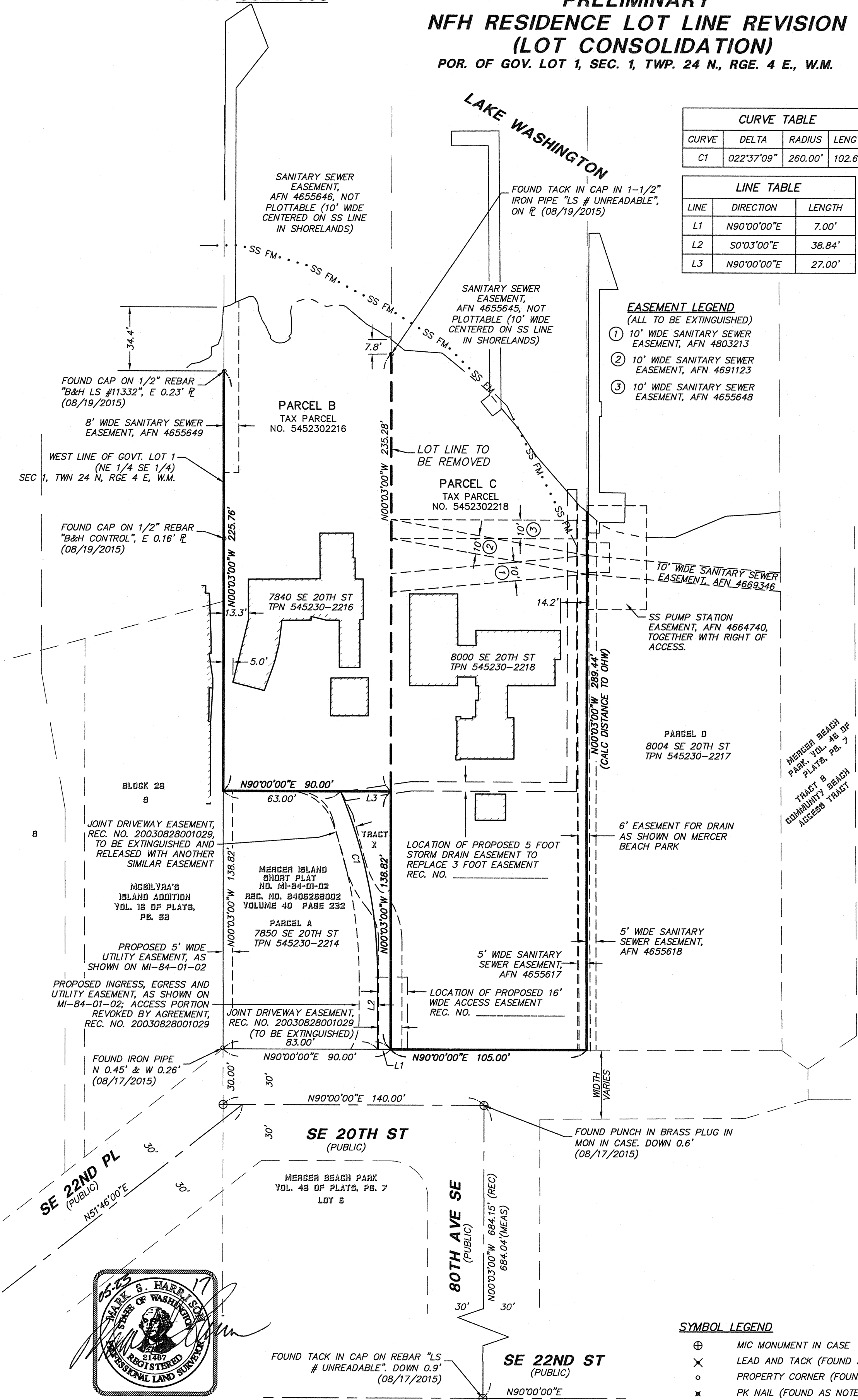


SCALE: 1" = 40'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
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LINE	DIRECTION	LENGTH
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L2	S0°03'00"E	38.84'
L3	N90°00'00"E	27.00'

- EASEMENT LEGEND**
 (ALL 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



BASIS OF BEARING

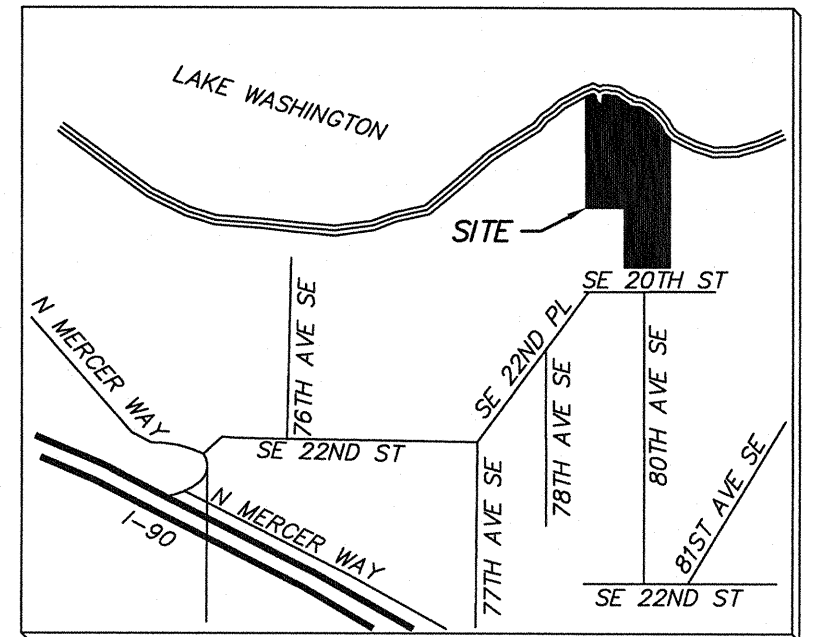
HELD THE BEARING OF NORTH 00° 03' 00" WEST ALONG THE CENTER LINE OF 80TH AVENUE S.E. BETWEEN S.E. 22ND STREET & S.E. 20TH STREET PER THE MERCER ISLAND SHORT PLAT "BARNES SHORT PLAT" BY M.W. MARSHALL, PROFESSIONAL LAND SURVEYOR, DATED DECEMBER 20, 1991 AND RECORDED JANUARY 1992, SHORT PLAT FILE NUMBER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

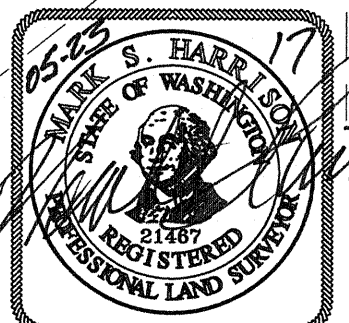


VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

- ⊕ MIC MONUMENT IN CASE
- ✕ LEAD AND TACK (FOUND AS NOTED)
- PROPERTY CORNER (FOUND AS NOTED)
- ✱ PK NAIL (FOUND AS NOTED)

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



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. 21467

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 05/23/17
 Drawn KBR
 Checked MSH

Job No. 15-131
 Sheet 1 OF 2

**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, DATED APRIL 28, 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, IN SECOND CLASS SHORELANDS ADJACENT TO PARCELS.
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 MI-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. 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. 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.
7. 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, IN SECOND CLASS SHORELANDS ADJACENT TO PARCEL C.
8. 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. THIS EASEMENT TERMINATED UPON END OF CONSTRUCTION OF SAID PUMP STATION.
9. 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.
10. SUBJECT TO AN AFFIDAVIT REGARDING OIL TANKS DISCLOSED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 9411280757. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
11. SUBJECT A RELEASE/COVENANT RECORDED UNDER RECORDING NUMBER 20031027005254. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
12. SUBJECT TO A MEMORANDUM OF COTENANCY AGREEMENT RECORDED UNDER RECORDING NUMBER 20061114001877. 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, DATED MARCH 29, 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 <u>5/23/17</u>	Job No. 15-131
Drawn <u>KBR</u>	Sheet 2 OF 2
Checked <u>MSH</u>	