

# CITY OF MERCER ISLAND SHORT SUBDIVISION NO. SUB22-006

## DECLARATION

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT PLAT 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

SCMSC, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF WASHINGTON }  
                                  } SS.  
COUNTY OF \_\_\_\_\_ }

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

\_\_\_\_\_ OF \_\_\_\_\_  
THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND  
ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT  
AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED  
AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID  
INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_.

NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_

MY COMMISSION 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 \_\_\_\_\_

## ORIGINAL LEGAL DESCRIPTION

LOTS 20, 21 AND 22, BLOCK 4, FLOOD'S LAKE SIDE TRACTS, DIVISION NO. 5, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## REVISED LEGAL DESCRIPTION

LOT 1:  
COMMENCING AT THE NORTHWEST CORNER OF LOT 20, BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY;  
THENCE SOUTH 88°42'24" EAST ALONG THE NORTH LINE OF SAID LOT 20 105.58 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 88°42'24" EAST ALONG SAID NORTH LINE 124.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 20;  
THENCE SOUTH 01°27'06" WEST ALONG THE EAST LINE OF LOTS 20 AND 21 OF SAID BLOCK 4 A DISTANCE OF 78.33 FEET;  
THENCE SOUTH 25°00'36" WEST ALONG THE EAST LINE OF SAID LOT 21 A DISTANCE OF 40.05 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF LOT 22 OF SAID BLOCK 4;  
THENCE ALONG SAID PARALLEL LINE NORTH 88°42'24" WEST 108.09 FEET;  
THENCE NORTH 01°17'36" EAST 115.00 FEET TO THE POINT OF BEGINNING.

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

LOT 2:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 20, BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY;  
THENCE SOUTH 88°42'24" EAST ALONG THE NORTH LINE OF SAID LOT 20 105.58 FEET;  
THENCE SOUTH 01°17'36" WEST 115.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF LOT 22 OF SAID BLOCK 4;  
THENCE ALONG SAID PARALLEL LINE NORTH 88°42'24" WEST 105.90 FEET TO A POINT ON THE WEST LINE OF LOT 21 OF SAID BLOCK 4;  
THENCE NORTH 01°27'06" EAST ALONG THE WEST LINE OF SAID LOT 20 AND 21 115.00 FEET TO THE POINT OF BEGINNING.

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

LOT 3:  
COMMENCING AT THE NORTHWEST CORNER OF LOT 20, BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY;  
THENCE SOUTH 01°27'06" WEST ALONG THE WEST LINE OF LOTS 20 AND 21 OF SAID BLOCK 4 A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 01°27'06" WEST ALONG THE WEST LINE OF LOTS 21 AND 22 OF SAID BLOCK 4 A DISTANCE OF 65.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22;  
THENCE SOUTH 88°42'24" EAST ALONG THE SOUTH LINE OF SAID LOT 22 A DISTANCE OF 185.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22;  
THENCE NORTH 25°00'36" EAST ALONG THE EAST LINES OF SAID LOTS 21 AND 22 A DISTANCE OF 71.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF LOT 22 OF SAID BLOCK 4;  
THENCE ALONG SAID PARALLEL LINE NORTH 88°42'24" WEST 213.99 FEET TO THE POINT OF BEGINNING.

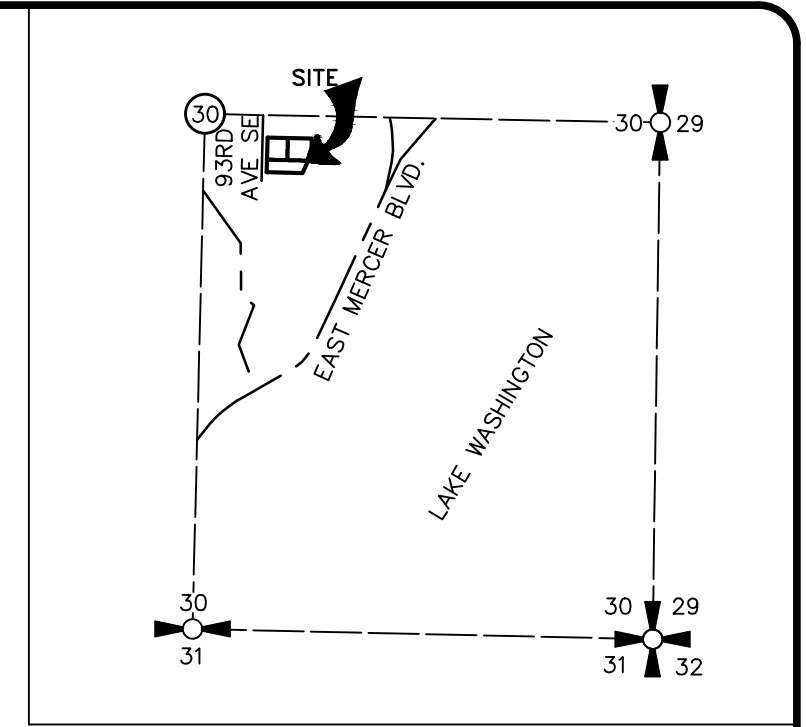
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

## SHORT PLAT NOTES

ALL BUILDING PERMITS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF A COMPLETE SUBMITTAL, INCLUDING FIRE APPARATUS ACCESS AS OUTLINED IN ADOPTED CODE SECTIONS OF THE INTERNATIONAL FIRE CODE APPENDIX D. 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.

## SURVEYOR'S NOTES

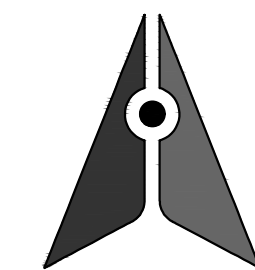
1. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND TOPCON HIPER SR GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
2. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
3. THE TITLE REPORT WAS PROVIDED BY FIDELITY NATIONAL TITLE, COMMITMENT NO. 611354368--COMMITMENT SECOND, DATED OCTOBER 17, 2025 AT 8:00 AM.
4. ANY UTILITIES SHOWN TO BE FIELD VERIFIED BEFORE PLANNING OR CONSTRUCTION.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON JULY, 2019 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON JULY, 2019. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.
6. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT," CHAPTER 58.09 RCW AND 332-130 WAC.



VICINITY MAP  
N.T.S.

## ENGINEERING NOTES

- A. MAINTENANCE AND REPAIR OF THE PRIVATE SANITARY SEWER SYSTEM AND JOINT USE SIDE SEWERS (SEWER LINES FROM THE BUILDING TO THE PRIVATE SEWER MAIN), SHARED ROADS, ACCESS EASEMENTS, PUBLIC TRAIL, PRIVATE 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). IF 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.
- B. PRIVATE STORMWATER FACILITIES SHALL BE INSPECTED AND MAINTAINED IN CONFORMANCE WITH MICC 15.09.070.
- C. ALL STAGING FOR CONSTRUCTION SHALL OCCUR ON SITE AND SHALL NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- D. NO PERMANENT LANDSCAPING, STRUCTURES, OR FENCES SHALL BE PLACED ON OR WITHIN PUBLIC UTILITY, STORM DRAINAGE, OR PEDESTRIAN PATH EASEMENTS WITHOUT WRITTEN APPROVAL OF THE CITY ENGINEER.
- E. 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.
- F. 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 (MICC 19.06.060).



**INFORMED  
LAND SURVEY**

PO Box 5137  
Tacoma, WA 98415-0137

Phone: 253-627-2070  
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www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

SURVEY IN: NW 1/4, SE 1/4,  
SEC. 30, T.24N, R.5E, W.M.

DRAFTED: AG	DATE: 12/12/2025	JOB NO.: BARCE-190624
CHECKED: EMW	SCALE: N/A	SHEET 1 OF 2

## RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ SURVEYS, AT PAGE \_\_\_\_\_  
AT THE REQUEST OF SCMSC LLC

MANAGER \_\_\_\_\_ SUPERINTENDENT OF RECORDS \_\_\_\_\_

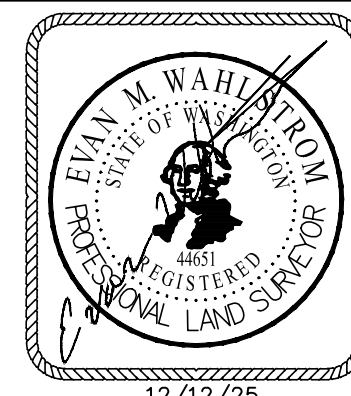
## SURVEYOR'S CERTIFICATE

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

SCMSC LLC

IN 12/12/2025,

*Evan M. Wahlstrom*  
CERTIFICATE NO. 44651, EVAN M. WAHLSTROM EXP 10/4/26



SCMSC LLC  
P.O. BOX 1639  
MERCER ISLAND, WA 98040

SITE ADDRESS:  
7216 93RD AVE SE  
MERCER ISLAND, WA  
KING COUNTY TAX PARCEL NO. 2581900210

12/12/25

