

12.00

AUG-30-78 00008 7808300689 - A HT

SHORT PLAT NO. MI 78-4-013
CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON

AUG 30 9 53 AM '78

AFFIDAVIT OF OWNERSHIP

RECORDED KC RECORDS

Approvals

KING COUNTY

CITY OF MERCER ISLAND

Department of Assessments

Examined and approved this 19 day
of July, 1978.

Harley H. Hoppe
King County Assessor
A. Martin, Deputy
Department of Records

APPROVED SHORT SUBDIVISION
Under Provisions of Ord. 59, Sec. 4 & R.C.W. 50.17.060

DATE: 6-5-78
PLANNER: David P. Cuthbert
BLDG. OFF.: [Signature]
CITY ENGR.: [Signature]

No further subdivision of land permitted within 5 years of above date without filing of final plat.

FOR THE
CITY OF MERCER ISLAND

Filed for record at the request of:

MR & MRS H. WILLIAM LOUD
8555 85TH SE
MERCER ISLAND, WASHINGTON
98040

Return to:

City of Mercer Island
Planning Department
3505 88th Avenue S.E.
Mercer Island, WA 98040

LEGAL DESCRIPTION: A PORTION OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. BEING KNOWN AT LOTS B & 9, BENTHO BEACH, ACCORDING TO UNRECORDED PLAT THEREOF AND BE MORE SPECIFICALLY DESIGNATED AS LOTS A & B OF THE ABOVE CITED PARCEL

DECLARATION: GL 2- 31-24-5

073610-0041
0045

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 58.17.060 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.

[Signature]
[Signature]

STATE OF WASHINGTON)
COUNTY OF KING) ss

On this day personally appeared before me H. William Loud + Gloria J. Loud to me known to be the individuals described in 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.

GIVEN under my hand and official seal this 19th day of April, 1978.

[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at Seattle

PORTION OF THIS DOCUMENT ARE POOR QUALITY FOR FILING

RECORDED
JUL 5 7 44 AM '78
KING COUNTY ASSESSOR

The attached re-segregation of Benotho Beach,
Portion of Lots 8 & 9, Unrecorded, supersedes
that described and dated September 16, 1969,
and recorded October 8, 1969.

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LOUD SEGREGATION - LOT A
(PORTION OF LOTS 8 & 9,
BENOTHO BEACH, UNRECORDED)

A portion of lots 8 and 9 of Benotho Beach according to the unrecorded plat thereof located in Government Lot 2, Sec. 31, Township 24 North, Range 5 East W. M., King County, Washington, described as follows:

Beginning at the NE corner of said lot 9 thence N 77° 49' 01" W a distance of 20.61 feet; thence S 12° 10' 59" W a distance of 14.00 feet to the true point of beginning; thence N 77° 49' 01" W a distance of 79.00 feet; thence S 12° 10' 59" W a distance of 40.00 feet; thence S 11° 47' 24" W a distance of 50.42 feet; thence S 72° 05' 59" E a distance of 106.18 feet, to an intersection with a curve to the left on the westerly margin of the B.B. Huffman Co. Rd., the center of which curve bears N 73° 41' 52" W a distance of 208.65 feet from said point, thence along said curve having a uniform radius of 208.65 feet following said road marginal line in a northeasterly direction through a central angle of 4° 07' 09" a distance of 15.00 feet to a point of tangency, thence along said tangent line along said road marginal line N 12° 10' 59" E a distance of 56.75 feet to a point of curve; thence along said road marginal line along a curve to the left having a uniform radius of 138.52 feet, through a central angle of 5° 46' 57" a distance of 13.98 feet, thence 48° 07' 14" W a distance of 30.89 feet to the true point of beginning and the end of this description.

Subject to: An easement for sanitary side sewer, storm drainage and utilities over, across and under that portion of the southerly 10.00 feet of the above described parcel. Also subject to an easement for ingress and egress over, across and under 500 sq.ft. of the northwesterly corner of the described parcel; said easement being more particularly described as beginning at the northeast corner of said Lot 9, thence N 77° 49' 01" W for a distance of 20.61 feet; thence S 12° 10' 59" W a distance of 14.00 feet, thence N 77° 49' 01" W a distance of 54.00 feet to the true point of beginning of the easement portion of the above described parcel; thence N 77° 49' 01" W a distance of 25.00 feet thence S 12° 10' 59" W a distance of 40.00 feet thence N 44° 11' 18" E 47.17 feet to the true point of beginning of the easement and the end of this description.

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LOUD SEGREGATION

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SAID PARCEL above described being a portion of the following described parcel:

Beginning at a point on a line 400.00 feet south of and parallel with the north line of Government Lot 2, Section 31, Township 24 North, Range 5 East, W. M., in King County, Washington, said point being S 89°50'16" E 310.29 feet from the west line of said lot and being on the easterly margin of Mercer Island Boulevard, said point being also on a curve to the right having a uniform radius of 221.00 feet, the center of said curve bearing N 64°07'02" W from said point; thence along said margin of Mercer Island Boulevard, following said curve to the right, through a central angle of 14°09'02" a distance of 54.58 feet to a point of tangency; thence along said tangent line, following said margin of Mercer Island Boulevard S 40°02'00" W 50.70 feet to the True Point of Beginning; thence continuing along said tangent line S 40°02'00" W 96.55 feet; thence S 72°05'59" E 297.33 feet to an intersection with a curve to the left on the westerly margin of the B. B. Huffman Co. Road, the center of which curve bears N 73°41'52" W a distance of 208.65 feet from said point; thence along said curve having a uniform radius of 208.65 feet following said road marginal line in a northeasterly direction through a central angle of 4°07'09" a distance of 15.00 feet to a point of tangency; thence along said tangent line along said road marginal line N 12°10'59" E 56.75 feet to a point of curve; thence along said road marginal line along a curve to the left having a uniform radius of 138.52 feet, through a central angle of 18°11'32" a distance of 43.98 feet to a point from which the center of said curve bears S 83°59'27" W; thence N 77°49'01" W 244.37 feet to the True Point of Beginning; Being known as Lots 8 & 9, Benotho Beach, according to the unrecorded plat thereof.

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LOUD SEGREGATION - LOT B
(PORTION OF LOTS 8 & 9,
BENOTHO BEACH, UNRECORDED)

A portion of lots 8 and 9 of Benotho Beach according to the unrecorded plat thereof, located in Government Lot 2, Sec. 31, Township 24 North, Range 5 East W. M., King County, Washington, described as follows: That portion of the parcel to be hereinafter described, said portion being more particularly described as follows: Beginning at a point on the northerly line of said below described parcel, which point is the northeast corner of said below described parcel and truepoint of beginning of this description; thence continuing N 77° 49' 01" W along said northerly line for a distance of 150.61 feet; thence S 50° 59' 00" W 46.28 feet to a point 60.00 feet north, as measured at right angles, of the southerly line of said below described parcel; thence S 17° 54' 01" W on a line perpendicular to said southerly line for a distance of 60 feet to said southerly line; thence S 72° 05' 59" E along said southerly line for a distance of 86.75 feet; thence N 11° 47' 24" E for a distance of 50.42 feet; thence N 12° 10' 59" E for a distance of 40.00 feet; thence S 77° 49' 01" E for a distance of 79.00 feet; thence S 48° 07' 14" E for a distance of 30.89 feet to an intersection with a curve to the left on the westerly margin of the B. B. Huffman Co. Road, thence in a northerly direction along said road marginal line along a curve to the left having a uniform radius of 138.52 feet through a central angle of 12° 24' 35" a distance of 30.00 feet to the true point of beginning and the end of this description.

Together with: An easement for utilities, sanitary side sewer, and storm drainage over, across and under that portion of the southerly 10.00 feet of said below described parcel lying easterly of the above described tract, as well as an easement for ingress and egress over, across and under 500 sq.ft. of the northwesterly corner of the below described parcel lying easterly of the above described tract; that easement being more particularly described as beginning at the northeast corner of said Lot 9, thence N 77° 49' 01" W for a distance of 74.61 feet;

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LOUD SEGREGATION - LOT B

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thence S 12° 10' 59" W a distance of 14.00 feet to the true point of beginning of this easement description; thence N 77° 49' 01" W a distance of 25.00 feet; thence S 12° 10' 59" W for a distance of 40.00 feet; thence N 44° 11' 18" E for a distance of 47.17 feet to the true point of beginning of the easement and the end of this description.

Subject to: An easement for sanitary side sewer and storm drainage purposes over, across and under the southerly 10.00 feet of the above described tract for the benefit of that portion of the below described parcel lying westerly of the above tract.

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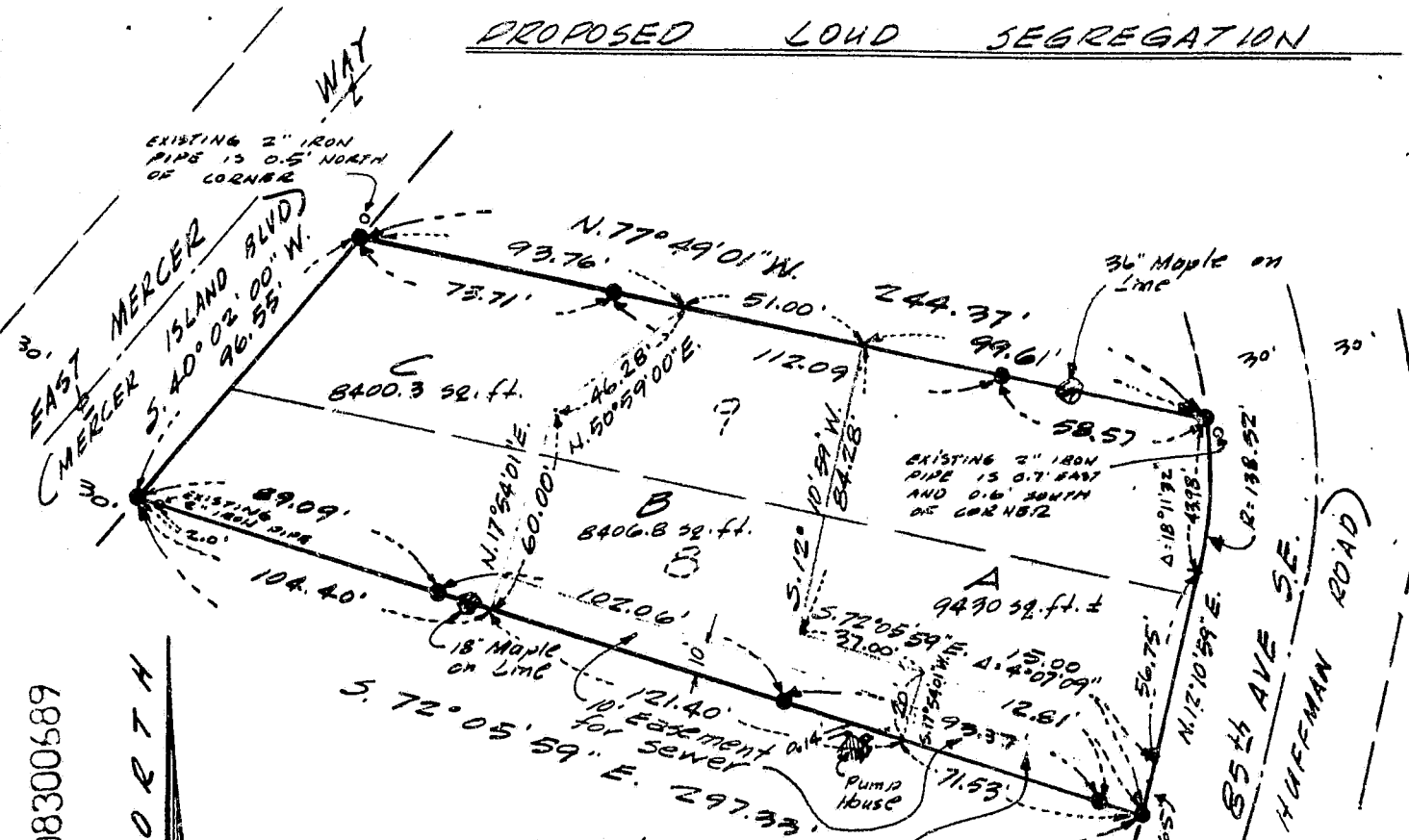
LOUD SEGREGATION

29 Mar 78
Page 2. of 2.

SAID PARCEL above described being a portion of the following described parcel:
Beginning at a point on a line 400.00 feet south of and parallel with the north line of Government Lot 2, Section 31, Township 24 North, Range 5 East, W. M., in King County, Washington, said point being S 89°50'16" E 310.29 feet from the west line of said lot and being on the easterly margin of Mercer Island Boulevard, said point being also on a curve to the right having a uniform radius of 221.00 feet, the center of said curve bearing N 64°07'02" W from said point; thence along said margin of Mercer Island Boulevard, following said curve to the right, through a central angle of 14°09'02" a distance of 54.58 feet to a point of tangency; thence along said tangent line, following said margin of Mercer Island Boulevard S 40°02'00" W 50.70 feet to the True Point of Beginning; thence continuing along said tangent line S 40°02'00" W 96.55 feet; thence S 72°05'59" E 297.33 feet to an intersection with a curve to the left on the westerly margin of the B. B. Huffman Co. Road, the center of which curve bears N 73°41'52" W a distance of 208.65 feet from said point; thence along said curve having a uniform radius of 208.65 feet following said road marginal line in a northeasterly direction through a central angle of 4°07'09" a distance of 15.00 feet to a point of tangency; thence along said tangent line along said road marginal line N 12°10'59" E 56.75 feet to a point of curve; thence along said road marginal line along a curve to the left having a uniform radius of 138.52 feet, through a central angle of 18°11'32" a distance of 43.98 feet to a point from which the center of said curve bears S 83°59'27" W; thence N 77°49'01" W 244.37 feet to the True Point of Beginning;
Being known as Lots 8 & 9, Benotho Beach, according to the unrecorded plat thereof.

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PROPOSED LOUD SEGREGATION



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NORTH

SCALE: 1" = 50'

● - DENOTES IRON PIPE SET
 20' Easement for ingress and egress and utilities

OWNER - H. Wm. Loud & Gloria J. Loud - 8429 85th Ave. S.E. - Mercer Island.
WATER - City of Mercer Island
SANITATION - Mercer Island Sewer District
AREA - 27,673. Square feet
NO. OF LOTS - 3
ZONING - R-8.4

Survey of a portion of Government Lot 2, Section 31, Township 24 North, Range 5 East, W.M. being known as lots 8 and 9, Benetho Beach, according to unrecorded plat thereof.

M. W. JONES & ASSOCIATES

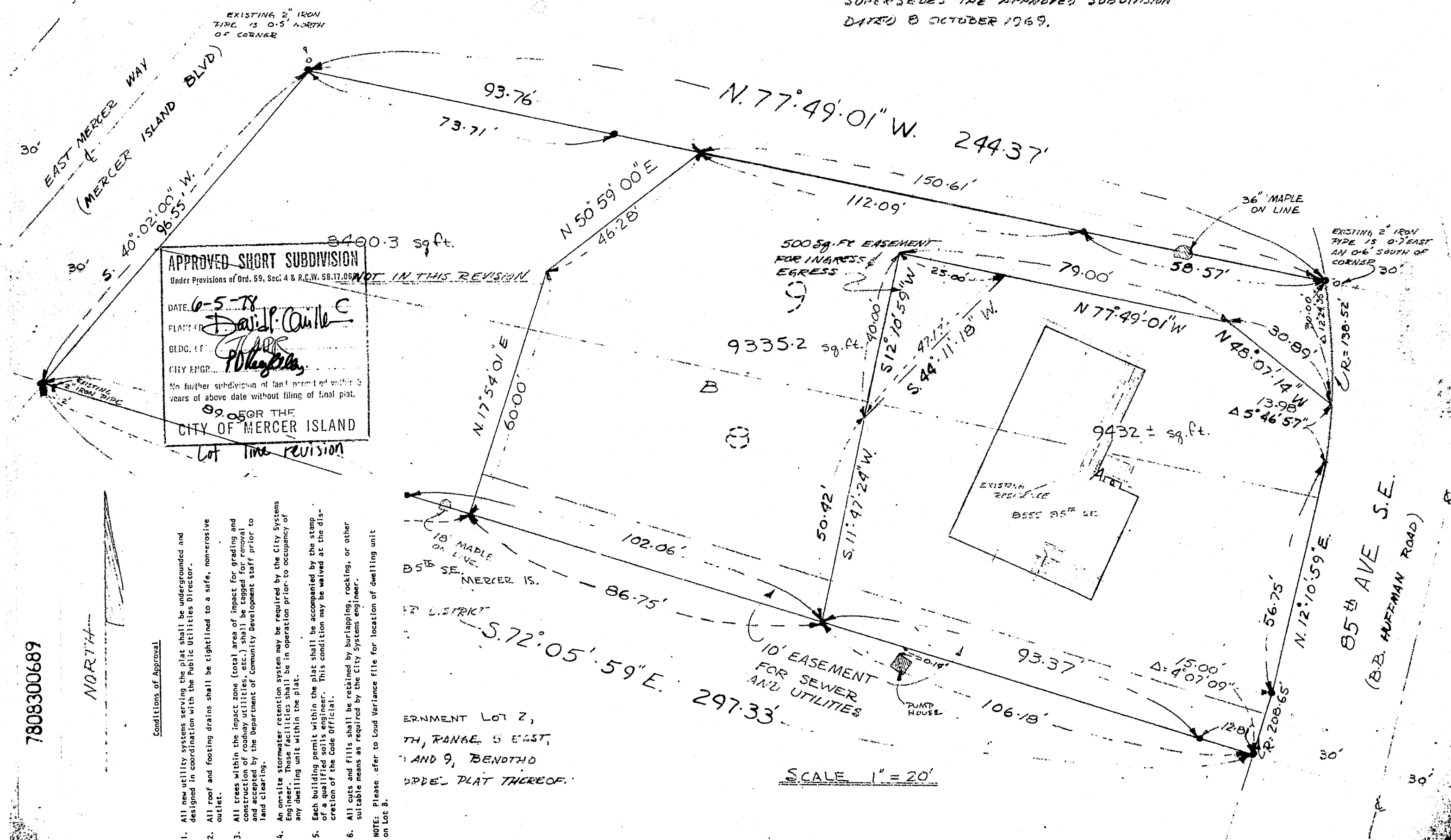
ENGINEERS & SURVEYORS
 7834 S.E. 32ND
 MERCER ISLAND, WASH.

JOB NO. 2182-A-B
 F.B. NO. 190-B-A-28
 DATE 10-2-67
 Rev. 7-29-69
 " 9-15-69



PROPOSED LOUD SEGREGATION

THIS SEGREGATION OF LOTS A & B
SUPERSEDES THE APPROVED SUBDIVISION
DATED 8 OCTOBER 1969.



APPROVED SHORT SUBDIVISION
Under Provisions of Ord. 69, Sec. 4 & R.C.W. 58.17.06
DATE: 6-5-78
PLANNED BY: David J. Cottle
B.D.G. BY: [Signature]
CITY ENGR.: [Signature]
No further subdivision of land permitted within 5 years of above date without filing of final plat.
FOR THE CITY OF MERCER ISLAND
Lot Line Revision

Conditions of Approval

1. All new utility systems serving the plat shall be undergrounded and designed in coordination with the Public Utilities Director.
2. All roof and footing drains shall be tightlined to a safe, non-erosive outlet.
3. All trees within the impact zone (total area of impact for grading and construction of roadway utilities, etc.) shall be tagged for removal and preserved by the Department of Community Development staff prior to land clearing.
4. An on-site stormwater retention system may be required by the City Systems Engineer. These facilities shall be in operation prior to occupancy of any dwelling unit within the plat.
5. Each building permit within the plat shall be accompanied by the stamp of a qualified soils engineer. This condition may be waived at the discretion of the Code Official.
6. All cuts and fills shall be retained by burlapping, rocking, or other suitable means as required by the City Systems engineer.

NOTE: Please refer to Loud Variance file for location of dwelling unit on Lot B.

PERNMENT LOT 2,
TH, RANGE 5 EAST,
AND 9, BENDTH
URDE. PLAT THEREOF.

SCALE 1" = 20'

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NORTH

PORTION OF THIS DOCUMENT ARE POOR QUALITY FOR FILMING