

PRELIMINARY SHORT PLAT ALTERATION OF PARCEL A AND B,
MERCER ISLAND SHORT PLAT NO. MI-84-01-02

A PORTION OF GOVERNMENT LOT 1, (NE 1/4, SE 1/4)
SECTION 1, TOWNSHIP 24 N, RANGE 4 E, W.M.
MERCER ISLAND, KING COUNTY, WASHINGTON

DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE REAL PROPERTY HEREBY ALTERED AND THE MAJORITY OF THE OWNERS OF THE MERCER ISLAND SHORT PLAT NO. MI-84-01-02, HEREBY DECLARE THIS SHORT PLAT ALTERATION TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION ALTERATION MADE HEREBY.

THE PURPOSE OF THIS SHORT PLAT ALTERATION IS TO:

- 1. EXTINGUISH THE PROPOSED 3-FOOT EASEMENT FOR UNDERGROUND UTILITIES, AS CREATED ON THE MERCER ISLAND SHORT PLAT NO. MI-84-01-02, BOOK 40 OF SURVEYS, PAGE 232-A, FROM LOT B AND TRACT X OF SAID SHORT PLAT, AS SHOWN ON SHEET 2 OF 2 OF THE SHORT PLAT.
- 2. EXTINGUISH THE CONDITIONS OF APPROVAL NUMBER 8 REGARDING MAINTENANCE AND REPAIR OF PRIVATE ROADS AND APPURTENANCES AND STORM DRAINAGE FACILITIES AS SHOWN ON SHEET 1 OF 2 OF THE SHORT PLAT.

ALL OTHER MATTERS AS SHOWN AND APPROVED ON SAID SHORT PLAT SHALL REMAIN IN EFFECT.

THIS SUBDIVISION ALTERATION AND DECLARATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEAL.

OWNERS SIGNATURES:

PARCEL 545230-2214
RECORDING NUMBER 20160613001969

WELLS FARGO BANK, N.A.

PENTAGON FEDERAL C.U.
BY:
ITS:

PARCEL 545230-2216
RECORDING NUMBER 20060315002595

JAMES C. EDRIS

KATHY ANN EDRIS

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KING

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

SIGNATURE OF NOTARY PUBLIC _____

TITLE: _____

MY APPOINTMENT EXPIRES _____

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 PENTAGON FEDERAL C.U., AS TO PARCEL A, 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 _____

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 PARCEL B, 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 _____

PARCEL LEGAL DESCRIPTIONS

PARCEL 'A'
PARCEL NO. 545230-2214
ADDRESS: 7850 SE 20TH STREET, MERCER ISLAND, WA. 98040

LOT A 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.

PARCEL 'B'
PARCEL NO. 545230-2216
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.



20300 Woodinville
Snohomish Rd N
Suite A • Woodinville
WA. 9807
p: 425.415.2000
f: 425.486.505
w: triadassociates n

APPROVALS:

CITY OF MERCER ISLAND:

ENGINEERING

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2017

CITY ENGINEER

CITY COUNCIL:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2017

MAYOR

ATTEST
CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2017

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBERS _____

KING COUNTY FINANCE DIVISION CERTIFICATE:

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ASSEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS _____ DAY OF _____, 2017

FINANCE DIVISION

MANAGER, FINANCE DIVISION

DEPUTY

REVIEW COPY
Not for Recording

PARCEL AREA

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

PARCEL A, TAX PARCEL NO. 5452302214
ADDRESS: 7850 SE 20TH STREET, MERCER ISLAND, WA. 98040
AREA 10,866± SQ. FT. OR 0.25± ACRES

TRACT 'X' AREA 1,628 SQ. FT. OR 0.04± ACRES

PARCEL B, TAX PARCEL NO. 5452302216
ADDRESS: 7840 SE 20TH STREET, MERCER ISLAND, WA. 98040
AREA 23,070± SQ. FT. OR 0.53± ACRES

MERCER ISLAND FILE NO. _____

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT ALTERATION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



MARK HARRISON, REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 21467
TRIAD, A DIVISION OF DAVID EVANS AND ASSOCIATES, INC.
20300 WOODINVILLE SNOHOMISH RD NE
WOODINVILLE, WASHINGTON 98072
PHONE: (425) 415-2000

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TRIAD, A DIVISION OF DAVID EVANS AND ASSOCIATES, INC. THIS _____ DAY OF _____, 2017, AT _____ AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____ RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS

LOT A & B, CITY OF MERCER ISLAND SHORT PLAT NO. M184-01-02, REC. NO. 8406269002 LYING WITHIN A PORTION OF GOVERNMENT LOT 1, (NE 1/4, SE 1/4) SECTION 1, TOWNSHIP 24 N, RANGE 4 E, W.M. KING COUNTY, WASHINGTON

JOB NO 15-131

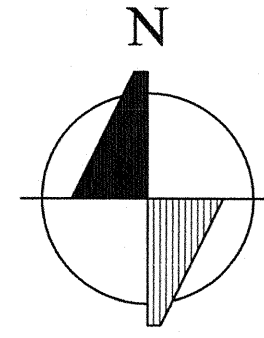
APRIL 24, 2017

SHEET 1 OF 2

VOL/Pg

**PRELIMINARY SHORT PLAT ALTERATION OF PARCEL A AND B,
MERCER ISLAND SHORT PLAT NO. MI-84-01-02**

A PORTION OF GOVERNMENT LOT 1, (NE 1/4, SE 1/4)
SECTION 1, TOWNSHIP 24 N, RANGE 4 E, W.M.
MERCER ISLAND, KING COUNTY, WASHINGTON



SCALE: 1" = 40'



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 & 80TH 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

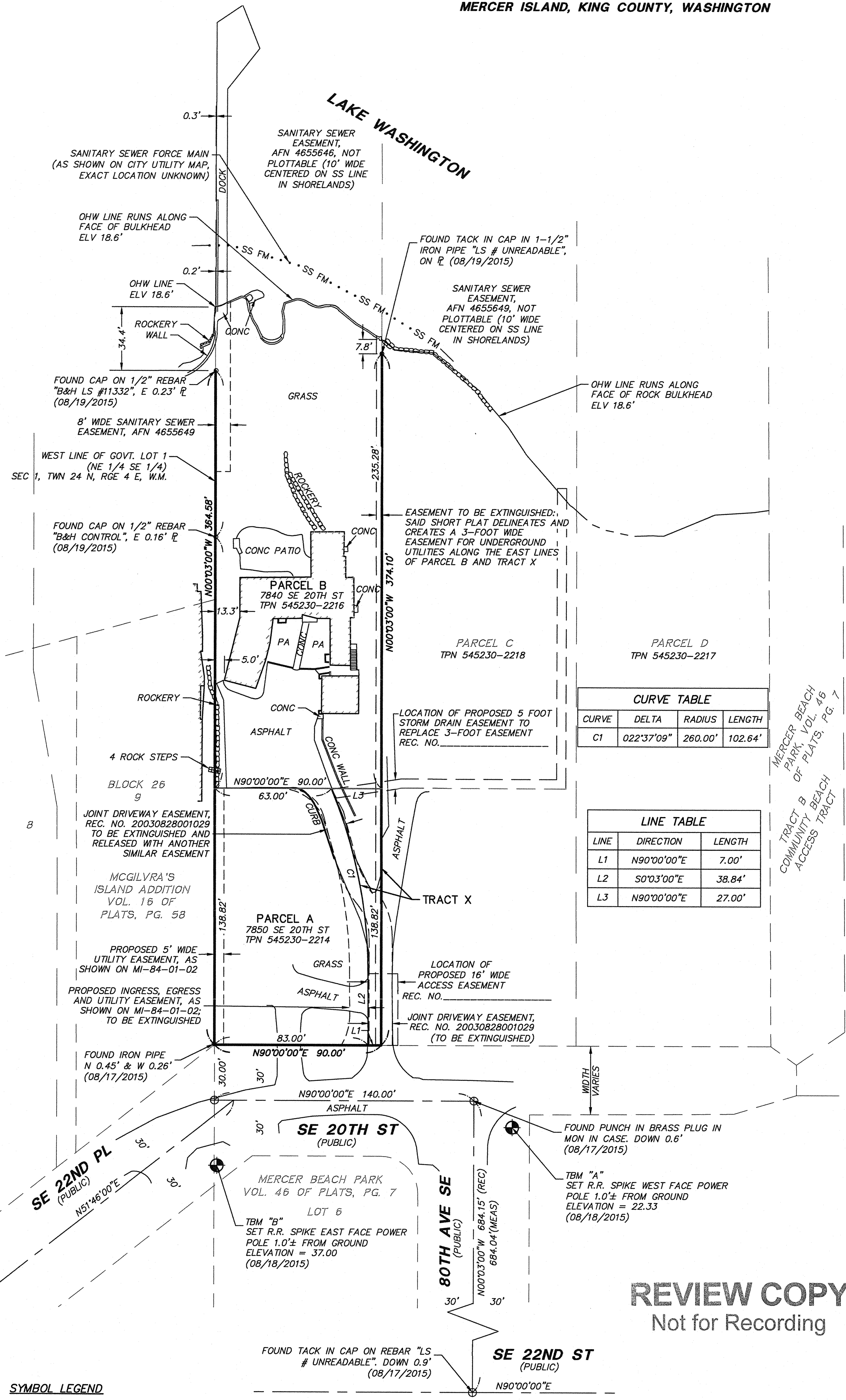
- PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING TRIMBLE 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, GUARANTEE NO. 48592AB-ETU, DATED MARCH 29, 2017 AT 8:00 AM.
- THE LIMITS AND LATERAL LINES OF THE SECOND CLASS SHORELANDS ADJOINING PARCEL B HAS 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.
- SUBJECT TO COVENANTS AND OTHER MATTERS DISCLOSED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8406269002. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
- SUBJECT TO A ROAD MAINTENANCE AGREEMENT RECORDED UNDER RECORDING NUMBER 20030828001029. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
- SUBJECT TO A MEMORANDUM OF COTENANCY AGREEMENT RECORDED UNDER RECORDING NUMBER 20061114001877. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.

CURVE TABLE

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

LINE TABLE

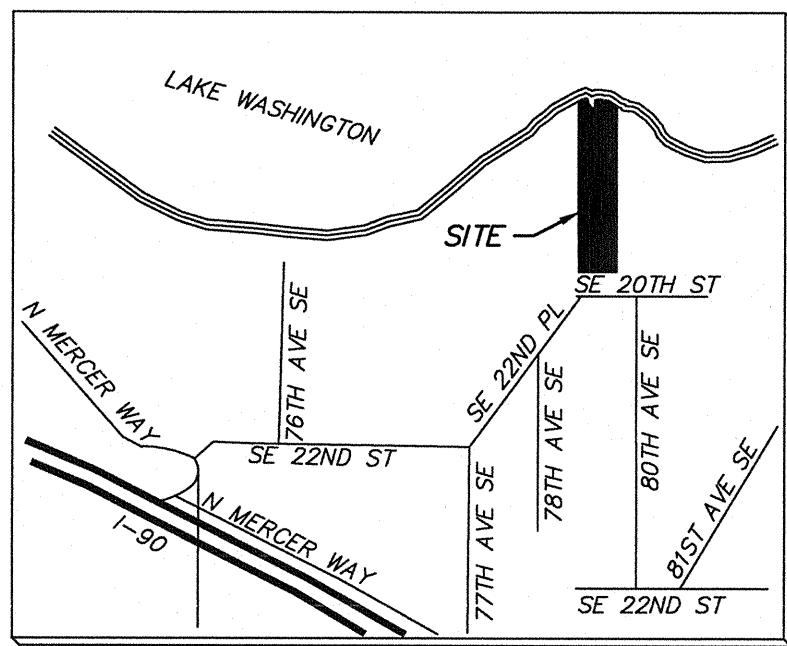
LINE	DIRECTION	LENGTH
L1	N90°00'00"E	7.00'
L2	S0°03'00"E	38.84'
L3	N90°00'00"E	27.00'



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

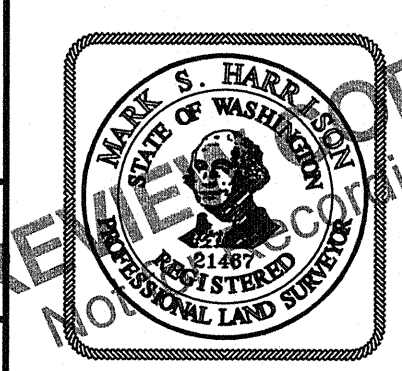


triad

20300 Woodinville
Snohomish Rd N
Suite A • Woodinville,
WA, 9807
p: 425.415.2000
f: 425.486.505
w: triadassociates.n

MERCER ISLAND FILE NO. _____

JOB NO 15-131 APRIL 24, 2017 SHEET 2 OF 2



VOL/PG

**PRELIMINARY SHORT PLAT ALTERATION OF PARCEL A AND B,
MERCER ISLAND SHORT PLAT NO. MI-84-01-02**

A PORTION OF GOVERNMENT LOT 1, (NE 1/4, SE 1/4)
SECTION 1, TOWNSHIP 24 N, RANGE 4 E, W.M.
MERCER ISLAND, KING COUNTY, WASHINGTON

DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE REAL PROPERTY HEREBY ALTERED AND THE MAJORITY OF THE OWNERS OF THE MERCER ISLAND SHORT PLAT NO. MI-84-01-02, HEREBY DECLARE THIS SHORT PLAT ALTERATION TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION ALTERATION MADE HEREBY.

THE PURPOSE OF THIS SHORT PLAT ALTERATION IS TO:

1. EXTINGUISH THE PROPOSED 3-FOOT EASEMENT FOR UNDERGROUND UTILITIES, AS CREATED ON THE MERCER ISLAND SHORT PLAT NO. MI-84-01-02, BOOK 40 OF SURVEYS, PAGE 232-A, FROM LOT B AND TRACT X OF SAID SHORT PLAT. AS SHOWN ON SHEET 2 OF 2 OF THE SHORT PLAT.
2. EXTINGUISH THE CONDITIONS OF APPROVAL NUMBER 8 REGARDING MAINTENANCE AND REPAIR OF PRIVATE ROADS AND APPURTENANCES AND STORM DRAINAGE FACILITIES AS SHOWN ON SHEET 1 OF 2 OF THE SHORT PLAT.

ALL OTHER MATTERS AS SHOWN AND APPROVED ON SAID SHORT PLAT SHALL REMAIN IN EFFECT.

THIS SUBDIVISION ALTERATION AND DECLARATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEAL.

OWNERS SIGNATURES:

PARCEL 545230-2214
RECORDING NUMBER 20160613001969

WELLS FARGO BANK, N.A.

PENTAGON FEDERAL C.U.

BY:

ITS:

PARCEL 545230-2216
RECORDING NUMBER 20060315002595

JAMES C. EDRIS

KATHY ANN EDRIS

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KING

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____,
HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

SIGNATURE OF
NOTARY PUBLIC _____

TITLE: _____

MY APPOINTMENT EXPIRES _____

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 PENTAGON FEDERAL C.U., AS TO PARCEL A,
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 _____

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STATE OF WASHINGTON
COUNTY OF KING

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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 PARCEL B, 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 _____

PARCEL LEGAL DESCRIPTIONS

PARCEL 'A'
PARCEL NO. 545230-2214
ADDRESS: 7850 SE 20TH STREET, MERCER ISLAND, WA. 98040

LOT A 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.

PARCEL 'B'
PARCEL NO. 545230-2216
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
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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.



20300 Woodinville
Snohomish Rd N
Suite A • Woodinville
WA. 9807
p: 425.415.2000
f: 425.486.505
w: triadassociates.n

APPROVALS:

CITY OF MERCER ISLAND:

ENGINEERING

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2017

CITY ENGINEER

CITY COUNCIL:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2017

MAYOR

ATTEST
CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2017

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBERS _____

KING COUNTY FINANCE DIVISION CERTIFICATE:

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL
ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO
TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS,
ASSEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS _____ DAY OF _____, 2017

FINANCE DIVISION

MANAGER, FINANCE DIVISION

DEPUTY

PARCEL AREA

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

PARCEL A, TAX PARCEL NO. 5452302214
ADDRESS: 7850 SE 20TH STREET, MERCER ISLAND, WA. 98040
AREA 10,866± SQ. FT. OR 0.25± ACRES

TRACT 'X' AREA 1,628 SQ. FT. OR 0.04± ACRES

PARCEL B, TAX PARCEL NO. 5452302216
ADDRESS: 7840 SE 20TH STREET, MERCER ISLAND, WA. 98040
AREA 23,070± SQ. FT. OR 0.53± ACRES

MERCER ISLAND FILE NO. SUB17-007

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT ALTERATION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 1,
TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND
ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE
STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND
LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



MARK HARRISON, REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 21467
TRIAD, A DIVISION OF DAVID EVANS AND ASSOCIATES, INC.
20300 WOODINVILLE SNOHOMISH RD NE
WOODINVILLE, WASHINGTON 98072
PHONE: (425) 415-2000

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TRIAD, A DIVISION OF
DAVID EVANS AND ASSOCIATES, INC. THIS _____ DAY OF
_____, 2017, AT _____ M. AND RECORDED IN
VOLUME _____ OF PLATS, PAGE(S) _____,
RECORDS OF KING COUNTY, WASHINGTON.
DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

LOT A & B, CITY OF MERCER ISLAND SHORT PLAT NO. M184-01-02, REC. NO. 8406269002
LYING WITHIN A PORTION OF GOVERNMENT LOT 1, (NE 1/4, SE 1/4) SECTION 1, TOWNSHIP
24 N, RANGE 4 E, W.M. KING COUNTY, WASHINGTON

JOB NO 15-131

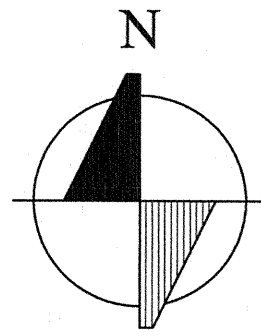
MAY 23, 2017

SHEET 1 OF 2

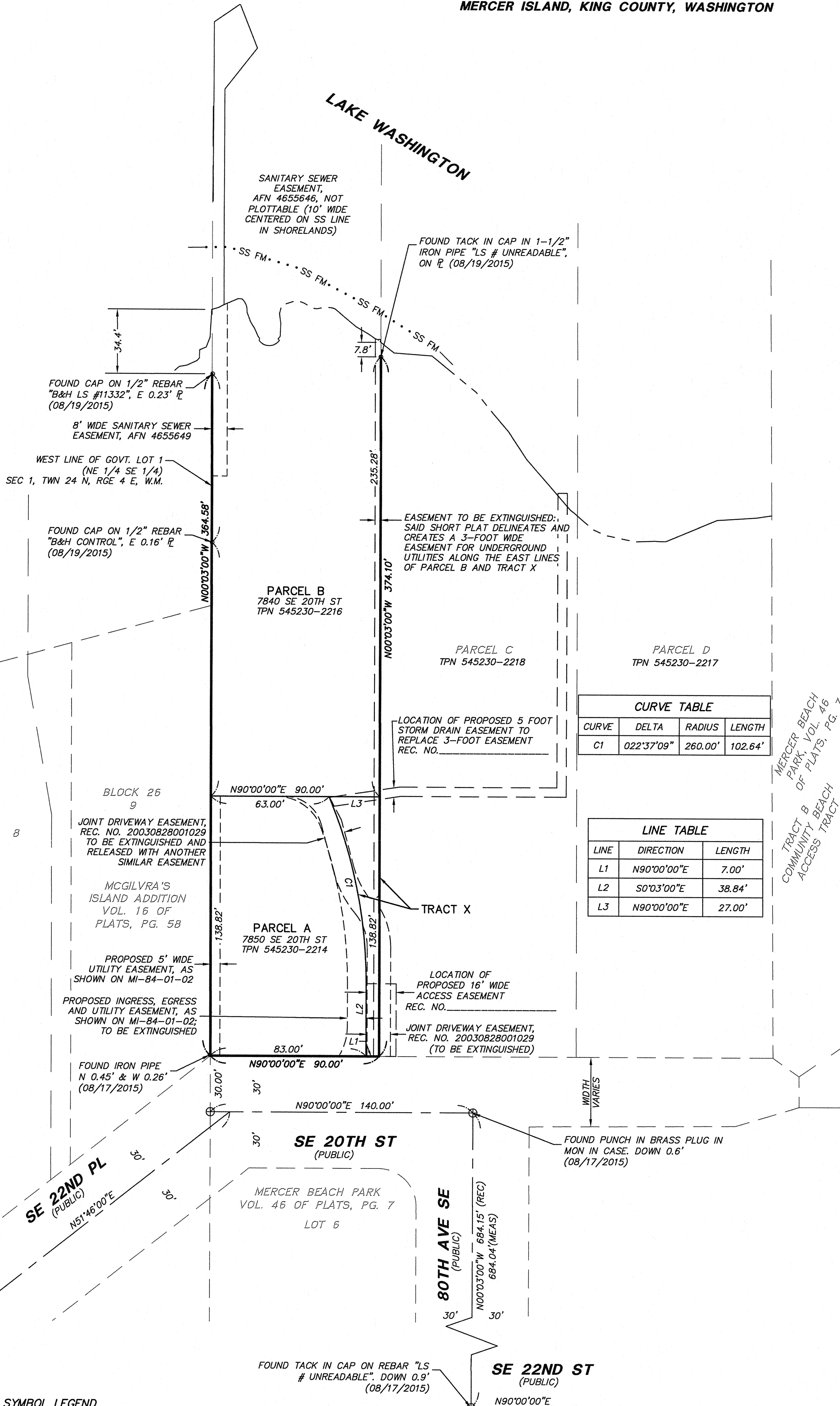
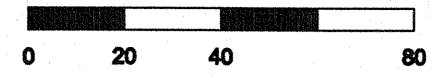
VOL/PG

**PRELIMINARY SHORT PLAT ALTERATION OF PARCEL A AND B,
MERCER ISLAND SHORT PLAT NO. MI-84-01-02**

A PORTION OF GOVERNMENT LOT 1, (NE 1/4, SE 1/4)
SECTION 1, TOWNSHIP 24 N, RANGE 4 E, W.M.
MERCER ISLAND, KING COUNTY, WASHINGTON



SCALE: 1" = 40'



BASIS OF BEARING

HELD THE BEARING OF NORTH 00° 03' 00" WEST ALONG THE CENTER LINE OF BOTH 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

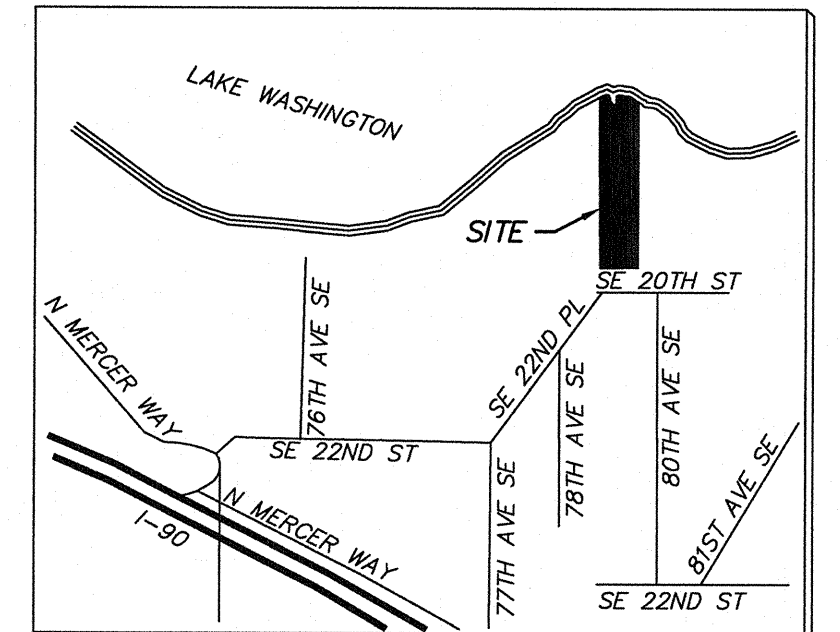
- PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING TRIMBLE 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, GUARANTEE NO. 48592AB-ETU, DATED APRIL 28, 2017 AT 8:00 AM.
- THE LIMITS AND LATERAL LINES OF THE SECOND CLASS SHORELANDS ADJOINING PARCEL B HAS 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.
- SUBJECT TO COVENANTS AND OTHER MATTERS DISCLOSED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8406269002. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
- SUBJECT TO A ROAD MAINTENANCE AGREEMENT RECORDED UNDER RECORDING NUMBER 20030828001029. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.
- SUBJECT TO A MEMORANDUM OF COTENANCY AGREEMENT RECORDED UNDER RECORDING NUMBER 20061114001877. REFER TO THAT INSTRUMENT FOR ITS FULL PARTICULARS.

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'



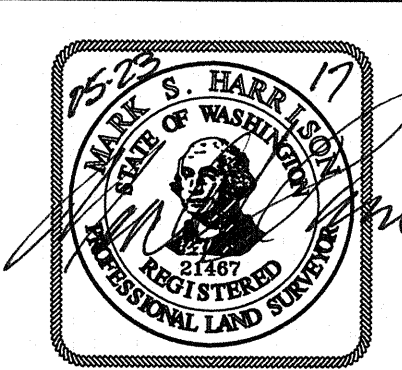
VICINITY MAP
NOT TO SCALE

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

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