

**MILESTONE-WCMI LLC SHORT PLAT
SUB21-006
SW1/4 SE1/4 SEC. 1, T.24N., R.4E., W.M.
MERCER ISLAND KING COUNTY WASHINGTON**

DECLARATION

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 DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT SUBDIVISION 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:

MILESTONE-WCMI LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: MILESTONE NORTHWEST LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____
ZURI HECTOR, CO-MANAGER

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
ZURI HECTOR

SIGNED THIS DEDICATION AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CO-MANAGER OF MILESTONE NORTHWEST LLC, ACTING AS MANAGER OF THE MILESTONE-WCMI, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC _____
PRINTED NAME OF _____
NOTARY PUBLIC _____
TITLE _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____

CODE OFFICIAL _____

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____

CITY ENGINEER _____

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____

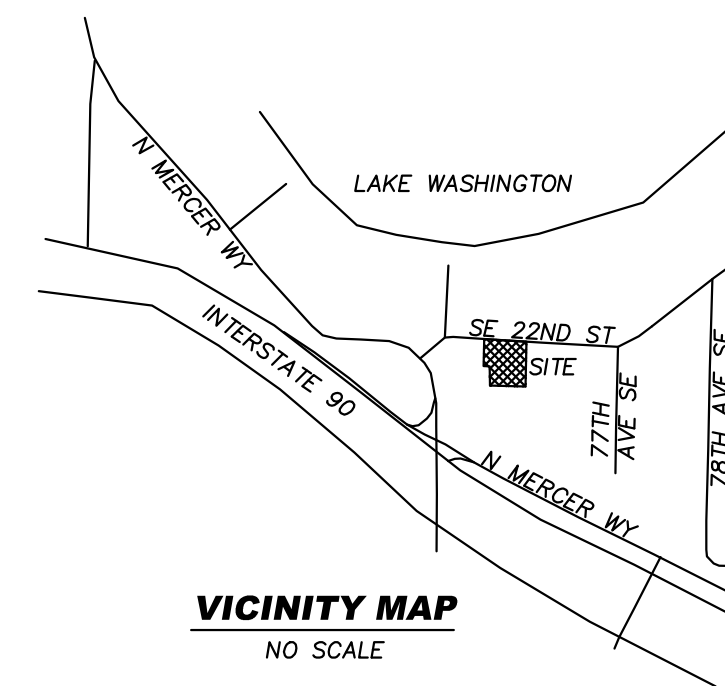
ASSESSOR _____

DEPUTY ASSESSOR _____

TAX ACCOUNT NUMBER 531510-1846

APPROVAL NOTES

1. MAINTANCE AND REPAIR OF JOINT USE SIDE SEWERS (SEWER LINES FROM THE BUILDING TO THE CITY SEWER MAIN), SHARED ROADS, ACCESS EASEMENTS, STORM DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNERS OF EACH LOT SERVED (WITH THE EXCEPTION THAT OWNERS OF ANY LOT WHICH IS LOWER IN ELEVATION SHALL NOT BE RESPONSIBLE FOR THAT PORTION OF A PRIVATE SIDE SEWER ABOVE THEIR CONNECTION.) IN THE EVENT THAT MAINTENANCE AND REPAIR OF ANY FACILITIES ENUMERATED ABOVE ARE NOT PERFORMED TO THE SATISFACTION OF THE CITY ENGINEER, AFTER A TIMELY DEMAND HAS BEEN MADE FOR SUCH ACTION, THE CITY OR ITS AGENT SHALL HAVE THE RIGHT TO ENTER UPON THE PREMISES AND PERFORM THE NECESSARY MAINTENANCE AND REPAIR TO PROTECT THE SAFETY AND GENERAL WELFARE OF THE PUBLIC AND SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF EACH LOT AN EQUAL SHARE OF THE TOTAL MAINTENANCE AND REPAIR COSTS. THE CITY OR THE OWNER OF ANY LOT WITHIN THIS SHORT PLAT SHALL HAVE THE RIGHT TO BRING ACTION IN SUPERIOR COURT TO REQUIRE ANY MAINTENANCE OR REPAIR AND TO RECOVER THE COSTS INCURRED IN MAKING OR EFFECTING REPAIRS TO IMPROVEMENTS.
2. THE MONITORING, CLEANING, MAINTENANCE AND REPAIR OF STORM DRAINAGE SYSTEMS IN ACCORDANCE WITH CITY ORDINANCE NO. 95C-118 IS REQUIRED FOR ALL LOT OWNERS WITHIN THIS PLAT TO CONTROL STORMWATER RUNOFF AND CONTROL EROSION AND FLOODING DOWNSTREAM. ALL COSTS RELATED TO STORMWATER RUNOFF CONTROL SHALL BE BORNE BY THE OWNERS OF EACH LOT IN EQUAL SHARE. THIS OBLIGATION SHALL BE RECORDED SEPARATELY WITH EACH INDIVIDUAL LOT SALE AND SHALL TRAVEL WITH THE LAND.
3. ALL STAGING FOR CONSTRUCTION SHALL OCCUR ON SITE AND SHALL NOT BE LOCATED WITHIN THE PUBLIC RIGHT- OF-WAY.
4. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, EACH APPLICATION SHALL BE ACCOMPANIED WITH A TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN, CLEARING AND GRADING PLAN, ACCESS AND UTILITY SERVICE PLAN, A LANDSCAPE PLAN (WHICH SHALL IDENTIFY EXISTING VEGETATION TO BE RETAINED, LIMITS OF ALL CLEARING AND GRADING), AND A SCHEDULE FOR THE CONSTRUCTION. THE APPLICANT'S CIVIL ENGINEER, EXPERIENCED IN SOILS GEOLOGY AND MECHANICS, SHALL REVIEW THE PROPOSED SITE AND BUILDING CONSTRUCTION AND PROVIDE RECOMMENDATIONS THAT WILL LIMIT SITE DISTURBANCE, MINIMIZE RISK OF SOILS MOVEMENT, EVALUATE SITE SLOPE STABILITY AND DEFINE MATERIALS AND CONSTRUCTION PRACTICES FOR THE WORK. THE BUILDING OFFICIAL MAY REQUIRE THAT THE ENGINEER BE PRESENT DURING CONSTRUCTION, MONITOR THE WORK, AND RECOMMEND SPECIAL TECHNIQUES OR MITIGATING MEASURES. THE COSTS ASSOCIATED WITH THE ENGINEER'S MONITORING AND MITIGATION MEASURES SHALL BE BORNE BY THE APPLICANT.
5. NO PERMANENT LANDSCAPING, STRUCTURES, OR FENCES SHALL BE PLACED ON OR WITHIN PUBLIC UTILITY OR STORM DRAINAGE EASEMENTS WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.
6. IF IN THE OPINION OF THE CITY ENGINEER, UTILITIES OR STORM DRAINAGE FACILITIES REQUIRE MAINTENANCE, REPAIR OR REPLACEMENT, THE CITY OR ITS AGENT SHALL HAVE THE RIGHT TO ENTER THOSE LOTS ADJOINING THE FACILITY FOR THE PURPOSE OF MAINTAINING, REPAIRING, RELOCATING OR REPLACING SAID FACILITIES.
7. LOT OWNERS SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY PRIVATE IMPROVEMENTS OR LANDSCAPING WITHIN EASEMENTS.
8. INSTALLATION OF LANDSCAPING AND/OR STRUCTURES INCLUDING TREES, SHRUBS, ROCKS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM THE CITY PRIOR TO THE WORK OCCURRING.
9. NO TREE IDENTIFIED FOR RETENTION MAY BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ARBORIST.
10. ALL BUILDING PERMITS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AND MICC 19.09.040. FIRE PLAN REVIEWS WILL BE CONDUCTED AT TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.
11. AT BUILDING PERMIT APPLICATION, THE APPLICANT SHALL PAY PARK AND TRANSPORTATION IMPACT FEES BASED ON THE FEE SCHEDULE IN PLACE AT THE TIME OF APPLICATION. A CREDIT SHALL BE APPLIED FOR ANY DWELLING UNIT THAT EXISTS ON THE LAND WITHIN THE SUBDIVISION PRIOR TO THE SUBDIVISION IF THE DWELLING UNIT IS DEMOLISHED. THE CREDIT SHALL APPLY TO THE FIRST COMPLETE BUILDING PERMIT APPLICATION SUBMITTED TO THE CITY SUBSEQUENT TO DEMOLITION OF THE EXISTING DWELLING UNIT, UNLESS OTHERWISE ALLOCATED BY THE APPLICANT OF THE SUBDIVISION AS PART OF APPROVAL OF THE SUBDIVISION.



EXISTING LEGAL DESCRIPTION

THE WEST 158.97 FEET OF THE EAST 178.97 FEET OF LOT 1 AND THE WEST 133.97 FEET OF THE EAST 153.97 FEET OF LOT 2, ALL IN BLOCK 24, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 58, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 60 FEET OF LOT 2.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, WASHINGTON.

MATTERS OF RECORD

THE HEREIN DESCRIBED PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES OF RECORD:

NOTICE OF TAP OR CONNECTION CHARGE AND ANY AMENDMENTS THERETO AS FILED UNDER RECORDING NUMBER 7712060812.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER THE PLAT OF MCGILVRA'S ISLAND ADDITION RECORDED IN BOOK 16 ON PAGE 58.

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS FILED UNDER RECORDING NUMBER 20240429000507.

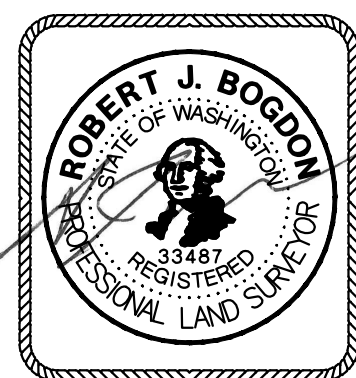
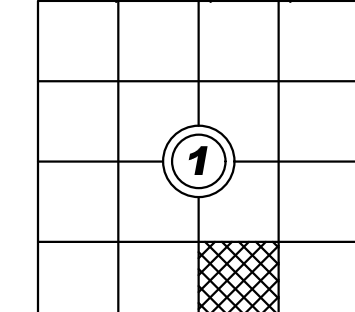
INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS FILED UNDER RECORDING NUMBER 20250218000861.

EASEMENT FOR UTILITY SYSTEMS OVER PUGET SOUND ENERGY FACILITIES AS CONSTRUCTED OR TO BE CONSTRUCTED AS FILED UNDER RECORDING NUMBER 20250305000216.

EASEMENT NOTES

- A THE 16' PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT SHOWN ON LOTS 1 AND 2 IS FOR THE BENEFIT OF LOTS 1 AND 2 OF THIS SHORT PLAT. SAID LOTS 1 AND 2 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES WITHIN THIS EASEMENT.
- B THE 10' PRIVATE WATER EASEMENT SHOWN ON LOTS 1 AND 2 IS FOR THE BENEFIT OF LOTS 2 AND 3 OF THIS SHORT PLAT. SAID LOTS 2 AND 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER FACILITIES WITHIN THIS EASEMENT OVER THAT PORTION OF SAID EASEMENT WHICH THEY BENEFIT FROM ITS USE.
- C THE PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 1 THROUGH 3 IS FOR THE BENEFIT OF LOTS 1 THROUGH 3 OF THIS SHORT PLAT. SAID LOTS 1 THROUGH 3 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES WITHIN THIS EASEMENT.
- D THE 10' PRIVATE SEWER EASEMENT SHOWN ON LOT 2 IS FOR THE BENEFIT OF LOTS 1 AND 2 OF THIS SHORT PLAT. SAID LOTS 1 AND 2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEWER FACILITIES WITHIN THIS EASEMENT OVER THAT PORTION OF SAID EASEMENT WHICH THEY BENEFIT FROM ITS USE.
- E THE PRIVATE DRAINAGE EASEMENT SHOWN ON LOT 2 IS FOR THE BENEFIT OF LOTS 1 AND 2 OF THIS SHORT PLAT. SAID LOTS 1 AND 2 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES WITHIN THIS EASEMENT.

INDEX LOCATION
SEC. 1, T.24N., R.4E., W.M.



9-2-2025

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS.....DAY OF 201...AT.....M
IN BOOK.....OF.....AT PAGE.....AT THE
REQUEST OFROBERT J. BOGDON.....
Surveyor's Name

MGR.

SUPT. OF RECORDS

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.....MILESTONE-WCMI, LLC..... IN.....JAN.....2025

ROBERT J. BOGDON
CERTIFICATE NO.....33487.....

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
1320 N.W. MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PHONE: (425)392-5351
FAX: (425)392-4676

**MILESTONE-WCMI LLC SHORT PLAT
SUB21-006
SW1/4 SE1/4 SEC. 1, T.24N., R.4E., W.M.
MERCER ISLAND KING COUNTY WASHINGTON**

DWN BY S. KITZ	DATE APRIL 2025	JOB NO. 20025
CHKD BY R. BOGDON	SCALE N/A	SHEET 1 OF 4

NEW LEGAL DESCRIPTIONS

LOT 1

THAT PORTION OF THE HEREIN DESCRIBED "MAIN TRACT" LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID MAIN TRACT THENCE S88°22'31"E ALONG THE NORTH LINE THEREOF A DISTANCE OF 85.05 FEET TO THE POINT OF BEGINNING FOR SAID LINE; THENCE S01°28'35"W A DISTANCE OF 36.01 FEET; THENCE S11°47'11"W A DISTANCE OF 72.44 FEET; THENCE N88°25'27"W A DISTANCE OF 46.89 FEET TO THE WEST LINE OF SAID MAIN TRACT AND THE TERMINUS OF SAID LINE.

"MAIN TRACT" LEGAL DESCRIPTION

THE WEST 158.97 FEET OF THE EAST 178.97 FEET OF LOT 1 AND THE WEST 133.97 FEET OF THE EAST 153.97 FEET OF LOT 2, ALL IN BLOCK 24, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 58, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 60 FEET OF LOT 2.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, WASHINGTON.

LOT 2

THAT PORTION OF THE HEREIN DESCRIBED "MAIN TRACT" LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID MAIN TRACT THENCE S88°22'31"E ALONG THE NORTH LINE THEREOF A DISTANCE OF 85.05 FEET TO THE POINT OF BEGINNING FOR SAID LINE; THENCE S01°28'35"W A DISTANCE OF 36.01 FEET; THENCE S11°47'11"W A DISTANCE OF 72.44 FEET; THENCE S88°25'27"E A DISTANCE OF 86.97 FEET TO THE EAST LINE OF SAID MAIN TRACT AND THE TERMINUS OF SAID LINE.

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EXCEPT THE SOUTH 60 FEET OF LOT 2.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, WASHINGTON.

LOT 3

THAT PORTION OF THE HEREIN DESCRIBED "MAIN TRACT" LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

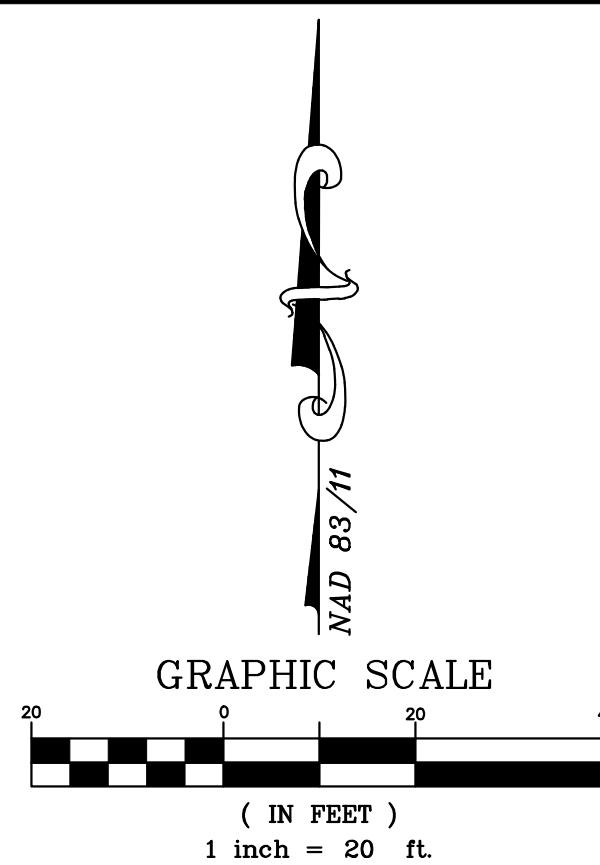
COMMENCING AT THE SOUTHWEST CORNER OF SAID MAIN TRACT THENCE N01°34'33"E ALONG THE WEST LINE THEREOF A DISTANCE OF 62.743 FEET TO THE POINT OF BEGINNING FOR SAID LINE; THENCE S88°25'27"W A DISTANCE OF 133.86 FEET TO THE EAST LINE OF SAID MAIN TRACT AND THE TERMINUS OF SAID LINE.

"MAIN TRACT" LEGAL DESCRIPTION

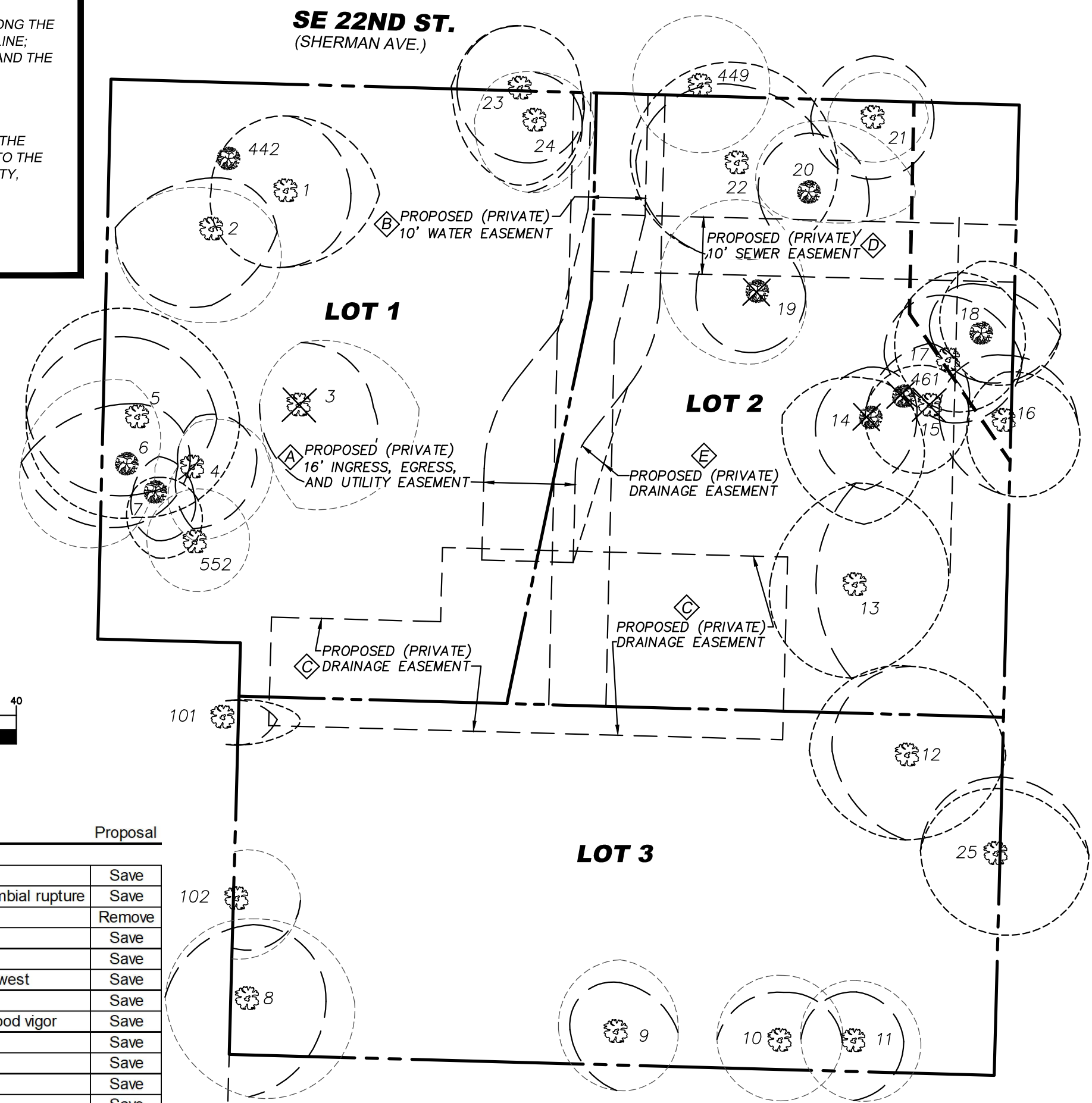
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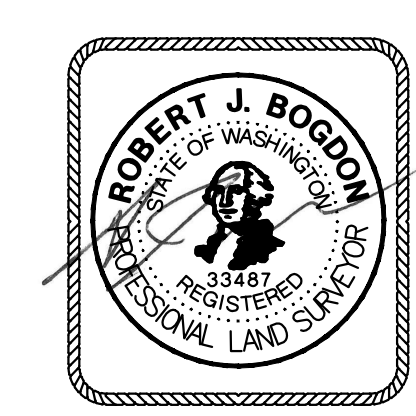


TREE RETENTION PLAN



- - - - - = DRIP LINE
- - - - - = DRIP LINE (EXCEPTIONAL TREE)
- - - - - = LIMITS OF DISTURBANCE
- X = TREE TO BE REMOVED

- TREES NOT SHOWN ON ARBORIST REPORT
- 442 = 6" DEC. W/12' DRIP
 - 449 = 8" HEM. W/12' DRIP
 - 461 = 9" MAP. W/ 10' DRIP
 - 552 = 6" HEM. W/ 9' DRIP
 - 553 = 7" DEC. W/13' DRIP
 - 728 = 9" MAP. W/12' DRIP



9-2-2025

TREE INVENTORY TABLE

Tree/Tag #	Species Common	Species Scientific	DBH (inches)	Height (feet)	DripLine/Limit of Disturbance (feet)				Condition	Exceptional Yes/No	Comments	Proposal
					N	S	E	W				
1	Douglas fir	<i>Pseudotsuga menziesii</i>	30	120	12/12	12/12	15/10	12	Fair-good	Yes	topped in past	Save
2	Douglas fir	<i>Pseudotsuga menziesii</i>	28	113	8/10	15/12	10/10	16	Fair-good	No	topped in past, crook, regenerated top, cambial rupture	Save
3	Deodar cedar	<i>Cedrus deodara</i>	23	96	10/10	17/12	20/12	6	Good	No	asymmetric crown to southeast	Remove
4	Douglas fir	<i>Pseudotsuga menziesii</i>	18	79	7/8	12/10	13/10	0	Fair	No	asymmetric crown, somewhat suppressed	Save
5	Douglas fir	<i>Pseudotsuga menziesii</i>	40	116	17/12	16/12	16/12	18	Good	Yes	topped in past	Save
6	bigleaf maple	<i>Acer macrophyllum</i>	18	30	14/10	12/10	0/10	18	Fair	No	trunk forks at 4 feet, asymmetric crown to west	Save
7	Scouters willow	<i>Salix scouleriana</i>	9	32	2/6	11/8	6/6	4	Fair-poor	Yes	decay at root crown, suppressed	Save
8	Douglas fir	<i>Pseudotsuga menziesii</i>	26	93	13/12	16	17/12	14	Fair-good	No	large crook, large exposed surface roots, good vigor	Save
9	Deodar cedar	<i>Cedrus deodara</i>	11	44	12/8	10	10	10/8	Good	No	young, no concerns	Save
10	Deodar cedar	<i>Cedrus deodara</i>	12	45	11/8	10	10	11	Good	No	young, no concerns	Save
11	Deodar cedar	<i>Cedrus deodara</i>	12	46	10/8	10	11/8	9	Good	No	young, no concerns	Save
12	Western red cedar	<i>Thuja plicata</i>	29	70	14/14	14/14	16	16/12	Good	Yes, Grove	exposed surface roots, good vigor	Save
13	Douglas fir	<i>Pseudotsuga menziesii</i>	38	101	16/16	15/15	15	13/5	Fair-good	Yes	topped in past, large cambial rupture, 4 feet to house	Save
14	bigleaf maple	<i>Acer macrophyllum</i>	18	60	6/8	18/12	8	14/8	Fair	Yes, Grove	asymmetric crown to south	Remove
15	Douglas fir	<i>Pseudotsuga menziesii</i>	21	95	6/10	11/11	6	10/10	Fair	Yes, Grove	natural lean south, topped in past	Remove
16	Douglas fir	<i>Pseudotsuga menziesii</i>	27	62	7/10	12/12	12	5/10	Fair	Yes, Grove	broken top, small crown	Save
17	Douglas fir	<i>Pseudotsuga menziesii</i>	26	103	14/10	8/10	12	8/10	Fair	Yes, Grove	topped in past, crook, regenerated top	Save
18	bigleaf maple	<i>Acer macrophyllum</i>	9,7 (11)	51	12/8	8/8	14	6/8	Fair	Yes, Grove	poor taper, some dead cambium on 12 inch stem	Save
19	horse chestnut	<i>Aesculus hippocastanum</i>	14	47	15/10	12/10	8/8	16/10	Fair-good	No	decent form	Remove
20	bigleaf maple	<i>Acer macrophyllum</i>	12,9,8 (17)	61	12/10	4/10	18/10	8/10	Fair	No	somewhat suppressed	Save
21	Douglas fir	<i>Pseudotsuga menziesii</i>	19	86	7/10	7/10	9/10	7/10	Fair	No	narrow crown, large cambial rupture	Save
22	Douglas fir	<i>Pseudotsuga menziesii</i>	40	94	16/12	15/15	16/16	17/16	Fair-good	Yes	topped in past, crook, regenerated top	Save
24	Western red cedar	<i>Thuja plicata</i>	10	20	8/8	12/12	10/8	10/10	Fair	No	suppressed, under pine	Save
25	Douglas fir	<i>Pseudotsuga menziesii</i>	30	118	10/12	13/13	16	12/12	Fair-good	Yes	topped in past, good vigor	Save
NEIGHBORING TREES												
23	shore pine	<i>Pinus contorta</i>	22	65	10/10	16/12	10/10	11/10	Fair	Yes	forked tops	Save
101	Western red cedar	<i>Thuja plicata</i>	32	88	2/0	NA	12/8	NA	Fair-good	Yes	sparse top foliage, sound	Protect
102	Western red cedar	<i>Thuja plicata</i>	13	45	8	10	10/8	NA	Good	No	boundary line tree, good vigor	Protect
Drip-Line measurements from face of trunk					Percent Retained		20/24		83.33			

Measurements for neighboring trees from property line
 Calculated DBH: the DBH in parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3 stems: dbh = square root [(stem1)² +(stem2)² +(stem3)²]).
 TBD - to be determined

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 ISSAQUAH, WASHINGTON 98027
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**MILESTONE-WCMI LLC SHORT PLAT
 SUB21-006
 SW1/4 SE1/4 SEC. 1, T.24N., R.4E., W.M.
 MERCER ISLAND KING COUNTY WASHINGTON**

DWN BY	DATE	JOB NO.
S. KITZ	APRIL 2025	20025
CHKD BY	SCALE	SHEET
R. BOGDON	1"=20'	4 OF 4