2001110890001 V 148 P 243

CITY OF MERCER ISLAND LOT LINE REVISION# SUB01-005

DECLARATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN INTEREST OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A REVISION THEREOF AND DECLARE THIS DRAWING TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID REVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

SIGNATURES ON THIS DOCUMENT ARE TO FACILITATE & APPROVE THE PROPERTY SALE & DO NOT APPROVE ANY OTHER CONDITIONS ON THE 7400 NORTHBROOK LANE PROPERTY.

ANDREW S. ELLIOTT — 10/6/01 DATE

GARY L. SHAVEY — 10-25-01 DATE

SHERRILL D. ELLIOTT — 10/6/01 DATE

JUNE F. SHAVEY — 10-25-01 DATE

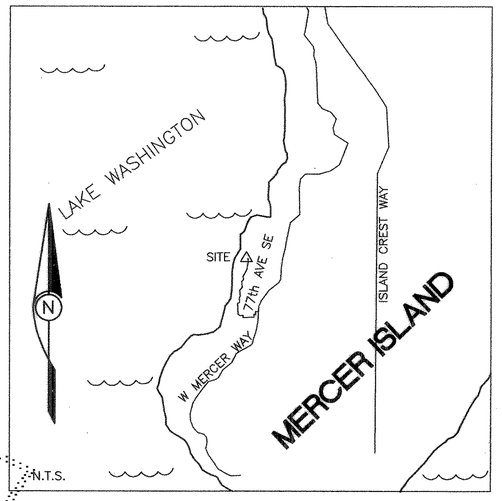
APPROVALS

CITY OF MERCER ISLAND

DATE Oct. 29, 2001

PLANNER

CITY ENGINEER



VICINITY MAP

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

Notary Public
State of Washington
ERIC EMMONS
My Appointment Expires Jan 18, 2005

ON THIS DAY PERSONALLY APPEARED BEFORE ME

ANDREW S. & SHERRILL D. ELLIOTT

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 6th DAY OF October, 2001

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS DAY PERSONALLY APPEARED BEFORE ME

GARY L. & JUNE F. SHAVEY

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 25th DAY OF Oct, 2001

JANE MANOLI
Commission Expires
NOTARY
PUBLIC
NOVEMBER 19, 2005
STATE OF WASHINGTON

KING COUNTY

DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS 6TH DAY OF NOVEMBER, 2001

SCOTT NOBLE
KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

242404-9037 / 615600-0040

CONDITION OF APPROVAL NOTES

1. ALL BUILDING CONSTRUCTION SHALL BE LIMITED TO THE BUILDING PAD DEPICTED ON EACH LOT.

2. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, EACH APPLICATION SHALL BE ACCOMPANIED WITH A TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN, CLEARING AND GRADING PLAN, ACCESS AND UTILITY SERVICE PLAN, A LANDSCAPE PLAN (WHICH SHALL IDENTIFY EXISTING VEGETATION TO BE RETAINED, LIMITS OF ALL CLEARING AND GRADING AS WELL AS A TREE RETENTION PLAN), AND A SCHEDULE FOR THE CONSTRUCTION. THE APPLICANT'S CIVIL ENGINEER, EXPERIENCED IN SOILS GEOLOGY AND MECHANICS, SHALL REVIEW THE PROPOSED SITE AND BUILDING CONSTRUCTION AND PROVIDE RECOMMENDATIONS THAT WILL LIMIT SITE DISTURBANCE, MINIMIZE RISK OF SOILS MOVEMENT, EVALUATE SITE SLOPE STABILITY AND DEFINE MATERIALS AND CONSTRUCTION PRACTICES FOR THE WORK. THE BUILDING OFFICIAL MAY REQUIRE THAT THE ENGINEER BE PRESENT DURING CONSTRUCTION, MONITOR THE WORK, AND RECOMMEND SPECIAL TECHNIQUES OR MITIGATING MEASURES. THE COSTS ASSOCIATED WITH THE ENGINEER'S MONITORING AND MITIGATION MEASURES SHALL BE BORNE BY THE APPLICANT.

3. NO PERMANENT LANDSCAPING, STRUCTURES, OR FENCES SHALL BE PLACED ON OR WITHIN PUBLIC RIGHT-OF-WAYS OR UTILITY AND STORM DRAINAGE EASEMENTS WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER. IF, IN THE OPINION OF THE CITY ENGINEER, UTILITIES OR STORM DRAINAGE FACILITIES REQUIRE MAINTENANCE, REPAIR OR REPLACEMENT, THE CITY OR ITS AGENT SHALL HAVE THE RIGHT TO ENTER THOSE LOTS ADJOINING THE FACILITY FOR THE PURPOSE OF MAINTAINING, REPAIRING, RELOCATION OR REPLACING SAID FACILITIES. LOT OWNERS SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY PRIVATE IMPROVEMENTS OR LANDSCAPING WITHIN SAID EASEMENTS.

4. INSTALLATION OF LANDSCAPING AND/OR STRUCTURES INCLUDING TREES, SHRUBS, ROCKS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM THE CITY PRIOR TO THE WORK OCCURRING.

RECORDING CERTIFICATE

Filed for record this 8th day of Nov., 2001 at 9:43 A.M. in book 148 of Surveys at page 243 at the request of STEVE ELLIOTT

Recording Fee No. 2001110890001

Division of Records and Elections

Walt Washington

Supt. of Records Manager

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 STEVE ELLIOTT in FEB, 2001.

BLAIR E. PRIGGE CERTIFICATION NO. 29278

BLAIR E. PRIGGE — STATE OF WASHINGTON — 29278 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 06/09/03

HUITT-ZOLLARS

Land Planning Civil Engineering Landscape Architecture
Surveying Environmental Services

302 South 9th Street, Suite 101 Tacoma, Wa 98402
Phone (253)627-9131 Fax (253)627-4730
www.huitt-zollars.com

drafted TJN	checked BEP
date July 19, 2001	job no. 15-0396-01
scale 1"=30'	dwg x396sv1.dwg

Index Data – SE NE 1/4, SEC. 24, T24N, R4E, W.M.

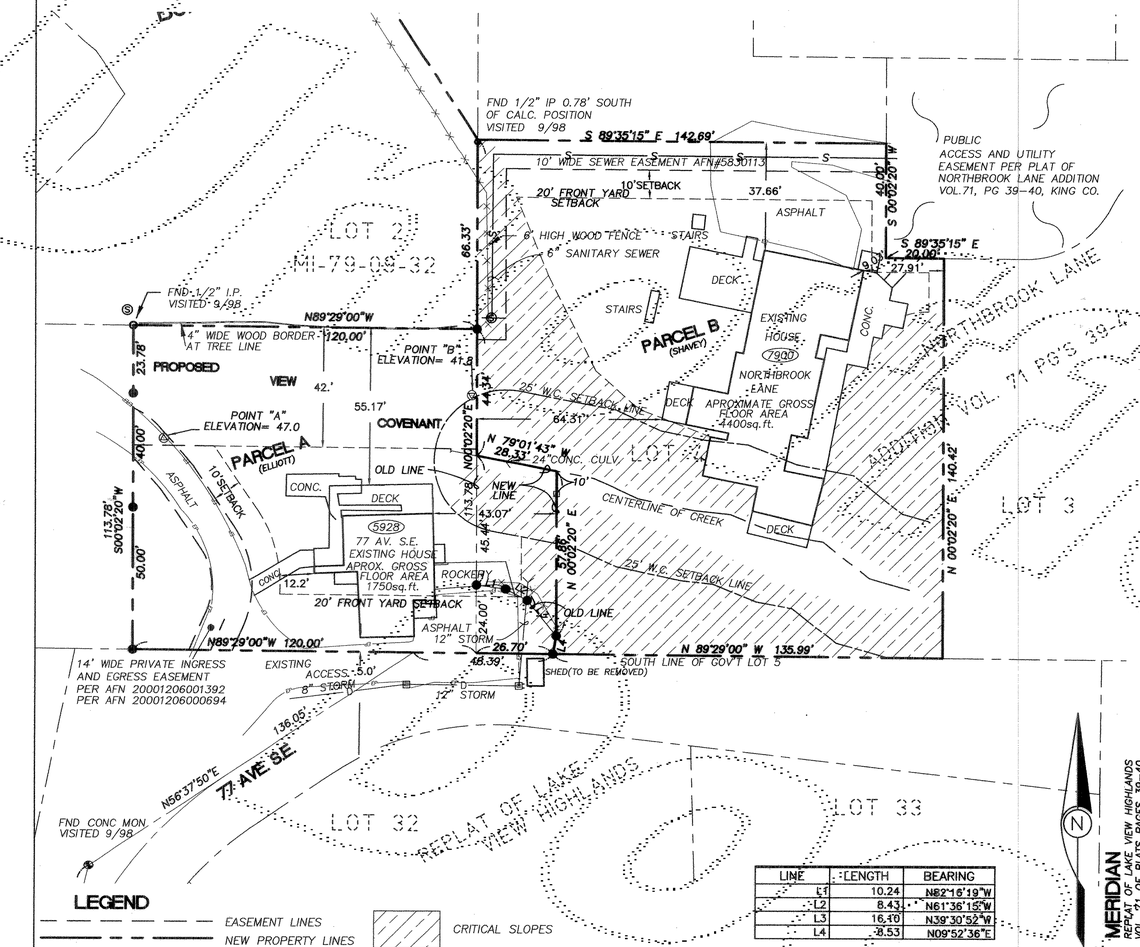
LOT LINE REVISION FOR STEVE ELLIOTT

MERCER ISLAND, KING COUNTY, WASHINGTON.

SHT 1 OF 2

2001110890001 V 148 P 243A

CITY OF MERCER ISLAND LOT LINE REVISION# SUB01-005



LINE	LENGTH	BEARING
L1	10.24	N82°16'19"W
L2	8.43	N61°36'15"W
L3	16.10	N39°30'52"W
L4	8.53	N09°52'36"E

LEGEND

- EASEMENT LINES
- NEW PROPERTY LINES
- BUILDING PAD AREA
- 25' WATER COURSE SETBACK LINE
- CRITICAL SLOPES
- SET 5/8" REBAR & CAP L.S. NO. 29278
- FOUND 5/8" REBAR & CAP L.S. NO. 29278 PER AFN 980915-9005
- PK NAIL
- FOUND 1/2" IRON PIPE
- FOUND CONCRETE MONUMENT
- FOUND AS NOTED
- ROCK WALL
- HUB AND TACK
- IRON PIPE
- PK NAIL
- STORM DRAIN CATCH BASIN
- SANITARY SEWER MANHOLE
- CONIFER TREE
- DECIDUOUS TREE
- FIRE HYDRANT

REFERENCES

THE REPLAT OF LAKE VIEW HIGHLANDS
THE PLAT OF NORTHBROOK LANE ADD.
BOUNDARY LINE ADJUSTMENT NO. MI-88-06-21(G3)
RECORD OF SURVEY REC. NO. 9207019004
KING COUNTY, WASHINGTON
MERCER ISLAND SHORT PLAT NO. MI-79-09-32
AUDITOR'S FILE NO. 8004020619
RECORD OF SURVEY REC. NO. 980915-9005

DATE SURVEYED:

SEPTEMBER, 1998.
NOVEMBER, 2000.

INSTRUMENT USED

GEODIMETER G-600 ROBOTIC TOTAL STATION
SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090

SITE INFORMATION

EXISTING PARCEL A (ELLIOTT)

GROSS LOT AREA: 14170 sq.ft.
MAIN STRUCTURE ROOF AREA: 1200 sq.ft.
IMPERVIOUS DECK AREA: 492 sq.ft.
DRIVEWAY, WALKWAY, PATIO AREA: 1660 sq.ft.
TOTAL IMPERVIOUS AREA: 3352 sq.ft.
EXISTING SITE COVERAGE: 23.7%
AVERAGE SLOPE: 21.7%

NEW PARCEL A (ELLIOTT)

GROSS LOT AREA: 15510 sq.ft.
NET LOT AREA: 14253 sq.ft.
LOT CLOSURE= 1:119741.7'
MAIN STRUCTURE ROOF AREA: 1200 sq.ft.
IMPERVIOUS DECK AREA: 492 sq.ft.
DRIVEWAY, WALKWAY, PATIO AREA: 1660 sq.ft.
TOTAL IMPERVIOUS AREA: 3352 sq.ft.
PROPOSED SITE COVERAGE: 21.6%
AVERAGE SLOPE: 22.4%

EXISTING PARCEL B (SHAVEY)

GROSS LOT AREA: 28609 sq.ft.
MAIN STRUCTURE ROOF AREA: 2953 sq.ft.
IMPERVIOUS DECK AREA: 796 sq.ft.
DRIVEWAY, WALKWAY, PATIO AREA: 2788 sq.ft.
TOTAL IMPERVIOUS AREA: 6537 sq.ft.
EXISTING SITE COVERAGE: 23.3%
AVERAGE SLOPE: 27.3%

NEW PARCEL B (SHAVEY)

GROSS LOT AREA: 26669 sq.ft.
NET LOT AREA: 24642 sq.ft.
LOT CLOSURE= 1:602194.1'
MAIN STRUCTURE ROOF AREA: 2953 sq.ft.
IMPERVIOUS DECK AREA: 796 sq.ft.
DRIVEWAY, WALKWAY, PATIO AREA: 2788 sq.ft.
TOTAL IMPERVIOUS AREA: 6537 sq.ft.
EXISTING SITE COVERAGE: 24.5%
AVERAGE SLOPE: 27.3%

DESCRIPTIONS

EXISTING PARCEL A (ELLIOTT) APN 242404-9037-08

THAT PORTION OF GOVERNMENT LOT 5, SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING ON THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5, AT A POINT NORTH 89° 29' 00" WEST 593.24 FEET FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 4 IN SAID SECTION 24; THENCE SOUTH 89° 29' 00" EAST 120.00 FEET ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH 00° 02' 20" EAST 113.78 FEET; THENCE NORTH 89° 29' 00" WEST 120.00 FEET TO A POINT WHICH BEARS NORTH 00° 02' 20" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 00° 02' 20" WEST TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF LOT 4, NORTHBROOK LANE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 71 OF PLATS, PAGES 39 AND 40, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTH 89° 29' 00" EAST ALONG THE SOUTH LINE THEREOF 26.70 FEET; THENCE NORTH 09° 52' 36" EAST 6.53 FEET; THENCE NORTH 39° 30' 52" WEST 16.10 FEET; THENCE NORTH 61° 36' 15" WEST 8.43 FEET; THENCE NORTH 82° 16' 19" WEST 10.24 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH 00° 02' 20" WEST ALONG SAID WEST LINE 24 FEET TO THE POINT OF BEGINNING.

NEW PARCEL A (ELLIOTT)

THAT PORTION OF GOVERNMENT LOT 5, SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING ON THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5, AT A POINT NORTH 89° 29' 00" WEST 593.24 FEET FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 4 IN SAID SECTION 24; THENCE SOUTH 89° 29' 00" EAST 120.00 FEET ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH 00° 02' 20" EAST 113.78 FEET; THENCE NORTH 89° 29' 00" WEST 120.00 FEET TO A POINT WHICH BEARS NORTH 00° 02' 20" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 00° 02' 20" WEST TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF LOT 4, NORTHBROOK LANE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 71 OF PLATS, PAGES 39 AND 40, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTH 89° 29' 00" EAST ALONG THE SOUTH LINE THEREOF 26.70 FEET; THENCE NORTH 09° 52' 36" EAST 6.53 FEET; THENCE NORTH 00° 02' 20" EAST 57.86 FEET TO THE CENTERLINE OF A CREEK; THENCE ALONG SAID CREEK NORTH 79° 01' 43" WEST 28.33 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH 00° 02' 20" WEST ALONG SAID WEST LINE 69.44 FEET TO THE POINT OF BEGINNING.

EXISTING PARCEL B (SHAVEY) APN 615-600004-01

LOT 4, NORTHBROOK LANE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 71 OF PLATS, PAGES 39 AND 40, IN KING COUNTY, WASHINGTON, EXCLUDING THEREFROM A PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTH 89° 29' 00" EAST ALONG THE SOUTH LINE THEREOF 26.70 FEET; THENCE NORTH 09° 52' 36" EAST 6.53 FEET; THENCE NORTH 39° 30' 52" WEST 16.10 FEET; THENCE NORTH 61° 36' 15" WEST 8.43 FEET; THENCE NORTH 82° 16' 19" WEST 10.24 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH 00° 02' 20" WEST ALONG SAID WEST LINE 24 FEET TO THE POINT OF BEGINNING.

NEW PARCEL B (SHAVEY)

LOT 4, NORTHBROOK LANE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 71 OF PLATS, PAGES 39 AND 40, IN KING COUNTY, WASHINGTON, EXCLUDING THEREFROM A PORTION DESCRIBED AS FOLLOWS:
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VIEW COVENANT DATA

A VIEW EASEMENT SHALL BE MAINTAINED PER AGREEMENT ABOVE A PLANE LEVEL IN NORTH-SOUTH DIRECTION INCLINED THROUGH VERTICAL HEIGHT ABOVE POINTS "A" AND "B" AS DESCRIBED:

POINT "A" SET SURVEY SPIKE IN DRIVEWAY 39.5' SOUTH AND 10.7' EAST OF THE NORTHWEST CORNER OF ELLIOTT WITH ELEVATION=47.0. INCLINED PLANE SHALL PASS THROUGH A NORTH-SOUTH LEVEL LINE 10 FEET ABOVE THIS POINT.

POINT "B" SET SURVEY REBAR AND CONTROL CAP 23.1' SOUTH AND 1.8' WEST OF THE NORTHEAST CORNER OF ELLIOTT WITH ELEVATION=41.8. INCLINED PLANE SHALL PASS THROUGH A NORTH-SOUTH LEVEL LINE 19 FEET ABOVE THIS POINT.

RECORDED UNDER INSTRUMENT NO._____

STATE OF WASHINGTON — BARRY A. POGG — 29278 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 06/09/03 — 9/06/01

HUITT-ZOLLARS
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drafted TJN	checked BAP
date Sept 6, 2001	job no. 15-0396-01
scale 1"=30'	dwg x396sv1.dwg

Index Data – ~~NE~~ SE 1/4, SEC. 24, T24N, R4E, W.M.

LOT LINE REVISION FOR STEVE ELLIOTT

MERCER ISLAND, KING COUNTY, WASHINGTON.

SHT 2 OF 2