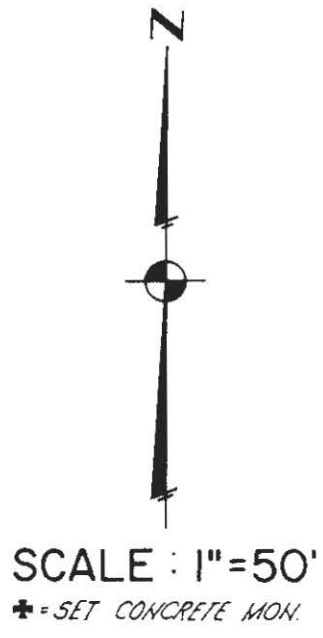


EVAN'S ADDITION

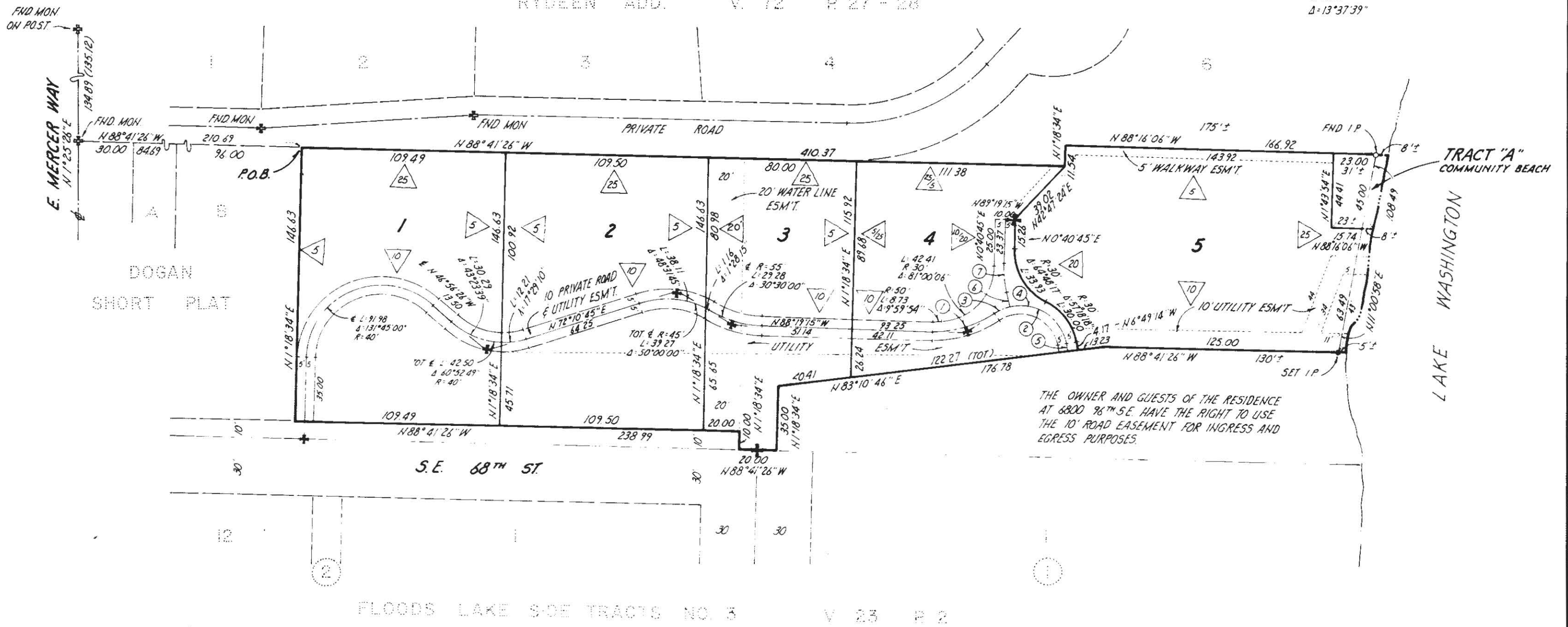
SECTION 30, TWP. 24 N., RGE. 5 E., W.M.

CITY OF MERCER ISLAND · KING COUNTY, WASHINGTON

A REPLAT OF LOT "C" OF THE DOGAN SHORT PLAT



- ① R-55'
L-36.00
Δ-37°30'00"
- ② R-25'
L-51.92
Δ-119°00'01"
- ③ L-9.98
Δ-22°52'21"
- ④ L-41.94
Δ-76°07'40"
- ⑤ N 6°49'14" W
4.17
- ⑥ N 12°56'54" W
7.97
- ⑦ R-60'
L-14.27
Δ-13°37'39"



DESCRIPTION

This Plat of Evan's Addition is a replat of Lot "C" of the Dogan Short Plat, located in Section 30, Township 24 North, Range 5 East, W.M., filed with the City of Mercer Island in May, 1974, more particularly described as follows:

Commencing at a brass monument marked with an "X" on the intersection of E. Mercer Way and the north property line of the said Dogan Short Plat extended westerly, thence S 88° 41' 26" E along the south line of the Plat of Rydeen Addition, recorded in Volume 72, pages 27 and 28, records of King County, Washington, a distance of 210.69 feet to the northeast corner of Lot "B" of said Dogan Short Plat, and the Point Of Beginning; thence continuing along the south line of said Rydeen Addition S 88° 41' 26" E a distance of 410.37 feet; thence N 01° 18' 34" E a distance of 11.54 feet; thence S 88° 16' 06" E a distance of 166.92 feet to an existing iron pipe; thence continuing S 88° 16' 06" E a distance of 7.0 feet more or less to the shoreline of Lake Washington; thence southwesterly along said shoreline to the southerly line of said Dogan Short Plat extended easterly; thence along said southerly line N 88° 41' 26" W a distance of 5.0 feet more or less to an iron pipe; thence continuing N 88° 41' 26" W a distance of 125.00 feet; thence S 83° 10' 46" W a distance of 176.78 feet; thence S 01° 18' 34" W a distance of 35.00 feet; thence N 88° 41' 26" W a distance of 20.00 feet; thence N 01° 18' 34" W a distance of 10.00 feet; thence N 88° 41' 26" W along the north right-of-way of S.E. 68th St. a distance of 238.99 feet to the southeast corner of said Lot "B"; thence N 01° 18' 34" E along the east line of said Lot "B" a distance of 146.63 feet to the Point Of Beginning.

Together With the second class shorelands adjoining and lying between the northerly and southerly lines of the above described plat produced easterly.

RESTRICTIONS

Maintenance and repair of the private road, the community beach tract "A" and all storm drainage facilities located within the utility easement, shall be the responsibility of the owners of each lot herein and each lot owner shall pay one fifth (1/5) of the cost thereof. In the event that maintenance and repair of the storm water drainage facilities is not performed to the satisfaction of the City Engineer, after a timely demand has been made for such action, the City shall have the right to enter upon the premises and perform the necessary maintenance and repair and charge the owner of each lot for his pro rata share of the total cost of such maintenance and repair. In addition, the City or the owner of any lot shall have the right to bring an action in superior court to require such maintenance and repair to the storm water drainage facilities as is deemed necessary by the City Engineer.

The engineered street, water, sanitary sewer, and storm drainage designs are on file with the City of Mercer Island.

All footing and roof drains shall be tightlined directly to the storm drainage system.

Access to all lots shall be limited to the 10' private road easement.

No land clearing permits will be issued prior to the issuance of building permits for individual single family houses.

No land clearing, filling, or building construction shall be allowed in that portion of land lying south of the 10' private road easement except with the expressed approval of the Planning Commission.

All lots in this plat are subject to the protective covenants as recorded in Volume _____ page _____ Auditor's File No. _____, Records of King County, Washington

16 1500

EVAN'S ADDITION
SECTION 30, TWP. 24 N., RGE. 5 E., W.M.
CITY OF MERCER ISLAND · KING COUNTY, WASHINGTON
A REPLAT OF LOT "C" OF THE DOGAN SHORT PLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the public forever all roads and ways shown hereon, except Tract A and the 10 foot private road, with the right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Jon Evans

ACKNOWLEDGMENTS

STATE OF WASHINGTON ss
COUNTY OF KING

This is to certify that on the 15 day of January, 1976, before me, the undersigned a Notary Public, personally appeared JON EVANS and JOYCE EVANS his wife, to me known to be the individuals who executed the within dedication and acknowledged to me they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of
Washington residing at _____

STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on the 11 day of January, 1976, before me, the undersigned, a Notary Public, personally appeared IRENE DOGAN to me known to be the individual who executed the within dedication and acknowledged to me she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of
Washington residing at _____

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Evan's Addition is based upon an actual survey and subdivision of Section 30, TWP 24N, RGE. 5 E. W.M., that the courses and distances are shown correctly thereon; that the monuments will be set, and the lot and block corners staked correctly on the ground as construction is completed, and that I have complied with the provisions of the platting regulations.



Howard C. Cornell
Howard C. Cornell
Professional Land Surveyor
Certificate No. 10927

DEPARTMENT OF SYSTEMS ENGINEERING

Examined and approved this 11 day of January, 1977.

Philip D. Keighley
City Engineer

PLANNING COMMISSION

Examined and approved this 15th day of December, 1976.

Sam Fry Chairman
Stephen H. Coulson Secretary

CITY COUNCIL

Examined and approved this 15th day of January, 1977.

Bob Kow Mayor
Attest: Robert Elmer Clerk

TREASURER'S CERTIFICATE

I hereby certify that all city assessments on the property herein contained are paid in full. This 11th day of January, 1977.

Robert Elmer
City Treasurer

DEPARTMENT OF ASSESSMENTS

Examined and approved this _____ day of _____, 19____.

King County Assessor _____ Deputy King County Assessor _____

COMPTROLLER'S CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent assessments certified to this office for collection and that all special assessments, certified to this office for collection on any of the property contained, dedicated as streets, alleys or for other public use, are paid in full. This 26th day of JAN, 1977.

HUGH L. JAMES KING Co. COMPTROLLER
W. B. Martin DEPUTY KING Co. COMPTROLLER

RECORDING CERTIFICATE 7701260554

Filed for record at the request of the Mercer Island City Council this 26 day of JANUARY, 1977, at 16 minutes past 12:00 P.m., and recorded in Volume 101 of Plats, pages 91,92, records of King County, Washington.

DEPARTMENT OF RECORDS AND ELECTIONS

Manager _____ Superintendent of Records _____