

**4049 + 4045 WEST MERCER WAY
MERCER ISLAND LOT LINE REVISION NO. SUB24-___**

ORIGINAL LEGAL DESCRIPTIONS

PARCEL Y
TAX PARCEL NO. 362350-0394

(PER RECORD OF SURVEY RECORDING NO. 20131023900005)

THAT PORTION OF THE SOUTHEASTERLY 1/2 OF LOT 5, AND NORTHWESTERLY 1/2 OF LOT 6, BLOCK C, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID NORTHWEST HALF OF LOT 6; THENCE S 49°02'46" W, ALONG THE SOUTHEASTERLY LINE THEREOF, A DISTANCE OF 166.77 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S 49°02'46" W 163.57 FEET;
THENCE N 40°55'31" W 100.00 FEET TO THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY HALF OF LOT 5;
THENCE N 49°02'46" E, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 127.29 FEET TO THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 203 FEET OF SAID LOT 5;
THENCE S 40°57'14" E, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 10.00 FEET;
THENCE N 49°02'46" E, ALONG THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 10 FEET OF THE SOUTHEASTERLY HALF OF SAID LOT 5, A DISTANCE OF 36.23 FEET TO A POINT WHICH BEARS
N 40°57'14" W FROM THE POINT OF BEGINNING;
THENCE S 40°57'14" E 90.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED 1/3 INTEREST IN THE NORTHWESTERLY 10 FEET OF THE NORTHEASTERLY 203 FEET OF THE SAID SOUTHWESTERLY 1/2 OF LOT 5.

PARCEL Z
TAX PARCEL NO. 362350-0395

PARCEL I:
THAT PORTION OF THE SOUTHEASTERLY HALF OF LOT 5 AND THE NORTHWESTERLY HALF OF LOT 6, BLOCK C, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, AND SECOND CLASS SHORELANDS ADJOINING, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID NORTHWEST HALF OF LOT 6; THENCE SOUTH 49°02'46" WEST, ALONG THE SOUTHEASTERLY LINE THEREOF, 330.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 49°02'46" WEST, 126 FEET, MORE OR LESS, TO THE OUTER LIMITS OF THE SHORELANDS OF LAKE WASHINGTON; THENCE NORTHWESTERLY, ALONG SAID OUTER LIMITS, TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY HALF OF LOT 5;
THENCE NORTH 49°02'46" EAST, ALONG SAID NORTHWESTERLY LINE, 121 FEET, MORE OR LESS, TO A POINT WHICH BEARS
NORTH 40°55'31" WEST FROM THE POINT OF BEGINNING;
THENCE SOUTH 40°55'31" EAST, 100.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AN UNDIVIDED INTEREST IN THE NORTHWESTERLY 10 FEET OF THE NORTHEASTERLY 203 FEET OF SAID SOUTHEASTERLY HALF OF LOT 5.

(AS DELINEATED AS MI CABANA LLC PARCEL C, BOUNDARY SURVEY FOR KING COUNTY SUPERIOR COURT CASE NO. 10-2-45130-7 RECORDED IN VOLUME 288 OF SURVEYS, PAGES 211 AND 212 UNDER RECORDING NO. 20120613900001 AND CORRECTED BY SURVEY RECORDED IN VOLUME 303 OF SURVEYS, PAGES 53 AND 54 UNDER RECORDING NO. 20131023900005, RECORDS OF KING COUNTY, WASHINGTON.)

PARCEL II:
A NON-EXCLUSIVE EASEMENT FOR ACCESS DRIVEWAY CREATED IN THAT CERTAIN MASTER EASEMENT AND COST-SHARING AGREEMENT RECORDED UNDER RECORDING NO. 20141126001833, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

MATTERS OF TITLE

1. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSES: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
RECORDING DATE: MAY 26, 1953
RECORDING NO.: 4351718
AFFECTS: PORTION OF SAID LAND
"AS CONSTRUCTED - AFFECTS SE 1/2 OF LOT"

2. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSES: SEWER PIPE LINE(S) AND APPURTENANCES
RECORDING DATE: MAY 6, 1959
RECORDING NO.: 5028740
AFFECTS: THE WESTERLY PORTION
"NOT PLOTTED -AS CONSTRUCTED"

3. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSES: INGRESS AND EGRESS AND UTILITIES
RECORDING DATE: JUNE 26, 1964
RECORDING NO.: 5753801
AFFECTS: THE SOUTHEASTERLY PORTION
THE TERMS OF SAID EASEMENT HAVE BEEN MODIFIED BY JUDGMENT FILED IN KING COUNTY SUPERIOR CAUSE NO. 96-2-31077-8.
PARTIAL RELEASE AND TERMINATION OF INGRESS AND EGRESS AND UTILITIES EASEMENT RECORDED UNDER RECORDING NUMBER 20170526000619.
"EASEMENT TERMINATED IN 2017, HOWEVER ANY UTILITIES WITHIN THE SW'LY 5' OF THE NE'LY 155' OF THE SE 1/2 OF PARCEL SHALL REMAIN VALID"

4. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSES: UTILITIES
RECORDING DATE: AUGUST 11, 1964
RECORDING NO.: 5772683
AFFECTS: THE SOUTHEASTERLY PORTION
"PLOTTED - PER REC. NO. 20131023900005"

5. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS AS SET FORTH IN THE STATUTORY WARRANTY DEED,
RECORDING DATE: MAY 8, 1974
RECORDING NO.: 7405080269
"NOT PLOTTED - ALLOWS FOR THE CONSTRUCTION OF A DOCK AND A GARAGE"

6. TERMS AND CONDITIONS OF NOTICE OF ADDITIONAL TAP OR CONNECTION CHARGES, RECORDED UNDER RECORDING NUMBER 7712060812.
"BLANKET IN NATURE"

7. RECIPROCAL EASEMENTS, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CREATED BY THE FOLLOWING DOCUMENT:
DOCUMENT: EASEMENT AGREEMENT EXECUTED BY: WILBERT C. ANDERSON AND SUZENNE H. ANDERSON; AND STAVE AND BECKY SHOWALTER
PURPOSES: WALKWAYS; MAINTENANCE OF ROCKERY AND FENCE; AND RIGHT OF WAY TO TRIM TREES
RECORDING DATE: APRIL 18, 1988
RECORDING NO.: 8804180124
AFFECTS: PORTIONS OF SAID LAND
THE TERMS OF SAID EASEMENT HAVE BEEN MODIFIED BY JUDGMENT FILED IN KING COUNTY SUPERIOR CAUSE NO. 96-2-31077-8.
"NOT PLOTTED - REFERS TO LOCATION OF A WALKWAY AND A ROCKERY, AS CONSTRUCTED"

8. WALKWAY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: MARCH 23, 1989
RECORDING NO.: 8903230062
"NOT PLOTTED - EASEMENT AFFECTS NE ADJOINING PARCEL"

9. MATTERS CONTAINED IN THAT CERTAIN DRIVEWAY MAINTENANCE AGREEMENT WHICH DOCUMENT, AMONG OTHER THINGS, MAY PROVIDE FOR LIENS AND CHARGES.
RECORDING DATE: DECEMBER 18, 1990
RECORDING NO.: 9012180990
"BLANKET IN NATURE"

10. TERMS AND CONDITIONS OF PROVISIONS CONTAINED IN JUDGMENT NUMBER 98-9-07729-3, FILED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 96-2-31077-8, REGARDING APPURTENANCE EASEMENTS AND RIGHTS THERETO. PEDESTRIAN EASEMENT TERMINATION RECORDED UNDER RECORDING NUMBER 20160802001219.
"NOT PLOTTED - TERMINATION OF PEDESTRIAN EASEMENT"

11. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON THE CITY OF MERCER ISLAND SHORT SUBDIVISION NO. SUB05-006:
RECORDING NO: 20070726900003
"PLOTTED"

12. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY,
RECORDING DATE: APRIL 14, 2010
RECORDING NO.: 20100414900004
MATTERS SHOWN: LOCATION OF WOOD STAIRS IN THE SOUTHEASTERLY PORTION AND AN ENCROACHMENT OF WOOD RETAINING WALL ONTO THE NORTHWESTERLY ADJACENT PROPERTY.
"CURRENT CONDITIONS SHOWN"

13. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, STIPULATIONS AND OTHER MATTERS AS SET FORTH IN THE JUDGMENT QUIETING TITLE AND ORDER DISMISSING REMAINING CLAIMS FOR KING COUNTY COURT CASE NO. 10-2-45130-7:
RECORDING NO: 20120702000622

NOTE: THE COMPANY QUESTIONS THE VALIDITY OF AN UNDIVIDED ONE-THIRD INTEREST IN THE NORTHWESTERLY 10 FEET OF THE NORTHEASTERLY 203 FEET OF SAID SOUTHEASTERLY ONE-HALF OF LOT 5 STATED THEREIN BASED ON THE CONVEYANCE OF ONE HALF INTEREST OF SAID TRACT BY THAT CERTAIN WARRANTY DEED RECORDED UNDER RECORDING NO. 20050513002477, BOUNDARY LINE SURVEY THERETO, RECORDING DATE: JUNE 13, 2012 RECORDING NO.: 20120613900001

AMENDMENT OF SAID SURVEY,
RECORDING DATE: OCTOBER 23, 2013
RECORDING NO.: 20131023900005
"CURRENT CONDITIONS SHOWN (R1)"

14. INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: SEPTEMBER 18, 2013
RECORDING NO.: 20130918001578
"BLANKET IN NATURE"

15. MASTER EASEMENT AND COST-SHARING AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BY AND BETWEEN: HUNSAKER PARKSIDE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY; BRET W. CHATALAS AND ANGELA R. CHATALAS, HUSBAND AND WIFE; AND RAMI KARJIAN AND SUSAN KARJIAN, HUSBAND AND WIFE; MI CABANA, LLC, A WASHINGTON LIMITED LIABILITY COMPANY; AND HUNSAKER PARKSIDE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
RECORDING DATE: NOVEMBER 26, 2014
RECORDING NO.: 20141126001833

AMONG OTHER THINGS, SAID INSTRUMENT STATES AS FOLLOWS: RESCISSION, TERMINATION, EXTINGUISHMENT AND INTENT TO SUPERSEDE PRIOR RECORDINGS, UPON RECORDING, THIS AGREEMENT SHALL RESCIND, TERMINATED, EXTINGUISH, REPLACE AND SUPERSEDE IN WHOLE ALL RIGHTS, DUTIES, OBLIGATIONS, TERMS AND CONDITIONS SET FORTH AND CONVEYED IN THAT CERTAIN FEBRUARY 11, 2005 DRIVEWAY CONSTRUCTION AGREEMENT REFERENCED IN THE RECORDED FEBRUARY 22, 2005 MEMORANDUM OF AGREEMENT, KING COUNTY RECORDING NUMBER 20050222000834 ("2005 DCA") AND ALL RIGHTS, DUTIES, OBLIGATIONS, TERMS AND CONDITIONS SET FORTH AND CONVEYED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, KING COUNTY RECORDING NUMBER 20080331002408 ("2008 EASEMENT"). THE 2005 DCA AND THE 2008 EASEMENT ARE HEREBY AND FOREVER RESCINDED, TERMINATED, EXTINGUISHED, REPLACED AND SUPERSEDED BY THIS AGREEMENT. UPON RECORDING, THE RIGHTS, DUTIES, OBLIGATIONS, TERMS AND CONDITIONS SET FORTH AND CONVEYED HEREIN SHALL GOVERN AND CONTROL THE REPAIR, MAINTENANCE AND USE OF THE EASEMENT AREA, THE ACCESS DRIVEWAY AND THE SHARED WATERFRONT TRACT.
"BLANKET IN NATURE"

16. ARMY CORPS OF ENGINEERS PERMIT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: AUGUST 14, 2015
RECORDING NO.: 20150814001062
"BLANKET IN NATURE"

TERRANE

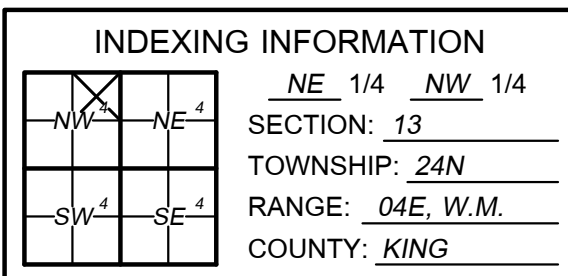
11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net



WA

CITY OF MERCER ISLAND SUB24-
NE 1/4, NW 1/4, SEC. 13, T. 24N., R. 04E., W.M.
PARCEL NOS. 3623500394 & 3623500395
4045 & 4049 W MERCER WAY
MERCER ISLAND

JOB NO.: **241871**
DATE: 11/26/24
DRAFTED BY: MAB
CHECKED BY: MAB
SCALE: N. T. S.
2 OF 3



MERCER ISLAND
LOT LINE REVISION NO. SUB24-___

NEW LEGAL DESCRIPTIONS

REVISED PARCEL Y

TOOTILL PARCEL B, BOUNDARY SURVEY FOR KING COUNTY SUPERIOR COURT CASE NO. 10-2-45130-7 RECORDED IN VOLUME 288 OF SURVEYS, PAGES 211 AND 212 UNDER RECORDING NO. 20120613900001 AND CORRECTED BY SURVEY RECORDED IN VOLUME 303 OF SURVEYS, PAGES 53 AND 54 UNDER RECORDING NO. 20131023900005, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE SOUTHWESTERLY 9.92 FEET, THEREOF;

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

REVISED PARCEL Z

MI CABANA LLC PARCEL C, BOUNDARY SURVEY FOR KING COUNTY SUPERIOR COURT CASE NO. 10-2-45130-7 RECORDED IN VOLUME 288 OF SURVEYS, PAGES 211 AND 212 UNDER RECORDING NO. 20120613900001 AND CORRECTED BY SURVEY RECORDED IN VOLUME 303 OF SURVEYS, PAGES 53 AND 54 UNDER RECORDING NO. 20131023900005, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THE SOUTHWESTERLY 9.92 FEET OF TOOTILL PARCEL B OF SAID BOUNDARY SURVEYS;

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

EQUIPMENT & PROCEDURES

1. THE SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2021, SEPTEMBER OF 2022 AND OCTOBER OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

BASIS OF BEARINGS:

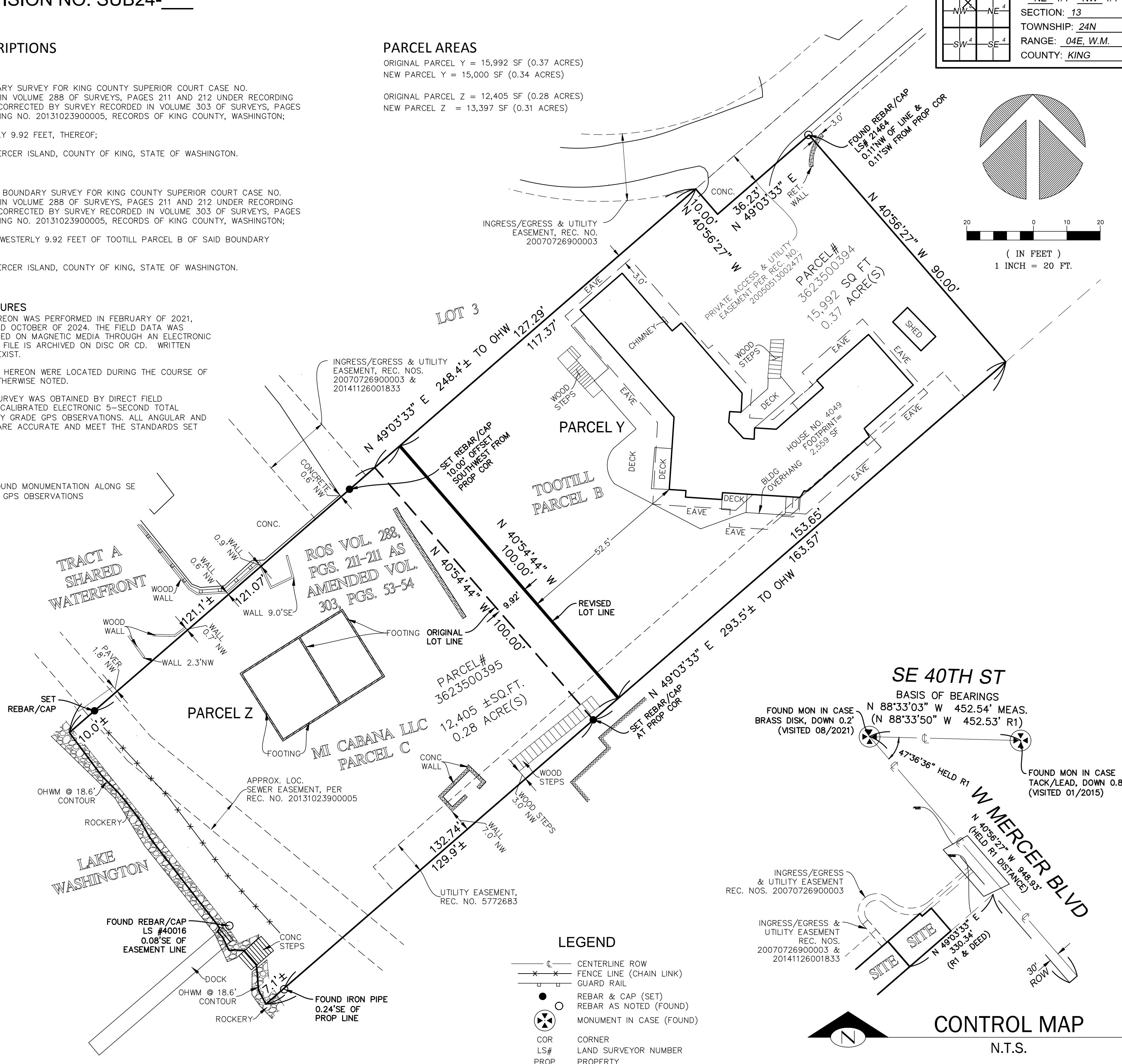
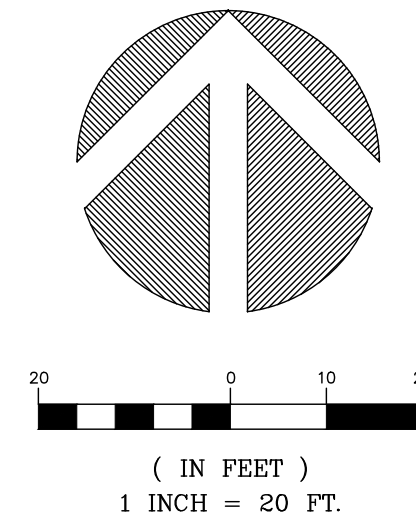
N 88°33'03" W BETWEEN FOUND MONUMENTATION ALONG SE 40TH ST - NAD83(11) PER GPS OBSERVATIONS

PARCEL AREAS

ORIGINAL PARCEL Y = 15,992 SF (0.37 ACRES)
NEW PARCEL Y = 15,000 SF (0.34 ACRES)

ORIGINAL PARCEL Z = 12,405 SF (0.28 ACRES)
NEW PARCEL Z = 13,397 SF (0.31 ACRES)

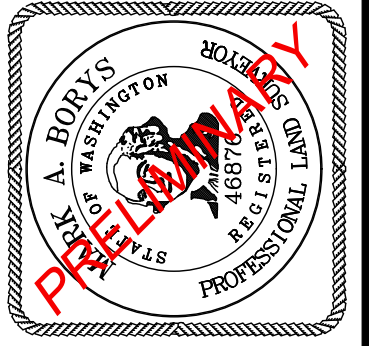
INDEXING INFORMATION	
NE 1/4	NW 1/4
SECTION: 13	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	



LEGEND

	CENTERLINE ROW
	FENCE LINE (CHAIN LINK)
	GUARD RAIL
	REBAR & CAP (SET)
	REBAR AS NOTED (FOUND)
	MONUMENT IN CASE (FOUND)
	CORNER
	LS#
	PROP

TERRANE
11235 SE 6th St, Suite 130
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CITY OF MERCER ISLAND SUB17-011
NE 1/4, NW 1/4, SEC. 13, T. 24N., R. 04E., W.M.
PARCEL NOS. 3623500394 & 3623500395
4045 & 4049 W MERCER WAY
MERCER ISLAND
WA

JOB NO.: 241871
DATE: 11/26/24
DRAFTED BY: MAB
CHECKED BY: MAB
SCALE: 1" = 20'
3 OF 3