

**CITY OF MERCER ISLAND  
LOT LINE REVISION  
NO. SUB25-004**

RECORDING NO. \_\_\_\_\_ VOL./PAGE \_\_\_\_\_  
PORTION OF \_\_\_\_\_  
NE 1/4 OF SW 1/4 OF SEC. 1, TWP. 24 N., RNG. 4 E., W.M.

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A LOT LINE REVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS LOT LINE REVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID LOT LINE REVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

\_\_\_\_\_  
GIB DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY,  
AS TO PARCEL A

BY: SCOTT GIBSON  
ITS: MANAGER

\_\_\_\_\_  
MCW TRUST, DATED NOVEMBER 7, 2024, AS TO PARCEL B

BY: PAUL DRAYNA  
ITS: TRUSTEE

**ACKNOWLEDGEMENTS**

STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SCOTT GIBSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF GIB DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_  
SIGNATURE OF \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL DRAYNA SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEE OF MCW TRUST, DATED NOVEMBER 7, 2024, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_  
SIGNATURE OF \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

**ORIGINAL LEGAL DESCRIPTIONS**

PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 0282634-ETU-FOURTH DATED 12/23/25

TAX PARCEL 531510-0056

PARCEL A:

LOT 1, MERCER ISLAND SHORT PLAT NO. SUB 13-008, RECORDED UNDER RECORDING NUMBER 20160802900008, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT X.

TAX PARCEL 531510-0055

PARCEL B:

LOT 2, MERCER ISLAND SHORT PLAT NO. SUB 13-008, RECORDED UNDER RECORDING NUMBER 20160802900008, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT X.

TOGETHER WITH SECOND CLASS SHORELANDS AS CONVEYED BY THE STATE OF WASHINGTON SITUATED IN FRONT OF, ADJACENT TO AND ABUTTING THEREON.

**NEW LEGAL DESCRIPTIONS**

LOT 1 (TAX PARCEL 531510-0056)

LOT 1 OF MERCER ISLAND SHORT PLAT NO. SUB 13-008, RECORDED UNDER RECORDING NUMBER 20160802900008, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH CORNER OF SAID LOT 1;  
THENCE NORTH 50°11'14" EAST ALONG THE SOUTHEASTERLY LINE THEREOF 180.84 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 43°43'48" WEST 42.26 FEET;  
THENCE NORTH 74°18'14" WEST 22.28 FEET;  
THENCE NORTH 39°48'46" WEST 13.61 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 1 AND THE TERMINUS OF THIS LINE DESCRIPTION;

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT X OF SAID SHORT PLAT.

LOT 2 (TAX PARCEL 531510-0055)

LOT 2 OF MERCER ISLAND SHORT PLAT NO. SUB 13-008, RECORDED UNDER RECORDING NUMBER 20160802900008, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF LOT 1 OF SAID SHORT PLAT LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH CORNER OF SAID LOT 1;  
THENCE NORTH 50°11'14" EAST ALONG THE SOUTHEASTERLY LINE THEREOF 180.84 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 43°43'48" WEST 42.26 FEET;  
THENCE NORTH 74°18'14" WEST 22.28 FEET;  
THENCE NORTH 39°48'46" WEST 13.61 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 1 AND THE TERMINUS OF THIS LINE DESCRIPTION;

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT X OF SAID SHORT PLAT;

TOGETHER WITH SECOND CLASS SHORELANDS AS CONVEYED BY THE STATE OF WASHINGTON SITUATED IN FRONT OF, ADJACENT TO AND ABUTTING THEREON.

**CITY OF MERCER ISLAND APPROVALS**

EXAMINED & APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CODE OFFICIAL

EXAMINED & APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CITY ENGINEER

**KING COUNTY DEPARTMENT OF ASSESSMENTS**

EXAMINED & APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

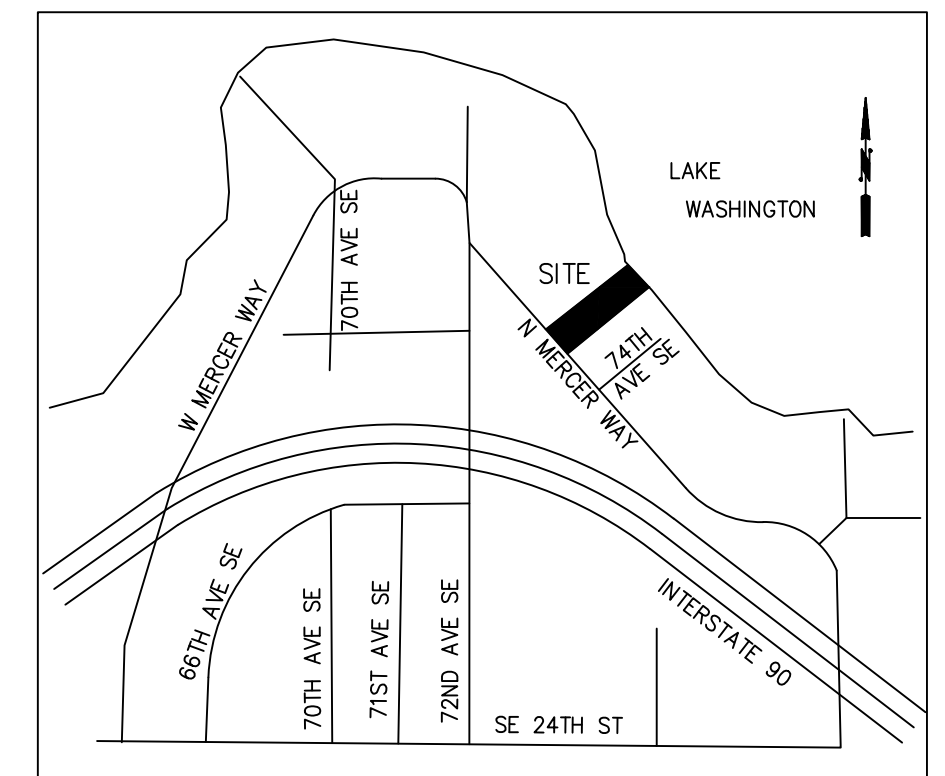
\_\_\_\_\_  
ASSESSOR

\_\_\_\_\_  
DEPUTY ASSESSOR

TAX PARCEL NOS. 531510-0056 & 531510-0055

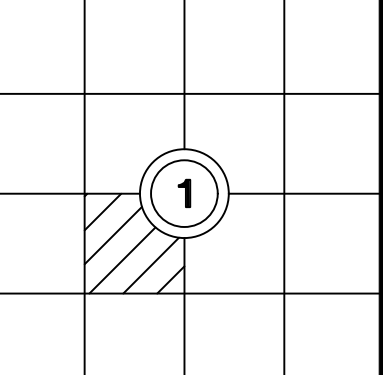
**APPROVAL NOTE**

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.



**VICINITY MAP**  
NOT TO SCALE

INDEX LOCATION  
S. 1, T. 24 N., R. 4 E., W.M.



RECORDER'S CERTIFICATE \_\_\_\_\_  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_  
\_\_\_\_\_  
SURVEYOR'S NAME  
\_\_\_\_\_  
Manager Superintendent 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 SCOTT GIBSON & PAUL DRAYNA IN DECEMBER, 2025.  
\_\_\_\_\_  
DAVID B. MATTHEWS PLS #36804 DATE \_\_\_\_\_

**Encompass**  
ENGINEERING & SURVEYING  
Western Washington Division  
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Eastern Washington Division  
110 South Oakes Avenue, Suite 250 • Cle Elum, WA 98922 • Phone: (509) 674-7433

<b>CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB25-004</b>		
DWN BY <b>JMD/DBM</b>	DATE <b>3/4/26</b>	JOB NO. <b>25599</b>
CHKD BY <b>SDM</b>	SCALE <b>N/A</b>	SHEET <b>1 OF 3</b>

**CITY OF MERCER ISLAND  
LOT LINE REVISION  
NO. SUB25-004**

RECORDING NO.	VOL./PAGE
PORTION OF NE 1/4 OF SW 1/4 OF SEC. 1, TWP. 24 N., RNG. 4 E., W.M.	

**SUBJECT TO**

PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 0282634--ETU--THIRD DATED 7/7/25

**GENERAL EXCEPTIONS:**

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, 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 MCGILVRA'S ISLAND ADDITION:  
RECORDING NO.: 520803

2. DEED AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING NO.: 369897

3. 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  
RECORDING DATE: JANUARY 18, 1956  
RECORDING NO.: 4655698  
AFFECTS: REFERENCE IS HEREBY MADE TO DOCUMENT FOR FULL PARTICULARS  
(NOT SHOWN - OVER AS CONSTRUCTED UTILITY WITHIN SECOND CLASS SHORELANDS ADJOINING SITE)

4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: AUGUST 3, 1967  
RECORDING NO.: 6213446  
(AGREEMENT FOR DOCK CONSTRUCTION - SHOWN HEREON)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CITY OF SEATTLE  
PURPOSE: UTILITIES  
RECORDING DATE: JANUARY 13, 1969  
RECORDING NO.: 6457793  
(APPROXIMATE LOCATION OF A PORTION OF SEWER EASEMENT SHOWN)

6. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY,  
RECORDING DATE: NOVEMBER 8, 2001  
RECORDING NO.: 2001110890007

7. ENCROACHMENT LICENSE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: OCTOBER 19, 2010  
RECORDING NO.: 20101019000405  
(WALL ENCROACHMENT SHOWN HEREON)

8. AGREEMENT FOR UTILITY AND ACCESS EASEMENTS AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: FEBRUARY 9, 2011  
RECORDING NO.: 20110209000424  
(APPEARS TO HAVE BEEN SUPERCEDED BY EASEMENTS IN SHORT PLAT PER EXCEPTION 12)

9. AGREEMENT FOR SHARED DOCK AND EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: FEBRUARY 9, 2011  
RECORDING NO.: 20110209000425  
TERMINATION RECORDED UNDER RECORDING NUMBER 20231011000600, AND RERECORDED UNDER RECORDING NUMBER 20241112000970.  
(EASEMENT TERMINATION DOCUMENT)

10. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, 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 PIRAK SHORT PLAT MERCER ISLAND SHORT PLAT NO. SUB 08-009:  
RECORDING NO.: 20110209900004  
(ALL EASEMENTS WERE SUPERCEDED PER SHORT PLAT IN EXCEPTION 12)

11. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY,  
RECORDING DATE: OCTOBER 27, 2011  
RECORDING NO.: 20111027900002  
(DOES NOT APPEAR TO AFFECT PARCELS)

12. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, 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. SUB 13-008:  
RECORDING NO.: 20160802900008  
(EASEMENTS SHOWN HEREON)

13. INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: SEPTEMBER 27, 2016  
RECORDING NO.: 20160927001744  
AFFECTS: PARCEL A

14. INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: MAY 2, 2017  
RECORDING NO.: 20170502000498  
AFFECTS: PARCEL B

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUGET SOUND ENERGY, INC.  
PURPOSE: UTILITIES  
RECORDING DATE: OCTOBER 25, 2019  
RECORDING NO.: 20191025000506  
AFFECTS: REFERENCE IS HEREBY MADE TO DOCUMENT FOR FULL PARTICULARS  
(OVER AS--CONSTRUCTED UTILITY - NOT ABLE TO PLOT LOCATION FROM DESCRIPTION)

16. AGREEMENT REGARDING UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: SEPTEMBER 11, 2020  
RECORDING NO.: 20200911000377  
(EASEMENT FOR SHORING WALL WITHIN 11 FOOT WIDE UTILITY EASEMENT WITHIN LOT 2 OF UNDERLYING SHORT PLAT SUB 13-008 - NOT ABLE TO PLOT LOCATION FROM DESCRIPTION)

17. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: MARCH 8, 2024  
RECORDING NO.: 20240308000027  
TERMINATION OF EASEMENT AGREEMENT RECORDED NOVEMBER 19, 2024 UNDER RECORDING NO. 20241119000872  
(EASEMENT TERMINATION DOCUMENT)

18. EXCLUSIVE PERPETUAL EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: DECEMBER 4, 2024  
RECORDING NO.: 20241204000240  
(SHOWN HEREON)

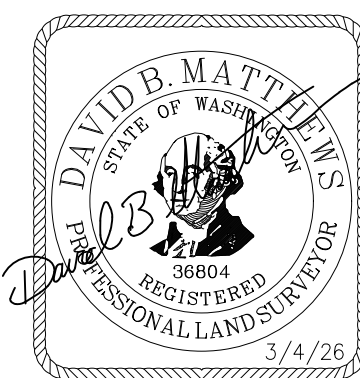
19. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING AND CHANGING IN THE COURSE, BOUNDARIES OR HIGH WATER LINE OF LAKE WASHINGTON

20. RIGHTS OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE LAND WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF LAKE WASHINGTON.

21. ANY PROHIBITION OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW OR WAS FORMERLY COVERED BY WATER.

22. PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES FOR COMMERCE, NAVIGATION, FISHERIES AND THE PRODUCTION OF POWER.

ITEMS 23-27 ARE NOT SURVEY RELATED AND NOT SHOWN HEREON.



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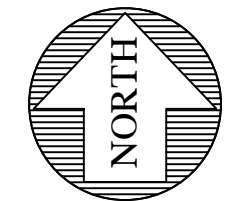
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**CITY OF MERCER ISLAND  
LOT LINE REVISION NO. SUB25-004**

DWN BY <b>JMD/DBM</b>	DATE <b>3/4/26</b>	JOB NO. <b>25599</b>
CHKD BY <b>DBM</b>	SCALE <b>N/A</b>	SHEET <b>2 OF 3</b>

**CITY OF MERCER ISLAND  
LOT LINE REVISION  
NO. SUB25-004**

RECORDING NO. VOL./PAGE  
PORTION OF  
NE 1/4 OF SW 1/4 OF SEC. 1, TWP. 24 N., RNG. 4 E., W.M.



0 5 10 20 30

SCALE 1" = 30'

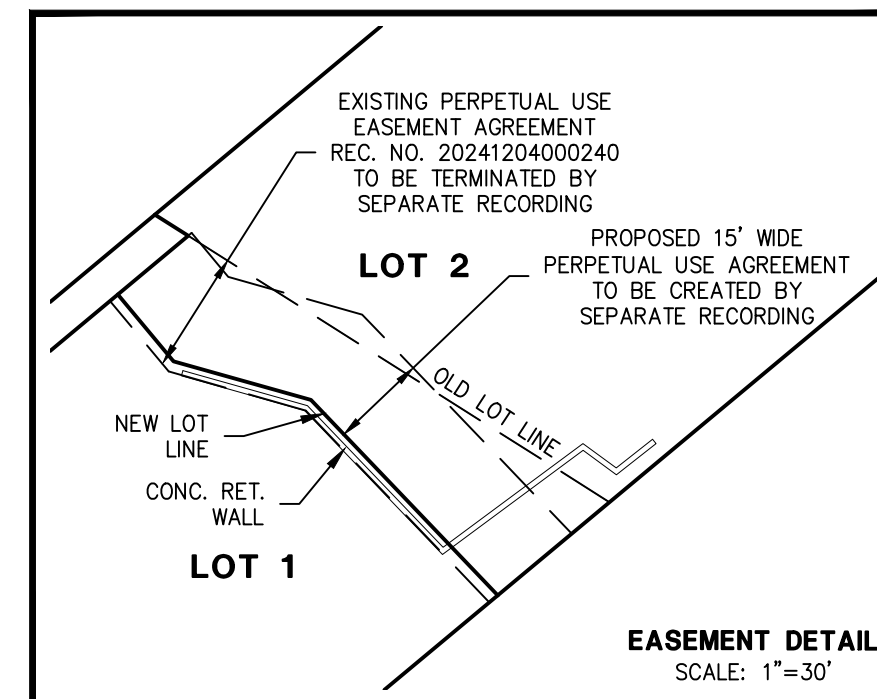
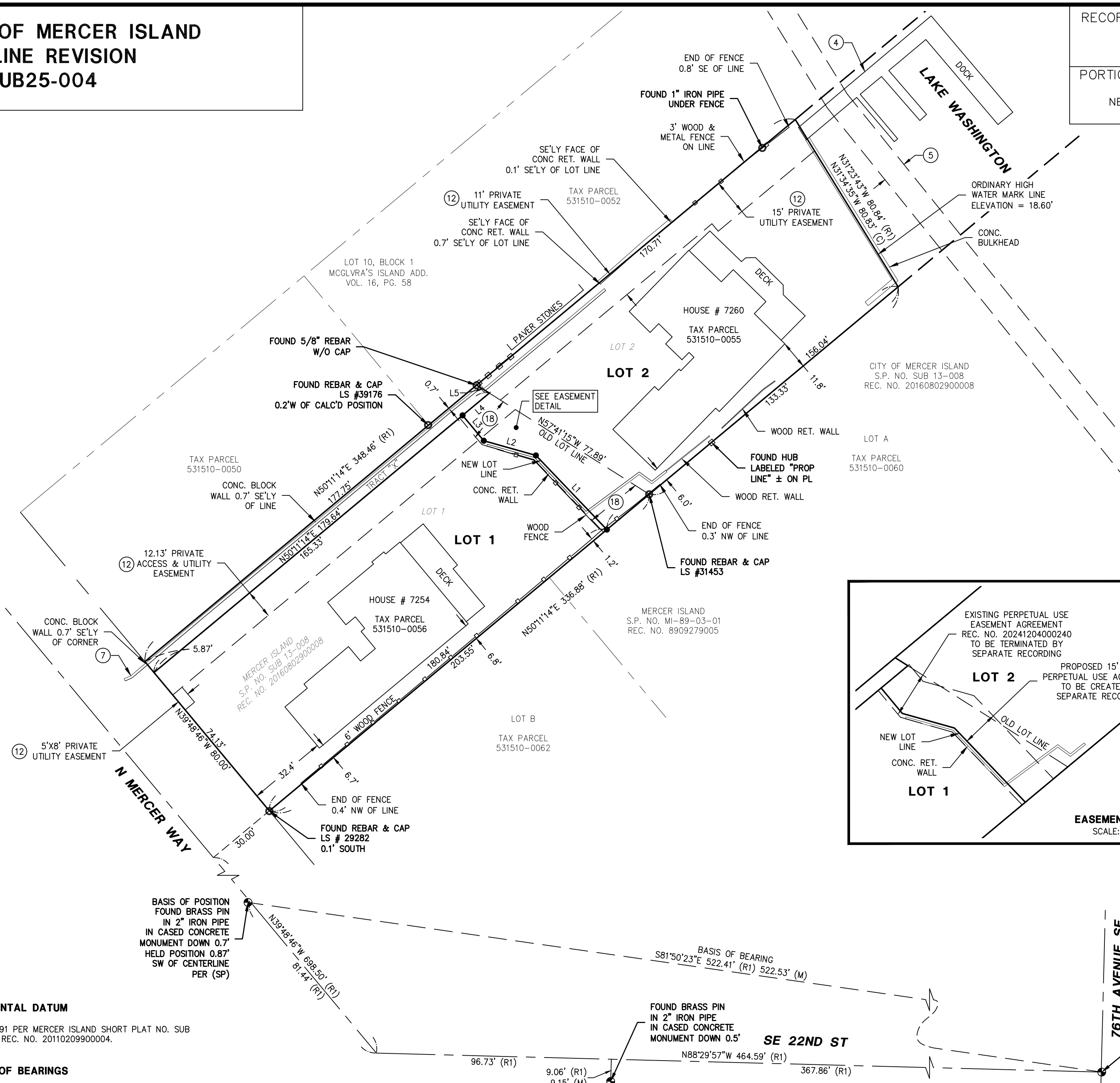
**LEGEND**

- FOUND MONUMENT IN CASE
- FOUND PROPERTY CORNER AS NOTED
- FOUND HUB & TACK
- SET PROPERTY CORNER
- (R1) REFERENCE MERCER ISLAND SHORT PLAT SP SUB 13-008
- (M) MEASURED
- (C) CALCULATED
- WOOD FENCE
- # EASEMENT (NUMBER REFERENCES SUBJECT TO ON SHEET 2)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N43°43'48"W	42.26'
L2	N74°18'14"W	22.28'
L3	N39°48'46"W	13.61'
L4	N50°11'14"E	14.31'
L5	N57°41'05"W	6.17'

**LOT AREAS**

ORIGINAL LOT 1: 14,203 SF  
NEW LOT 1: 12,965 SF  
  
ORIGINAL LOT 2: 12,162 SF  
NEW LOT 2: 13,400 SF  
  
TRACT X: 1049 SF  
  
NO CHANGE IS BEING MADE TO TRACT X WITH THIS LOT LINE REVISION



**HORIZONTAL DATUM**

NAD 83/91 PER MERCER ISLAND SHORT PLAT NO. SUB 08-009, REC. NO. 20110209900004.

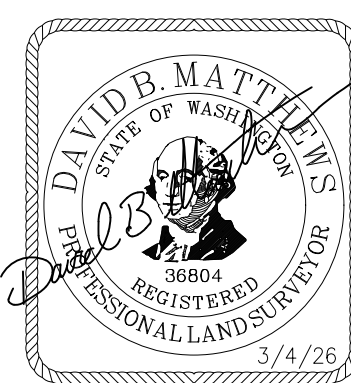
**BASIS OF BEARINGS**

S81°50'23"E BETWEEN MONUMENT IN CASE AT THE CENTERLINE POINT OF CURVATURE OF NORTH MERCER WAY AND THE MONUMENT IN CASE FOUND AT THE CENTERLINE INTERSECTION OF SE 22ND STREET AND 76TH AVENUE SE

**INSTRUMENTATION**

INSTRUMENT USED: TRIMBLE S7 3 SECOND TOTAL STATION AND TRIMBLE R10 GNSS RECEIVER.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.



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DWN BY <b>JMD/DBM</b>	DATE <b>3/4/26</b>	JOB NO. <b>25599</b>
CHKD BY <b>SDM</b>	SCALE <b>1" = 30'</b>	SHEET <b>3 OF 3</b>