

DECLARATION

WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A LOT LINE REVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS LOT LINE REVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID LOT LINE REVISION 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

ACKNOWLEDGEMENT

CORPORATION: )  
STATE OF WASHINGTON ) SS  
COUNTY OF KING )

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, TO ME KNOWN TO BE THE \_\_\_\_\_ OF COOPERVILLE LLC, A LIMITED LIABILITY COMPANY, THE CORPORATION DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE / SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE CORPORATION.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON. MY COMMISSION EXPIRES \_\_\_\_\_

ORIGINAL LEGAL DESCRIPTIONS:

PARCEL "A":

LOT 4, TONJA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 77 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON,  
TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN TRACT A OF SAID PLAT;  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL "B":

LOT 3, 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 1/4 INTEREST IN TRACT A OF SAID PLAT;  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CITY OF MERCER ISLAND:

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 IMCC 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.

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.
- 3. TITLE INFORMATION RELIED UPON PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0246999-ETU, THIRD, DATED JANUARY 11, 2024.
- 4. INSTRUMENTATION USED FOR THIS SURVEY WAS A TRIMBLE S6 ROBOTIC TOTAL STATION WITH AN ELECTRONIC DISTANCE MEASURING UNIT, AND TDS RANGER DATA COLLECTOR WITH SURVEY PRO ROBOTICS, MEETING STATE STANDARDS SET BY WAC 332-130-090.

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

NEW LEGAL DESCRIPTIONS:

PARCEL "A":

LOT 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 4 LYING WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF SAID PLAT;  
THENCE NORTH 88°50'55" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 32.05 FEET;  
THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 65°24'45" EAST A DISTANCE OF 56.00 FEET TO THE CORNER COMMON TO LOTS 3 AND 4;  
THENCE SOUTH 22°26'49" EAST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 23.56 FEET;  
THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 73°10'02" EAST A DISTANCE OF 119.89 FEET TO THE BEGINNING OF SAID LINE;  
THENCE NORTH 08°26'14" EAST A DISTANCE OF 85.70 FEET;  
THENCE SOUTH 81°33'46" EAST A DISTANCE OF 182.15 FEET;  
THENCE SOUTH 72°03'47" EAST A DISTANCE OF 81.24 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE WASHINGTON;  
THENCE SOUTH 88°24'56" EAST TO THE EASTERLY LIMIT OF SECOND CLASS SHORELANDS ADJOINING AND THE TERMINUS OF SAID LINE.

TOGETHER WITH AN UNDIVIDED 1/2 INTEREST IN TRACT A OF SAID PLAT;  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL "B":

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;

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

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF SAID PLAT;  
THENCE NORTH 88°50'55" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 32.05 FEET;  
THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 65°24'45" EAST A DISTANCE OF 56.00 FEET TO THE CORNER COMMON TO LOTS 3 AND 4;  
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THENCE SOUTH 88°24'56" EAST TO THE EASTERLY LIMIT OF SECOND CLASS SHORELANDS ADJOINING AND THE TERMINUS OF SAID LINE.

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;  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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:

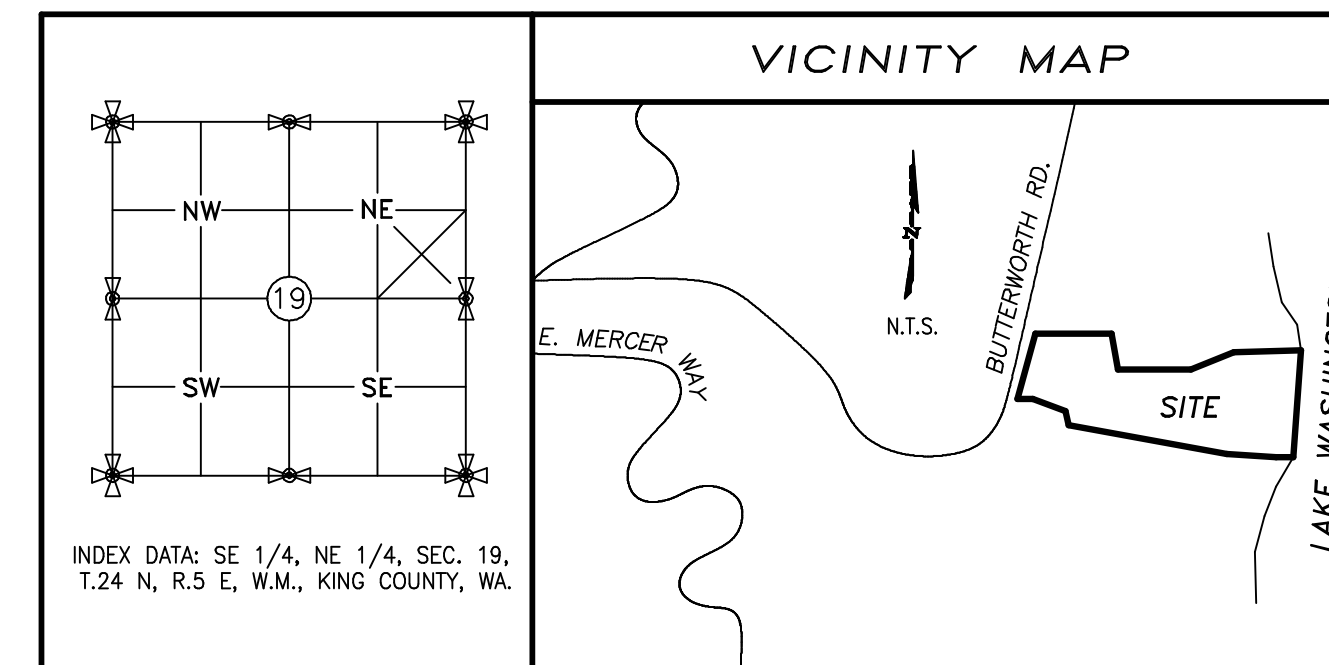
KING COUNTY ASSESSOR'S APPROVAL

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

ASSESSOR

DEPUTY ASSESSOR

TAX PARCEL NUMBER(S) \_\_\_\_\_



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

RECORDER'S CERTIFICATE

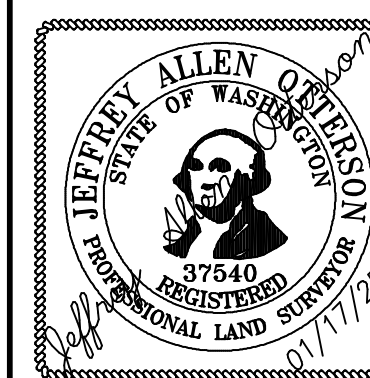
FILED FOR RECORD AT THE REQUEST OF CASCADE LAND SURVEYING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN BOOK \_\_\_\_\_ OF SURVEYS, ON PAGE \_\_\_\_\_, RECORDS OF KING COUNTY, WASHINGTON.  
KING COUNTY MANAGER \_\_\_\_\_ SUPT. OF RECORDS AND ELECTIONS \_\_\_\_\_

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 ROGER MACPHERSON IN \_\_\_\_\_  
*Jeffrey Allen Otterson*  
P.L.S. CERTIFICATE NO. 37540

LOT LINE REVISION FOR:  
COOPERVILLE LLC

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 01/17/2025 JOB NUMBER: 2024-003  
CHECKED BY: JAO SCALE: N/A SHEET 1 OF 3

**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.

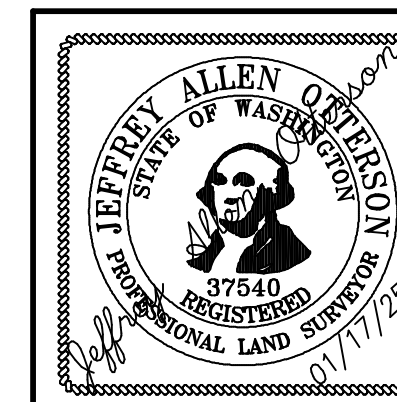
19. RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; INDIAN TREATY OR ABORIGINAL RIGHTS.

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	01/17/2025	JOB NUMBER: 2024-003
CHECKED BY: JAO	SCALE: N/A	<b>SHEET 2 OF 3</b>

**PARCEL AREAS:**

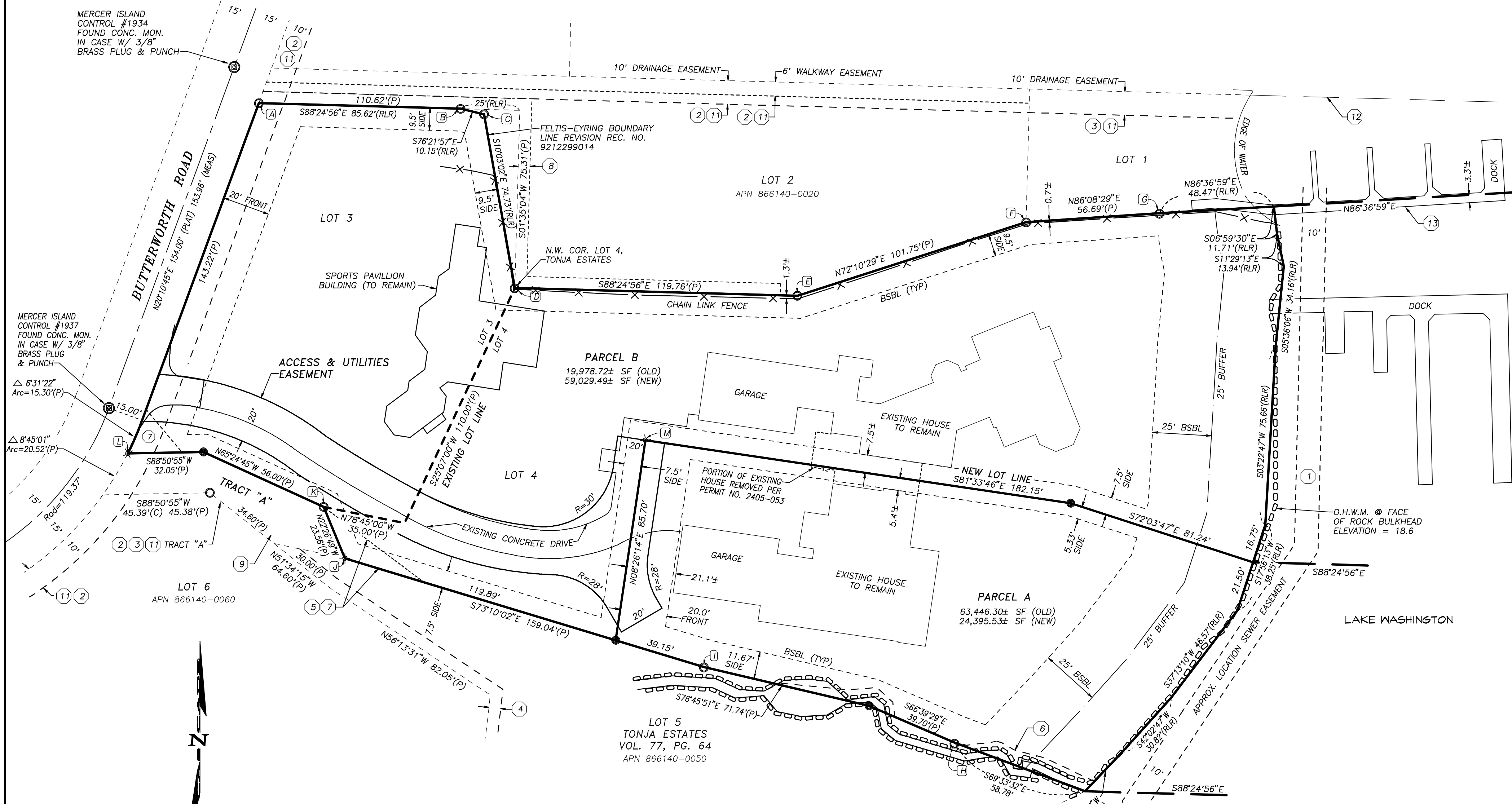
OLD PARCEL A = 63,446.30± SF  
NEW PARCEL A = 24,395.53± SF

OLD PARCEL B = 19,978.72± SF  
NEW PARCEL B = 59,029.49± SF

NOTE: PARCEL AREAS ARE CALCULATED TO THE APPROXIMATE FACE OF THE ROCK BULKHEAD (OHWM).

**LEGEND:**

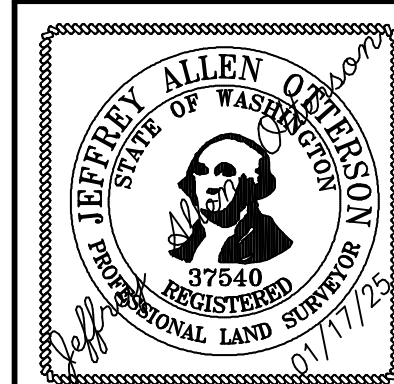
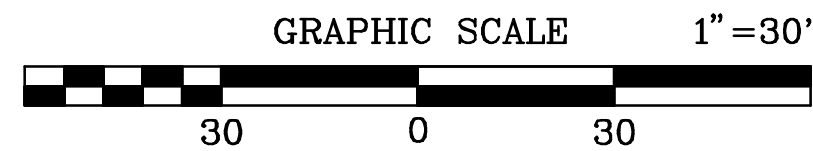
- ⊙ FOUND CONC. MON. IN CASE W/ 3/8" BRASS PLUG & PUNCH
- SET 1/2" REBAR & CAP "CASCADE LS 37540"
- ⊗ FOUND REBAR & CAP OR IRON PIPE & CAP AS DESCRIBED
- ⊙ SET OR FOUND NAIL & WASHER AS DESCRIBED
- ① EXCEPTION REFERENCE NO. PER SCHEDULE B (SEE SHEET 2)
- ⊠ ROCKERY
- BSBL BUILDING SETBACK LINE



**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 "37427" 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"
- (M) SET MAG NAIL & I.D. WASHER "LS 37540"

**BASIS OF BEARINGS:**  
NAD83(91) DATUM ALONG THE CENTERLINE OF BUTTERWORTH ROAD, BEING NORTH 20°10'45" EAST AS MEASURED BETWEEN CITY OF MERCER ISLAND SURVEY CONTROL MONUMENT NO'S 1937 AND 1934.



**CASCADE LAND SURVEYING**  
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EMAIL: JEFF@CASCADELS.COM

DRAWN BY: JAO	01/17/2025	JOB NUMBER: 2024-003
CHECKED BY: JAO	SCALE: 1" = 30'	SHEET 3 OF 3