

# LORENZINI SHORT PLAT

## CITY OF MERCER ISLAND SHORT PLAT NO. SUB 23-004

RECORDING NO.	VOL./PAGE
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### 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 SET OUR HANDS AND SEALS.

DESIGN BUILT HOMES, LLC  
A WASHINGTON LIMITED LIABILITY COMPANY

BANNER BANK

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

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

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

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

### ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF \_\_\_\_\_)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF DESIGN BUILT HOMES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED \_\_\_\_\_

SIGNATURE OF \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

TITLE \_\_\_\_\_

MY APPOINTMENT EXPIRES \_\_\_\_\_

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF \_\_\_\_\_)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF BANNER BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED \_\_\_\_\_

SIGNATURE OF \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

TITLE \_\_\_\_\_

MY APPOINTMENT EXPIRES \_\_\_\_\_

### ORIGINAL LEGAL DESCRIPTION:

THE EAST 220 FEET OF LOTS 1 AND 2, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 110 FEET OF SAID LOT 1.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

### NEW LEGAL DESCRIPTIONS:

LOT 1:  
THAT PORTION OF THE EAST 220 FEET OF LOTS 1 AND 2, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE NORTH 110 FEET OF SAID LOT 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 13;  
THENCE ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 13, NORTH 88°24'12" WEST A DISTANCE OF 115.02 FEET;  
THENCE NORTH 01°01'03" EAST A DISTANCE OF 130.20 FEET TO A POINT BEING 110.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID LOT 1, BLOCK 13;  
THENCE ALONG A LINE BEING 110.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 1, BLOCK 13, SOUTH 88°23'43" EAST A DISTANCE OF 115.03 FEET TO THE EAST LINE OF SAID LOT 1, BLOCK 13;  
THENCE ALONG THE EAST LINE OF SAID LOTS 1 AND 2, BLOCK 13, SOUTH 01°01'21" WEST A DISTANCE OF 130.19 FEET TO THE POINT OF BEGINNING.

LOT 2:  
THAT PORTION OF THE EAST 220 FEET OF LOTS 1 AND 2, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE NORTH 110 FEET OF SAID LOT 1, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 13; THENCE ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 13, NORTH 88°24'12" WEST A DISTANCE OF 115.02 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 13, NORTH 88°24'12" WEST A DISTANCE OF 104.99 FEET TO THE SOUTHWEST CORNER OF THE EAST 220 FEET OF SAID LOT 2, BLOCK 13;  
THENCE ALONG THE WEST LINE OF THE EAST 220 FEET OF SAID LOTS 1 AND 2, BLOCK 13, NORTH 01°01'21" EAST A DISTANCE OF 130.22 FEET TO A POINT BEING 110.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID LOT 1, BLOCK 13;  
THENCE ALONG A LINE BEING 110.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 1, BLOCK 13, SOUTH 88°23'43" EAST A DISTANCE OF 104.98 FEET;  
THENCE SOUTH 01°01'03" WEST A DISTANCE OF 130.20 FEET TO THE POINT OF BEGINNING.

### 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 APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KING COUNTY ASSESSOR \_\_\_\_\_ DEPUTY KING COUNTY ASSESSOR \_\_\_\_\_

KING COUNTY TAX PARCEL NUMBER: 759810-0420

### RECORDING CERTIFICATE:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ PAGE \_\_\_\_\_ AT THE REQUEST OF D.R. STRONG CONSULTING ENGINEERS.

DIVISION OF RECORDS AND ELECTIONS

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

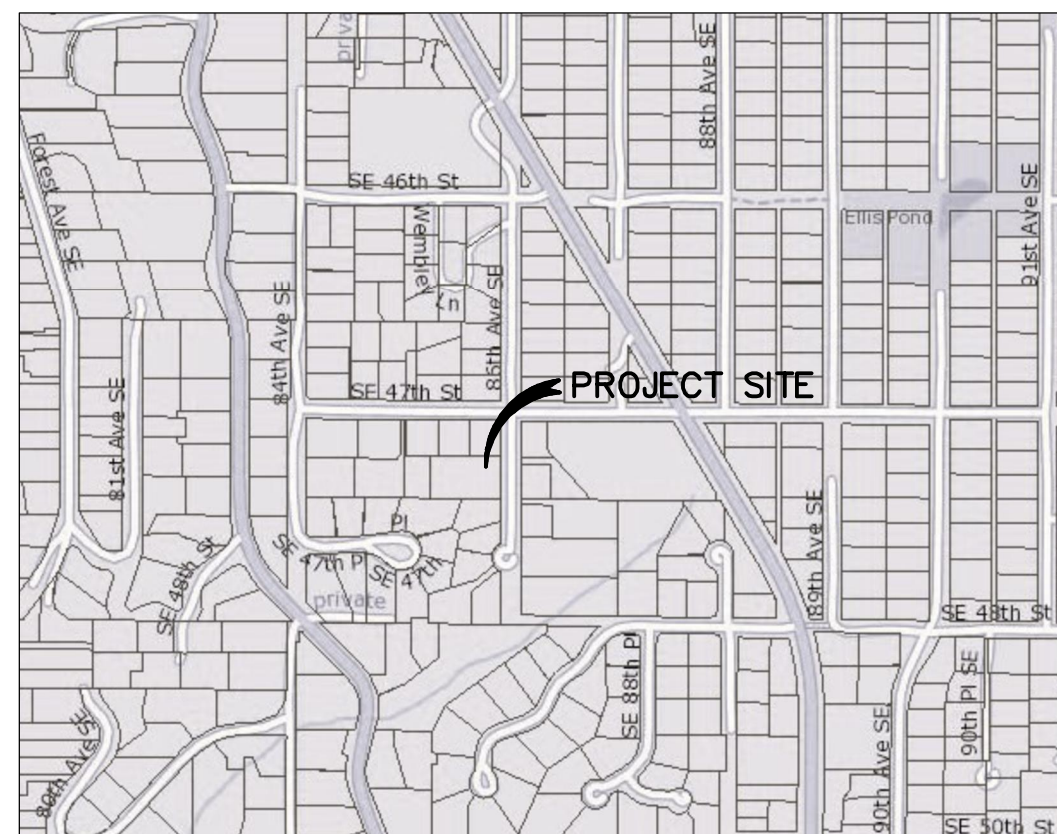
### APPROVAL NOTES:

1. MAINTENANCE 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. 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 IN 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 APPLICANTS 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. 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. LOT OWNERS SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY PRIVATE IMPROVEMENTS OR LANDSCAPING WITHIN SAID EASEMENTS.
6. 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.
7. THIS PLAT APPROVAL DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. FOR EXAMPLE, THE GEOLOGIC HAZARDS AT THIS SITE, SPECIFICALLY THE LIQUEFACTION POTENTIAL OF THE SOILS AND SUBSEQUENT VERTICAL AND LATERAL GROUND MOVEMENTS, MAY PRESENT SIGNIFICANT GEOTECHNICAL AND STRUCTURAL ENGINEERING DESIGN CHALLENGES WHEN DEVELOPING THE SITE TO MEET CURRENT CODE REQUIREMENTS FOR THE PREVENTION OF STRUCTURAL BUILDING COLLAPSE UNDER EARTHQUAKE LOADING, WHICH A DEVELOPER MAY DEEM AS ECONOMICALLY INFEASIBLE, ETC.
8. AT THE TIME OF BUILDING PERMIT APPLICATION, THE APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH MICC 19.07.060(D).
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 THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.

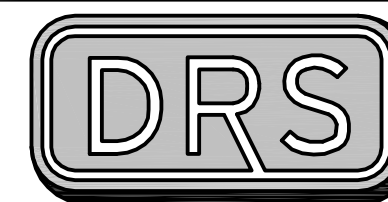
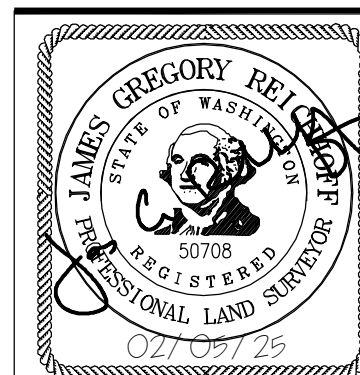
### LAND SURVEYOR'S CERTIFICATE

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 DESIGN BUILT HOMES, LLC IN FEBRUARY, 2025.

SIGNED:   
JAMES G. REICHHOFF, PLS  
STATE OF WASHINGTON LICENSE NO. 50708



VICINITY MAP:  
SCALE: 1"=600'



**D.R. STRONG**  
CONSULTING ENGINEERS

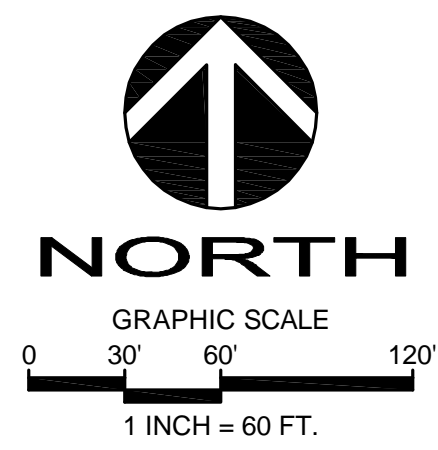
ENGINEERS PLANNERS SURVEYORS  
620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3063 F 425.827.2423

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

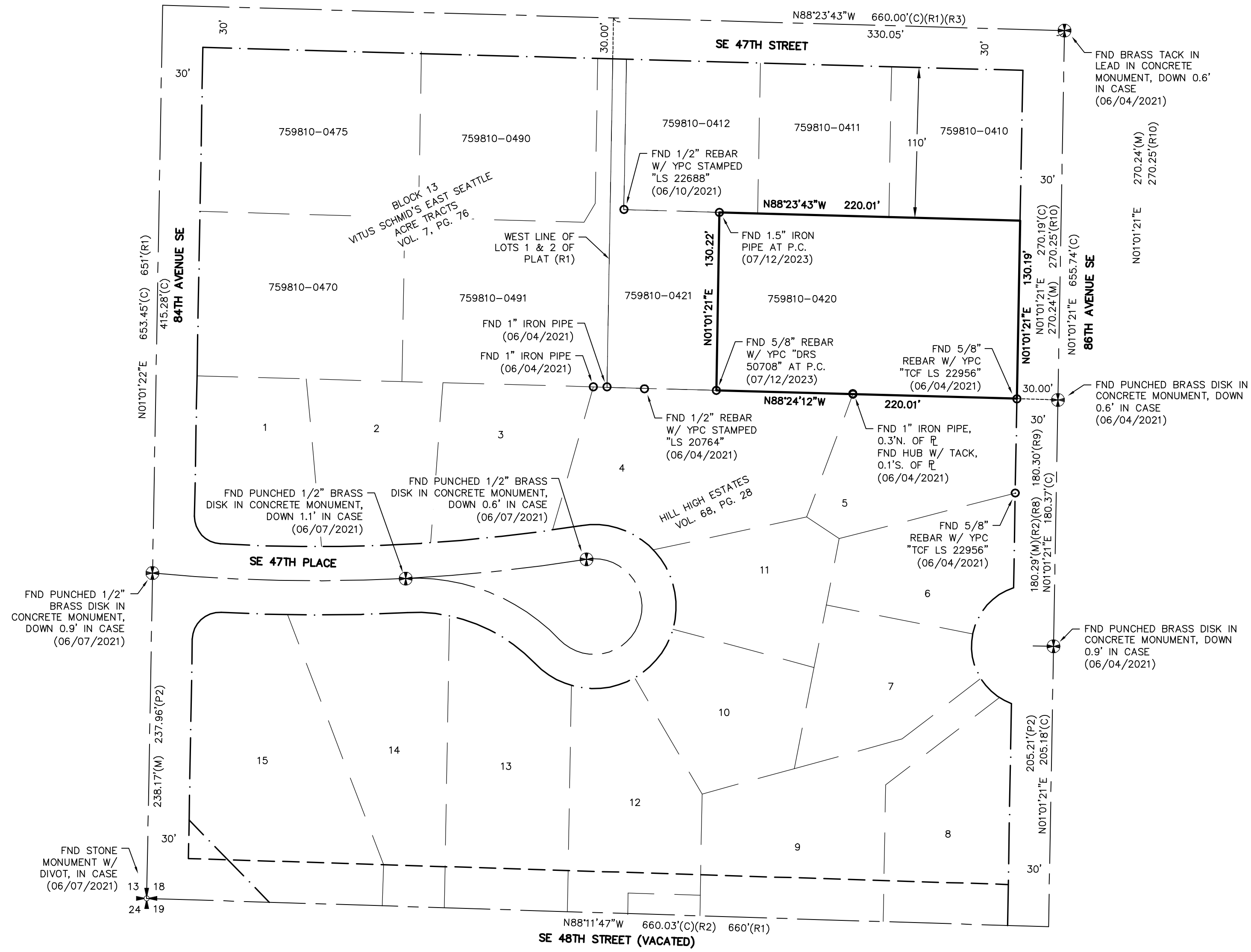
DATE 02/05/25	SCALE	DRAWN JGR/DAS	JOB NO. 21071
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**LORENZINI SHORT PLAT**  
CITY OF MERCER ISLAND SHORT PLAT NO. SUB 23-004

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**BASIS OF BEARINGS:**  
NORTH 01°01'21" EAST BETWEEN THE MONUMENTS FND IN PLACE ALONG 86TH AVENUE SE. PER GPS OBSERVATIONS

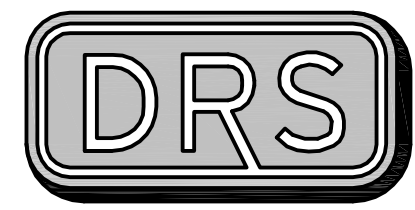
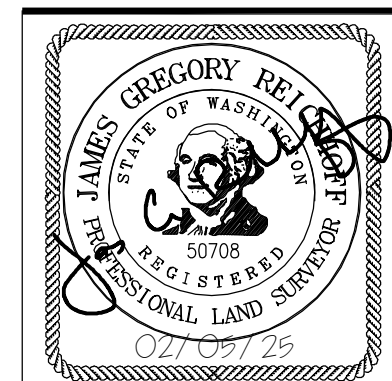


- REFERENCES:**
1. PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, RECORDED IN VOLUME 7 OF PLATS, PAGE 76.
  2. PLAT OF HILL HIGH ESTATES, RECORDED IN VOLUME 68 OF PLATS, PAGE 28.
  3. PLAT OF DANIEL'S ADDITION, RECORDED IN VOLUME 72 OF PLATS, PAGE 60.
  4. SURVEY RECORDED UNDER REC NO. 20010112900006.
  5. SURVEY RECORDED UNDER REC NO. 20061023900004.
  6. SURVEY RECORDED UNDER REC NO. 20111108900001.
  7. SURVEY RECORDED UNDER REC NO. 20111108900001.
  8. SURVEY RECORDED UNDER REC NO. 20180228900009.
  9. SURVEY RECORDED UNDER REC NO. 20201203900015.
  10. SHORT PLAT NO. SUB 15-012, RECORDED UNDER REC NO. 20160824900001.

- SURVEYOR'S NOTES:**
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 0217515-ETU-EIGHTH DATED DECEMBER 20, 2024. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
  2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 10, 2021. ALL SURVEY CONTROL INDICATED AS "FND" WAS RECOVERED FOR THIS PROJECT ON JUNE 4, 2021.
  3. PROPERTY AREA = 28,644± SQUARE FEET (0.6576± ACRES).
  4. ALL DISTANCES ARE IN U.S. SURVEY FEET.
  5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS SURVEY. A TRIMBLE S7 ONE-SECOND COMBINED ELECTRONIC TOTAL STATION AND A TRIMBLE R12i GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) RECEIVER WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

- TITLE RESTRICTIONS:**
- THIS SITE IS SUBJECT TO:
1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC. PER THE PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, RECORDED IN VOL. 7 OF PLATS, PAGE 76, UNDER REC. NO. 78513.
  2. COVENANTS, CONDITIONS, RESTRICTIONS, ETC. PER INSTRUMENT RECORDED UNDER REC. NO. 7205160582.
  3. AFFIDAVIT IN SUPPORT OF SINGLE-FAMILY BUILDING PERMIT, PER INSTRUMENT RECORDED UNDER REC. NO. 20240401000015.
  4. DECLARATION OF COVENANT FOR INSPECTION AND MAINTENANCE OF PRIVATE STORMWATER FACILITIES, PER INSTRUMENT RECORDED UNDER REC. NO. 20240401000016.
  5. EASEMENT FOR DRAINAGE, AS SET FORTH IN DOCUMENT RECORDED UNDER REC. NO. 20240401000017, AS SHOWN HEREON.
  6. EASEMENT FOR SEWER AND STORMWATER, AS SET FORTH IN DOCUMENT RECORDED UNDER REC. NO. 20240401000018, AS SHOWN HEREON.
  7. EASEMENT FOR SEWER, AS SET FORTH IN DOCUMENT RECORDED UNDER REC. NO. 20240401000019, AS SHOWN HEREON.
  8. IDEMNIFICATION AND HOLD HARMLESS AGREEMENT, PER INSTRUMENT RECORDED UNDER REC. NO. 20240503000538.
  9. IDEMNIFICATION AND HOLD HARMLESS AGREEMENT, PER INSTRUMENT RECORDED UNDER REC. NO. 20240521000960.
  10. EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRIC UTILITY SYSTEMS, AS SET FORTH IN DOCUMENT RECORDED UNDER REC. NO. 20240822000274. SAID EASEMENT IS 10 FEET IN WIDTH LYING 5 FEET ON EACH SIDE OF THE AS CONSTRUCTED OR TO BE CONSTRUCTED FACILITIES. THE ELECTRIC UTILITY FACILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SHORT PLAT, AND THE EASEMENT IS NOT PLOTTABLE.

- LEGEND:**
- FOUND SECTION CORNER AS NOTED
  - FOUND MONUMENT AS NOTED
  - FOUND CORNER MONUMENT AS NOTED
  - (M) MEASURED
  - (C) CALCULATED
  - (R\*) REFERENCE
  - YPC YELLOW PLASTIC CAP



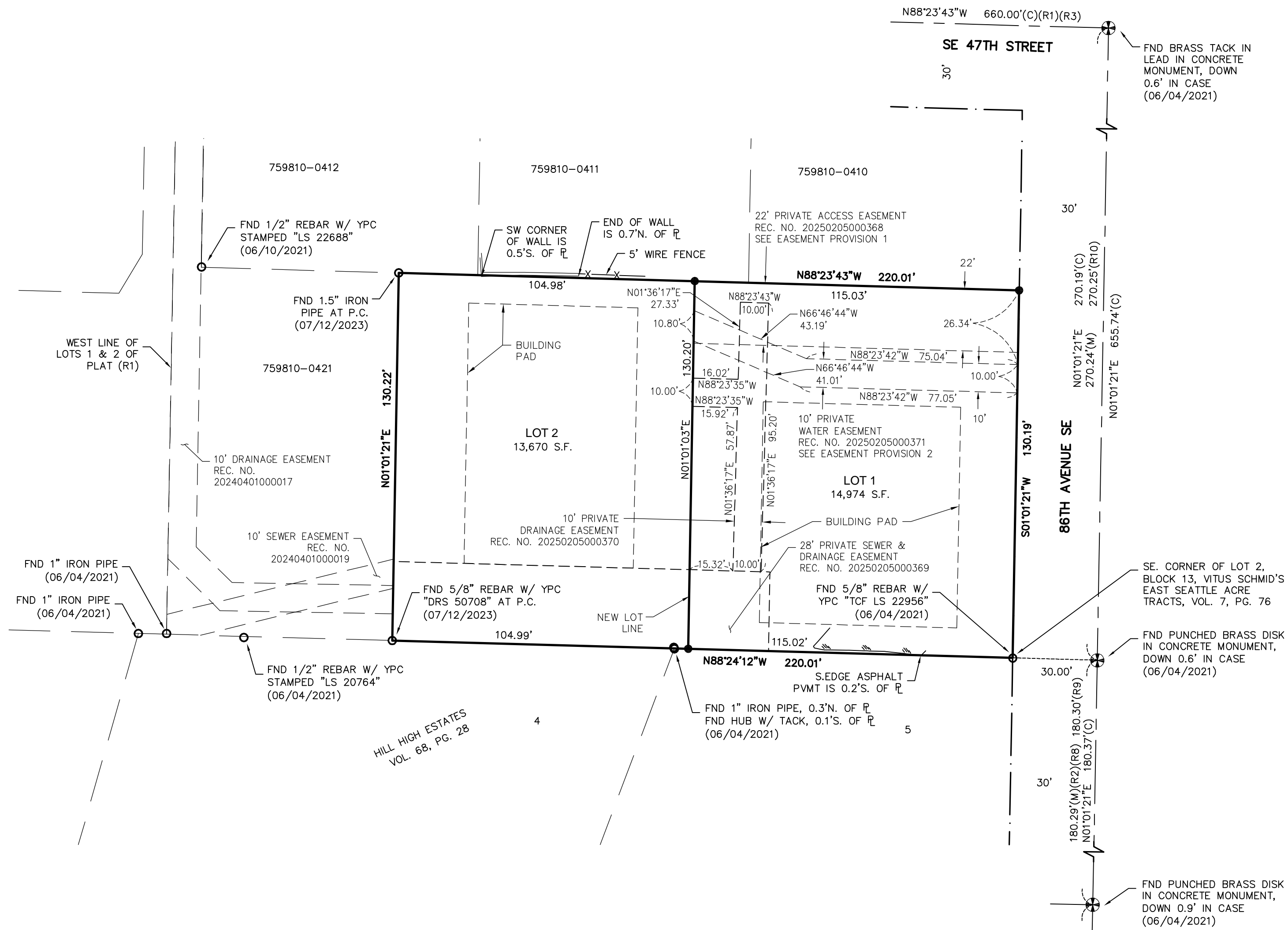
**D.R. STRONG CONSULTING ENGINEERS**

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A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

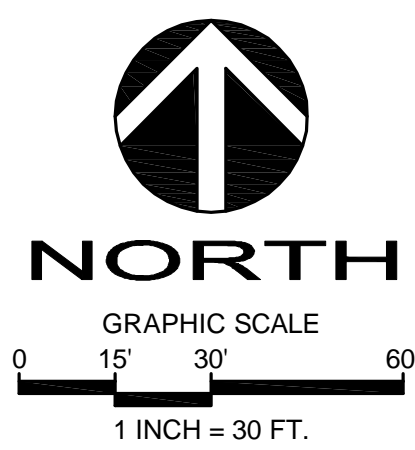
**LORENZINI SHORT PLAT**  
CITY OF MERCER ISLAND SHORT PLAT NO. SUB 23-004

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**LEGEND:**

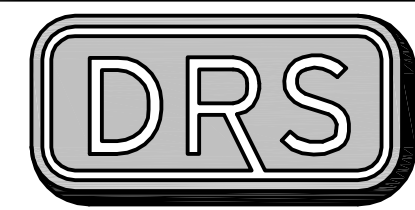
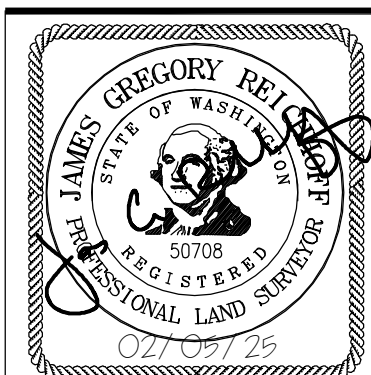
	FOUND MONUMENT AS NOTED
	FOUND CORNER MONUMENT AS NOTED
	5/8" REBAR AND CAP "D.R.S. 45796" TO BE SET AT FINAL SHORT PLAT
(M)	MEASURED
(C)	CALCULATED
(R1)	REFERENCE
YPC	YELLOW PLASTIC CAP
-X-X-	FENCE
	ASPHALT PAVEMENT



**BASIS OF BEARINGS:**  
NORTH 01°01'21" EAST BETWEEN THE MONUMENTS FOUND IN PLACE ALONG 86TH AVENUE SE. PER GPS OBSERVATIONS

**EASEMENT PROVISIONS:**

1. AN EXCLUSIVE PRIVATE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 2, OVER, UNDER, ACROSS AND UPON THAT PORTION OF LOT 1 AS GRAPHICALLY DEPICTED HEREON FOR THE PURPOSES OF PRIVATE ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THE OWNERS OF LOT 1 SHALL HAVE NO RIGHT OF USE OF THE PROPERTY WITHIN THIS EASEMENT. OWNERS OF LOT 2 SHALL BE SOLELY RESPONSIBLE FOR MAINTENANCE OF ACCESS FACILITIES WITHIN SAID EASEMENT.
2. A PRIVATE WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 2, OVER, UNDER, ACROSS AND UPON THAT PORTION OF LOT 1 AS GRAPHICALLY DEPICTED HEREON FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING A PRIVATE WATER SYSTEM BENEFITING SOLELY THE OWNERS OF LOT 2, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THE OWNERS OF LOT 2 SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER SYSTEM WITHIN SAID EASEMENT.



**D.R. STRONG**  
CONSULTING ENGINEERS

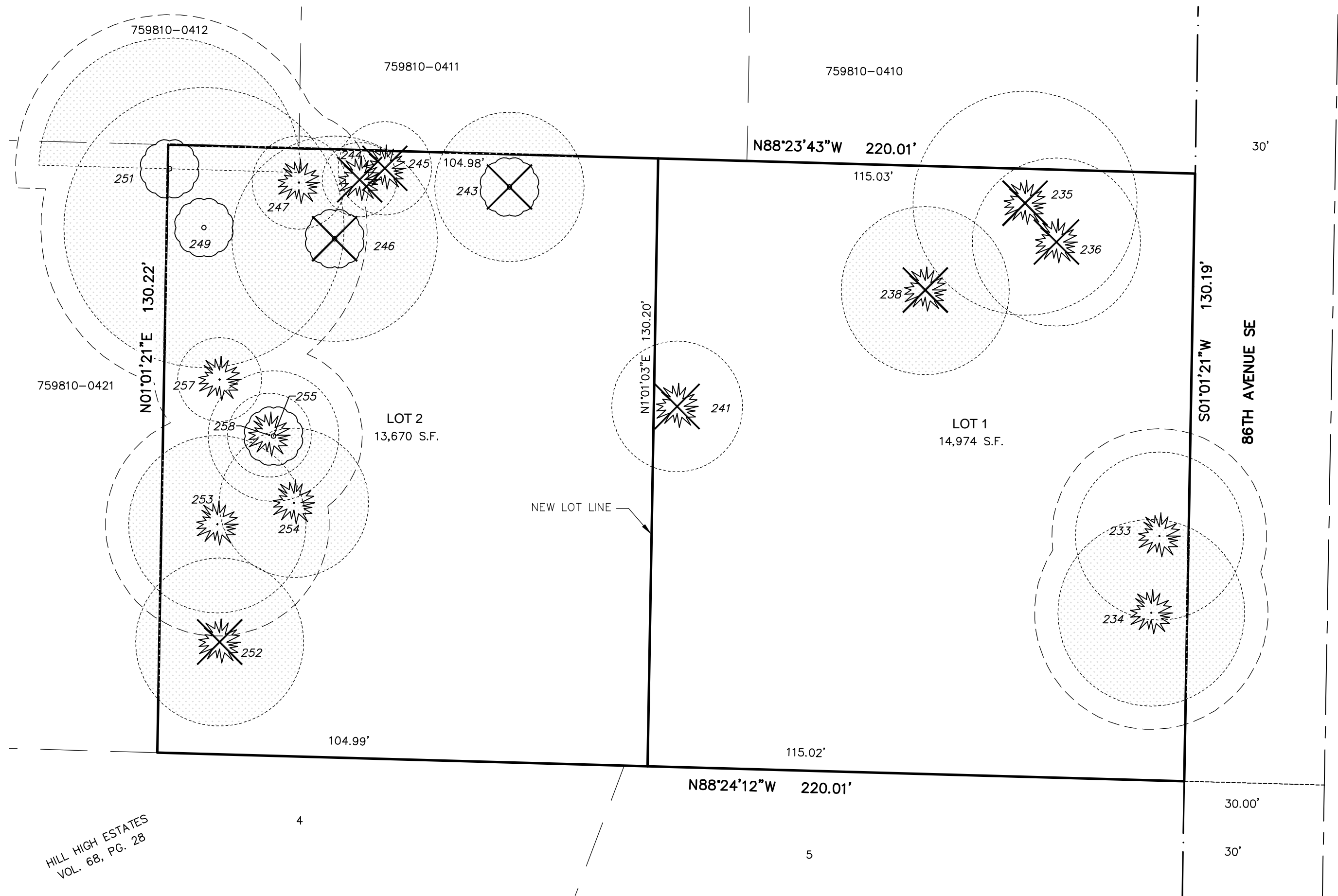
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A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

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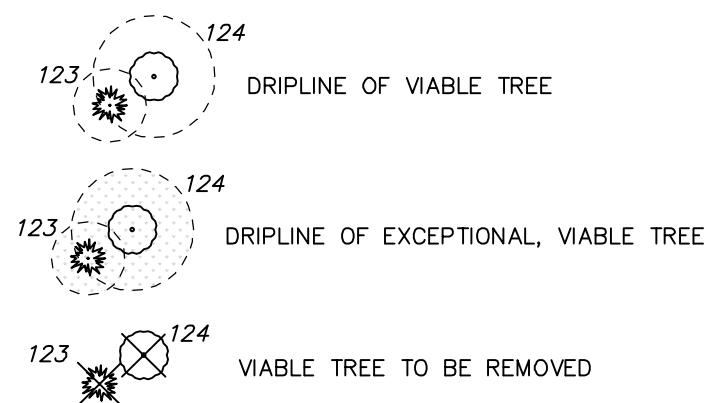
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TREE LEGEND			
TREE NUMBER	SPECIES	DBH (INCHES)	DRIP LINE RADIUS (FEET)
233	DOUGLAS FIR	21	18
234	DOUGLAS FIR	28	20
235	DOUGLAS FIR	22	24
236	DOUGLAS FIR	19	18
238	DOUGLAS FIR	24	18
241	SCOTS PINE	13	14
243	BIG LEAF MAPLE	10, 8, 14, 15	16
244	WHITE PINE	15	8
245	WHITE PINE	19	10
246	BIG LEAF MAPLE	17, 18	22
247	WHITE PINE	11	10
249	BIG LEAF MAPLE	16, 44	30
251	BIG LEAF MAPLE	26	28 (NORTH ONLY)
252	DOUGLAS FIR	28	18
253	DOUGLAS FIR	36	19
254	DOUGLAS FIR	36, 28	16
255	DOUGLAS FIR	16	14
257	INCENSE CEDAR	8, 9	9
258	INCENSE CEDAR	18	9



**TREE RETENTION CALCULATION**

TOTAL ONSITE TREES:	24
TOTAL VIABLE ONSITE TREES:	19
TOTAL NUMBER OF EXCEPTIONAL TREES:	11
REQUIRED TREE CREDITS: 30% X 24 TREES:	8
PROPOSED VIABLE TREES RETAINED:	10/52.6%



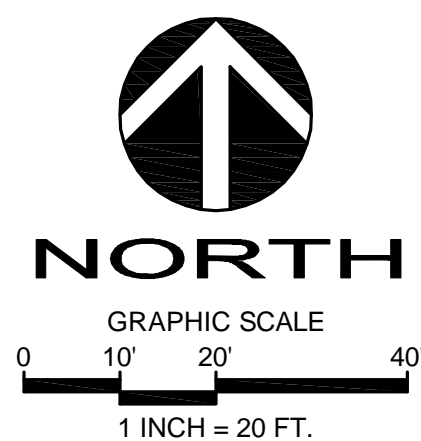
**CLEARING LIMIT NOTE**

CLEARING LIMITS AND TREE PROTECTION FENCING ALONG WEST SIDE OF LOT 2 ARE TO BE COINCIDENTAL. SPACE SHOWN FOR CLARITY OF LINETYPES ONLY.

**TREE RETENTION NOTE**

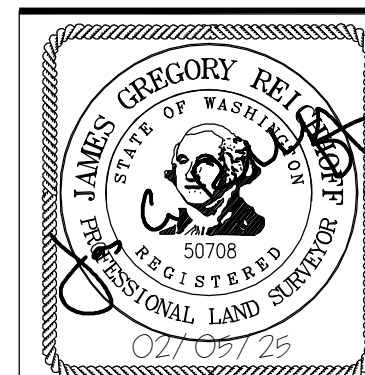
ANY CONSTRUCTION WITHIN THE DRIPLINE OF A TREE TO BE RETAINED WILL REQUIRE AN AIR EXCAVATION ANALYSIS TO DETERMINE THAT THE TREE WILL NOT BE DAMAGED DURING CONSTRUCTION.

HILL HIGH ESTATES  
VOL. 68, PG. 28



**BASIS OF BEARINGS:**

NORTH 01°01'21" EAST BETWEEN THE MONUMENTS FOUND IN PLACE ALONG 86TH AVENUE SE. PER GPS OBSERVATIONS



**D.R. STRONG CONSULTING ENGINEERS**

ENGINEERS PLANNERS SURVEYORS  
620 - 7th AVENUE KIRKLAND, WA 98033  
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A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

DATE 02/05/25 SCALE 1"=30' DRAWN JGR/DAS JOB NO. 21071