

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 DESIRES OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

ROGER MACPHERSON

NANCY MACPHERSON

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KING)SS

I HEREBY CERTIFY THAT _____ AS THEIR SEPARATE ESTATE, PERSONALLY KNOWN BY ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THE SAME.

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

BY: _____, NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT: _____ MY COMMISSION EXPIRES ON: _____

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:

KING COUNTY ASSESSOR'S APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20_____

ASSESSOR

DEPUTY ASSESSOR

TAX PARCEL NUMBER(S) _____

LAND SURVEYOR'S CERTIFICATE

_____, 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.

P.L.S. CERTIFICATE NO. 37540

LEGAL DESCRIPTION:

(PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0246999-ETU, THIRD, DATED JANUARY 11, 2024)

LOTS 3 AND 4, TONJA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 77 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON,

EXCEPT THAT PORTION OF SAID LOT 3, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 01°35'04" WEST ALONG THE EASTERLY LINE OF LOT 3 A DISTANCE OF 75.31 FEET;

THENCE NORTH 10°03'02" WEST A DISTANCE OF 74.73 FEET;

THENCE NORTH 76°21'57" WEST A DISTANCE OF 10.15 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 3;

THENCE SOUTH 88°24'56" EAST ALONG SAID NORTH LINE 25.00 FEET TO THE POINT OF BEGINNING, AND THE END OF THIS EXCEPTION;

TOGETHER WITH AN UNDIVIDED 1/7TH INTEREST IN LOT 1 OF SAID PLAT; AND

TOGETHER WITH AN UNDIVIDED 1/2 INTEREST IN TRACT A OF SAID PLAT;

(ALSO KNOWN AS THE ROSA LINE REVISION, CITY OF MERCER ISLAND FILE NO. 94-0467, RECORDED UNDER RECORDING NUMBER 9606139004).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NOTES:

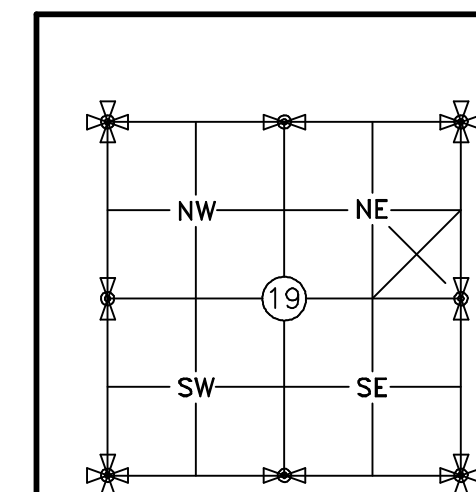
1. MONUMENTS VISITED ON 03/15/2024.

2. THE SEAWALL LOCATION WAS SURVEYED AND MEASURED ON FEB. 12, 2024. IT WAS MEASURED AT THE APPROXIMATE FACE (WATER SIDE) OF 2-MAN OR LARGER ROCKS AT POINTS OF ANGLE OR END POINTS. THESE MEASURED POINTS ARE ARBITRARY AS ROCK FACES ARE NOT ALIGNED IN CONTINUOUSLY STRAIGHT SECTIONS AND CONTAIN UNEVEN SURFACES. THE FACE OF SEAWALL IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. ACTUAL OWNERSHIP LINES EXTEND TO THE LIMITS OF SECOND CLASS SHORELANDS ADJOINING. NO ATTEMPT WAS MADE TO SURVEY THESE LIMITS.

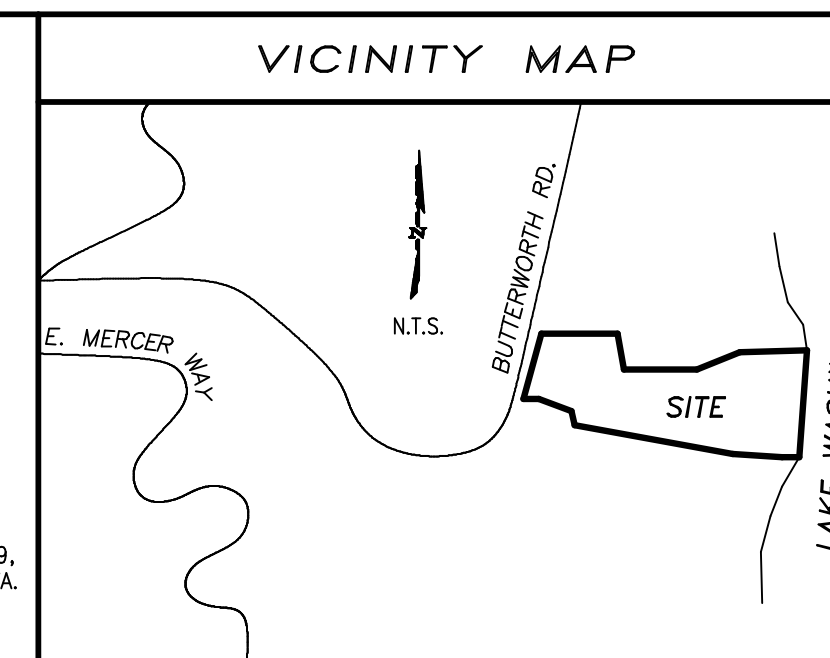
REFERENCE SURVEYS:

- 1. PLAT OF TONJA ESTATES, VOL. 77, PAGE 64, KING COUNTY, WA.
- 2. ROSA LINE REVISION, CITY OF MERCER ISLAND FILE NO. 94-0467, REC. NO. 9606139004
- 3. FELTIS-EYRING BOUNDARY LINE REVISION, MERCER ISLAND FILE NO. M.I. 92-09-43, REC. NO. 9212299014

INDEXING DATA: SE 1/4, NE 1/4, SEC. 19, T.24 N, R.5 E, W.M.
INSTRUMENT USED: TRIMBLE S6 ROBOTIC
METHOD: TRAVERSE EXCEEDING REQUIREMENTS OF W.A.C. 332-130-090.



INDEX DATA: SE 1/4, NE 1/4, SEC. 19, T.24 N, R.5 E, W.M., KING COUNTY, WA.



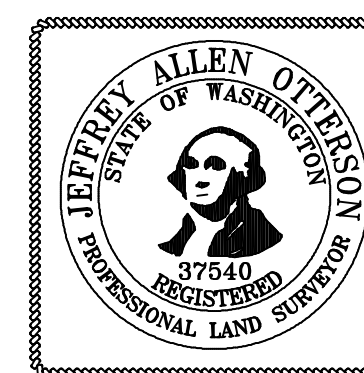
CITY OF MERCER ISLAND
SHORT PLAT SUB24-

BUTTERWORTH SHORT PLAT
SURVEY IN SE 1/4 OF NE 1/4
OF SECTION 19, T.24 N., R.5 E.,
W.M., IN KING COUNTY, WASHINGTON

RECORDING CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF CASCADE LAND SURVEYING THIS _____
DAY OF _____, 20____, AT _____ MINUTES PAST _____ M. AND
RECORDED IN BOOK _____ OF SURVEYS, ON PAGE _____, RECORDS
OF KING COUNTY, WASHINGTON.

KING COUNTY MANAGER SUPT. OF RECORDS AND ELECTIONS

BUTTERWORTH SHORT PLAT
5330 BUTTERWORTH ROAD
MERCER ISLAND, WA 98040



CASCADE LAND SURVEYING
Complete Land Surveying Services

16009 AP TUBBS RD E, BUCKLEY, WA 98321
(P) 253-820-4016
EMAIL: JEFF@CASCADELS.COM

DRAWN BY: JAO DATE: 09/09/2024 JOB NUMBER: 2024-003

CHECKED BY: JAO SCALE: N/A

SHEET 1 OF 6

SCHEDULE B, PART 2, EXCEPTIONS:

(PER CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0246999-ETU
COMMITMENT - THIRD, DATED JANUARY 11, 2024)

SPECIAL EXCEPTIONS:

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: MERCER ISLAND SEWER DISTRICT, A MUNICIPAL CORPORATION
PURPOSE: SEWER PIPELINE AND ALL NECESSARY APPURTENANCES
RECORDING DATE: JUNE 19, 1964
RECORDING NO.: 5750958
RECORDING DATE: JULY 8, 1964
RECORDING NO.: 5758750
AFFECTS: A PORTION OF SHORELANDS LYING WITHIN STRIP OF LAND 10 FEET IN WIDTH

(EASEMENT(S) ARE DEPICTED HEREON IN AN APPROXIMATE LOCATION, WITHIN THE SHORELANDS)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN IN THE DOCUMENT:

RECORDING DATE: APRIL 23, 1965
RECORDING NO.: 5870467
PURPOSE: STORM DRAINAGE AND UTILITIES
AFFECTS: WESTERLY 10 FEET OF LOT 3, TRACT A, AND OTHER PROPERTY ADJOINING BUTTERWORTH ROAD

(EASEMENT(S) ARE DEPICTED HEREON)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF MERCER ISLAND
PURPOSE: UNDERGROUND STORM DRAIN RECORDING
DATE: APRIL 23, 1965
RECORDING NO.: 5870467
AFFECTS: THE NORTH 10 FEET OF LOT 1 AND ALL OF TRACT A

(EASEMENT(S) ARE DEPICTED HEREON)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: MERCER ISLAND SEWER DISTRICT, A MUNICIPAL CORPORATION
PURPOSE: UNDERGROUND RIGID CONDUITS
RECORDING DATE: MAY 12, 1965
RECORDING NO.: 5878038
AFFECTS: PORTION OF TRACT A

(EASEMENT IS DEPICTED HEREON)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN IN THE DOCUMENT

RECORDING DATE: SEPTEMBER 11, 1996
RECORDING NO.: 9609110173
PURPOSE: INGRESS AND EGRESS
AFFECTS: PORTION OF LOT 4 DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 4, THEN SOUTH 22°26'49" EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 23.56 FEET; THENCE SOUTH 73°10'02" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 4 A DISTANCE OF 35.00 FEET; THENCE NORTH 53°05'50" WEST A DISTANCE OF 53.14 FEET TO THE POINT OF BEGINNING.

(EASEMENT IS DEPICTED HEREON)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF MERCER ISLAND
PURPOSE: PUBLIC STORM DRAINAGE
RECORDING DATE: DECEMBER 29, 2000
RECORDING NO.: 20001229000271
AFFECTS: SOUTHEASTERLY PORTION OF SAID PREMISES

(EASEMENT IS DEPICTED HEREON, SEE NOTE)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN IN THE DOCUMENT

RECORDING DATE: AUGUST 15, 2002
RECORDING NO.: 20020815001275
PURPOSE: UTILITIES TOGETHER WITH MAINTENANCE THEREOF
AFFECTS: SOUTHERLY PORTION OF SAID PREMISES

(EASEMENT(S) ARE DEPICTED HEREON)

8. 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 MERCER ISLAND BOUNDARY LINE REVISION NO. M.I. 92-09-43:

RECORDING NO: 9212299014

(EASEMENT IS DEPICTED HEREON)

SCHEDULE B, PART 2, EXCEPTIONS (CONTINUED):

9. 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 THE BOUNDARY LINE ADJUSTMENT NO. 94-0467:

RECORDING NO: 9606139004

(EASEMENT(S) ARE DEPICTED HEREON)

10. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY

GRANTOR: STATE OF WASHINGTON
RECORDING NO.: 1579699

RIGHT OF THE STATE OF WASHINGTON OR ITS SUCCESSORS, SUBJECT TO PAYMENT OF COMPENSATION, TO ACQUIRE RIGHTS OF WAY FOR PRIVATE RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES OR OTHER EASEMENTS FOR TRANSPORTING AND MOVING TIMBER, STONE, MINERALS AND OTHER PRODUCTS FROM THIS AND OTHER LAND, AS RESERVED IN ABOVE-REFERENCED DEED.

AFFECTS: SECOND CLASS SHORELANDS

11. COVENANTS, CONDITIONS, RESTRICTIONS, LIABILITY FOR ASSESSMENTS, AND EASEMENTS 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, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, 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 IN THE DOCUMENT

RECORDING DATE: APRIL 23, 1965
RECORDING NO.: 5870467

(EASEMENTS ARE DEPICTED HEREON)

12. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

RECORDING DATE: DECEMBER 8, 1955
RECORDING NO.: 4644177
REGARDING: ESTABLISHING THE NORTH BOUNDARY LINE OF SECOND CLASS SHORELANDS ADJOINING LOT 1

(AGREEMENT NOTE IS DEPICTED HEREON)

13. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

RECORDING DATE: AUGUST 4, 1977
RECORDING NO.: 7708040644
REGARDING: THE BUILDING AND MAINTENANCE OF A DOCK ON THE SECOND CLASS SHORELANDS

(AGREEMENT NOTE IS DEPICTED HEREON)

14. AGREEMENT TO REMOVE AND REPLACE ENCROACHMENTS WITHIN PUBLIC RIGHT-OF-WAY, AND THE TERMS AND CONDITIONS THEREOF:

RECORDING DATE: NOVEMBER 25, 1997
RECORDING NO.: 9711251057

(IT IS UNCLER FROM THE DOCUMENT IF ANY ENCROACHMENTS HAVE BEEN OR WILL BE REMOVED UPON CITY NOTICE)

15. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING AND CHANGING IN THE COURSE, BOUNDARIES OR HIGH WATER LINE OF LAKE WASHINGTON.

16. RIGHTS OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE LAND WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF LAKE WASHINGTON.

17. ANY PROHIBITION OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW OR WAS FORMERLY COVERED BY WATER.

18. PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES FOR COMMERCE, NAVIGATION, FISHERIES AND THE PRODUCTION OF POWER.

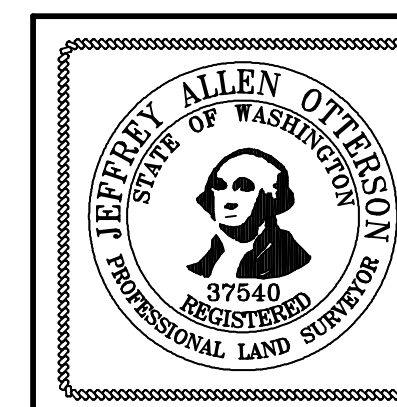
19. RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; INDIAN TREATY OR ABORIGINAL RIGHTS.

24. ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN INSPECTION AND BY SURVEY PREPARED BY M.W. MARSHALL DATED OCTOBER 5, 1992, UNDER JOB NO. 1260-E:

A) QUESTION OF THE LOCATION OF A HEDGE AND A CHAIN LINK FENCE ALONG A PORTION OF THE NORTH BOUNDARY LINE THAT DO NOT CONFORM TO THE PROPERTY LINE;

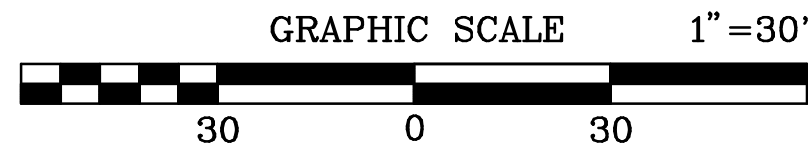
B) QUESTION OF THE LOCATION OF PLANTINGS ALONG THE WEST LINE OF THE PROPERTY THAT DO NOT CONFORM TO THE PROPERTY LINE;

C) QUESTION OF THE LOCATION OF PLANTINGS AND VEGETATION ALONG THE SOUTH LINE OF THE PROPERTY THAT DO NOT CONFORM TO THE PROPERTY LINE.



CASCADE LAND SURVEYING
Complete Land Surveying Services
16009 AP TUBBS RD E, BUCKLEY, WA 98321
(P) 253-820-4016
EMAIL: JEFF@CASCADELS.COM

DRAWN BY: JAO	DATE: 09/09/2024	JOB NUMBER: 2024-003
CHECKED BY: JAO	SCALE: N/A	SHEET 2 OF 6



BASIS OF BEARINGS:

THE CENTERLINE OF BUTTERWORTH ROAD, BEING NORTH 20°10'45" EAST PER THE PLAT OF TONJA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 77 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON.

VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

BENCHMARK:

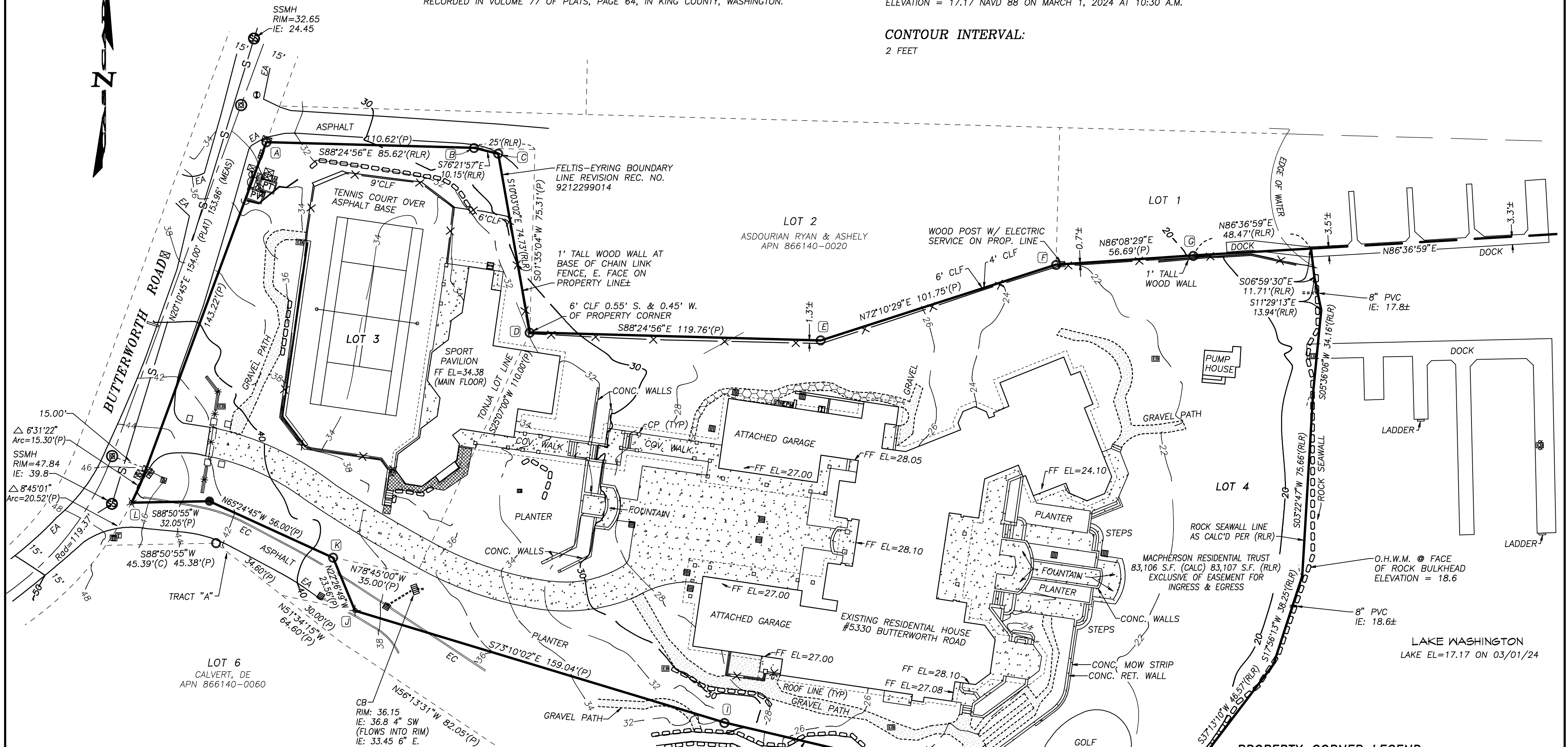
LAKE WASHINGTON WATER SURFACE ELEVATION PER U.S. ARMY CORPS OF ENGINEERS, SEATTLE DISTRICT, WATER MANAGEMENT. ELEVATION = 17.17 NAVD 88 ON MARCH 1, 2024 AT 10:30 A.M.

TREE NOTE:

SEE SHEET 6 OF 6 FOR TREES AND TREE RETENTION PLAN

CONTOUR INTERVAL:

2 FEET

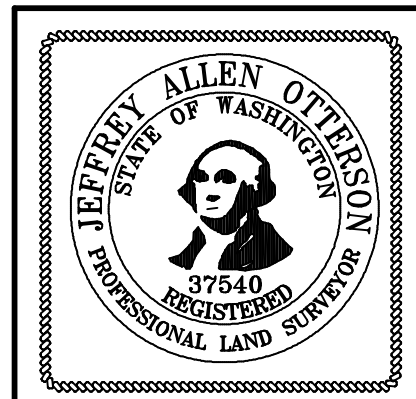


- LEGEND:**
- ⊙ FOUND CONC. MON. IN CASE W/ 3/8" BRASS PLUG & PUNCH
 - SET 1/2" REBAR & CAP "CASCADE LS 37540"
 - FOUND REBAR & CAP OR IRON PIPE & CAP AS DESCRIBED
 - ⊗ SET OR FOUND NAIL & WASHER AS DESCRIBED
 - ▣ CATCH BASIN
 - ▤ AREA DRAIN
 - ⊕ SANITARY SEWER MANHOLE
 - ⊖ GAS VALVE
 - ⊙ GAS METER
 - ⊕ FIRE HYDRANT
 - ⊖ WATER VALVE
 - ⊙ WATER METER
 - ⊕ WATER HOT BOX
 - ⊖ WATER FAUCET
 - ⊙ TELEPHONE OR COMM RISER
 - ⊕ POWER TRANSFORMER
 - ⊖ POWER VAULT
 - ⊙ ELECTRIC BOX
 - ⊕ UTILITY POLE
 - ⊖ GUY ANCHOR
 - ⊙ MAIL BOX

- ⊗ IRON FENCE ON CONC. FOOTING
- ⊗ CHAIN LINK FENCE
- ⊙ ROCKERY
- (P) PLAT OF TONJA ESTATES
- (RLR) ROSA LINE REVISION REC. NO. 9606139004
- CLF CHAIN LINK FENCE
- G GATE
- CP CONCRETE PILLAR
- EA EDGE OF PAVEMENT
- EC EXTRUDED CURB
- (A) PROPERTY CORNER NOTE
- (1) EXCEPTION REFERENCE NO. PER SCHEDULE B
- ▨ AREAS OF GRAVEL
- ▩ AREAS OF STONE PAVERS
- ▧ AREAS OF CONCRETE
- ▦ AREAS OF CONCRETE PAVERS

PROPERTY CORNER LEGEND:

- (A) FOUND 3/4" IRON PIPE & CAP "LS 20764" S49°E 0.09'
- (B) FOUND 3/4" IRON PIPE & CAP W/TACK "LS 20764" S38°W 0.09'
- (C) FOUND 1/2" REBAR & CAP "TERRANE 15025 56664 52088 57176"
- (D) FOUND 3/4" IRON PIPE & CAP W/TACK "LS 20764" S26°W 0.16'
- (E) FOUND 1/2" REBAR & CAP "TERRANE 15025 56664 52088 57176"
- (F) FOUND 3/4" IRON PIPE & CAP W/TACK "LS 20764" S51°E 0.08'
- (G) FOUND 3/4" IRON PIPE & CAP W/TACK "LS 20764" S4°W 0.17'
- (H) FOUND 3/4" IRON PIPE & CAP W/TACK "LS 20764" S34°W 0.41'
- (I) FOUND 3/4" IRON PIPE & CAP W/TACK "LS 20764" S22°W 0.22'
- (J) FOUND MAG NAIL & WASHER "3"427" N49°E 0.09'
- (K) FOUND 1/2" REBAR & CAP "TRIAD ASSOC 19620 22335 21402 18094"
- (L) SET MAG NAIL & I.D. WASHER "LS 37540"



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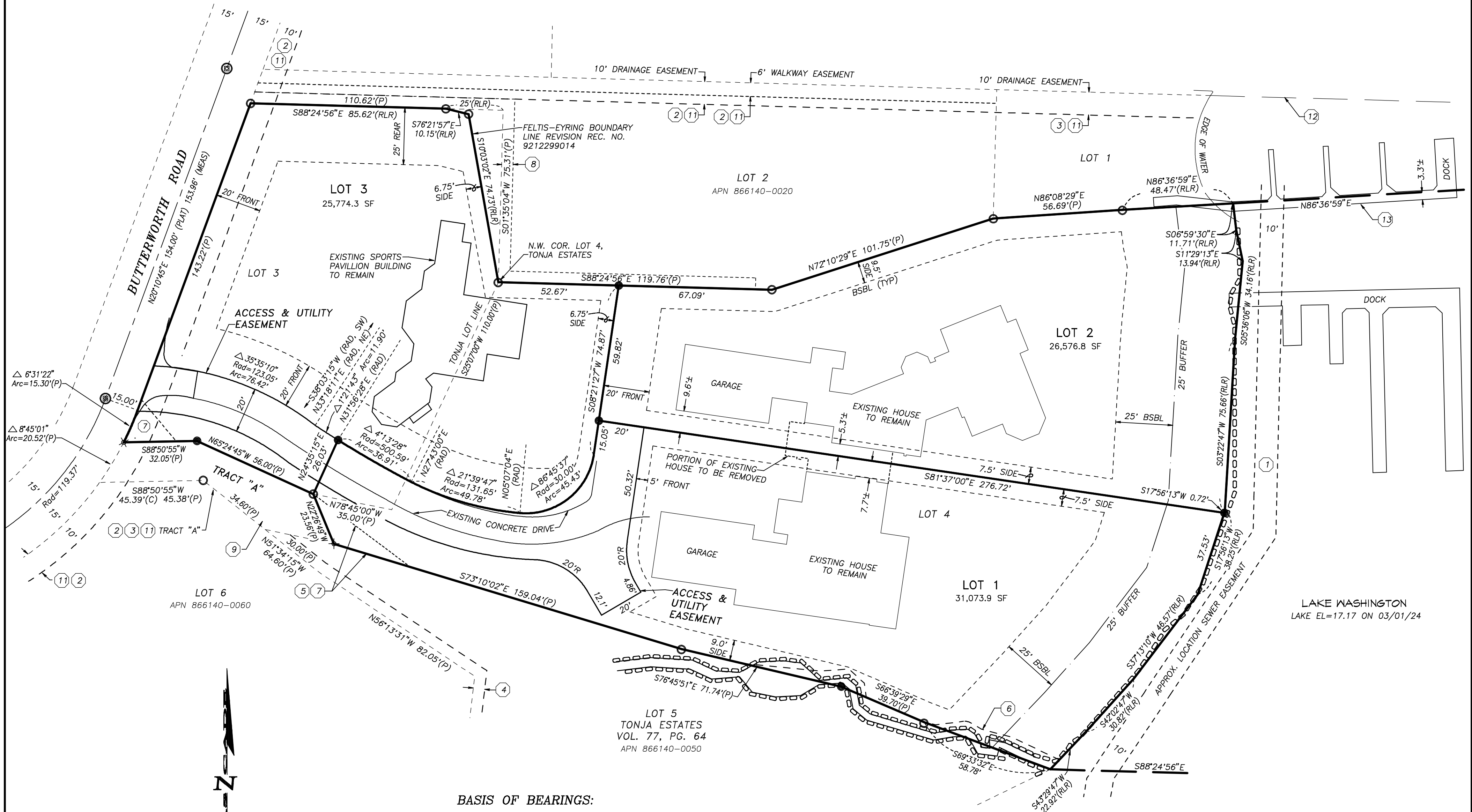
DRAWN BY: JAO	DATE: 09/09/2024	JOB NUMBER: 2024-003
CHECKED BY: JAO	SCALE: 1" = 30'	SHEET SHEET 3 OF 6

EASEMENT/EXCEPTIONS NOTE:

SEE SHEET 2 OF 6 FOR SCHEDULE B EASEMENT AND EXCEPTIONS INFORMATION.

TREE NOTE:

SEE SHEET 6 OF 6 FOR TREES AND TREE RETENTION PLAN

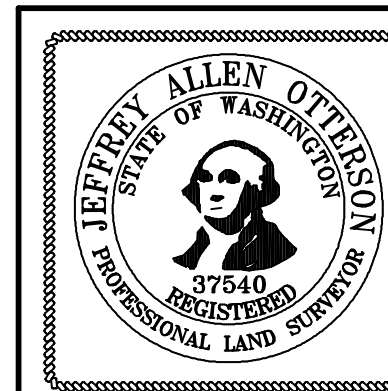
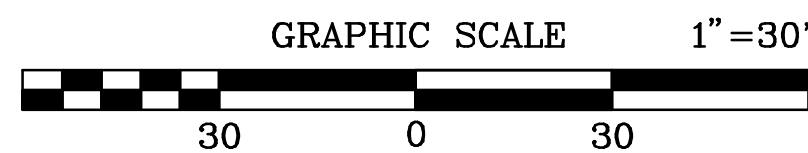


BASIS OF BEARINGS:

THE CENTERLINE OF BUTTERWORTH ROAD, BEING NORTH 20°10'45" EAST PER THE PLAT OF TONJA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 77 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON.

LEGEND:

- ⊙ FOUND CONC. MON. IN CASE W/ 3/8" BRASS PLUG & PUNCH
- SET 1/2" REBAR & CAP "CASCADE LS 37540"
- FOUND REBAR & CAP OR IRON PIPE & CAP AS DESCRIBED
- ⊗ SET OR FOUND NAIL & WASHER AS DESCRIBED
- ① EXCEPTION REFERENCE NO. PER SCHEDULE B (SEE SHEET 2)
- ROCKERY
- BSBL BUILDING SETBACK LINE



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DRAWN BY: JAO	DATE: 09/09/2024	JOB NUMBER: 2024-003
CHECKED BY: JAO	SCALE: 1" = 30'	SHEET SHEET 4 OF 6

LOT 1:

THOSE PORTIONS OF LOTS 3 AND 4, TONJA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 77 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON, LYING EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4;
THENCE SOUTH 88°24'56" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 52.67 FEET TO THE BEGINNING OF SAID LINE;
THENCE SOUTH 08°21'27" WEST A DISTANCE OF 74.87 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;
THENCE SOUTHWESTERLY A DISTANCE OF 45.43 FEET ALONG THE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 86°45'37" TO A POINT OF COMPOUND CURVATURE;
THENCE NORTHWESTERLY A DISTANCE OF 49.78 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 131.65 FEET AND A CENTRAL ANGLE OF 21°39'47" TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 27°43'00" EAST;
THENCE NORTHWESTERLY A DISTANCE OF 36.91 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 500.59 FEET AND A CENTRAL ANGLE OF 4°13'28" TO A POINT OF CUSP;
THENCE SOUTH 24°35'15" WEST A DISTANCE OF 26.03 FEET TO THE SOUTH LINE OF SAID LOT 3 AND THE TERMINUS OF SAID LINE;

EXCEPT THAT PORTION OF SAID LOT 4 LYING EASTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4;
THENCE SOUTH 88°24'56" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 52.67 FEET TO THE BEGINNING OF SAID LINE;
THENCE SOUTH 08°21'27" WEST ALONG SAID LINE A DISTANCE OF 59.82 FEET;
THENCE SOUTH 81°37'00" EAST TO THE SHORELINE OF LAKE WASHINGTON AND THE TERMINUS OF SAID LINE.

TOGETHER WITH AN UNDIVIDED 1/6 INTEREST IN TRACT A OF SAID PLAT;

AND TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 2:

THAT PORTION OF LOT 4, TONJA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 77 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON, LYING EASTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4;
THENCE SOUTH 88°24'56" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 52.67 FEET TO THE BEGINNING OF SAID LINE;
THENCE SOUTH 08°21'27" WEST ALONG SAID LINE A DISTANCE OF 59.82 FEET;
THENCE SOUTH 81°37'00" EAST TO THE SHORELINE OF LAKE WASHINGTON AND THE TERMINUS OF SAID LINE.

TOGETHER WITH AN UNDIVIDED 1/6 INTEREST IN TRACT A OF SAID PLAT;

AND TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 3:

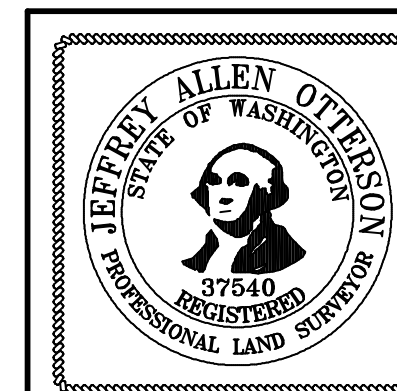
THOSE PORTIONS OF LOTS 3 AND 4, TONJA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 77 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3;
THENCE SOUTH 88°24'56" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 85.62 FEET;
THENCE SOUTH 76°21'57" EAST A DISTANCE OF 10.15 FEET;
THENCE SOUTH 10°03'02" EAST A DISTANCE OF 74.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 4;
THENCE SOUTH 88°24'56" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 52.67 FEET;
THENCE SOUTH 08°21'27" WEST A DISTANCE OF 74.87 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;
THENCE SOUTHWESTERLY A DISTANCE OF 45.43 FEET ALONG THE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 86°45'37" TO A POINT OF COMPOUND CURVATURE;
THENCE NORTHWESTERLY A DISTANCE OF 49.78 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 131.65 FEET AND A CENTRAL ANGLE OF 21°39'47" TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 27°43'00" EAST;
THENCE NORTHWESTERLY A DISTANCE OF 36.91 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 500.59 FEET AND A CENTRAL ANGLE OF 4°13'28" TO A POINT OF CUSP;
THENCE SOUTH 24°35'15" WEST A DISTANCE OF 26.03 FEET TO THE SOUTH LINE OF SAID LOT 3;
THENCE NORTH 65°24'45" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 56.00 FEET;
THENCE SOUTH 88°50'55" WEST A DISTANCE OF 32.05 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 134.37 FEET AND A CENTRAL ANGLE OF 6°31'22";
THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 15.30 FEET;
THENCE NORTH 20°10'45" EAST TANGENT TO SAID CURVE A DISTANCE OF 143.22 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED 1/7TH INTEREST IN LOT 1 OF SAID PLAT; AND

TOGETHER WITH AN UNDIVIDED 1/6 INTEREST IN TRACT A OF SAID PLAT;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

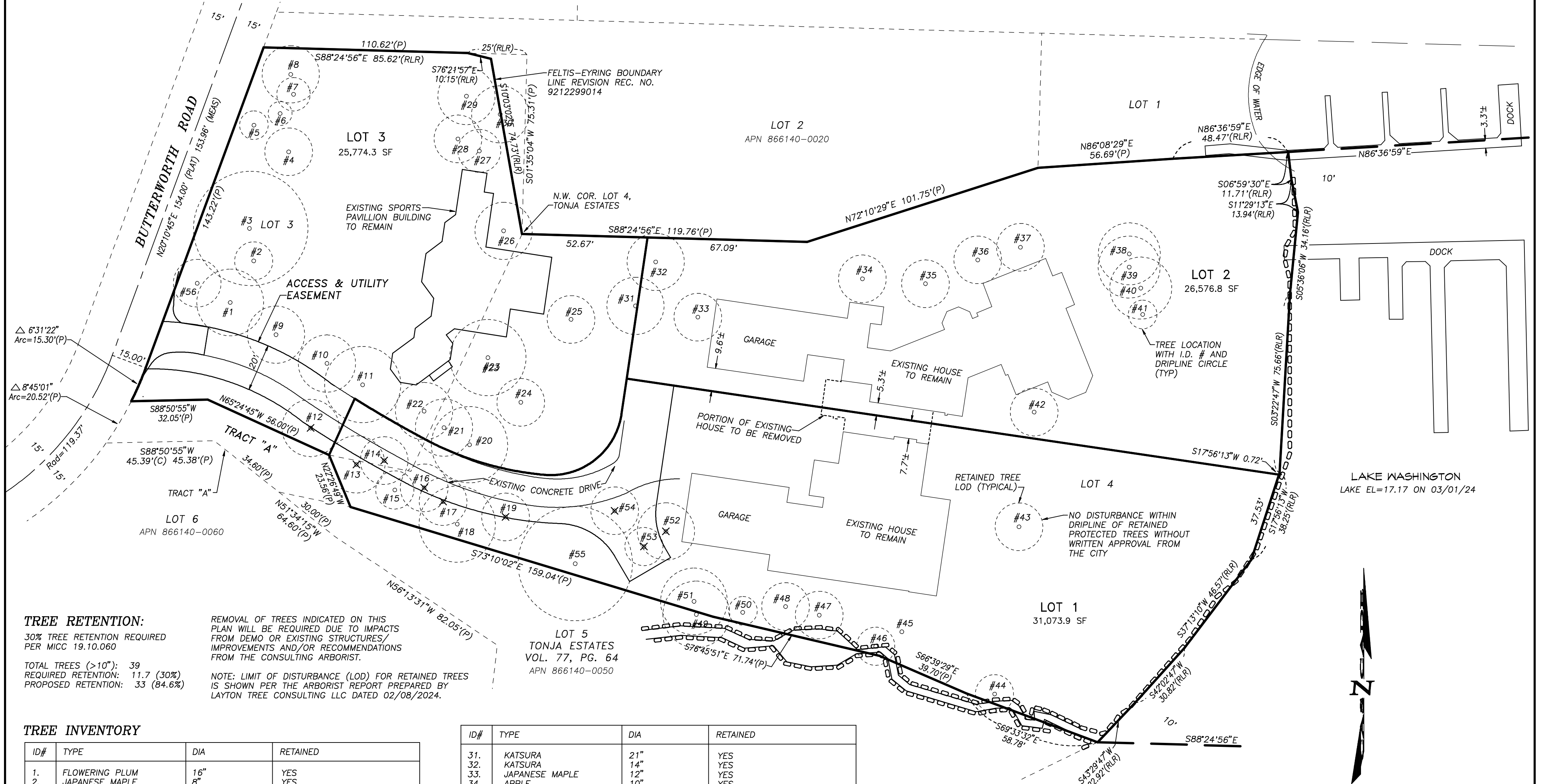


CASCADE LAND SURVEYING
Complete Land Surveying Services
16009 AP TUBBS RD E, BUCKLEY, WA 98321
(P) 253-820-4016
EMAIL: JEFF@CASCADELS.COM

DRAWN BY: JAO	DATE: 09/09/2024	JOB NUMBER: 2019-013
CHECKED BY: JAO	SCALE: N/A	SHEET SHEET 5 OF 6

BASIS OF BEARINGS:

THE CENTERLINE OF BUTTERWORTH ROAD, BEING NORTH 20°10'45" EAST PER THE PLAT OF TONJA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 77 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON.



TREE RETENTION:

30% TREE RETENTION REQUIRED PER MICC 19.10.060
TOTAL TREES (>10"): 39
REQUIRED RETENTION: 11.7 (30%)
PROPOSED RETENTION: 33 (84.6%)

REMOVAL OF TREES INDICATED ON THIS PLAN WILL BE REQUIRED DUE TO IMPACTS FROM DEMO OR EXISTING STRUCTURES/IMPROVEMENTS AND/OR RECOMMENDATIONS FROM THE CONSULTING ARBORIST.

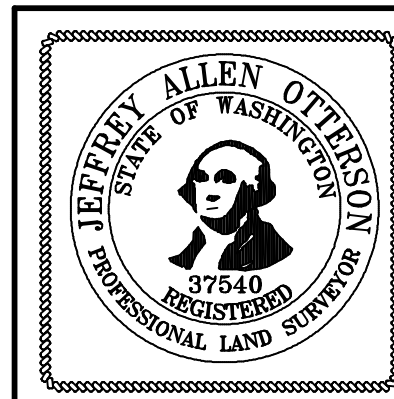
NOTE: LIMIT OF DISTURBANCE (LOD) FOR RETAINED TREES IS SHOWN PER THE ARBORIST REPORT PREPARED BY LAYTON TREE CONSULTING LLC DATED 02/08/2024.

TREE INVENTORY

ID#	TYPE	DIA	RETAINED
1.	FLOWERING PLUM	16"	YES
2.	JAPANESE MAPLE	8"	YES
3.	BIGLEAF MAPLE 7	14" TO 24"	YES
4.	JAPANESE MAPLE	5", 5", 5", 4" (9")	YES
5.	SERBIAN SPRUCE CV	8"	YES
6.	SOUTHERN MAGNOLIA	5"	YES
7.	SERBIAN SPRUCE CV	8"	YES
8.	WESTERN RED CEDAR	33"	YES
9.	KATSURA	14"	YES
10.	KATSURA	14"	YES
11.	WESTERN RED CEDAR	24", 22" (32")	YES
12.	ALASKA CEDAR	13"	NO
13.	KATSURA	20"	NO
14.	KATSURA	13"	NO
15.	ALASKA CEDAR 10"	10"	YES
16.	KATSURA	14"	NO
17.	KATSURA	10"	NO
18.	BIGLEAF MAPLE	36"	YES
19.	KATSURA	15"	NO
20.	WESTERN RED CEDAR	48"	YES
21.	FLOWERING PLUM	10", 12" (16")	YES
22.	FLOWERING PLUM	11"	YES
23.	WESTERN RED CEDAR	45", 34"	YES
24.	PAULOWNIA/EMPRESS	22"	YES
25.	JAPANESE STEWARTIA	7"	YES
26.	KATSURA	18"	YES
27.	KATSURA	14"	YES
28.	KATSURA	18"	YES
29.	KATSURA	21"	YES

ID#	TYPE	DIA	RETAINED
31.	KATSURA	21"	YES
32.	KATSURA	14"	YES
33.	JAPANESE MAPLE	12"	YES
34.	APPLE	10"	YES
35.	APPLE	20"	YES
36.	APPLE	12"	YES
37.	APPLE	13"	YES
38.	BLACK COTTONWOOD	43"	YES
39.	BLACK COTTONWOOD	41"	YES
40.	BLACK COTTONWOOD	34"	YES
41.	FLOWERING PLUM	8"	YES
42.	SOUTHERN MAGNOLIA	12"	YES
43.	SOUTHERN MAGNOLIA	11"	YES
44.	CORSICAN PINE	7", 5", 4", 4" (10")	YES
45.	PORTUGUESE LAUREL	6" TO 12"	YES
46.	HOLLYWOOD JUNIPER	8", 6" (10")	YES
47.	PORTUGUESE LAUREL	14"	YES
48.	WHITE BIRCH	14"	YES
49.	WESTERN RED CEDAR	24"	YES
50.	SERBIAN SPRUCE CV.	10"	YES
51.	PHOTINIA CV.	11", 10", 5"	YES
52.	WHITE BIRCH	12"	NO
53.	WHITE BIRCH	13"	NO
54.	WHITE BIRCH	9"	NO
55.	CHINESE CATALPA	39"	YES
56.	FLOWERING PLUM	9"	YES

NEIGHBORING TREES			
30.	WESTERN RED CEDAR	26"	
49.	WESTERN RED CEDAR	24"	



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DRAWN BY: JAO	DATE: 09/09/2024	JOB NUMBER: 2024-003
CHECKED BY: JAO	SCALE: 1" = 30'	SHEET SHEET 6 OF 6