

LOT LINE REVISION NO.

CITY OF MERCER ISLAND
KING COUNTY, WA

APPROVAL
CITY OF MERCER ISLAND

PLANNER _____ DATE _____
CITY ENGINEER _____ DATE _____

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED & APPROVED THIS ___ DAY OF _____, 20__

DEPUTY KING COUNTY _____ ASSESSOR KING COUNTY ASSESSOR _____
ACCOUNT NOS: _____

APPROVAL NOTE:

THIS LOT LINE REVISION REQUEST QUALIFIES FOR EXEMPTION UNDER RCW 58.17.040. IT DOES NOT GUARANTEE THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAME OWNERSHIP.

RECORDING NO. _____ VOL./PAGE _____

SITE: TAX PARCEL NO. 3024059001 & 3024059043
KING COUNTY, WA 98040

PORTION OF:

THE NW 1/4 OF THE NE 1/4 SECTION 30, T24N, R5E, W.M.,
KING COUNTY, WA

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDER-SIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN AC-CORDANCE WITH THE DESIRES OF THE OWNER(S) IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

GILL INVESTMENT COMPANY LLC

BY (PRINT NAME):

ITS:

STATE OF WASHINGTON }
COUNTY OF _____ } SS.

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ OF _____ THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ___ DAY OF _____, 2025.

NOTARY PUBLIC
RESIDING IN: _____
MY COMMISSION EXPIRES: _____

ORIGINAL LEGAL DESCRIPTIONS
ORIGINAL PARCEL 'A':

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550.23 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 30;
THENCE SOUTH 01 DEGREES 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30 TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 477.08 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY;
THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30;
THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY;
THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 38 MINUTES 33 SECONDS EAST 31 FEET DISTANT;
THENCE NORTH 17 DEGREES 38 MINUTES 33 SECONDS EAST 31 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550.23 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 30;
THENCE SOUTH 01 DEGREE 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30;
THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY;
THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30;
THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY;
THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST;
THENCE NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTHERLY 15 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

ORIGINAL LEGAL DESCRIPTIONS CONTINUED
ORIGINAL PARCEL 'B':

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:

THE NORTH 300 FEET OF SAID SUBDIVISION LYING SOUTHERLY OF EAST MERCER WAY AND EASTERLY OF THE WEST 550.23 FEET, EXCEPTING ANY PORTION THEREOF, IF ANY, WITHIN LOT 4 KING COUNTY SHORT PLAT NO. MI-8209-18 UNDER KING COUNTY RECORDING NO. 8410179003.

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

PROPERTY 2:

THAT PORTION OF THE NORTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF EAST MERCER WAY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, WHICH BEARS SOUTH 88°33'02" EAST 550.23 FEET, FROM THE NORTH QUARTER CORNER OF SAID SECTION 30;
THENCE SOUTH 1°28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID LINE, KNOWN AS THE ORIGINAL PARCEL, WHICH PORTION LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ORIGINAL PARCEL, WHICH POINT IS 342.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY AND A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL, WHICH LIES 221 FEET WEST OF THE WEST LINE OF EAST MERCER WAY;

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR ROAD OVER AND ACROSS THE SOUTH 25 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, WHICH BEARS SOUTH 88°33'02" EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30;
THENCE SOUTH 1°28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID LINE, KNOWN AS THE ORIGINAL PARCEL, WHICH PORTION LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY, WHICH LIES 117.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY, TO A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL, WHICH POINT LIES 118 FEET WEST OF THE WEST LINE OF EAST MERCER WAY;
SAID LOT 2 TO BE BOUNDED ON THE WEST BY A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ORIGINAL PARCEL, WHICH POINT LIES 342.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY AND A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL, WHICH LIES 221 FEET WEST OF THE WEST LINE OF EAST MERCER WAY.

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

REVISED LEGAL DESCRIPTION
REVISED PARCEL 'A':

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY WASHINGTON;
THENCE SOUTH 88°33'04" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 550.23 FEET;
THENCE SOUTH 01°28'27" WEST 150.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 150.00 FEET OF SAID NORTHWEST QUARTER AND A POINT HEREINAFTER REFERRED TO AS POINT 'A';
THENCE SOUTH 17°38'31" WEST 31.00 FEET TO A POINT ON THE NORTHERLY MARGIN OF EAST MERCER WAY;
THENCE SOUTH 17°17'37" WEST ALONG SAID NORTHERLY MARGIN 10.00 FEET;
THENCE SOUTH 72°42'23" EAST ALONG SAID NORTHERLY MARGIN 150.00 FEET;
THENCE SOUTH 17°17'37" WEST ALONG SAID NORTHERLY MARGIN 10.00 FEET;
THENCE SOUTH 72°42'23" EAST ALONG SAID NORTHERLY MARGIN 74.61 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 17°38'33" EAST 114.89 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 150.00 FEET LYING 243.00 FEET WESTERLY OF THE WESTERLY MARGIN OF SAID EAST MERCER WAY AS MEASURED ALONG SAID SOUTH LINE;
THENCE SOUTH 88°33'04" EAST ALONG SAID SOUTH LINE 140.01 FEET TO A POINT LYING 374.02 FEET EASTERLY OF AFOREMENTIONED POINT 'A' AS MEASURED ALONG SAID SOUTH LINE SAID POINT HEREINAFTER REFERRED TO AS POINT 'B';
THENCE CONTINUING SOUTH 88°33'04" EAST 102.99 FEET TO A POINT ON SAID WESTERLY MARGIN;
THENCE SOUTH 05°27'30" WEST ALONG SAID WESTERLY MARGIN 15.04 FEET TO A POINT ON A LINE PARALLEL WITH AND 15.00 FEET SOUTH OF SAID SOUTH LINE;
THENCE NORTH 88°33'02" WEST ALONG SAID PARALLEL LINE 106.30 FEET;
THENCE SOUTH 17°38'33" WEST 137.50 FEET TO A POINT ON SAID NORTHERLY MARGIN LYING 153.12 FEET SOUTHWESTERLY OF AFOREMENTIONED POINT 'B';
THENCE NORTH 72°42'23" WEST 134.46 FEET TO THE POINT OF BEGINNING;

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

REVISED PARCEL 'B':

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY WASHINGTON;
THENCE SOUTH 88°33'04" EAST ALONG THE NORTH LINE OF NORTHWEST QUARTER OF SAID NORTHEAST QUARTER 550.23 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 01°28'27" WEST 150.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 150.00 FEET OF SAID NORTHWEST QUARTER;
THENCE SOUTH 17°38'31" WEST 31.00 FEET TO A POINT ON THE NORTHERLY MARGIN OF EAST MERCER WAY;
THENCE SOUTH 17°17'37" WEST ALONG SAID NORTHERLY MARGIN 10.00 FEET;
THENCE SOUTH 72°42'23" EAST ALONG SAID NORTHERLY MARGIN 150.00 FEET;
THENCE SOUTH 17°17'37" WEST ALONG SAID NORTHERLY MARGIN 10.00 FEET;
THENCE SOUTH 72°42'23" EAST ALONG SAID NORTHERLY MARGIN 74.61 FEET;
THENCE NORTH 17°38'33" EAST 114.89 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 150.00 FEET LYING 243.00 FEET WESTERLY OF THE WESTERLY MARGIN OF SAID EAST MERCER WAY AS MEASURED ALONG SAID SOUTH LINE;
THENCE SOUTH 88°33'04" EAST ALONG SAID SOUTH LINE 22.00 FEET TO A POINT LYING 221.00 FEET WESTERLY OF SAID WESTERLY MARGIN AS MEASURED ALONG SAID SOUTH LINE;
THENCE NORTH 35°32'49" WEST 187.81 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 30 LYING 342.98 FEET WESTERLY OF SAID WESTERLY MARGIN AS MEASURED ALONG SAID NORTH LINE;
THENCE NORTH 88°33'04" WEST ALONG SAID NORTH LINE 142.93 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:

THE NORTH 300 FEET OF SAID SUBDIVISION LYING SOUTHERLY OF EAST MERCER WAY AND EASTERLY OF THE WEST 550.23 FEET, EXCEPTING ANY PORTION THEREOF, IF ANY, WITHIN LOT 4 KING COUNTY SHORT PLAT NO. MI-8209-18 UNDER KING COUNTY RECORDING NO. 8410179003.

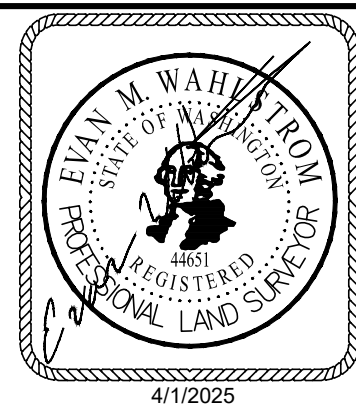
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

RECORDING CERTIFICATE
FILED FOR RECORD THIS ___ DAY OF _____, 20__ AT ___ M.
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
EVAN WAHLSTROM

MANAGER SUPERINTENDENT OF RECORDS

LAND SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH STATE AND COUNTY STATUTES. IN _____, 20__

Evan Wahlstrom
EVAN M. WAHLSTROM, LS#44651 EXP 10/04/26



INFORMED LAND SURVEY
PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
admin@i-landsurvey.com
www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

FOR:		CITIZEN DESIGN	
DRAWN BY JR	DATE 4/1/2025	JOB NUMBER CITIZ-250120	SHEET 1
CHECKED BY EMW	FIELD CREW BA, DF, AJ, AW	SCALE N/A	OF 4

LOT LINE REVISION NO.

CITY OF MERCER ISLAND
KING COUNTY, WA

RECORDING NO.

VOL./PAGE

NOTES

TITLE NOTES

(PER TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER 5003353-0009406E, DATED MARCH 20, 2025, PAGES 2-4 "RECORD MATTERS"):

- AFFECTING PROPERTY 1:
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING, BUT NOT LIMITED TO, EASEMENT OR EQUITABLE SERVITUDES; OR (D) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), (C), OR (D), ARE SHOWN BY THE PUBLIC RECORDS.

ITEMS 3 & 4 NOT SURVEY MATTERS

- RESERVATIONS CONTAINED IN INSTRUMENT RECORDED AS INSTRUMENT #2751063 IN THE OFFICIAL RECORDS .
SURVEYOR'S NOTE: THIS ITEM AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE. NOTE SHOWN ON MAP.
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED AS INSTRUMENT #5171783 IN THE OFFICIAL RECORDS
SURVEYOR'S NOTE: THE LEGAL DESCRIPTION IS NOT SUFFICIENT TO DETERMINE THE EASEMENTS EXACT LOCATION OR WIDTH. AS STAKED OR AS MAY BE RELOCATED. NOT SHOWN ON MAP.
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: MERCER ISLAND SEWER DISTRICT
PURPOSE: SEWER PIPELINE
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED AS INSTRUMENT #5787752 IN THE OFFICIAL RECORDS
SURVEYOR'S NOTE: EASEMENT DESCRIBED IN DOCUMENT LIES OUTSIDE OF PARENT PARCEL BOUNDARY LINES, NOT SHOWN ON MAP.
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS, EGRESS AND UTILITIES
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED AS INSTRUMENT #7408230442 IN THE OFFICIAL RECORDS
SURVEYOR'S NOTE: EASEMENT SHOWN ON MAP.
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: WASHINGTON NATURAL GAS COMPANY
PURPOSE: GAS PIPELINE(S)
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED AS INSTRUMENT #9606101228 IN THE OFFICIAL RECORDS
SURVEYOR'S NOTE: EASEMENT SHOWN ON MAP.
- MATTERS SET FORTH BY SURVEY RECORDED AS INSTRUMENT #8410179003 IN THE OFFICIAL RECORDS
SURVEYOR'S NOTE: RELEVANT MATTERS SHOWN HEREON.
- MATTERS SET FORTH BY SURVEY RECORDED AS INSTRUMENT #20111213900001 IN THE OFFICIAL RECORDS
SURVEYOR'S NOTE: RELEVANT MATTERS SHOWN HEREON.

ITEMS 12-14 NOT SURVEY MATTERS

- THE EFFECT ON THE TITLE AND THE DESCRIPTION OF THE LAND DUE TO THE LOCATION OF EAST MERCER WAY CONTAINED IN THE LEGAL DESCRIPTION IN SCHEDULE A.
- NOT A SURVEY MATTER

TITLE NOTES

(PER TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER 5003353-0009406E, DATED MARCH 20, 2025, PAGES 2-4 "RECORD MATTERS"):

- AFFECTING PROPERTY 2:
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING, BUT NOT LIMITED TO, EASEMENT OR EQUITABLE SERVITUDES; OR (D) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), (C), OR (D), ARE SHOWN BY THE PUBLIC RECORDS.

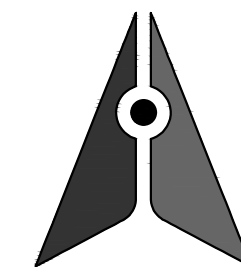
ITEMS 19-20 NOT SURVEY MATTERS

- RESERVATIONS CONTAINED IN INSTRUMENT RECORDED AS INSTRUMENT #2751063 IN THE OFFICIAL RECORDS .
SURVEYOR'S NOTE: THIS ITEM AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE. NOTE SHOWN ON MAP.
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED AS INSTRUMENT #5171783 IN THE OFFICIAL RECORDS
SURVEYOR'S NOTE: THE LEGAL DESCRIPTION IS NOT SUFFICIENT TO DETERMINE THE EASEMENTS EXACT LOCATION OR WIDTH. AS STAKED OR AS MAY BE RELOCATED. NOT SHOWN ON MAP.
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: MERCER ISLAND SEWER DISTRICT
PURPOSE: SEWER PIPELINE
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED AS INSTRUMENT #5787752 IN THE OFFICIAL RECORDS
SURVEYOR'S NOTE: EASEMENT DESCRIBED IN DOCUMENT LIES OUTSIDE OF PARENT PARCEL BOUNDARY LINES, NOT SHOWN ON MAP.
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS, EGRESS AND UTILITIES
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED AS INSTRUMENT #7408230442 IN THE OFFICIAL RECORDS
SURVEYOR'S NOTE: EASEMENT SHOWN ON MAP.
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: WASHINGTON NATURAL GAS COMPANY
PURPOSE: GAS PIPELINE(S)
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED AS INSTRUMENT #9606101228 IN THE OFFICIAL RECORDS
SURVEYOR'S NOTE: EASEMENT SHOWN ON MAP.
- MATTERS SET FORTH BY SURVEY RECORDED AS INSTRUMENT #8410179003 IN THE OFFICIAL RECORDS
SURVEYOR'S NOTE: RELEVANT MATTERS SHOWN HEREON.
- THE EFFECT ON THE TITLE AND THE DESCRIPTION OF THE LAND DUE TO THE LOCATION OF EAST MERCER WAY CONTAINED IN THE LEGAL DESCRIPTION IN SCHEDULE A.

ITEMS 28-31 NOT SURVEY MATTERS.

SURVEYOR'S NOTES

- THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- THE TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER 5003353-0009406E, DATED MARCH 20, 2025.
- ANY UTILITIES SHOWN TO BE FIELD VERIFIED BEFORE PLANNING OR CONSTRUCTION.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON MARCH, 2019 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON MARCH, 2019. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.
- THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT," CHAPTER 58.09 RCW AND 332-130 WAC.



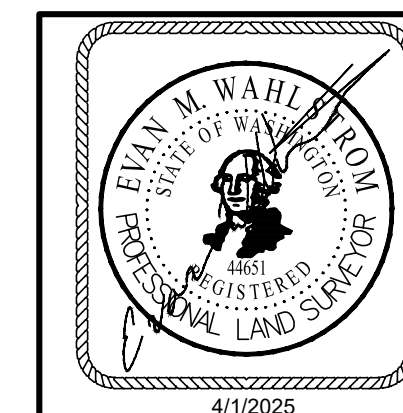
**INFORMED
LAND SURVEY**

PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
admin@i-landsurvey.com
www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

FOR: **CITIZEN DESIGN**

DRAWN BY JR	DATE 4/1/2025	JOB NUMBER CITIZ-250120	SHEET 2
CHECKED BY EMW	FIELD CREW BA, DF, AJ, AW	SCALE N/A	OF 4



LOT LINE REVISION NO.

CITY OF MERCER ISLAND
KING COUNTY, WA

RECORDING NO.

VOL./PAGE

HORIZONTAL DATUM/BASIS OF BEARINGS

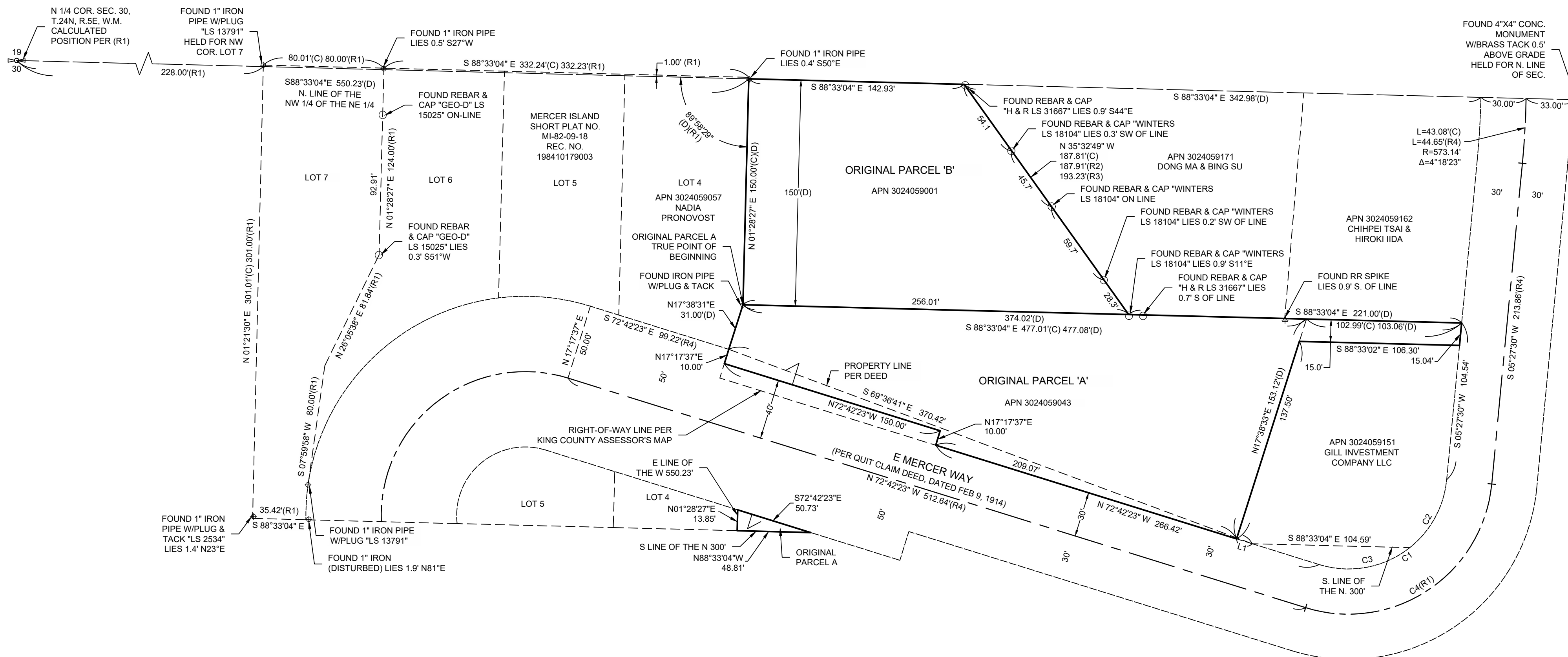
NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

- R1) MERCER ISLAND SHORT PLAT NO. MI-82-09-18, RECORDING NO. 198410179003
- R2) RECORD OF SURVEY, RECORDING NO. 20150917900016
- R3) RECORD OF SURVEY, RECORDING NO. 199804279007
- R4) RECORD OF SURVEY, RECORDING NO. 20070720900011
- R5) RECORD OF SURVEY, RECORDING NO. 199901069001
- R6) LOT LINE REVISION, RECORDING NO. 199811189006
- R7) RECORD OF SURVEY, RECORDING NO. 20111213900001
- R8) RECORD OF SURVEY, RECORDING NO. 20030708900008
- R9) RECORD OF SURVEY, RECORDING NO. 20170526900002

ORIGINAL PARCEL BOUNDARIES & SURVEY CONTROL

RECORDS OF KING COUNTY RECORDER'S OFFICE

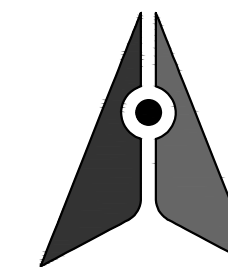
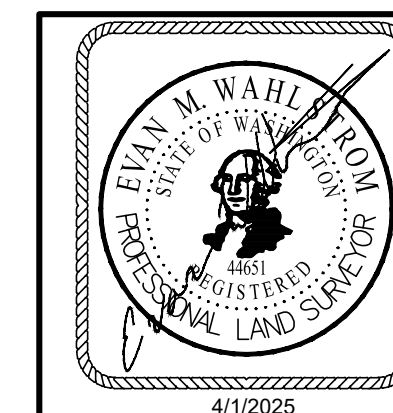
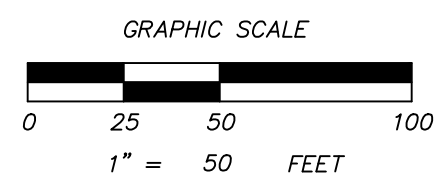


CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	65.49'	101°50'07"	116.40'
C2	65.49'	46°09'52"	52.77'
C3	65.49'	55°40'15"	63.63'
C4	95.49'	101°50'07"	169.72'

LINE	BEARING	DISTANCE
L1	N72°42'23"W	10.82'

LEGEND

- CALCULATED SECTION QUARTER CORNER
- ⊙ FOUND BRASS DISK (AS SHOWN)
- FOUND REBAR & CAP (AS SHOWN)
- ⊕ FOUND IRON PIPE (AS SHOWN)
- ⚡ FOUND RAILROAD SPIKE (AS SHOWN)
- (D) DISTANCE OR ANGLE PER DEED
- (R) DISTANCE OR ANGLE PER REFERENCE
- (C) DISTANCE AS CALCULATED



INFORMED LAND SURVEY

PO Box 5137
Tacoma, WA 98415-0137

Phone: 253-627-2070
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www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

FOR: CITIZEN DESIGN

DRAWN BY	DATE	JOB NUMBER	SHEET
JR	4/1/2025	CITIZ-250120	3
CHECKED BY	FIELD CREW	SCALE	OF
EMW	BA, DF, AJ, AW	1"=50'	4

LOT LINE REVISION NO.

CITY OF MERCER ISLAND
KING COUNTY, WA

RECORDING NO.

VOL./PAGE

REVISED PARCEL
BOUNDARIES

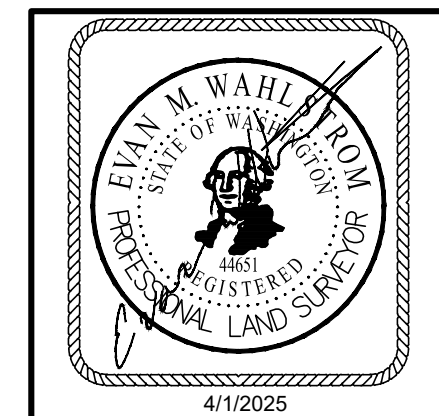
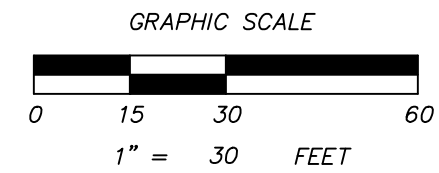
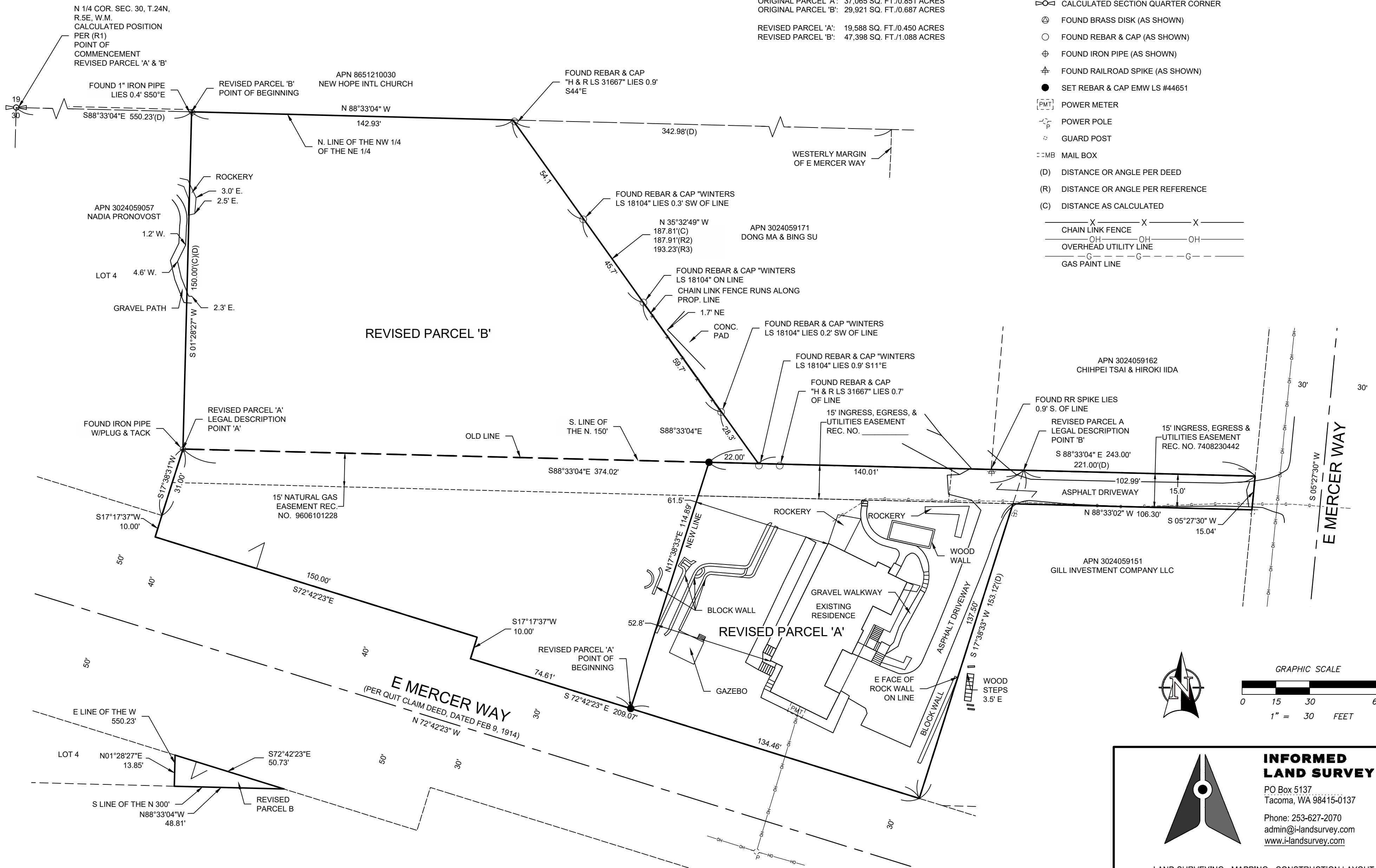
AREAS

ORIGINAL PARCEL 'A': 37,065 SQ. FT./0.851 ACRES
ORIGINAL PARCEL 'B': 29,921 SQ. FT./0.687 ACRES

REVISED PARCEL 'A': 19,588 SQ. FT./0.450 ACRES
REVISED PARCEL 'B': 47,398 SQ. FT./1.088 ACRES

LEGEND

- ⊠ CALCULATED SECTION QUARTER CORNER
- ⊙ FOUND BRASS DISK (AS SHOWN)
- FOUND REBAR & CAP (AS SHOWN)
- ⊕ FOUND IRON PIPE (AS SHOWN)
- ⊕ FOUND RAILROAD SPIKE (AS SHOWN)
- SET REBAR & CAP EMW LS #44651
- [PMT] POWER METER
- ⌋ POWER POLE
- ⊙ GUARD POST
- ☐ MB MAIL BOX
- (D) DISTANCE OR ANGLE PER DEED
- (R) DISTANCE OR ANGLE PER REFERENCE
- (C) DISTANCE AS CALCULATED
- X X X CHAIN LINK FENCE
- OH OH OH OVERHEAD UTILITY LINE
- G G G GAS PAINT LINE



INFORMED LAND SURVEY
 PO Box 5137
 Tacoma, WA 98415-0137
 Phone: 253-627-2070
 admin@i-landsurvey.com
 www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

FOR: CITIZEN DESIGN			
DRAWN BY JR	DATE 4/1/2025	JOB NUMBER CITIZ-250120	SHEET 4
CHECKED BY EMW	FIELD CREW BA, DF, AJ, AW	SCALE 1"=30'	OF 4

TOPOGRAPHIC SURVEY

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCELS AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS FOR APN 3024059151, APN 3024059043 AND APN 3024059001 AS SHOWN HEREON ARE PER TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 611203264 DATED FEBRUARY 1, 2019 AT 8:00AM. THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS FOR APN 3024059213 AS SHOWN HEREON IS PER TITLE REPORT PROVIDED BY FIDELITY NATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER 611199453, DATED NOVEMBER 20, 2018 AT 8:00 AM
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MARCH, 2019, JULY, 2020, OCTOBER AND NOVEMBER, 2024 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN MARCH & APRIL, 2019. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.

HORIZONTAL DATUM

NAV D 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAV D 1988; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

CONTOUR INTERVAL=1 FEET.
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATION.
CONTOURS FOLLOW NATIONAL MAPPING STANDARDS, ONE-HALF CONTOUR INTERVAL.

REFERENCE SURVEYS

- R1) MERCER ISLAND SHORT PLAT NO. M-82-09-18, RECORDING NO. 198410179003
- R2) RECORD OF SURVEY, RECORDING NO. 2015091790016
- R3) RECORD OF SURVEY, RECORDING NO. 199804279007
- R4) RECORD OF SURVEY, RECORDING NO. 20070720900011
- R5) RECORD OF SURVEY, RECORDING NO. 199901069001
- R6) LOT LINE REVISION, RECORDING NO. 199811189006
- R7) RECORD OF SURVEY, RECORDING NO. 201121390001
- R8) RECORD OF SURVEY, RECORDING NO. 20030708900008
- R9) RECORD OF SURVEY, RECORDING NO. 20170526900002

RECORDS OF KING COUNTY RECORDER'S OFFICE

LEGAL DESCRIPTIONS

PARCEL "A" (APN 3024059001):

THAT PORTION OF THE NORTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON, LYING WESTERLY OF EAST MERCER WAY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET, FROM THE NORTH QUARTER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID LINE, KNOWN AS THE ORIGINAL PARCEL WHICH PORTION LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ORIGINAL PARCEL WHICH POINT LIES 342.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY AND A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL WHICH LINE LIES 221 FEET WEST OF THE WEST LINE OF EAST MERCER WAY.

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR ROAD AND UTILITIES OVER AND ACROSS THE SOUTH 25 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24, NORTH, RANGE 5, EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBDIVISION WITH THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE NORTH 88 DEGREES 33'02" WEST 117.98 FEET TO TRUE POINT BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 33'02" EAST 117.98 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN OF EAST MERCER WAY TO THE SOUTH LINE OF THE NORTH 150 OF SAID SUBDIVISION; THENCE NORTH 88 DEGREES 33'02" WEST ALONG SAID SOUTH LINE 118 FEET; THENCE NORTHERLY TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR ROAD AND UTILITIES OVER AND ACROSS THE SOUTH 30 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE NORTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, T.24N, R.5EWM, IN KING COUNTY WASHINGTON, LYING WESTERLY OF EAST MERCER WAY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 30, T.24N, R.5E WM, IN KING COUNTY, WASHINGTON, WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID LINE, KNOWN AS THE ORIGINAL PARCEL WHICH PORTION LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ABOVE-DESCRIBED PROPERTY WHICH LIES 117.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY TO A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL WHICH POINT LIES 118 FEET WEST OF THE WEST LINE OF EAST MERCER WAY. SAID LOT 2 TO BE BOUNDED ON THE WEST BY A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE ORIGINAL PARCEL WHICH POINT LIES 342.98 FEET WEST OF THE WEST LINE OF EAST MERCER WAY AND A POINT ON THE SOUTH LINE OF THE ORIGINAL PARCEL WHICH LIES 221 FEET WEST OF THE WEST LINE OF EAST MERCER WAY.

SUBJECT TO: RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

PARCEL "B" (APN 3024059151):

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33'02" EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 1 DEGREE 28'29" WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 33'02" EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 33'02" EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33'02" WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17'39" EAST, THENCE NORTH 17 DEGREES 17'39" EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 15 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

PARCEL "C" (APN 3024059043):

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550, 23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30;

THENCE SOUTH 01 DEGREES 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 477.08 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 27 DEGREES 39 MINUTES 33 SECONDS EAST 31 FEET DISTANT; THENCE NORTH 17 DEGREES 38 MINUTES 33 SECONDS EAST 31 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 30 WHICH BEARS SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 550.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 01 DEGREE 28 MINUTES 29 SECONDS WEST 150 FEET TO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 150 FEET FOR A DISTANCE OF 374.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 33 MINUTES 02 SECONDS EAST 103.06 FEET TO THE WESTERLY MARGIN OF EAST MERCER WAY; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 300 FEET OF SAID SECTION 30; THENCE NORTH 88 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET TO AN INTERSECTION WITH THE NORTHERLY MARGIN OF EAST MERCER WAY; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST MERCER WAY TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST; THENCE NORTH 17 DEGREES 17 MINUTES 39 SECONDS EAST 153.12 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTHERLY 15 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

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

APN 3024059213:

LOT 7 OF MERCER ISLAND SHORT PLAT NO. 82-09-18, RECORDING NO. 8410179003SD, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS RECORDED UNDER RECORDING NO. 8311070717 AND DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES

(PER TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 611203264 DATED FEBRUARY 1, 2019 AT 8:00AM)

1. RIGHT TO USE WATER FROM A STREAM ON THE GRANTED PREMISES FOR DOMESTIC PURPOSES, AND THE RIGHT TO LAY DOWN, CONSTRUCT AND MAINTAIN WATER PIPELINES FROM SAID STREAM, AS RECORDED UNDER RECORDING NUMBER 2751065.

SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE PROPERTY BUT IS NOT ABLE TO BE PLOTTED ON THE SURVEY.

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

GRANTED TO: PUGET SOUND POWER AND LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES
RECORDING DATE: JUNE 15, 1960
RECORDING NO.: 5171783
AFFECTS: THE LEGAL IS NOT SUFFICIENT TO DETERMINE IT'S EXACT LOCATION. AS STAKED.

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

GRANTED TO: MERCER ISLAND SEWER DISTRICT, KING COUNTY, WASHINGTON, A MUNICIPAL CORP
PURPOSE: SEWER PIPE LINE AND LINES
RECORDING DATE: SEPTEMBER 17, 1964
RECORDING NO.: 5787752
AFFECTS: PORTION OF HEREIN PROPERTY.

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

GRANTED TO: GORDON W. MCCUTCHEON AND MAJORIE T. MCCUTCHEON, HIS WIFE, MICHAEL J. SWOFFORD AND LINDA ANNE SWOFFORD, HIS WIFE, THOMAS G. DAVIDSON AND SARMA P. DAVIDSON, HIS WIFE, WILLIAM H. RUBIDGE, A SINGLE MAN AND DANIEL J. CUMMINS AND CLEO AN CUMMINS, HIS WIFE, TENANTS IN COMMON
PURPOSE: NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES
RECORDING DATE: AUGUST 23, 1974
RECORDING NO.: 7408230442
AFFECTS: A PORTION OF PARCEL C

5. PERTAINS TO TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER AND/OR STORM AND SURFACE WATER UTILITIES. THIS EXCEPTION AFFECTS THE PROPERTY BUT IS NOT ABLE TO BE PLOTTED ON THE SURVEY.

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

GRANTED TO: WASHINGTON NATURAL GAS COMPANY
PURPOSE: GAS PIPELINE OF PIPELINES
RECORDING DATE: JUNE 10, 1986
RECORDING NO.: 9606101228
AFFECTS: NORTHERLY 15 FEET OF PARCEL C

7. ITEMS SET FOR ON A SURVEY RECORDING NUMBER 20111213900001. THIS EXCEPTION AFFECTS THE PROPERTY BUT IS NOT ABLE TO BE PLOTTED ON THE SURVEY.

- 8-20 THESE EXCEPTION ITEMS ARE NOT SURVEY MATTERS AND ARE NOT ABLE TO BE PLOTTED ON THE SURVEY.

(PER TITLE REPORT PROVIDED BY FIDELITY NATION TITLE INSURANCE COMPANY, COMMITMENT NUMBER 611199453, DATED NOVEMBER 20, 2018 AT 8:00 AM)

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

PURPOSE: WATER LINE
RECORDING DATE: AUGUST 3, 1915
RECORDING NO.: 1010741

AFFECTS: THE DESCRIPTION CONTAINED IN THE ABOVE INSTRUMENT IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.
SURVEYOR'S NOTE: THE NORTHERLY PORTION OF LOT 7 IS SUBJECT TO AN EASEMENT OF UNDEFINED WIDTH FOR MAINTENANCE OF A WATER PIPE LINE AS LAID OUT AND ESTABLISHED ON JUNE 16, 1915.

- 2A. RELEASE OF DAMAGE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF; EXECUTED BY: MERCER ISLAND DEVELOPMENT, INC. AND KING COUNTY

RECORDING DATE: AUGUST 5, 1959
RECORDING NO.: 5064645
RELEASING KING COUNTY FROM ALL FUTURE CLAIMS FROM THE NATURAL DRAINAGE FLOW FROM THE PLAT OF TIMBERLAND NUMBER 4.

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

GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSE: SEWER PIPELINE
RECORDING DATE: SEPTEMBER 19, 1964
RECORDING NO.: 5787752
AFFECTS: SOUTHERLY PORTION OF SAID PREMISES

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

PURPOSE: SEWER AND STORM DRAINAGE
RECORDING DATE: AUGUST 5, 1974
RECORDING NO.: 7408050451
AFFECTS: WESTERLY 10 FEET OF SAID PREMISES

- 5A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

RECORDING DATE: NOVEMBER 7, 1983
RECORDING NO.: 8311070717
SAID EASEMENT CONTAINS A COVENANT TO BEAR EQUAL SHARE OF COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF SAID EASEMENT.

- 6A. COVENANTS, CONDITIONS, RESTRICTIONS, REGTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, 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 SHORT PLAT NO. M-82-09-18:

RECORDING NO: 8410179003

TERMINATION OF UTILITY AND STORM DRAIN EASEMENT FROM SAID SHORT PLAT RECORDED UNDER RECORDING NO. 20050627000601.

- 7A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

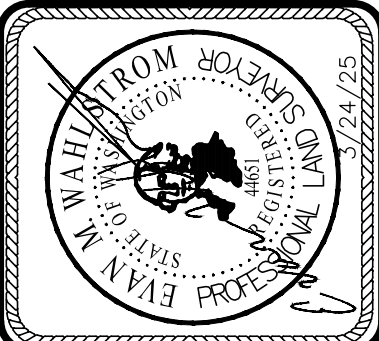
GRANTED TO: CITY OF MERCER ISLAND
PURPOSE: PEDESTRIAN TRAIL
RECORDING DATE: APRIL 24, 2003
RECORDING NO.: 20030424001903
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
SURVEYORS NOTE: SAID DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO DETERMINE EASEMENT LOCATION. NOT SHOWN ON SURVEY.

- 8A. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: 10 FOOT SANITARY AND STORM SEWER EASEMENT, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO, UPON AND OVER THE ABOVE-DESCRIBED PROPERTY AND THE RIGHT TO CONSTRUCT, REPAIR, REPLACE, MAINTAIN AND CLEAN SAID SANITARY AND STORM SEWER.
RECORDING DATE: SEPTEMBER 29, 2004
RECORDING NO.: 20040929002055
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY

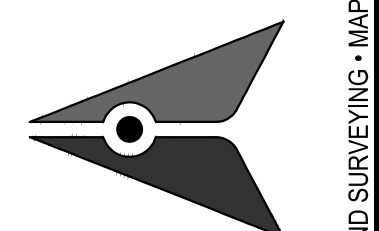
- 9-15 THESE EXCEPTION ITEMS ARE NOT SURVEY MATTERS AND ARE NOT ABLE TO BE PLOTTED ON THE SURVEY.

TOPOGRAPHIC SURVEY



TAX PARCEL NUMBERS 3024059213,
3024059001, 3024059043,
3024059151
MERCER ISLAND, WA 98040

INFORMED LAND SURVEY
PO Box 5107
Tacoma, WA 98415-0137
Phone: 252-627-2070
admin@landsurvey.com
www.landsurvey.com



LAND SURVEYING - MAPPING - CONSTRUCTION LAYOUT

LOCATED IN NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, W.M.

FOR: THE ESTATE OF JAMES H. ALTMAN, SR.

PLANT-190204

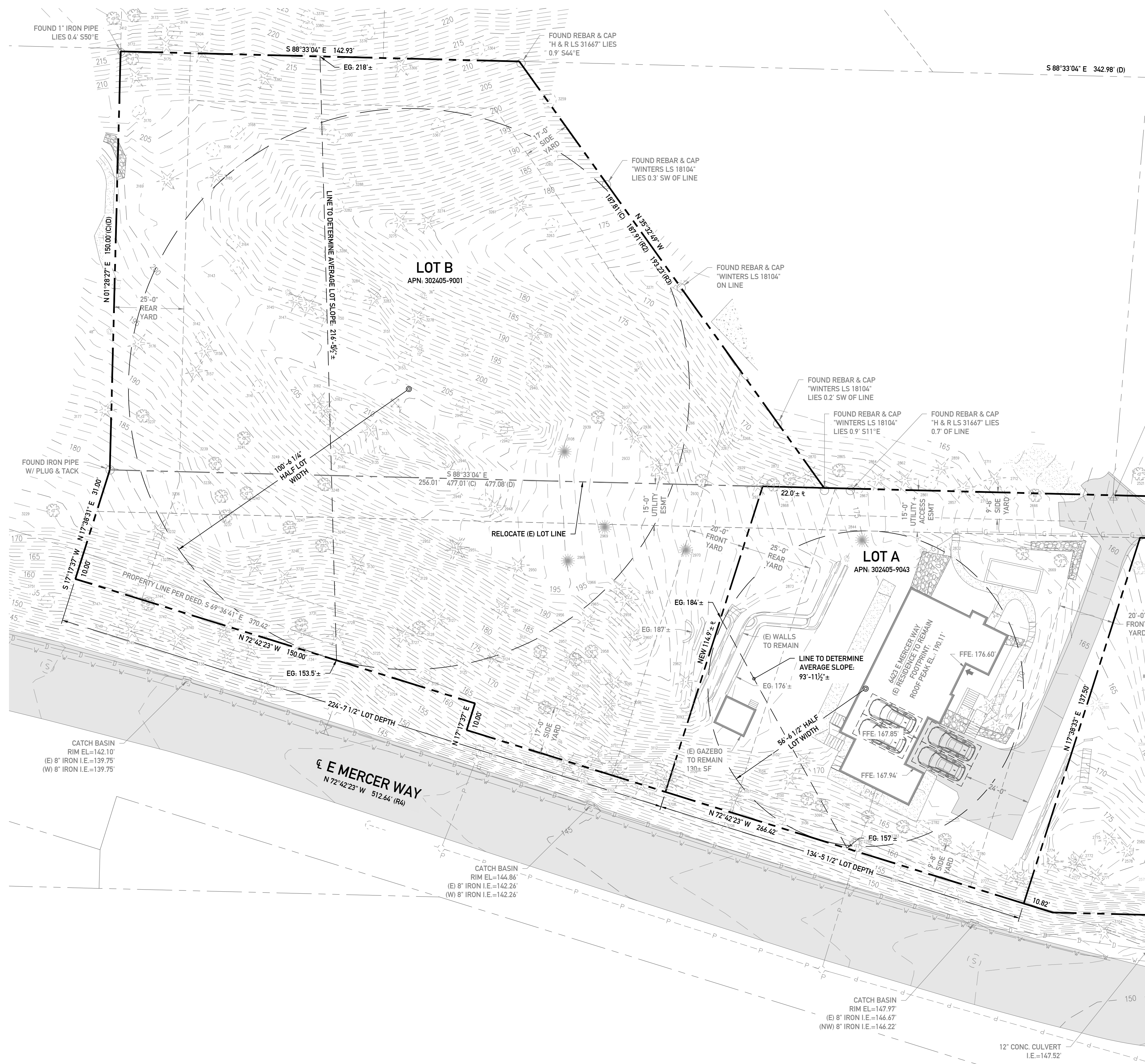
SHT. 1 OF 2

MERCER ISLAND DESIGN STANDARDS

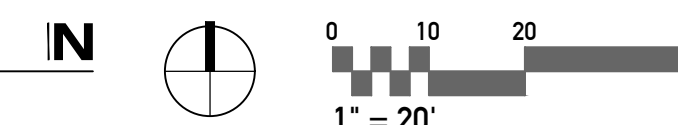
CODE COMPLIANCE	IRC 2021 / TYPE VB / OCCUPANCY R-3 / NO SPRINKLERS
LOT AREA: (MICC 19.02.020.A)	REQUIRED: PROPOSED: 15,000 SF LOT A: 19,588± SF LOT B: 47,398± SF
LOT WIDTH: (MICC 19.02.020.A)	REQUIRED: PROPOSED: 90 FT LOT A: 113.08± FT LOT B: 224.63± FT
LOT DEPTH: (MICC 19.02.020.A)	REQUIRED: PROPOSED: 80 FT LOT A: 134.44± FT LOT B: 200.04± FT (MIN.)
FRONT + REAR YARDS: (MICC 19.02.020.C)	REQUIRED: PROPOSED: FRONT REAR 20 FT 25 FT LOT A: 20 FT 25 FT LOT B: 20 FT 25 FT
SIDE YARDS: (MICC 19.02.020.C)	REQUIRED: PROPOSED: 17% OF LOT WIDTH (TOTAL OF BOTH YARDS) LOT A: 0.17 * 113.08 = 19.22± FT LOT B: 0.17 * 200.04 = 34.00± FT EACH YARD TO BE AT LEAST 33% OF TOTAL LOT A: 0.33 * 19.22 = 6.34± FT LOT B: 0.33 * 34.01 = 11.22± FT LOT A: 9.67 FT (EACH), 19.34 FT (TOTAL) LOT B: 17.00 FT (EACH), 34.00 FT (TOTAL)
ENHANCED SIDE YARDS: (MICC 19.02.020.C)	REQUIRED: PROPOSED: EACH SIDE YARD TO BE 7.5 FT (MIN.) FOR GABLED STRUCTURES BETWEEN 18 FT AND 25 FT TALL. EACH SIDE YARD TO BE 10 FT (MIN.) FOR GABLED STRUCTURES MORE THAN 25 FT TALL. LOT A: 7.5 FT (EACH) LOT B: N/A. LOT IS VACANT LOT A: 9.67 FT (EACH) LOT B: N/A. LOT IS VACANT
YARD EXCEPTIONS: (MICC 19.02.020.C.3) (MICC 19.02.050.D.4) (MICC 19.02.040.C.3)	ALLOWED: EXISTING: ROCKERIES AND RETAINING WALLS ALLOWED IN REQUIRED YARDS PROVIDED THE TOTAL CUT SLOPE RETAINED DOES NOT EXCEED 14% (12 FT). ONE DETACHED ACCESSORY BUILDING NO LARGER THAN 200 SF PERMITTED IN THE REAR YARD. EXISTING RETAINING WALLS IN LOT B FRONT YARD AND LOT A REAR YARD RETAIN A TOTAL HEIGHT OF 11 FT. AND THEY MAY REMAIN. EXISTING GAZEBO IN LOT A REAR YARD HAS A FLOOR AREA OF 130± SF AND MAY REMAIN.
GROSS FLOOR AREA: (MICC 19.02.020.D)	ALLOWED: EXISTING: THE LESSER OF 10,000 SF OR 40% OF LOT AREA LOT A: 0.40 * 19,588 = 7835.2 SF LOT B: 0.40 * 47,398 = 18,959.2 SF 10,000 SF MAX. APPLIES NO CHANGE PROPOSED. LOT A: 4390± SF PER KING COUNTY RECORDS LOT B: VACANT
BUILDING HEIGHT: (MICC 19.02.020.E.1)	N/A. HEIGHT UNAFFECTED BY LOT LINE ADJUSTMENT.
FACADE HEIGHT: (MICC 19.02.020.E.2)	N/A. HEIGHT UNAFFECTED BY LOT LINE ADJUSTMENT.
LOT COVERAGE: (MICC 19.02.020.F.3)	ALLOWED: EXISTING: VARIES WITH LOT SLOPE LOT A SLOPE: (184-157) / 93.96 = 28.7% LOT A COVERAGE: 0.35 * 19,588 = 6855.8± SF LOT B SLOPE: (218-153.5) / 216.46 = 29.8% LOT B COVERAGE: 0.35 * 47,398 = 16,589.3± SF LOT A: 659± SF (E) SF: 259± SF (E) GAZEBO: 130± SF (E) PAVEMENT: 3837± SF LOT B: N/A. LOT IS VACANT.
LANDSCAPE AREA: (MICC 19.02.020.F.3)	REQUIRED: EXISTING: VARIES WITH LOT SLOPE LOT A LANDSCAPE: 0.65 * 19,588 = 12,732.2± SF LOT B LANDSCAPE: 0.65 * 47,398 = 30,808.7± SF LOT A: 19,588 - 659 = 13,029± SF LOT B: N/A. LOT IS VACANT.
PARKING: (MICC 19.02.020.G)	REQUIRED: EXISTING: (3) SPACES PER DWELLING (GFA > 3000 SF) LOT A: (2) GARAGE SPACES (2) UNCOVERED SPACES. LOT B: N/A. LOT IS VACANT.

GENERAL PLAN NOTES

- A. DO NOT SCALE DRAWINGS. USE DIMS GIVEN.
- B. REF. SURVEY MAPS FOR ADDITIONAL DETAILS.



ZONING SITE PLAN: LOT LINE REVISION
SCALE: 1" = 20'



SCOPE OF WORK

ADJUST LOT LINE BETWEEN LOTS A AND B, PER PLANS.
NO CONSTRUCTION OR DEMOLITION UNDER THIS PERMIT.

PROJECT INFORMATION

SITE ADDRESS
4423 E MERCER WAY
MERCER ISLAND, WA 98040

JURISDICTION
MERCER ISLAND, KING COUNTY, WASHINGTON

PARCEL MAP NUMBERS
302405-9001 + 302405-9043

LEGAL DESCRIPTION
PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, W.M.
REF. SURVEY FOR COMPLETE LEGAL DESCRIPTION.

LOT SIZE + ZONING
ZONING: R-15
LOT AREA: 66,986± SF (TOTAL)

BUILDING INFORMATION
OCCUPANCY: R-3 (LOT A, EXISTING)
CONSTRUCTION: VB (LOT A, EXISTING)
SPRINKLERS: NONE (LOT A, EXISTING)

SEPA COMPLIANCE
LOT LINE ADJUSTMENTS EXEMPT FROM SEPA PER WAC 197-11-800(i). SUBJECT PARCELS ARE NOT PARTIALLY OR FULLY COVERED BY WATER.

PROJECT NO.
LOT LINE ADJUSTMENT (THIS PERMIT): TBA

PROJECT DIRECTORY

OWNER + DEVELOPER
JASPAUL GILL
5030 228TH AVENUE SE
ISSAQUAH, WA 98029

ARCHITECT + APPLICANT
CITIZEN DESIGN
3800 WOODLAND PARK AVENUE N #300
SEATTLE, WA 98103
CONTACT: JACOB YOUNG
T: 206.535.7908
E: PERMITS@COLLABORATIVECO.COM

SURVEYOR
INFORMED LAND SURVEY
PO BOX 5137
TACOMA, WA 98415
CONTACT: SHAUN WARREN
T: 253.627.2070
E: ADMIN@I-LANDSURVEY.COM



LOT LINE REVISION
MERCER ISLAND 6423
6423 E MERCER WAY, MERCER ISLAND, WA 98040

City of MERCER ISLAND
Permit
April 2, 2025

PERMIT NUMBER

FOR PLANNING DEPT USE ONLY

ZONING SITE PLAN: LOT LINE REVISION
SCALE: AS NOTED

A0.3

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" x 36"