

**CITY OF MERCER ISLAND
SHORT PLAT NUMBER SUB21-002**

*PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, KING COUNTY, WASHINGTON*

DECLARATION

Know all men by these present that we, the undersigned, owner(s) in fee simple of the land herein described do hereby make a short subdivision thereof pursuant to RCW 58.17.060 and acknowledge that said subdivision shall not be further divided in any manner within a period of five years, from date of record, without the filing of a final plat. The undersigned further declare this short plat to be the graphic representation of said short subdivision and the same is made with the free consent and in accordance with the desire of the owner(s).

In witness whereof we have set our hands and seals.

Name: Carmen Angiuli
Angiuli Pacific Residence Trust, Trustee

Name: Mark C Wischman
AW Property Group LLC, Co-manager

Name: Jeff Wischman
JJW Properties LLC, Managing Member

STATE OF WASHINGTON
County of King

On this day personally appeared before me _____
to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 20_____

Signature: _____

Name as commissioned: _____

Title: _____

My appointment expires: _____

STATE OF WASHINGTON
County of King

On this day personally appeared before me _____ to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 20_____

Signature: _____

Name as commissioned: _____

Title: _____

My appointment expires: _____

LAND SURVEYOR'S CERTIFICATE

I _____, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision; that the distances, courses and angles are shown hereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

STATE OF WASHINGTON
County of King

On this day personally appeared before me _____ to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 20_____

Signature: _____

Name as commissioned: _____

Title: _____

My appointment expires: _____

APPROVALS

KING COUNTY DEPARTMENTS OF ASSESSMENTS

Examined and Approved this _____ day of _____, 2025

King County Assessor

Deputy Assessor

KING COUNTY ASSESSOR'S APPROVAL

Examined and approved by the Department of Assessments this
day of _____, 20_____.

King County Assessor

Deputy Assessor

Parcel
Number(s) _____

CITY OF MERCER ISLAND APPROVAL

Examined and approved this _____ day of _____, 2025

Code Official

Examined and approved this _____ day of _____, 2025

City Engineer

SHORT PLAT SUB 21-002

"ALL BUILDINGS ARE SUBJECT TO MEETING THE CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AS ADOPTED AND/OR AMENDED AND MICC 19.09.40. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR FIRE PREVENTION MEASURES FOR PERMIT APPROVAL."



VICINITY MAP

LATEST REVISION 9-10-2025

RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 20____ at _____ M,
in Volume _____ of _____ at page _____ at the request of
Daniel M. Touma.

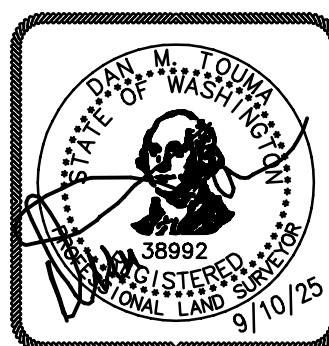
County Auditor

Deputy

SURVEYOR'S CERTIFICATE

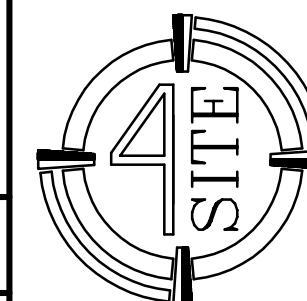
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Mark Wischman in July 2025.

Daniel M. Touma
Certificate No. 38992



**4001 WEST MERCER WAY SHORT PLAT
SHORT PLAT MAP**

DWN BY DMT	DATE 8/26/25	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 1 OF 4



SURVEYING, LLC

4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373
4SITESURVEYING@COMCAST.NET
PHONE: 253-446-2188

CITY OF MERCER ISLAND
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PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.
 MERCER ISLAND, KING COUNTY,, WASHINGTON

LEGAL DESCRIPTION (OLD)

PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NUMBER 0293534-ETU-SECOND DATED AUGUST 4, 2025. WASHINGTON.

THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION (NEW LOT A)

A PORTION OF THE THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY DESCRIBED AS FOLLOWS.

COMMENCING AT THE MOST NORTHERLY CORNER BEING THE NORTHWEST CORNER OF SAID PARCEL AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 40°57'14" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF WEST MERCER WAY A DISTANCE OF 128.86 FEET; THENCE SOUTH 71°22'51" WEST A DISTANCE OF 102.43 FEET; THENCE SOUTH 49°04'30" WEST A DISTANCE OF 55.26 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE ALONG THE THE SOUTHWESTERLY LINE NORTH 40°57'14" WEST A DISTANCE OF 89.91 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL BEING THE SOUTHEASTERLY RIGHT OF WAY OF FREEMAN AVENUE; THENCE NORTH 49°02' 46" EAST A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION (NEW LOT B)

A PORTION OF THE THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY DESCRIBED AS FOLLOWS.

COMMENCING AT THE MOST NORTHERLY CORNER AND BEING THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 40°57'14" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF WEST MERCER WAY A DISTANCE OF 128.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 71°22'51" WEST A DISTANCE OF 102.43 FEET; THENCE SOUTH 49°04'30" WEST A DISTANCE OF 55.26 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE ALONG THE THE SOUTHWESTERLY LINE SOUTH 40°57'14" EAST A DISTANCE OF 120.09 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE NORTH 49°02'46" EAST A DISTANCE OF 150.00 FEET TO THE SOUTHERLY RIGHT OF WAY WEST MERCER WAY; THENCE NORTH 40°57'14" WEST ALONG THE SOUTHERLY RIGHT OF WAY A DISTANCE OF 81.14 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

APPROVAL NOTE

THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAME OWNERSHIP."

SCHEDULE B EXCEPTIONS

PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NUMBER 0293534-ETU-SECOND DATED AUGUST 4, 2025

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON REPLAT OF ISLAND PARK:
 RECORDING NUMBER 409502

2. INDEMNIFICATION AND HOLD HARMLESS AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:
 RECORDING DATE: MAY 24, 2023
 RECORDING NUMBER 20230524000331

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 PURPOSE: ACCESS AND UTILITIES
 RECORDING DATE: JUNE 6, 2023
 RECORDING NUMBER 20230606000807
 AFFECTS: AS DESCRIBED IN SAID INSTRUMENT.

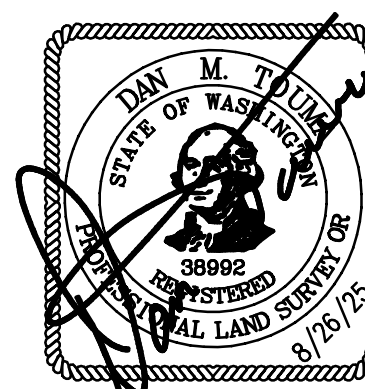
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 PURPOSE: SEWER AND STORMWATER EASEMENT
 RECORDING DATE: JUNE 30, 2023
 RECORDING NUMBER 20230630001242
 AFFECTS: AS DESCRIBED IN SAID INSTRUMENT

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 PURPOSE: SHARED ACCESS
 RECORDING DATE: JUNE 30, 2023
 RECORDING NUMBER 20230630001243
 AFFECTS: AS DESCRIBED IN SAID INSTRUMENT

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 PURPOSE: SEWER AND STORMWATER LINE
 RECORDING DATE: JULY 3, 2023
 RECORDING NUMBER 20230703000945
 AFFECTS: AS DESCRIBED IN SAID INSTRUMENT

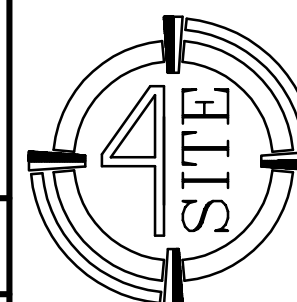
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING DATE: AUGUST 30, 2024
 RECORDING NUMBER 20240830000644
 AFFECTS: AS DESCRIBED IN SAID INSTRUMENT

LATEST REVISION 9-10-2025



4001 WEST MERCER WAY SHORT PLAT
 SHORT PLAT MAP

DWN BY DMT	DATE 8/26/25	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 2 OF 4



SURVEYING, LLC

4227 S. MERIDIAN STE. C-445
 PUYALLUP, WASHINGTON 98373
 4SITESURVEYING@COMCAST.NET
 PHONE: 253-446-2188

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MERCER ISLAND, KING COUNTY,, WASHINGTON

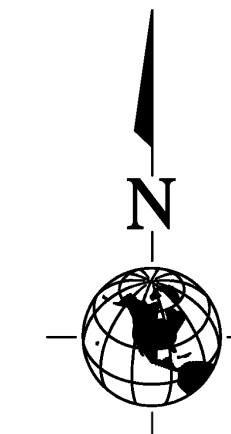
EASEMENT NOTES

THE 20 FOOT PRIVATE SHARED DRIVEWAY EASEMENT WITHIN LOTS A AND B AND TAX PARCEL 3623500368 IS FOR THE BENEFIT OF LOTS A AND B AND TAX PARCEL 362350 0368; THE OWNERS OF THE LOTS HAVING BENEFIT OF USE SHALL SHARE AND BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SHARED DRIVEWAY WITHIN THE EASEMENT.

CITY #7999
FOUND MONUMENT IN CASE
1 3/8" BR. W/CUT CROSS IN CONC
0.3' BELOW SURFACE
N:212756.690
E:1293321.700

LOT AREAS

LOT A	15,334.0 S.F. OR 0.35 Ac. +/-
LOT B	16,166.0 S.F. OR 0.37 Ac. +/-
TOTAL	31,500.0 S.F. OR 0.72 Ac. +/-



1" = 30'
0' 30' 60'

BASIS OF BEARINGS IS S 40°57'14"E ALONG WEST MERCER BLVD PER RECORD OF SURVEY RECORDED UNDER RECORDING NO. 2012061390001 RECORDS OF KING COUNTY, WASHINGTON

TAX PARCEL NUMBERS 3623500365
ADDRESS: 4001 W MERCER WAY,
MERCER ISLAND, WA 98040

LEGEND

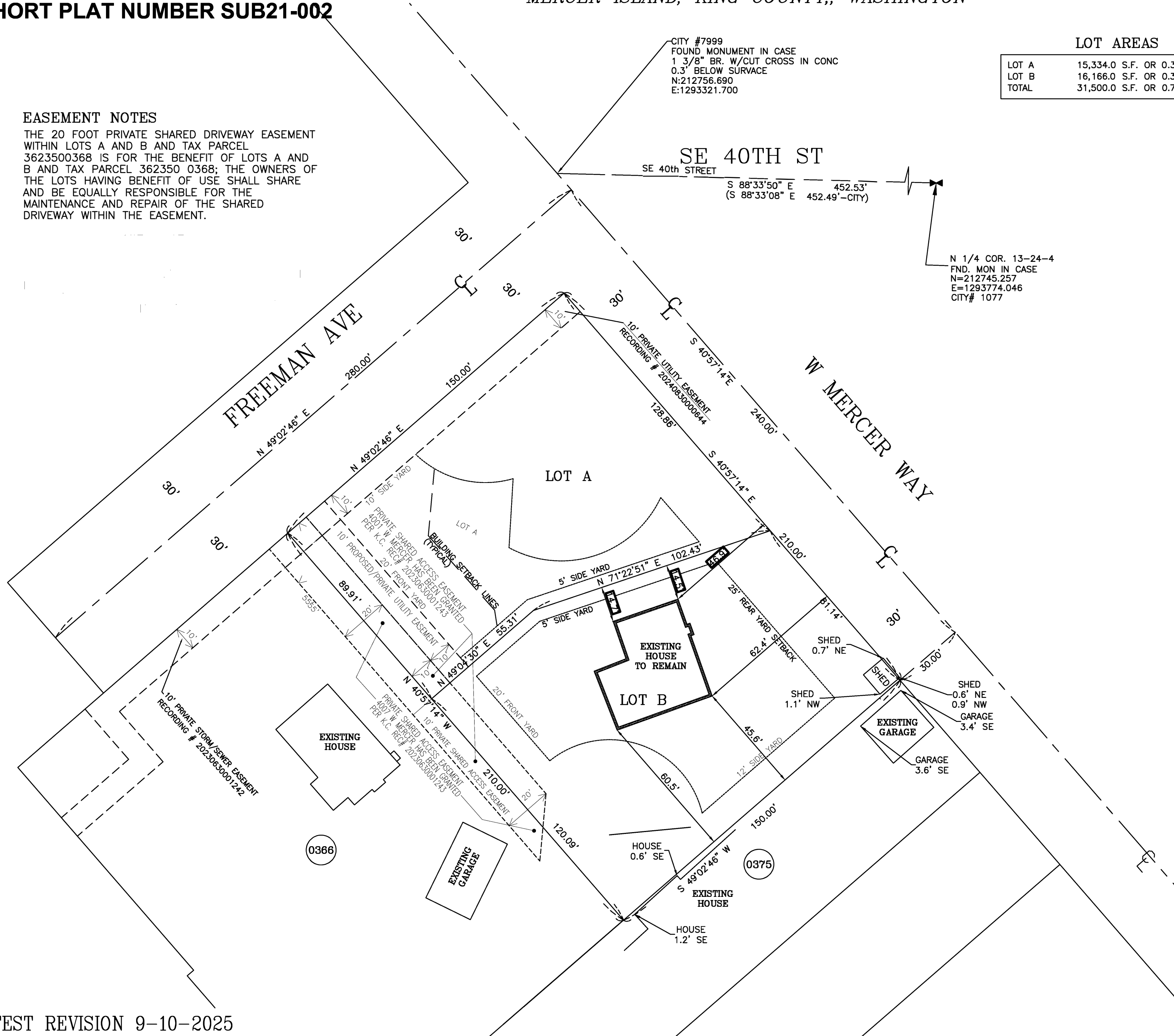
- = FOUND MON IN CASE
- = FOUND MONUMENT AS NOTED
- = SET 1/2" REBAR W/ CAP #38992

SURVEYOR'S NOTES

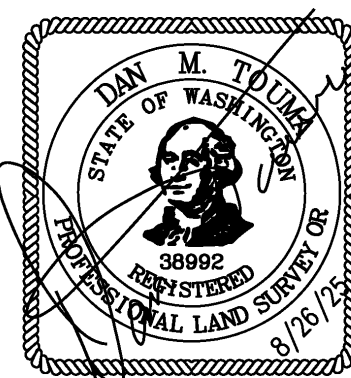
1. INSTRUMENTATION FOR THIS SURVEY WAS A TOPCON 1 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

REFERENCES

- REPLAT OF ISLAND PARK VOL. 13, PG. 58
- RECORD OF SURVEY REC. NO. 2012061390001

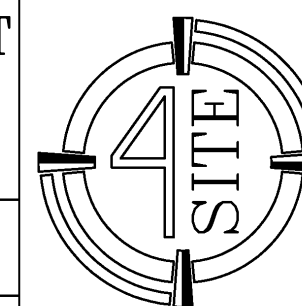


LATEST REVISION 9-10-2025



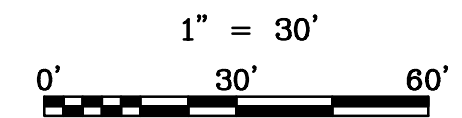
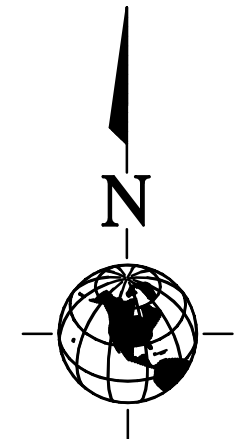
4001 WEST MERCER WAY SHORT PLAT
SHORT PLAT MAP

DWN BY DMT	DATE 8/26/25	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 30'	SHEET 3 OF 4



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BASIS OF BEARINGS IS S 40°57'14"E ALONG WEST MERCER BLVD PER RECORD OF SURVEY RECORDED UNDER RECORDING NO. 2012061390001 RECORDS OF KING COUNTY, WASHINGTON

TAX PARCEL NUMBERS 3623500365
ADDRESS: 4001 W MERCER WAY,
MERCER ISLAND, WA 98040

LEGEND

- ⊕ = FOUND MONUMENT AS NOTED
- = SET REBAR W/ CAP LS#38992
- = SET PROPERTY LINE STAKE
- (M) = MEASURED
- (R) = RECORD
- BC = BUILDING CORNER
- CLF = CHAINLINK FENCE
- ICB = IRRIGATION CONTROL BOX
- MB = MAILBOX
- PPL = POWER POLE W/ LIGHT
- OHP- = OVERHEAD POWER
- PTV- = OVERHEAD POWER/TELEPHONE/TV
- SS- = SANITARY SEWER
- W- = WATER LINE
- ⊠ = GAS METER
- ⊙ = GAS VALVE
- ⊕ = WATER VALVE
- = MANHOLE
- ⊠ = SIGN
- ⊠ = WATER METER
- ⊕ = FIRE HYDRANT
- = UTILITY POLE

TREE LEGEND

- C = CEDAR
- D = DECIDUOUS
- H = HAWTHORN

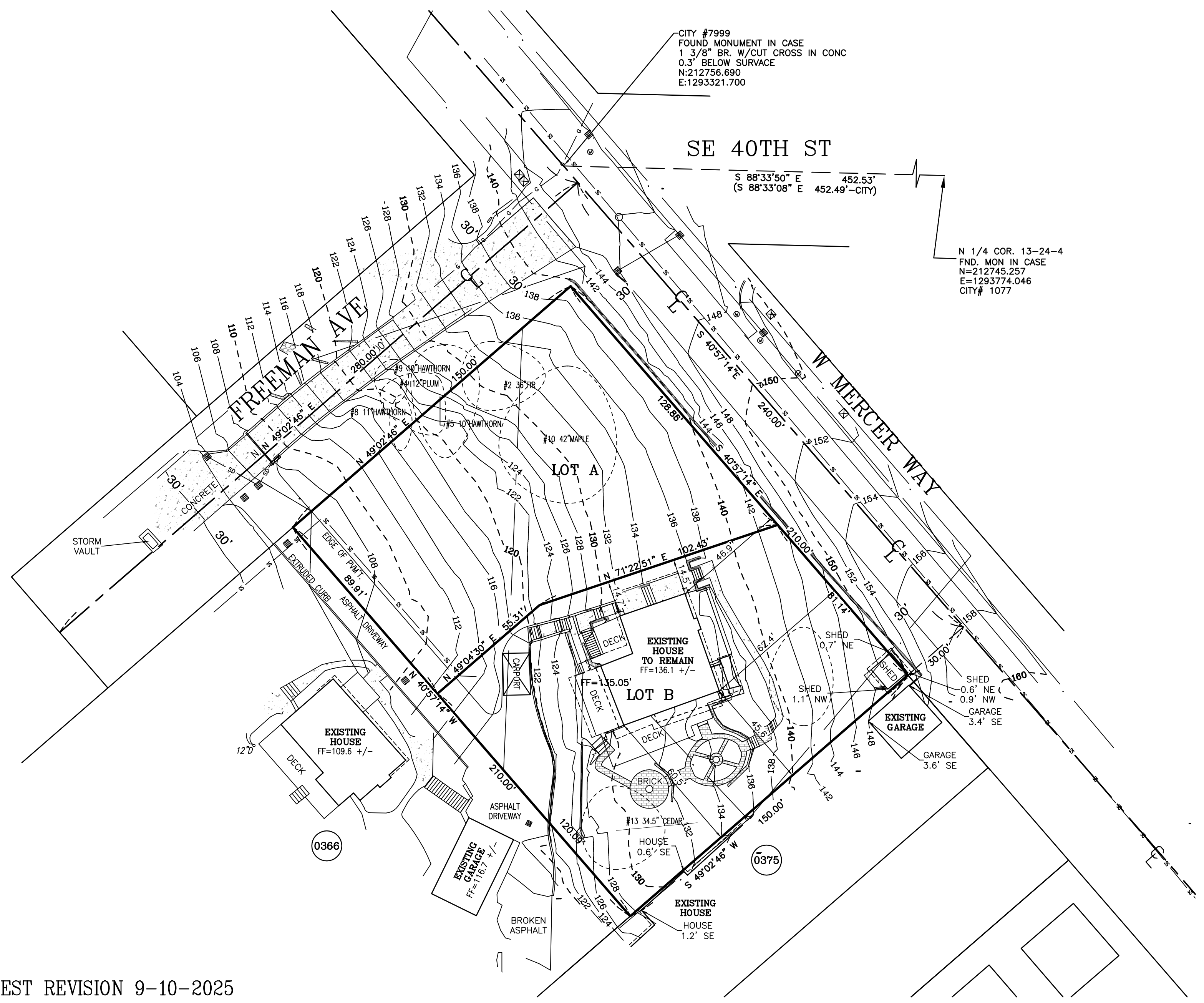
SEE SUPERIOR NW ENTERPRISES ARBORIST REPORT DATED MAY 2019 FOR TREE NUMBERS AND SIZES

SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A TOPCON 1 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY 2025, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

REFERENCES

REPLAT OF ISLAND PARK
VOL. 13, PG. 58
RECORD OF SURVEY
REC. NO. 2012061390001

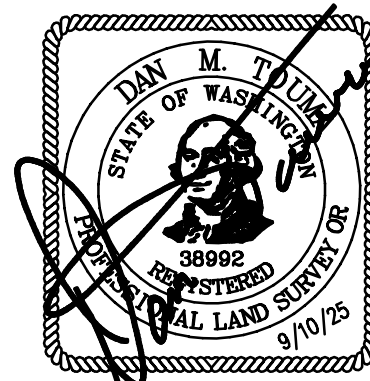


CITY #7999
FOUND MONUMENT IN CASE
1 3/8" BR. W/CUT CROSS IN CONC
0.3' BELOW SURFACE
N:212756.690
E:1293321.700

SE 40TH ST
S 88°33'50" E 452.53'
(S 88°33'08" E 452.49'-CITY)

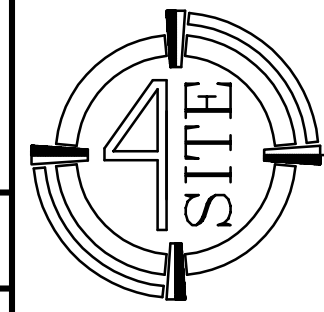
N 1/4 COR. 13-24-4
FND. MON IN CASE
N=212745.257
E=1293774.046
CITY# 1077

LATEST REVISION 9-10-2025



4001 WEST MERCER WAY SHORT PLAT
TOPOGRAPHIC MAP

DWN BY DMT	DATE 8/26/25	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 30'	SHEET 4 OF 4



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