

Record Date:8/7/2025 2:39 PM

Electronically Recorded King County, WA

RETURN TO:

**David B. Johnston, Attorney
Peterson Russell Kelly Livengood, PLLC
10900 NE 4th ST, STE 1850
Bellevue, WA 98004**

NOTICE ON TITLE – CRITICAL AREAS

Grantor: Roger K. MacPherson (Trustee of Roger MacPherson Sammamish Residential Trust)

Grantee: City of Mercer Island, a municipal corporation

Legal Description: TONJA ESTATES PCL "B" OF MERCER ISLAND LLR #SUB24-003
REC #20250207900001 SD LLR LOC IN LOTS 3-4 OF SD ADD

Complete legal description on page 14 (Exhibit A)

Assessor's Tax Parcel Numbers: 866140-0040

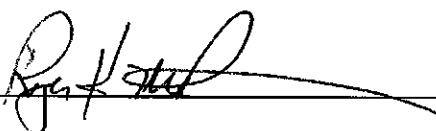
For Permit Number 2504-064
For Parcel Number 866140-0040
Street Address 5320 Buttenworth Rd.

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.

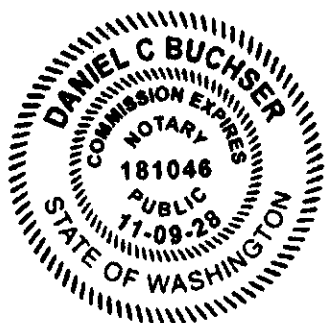
Roger K. MacPherson
I, (print name) (Trustee of Roger MacPherson Sammamish Residential Trust), hereby certify that I am the owner of the above-referenced property.

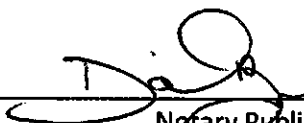
Owner's Signature 

State of Washington, County of King

SUBSCRIBED AND SWORN TO before me this 6th day of AUGUST, 2025.

Notary Seal

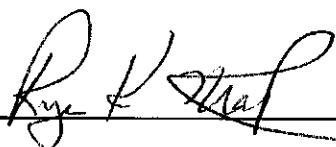



Notary Public Signature
DANIEL BUCHSER
Notary Public Printed Name
11-09-28
Commission Expiration

Attachments

EXHIBIT A - Legal Description

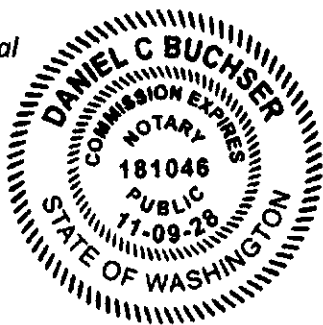
Roger K. MacPherson
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owner of the above-referenced property.


Owner's Signature 

State of Washington, County of King

SUBSCRIBED AND SWORN TO before me this 6th day of August, 2025.

Notary Seal




Notary Public Signature

DANIEL BUCHSER
Notary Public Printed Name

11-09-28
Commission Expiration

EXHIBIT A

LOTS 3 AND 4, TONJA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 77 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID LOT 3, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 01°35'04" WEST ALONG THE EASTERLY LINE OF LOT 3 A DISTANCE OF 75.31 FEET;

THENCE NORTH 10°03'02" WEST A DISTANCE OF 74.73 FEET;

THENCE NORTH 76°21'57" WEST A DISTANCE OF 10.15 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 3;

THENCE SOUTH 88°24'56" EAST ALONG SAID NORTH LINE 25.00 FEET TO THE POINT OF BEGINNING, AND THE END OF THIS EXCEPTION;

ALSO EXCEPT THAT PORTION OF SAID LOT 4 LYING EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF SAID PLAT;

THENCE NORTH 88°50'55" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 32.05 FEET;

THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 65°24'45" EAST A DISTANCE OF 56.00 FEET TO THE CORNER COMMON TO LOTS 3 AND 4;

THENCE SOUTH 22°26'49" EAST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 23.56 FEET;

THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 73°10'02" EAST A DISTANCE OF 119.89 FEET TO THE BEGINNING OF SAID LINE;

THENCE NORTH 08°26'14" EAST A DISTANCE OF 85.70 FEET;

THENCE SOUTH 81°33'46" EAST A DISTANCE OF 182.15 FEET;

THENCE SOUTH 72°03'47" EAST A DISTANCE OF 81.24 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE WASHINGTON;

THENCE SOUTH 88°24'56" EAST TO THE EASTERLY LIMIT OF SECOND CLASS SHORELANDS ADJOINING AND THE TERMINUS OF SAID LINE.

TOGETHER WITH AN UNDIVIDED 1/7TH INTEREST IN LOT 1 OF SAID PLAT; AND

TOGETHER WITH AN UNDIVIDED 1/2 INTEREST IN TRACT A OF SAID PLAT;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.