

**Return Address:**

John Hamer  
3824 E. Mercer Way  
Mercer Island WA  
98040



**20240923000375**

NOTICE OF SENSITIVE AREA Rec: \$308.50  
9/23/2024 10:29 AM  
KING COUNTY, WA

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Critical Area Notice on title
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

**Reference Number(s) of Documents assigned or released:**

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** Exactly as name(s) appear on document

1. John C. Hamer
  2. \_\_\_\_\_
- Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** Exactly as name(s) appear on document

1. Mercer Island City
  2. \_\_\_\_\_
- Additional names on page \_\_\_\_\_ of document.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 11 Plat/section 8 Township 24N Range 5E

Additional legal is on page 4+5 of document.

**Assessor's Property Tax Parcel/Account Number**  
assigned 0824059189

Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."**

John C. Hamer

Signature of Requesting Party

**Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements**

Attachments

## LEGAL DESCRIPTION

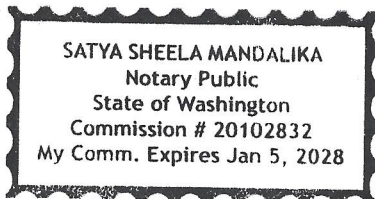
I, (print name) John C. Hamer, hereby certify that I am the owner of the above-referenced property.

Owner's Signature John C. Hamer

State of Washington, County of King

SUBSCRIBED AND SWORN TO before me this 17th day of September, 2024.

Notary Seal



M. Satya Sheela  
Notary Public Signature

SATYA SHEELA MANDALIKA  
Notary Public Printed Name

Jan 5, 2028  
Commission Expiration

For Permit Number CAO24-020

For Parcel Number 0824059189

Street Address 3824 E Mercer Way, Mercer Island, WA, 98040

This property contains critical areas (e.g. wetlands, streams, geologically hazardous areas, etc.) and/or critical area buffers as defined by the Mercer Island City Code (MICC) 19.07 and regulated by provisions in MICC 19.07.160, MICC 19.07.170, MICC 19.07.180, and/or MICC 19.07.190.

Due to development activity within a critical area and/or associated buffer, a City of Mercer Island Critical Area Study and Mitigation Plan has been required to be prepared and implemented for this property. This mitigation plan may have required some or all of the following: grading, soil amendments, native vegetation planting, watering, habitat feature or structure installation, fencing, signage, performance and/or maintenance bonding, annual maintenance, and annual monitoring reporting to be performed by a qualified professional at the property owner's expense. For further information regarding related requirements and limitations, please contact the City of Mercer Island Community Planning and Development Department.

This notice shall run with the land and shall not be removed except upon specific written authorization approved by the City of Mercer Island and recorded herein by King County.

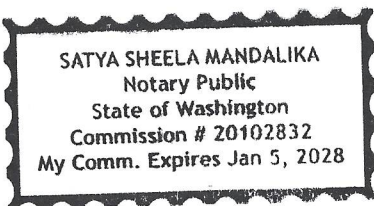
I, (print name) John C. Hamer, hereby certify that I am the owner of the above-referenced property.

Owner's Signature John C. Hamer

State of Washington, County of King

SUBSCRIBED AND SWORN TO before me this 17th day of September, 2024.

Notary Seal



M. Satya Sheela  
Notary Public Signature

SATYA SHEELA MANDALIKA  
Notary Public Printed Name

Jan 5, 2028  
Commission Expiration

Document Title(s) (or transactions contained herein) Critical Area Notice on Title

Reference number(s) of documents assigned or released \_\_\_\_\_

Additional reference number of page \_\_\_\_\_ of document(s)

Additional names on page \_\_\_\_\_ of document(s)

**Legal description (abbreviated)**

Lot 11 Block \_\_\_\_\_ Plat/Section 8 Township 24N Range 5E

Additional legal on page \_\_\_\_\_ of document(s)

Lot \_\_\_\_\_ Block \_\_\_\_\_ Plat/Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Additional legal on page \_\_\_\_\_ of document(s)

Lot \_\_\_\_\_ Block \_\_\_\_\_ Plat/Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Additional legal on page \_\_\_\_\_ of document(s)

Lot \_\_\_\_\_ Block \_\_\_\_\_ Plat/Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Additional legal on page 4&5 of document(s)

Assessor's Property Tax Parcel/Account Number(s) 0824059189

**DO NOT WRITE IN MARGINS**

The Auditor/Recorder will rely on the information provided on this form.  
The staff will not read the attached document to verify the accuracy or completeness of the indexing information provided herein.

**WA Subdivision Guarantee**

**SUBDIVISION GUARANTEE**

Order Number: 50046151-103

Guarantee No.: 000013956

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.

**PARCEL A:**

BEGINNING AT A POINT ON THE SECTION LINE, WHICH POINT IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY;  
THENCE NORTH 89°45' EAST 114.32 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 00°05'09" EAST 130 FEET;  
THENCE NORTH 89°45' EAST 110 FEET;  
THENCE SOUTH 130 FEET;  
THENCE WEST TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

**PARCEL B:**

THE SOUTH 25 FEET OF THE NORTH 80 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE SECTION LINE, WHICH POINT IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY;  
THENCE NORTH 89°45' EAST 574.5 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 26°44' EAST 145.88 FEET;  
THENCE EAST TO THE OUTER OR EASTERLY LINE OF THE SHORELANDS OF LAKE WASHINGTON;  
THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID SHORELANDS TO A POINT EAST OF THE TRUE POINT OF BEGINNING;  
THENCE WEST TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES FOR INGRESS AND EGRESS OVER, ACROSS AND ALONG THE SOUTHERLY 12 FEET OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE SECTION LINE, WHICH POINT IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY;  
THENCE WEST 121.44 FEET;  
THENCE NORTH 130 FEET;  
THENCE EAST TO THE MEANDER LINE OF LAKE WASHINGTON;  
THENCE SOUTHERLY ALONG SAID MEANDER LINE TO A POINT DUE EAST OF THE POINT OF BEGINNING;  
THENCE WEST TO THE POINT OF BEGINNING;

EXCEPT PORTION LYING WITHIN SAID PARCEL A;

AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OVER, ACROSS AND ALONG THAT CERTAIN PORTION OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE SECTION LINE, WHICH POINT IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY;  
THENCE NORTH 89°45' EAST 574.51 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 26°44' EAST 145.88 FEET;  
THENCE SOUTHERLY ALONG THE SAID OUTER OR EASTERLY LINE OF SAID SHORELANDS TO A POINT EAST OF THE TRUE POINT OF BEGINNING;

**WA Subdivision Guarantee**

THENCE WEST TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF WHICH LIES EASTERLY OF A LINE COMMENCING AT A POINT 71.70 FEET EAST OF THE TRUE POINT OF BEGINNING, AND EXTENDING THEREFROM NORTH 24°29' EAST, A DISTANCE OF 143.12 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID DESCRIBED TRACT, WHICH IS APPROXIMATELY 65.41 FEET EAST OF THE NORTHWEST CORNER OF SAID DESCRIBED TRACT;

AND EXCEPT PORTION LYING WITHIN SAID PARCEL B;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

King County Recorder's Office  
201 S Jackson St, Ste 204  
SEATTLE, WA 98104  
(206) 477-6620

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**Receipt#:** 20742345758  
**Cashiered:** 09/23/2024 10:29:58  
**Name:** JOHN HAMER  
**Source:** Over the counter  
**Return:**

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**Inst#:** 20240923000375  
**Type:** NOTICE OF SENSITIVE AREA (6 pages)

NON COMPLIANCE	\$50.00
RECORDING 2024	\$308.50

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**Total Documents:** 1

CHECK	\$358.50
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<b>Total Fees:</b>	\$358.50
<b>Total Payments:</b>	\$358.50
<b>Cashier:</b>	ANTONIOY

Visit us at  
<http://KingCounty.gov/recorder>