

7239 SE 27TH STREET SHORT PLAT

NE 1/4, NW 1/4, SEC. 1, T. 24 N., R. 4 E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

DECLARATION

WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF THE 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.

7239 LLC, A LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF 7239 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____, 20____

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

SITE STATISTICS

ZONING: R-9.6 (RESIDENTIAL-MINIMAL 9,600 SF LOTS)
SITE AREA: ±28,759 SF (±0.6602 ACRES)
LOTS PROPOSED: 2
LOT 1 SIZE: ±10,709 SF
LOT 2 SIZE: ±11,357 SF
AVERAGE LOT SIZE: ±11,033 SF
TAX PARCEL: 531510-0695

LOT SLOPE STATISTICS

LOT 1: 13.62%
LOT 2: 11.65%

OWNERS

7239 LLC
7239 SE 27TH ST
MERCER ISLAND, WA 98040
EMAIL: DAVIDYEH@FORTUNEINDUSTRIESINTL.COM

APPLICANT

DAVID YEH
7239 LLC
PO BOX 809

ENGINEER

CORE DESIGN, INC.
14711 NE 29TH PLACE, STE 101
BELLEVUE, WA 98007
MERCER ISLAND, WA.9804
(425) 885-7877
CONTACT: MICHAEL MOODY, PE
EMAIL: MAM@COREDESIGNINC.COM

SURVEYOR

MEAD GILMAN & ASSOCIATES
PO BOX 289
WOODINVILLE, WA 98072
(425) 486-1252
CONTACT: MARK PENDERGRAFT, PLS
EMAIL: MARK@MEADGILMAN.COM

RESTRICTIONS

- THIS SITE IS SUBJECT TO AN EASEMENT FOR SEWER AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 4635719, AND IS SHOWN HEREON.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 5162638, AND IS SHOWN HEREON.

NOTES

- ALL LOTS IN THIS PLAT SHALL HAVE AN EQUAL AND UNDIVIDED SHARE IN TRACT 999, AND SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE OF THE UTILITY SYSTEMS AND DRIVE WAY LYING WITHIN SAID TRACT.

EXISTING LEGAL DESCRIPTION

WEST HALF OF LOTS 11 AND 12, BLOCK 8, MCGLIVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE NORTH 85 FEET OF SAID WEST HALF OF LOT 12;

TOGETHER WITH THE WEST 20 FEET OF THE NORTH 85 FEET OF SAID LOT 12.

SITUATE IN THE COUNTY OF KING STATE OF WASHINGTON.

PROPOSED LEGAL DESCRIPTIONS

LOT 1

THAT PORTION OF THE WEST HALF OF LOTS 11 AND 12, BLOCK 8, MCGLIVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12;
THENCE S88°27'01"E, ALONG THE NORTH LINE THEREOF, 20.00 FEET TO THE EAST LINE OF THE WEST 20 FEET OF SAID LOT 12;
THENCE S01°15'20"W, ALONG SAID EAST LINE, 85.00 FEET TO THE SOUTH LINE OF THE NORTH 85 FEET OF SAID LOT 12;
THENCE S88°27'01"E, ALONG SAID SOUTH LINE, 6.00 FEET TO THE EAST LINE OF THE WEST 26 FEET OF SAID LOTS 11 AND 12 AND THE POINT OF BEGINNING;
THENCE S01°15'20"W, ALONG SAID EAST LINE, 47.16 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'44", A DISTANCE OF 43.99 FEET TO A POINT OF TANGENCY;
THENCE S88°45'24"E 15.99 FEET;
THENCE S01°14'36"W 20.00 FEET;
THENCE S88°45'24"E 79.99 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOTS 11 AND 12;
THENCE N01°14'36"E, ALONG SAID EAST LINE, 94.50 FEET TO THE SOUTH LINE OF THE NORTH 85 FEET OF SAID LOT 12;
THENCE N88°27'01"W, ALONG SAID SOUTH LINE, 123.98 FEET TO THE POINT OF BEGINNING;

LOT 2

THAT PORTION OF THE WEST HALF OF LOTS 11 AND 12, BLOCK 8, MCGLIVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12;
THENCE S88°27'01"E, ALONG THE NORTH LINE THEREOF, 20.00 FEET TO THE EAST LINE OF THE WEST 20 FEET OF SAID LOT 12;
THENCE S01°15'20"W, ALONG SAID EAST LINE, 85.00 FEET TO THE SOUTH LINE OF THE NORTH 85 FEET OF SAID LOT 12;
THENCE S88°27'01"E, ALONG SAID SOUTH LINE, 6.00 FEET TO THE EAST LINE OF THE WEST 26 FEET OF SAID LOTS 11 AND 12;
THENCE S01°15'20"W, ALONG SAID EAST LINE, 47.16 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'44", A DISTANCE OF 43.99 FEET TO A POINT OF TANGENCY;
THENCE S88°45'24"E 15.99 FEET;
THENCE S01°14'36"W 20.00 FEET;
THENCE N88°45'24"W 16.01 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'16", A DISTANCE OF 43.98 FEET TO A POINT OF TANGENCY;
THENCE S01°15'20"W 22.01 FEET;
THENCE N88°44'40"W 26.00 FEET TO THE WEST LINE OF SAID LOT 11;
THENCE S01°15'14"W, ALONG SAID WEST LINE, 35.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11;
THENCE S88°26'43"E, ALONG THE SOUTH LINE THEREOF, 150.02 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 11;
THENCE N01°14'36"E, ALONG THE WEST LINE OF THE EAST HALF OF SAID LOTS 11 AND 12, A DISTANCE OF 85.91 FEET;
THENCE N88°45'24"W 79.99 FEET TO THE POINT OF BEGINNING;

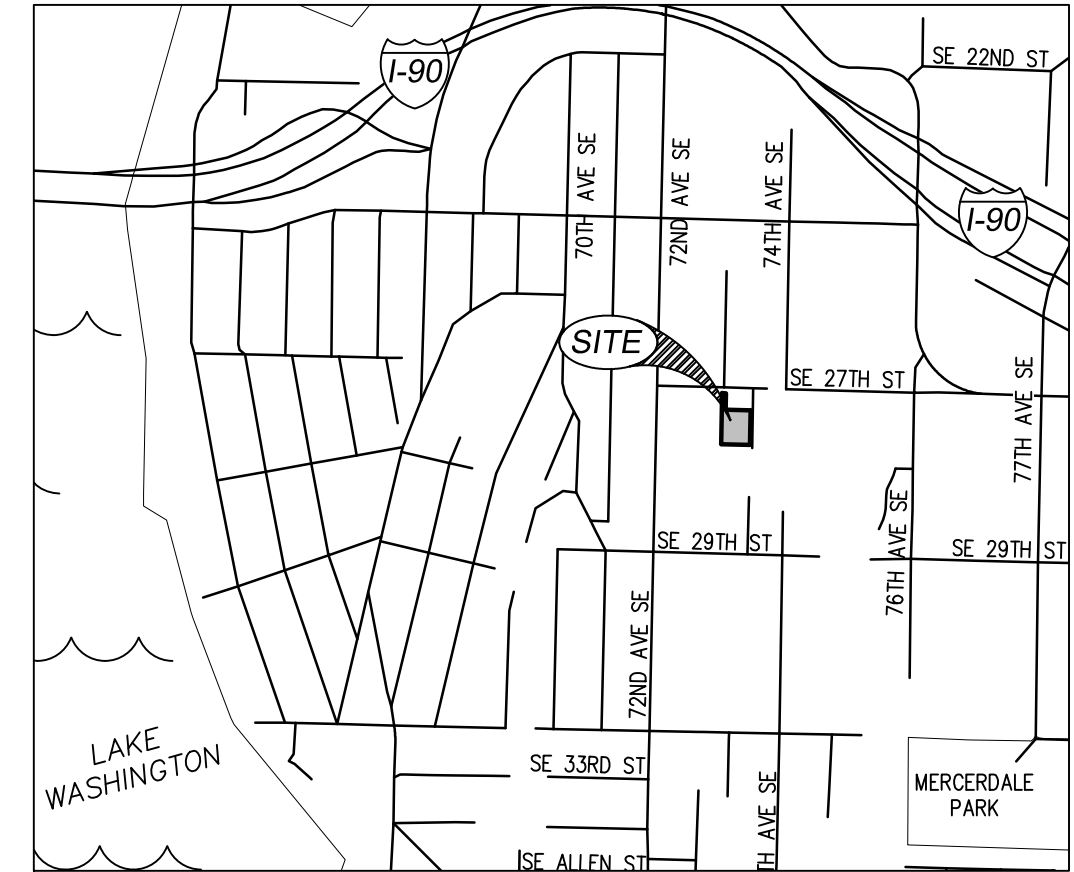
TRACT 999

THAT PORTION OF THE WEST HALF OF LOTS 11 AND 12, BLOCK 8, MCGLIVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12;
THENCE S88°27'01"E, ALONG THE NORTH LINE THEREOF, 20.00 FEET TO THE EAST LINE OF THE WEST 20 FEET OF SAID LOT 12;
THENCE S01°15'20"W, ALONG SAID EAST LINE, 85.00 FEET TO THE SOUTH LINE OF THE NORTH 85 FEET OF SAID LOT 12;
THENCE S88°27'01"E, ALONG SAID SOUTH LINE, 6.00 FEET TO THE EAST LINE OF THE WEST 26 FEET OF SAID LOTS 11 AND 12;
THENCE S01°15'20"W, ALONG SAID EAST LINE, 47.16 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'44", A DISTANCE OF 43.99 FEET TO A POINT OF TANGENCY;
THENCE S88°45'24"E 15.99 FEET;
THENCE S01°14'36"W 20.00 FEET;
THENCE N88°45'24"W 16.01 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'16", A DISTANCE OF 43.98 FEET TO A POINT OF TANGENCY;
THENCE S01°15'20"W 22.01 FEET;
THENCE N88°44'40"W 26.00 FEET TO THE WEST LINE OF SAID LOT 11;
THENCE N01°15'21"E, ALONG THE WEST LINE OF SAID LOTS 11 AND 12, A DISTANCE OF 230.30 FEET TO THE POINT OF BEGINNING;

VICINITY MAP

SCALE: 1" = 1000'



CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____

CODE OFFICIAL _____

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____

CITY ENGINEER _____

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____

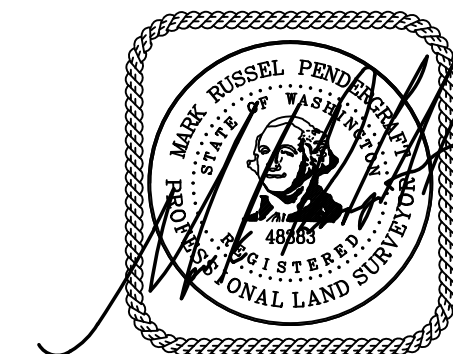
TAX ACCOUNT NUMBERS:

ASSESSOR _____

DEPUTY ASSESSOR _____

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 DAVID YEH IN _____ 2017.



9-20-18

Mark Pendergraft
MARK PENDERGRAFT, P.L.S.
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 48383

RECORDING CERTIFICATE

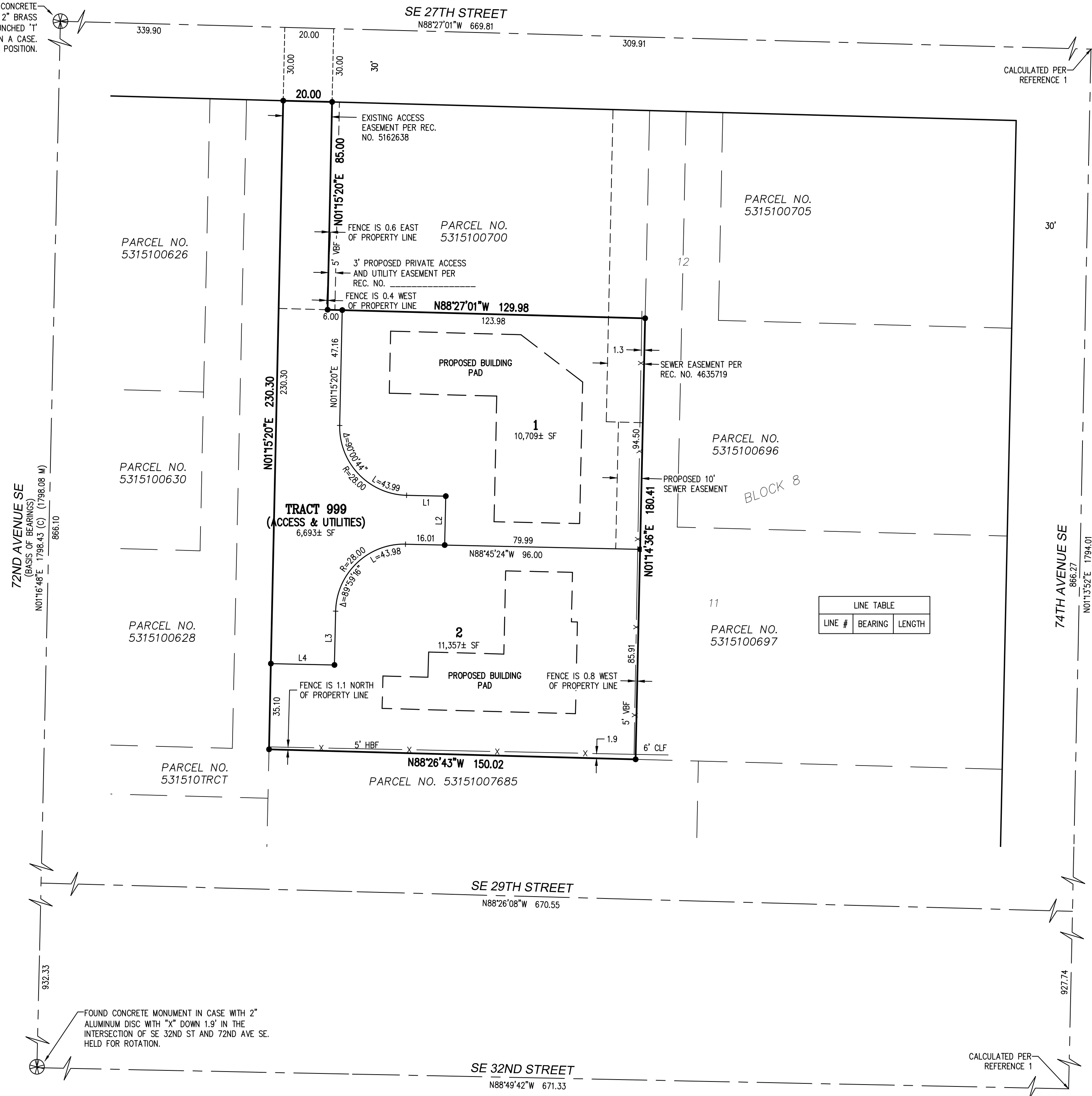
FILED FOR RECORD THIS ____ DAY OF _____, 20____
AT ____ M. AT THE REQUEST OF _____
VOLUME: _____
PAGES: ____ TO ____
DIRECTOR OF RECORDS _____

MG | MEAD GILMAN
LAND SURVEYORS
P.O. BOX 289, WOODINVILLE, WA 98072
425.486.1252 (TEL) 425.486.6108 (FAX)
PROJ. NO. 17032 SHEET 1 OF 3

7239 SE 27TH STREET SHORT PLAT

NE 1/4, NW 1/4, SEC. 1, T. 24 N., R. 4 E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

FOUND CONCRETE MONUMENT WITH 2" BRASS DISC WITH PUNCHED "T" DOWN 1.5" IN A CASE, HELD FOR POSITION.



LEGEND

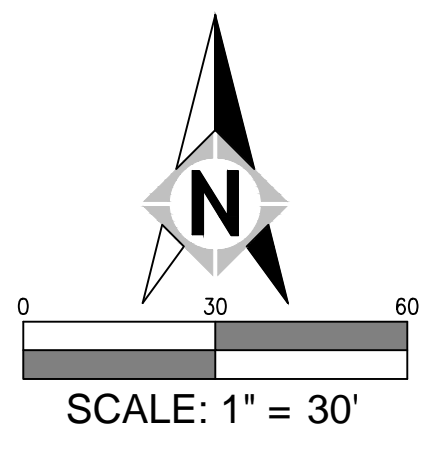
- SURVEY MONUMENT
- SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 48383"
- FENCE LINE
- BSBL BUILDING SETBACK LINE
- VBF VERTICAL BOARD FENCE
- HBF HORIZONTAL BOARD FENCE
- CLF CHAINLINK FENCE

VERTICAL DATUM

NAVD 88

BENCHMARK

CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF SE 12TH STREET AND 72ND AVENUE SE. ELEVATION = 259.038



BASIS OF BEARINGS

N01°16'24"E BETWEEN THE MONUMENTS FOUND ALONG 72ND AVENUE SE AT THE INTERSECTIONS OF SE 27TH STREET AND SE 32ND STREET, PER REFERENCE 1.

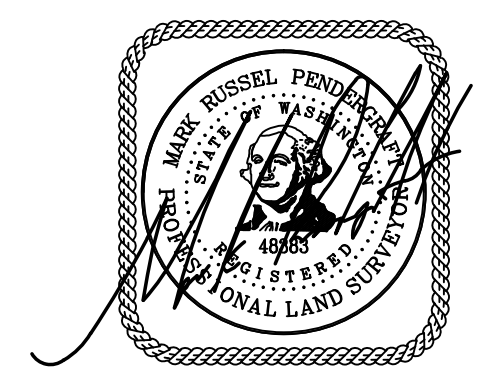
REFERENCES

- RECORD OF SURVEY AS RECORDED IN VOLUME 341 OF SURVEYS, PAGE 280, UNDER RECORDING NUMBER 20160419900010.
- MCGILVRA'S ISLAND ADDITION AS RECORDED IN VOLUME 42 OF PLATS, PAGE 58, UNDER RECORDING NUMBER 520803.

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT 0070077-ETU AND SUPPLEMENTAL THERETO DATED AUGUST 23, 2016. IN PREPARING THIS MAP, MEAD GILMAN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS MEAD GILMAN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED GUARANTEE NO. 0070077-ETU. MEAD GILMAN HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE MEAD GILMAN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MAY 31, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MAY, 2016.
- PROPERTY AREA = 28,759± SQUARE FEET (0.6602± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

FOUND CONCRETE MONUMENT IN CASE WITH 2" ALUMINUM DISC WITH "X" DOWN 1.9" IN THE INTERSECTION OF SE 32ND ST AND 72ND AVE SE. HELD FOR ROTATION.



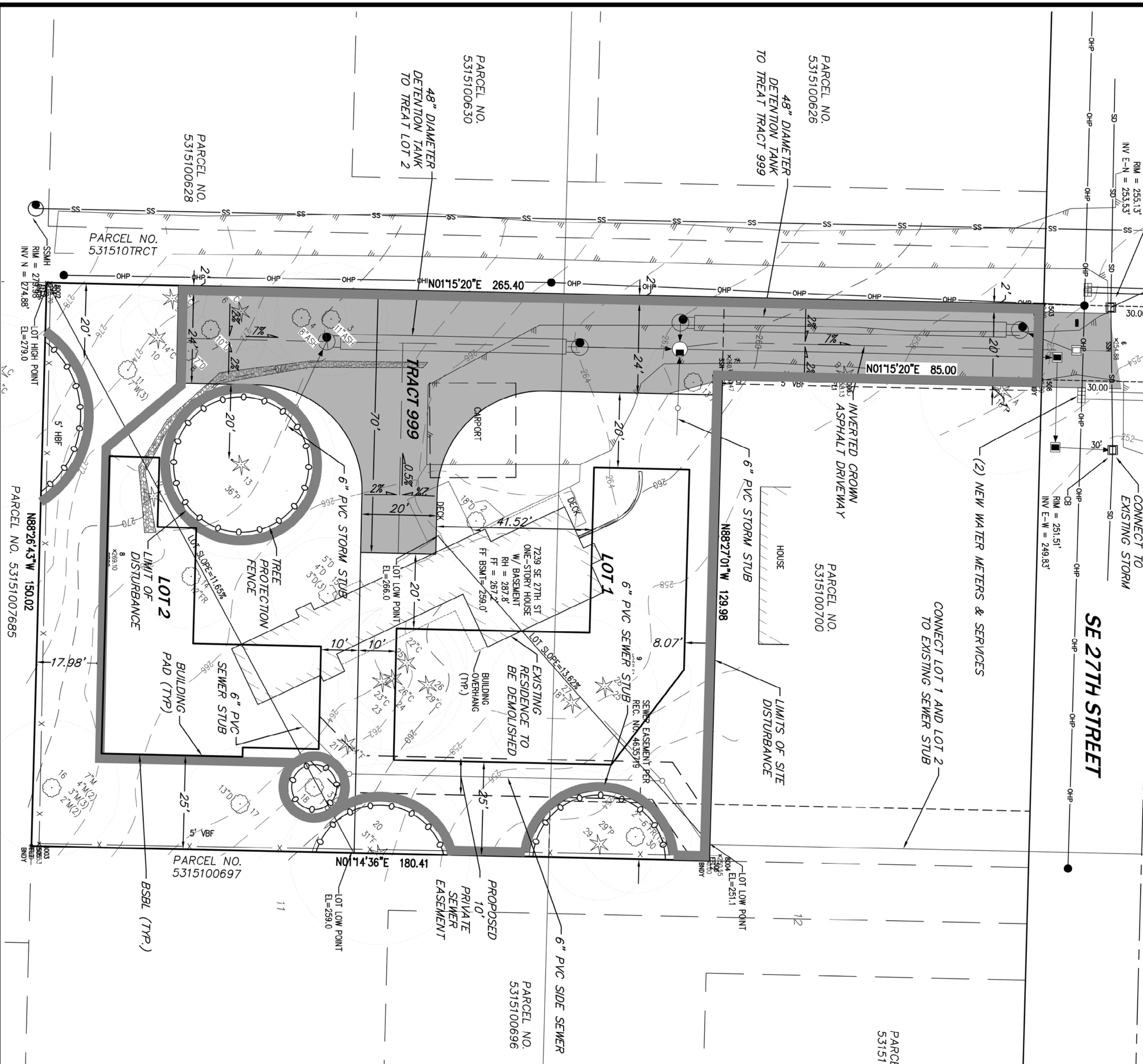
MG | MEAD GILMAN
LAND SURVEYORS

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PROJ. NO. 17032 | SHEET 2 OF 3

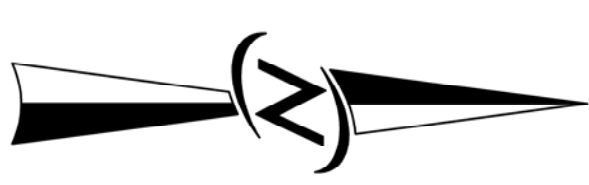
7239 SE 27TH STREET SHORT PLAT

A PORTION OF THE NE 1/4, OF THE NW 1/4,
SECTION 01, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

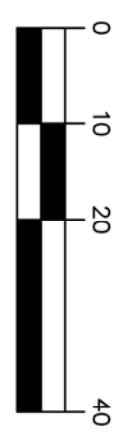


LEGEND

- SURVEY MONUMENT
- SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 48383"
- FENCE LINE
- VERTICAL BOARD FENCE
- HORIZONTAL BOARD FENCE
- CHAINLINK FENCE
- POWER POLE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- CATCH BASIN
- EVERGREEN TREE
- DECIDUOUS TREE
- STORM LINE
- SEWER LINE
- OVERHEAD POWER
- CLEARING LIMITS
- TREE PROTECTION FENCE



SCALE: 1" = 20'



VERTICAL DATUM

NAND 88
CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF SE 127TH STREET AND 72ND AVENUE SE.
ELEVATION = 259.038

BASIS OF BEARINGS

N01°16'24"E BETWEEN THE MONUMENTS FOUND ALONG 72ND AVENUE SE AT THE INTERSECTIONS OF SE 27TH STREET AND SE 32ND STREET, PER REFERENCE 1.

REFERENCES

1. RECORD OF SURVEY AS RECORDED IN VOLUME 341 OF SURVEYS, PAGE 280, UNDER RECORDING NUMBER 20160419900010.
2. MCGUIRE'S ISLAND ADDITION AS RECORDED IN VOLUME 42 OF PLATS, PAGE 58, UNDER RECORDING NUMBER 520803.

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED GUARANTEE NO. 0070077-ETU. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MAY 31, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MAY, 2016.
3. PROPERTY AREA = 28,799.4 SQUARE FEET (0.66024 ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 532-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY SITE SURVEYING, INCORPORATED. CORE DESIGN DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.



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JOB NO. 16082

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