

GARRETT SHORT PLAT  
M.I-84-02-06  
CONDITIONS OF APPROVAL

- All new utility systems serving the plat shall be under-ground and designed and installed in accordance with the requirements of the City Engineer; those which do not follow the proposed or existing driveway easements may be required to be installed by hand in hand dug trenches. All driveway, roof and footing drains shall be installed in an approved manner to Lake Washington or to an approved storm drainage system.
- No land clearing, excavation, filling or construction of utilities, storm drainage, roadways or buildings shall be allowed prior to obtaining the necessary permits from the City. Permits shall be accompanied by a soils report in accordance with the requirements of the Mercer Island Deep Slope Code.
- Soils reports shall be prepared by a licensed Civil Engineer experienced in soils mechanics. Any recommendations contained in soils report may be considered a condition to the soils report recommendations, the Standards and Specifications of the City, conditions of the permit issued, and the plans, specifications and details submitted to the City and approved for construction.
- The construction season for utilities, storm drainage, roadways retaining walls, clearing and grading work shall not begin until April 1 and shall be completed by October 1 of any year, unless otherwise approved by the City Engineer and Code Official.
- The City Engineer may require a pre-construction conference with all of the contractors and subcontractors prior to commencing any plat improvement work. Prior to construction the Developer or Applicant shall submit a detailed construction schedule satisfactory to the City Engineer.
- The City Engineer, Code Official or their designee will inspect all plat improvements and building construction work prior to and during construction. The City Engineer or Code Official may require that additional design drawings be submitted for review and approval to detail the construction and may also require that a soils Engineer be present to monitor and review site conditions during construction and recommend changes. All costs of the plat improvements including inspections, monitoring and any necessary additions or corrections to the work shall be borne by the Developer or Applicant.
- A plan whereby temporary erosion/sedimentation control facilities are installed and maintained prior to, during and following all land alteration construction such as clearing, excavation, filling and trenching shall be submitted to and approved by the City Engineer and Code Official prior to commencing construction. Said facilities shall be modified as required to insure that complete storm-water runoff is ground water runoff erosion and siltation control is provided. It shall be the responsibility of the contractor and the developer or applicant to provide and maintain these and additional facilities as may be needed to prevent erosion and siltation. Exposed soil surfaces shall be expeditiously retained by seeding, sodding, jute matting, burpapping, rocking or other suitable means as required by the City Engineer or Code Official.
- No land clearing or tree removal shall be allowed without the approval of the Code Official. All trees to be removed shall be tagged for removal by the Developer or Applicant and approved by the Code Official prior to removal.
- All negative impacts of construction on the site, on adjacent properties or on public rights-of-way such as siltation, mud, water runoff, etc. shall be expeditiously mitigated by the Contractor, the Developer or the Applicant's failure to do so, requirements on the approved plans, the conditions of the permit issued or the requirements of the City Engineer or Code Official shall be cause for issuance of a Stop Work Order, Enforcement on the Plat Bond and/or other measures deemed appropriate by the City Engineer or Code Official to insure the quality of the work and to protect the safety of the Public.
- All or some portion of the Plat Improvements may be required to be completed and approved prior to the construction of individual dwelling units.
- Maintenance and repair of private sewer systems, private roads and appurtenances and storm drainage facilities shall be the responsibility of the owners of each lot herein, and each lot owner shall pay a fair share of the cost thereof; except that, the owners of any lower lot shall not be responsible for that part of the private sewer system above their connection. In the event that said maintenance or repair are 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 or repair and shall charge the owner of each lot his fair share of the total costs, and in addition, the City or the owner of any lot shall have the right to bring action in Superior Court to require said maintenance or repair as deemed necessary by the City Engineer.
- The Developer or Applicant shall be required to provide to the City Engineer prior to the issuance of any City permit a valid Workmen's Agreement in recordable form having the signatures of all parties involved in the development of the property and duly notified which shall indemnify and hold harmless the City of Mercer Island, its agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the construction and shall after reasonable notice defend and pay the expense of defending any suit brought against the City, its agents or employees as a result of the issuance of City construction permits and/or any construction undertaken.
- Prior to commencing construction on the Plat Improvements and Dwelling Improvements, the Developer or Applicant shall provide on a City form a Certificate of Insurance to the City Engineer as proof of liability insurance coverage in such amount and form as the City Engineer deems necessary. Said insurance as a minimum shall be Comprehensive General Bodily Injury and Comprehensive General Property Damage Liability Insurance on an occurrence basis for bodily injury including death and for damage to or destruction of public and/or private property, including loss of use thereof, arising from each occurrence with no deductible amount. The City of Mercer Island, its officers, agents and employees shall be listed as Additional Named Insured on the policy. The policy shall remain in full force throughout the construction period.
- Prior to issuance of a building permit for lot 8 owner of lot 8 shall replace that portion of existing 6-inch sewer serving lot 8 with a 6-inch pipe from easterly end of existing 6-inch sewer stub in W. Mercer Way to westerly boundary of lot 8.
- Fire hydrant to be installed as required by City Fire Marshal prior to framing of new construction on lot 8.
- Storm water detention system for lot 8 to be designed, constructed and approved by City Engineer prior to issuance of building permit for lot 8.

Return to:  
City of Mercer Island  
Planning Department  
2005 - 2007  
Mercer Island, WA 98040

KING COUNTY  
Department of Assessment  
Examined and approved this 19 day of December, 1984  
A. Matthew Deputy  
Department of Records

APPROVALS  
CITY ENGINEER  
DATE 12/17/84  
PLANNING DEPARTMENT  
BUDG. OFF.  
CITY ENGINEER  
FOR THE CITY OF MERCER ISLAND

DECLARATION: Know all men by these presents that we, the undersigned, owners in fee simple of the land herein described do hereby make a short subdivision thereof pursuant to RCW 56.17000 and declare this short plat 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 owners. In witness whereof we have set our hands and seals.

Garrett W. Jones  
Robert W. Jones  
COBERTA S. GARRETT

STATE OF WASHINGTON  
COUNTY OF KING

On this day personally appeared before me Barrett F. Baggert and Judith M. Baggert, wife, and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

STATE OF WASHINGTON  
COUNTY OF KING

On this day personally appeared before me Ellen Hansen and James S. Weeks, and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

STATE OF WASHINGTON  
COUNTY OF KING

On this day personally appeared before me Ellen Hansen and James S. Weeks, and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

REVISED CONDITIONS OF APPROVAL 10-31-84

RECORDERS CERTIFICATE  
Filed for record this 20 day of DEC., 1984, at 10:08 AM  
in book 43 of SUB. at page 14A of the report of  
ROBERT W. JONES  
ELLEN HANSEN JAMES S. WEEKS  
Sup. of Records

SURVEYORS CERTIFICATE  
This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Surveying Act at the request of \_\_\_\_\_ in \_\_\_\_\_ 19\_\_\_\_  
Certificate No. \_\_\_\_\_

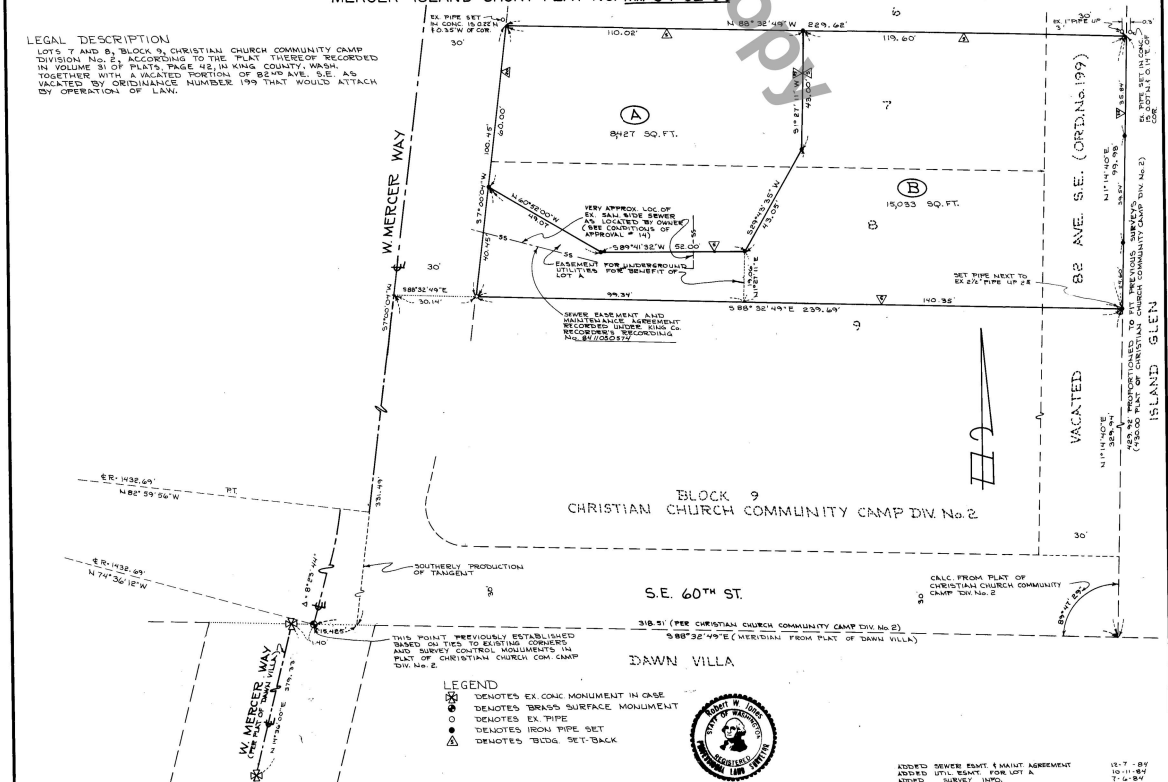
JONES, BASSI & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
7824 S.E. 28th - 282828 - MERCER ISLAND, WASHINGTON 98040  
DWN SCALE DATE  
BVD P.R. NO. PAGE JOB NO.  
APP'D 2:24:84 0560-D

MERCER ISLAND SHORT PLAT NO. MI-84-02-06

SHEET 2 OF 2

LEGAL DESCRIPTION

LOTS 7 AND 8, BLOCK 9, CHRISTIAN CHURCH COMMUNITY CAMP DIVISION No. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 31 OF PLATS, PAGE 42, IN KING COUNTY, WASH. TOGETHER WITH A VACATED PORTION OF B2<sup>ND</sup> AVE. S.E. AS VACATED BY ORDINANCE NUMBER 199 THAT WOULD ATTACK BY OPERATION OF LAW.



- LEGEND**
- ⊗ DENOTES EX. COAL MONUMENT IN CASE
  - ⊙ DENOTES BRASS SURFACE MONUMENT
  - DENOTES EX. PIPE
  - DENOTES IRON PIPE SET
  - △ DENOTES 'BUDG' SET-BACK



ADDED OWNER STATE & MOUNT AGREEMENT  
 ADDED UTIL. EASMT. FOR LOT A  
 ADDED SURVEY INFO. 11.7 - BY  
 10.11.87  
 T.14.87

SHORT PLAT OF LOTS 7 & 8, BLK 9, CHRISTIAN CHURCH COMMUNITY CAMP DIV. No. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 31 OF PLATS, PAGE 42 AND A PORTION OF VACATED B2<sup>ND</sup> AVE. S.E. LOCATED IN THE N.E. 1/4 OF THE S.E. 1/4, SEC. 24, T. 24 N., R. 4 E., W.M.

**RECORDERS CERTIFICATE**  
 SA/2209004  
 Filed for record this 20<sup>th</sup> day of DEC., 1984 at 10:08 P.  
 in book 43 ASOR on page 14, A at the request of  
 ROBERT W. JONES  
 ELLEN HANSEN JAMES S. WEEKS  
 Sgt. of Records

**SURVEYORS CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of GREGORY F. GARRETT.  
 In WITNESS WHEREOF, I have hereunto set my hand and seal this 19<sup>th</sup> day of JULY, 1984.  
 Robert W. Jones  
 Certificate No. 1191

**JONES, BASSI & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 7824 S.E. 28th - 288-8888 - MERCER ISLAND, WASHINGTON 98040

| DWN   | M.W.M. | SCALE         | DATE    |
|-------|--------|---------------|---------|
| DWN   | M.W.M. | 1" = 20'      | 2-24-84 |
| BVD   | M.W.M. | P.R. NO. PAGE | JOB NO. |
| APP'D | R.W.C. | 502 30        | 2560-75 |