Return Address:
John Hamer
3324 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 ☐ Assessor Tax # not yet assigned
0824059189

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

SATYA SHEELA MANDALIKA
Notary Public
State of Washington
Commission # 20102832
My Comm. Expires Jan 5, 2028

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

SATYA SHEELA MANDALIKA
Notary Public
State of Washington
Commission # 20102832
My Comm. Expires Jan 5, 2028

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.

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;

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, WA98104
(206) 477-6620

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

Instr #:	20240923000375
Type:	NOTICE OF SENSITIVE AREA (6 pages)
NON COMPLIANCE	$50.00
RECORDING 2024	$308.50
Total Documents:	1
CHECK	$358.50
Total Fees:	$358.50
Total Payments:	$358.50
Cashier:	ANTONIOY

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