

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.

Carmen Angiuli
Name: Carmen Angiuli
Angiuli Pacific Residence Trust, Trustee

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

Jeff Wischman
Name: Jeff Wischman
JJW Properties LLC, Managing Member

STATE OF WASHINGTON
County of King

On this day personally appeared before me Carmen Angiuli 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.

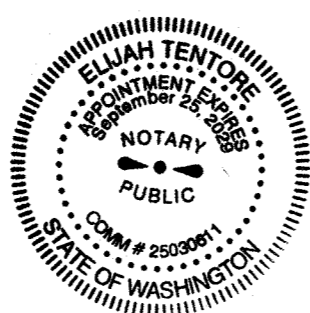
GIVEN under my hand and official seal this 17th day of March, 2026

Signature: Elijah Tentore

Name as commissioned: Elijah Tentore

Title: A.B.M

My appointment expires: September 25th, 2029



STATE OF WASHINGTON
County of King

On this day personally appeared before me Mark C. Wischman 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.

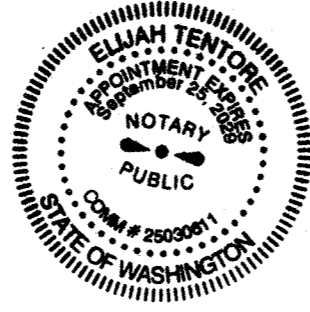
GIVEN under my hand and official seal this 17th day of March, 2026

Signature: Elijah Tentore

Name as commissioned: Elijah Tentore

Title: A.B.M

My appointment expires: September 25th, 2029



STATE OF WASHINGTON
County of King

On this day personally appeared before me JEFF Wischman 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.

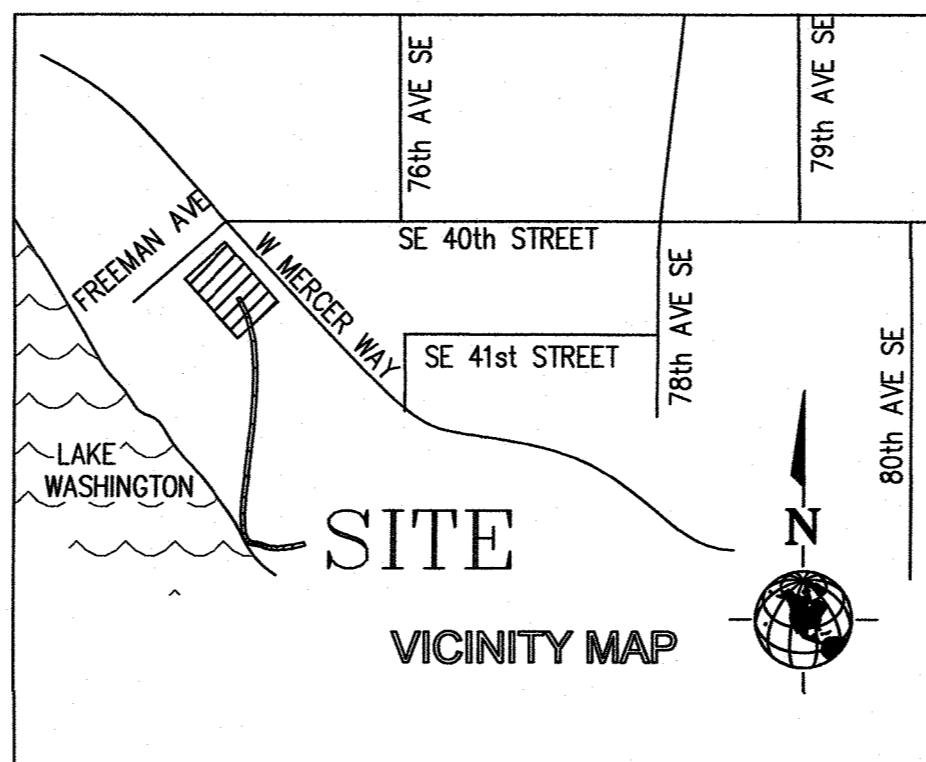
GIVEN under my hand and official seal this 17th day of march, 2026

Signature: Elijah Tentore

Name as commissioned: Elijah Tentore

Title: A.B.M

My appointment expires: September 25th, 2029



APPROVALS

KING COUNTY DEPARTMENTS OF ASSESSMENTS

Examined and Approved this _____ day of _____, 20__

King County Assessor

Deputy Assessor

KING COUNTY ASSESSOR'S APPROVAL

Examined and approved by the Department of Assessments this 21 day of April, 2026

John Wilson
King County Assessor

Mark Zahn
Deputy Assessor

Parcel Number(s) 362350-0365

CITY OF MERCER ISLAND APPROVAL

Examined and approved this 9th day of April, 2026

Alison Van Gorp
Code Official

Examined and approved this 25th day of March, ~~2025~~ 2026

J. B.
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."

LAND SURVEYOR'S CERTIFICATE

[Signature], 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.

County of King
On this day personally appeared before me Dan Touma 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.

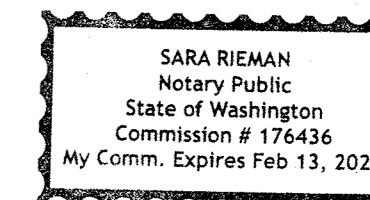
GIVEN under my hand and official seal this 16th day of march, 2026

Signature: [Signature]

Name as commissioned: Sara Rieman

Title: Notary Public

My appointment expires: 2/13/2027



RECORDER'S CERTIFICATE

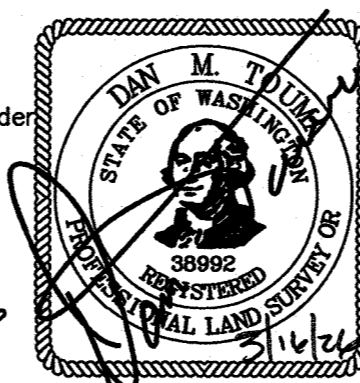
Filed for record this 21st day of April, 2026 at 10:21 AM, in Volume 525 of SURVEY at page 176 at the request of Daniel M. Touma. 179

[Signature]
County Auditor
JERZBEK ST JHN Deputy

SURVEYOR'S CERTIFICATE

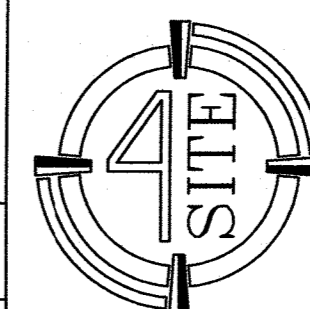
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Mark Wischman in July 2025.

[Signature] 3/16/26
Daniel M. Touma
Certificate No. 38992 Date



4001 WEST MERCER WAY SHORT PLAT
SHORT PLAT MAP

DWN BY DMT	DATE 1/08/26	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
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

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.

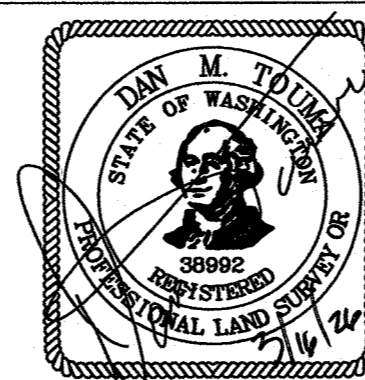
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: SEWER AND STORMWATER EASEMENT
RECORDING DATE: JUNE 30, 2023
RECORDING NUMBER 20230630001242
AFFECTS: AS DESCRIBED IN SAID INSTRUMENT

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

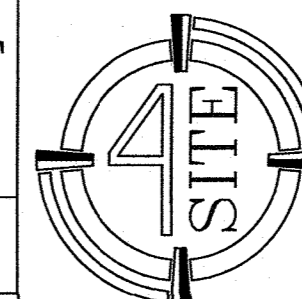
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: UTILITIES
RECORDING DATE: AUGUST 30, 2024
RECORDING NUMBER 20240830000644
AFFECTS: AS DESCRIBED IN SAID INSTRUMENT

LATEST REVISION 9-10-2025



4001 WEST MERCER WAY SHORT PLAT
SHORT PLAT MAP

DWN BY DMT	DATE 1/08/26	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 2 OF 4



SURVEYING, LLC

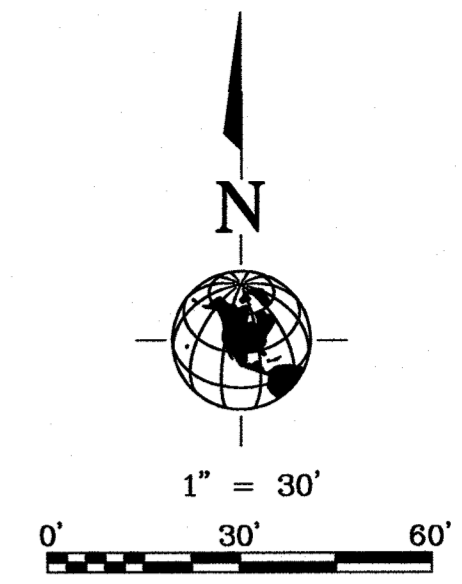
4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373
4SITESURVEYING@COMCAST.NET
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CITY OF MERCER ISLAND
SHORT PLAT NUMBER SUB21-002
 PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.
 MERCER ISLAND, KING COUNTY,, WASHINGTON

EASEMENT NOTES
 THE 20 FOOT PRIVATE SHARED DRIVEWAY EASEMENT WITHIN LOTS A AND B AND TAX PARCEL 3623500366 IS FOR THE BENEFIT OF LOTS A AND B AND TAX PARCEL 3623500366; THE OWNERS OF THE LOTS HAVING BENEFIT OF USE SHALL SHARE AND BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DRAINAGE FACILITIES WITHIN THE EASEMENT.
 THE 10-FOOT PRIVATE UTILITY EASEMENT WITHIN LOT A IS FOR THE BENEFIT OF LOTS A AND B. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE UTILITY FACILITIES THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE UTILITY FACILITIES USED IN COMMON.

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. +/-



BASIS OF BEARINGS IS S 40°57'14"E ALONG WEST MERCER BLVD PER RECORD OF SURVEY RECORDED UNDER RECORDING NO. 20120613900001 RECORDS OF KING COUNTY, WASHINGTON

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

LEGEND

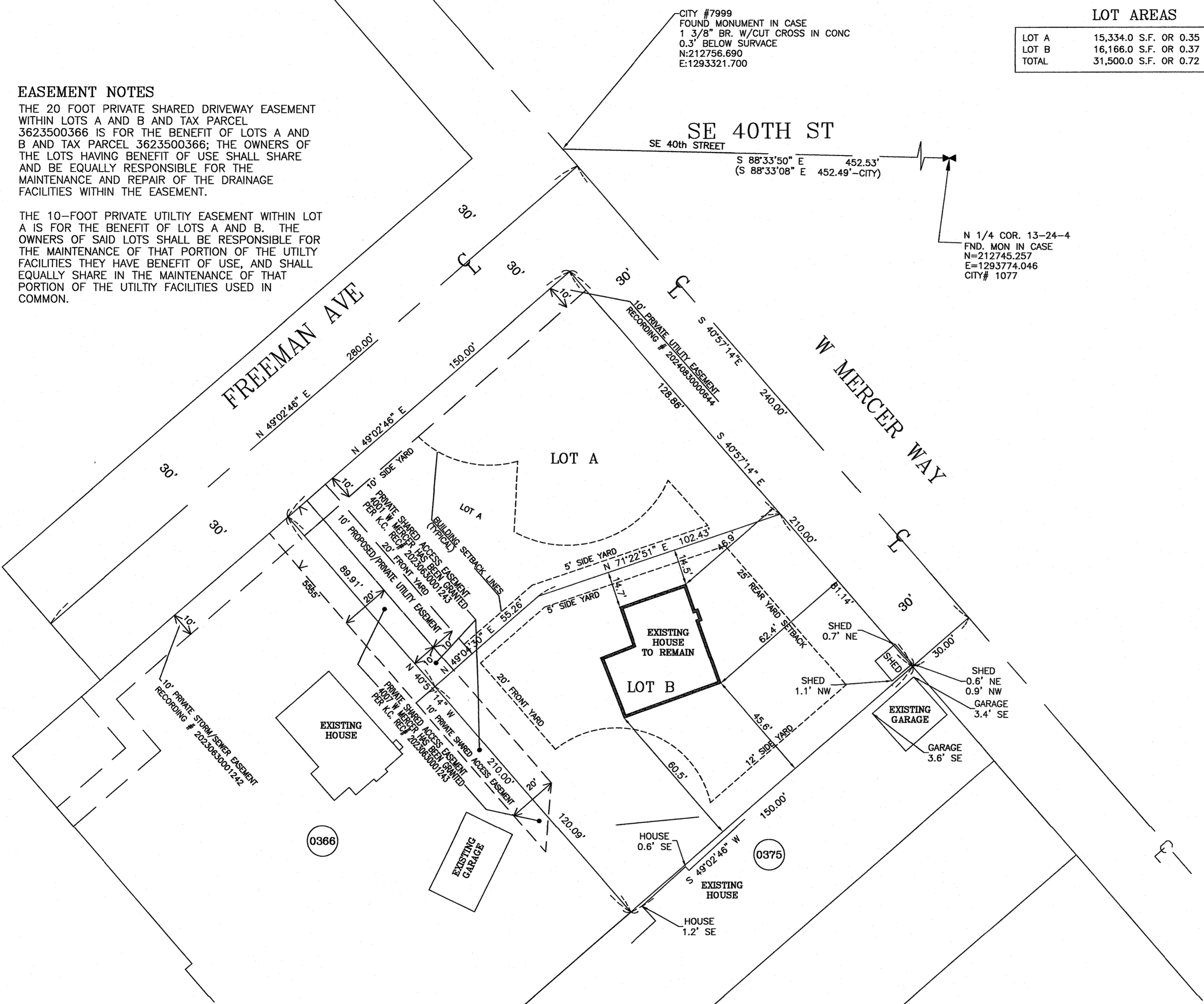
- = FOUND MON IN CASE
- = FOUND MONUMENT AS NOTED
- = SET 1/2" REBAR W/ CAP #38992

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. 20120613900001



LATEST REVISION 9-10-2025



4001 WEST MERCER WAY SHORT PLAT
 SHORT PLAT MAP

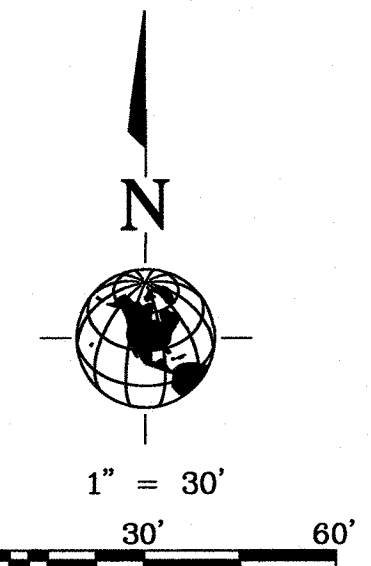
DWN BY DMT	DATE 1/08/26	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 30'	SHEET 3 OF 4



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 MERCER ISLAND, KING COUNTY, WASHINGTON



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

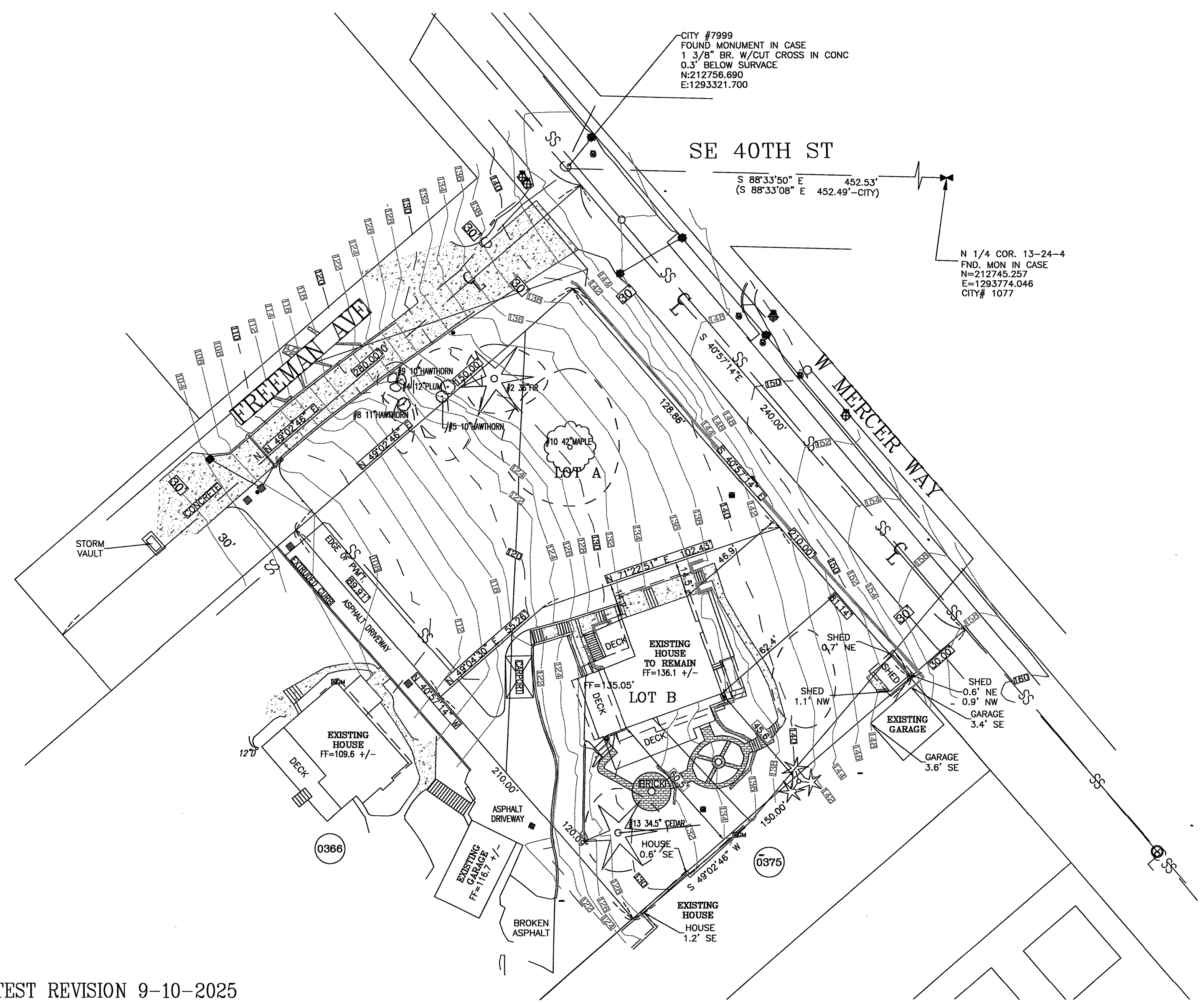
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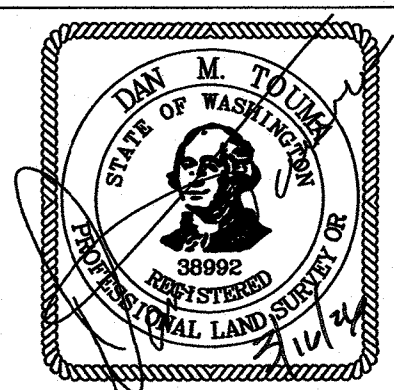
REFERENCES

RECORD OF ISLAND PARK
 VOL. 13, PG. 58

RECORD OF SURVEY
 REC. NO. 2012061390001

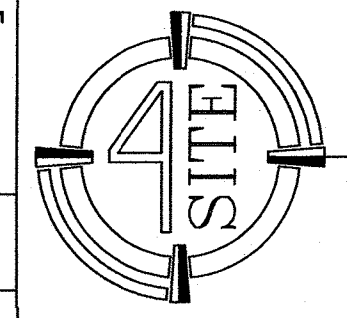


LATEST REVISION 9-10-2025



4001 WEST MERCER WAY SHORT PLAT
 TOPOGRAPHIC MAP

DWN BY DMT	DATE 1/08/26	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 30'	SHEET 4 OF 4



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