

MATT LEPAGE LOT BOUNDARY ADJUSTMENT
LOT BOUNDARY ADJUSTMENT NO. SUB25-001

GRANTOR: LEPAGE LAKE HOUSE LLC
 4270 HOLLY LN
 MERCER ISLAND, WA 98040

CONTACT PERSON:
 CHRISTINE DICKINSON
 (206) 297-0996
 christined@chadwickwinters.com

GRANTEE: LEPAGE LAKE HOUSE LLC
 4270 HOLLY LN
 MERCER ISLAND, WA 98040

ABBREVIATED LEGAL: ROGERS HOLLY LANE ADD LOTS 2 & 3 CITY OF MERCER ISLAND SHORT PLAT #78-10-034 REC AF #7812180873 SD SHORT PLAT DAF LOT 1 ROGERS HOLLY LAND ADD LESS POR QUIT CLAIMED BY ROGERS TO WILEY DESC AF #6067851 RECORDED AUG 11, 1966 TGW PARCEL QUIT CLAIMED BY ROGERS TO MOUNGER DESC AF #7812060788 RECORDED DEC 6, 1978 TGW UND INT IN COMMUNITY TRACT WITHIN SD ROGERS HOLLY LANE ADD

PROPERTY ADDRESS: 4207 & 4270 HOLLY LN
 MERCER ISLAND, WA 98040

ASSESSOR'S PARCEL #: 7389000010
 7389000100

ZONING DESIGNATION: R-15

REFERENCE NO.'S FOR RELATED PROJECTS:

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2025

CODE OFFICIAL

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2025

CITY ENGINEER

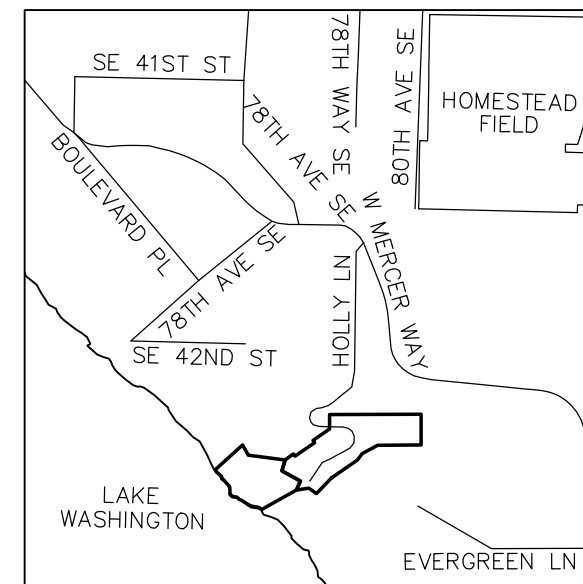
KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2025

ASSESSOR: _____

SURVEY NOTES:

- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION". THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
- HORIZONTAL DATUM = NAD 83/11 (EPOCH 2010)
- COMBINED PARCEL AREA = 114,600 SQ. FT.
- THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN THE TITLE REPORT PROVIDED BY OLD REPUBLIC TITLE COMPANY COMMITMENT NO. 5226020061-SD, DATED FEBRUARY 21 2025.
- BASIS OF BEARINGS = N 43°19'31" E, BETWEEN THE FOUND MONUMENT AND FOUND REBAR AND CAP AS SHOWN HEREON.
- THE EXISTING STRUCTURES AS SHOWN ON SHEET 3 ARE TO REMAIN.



VICINITY MAP
(NOT TO SCALE)

TITLE SCHEDULE B EXCEPTIONS:

RELEVANT EXCEPTIONS PER TITLE REPORT (SEE NOTE 4):

- TERMS AND PROVISIONS CONTAINED IN AN INSTRUMENT,
 ENTITLED: CITY OF MERCER ISLAND SHORT PLAT NUMBER M.I. 78-10-034
 RECORDED: DECEMBER 18, 1978 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 7812180873
- TERMS AND PROVISIONS CONTAINED IN AN INSTRUMENT,
 ENTITLED: AGREEMENT FOR TIEBACK ANCHOR SYSTEM EASEMENT
 DATED: NOVEMBER 5, 2012
 RECORDED: NOVEMBER 20, 2012 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20121120001149
 SURVEYORS NOTE: NOT PLOTTABLE (AS-CONSTRUCTED)
- TERMS AND PROVISIONS CONTAINED IN AN INSTRUMENT,
 ENTITLED: AGREEMENT FOR TIEBACK ANCHOR SYSTEM EASEMENT
 DATED: NOVEMBER 5, 2012
 RECORDED: NOVEMBER 20, 2012 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20121120001150
 SURVEYORS NOTE: NOT PLOTTABLE (AS-CONSTRUCTED)
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING,
 GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
 FOR: TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, IMPROVE, REMOVE AND ENLARGE ONE OR MORE UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY
 RECORDED: OCTOBER 9, 2014 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20141009000430
 AFFECTS: PORTION OF SAID PREMISES
 SURVEYORS NOTE: NOT PLOTTABLE (AS-CONSTRUCTED)

DECLARATION:

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LOT BOUNDARY ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS LOT BOUNDARY ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID LOT BOUNDARY ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

NAME: _____

BY _____ ITS _____

STATE OF WASHINGTON)

COUNTY OF KING) SS

ON THIS _____ DAY OF _____ 2025 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ MEMBER OF _____, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THEMSELVES, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____



DATE: _____

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2025 AT _____ M. IN VOLUME _____ OF SURVEYS, PAGE _____ AT THE REQUEST OF CHADWICK & WINTERS.

DEPARTMENT OF RECORDS & ELECTIONS

MANAGER

SUPT. OF RECORDS

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 LEPAGE LAKE HOUSE LLC.

IN _____, 2025.

B.E. WINTERS, L.S. 45803

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

SW 1/4, NE 1/4, SEC. 13, T. 24 N., R. 04 E., W.M. KING COUNTY, WASHINGTON

20-6982 LBA.DWG

DRAWN BY: CKW

DATE: 06/23/2025

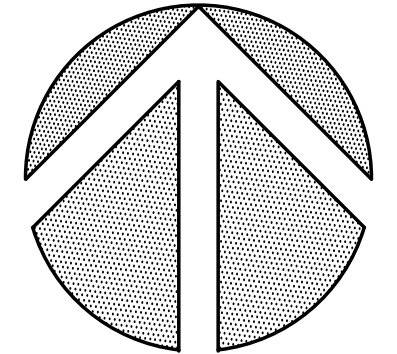
PROJECT #: 20-6982

CHK. BY: BEW

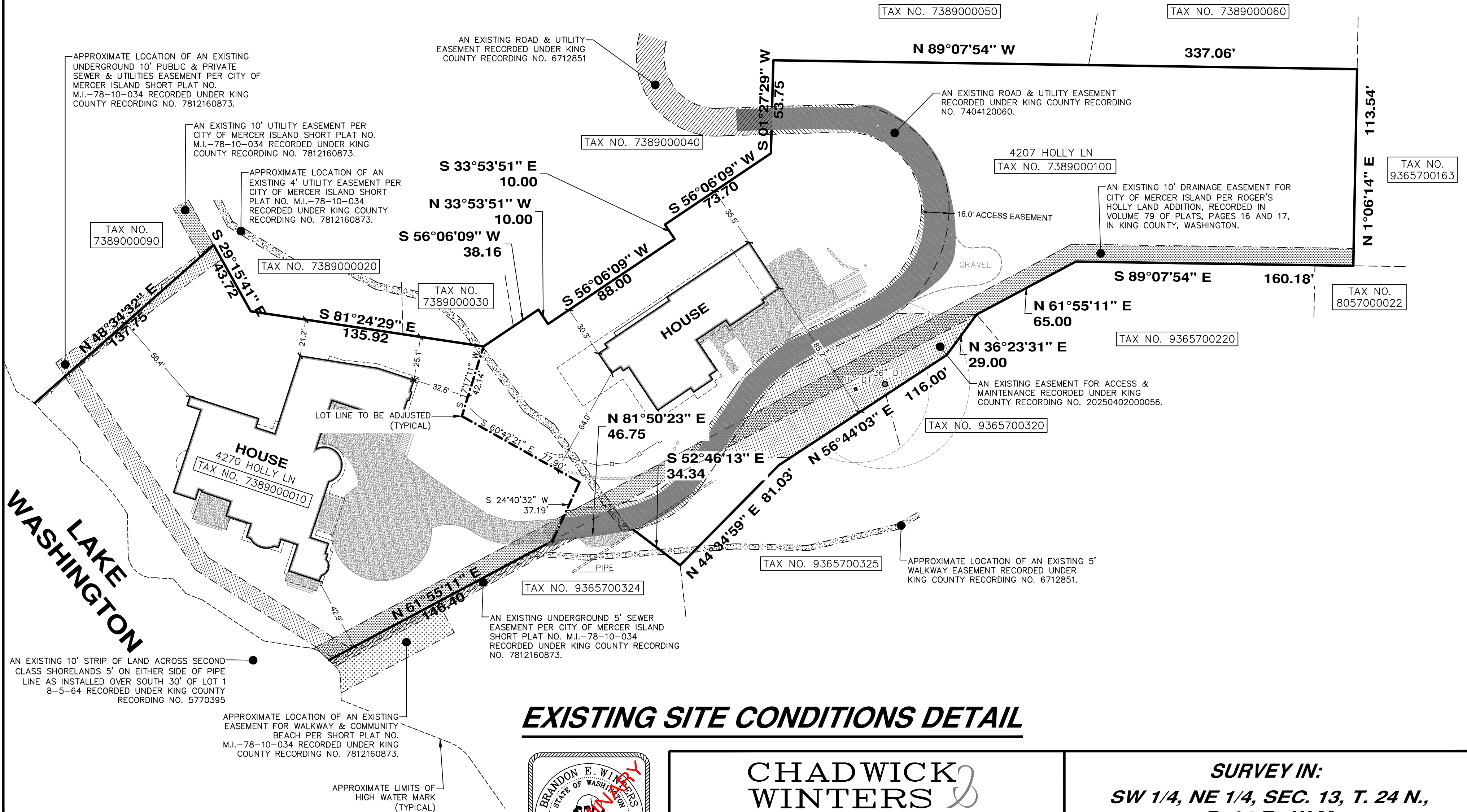
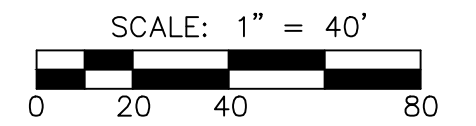
SCALE: N/A

SHEET: 1 OF 5

MATT LEPAGE LOT BOUNDARY ADJUSTMENT
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NORTH



EXISTING SITE CONDITIONS DETAIL



DATE: _____

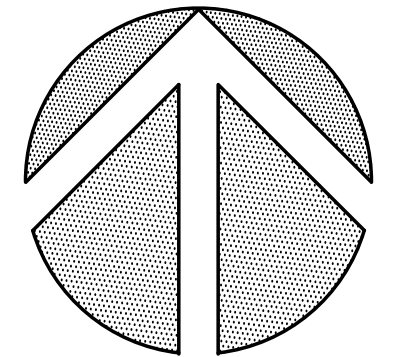
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SURVEY IN:
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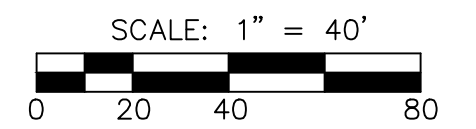
DRAWN BY: CKW	DATE: 06/23/2025	PROJECT #: 20-6982
CHK. BY: BEW	SCALE: 1" = 40'	SHEET: 3 OF 5

20-6982 LBA.DWG

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NORTH



LAKE WASHINGTON

PARCEL A
 4270 HOLLY LN
 AREA: 45,483 SQ. FT
 (AREA BASED OFF OF
 APPROXIMATE SHORELINE)

PARCEL B
 4207 HOLLY LN
 AREA: 69,117 SQ. FT

APPROXIMATE LIMITS OF
 HIGH WATER MARK
 (TYPICAL)

PROPOSED LOT LINE
 (TYPICAL)

LOT BOUNDARY ADJUSTMENT DETAIL



DATE: _____

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SURVEY IN:
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KING COUNTY, WASHINGTON

20-6982 LBA.DWG

DRAWN BY: CKW	DATE: 06/23/2025	PROJECT #: 20-6982
CHK. BY: BEW	SCALE: 1" = 40'	SHEET: 4 OF 5

MATT LEPAGE LOT BOUNDARY ADJUSTMENT
LOT BOUNDARY ADJUSTMENT NO. SUB25-001

EXISTING LEGAL DESCRIPTION

TAX PARCEL NO. 7389000100 (73,050 SQ. FT.)

LOT 3, CITY OF MERCER ISLAND SHORT PLAT NO. MI 78-10-034, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NO. 7812180873, RECORDS OF KING COUNTY, WASHINGTON;

AND LOT 4B OF CITY OF MERCER ISLAND SHORT PLAT NO. MI 79-06-21 AS RECORDED UNDER RECORDING NO. 7908020880, RECORDS OF KING COUNTY, WASHINGTON

TAX PARCEL NO. 7389000010 (41,550 SQ. FT.)

LOT 2, CITY OF MERCER ISLAND SHORT PLAT NUMBER M.I. 78-10-034, RECORDED UNDER RECORDING NUMBER 7812180873, BEING A PORTION OF LOT 1, ROGER'S HOLLY LANE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 79 OF PLATS, PAGES 16 AND 17, IN KING COUNTY, WASHINGTON.

PROPOSED PARCEL DESCRIPTIONS

PARCEL A (45,483 SQ. FT.)

LOT 2, CITY OF MERCER ISLAND SHORT PLAT NUMBER M.I. 78-10-034, RECORDED UNDER RECORDING NUMBER 7812180873, BEING A PORTION OF LOT 1, ROGER'S HOLLY LANE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 79 OF PLATS, PAGES 16 AND 17, IN KING COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 3, CITY OF MERCER ISLAND SHORT PLAT NO. MI 78-10-034, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NO. 7812180873, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 3; THENCE N 52°46'13" W ALONG THE SOUTHERLY LINE OF SAID LOT FOR A DISTANCE OF 34.34 FT.; THENCE S 81°50'23" W, 46.75 FT.; THENCE N 24°40'32" E, 37.19 FT.; THENCE S 89°07'54" E, 61.41 FT.; THENCE N 36°57'38" E, 19.73 FT.; THENCE S 89°07'54" E, 48.30 FT.; THENCE S 56°44'03" W, 7.89 FT.; THENCE S 44°34'59" W, 81.03 FT. TO THE POINT OF BEGINNING.

PARCEL B (69,117 SQ. FT.)

LOT 3, CITY OF MERCER ISLAND SHORT PLAT NO. MI 78-10-034, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NO. 7812180873, RECORDS OF KING COUNTY, WASHINGTON;

AND LOT 4B OF CITY OF MERCER ISLAND SHORT PLAT NO. MI 79-06-21 AS RECORDED UNDER RECORDING NO. 7908020880, RECORDS OF KING COUNTY, WASHINGTON

EXCEPT WITH THAT PORTION OF SAID LOT 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 3; THENCE N 52°46'13" W ALONG THE SOUTHERLY LINE OF SAID LOT FOR A DISTANCE OF 34.34 FT.; THENCE S 81°50'23" W, 46.75 FT.; THENCE N 24°40'32" E, 37.19 FT.; THENCE S 89°07'54" E, 61.41 FT.; THENCE N 36°57'38" E, 19.73 FT.; THENCE S 89°07'54" E, 48.30 FT.; THENCE S 56°44'03" W, 7.89 FT.; THENCE S 44°34'59" W, 81.03 FT. TO THE POINT OF BEGINNING.



DATE: _____

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20-6982 LBA.DWG

DRAWN BY: CKW	DATE: 06/23/2025	PROJECT #: 20-6982
CHK. BY: BEW	SCALE: N/A	SHEET: 5 OF 5