



20260428000841

NOTICE OF SENSITIVE AREA Rec: \$305.50  
4/28/2026 4:08 PM  
KING COUNTY, WA

Return Address:

Keith Pleas  
4751 Fernridge Ln  
Mercer Island WA 98040

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. Disclosure and Notice on Title - 2. \_\_\_\_\_  
Critical Areas

3. \_\_\_\_\_ 4. \_\_\_\_\_

**Reference Number(s) of Documents assigned or released:** CA026-008

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

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

1. Keith R. Pleas, \_\_\_\_\_

2. Georgina Pleas, \_\_\_\_\_

Additional names on page 0 of document.

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

1. City of Mercer Island, \_\_\_\_\_

2. \_\_\_\_\_

Additional names on page \_\_\_\_\_ of document.

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

Lot 10, Survey, Sec No. 7911089001, T9W an undivided  
int in Tracts A-D, Fern Ridge

Additional legal is on page 3 of document.

**Assessor's Property Tax Parcel/Account Number** assigned 252400 - 0100 - 02  Assessor Tax # not yet assigned

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."

[Signature] Signature of Requesting Party

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

For Permit Number CAO26-008

For Parcel Number 252400-0100-02

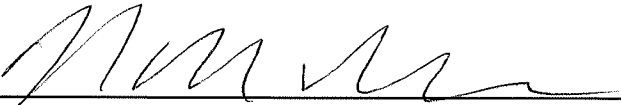
Street Address 4751 Fernridge Lane, Mercer Island, WA 98040

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.

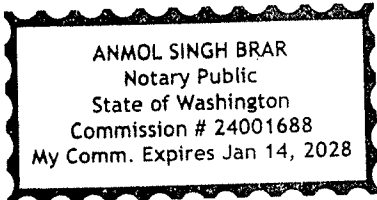
I, (print name) KEITH PLEAS, hereby certify that I am the owner of the above-referenced property.

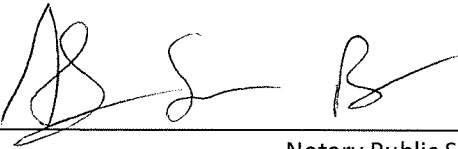
Owner's Signature 

State of Washington, County of King

SUBSCRIBED AND SWORN TO before me this 25 day of APRIL, 2026

Notary Seal





Notary Public Signature

ANMOL SINGH BRAR

Notary Public Printed Name

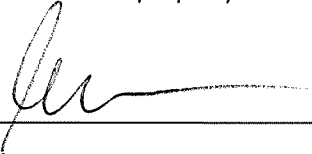
01/14/2028  
Commission Expiration

Attachments

## LEGAL DESCRIPTION

Lot 10, as delineated on Survey entitled "Revised Plat of Fern Ridge", recorded under Recording Number 7911089001, as approved under File Number MI 79-11-39 by the City of Mercer Island, a municipal corporation, and recorded under Recording Number 7911080993, being a portion of the Plat of Fern Ridge, according to the plat thereof, recorded in Volume 102 of Plats, pages 88 and 89, in King County, Washington; Together with an undivided interest in Tracts A, B, C and D of Fern Ridge in common with the other owners of lots within the said Fern Ridge plat. Situate in the County of King, State of Washington.

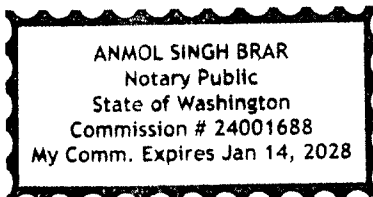
I, (print name) GEORGINA PLEAS, hereby certify that I am the owner of the above-referenced property.

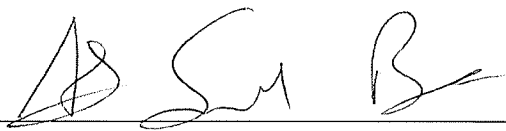
Owner's Signature 

State of Washington, County of King

SUBSCRIBED AND SWORN TO before me this 25<sup>th</sup> day of APRIL, 2026

Notary Seal



  
Notary Public Signature

ANMOL SINGH BRAR  
Notary Public Printed Name

01/14/2028  
Commission Expiration