

SE 1/4, SE 1/4, SEC. 2 T.24 N., R.4 W.M.
CITY OF MERCER ISLAND, WA

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A LOT LINE ADJUSTMENT THEREOF PURSUANT TO SECTION 58.17.060 OF THE CITY OF MERCER ISLAND LAND USE CODE, AND DECLARE THIS DOCUMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS.

THE UNDERSIGNED FURTHER ACKNOWLEDGE THAT THE APPROVAL AND RECORDING OF THIS DOCUMENT DOES NOT ESTABLISH NEW TITLE LINES. FURTHER WE HAVE ALSO BEEN NOTIFIED TO EXECUTE AND RECORD QUIT CLAIM DEEDS WITH THE COUNTY AUDITOR TO CONVEY ALL TITLE INTEREST CONSISTENT WITH THIS LOT LINE ADJUSTMENT.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS:

BY:

COLONEL F. BETZ (TRUSTEE) DATE
MERCER LAKEHOUSE TRUST

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KING } SS.

ON THIS DAY PERSONALLY APPEARED BEFORE ME COLONEL F. BETZ, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY
OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES _____

CONDITIONS OF APPROVAL

- 1. THE PROPOSED AND FUTURE DEVELOPMENT OF THIS PROPERTY SHALL COMPLY WITH CURRENT ZONING REGULATIONS OR AS AMENDED AT THE TIME OF DEVELOPMENT.
- 2. ALL FUTURE PERMIT APPLICATIONS CONDUCTED FOR PARCEL A AND PARCEL B DESCRIBED HEREIN, MUST COMPLY WITH THE GEOTECHNICAL REPORT REQUIREMENTS OF MERCER ISLAND CITY CODE 19.07.060 IF APPLICABLE.

FIRE CODE NOTE

ALL BUILDING PERMITS ARE SUBJECT TO MEETING CURRENT FIRE CODE EQUIREMENTS 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 PERMIT APPROVAL.

EXISTING LEGAL DESCRIPTIONS

PARCEL A:

THE SOUTH 150 FEET OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 10, MENAGE'S FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 32, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 20 FEET THEREOF; TOGETHER WITH SHORELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR UPON THAT PORTION OF THE GOVERNMENT MEANDER LINE LYING IN FRONT OF LOTS 6, 7 AND 8, IN SAID BLOCK 10; AND TOGETHER WITH THE WEST 20 FEET OF THAT PORTION OF THE VACATED PROPERTY OF VILAS STREET (63RD AVE SOUTHEAST) ADJOINING SAID BLOCK 10 ON THE EAST AND LYING SOUTHERLY OF THE SOUTHERLY LINE OF LAKE AVENUE; AND TOGETHER WITH THAT PORTION OF VACATED LAKE AVENUE (SOUTHEAST 21ST STREET) ADJOINING WHICH ATTACHED THERETO BY OPERATION OF LAW; EXCEPT ANY PORTION LYING WESTERLY OF THE NORTHERLY PRODUCTION OF THE WEST LINE OF LOT 8 IN SAID BLOCK 10; (ALSO KNOWN AS PARCEL A, CITY OF MERCER ISLAND LOT LINE ADJUSTMENT NUMBER SUB-05-017, RECORDED UNDER RECORDING NUMBER 20060512900009).

PARCEL B:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 10, MENAGE'S FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 32, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 150 FEET THEREOF AND TOGETHER WITH THE WEST 20 FEET OF THE SOUTH 150 FEET; TOGETHER WITH SHORELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR UPON THAT PORTION OF THE GOVERNMENT MEANDER LINE LYING IN FRONT OF LOTS 6, 7 AND 8, IN SAID BLOCK 10; AND TOGETHER WITH THE WEST 20 FEET OF THAT PORTION OF THE VACATED PROPERTY OF VILAS STREET (63RD AVE SOUTHEAST) ADJOINING SAID BLOCK 10 ON THE EAST AND LYING SOUTHERLY OF THE SOUTHERLY LINE OF LAKE AVENUE; AND TOGETHER WITH THAT PORTION OF VACATED LAKE AVENUE (SOUTHEAST 21ST STREET) ADJOINING WHICH ATTACHED THERETO BY OPERATION OF LAW; EXCEPT ANY PORTION LYING WESTERLY OF THE NORTHERLY PRODUCTION OF THE WEST LINE OF LOT 8 IN SAID BLOCK 10; (ALSO KNOWN AS PARCEL B, CITY OF MERCER ISLAND LOT LINE ADJUSTMENT NUMBER SUB-05-017, RECORDED UNDER RECORDING NUMBER 20060512900009).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EASEMENTS FROM TITLE REPORT

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS AND EGRESS
RECORDED: APRIL 15, 1959
RECORDING NO.: 5020392
AFFECTS: PORTION OF SAID PREMISES

THE GRANTOR ALSO CREATES A PERSONAL LICENSE FOR HERSELF AND HER HUSBAND TO USE ANY OF THE ROADS, OR ANY CHANGES IN SAID ROADS, ON THE DATE THIS INSTRUMENT IS EXECUTED ON, ON THE SOUTH 30 FEET OF LOT 38 AND LOTS 39 AND 40, FROM WHERE THE ROADS FROM LOTS 41, 42 AND 43 CONNECT WITH ROADS ON THE SOUTH 30 FEET OF LOTS 38 AND LOTS 39 AND 40 TO LAKE WASHINGTON.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ROAD
RECORDED: FEBRUARY 10, 1961
RECORDING NO.: 5250910
AFFECTS: PORTION OF SAID PREMISES

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSE: SEWER PIPE LINE OR LINES AND ALL NECESSARY APPURTENANCES
RECORDED: AUGUST 5, 1964
RECORDING NO.: 5770400
AFFECTS: A 10 FOOT STRIP OF LAND ACROSS SECOND CLASS SHORE LANDS, BEING 5 FEET ON EITHER SIDE OF PIPE LINE AS INSTALLED

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ROAD
RECORDED: JUNE 18, 1965
RECORDING NO.: 5892783
AFFECTS: PORTION OF SAID PREMISES

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: EXTENSION OF ROAD EASEMENT
RECORDED: MAY 26, 1981
RECORDING NO.: 8105260387
AFFECTS: PORTION OF SAID PREMISES

MODIFICATION OF EASEMENT
RECORDED: DECEMBER 29, 1986
RECORDING NO.: 8612290139

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ROAD
RECORDED: AUGUST 12, 1981
RECORDING NO.: 8108120502
AFFECTS: PORTION OF SAID PREMISES

SAID EASEMENT CONTAINS A PROVISION FOR BEARING COST OF MAINTENANCE, REPAIR OR CONSTRUCTION OF SAID DRIVE BY THE COMMON USERS.

AMENDMENT OF EASEMENT
RECORDED: JULY 8, 2004
RECORDING NO.: 20040708000900

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS AND EGRESS AND FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A DRIVEWAY
RECORDED: MAY 30, 1997
RECORDING NO.: 9705302152
AFFECTS: PORTION OF LOT 38

NEW LEGAL DESCRIPTION

THE SOUTH 150 FEET OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 10, MENAGE'S FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 32, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 20 FEET THEREOF; TOGETHER WITH SHORELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR UPON THAT PORTION OF THE GOVERNMENT MEANDER LINE LYING IN FRONT OF LOTS 6, 7 AND 8, IN SAID BLOCK 10; AND TOGETHER WITH THE WEST 20 FEET OF THAT PORTION OF THE VACATED PROPERTY OF VILAS STREET (63RD AVE SOUTHEAST) ADJOINING SAID BLOCK 10 ON THE EAST AND LYING SOUTHERLY OF THE SOUTHERLY LINE OF LAKE AVENUE; AND TOGETHER WITH THAT PORTION OF VACATED LAKE AVENUE (SOUTHEAST 21ST STREET) ADJOINING WHICH ATTACHED THERETO BY OPERATION OF LAW; EXCEPT ANY PORTION LYING WESTERLY OF THE NORTHERLY PRODUCTION OF THE WEST LINE OF LOT 8 IN SAID BLOCK 10; (ALSO KNOWN AS PARCEL A, CITY OF MERCER ISLAND LOT LINE ADJUSTMENT NUMBER SUB-05-017, RECORDED UNDER RECORDING NUMBER 20060512900009).

TOGETHER WITH;

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 10, MENAGE'S FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 32, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 150 FEET THEREOF AND TOGETHER WITH THE WEST 20 FEET OF THE SOUTH 150 FEET; TOGETHER WITH SHORELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR UPON THAT PORTION OF THE GOVERNMENT MEANDER LINE LYING IN FRONT OF LOTS 6, 7 AND 8, IN SAID BLOCK 10; AND TOGETHER WITH THE WEST 20 FEET OF THAT PORTION OF THE VACATED PROPERTY OF VILAS STREET (63RD AVE SOUTHEAST) ADJOINING SAID BLOCK 10 ON THE EAST AND LYING SOUTHERLY OF THE SOUTHERLY LINE OF LAKE AVENUE; AND TOGETHER WITH THAT PORTION OF VACATED LAKE AVENUE (SOUTHEAST 21ST STREET) ADJOINING WHICH ATTACHED THERETO BY OPERATION OF LAW; EXCEPT ANY PORTION LYING WESTERLY OF THE NORTHERLY PRODUCTION OF THE WEST LINE OF LOT 8 IN SAID BLOCK 10; (ALSO KNOWN AS PARCEL B, CITY OF MERCER ISLAND LOT LINE ADJUSTMENT NUMBER SUB-05-017, RECORDED UNDER RECORDING NUMBER 20060512900009).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEY NOTES

- 1. THIS SURVEY WAS COMPLETED BASED ON THE CHICAGO TITLE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 0242893-ETU DATED 9/14/2022.
- 2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
- 3. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
- 4. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
- 5. ENCROACHMENTS NOTED AS "IN" OR "OUT" ARE RELATIVE TO THE SUBJECT PROPERTY
- 6. STRUCTURE LOCATIONS ARE MEASURED TO THE FINISHED FASCIA UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE IN DECIMAL FEET.

PROJECT INFORMATION

PROPERTY OWNER: MERCER LAKEHOUSE TRUST
COLONEL F. BETZ, TRUSTEE
6236 SE 22ND ST W.
MERCER ISLAND, WA 98040
TAX PARCEL NUMBER: 544230-0796 & 544230-0765
PROJECT ADDRESS: 6236 SE 22ND ST W.
MERCER ISLAND, WA 98040

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2024.

CODE OFFICIAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2024.

CITY ENGINEER

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2024.

ASSESSOR

DEPUTY ASSESSOR

ACCOUNT NO.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 2024 AT ____ M IN BOOK ____ OF SURVEYS PAGE ____ AT THE REQUEST OF PLOG ENGINEERING, PLLC.

COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

AF# _____

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 NAME OF CLIENT IN MONTH AND YEAR.

[Signature]

PROFESSIONAL LAND SURVEYOR

06/13/2024
DATE



DATE: 06/13/2024

PLOG ENGINEERING
Surveyors & Civil Engineers

P.O. Box 412
Ravensdale, WA 98051
(206) 420-7130
www.PlogEngineering.com



City of Mercer Island

LOT LINE REVISION NO. SUB24-0001

LOT CONSOLIDATION

BASIS OF BEARINGS

PER THE PLAT OF FABEN'S POINT WATER FRONT TRACTS, AS RECORDED IN VOLUME 33 OF PLATS ON PAGE 17, RECORDS OF KING COUNTY, WASHINGTON.

ACCEPTED THE PLAT BEARING OF MENAGE AVE BASED ON FOUND MONUMENTS IN CASE.

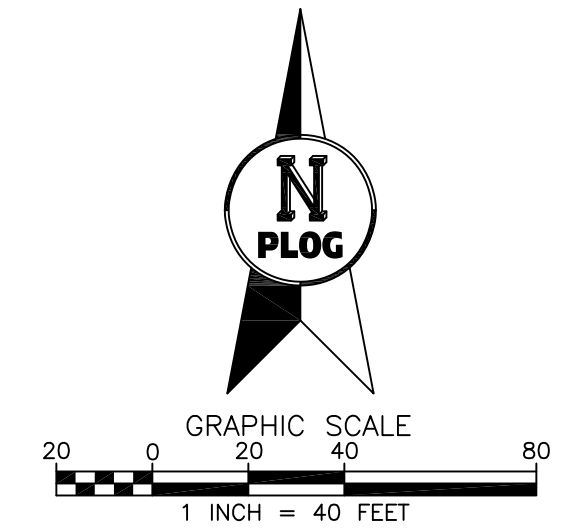
SYMBOL LEGEND

- MONUMENT AS NOTED
- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND REBAR AS NOTED
- SET REBAR AND CAP LS 31976
- FOUND SURFACE MARKER/DISK
- SET SURFACE MARKER/DISK LS 31976

ABBREVIATION LEGEND

- MON = MONUMENT
- DN = DOWN
- SP = SHORT PLAT
- BLA = BOUNDARY LINE ADJUSTMENT
- DBH = DIAMETER AT BREAST HEIGHT (FT)
- DLR = DRIP LINE RADIUS (FT)
- APN = ASSESSOR'S PARCEL NUMBER
- AF# = AUDITOR'S FILE NUMBER
- WD = WOOD
- CL = CHAIN LINK
- (M) = AS MEASURED
- (C) = AS CALCULATED
- (P) = PER PLAT
- (D) = PER DEED
- (R#) = PER REFERENCE SURVEY
- (H) = HELD

NOTE: THERE IS A SANITARY SEWER EASEMENT PER AF# 5770400 LOCATED WITHIN THE SECOND CLASS SHORELANDS THAT IS NOT LOCATED AS PART OF THIS SURVEY. THE EASEMENT IS 10 FEET IN WIDTH AND IS CENTERED ON THE AS-BUILT LOCATION OF THE SEWER MAIN LINE.



FOUND MON IN CASE TACK IN LEAD IN CONC. 1.1' BELOW SURFACE

FOUND MON NO CASE 1" IRON PIPE W/TACK 0.6' BELOW SURFACE

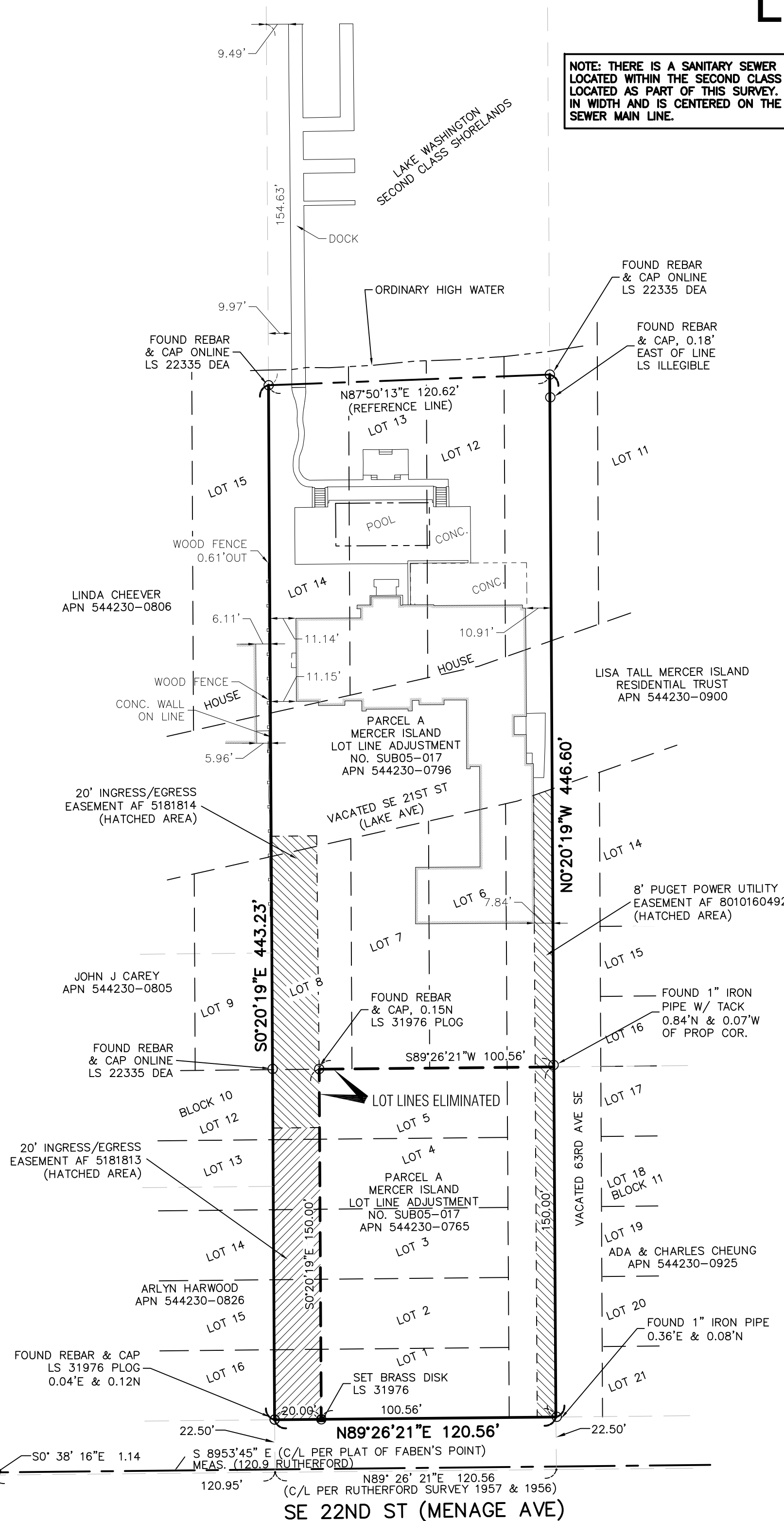
N89° 24' 04"E 389.47 (BASIS OF BEARINGS)

S0° 38' 16"E 1.14

S 895°3'45" E (C/L PER PLAT OF FABEN'S POINT MEAS. (120.9 RUTHERFORD))

N89° 26' 21"E 120.56 (C/L PER RUTHERFORD SURVEY 1957 & 1956)

SE 22ND ST (MENAGE AVE)



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DATE: 06/13/2024



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