

LOT LINE REVISION NO. SUB 25-002
CITY OF MERCER ISLAND
KING COUNTY, WA

APPROVAL
CITY OF MERCER ISLAND
Alison Van Gorp 10-8-2025
PLANNER DATE
Cathy 10-7-2025
CITY ENGINEER DATE
KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED & APPROVED THIS 14 DAY OF OCT, 2025
Mark Baker *John Wilson*
DEPUTY KING COUNTY ASSESSOR KING COUNTY ASSESSOR
ACCOUNT NOS:

APPROVAL NOTE:
THIS LOT LINE REVISION REQUEST QUALIFIES FOR EXEMPTION UNDER RCW 58.17.040. IT DOES NOT GUARANTEE THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAME OWNERSHIP.

RECORDING NO. VOL./PAGE
517/94
SITE: TAX PARCEL NO. 3024059001 & 3024059043
KING COUNTY, WA 98040
PORTION OF:
THE NW 1/4 OF THE NE 1/4 SECTION 30, T24N, R5E, W.M.,
KING COUNTY, WA

DECLARATION
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDER-SIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN AC-ACCORDANCE WITH THE DESIRES OF THE OWNER(S) IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.
Jaspaul Gill
GILL INVESTMENT COMPANY LLC
BY (PRINT NAME): Jaspaul Gill
ITS: Managing Member
STATE OF WASHINGTON }
COUNTY OF King } SS.
ON THIS DAY PERSONALLY APPEARED BEFORE ME *Jaspaul Gill* OF *Gill Investment Company LLC* THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 8th DAY OF Sept, 2025.
Sareichanto Ly
NOTARY PUBLIC
RESIDING IN: *Sammamish*
MY COMMISSION EXPIRES: 06/02/2028
SAREICHANTO LY
Notary Public
State of Washington
Commission #185811
My Commission Expires June 2, 2028

ORIGINAL LEGAL DESCRIPTIONS
ORIGINAL PARCEL 'A':
THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550.23 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 30;
THENCE SOUTH 01 DEGREES 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30 TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 477.08 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY;
THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30;
THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY;
THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 38 MINUTES 33 SECONDS EAST 31 FEET DISTANT;
THENCE NORTH 17 DEGREES 38 MINUTES 33 SECONDS EAST 31 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550.23 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 30;
THENCE SOUTH 01 DEGREE 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30;
THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY;
THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30;
THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY;
THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 38 MINUTES 33 SECONDS EAST;
THENCE NORTH 17 DEGREES 38 MINUTES 33 SECONDS EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE NORTHERLY 15 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

ORIGINAL LEGAL DESCRIPTIONS CONTINUED
ORIGINAL PARCEL 'B':
THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:
THE NORTH 300 FEET OF SAID SUBDIVISION LYING SOUTHERLY OF EAST MERCER WAY AND EASTERLY OF THE WEST 550.23 FEET, EXCEPTING ANY PORTION THEREOF, IF ANY, WITHIN LOT 4 KING COUNTY SHORT PLAT NO. MI-8209-18 UNDER KING COUNTY RECORDING NO. 8410179003.
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.
PROPERTY 2:
THAT PORTION OF THE NORTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF EAST MERCER WAY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, WHICH BEARS SOUTH 88°33'02" EAST 550.23 FEET, FROM THE NORTH QUARTER CORNER OF SAID SECTION 30;
THENCE SOUTH 1°28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID LINE, KNOWN AS THE ORIGINAL PARCEL, WHICH PORTION LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ORIGINAL PARCEL, WHICH POINT IS 342.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY AND A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL, WHICH LIES 221 FEET WEST OF THE WEST LINE OF EAST MERCER WAY;
TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR ROAD OVER AND ACROSS THE SOUTH 25 FEET OF THE FOLLOWING DESCRIBED TRACT:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, WHICH BEARS SOUTH 88°33'02" EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30;
THENCE SOUTH 1°28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID LINE, KNOWN AS THE ORIGINAL PARCEL, WHICH PORTION LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY, WHICH LIES 117.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY, TO A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL, WHICH POINT LIES 118 FEET WEST OF THE WEST LINE OF EAST MERCER WAY;
SAID LOT 2 TO BE BOUNDED ON THE WEST BY A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ORIGINAL PARCEL, WHICH POINT LIES 342.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY AND A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL, WHICH LIES 221 FEET WEST OF THE WEST LINE OF EAST MERCER WAY.
SITUATE IN THE CITY OF MERCER ISLAND COUNTY OF KING, STATE OF WASHINGTON.

REVISED LEGAL DESCRIPTION
REVISED PARCEL 'A':
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY WASHINGTON;
THENCE SOUTH 88°33'04" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 550.23 FEET;
THENCE SOUTH 01°28'27" WEST 150.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 150.00 FEET OF SAID NORTHWEST QUARTER AND A POINT HERINAFTER REFERRED TO AS POINT 'A';
THENCE SOUTH 17°38'31" WEST 31.00 FEET TO A POINT ON THE NORTHERLY MARGIN OF EAST MERCER WAY;
THENCE SOUTH 17°17'37" WEST ALONG SAID NORTHERLY MARGIN 10.00 FEET;
THENCE SOUTH 72°42'23" EAST ALONG SAID NORTHERLY MARGIN 150.00 FEET;
THENCE SOUTH 17°17'37" WEST ALONG SAID NORTHERLY MARGIN 10.00 FEET;
THENCE SOUTH 72°42'23" EAST ALONG SAID NORTHERLY MARGIN 74.61 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 17°38'33" EAST 114.89 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 150.00 FEET LYING 243.00 FEET WESTERLY OF THE WESTERLY MARGIN OF SAID EAST MERCER WAY AS MEASURED ALONG SAID SOUTH LINE;
THENCE SOUTH 88°33'04" EAST ALONG SAID SOUTH LINE 140.01 FEET TO A POINT LYING 374.02 FEET EASTERLY OF AFOREMENTIONED POINT 'A' AS MEASURED ALONG SAID SOUTH LINE SAID POINT HERINAFTER REFERRED TO AS POINT 'B';
THENCE CONTINUING SOUTH 88°33'04" EAST 102.99 FEET TO A POINT ON SAID WESTERLY MARGIN;
THENCE SOUTH 05°27'30" WEST ALONG SAID WESTERLY MARGIN 15.04 FEET TO A POINT ON A LINE PARALLEL WITH AND 15.00 FEET SOUTH OF SAID SOUTH LINE;
THENCE NORTH 88°33'04" WEST ALONG SAID PARALLEL LINE 106.30 FEET;
THENCE SOUTH 17°38'33" WEST 137.50 FEET TO A POINT ON SAID NORTHERLY MARGIN LYING 153.12 FEET SOUTHWESTERLY OF AFOREMENTIONED POINT 'B';
THENCE NORTH 72°42'23" WEST 134.46 FEET TO THE POINT OF BEGINNING;
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.
REVISED PARCEL 'B':
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY WASHINGTON;
THENCE SOUTH 88°33'04" EAST ALONG THE NORTH LINE OF NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 550.23 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 01°28'27" WEST 150.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 150.00 FEET OF SAID NORTHWEST QUARTER;
THENCE SOUTH 17°38'31" WEST 31.00 FEET TO A POINT ON THE NORTHERLY MARGIN OF EAST MERCER WAY;
THENCE SOUTH 17°17'37" WEST ALONG SAID NORTHERLY MARGIN 10.00 FEET;
THENCE SOUTH 72°42'23" EAST ALONG SAID NORTHERLY MARGIN 150.00 FEET;
THENCE SOUTH 17°17'37" WEST ALONG SAID NORTHERLY MARGIN 10.00 FEET;
THENCE SOUTH 72°42'23" EAST ALONG SAID NORTHERLY MARGIN 74.61 FEET;
THENCE NORTH 17°38'33" EAST 114.89 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 150.00 FEET LYING 243.00 FEET WESTERLY OF THE WESTERLY MARGIN OF SAID EAST MERCER WAY AS MEASURED ALONG SAID SOUTH LINE;
THENCE SOUTH 88°33'04" EAST ALONG SAID SOUTH LINE 22.00 FEET TO A POINT LYING 221.00 FEET WESTERLY OF SAID WESTERLY MARGIN AS MEASURED ALONG SAID SOUTH LINE;
THENCE NORTH 35°32'49" WEST 187.81 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 30 LYING 342.98 FEET WESTERLY OF SAID WESTERLY MARGIN AS MEASURED ALONG SAID NORTH LINE;
THENCE NORTH 88°33'04" WEST ALONG SAID NORTH LINE 142.93 FEET TO THE POINT OF BEGINNING;
TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:
THE NORTH 300 FEET OF SAID SUBDIVISION LYING SOUTHERLY OF EAST MERCER WAY AND EASTERLY OF THE WEST 550.23 FEET, EXCEPTING ANY PORTION THEREOF, IF ANY, WITHIN LOT 4 KING COUNTY SHORT PLAT NO. MI-8209-18 UNDER KING COUNTY RECORDING NO. 8410179003.
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

RECORDING CERTIFICATE
FILED FOR RECORD THIS 16 DAY OF Oct, 2025 AT 9:12 AM
IN BOOK 517 OF Surveys AT PAGE 94-99 AT THE REQUEST OF
EVAN WAHLSTROM
Helen Hwang
Helen Hwang
MANAGER SUPERINTENDENT OF RECORDS

LAND SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH STATE AND COUNTY STATUTES. IN SEPTEMBER, 20 25
Cathy
EVAN M. WAHLSTROM, LS#44651 EXP 10/04/26



INFORMED LAND SURVEY
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Tacoma, WA 98415-0137
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LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

FOR:		CITIZEN DESIGN	
DRAWN BY	DATE	JOB NUMBER	SHEET
JR	8/29/2025	CITIZ-250120	1
CHECKED BY	FIELD CREW	SCALE	OF
EMW	BA, DF, AJ, AW	N/A	4

20251016900001 Vol:517 Page:94
BOUNDARY LINE ADJUSTMENT - MAP
10/16/2025 9:12 AM
KING COUNTY, WA

LOT LINE REVISION NO. SUB 25-002

CITY OF MERCER ISLAND
 KING COUNTY, WA

RECORDING NO.

VOL./PAGE

517/95

NOTES

TITLE NOTES

(PER TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER 5003353-0009406E, DATED MARCH 20, 2025, PAGES 2-4 "RECORD MATTERS"):

1. AFFECTING PROPERTY 1:
2. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING, BUT NOT LIMITED TO, EASEMENT OR EQUITABLE SERVITUDES; OR (D) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), (C), OR (D), ARE SHOWN BY THE PUBLIC RECORDS.

ITEMS 3 & 4 NOT SURVEY MATTERS

5. RESERVATIONS CONTAINED IN INSTRUMENT RECORDED AS INSTRUMENT #2751063 IN THE OFFICIAL RECORDS .
 SURVEYOR'S NOTE: THIS ITEM AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE. NOTE SHOWN ON MAP.
6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
 PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDED AS INSTRUMENT #5171783 IN THE OFFICIAL RECORDS
 SURVEYOR'S NOTE: THE LEGAL DESCRIPTION IS NOT SUFFICIENT TO DETERMINE THE EASEMENTS EXACT LOCATION OR WIDTH. AS STAKED OR AS MAY BE RELOCATED. NOT SHOWN ON MAP.
7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: MERCER ISLAND SEWER DISTRICT
 PURPOSE: SEWER PIPELINE
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDED AS INSTRUMENT #5787752 IN THE OFFICIAL RECORDS
 SURVEYOR'S NOTE: EASEMENT DESCRIBED IN DOCUMENT LIES OUTSIDE OF PARENT PARCEL BOUNDARY LINES, NOT SHOWN ON MAP.
8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 PURPOSE: INGRESS, EGRESS AND UTILITIES
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDED AS INSTRUMENT #7408230442 IN THE OFFICIAL RECORDS
 SURVEYOR'S NOTE: EASEMENT SHOWN ON MAP.
9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: WASHINGTON NATURAL GAS COMPANY
 PURPOSE: GAS PIPELINE(S)
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDED AS INSTRUMENT #9606101228 IN THE OFFICIAL RECORDS
 SURVEYOR'S NOTE: EASEMENT SHOWN ON MAP.
10. MATTERS SET FORTH BY SURVEY RECORDED AS INSTRUMENT #8410179003 IN THE OFFICIAL RECORDS
 SURVEYOR'S NOTE: RELEVANT MATTERS SHOWN HEREON.
11. MATTERS SET FORTH BY SURVEY RECORDED AS INSTRUMENT #20111213900001 IN THE OFFICIAL RECORDS
 SURVEYOR'S NOTE: RELEVANT MATTERS SHOWN HEREON.

ITEMS 12-14 NOT SURVEY MATTERS

15. THE EFFECT ON THE TITLE AND THE DESCRIPTION OF THE LAND DUE TO THE LOCATION OF EAST MERCER WAY CONTAINED IN THE LEGAL DESCRIPTION IN SCHEDULE A.
16. NOT A SURVEY MATTER

TITLE NOTES

(PER TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER 5003353-0009406E, DATED MARCH 20, 2025, PAGES 2-4 "RECORD MATTERS"):

17. AFFECTING PROPERTY 2:
18. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING, BUT NOT LIMITED TO, EASEMENT OR EQUITABLE SERVITUDES; OR (D) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), (C), OR (D), ARE SHOWN BY THE PUBLIC RECORDS.

ITEMS 19-20 NOT SURVEY MATTERS

21. RESERVATIONS CONTAINED IN INSTRUMENT RECORDED AS INSTRUMENT #2751063 IN THE OFFICIAL RECORDS.
 SURVEYOR'S NOTE: THIS ITEM AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE. NOTE SHOWN ON MAP.
22. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
 PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDED AS INSTRUMENT #5171783 IN THE OFFICIAL RECORDS
 SURVEYOR'S NOTE: THE LEGAL DESCRIPTION IS NOT SUFFICIENT TO DETERMINE THE EASEMENTS EXACT LOCATION OR WIDTH. AS STAKED OR AS MAY BE RELOCATED. NOT SHOWN ON MAP.
23. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: MERCER ISLAND SEWER DISTRICT
 PURPOSE: SEWER PIPELINE
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDED AS INSTRUMENT #5787752 IN THE OFFICIAL RECORDS
 SURVEYOR'S NOTE: EASEMENT DESCRIBED IN DOCUMENT LIES OUTSIDE OF PARENT PARCEL BOUNDARY LINES, NOT SHOWN ON MAP.
24. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 PURPOSE: INGRESS, EGRESS AND UTILITIES
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDED AS INSTRUMENT #7408230442 IN THE OFFICIAL RECORDS
 SURVEYOR'S NOTE: EASEMENT SHOWN ON MAP.
25. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: WASHINGTON NATURAL GAS COMPANY
 PURPOSE: GAS PIPELINE(S)
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDED AS INSTRUMENT #9606101228 IN THE OFFICIAL RECORDS
 SURVEYOR'S NOTE: EASEMENT SHOWN ON MAP.
26. MATTERS SET FORTH BY SURVEY RECORDED AS INSTRUMENT #8410179003 IN THE OFFICIAL RECORDS
 SURVEYOR'S NOTE: RELEVANT MATTERS SHOWN HEREON.
27. THE EFFECT ON THE TITLE AND THE DESCRIPTION OF THE LAND DUE TO THE LOCATION OF EAST MERCER WAY CONTAINED IN THE LEGAL DESCRIPTION IN SCHEDULE A.

ITEMS 28-31 NOT SURVEY MATTERS

SURVEYOR'S NOTES

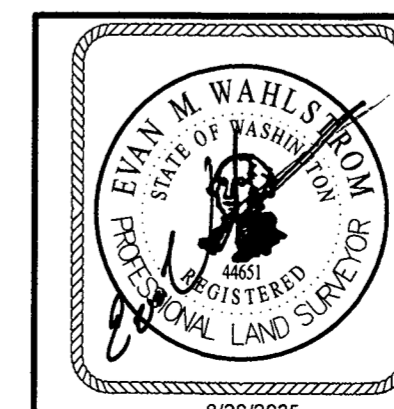
1. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
2. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
3. THE TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER 5003353-0009406E, DATED MARCH 20, 2025.
4. ANY UTILITIES SHOWN TO BE FIELD VERIFIED BEFORE PLANNING OR CONSTRUCTION.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON MARCH, 2019 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON MARCH, 2019. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.
6. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT," CHAPTER 58.09 RCW AND 332-130 WAC.

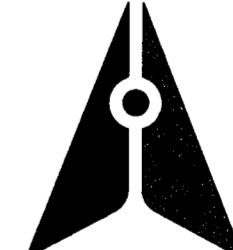
LOT LINE REVISION NOTES

1. ALL BUILDING PERMITS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS AND FIRE FLOW SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX B, C, D AND APPLICABLE CITY CODE. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.

FIRE DEPARTMENT NOTES

1. ALL BUILDING PERMITS ARE SUBJECT TO COMPLIANCE WITH CURRENT FIRE CODE REQUIREMENTS IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. FIRE APPARATUS ACCESS AND FIRE FLOW SHALL BE PROVIDED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE APPENDICES B, C, AND D, AS WELL AS APPLICABLE CITY CODE. FIRE PLAN REVIEWS WILL BE CONDUCTED DURING THE BUILDING PERMIT PROCESS AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS OR FIRE PREVENTION MEASURES AS CONDITIONS OF APPROVAL.





**INFORMED
LAND SURVEY**
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 Tacoma, WA 98415-0137
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 www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

FOR: CITIZEN DESIGN

DRAWN BY JR	DATE 8/28/2025	JOB NUMBER CITIZ-250120	SHEET 2
CHECKED BY EMW	FIELD CREW BA, DF, AJ, AW	SCALE N/A	OF 4

LOT LINE REVISION NO. SUB 25-002

CITY OF MERCER ISLAND
 KING COUNTY, WA

RECORDING NO. VOL./PAGE
 517/96

HORIZONTAL DATUM/BASIS OF BEARINGS

NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

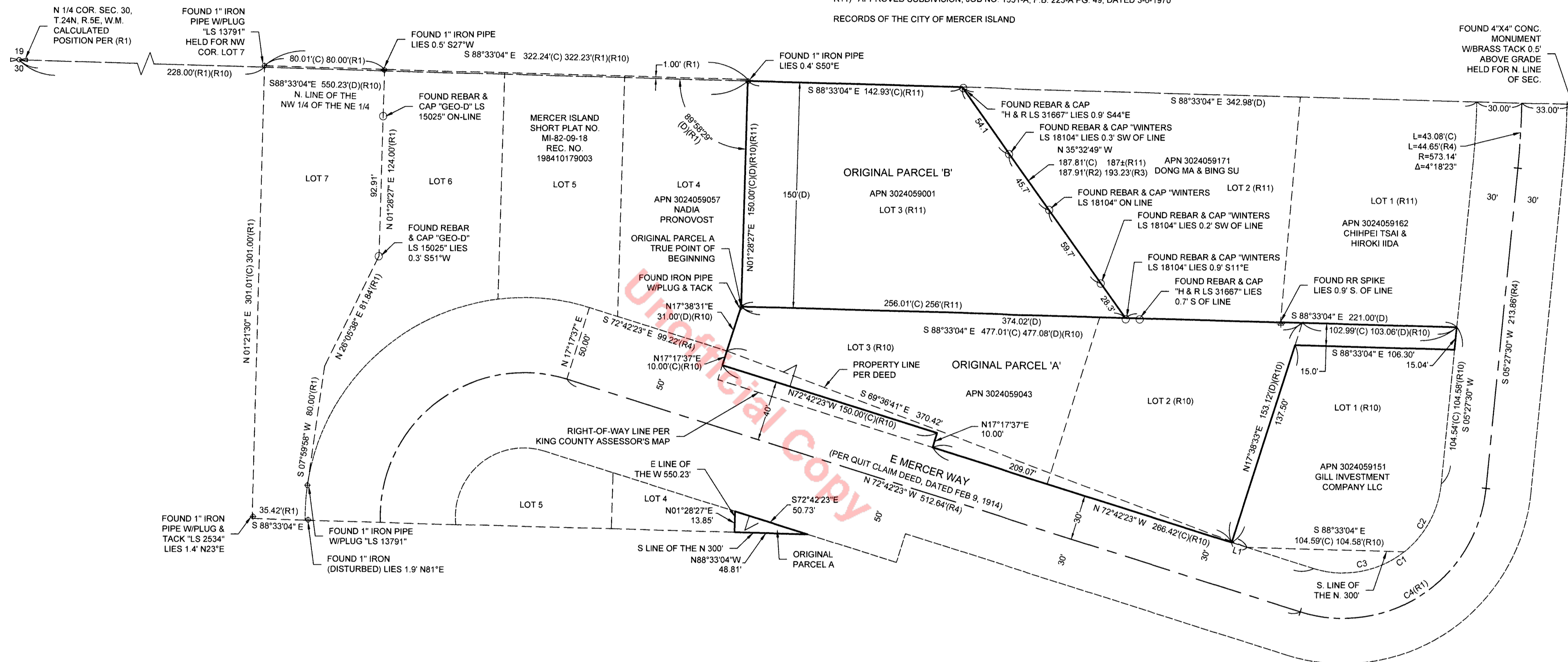
- R1) MERCER ISLAND SHORT PLAT NO. MI-82-09-18, RECORDING NO. 198410179003
- R2) RECORD OF SURVEY, RECORDING NO. 20150917900016
- R3) RECORD OF SURVEY, RECORDING NO. 199804279007
- R4) RECORD OF SURVEY, RECORDING NO. 20070720900011
- R5) RECORD OF SURVEY, RECORDING NO. 199901069001
- R6) LOT LINE REVISION, RECORDING NO. 199811189006
- R7) RECORD OF SURVEY, RECORDING NO. 20111213900001
- R8) RECORD OF SURVEY, RECORDING NO. 20030708900008
- R9) RECORD OF SURVEY, RECORDING NO. 20170526900002

ORIGINAL PARCEL BOUNDARIES & SURVEY CONTROL

RECORDS OF KING COUNTY RECORDER'S OFFICE

- R10) ALTMAN SEGREGATION, JOB NO. 1939-A, F.B. NO. 183-A PG. 47, APPROVED SUBDIVISION, DATED 2-5-1968
- R11) APPROVED SUBDIVISION, JOB NO. 1551-A, F.B. 223-A PG. 49, DATED 3-6-1970

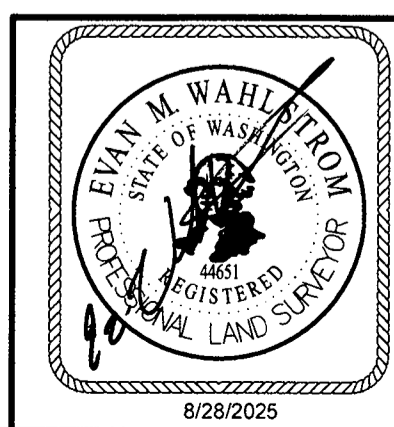
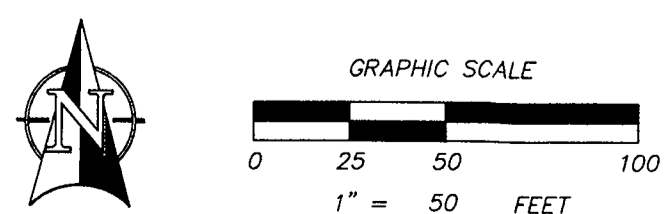
RECORDS OF THE CITY OF MERCER ISLAND



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	65.49'	101°50'07"	116.40'
C2	65.49'	46°09'52"	52.77'
C3	65.49'	55°40'15"	63.63'
C4	95.49'	101°50'07"	169.72'

LINE	BEARING	DISTANCE
L1	N72°42'23"W	10.82'

- LEGEND**
- ⊠ CALCULATED SECTION QUARTER CORNER
 - ⊙ FOUND BRASS DISK (AS SHOWN)
 - FOUND REBAR & CAP (AS SHOWN)
 - ⊕ FOUND IRON PIPE (AS SHOWN)
 - ⚡ FOUND RAILROAD SPIKE (AS SHOWN)
 - (D) DISTANCE OR ANGLE PER DEED
 - (R) DISTANCE OR ANGLE PER REFERENCE
 - (C) DISTANCE AS CALCULATED



INFORMED LAND SURVEY
 PO Box 5137
 Tacoma, WA 98415-0137
 Phone: 253-627-2070
 admin@i-landsurvey.com
 www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

FOR: CITIZEN DESIGN

DRAWN BY JR	DATE 8/28/2025	JOB NUMBER CITIZ-250120	SHEET 3
CHECKED BY EMW	FIELD CREW BA, DF, AJ, AW	SCALE 1"=50'	OF 4

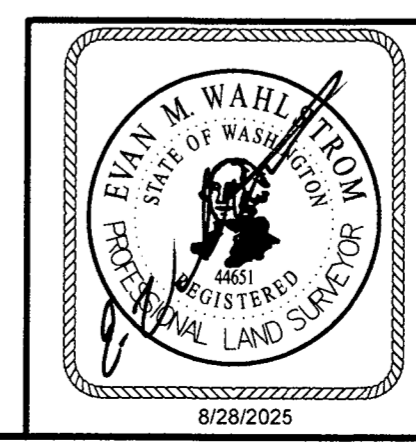
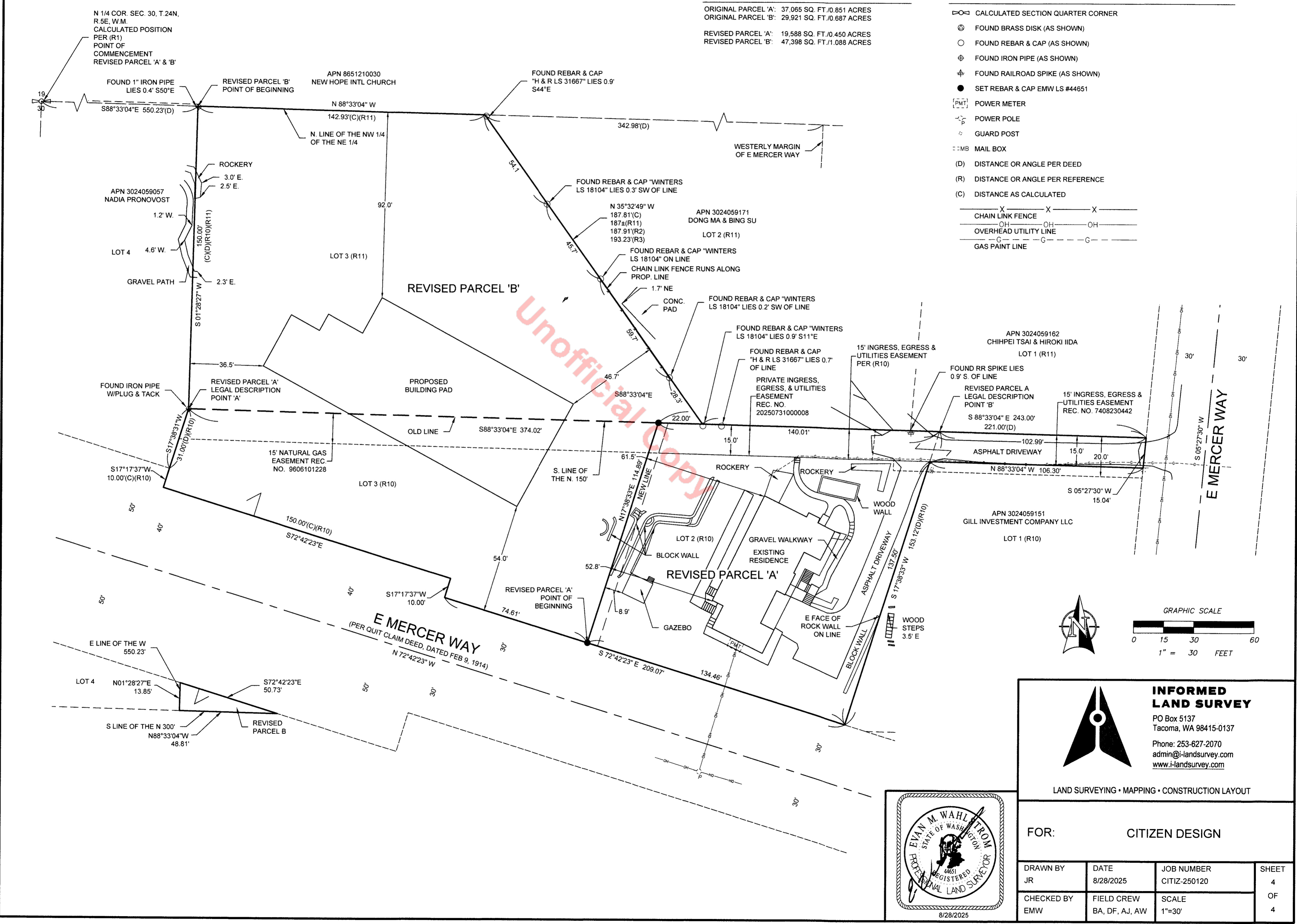
LOT LINE REVISION NO. SUB 25-002
 CITY OF MERCER ISLAND
 KING COUNTY, WA

RECORDING NO. VOL./PAGE
 517/97
 REVISED PARCEL BOUNDARIES

AREAS
 ORIGINAL PARCEL 'A': 37,065 SQ. FT./0.851 ACRES
 ORIGINAL PARCEL 'B': 29,921 SQ. FT./0.687 ACRES
 REVISED PARCEL 'A': 19,588 SQ. FT./0.450 ACRES
 REVISED PARCEL 'B': 47,398 SQ. FT./1.088 ACRES

LEGEND

- ⊠ CALCULATED SECTION QUARTER CORNER
- ⊙ FOUND BRASS DISK (AS SHOWN)
- FOUND REBAR & CAP (AS SHOWN)
- ⊕ FOUND IRON PIPE (AS SHOWN)
- ⚡ FOUND RAILROAD SPIKE (AS SHOWN)
- SET REBAR & CAP EMW LS #44651
- [PMT] POWER METER
- ⌚ POWER POLE
- ⌚ GUARD POST
- ☑ MAIL BOX
- (D) DISTANCE OR ANGLE PER DEED
- (R) DISTANCE OR ANGLE PER REFERENCE
- (C) DISTANCE AS CALCULATED
- X—X—X CHAIN LINK FENCE
- OH—OH—OH OVERHEAD UTILITY LINE
- G—G—G GAS PAINT LINE



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LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

FOR: CITIZEN DESIGN

DRAWN BY JR	DATE 8/28/2025	JOB NUMBER CITIZ-250120	SHEET 4
CHECKED BY EMW	FIELD CREW BA, DF, AJ, AW	SCALE 1"=30'	OF 4