

LLR NO. XXXXXXXXXXXX

GRANTOR (OWNERS): NORTHVIEW TRUST
3312 94TH AVE SE
MERCER ISLAND, WA 98040

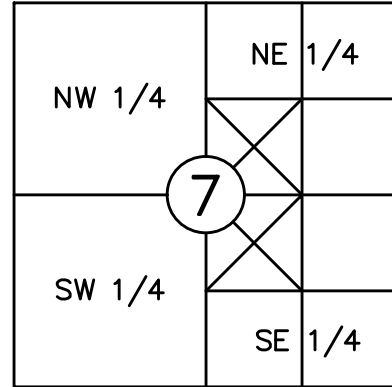
GRANTEE: CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON

FOR COMPLETE LEGAL DESCRIPTIONS, SEE SHEETS 2 & 3
ASSESSOR'S PROPERTY TAX PARCEL NO.'S: 413930-0350-06 & 413930-0346-03

CONTACT PERSON:

NAME: JAMES M. HARPER
ADDRESS: 15400 SE 30TH PL, STE 100
CITY, STATE, ZIP: BELLEVUE, WA 98007
PHONE: (206) 323-4144
FAX: (206) 841-9785
E-MAIL: JAMESH@BRHINC.COM

INDEX LOCATION
NW 1/4 OF SE 1/4 SEC. &
SW 1/4 OF NE 1/4 SEC. 7.
TWP. 24 N. RGE 5 E. W.M.



APPROVAL

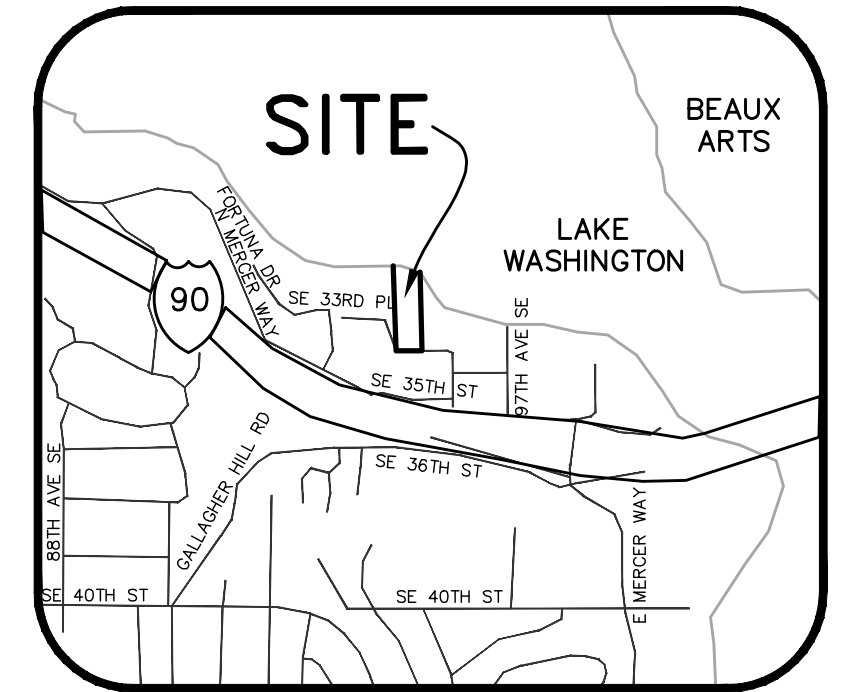
CITY OF MERCER ISLAND
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
EXAMINED AND APPROVED THIS ___ DAY OF ___
20___
BY: _____
FOR DIRECTOR, DCI

DEPARTMENT OF ASSESSMENTS

REVIEWED AND APPROVED THIS ___ DAY OF
_____, 20___
ASSESSOR
DEPUTY ASSESSOR

RECORDING NO.

VOL./PG.



VICINITY MAP
NO SCALE

DATE OF SURVEY:
FIELD WORK FOR THIS SURVEY WAS PERFORMED NOVEMBER, 2024.

INSTRUMENT USED:
ALL CONTROL ANGLES DOUBLED AND ALL DISTANCES MEASURED AT .001'
PRECISION, UTILIZING A LEICA TS-16 TOTAL STATION, SERIAL NUMBER 3871793.
ALL MAPPING AND OTHER OBSERVATIONS PERFORMED BY DIRECT
LINE-OF-SIGHT OBSERVATIONS USING THIS SAME INSTRUMENT.

PRECISION:
A CLOSURE RATIO OF 1 : 81,763 WAS ACHIEVED. 1553.49 LINEAR FEET OF
TRAVERSE WAS RAN.

METHOD:
A CLOSED, CONVENTIONAL GROUND TRAVERSE WAS PERFORMED
INCORPORATING ALL CONTROLLING MONUMENTS, FROM WHICH
OBSERVATIONS OF CONSTRUCTED FEATURES AND OTHER FOUND
MONUMENTS WERE MADE.

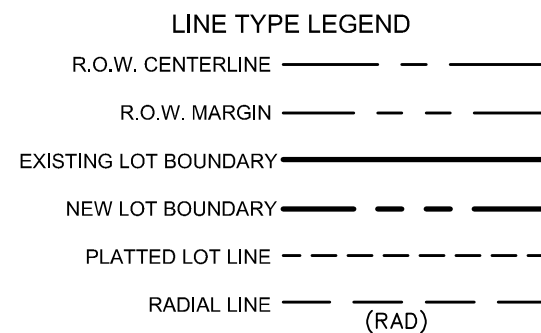
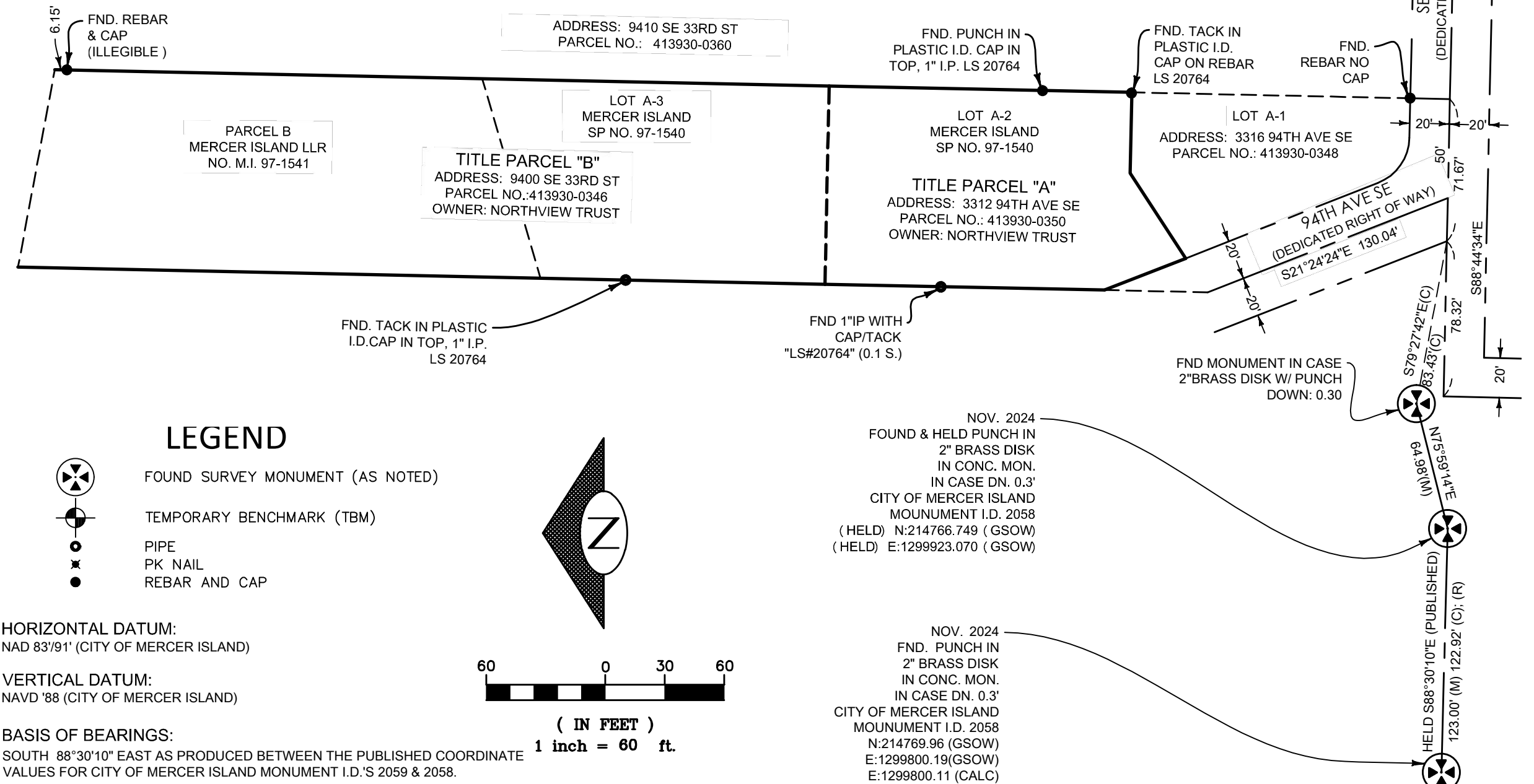


DIAGRAM CONTROL



DECLARATION:

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED
DO HEREBY MAKE A LOT BOUNDARY ADJUSTMENT THEREOF PURSUANT TO RCW
58.17.040(6) AND DECLARE THIS LOT LINE REVISION 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.

FOR: NORTHVIEW TRUST.....
BY:
PRINTED NAME: . . MICHAEL MILOJEVICH
TITLE: TRUSTEE

STATE OF WASHINGTON, }
COUNTY OF KING } SS.

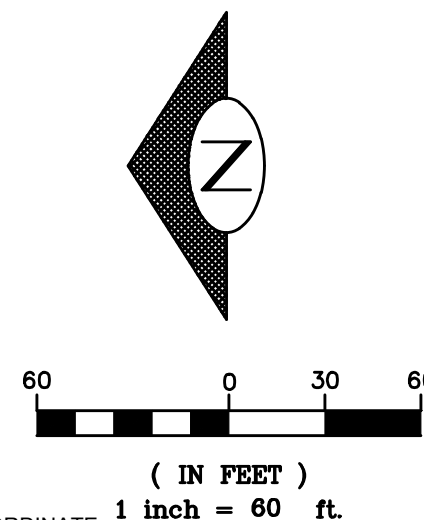
ON THISDAY OF, 2025., BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED
TO ME KNOWN TO BE THE INDIVIDUAL THAT EXECUTED THE FOREGOING INSTRUMENT
AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE FREE AND HIS/HER FREE AND
VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST
ABOVE WRITTEN.

PRINT NAME:
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING
COMMISSION EXPIRES

LEGEND

- FOUND SURVEY MONUMENT (AS NOTED)
TEMPORARY BENCHMARK (TBM)
PIPE
PK NAIL
REBAR AND CAP



HORIZONTAL DATUM:
NAD 83/91' (CITY OF MERCER ISLAND)
VERTICAL DATUM:
NAVD '88 (CITY OF MERCER ISLAND)
BASIS OF BEARINGS:
SOUTH 88°30'10" EAST AS PRODUCED BETWEEN THE PUBLISHED COORDINATE
VALUES FOR CITY OF MERCER ISLAND MONUMENT I.D.'S 2059 & 2058.
1 inch = 60 ft.

NOV. 2024
FOUND & HELD PUNCH IN
2" BRASS DISK
IN CONC. MON.
IN CASE DN. 0.3'
CITY OF MERCER ISLAND
MONUMENT I.D. 2058
(HELD) N:214766.749 (GSOW)
E:1299923.070 (GSOW)
NOV. 2024
FND. PUNCH IN
2" BRASS DISK
IN CONC. MON.
IN CASE DN. 0.3'
CITY OF MERCER ISLAND
MONUMENT I.D. 2058
N:214769.96 (GSOW)
E:1299800.19 (GSOW)
E:1299800.11 (CALC)

RECORDER'S CERTIFICATE
Filed for record this ___ day of ___ 20 __, at ___ M
in book ___ of Surveys, at page ___ at the request of
BUSH, ROED & HITCHINGS, INC.
Mgr. 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
NORTHVIEW TRUST
in December, 2024.
Certificate No. 44634

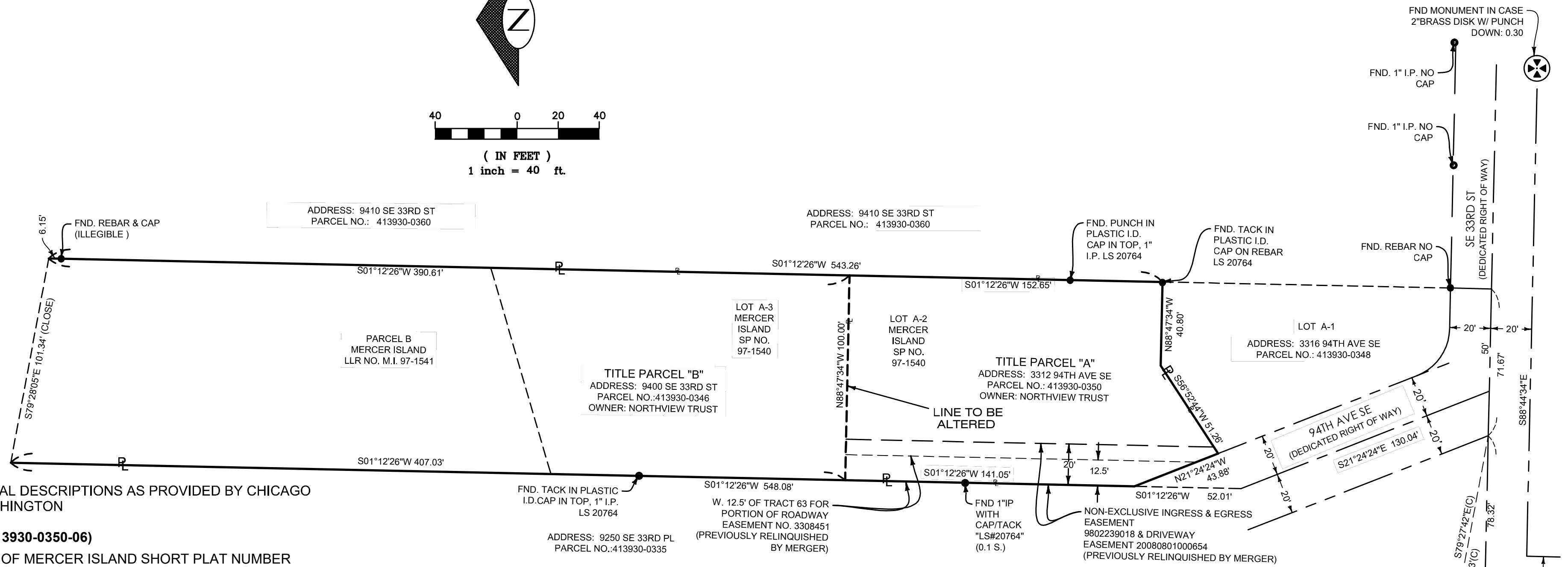
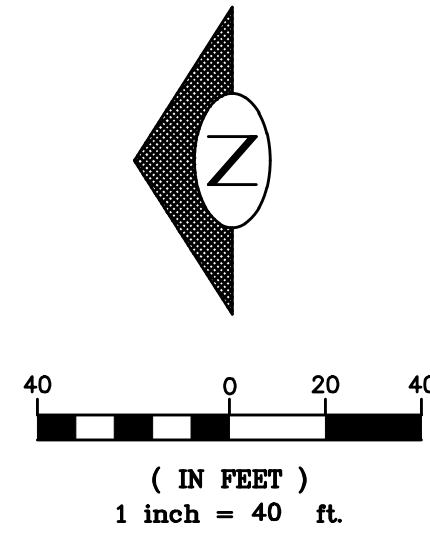


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BELLEVUE, Washington 1-800-935-0508
98007-6546 WWW.BRHINC.COM

LOT LINE REVISION
3312 94TH AVENUE SOUTHEAST
9400 SOUTHEAST 33RD STREET
MERCER ISLAND, WASHINGTON

Table with 3 columns: drawn by (LTR), checked by (JMH), job no. (2024217.00), scale (N/A), date (02/14/25), sheet (1 of 5).

LLR NO. XXXXXXXXXXXX



EXISTING LEGAL DESCRIPTIONS AS PROVIDED BY CHICAGO TITLE OF WASHINGTON

PARCEL A: (413930-0350-06)

LOT A-2, CITY OF MERCER ISLAND SHORT PLAT NUMBER 97-1540, RECORDED UNDER RECORDING NUMBER 9809119001, AS AMENDED BY CITY OF MERCER ISLAND SHORT PLAT NUMBER 99-0157, RECORDED UNDER RECORDING NUMBER 19990810900019, IN KING COUNTY, WASHINGTON.

PARCEL B: (413930-0346-03)

LOT B, CITY OF MERCER ISLAND BOUNDARY LINE ADJUSTMENT NO. MI-97-1541, RECORDED UNDER RECORDING NO. 9802239018, IN KING COUNTY, WASHINGTON.

(BEING A PORTION OF CITY OF MERCER ISLAND LOT CONSOLIDATION FILE NUMBER SUB05-012, RECORDED UNDER RECORDING NUMBER 20051117900025).

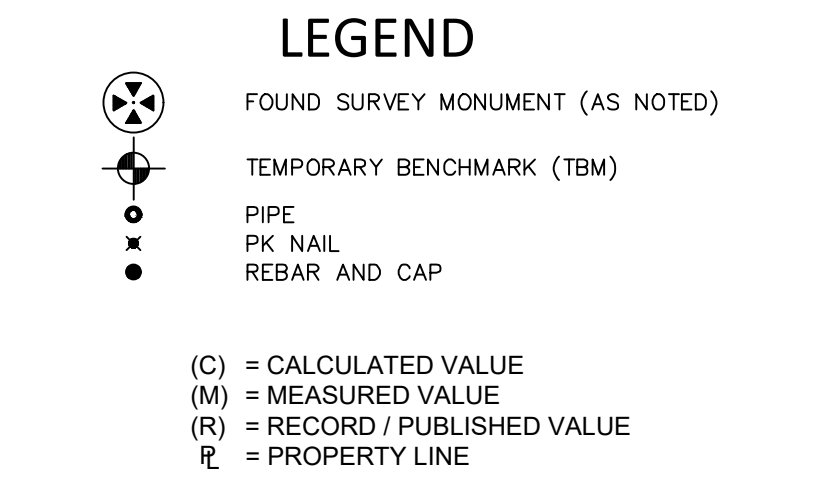
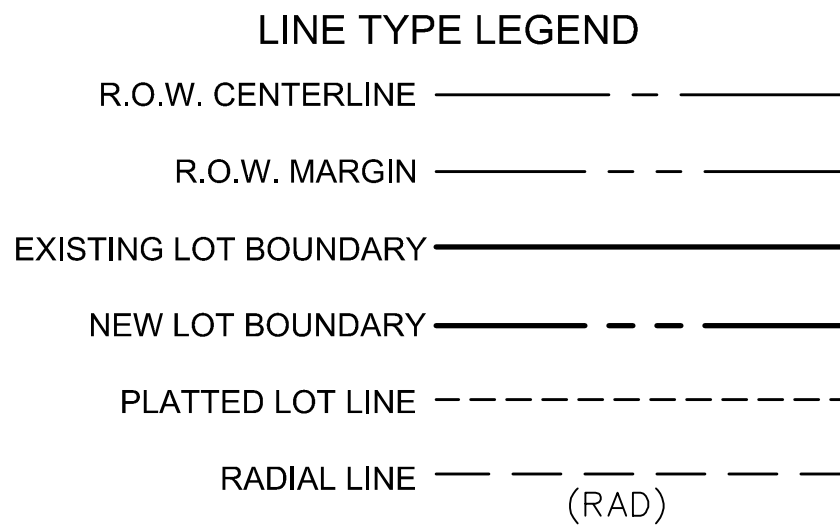
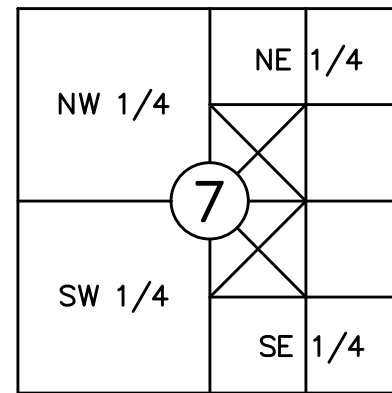
TOGETHER WITH LOT A-3, CITY OF MERCER ISLAND SHORT PLAT NO. 97-1540, RECORDED UNDER RECORDING NUMBER 9809119001, AS AMENDED BY CITY OF MERCER ISLAND SHORT PLAT NO. 99-0157, RECORDED UNDER RECORDING NUMBER 19990810900019, IN KING COUNTY, WASHINGTON.

(BEING THE REMAINDER OF CITY OF MERCER ISLAND LOT CONSOLIDATION FILE NUMBER SUB05-012, RECORDED UNDER RECORDING NUMBER 20051117900025).

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9802239018, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

INDEX LOCATION
NW 1/4 OF SE 1/4 SEC. 8 &
SW 1/4 OF NE 1/4 SEC. 7,
TWP. 24 N. RGE 5 E. W.M.



TITLE MATTERS / EASEMENTS

KING COUNTY REC. NO.'S: **2804333, 2932126, 2862046, 3200859, & 3308451** DESCRIBE EASEMENT AREAS WHICH NOW LIE WITHIN 94TH AVENUE SOUTHEAST.

EASEMENT **3308451** ALSO AFFECTS THE WEST 12.5 FEET OF A PORTION OF SUBJECT PARCEL WHICH NOW LIES WITHIN A DESCRIBED INGRESS & EGRESS EASEMENT **9802239018** & DESCRIBED DRIVEWAY EASEMENT **200808010006543**. BY PRINCIPLE OF MERGER, SAID EASEMENTS HAVE EITHER CEASED TO EXIST (COMMON OWNERSHIP), OR UPON CONVEYANCE OF THE FEE SIMPLE REAL ESTATE, AS PERMITTED BY THE CITY OF MERCER ISLAND AND AS ILLUSTRATED ON THIS LOT LINE ALTERATION, SHALL BE RELINQUISHED.

SEWER EASEMENTS **5028713, 5028714, AND 5272959** ARE 5' WIDE ON EACH SIDE OF SANITARY LINES AS INSTALLED AND SHOWN HEREON (10' TOTAL WIDTH OF EASEMENTS).

AN ELECTRICAL EASEMENT AS DESCRIBED IN RECORDING NUMBER **20080321000310** EXISTS 5' ON EITHER SIDE OF EXISTING PUGET SOUND ENERGY FACILITIES.

FND MONUMENT IN CASE 2" BRASS DISK W/ PUNCH DOWN: 0.30

NOV. 2024 FOUND & HELD PUNCH IN 2" BRASS DISK IN CONC. MON. IN CASE DN. 0.3' CITY OF MERCER ISLAND MOUNDMENT I.D. 2058 (HELD) N:214766.749 (GSOW) E:1299823.070 (GSOW)

NOV. 2024 FND. PUNCH IN 2" BRASS DISK IN CONC. MON. IN CASE DN. 0.3' CITY OF MERCER ISLAND MOUNDMENT I.D. 2058 N:214769.96 (GSOW) E:1299800.19 (GSOW) E:1299800.11 (CALC)

EXISTING GEOMETRY
EXISTING LEGAL DESCRIPTIONS

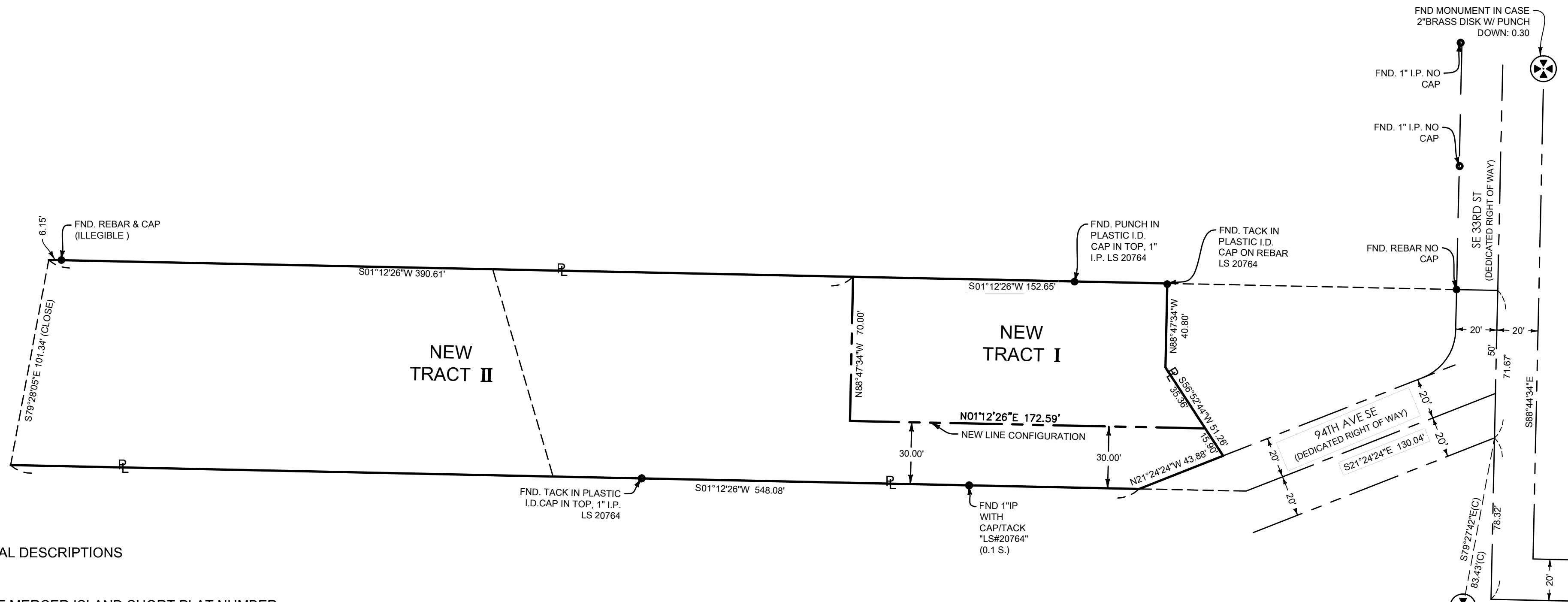


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MERCER ISLAND, WASHINGTON

drawn by LTR	checked by JMH	job no. 2024217.00
scale N/A	date 02/14/25	sheet 2 of 5



PROPOSED LEGAL DESCRIPTIONS

NEW TRACT I

LOT A-2, CITY OF MERCER ISLAND SHORT PLAT NUMBER 97-1540, RECORDED UNDER RECORDING NUMBER 9809119001, AS AMENDED BY CITY OF MERCER ISLAND SHORT PLAT NUMBER 99-0157, RECORDED UNDER RECORDING NUMBER 19990810900019, IN KING COUNTY, WASHINGTON.

NEW TRACT II

LOT B, CITY OF MERCER ISLAND BOUNDARY LINE ADJUSTMENT NO. MI-97-1541, RECORDED UNDER RECORDING NO. 9802239018, IN KING COUNTY, WASHINGTON.

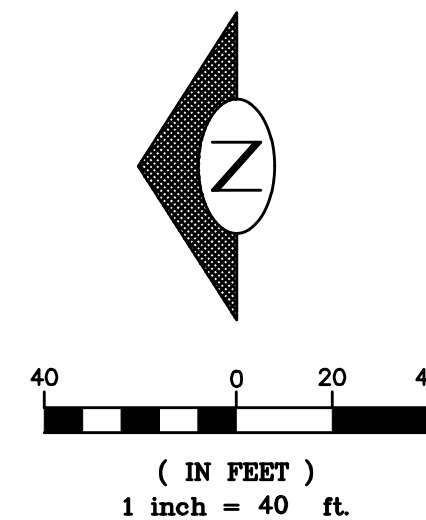
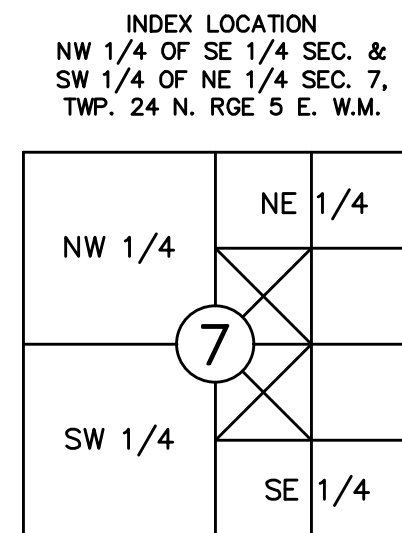
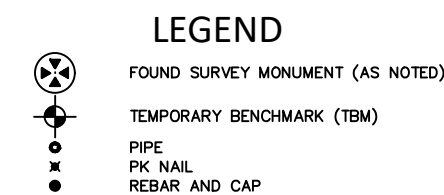
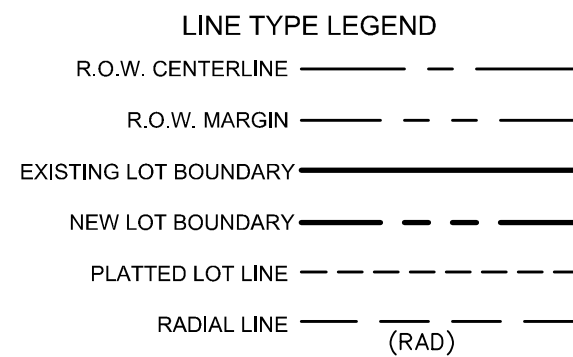
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(BEING THE REMAINDER OF CITY OF MERCER ISLAND LOT CONSOLIDATION FILE NUMBER SUB05-012, RECORDED UNDER RECORDING NUMBER 20051117900025).

ALSO TOGETHER WITH THE WEST 30.00 FEET OF LOT A-2, OF SAID MERCER ISLAND SHORT PLAT NUMBER 99-0157, RECORDED UNDER RECORDING NUMBER 19990810900019, IN KING COUNTY, WASHINGTON.

EXISTING	AREA	
	SQ. FT.	ACRES
PARCEL A	16,023	0.3678
PARCEL B	39,882	0.9156
TOTAL	55,905	1.2834

PROPOSED	AREA	
	SQ. FT.	ACRES
TRACT I	10,977	0.2520
TRACT II	44,928	1.0314
TOTAL	55,905	1.2834



FND MONUMENT IN CASE 2" BRASS DISK W/ PUNCH DOWN: 0.30

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NEW LOT GEOMETRY
NEW LEGAL DESCRIPTIONS
SITE AREAS

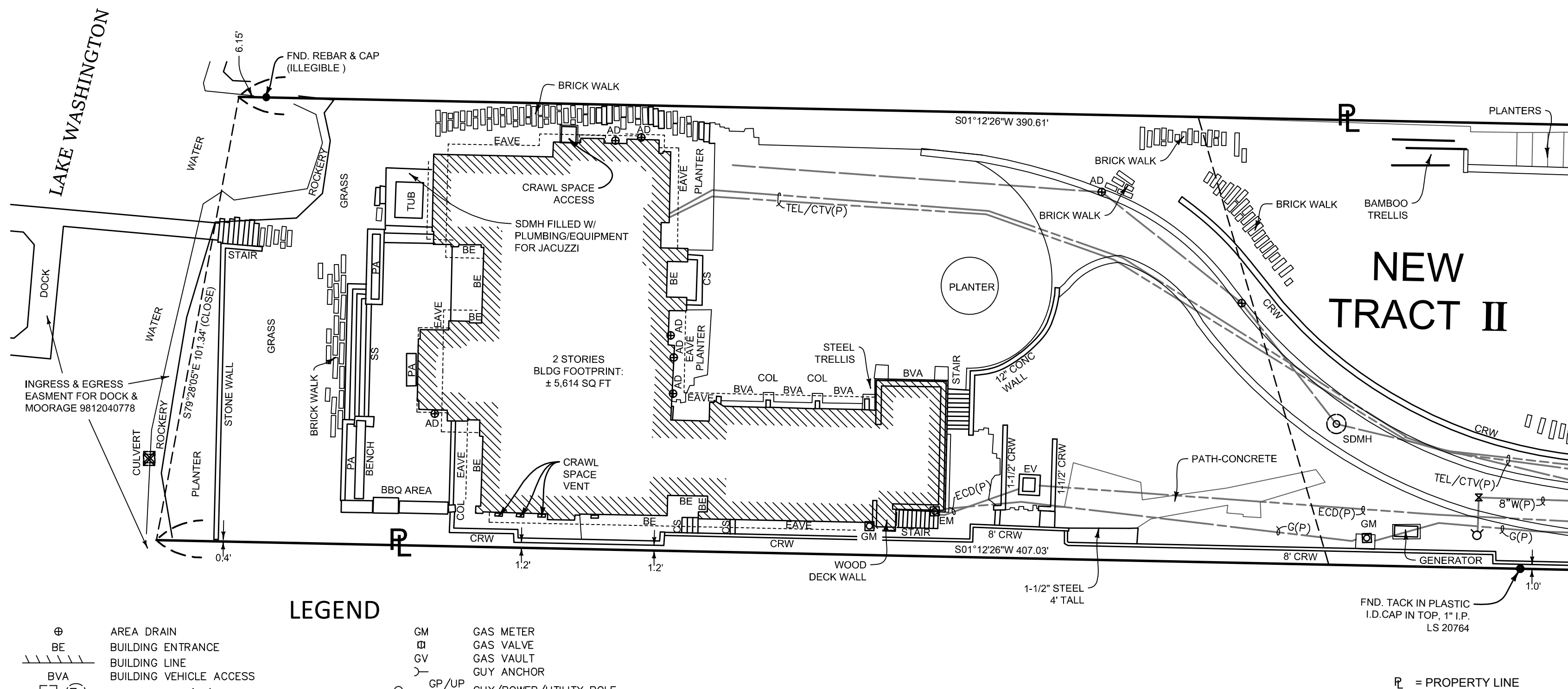


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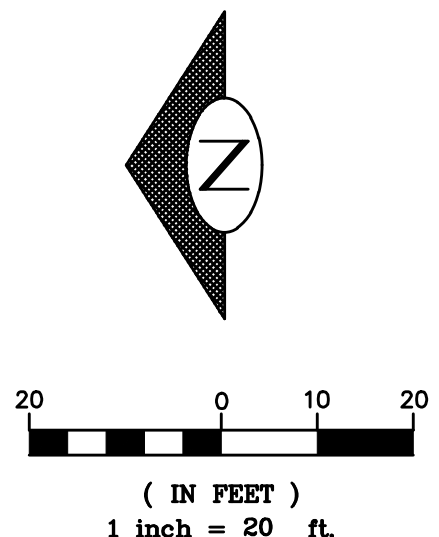
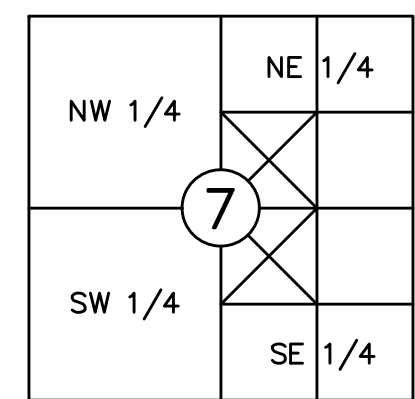
drawn by	checked by	job no.
LTR	JMH	2024217.00
scale	date	sheet
N/A	03/18/25	3 of 5



LEGEND

⊕	AREA DRAIN	GM	GAS METER
BE	BUILDING ENTRANCE	⊖	GAS VALVE
▬▬▬	BUILDING LINE	GV	GAS VAULT
BVA	BUILDING VEHICLE ACCESS	—	GUY ANCHOR
⊕	CATCH BASIN (CB)	○ GP/UP	GUY/POWER/UTILITY POLE
CC/XC/&G	CONCRETE/EXTRUDED CURB/& GUTTER	/PP	
CD	CONDUIT DROP	LSCAPE/PA	LANDSCAPE/PLANTER
CW/BW/AW	CONCRETE/BRICK/ASPHALT WALK	⊕	MANHOLE
CRW/BRW/WRW	CONCRETE/BLOCK/WOOD RETAINING WALL	⊕	OVERHEAD POWER/CABLE/TELEPHONE
— X —	CHAIN LINK FENCE (CLF)	OHG/OHB	OVERHEAD GUYWIRE/BUS (TROLLEY)
CTV	CABLE TV	(P)	PAINTED UTILITY LOCATION
COL	COLUMN	PS/PSS	COMBINED/SANITARY SEWER
CS/MS/WS	CONCRETE/METAL/WOOD STAIRS	PSD	STORM DRAIN
DWY	DRIVEWAY	(R)	RECORD DATA
ECD	ELECTRICAL CONDUIT	SD	SERVICE DRAIN (STORM)
ED	ELECTRICAL DUCT	SDCO/SSCO	STORM DRAIN/SANITARY SEWER
EHH/EJB	ELECTRICAL HANDHOLE/JUNCTION BOX	STM/V	STEAM LINE/VAULT
EMH	ELECTRICAL MANHOLE	SSS	SANITARY SIDE SEWER (RECORD)
EM	ELECTRICAL METER	⊕	TEMPORARY BENCHMARK (TBM)
EV/ET	ELECTRICAL VAULT/TRANSFORMER	⊕	WOOD FENCE (WF)
⊕	FOUND SURVEY MONUMENT (AS NOTED)	⊕	BRASS DISC
⊕	FIRE HYDRANT	⊕	HUB AND TACK
⊕	FIRE DEPT. CONNECTION (FDC)	⊕	MONUMENT IN CASE
⊕	FIBER OPTICS	⊕	PIPE
FOMH	FIBER OPTIC MANHOLE	⊕	REBAR AND CAP
G	GAS MAIN		

INDEX LOCATION
 NW 1/4 OF SE 1/4 SEC. 8 &
 SW 1/4 OF NE 1/4 SEC. 7,
 TWP. 24 N. RGE 5 E. W.M.



MATCH LINE SEE SHEET 5

EXISTING CONDITION WITH ADJUSTED GEOMETRY



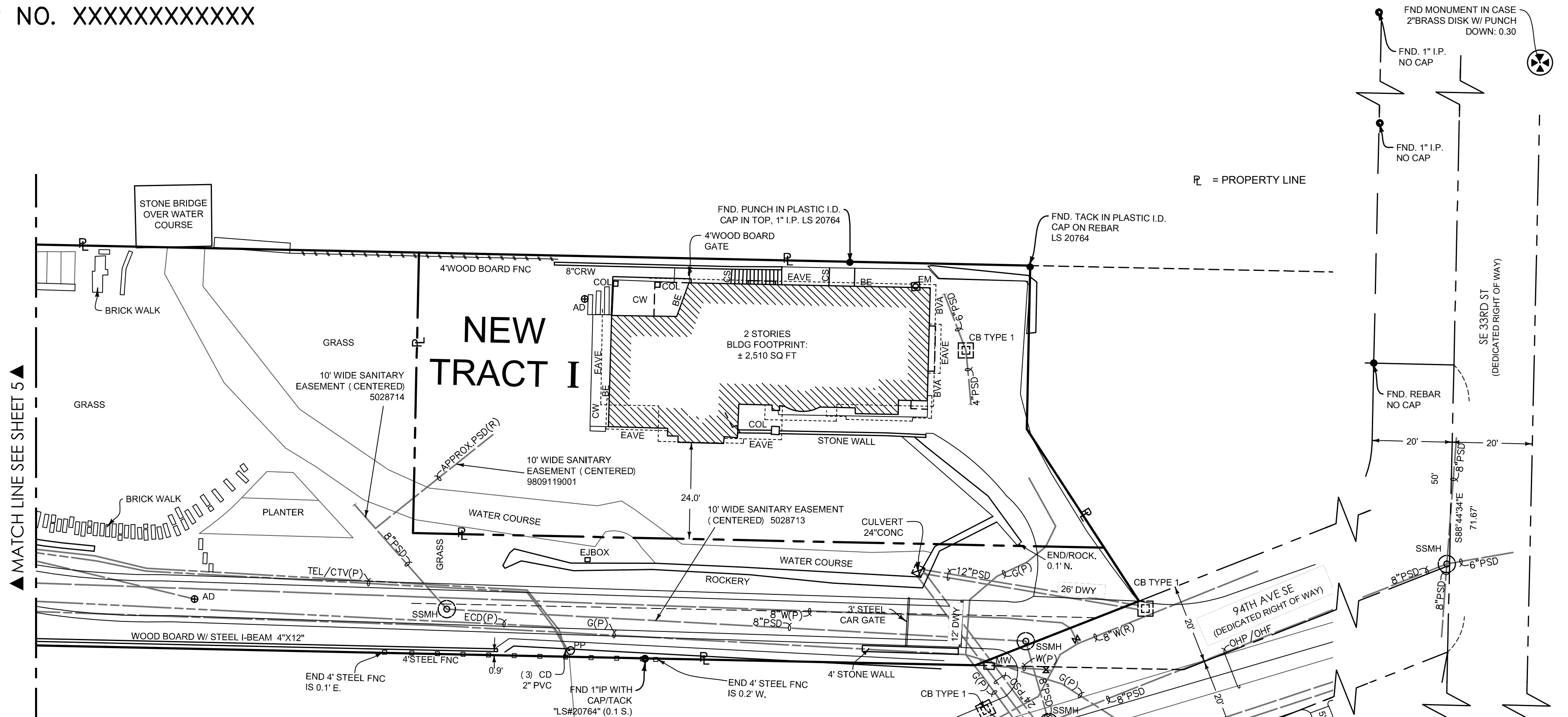
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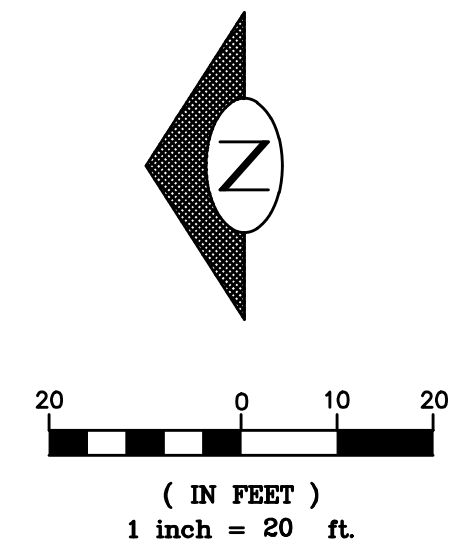
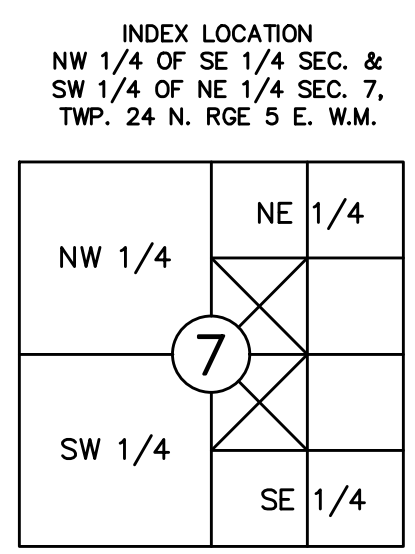
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drawn by LTR	checked by JMH	job no. 2024217.00
scale N/A	date 02/14/25	sheet 4 of 5

LLR NO. XXXXXXXXXXXX



- LEGEND**
- | | | | |
|-------------|------------------------------------|-------------|--------------------------------|
| ⊕ | AREA DRAIN | GM | GAS METER |
| BE | BUILDING ENTRANCE | GV | GAS VALVE |
| --- | BUILDING LINE | GP/UP | GUY/POWER/UTILITY POLE |
| BVA | BUILDING VEHICLE ACCESS | LSCAPE/PA | LANDSCAPE/PLANTER |
| ⊠ | CATCH BASIN (CB) | ○ | MANHOLE |
| CC/XC/&G | CONCRETE/EXTRUDED CURB & GUTTER | OHP/OHC/OHT | OVERHEAD POWER/CABLE/TELEPHONE |
| CD | CONDUIT DROP | OHG/OHB | OVERHEAD GUYWIRE/BUS (TROLLEY) |
| CW/BW/AW | CONCRETE/BRICK/ASPHALT WALK | (P) | PAINTED UTILITY LOCATION |
| CRW/BRW/WRW | CONCRETE/BLOCK/WOOD RETAINING WALL | PS/PSS | COMBINED/SANITARY SEWER |
| —X—X— | CHAIN LINK FENCE (CLF) | PSD | STORM DRAIN |
| CTV | CABLE TV | (R) | RECORD DATA |
| COL | COLUMN | SD | SERVICE DRAIN (STORM) |
| CS/MS/WS | CONCRETE/METAL/WOOD STAIRS | SDCO/SSCO | STORM DRAIN/SANITARY SEWER |
| DWY | DRIVEWAY | STM/V | STEAM LINE/VAULT |
| ECD | ELECTRICAL CONDUIT | SSS | SANITARY SIDE SEWER (RECORD) |
| ED | ELECTRICAL DUCT | ⊕ | TEMPORARY BENCHMARK (TBM) |
| EHH/EJB | ELECTRICAL HANDHOLE/JUNCTION BOX | — — | WOOD FENCE (WF) |
| EMH | ELECTRICAL MANHOLE | ⊕ | BRASS DISC |
| EM | ELECTRICAL METER | ⊕ | HUB AND TACK |
| EV/ET | ELECTRICAL VAULT/TRANSFORMER | ⊕ | MONUMENT IN CASE |
| ⊕ | FOUND SURVEY MONUMENT (AS NOTED) | — — | PIPE |
| ⊕ | FIRE HYDRANT | ⊕ | REBAR AND CAP |
| ⊕ | FIRE DEPT. CONNECTION (FDC) | | |
| FO | FIBER OPTICS | | |
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| G | GAS MAIN | | |



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 OF MERCER ISLAND

EXISTING CONDITION WITH ADJUSTED GEOMETRY



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