



20240924000793

NOTICE OF SENSITIVE AREA Rec: \$308.50
9/24/2024 2:40 PM
KING COUNTY, WA

Return Address:

PIERRE-LOUP GRIFFAIS
3899 E MERCER WAY
98040 WA
MERCER ISLAND

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. PIERRE-LOUP GRIFFAIS, _____
2. _____, _____

Additional names on page _____ 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)

PORTION OF SW 1/4 SEC. 08, TWP. 24N, RNG. 05E, W.M.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned

0824059184

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 of Requesting Party

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

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) 0824059184

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.

For Permit Number CAO24-020

For Parcel Number 0824059184

Street Address 3822 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.

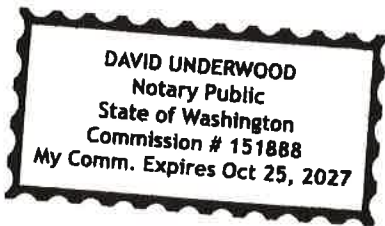
I, (print name) PIERRE-LOUP GRIFFAIS, hereby certify that I am the owner of the above-referenced property.

Owner's Signature 

State of Washington, County of King

SUBSCRIBED AND SWORN TO before me this 20 day of September, 2024.

Notary Seal




Notary Public Signature

David Underwood
Notary Public Printed Name

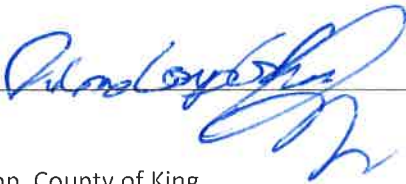
October 25, 2027
Commission Expiration

Attachments

LEGAL DESCRIPTION

I, (print name) PIERRE-LOUP GRIFFAIS, hereby certify that I am the owner of the above-referenced property.

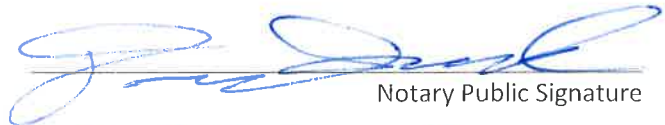
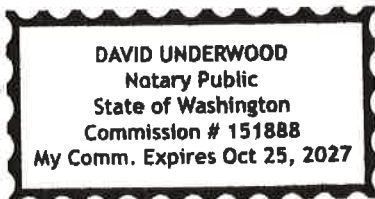
Owner's Signature



State of Washington, County of King

SUBSCRIBED AND SWORN TO before me this 20 day of September, 2024.

Notary Seal



Notary Public Signature

David Underwood

Notary Public Printed Name

October 25, 2027

Commission Expiration

WA Subdivision Guarantee

SUBDIVISION GUARANTEE

Order Number: 50046147-103

Guarantee No.: 000013958

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:

THAT PORTION OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID SECTION LINE WHICH IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION;

THENCE NORTH 89°45'00" EAST 224.32 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°05'09" EAST 130 FEET;

THENCE NORTH 89°45'00" EAST 110 FEET;

THENCE SOUTH 130 FEET;

THENCE WESTERLY TO THE TRUE POINT OF BEGINNING;

PARCEL B:

THE SOUTH 25 FEET OF THE NORTH 105 FEET OF THAT PORTION OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID SECTION LINE WHICH IS POINT 410 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 8;

THENCE NORTH 89°45'00" EAST 574.51 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 26°44'00" EAST 145.88 FEET;

THENCE EAST TO THE OUTER OR EASTERLY LINE OF SHORELANDS OF LAKE WASHINGTON;

THENCE SOUTHERLY ALONG SAID OUTER OR EASTERLY LINE OF SAID SHORELANDS TO A POINT EAST OF THE TRUE POINT OF BEGINNING;

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

BEGINNING AT A POINT ON THE SAID SECTION LINE WHICH POINT IS 410 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;

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 POINT EAST OF POINT OF BEGINNING;

THENCE WEST TO POINT OF BEGINNING;

EXCEPT THAT AS TO THAT PORTION OF THE DESCRIBED TRACT WHICH LIES EASTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTHERLY LINE OF THE DESCRIBED TRACT, WHICH POINT IS 464.32 FEET EAST OF THE SAID SECTION LINE AND PARALLEL TO SAID SECTION LINE. THE EASEMENT SHALL BE ONLY OVER, ACROSS, ALONG AND UNDER THE SOUTHERLY 5 FEET THEREOF;

AND EXCEPT THAT PORTION THEREOF LYING WITHIN PARCEL A:

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

WA Subdivision Guarantee

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.;
THENCE NORTH 89°45'00" EAST 574.51 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 26°44'00" EAST 145.88 FEET;
THENCE EAST TO THE OUTER OR EASTERLY LINE OF THE SHORELANDS OF LAKE WASHINGTON;
THENCE SOUTHERLY ALONG THE SAID OUTER OR EASTERLY LINE OF SAID SHORELANDS TO A POINT EAST OF THE TRUE POINT OF BEGINNING;
THENCE WEST TO THE TRUE POINT OF BEGINNING, WHICH LIES WESTERLY OF A LINE BEGINNING AT A POINT 71.70 FEET EAST OF THE TRUE POINT OF BEGINNING AND EXTENDING THEREFROM NORTH 24°29'00" 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;

EXCEPT THAT PORTION THEREOF LYING WITHIN PARCEL B:

BOTH SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON,