

LLR NO. SUB25-0003

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

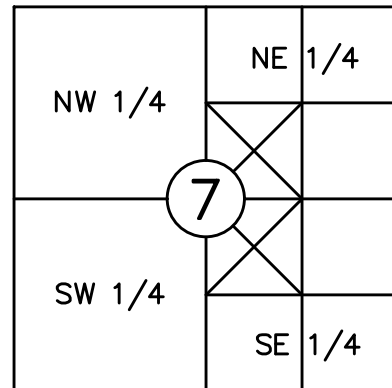
MUNICIPAL AUTHORITY: CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON

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

CONTACT PERSON:

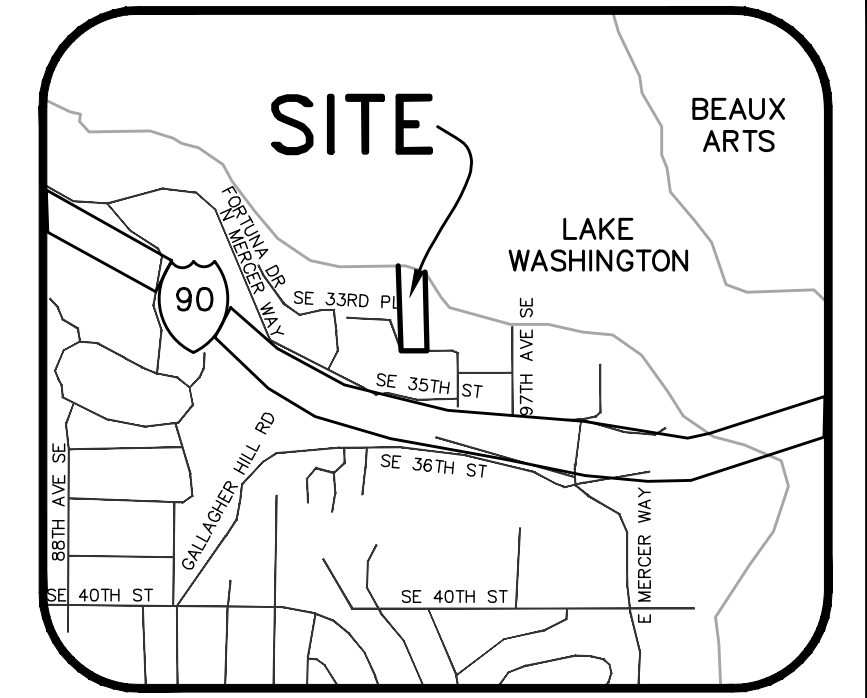
NAME: JAMES M. HARPER
 ADDRESS: 15400 SE 30TH PL, STE 100
 CITY, STATE, ZIP: BELLEVUE, WA 98007
 PHONE: (206) 323-4144
 FAX: (206) 841-9785
 E-MAIL: JAMESH@BRHINC.COM

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 EXAMINED AND APPROVED THIS ____ DAY OF ____ __, 20__ BY: _____	DEPARTMENT OF ASSESSMENTS REVIEWED AND APPROVED THIS ____ DAY OF ____ _____, 20__ ASSESSOR DEPUTY ASSESSOR
--	---

RECORDING NO.	VOL./PG.
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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.

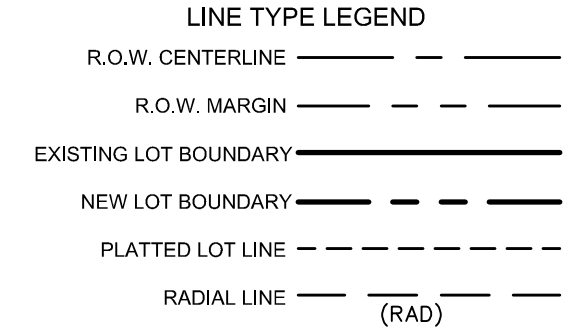
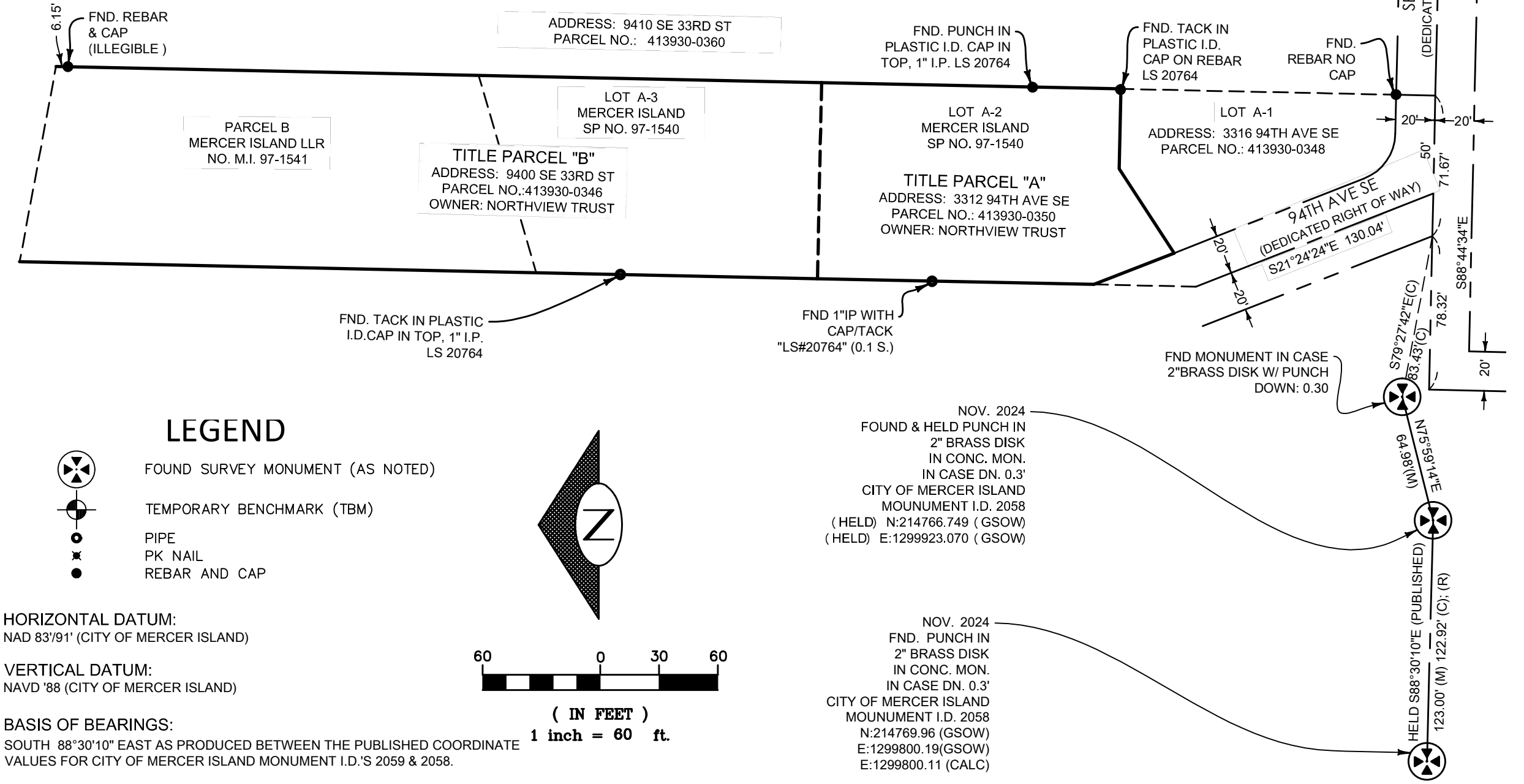


DIAGRAM CONTROL



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.

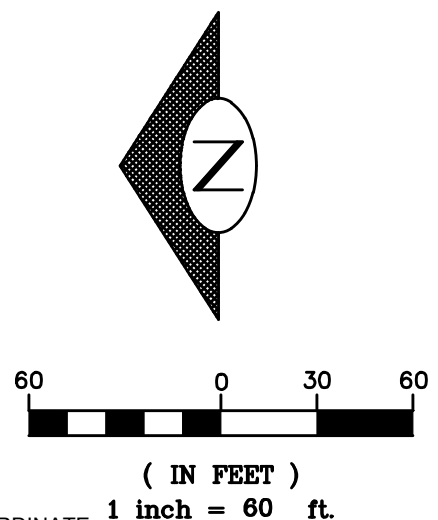
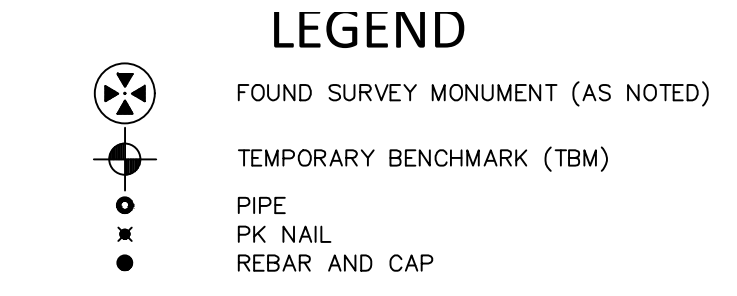
FOR: NORTHVIEW TRUST
 BY: _____
 PRINTED NAME: .. MICHAEL MILOJEVICH
 TITLE: .. TRUSTEE

STATE OF WASHINGTON, }
 COUNTY OF KING } SS.

ON THIS _____ DAY 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 _____



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.

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

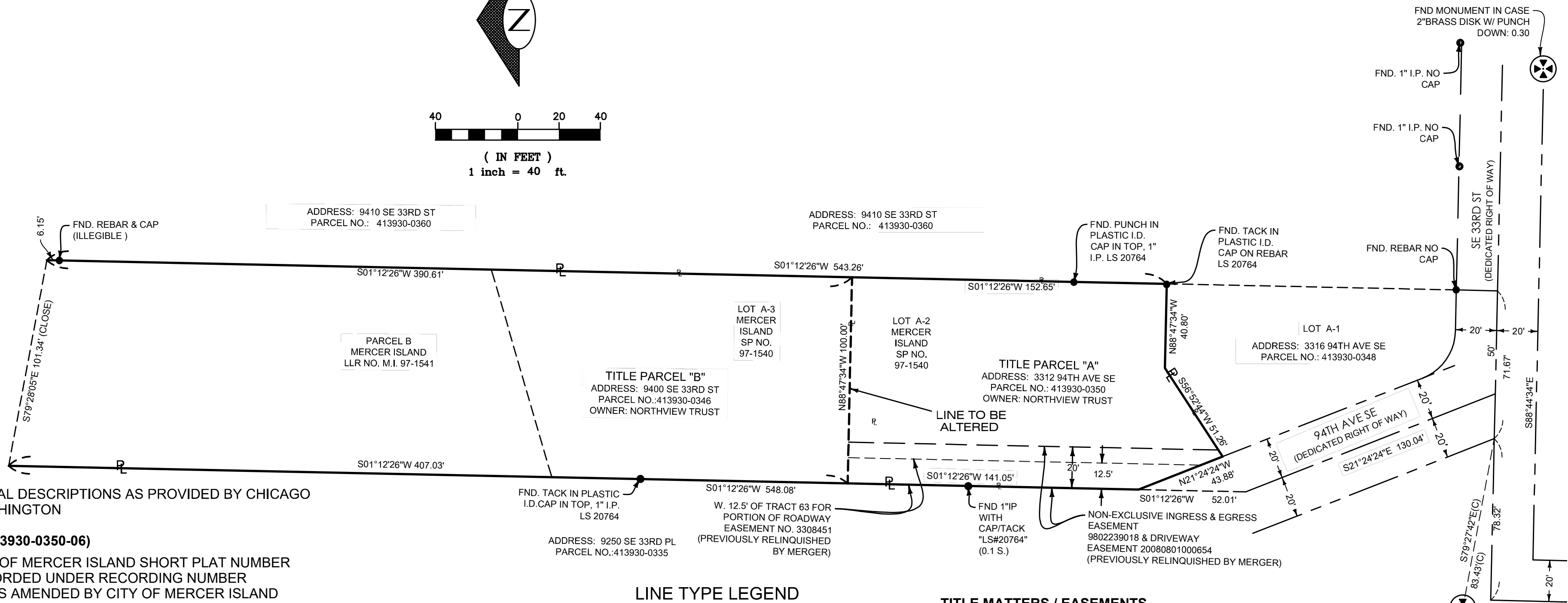
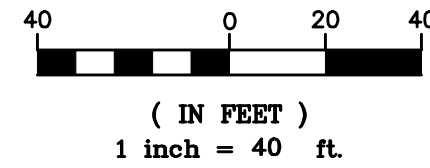
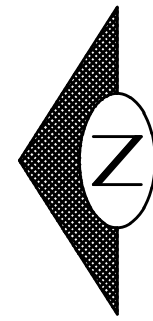
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of NORTHVIEW TRUST in December, 2024.
 Certificate No. 44634



BUSH, ROED & HITCHINGS, INC.
 LAND SURVEYORS & CIVIL ENGINEERS
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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

drawn by LTR	checked by JMH	job no. 2024217.00
scale N/A	date 02/14/25	sheet 1 of 5



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).

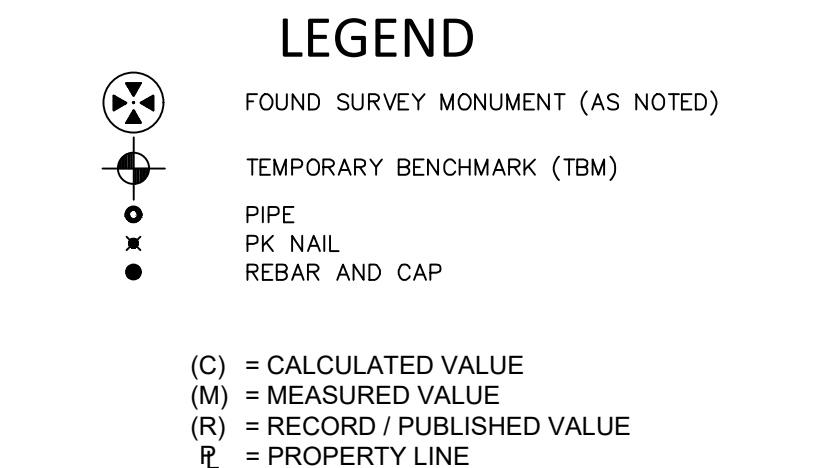
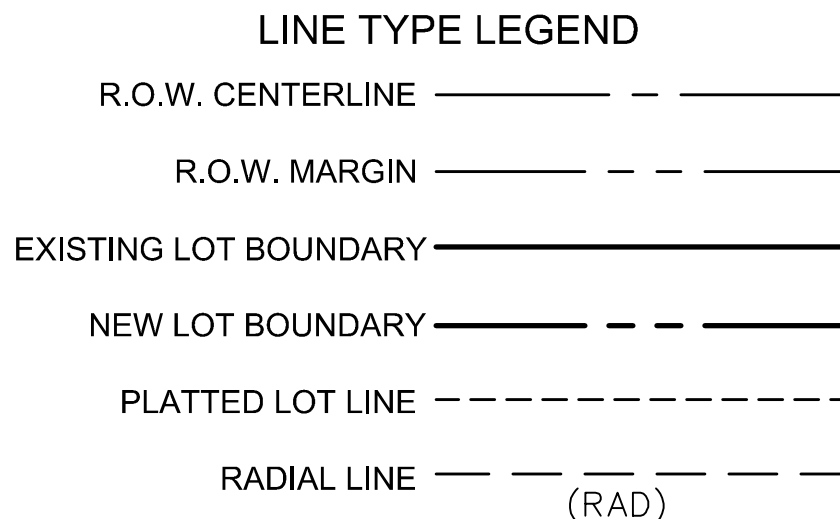
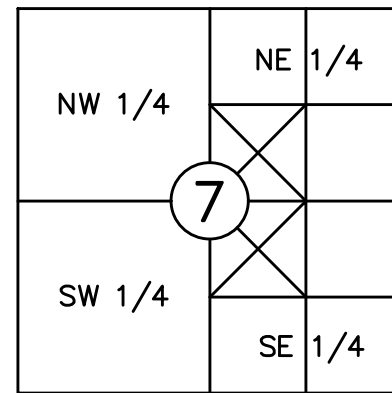
TOGETHER WITH LOT A-3, CITY OF MERCER ISLAND SHORT PLAT NO. 97-1540, RECORDED UNDER RECORDING NUMBER 9809119001, AS AMENDED BY CITY OF MERCER ISLAND SHORT PLAT NO. 99-0157, RECORDED UNDER RECORDING NUMBER 19990810900019, IN KING COUNTY, WASHINGTON.

(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. 7,
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:1299923.070 (GSOW)

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EXISTING GEOMETRY
EXISTING LEGAL DESCRIPTIONS

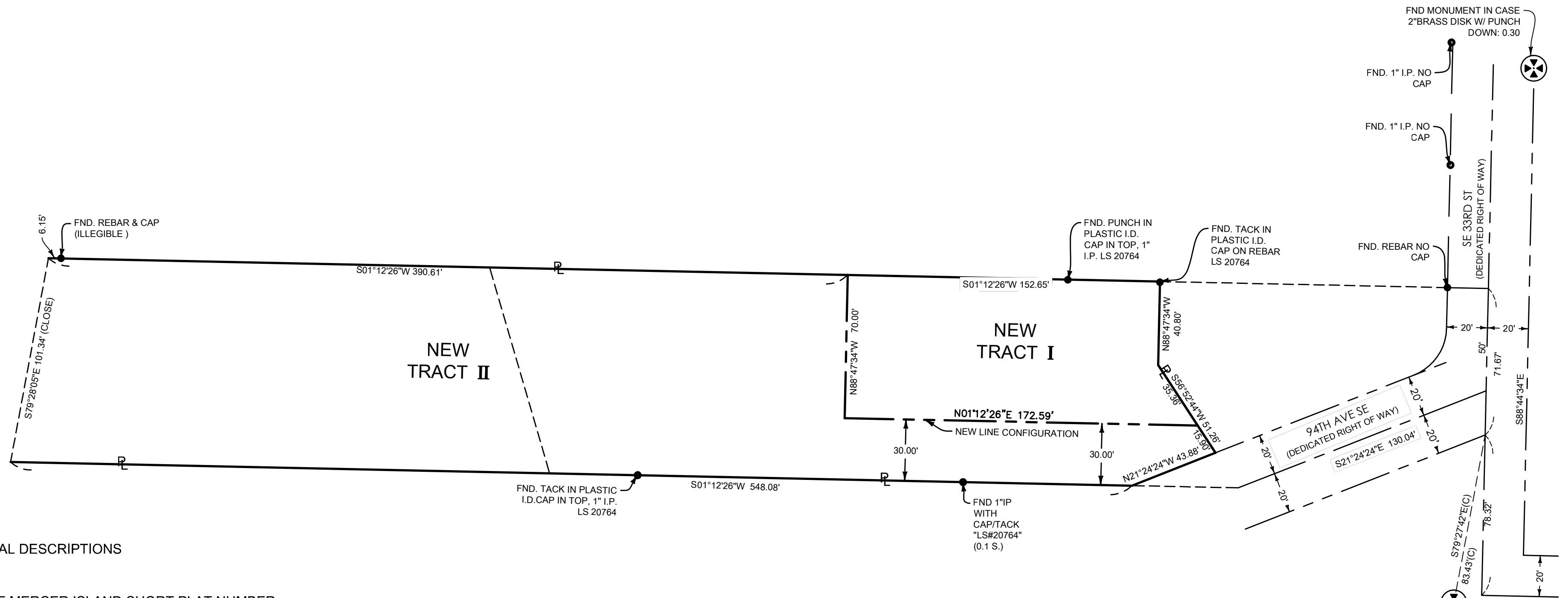


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9400 SOUTHEAST 33RD STREET
MERCER ISLAND, WASHINGTON

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.

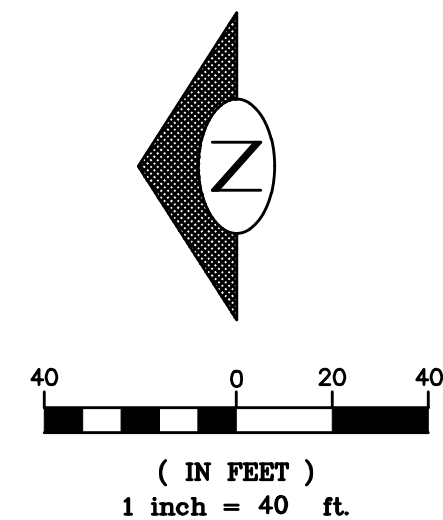
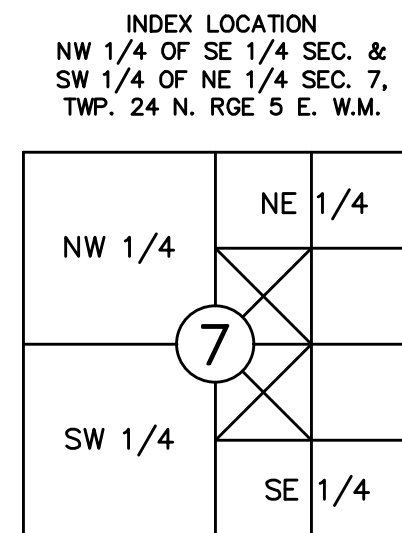
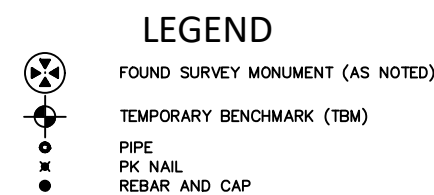
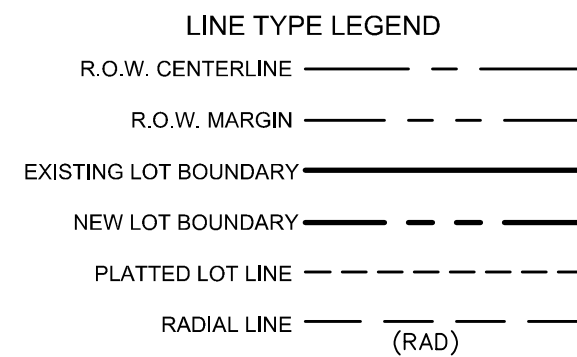
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TOGETHER WITH LOT A-3, CITY OF MERCER ISLAND SHORT PLAT NO. 97-1540, RECORDED UNDER RECORDING NUMBER 9809119001, AS AMENDED BY CITY OF MERCER ISLAND SHORT PLAT NO. 99-0157, RECORDED UNDER RECORDING NUMBER 19990810900019, IN KING COUNTY, WASHINGTON.

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

ALSO TOGETHER WITH 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



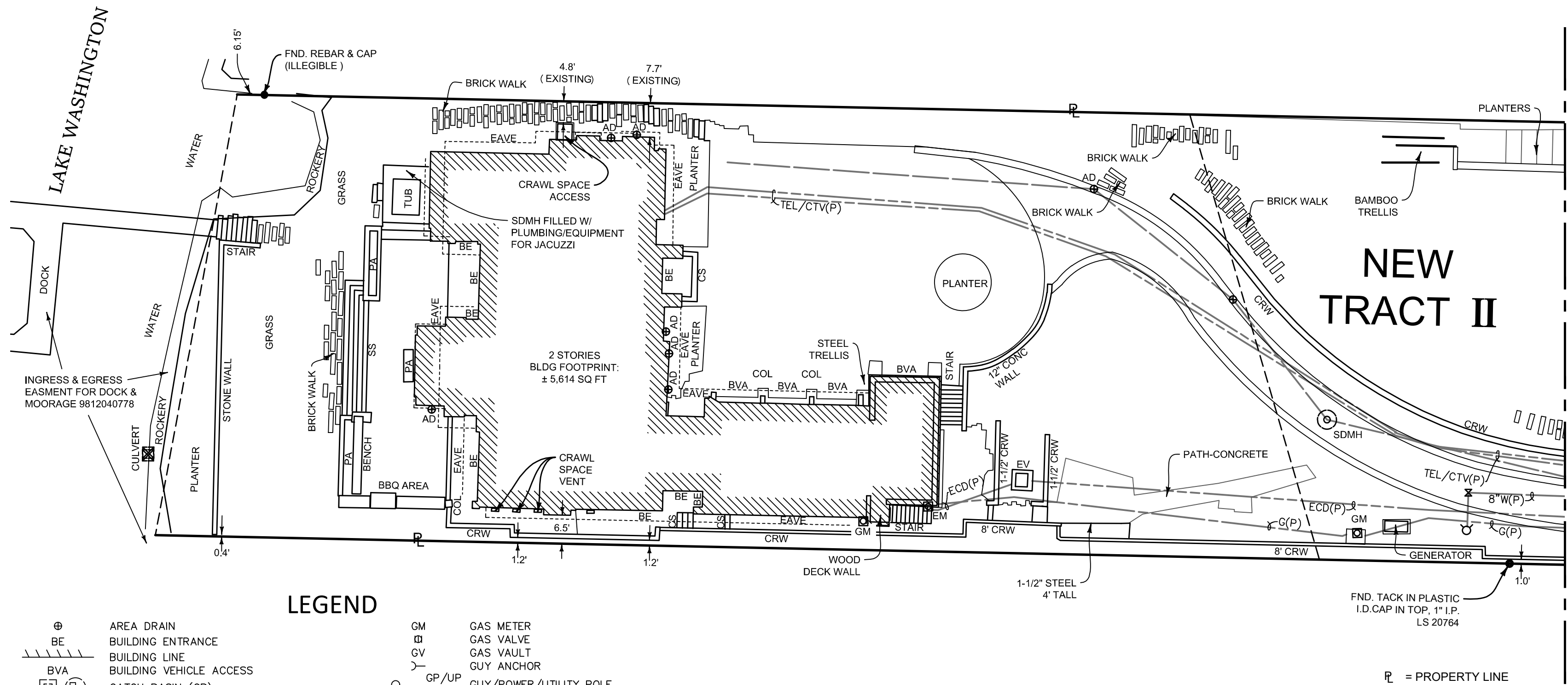
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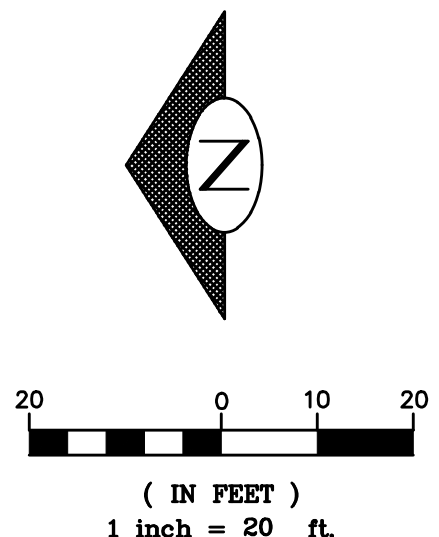
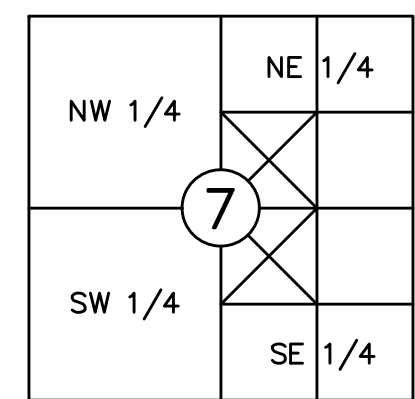
drawn by LTR	checked by JMH	job no. 2024217.00
scale N/A	date 03/18/25	sheet 3 of 5



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—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

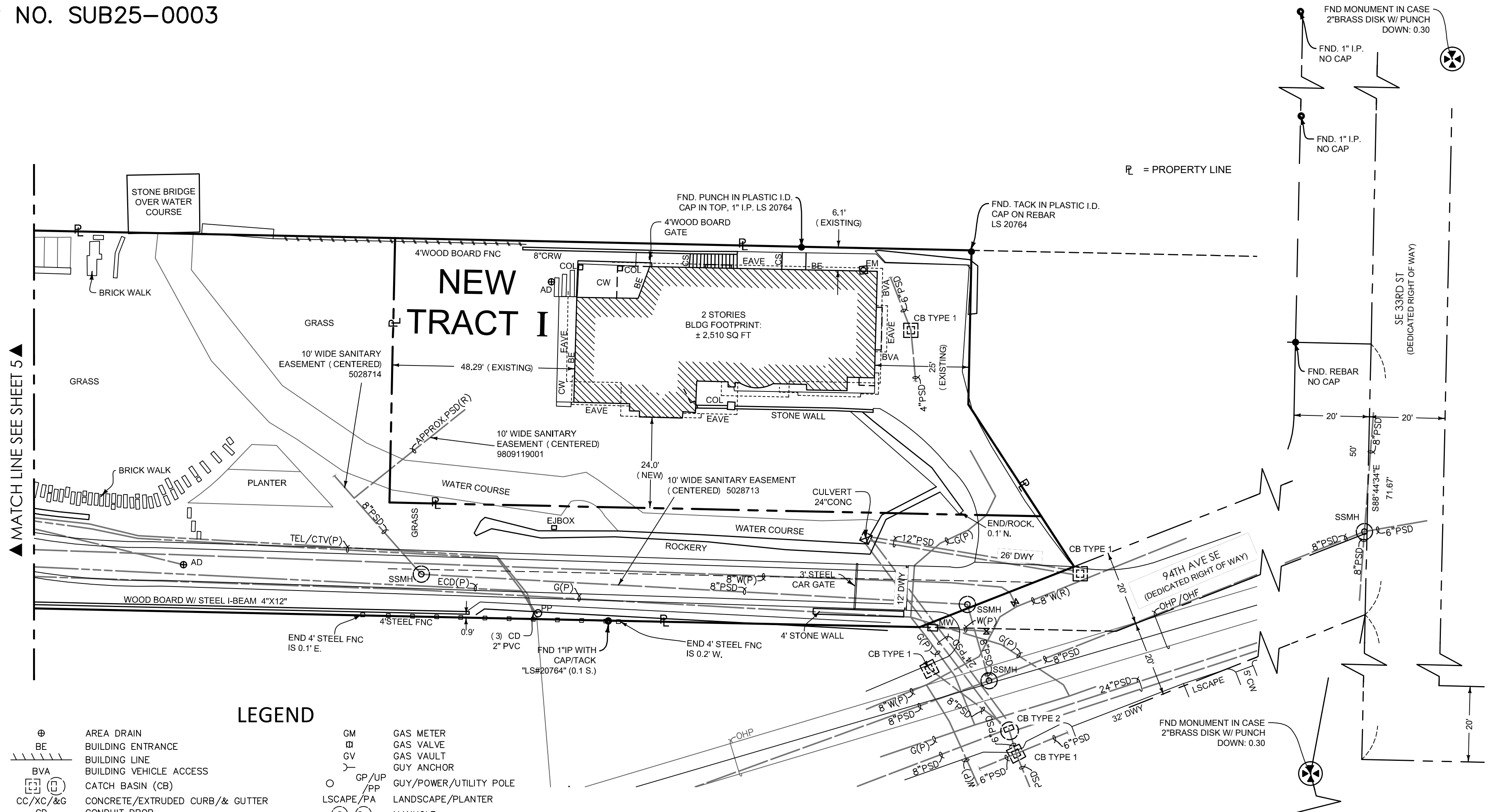


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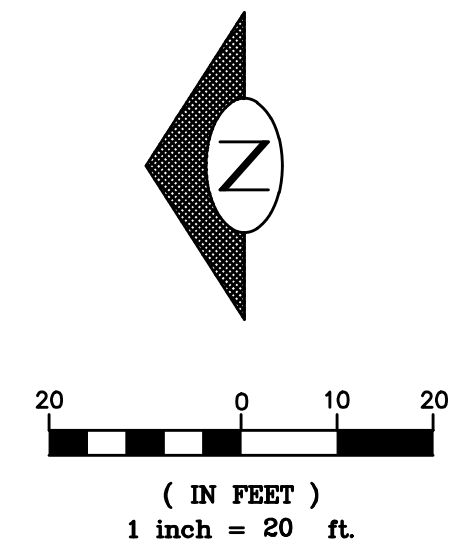
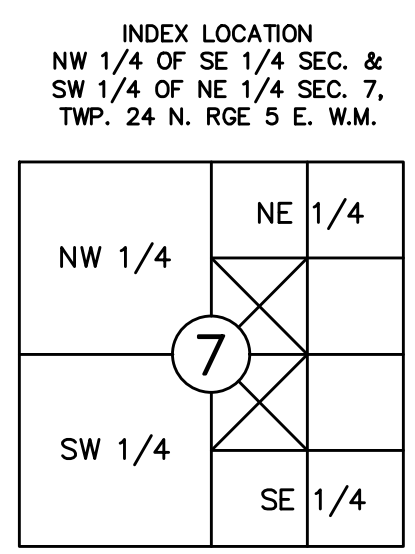
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LEGEND

⊕	AREA DRAIN	GM	GAS METER
BE	BUILDING ENTRANCE	⊕	GAS VALVE
---	BUILDING LINE	⊕	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	LANDSCAPE/PLANTER
CD	CONDUIT DROP	LSCAPE/PA	MANHOLE
CW/BW/AW	CONCRETE/BRICK/ASPHALT WALK	⊕	OVERHEAD POWER/CABLE/TELEPHONE
CRW/BRW/WRW	CONCRETE/BLOCK/WOOD RETAINING WALL	⊕	OVERHEAD GUYWIRE/BUS (TROLLEY)
---	CHAIN LINK FENCE (CLF)	(P)	PAINTED UTILITY LOCATION
CTV	CABLE TV	PS/PSS	COMBINED/SANITARY SEWER
COL	COLUMN	PSD	STORM DRAIN
CS/MS/WS	CONCRETE/METAL/WOOD STAIRS	(R)	RECORD DATA
DWY	DRIVEWAY	SD	SERVICE DRAIN (STORM)
ECD	ELECTRICAL CONDUIT	SDCO/SSCO	STORM DRAIN/SANITARY SEWER
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⊕	FIRE DEPT. CONNECTION (FDC)	⊕	PIPE
FO	FIBER OPTICS	⊕	REBAR AND CAP
FOMH	FIBER OPTIC MANHOLE	⊕	
G	GAS MAIN		



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 FOUND & HELD PUNCH IN
 2" BRASS DISK
 IN CONC. MON.
 IN CASE DN. 0.3'
 CITY OF MERCER ISLAND
 MOUNUMENT I.D. 2058

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 FND. PUNCH IN
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 OF MERCER ISLAND

EXISTING CONDITION WITH ADJUSTED GEOMETRY



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