

357 DEGREES

SUBDIVISION NO. 3036792-LU

GRANTOR: GREENWOOD INVESTORS, LLC.
1520 4TH AVE., 6TH FLOOR
SEATTLE, WA 98101

CONTACT PERSON:
IZABELLA HENRY
206.297.0996
IZABELLAH@CHADWICKWINTERS.COM

GRANTEE: CITY OF SEATTLE
KING CO., WA.

ABBREVIATED LEGAL: PARCEL A, CITY OF SEATTLE
SHORT SUB. NO. 3034269, VOL.
XXX OF SURVEYS, PG. XXX

PROPERTY ADDRESS: 13333 GREENWOOD AVE. N.

ASSESSOR'S PARCEL #: 2426039037

ZONING CLASSIFICATION: ALL PARCELS BEING SUBDIVIDED AS
SHOWN HEREON ARE ZONED LR3

REFERENCE NO.'S FOR RELATED PROJECTS: 3034268-LU
3034269-LU
6722050-CN

UNIT LOT SUBDIVISION NOTE

THIS SUBDIVISION HAS UNIT LOT BOUNDARIES THAT ARE BASED ON THE LOCATION OF THE RESIDENTIAL DEVELOPMENT AS PROPOSED ON THE PERMIT APPLICATION NUMBERS REFERENCED ON THIS SHEET, FILED AT THE CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS. THIS DEVELOPMENT MAY INCLUDE STRUCTURES THAT CROSS UNIT LOT LINES AND MAY HAVE OTHER DEVELOPMENT ASPECTS OF COMMON INTEREST TO UNIT OWNERS.

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS PERMIT APPLICATION NOS. 6722050-CN

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS MASTER USE PERMIT NO. 3034268-LU

KING COUNTY DEPARTMENT OF RECORDS AND ELECTIONS

FILED FOR RECORD AT THE REQUEST OF THE DIRECTOR OF TRANSPORTATION THIS _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____, AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATION

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 GREENWOOD INVESTORS, LLC. ON JANUARY 5, 2021.

I HEREBY CERTIFY THAT THIS MAP FOR 357 DEGREES IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

DATE: _____
BRANDON E. WINTERS, PLS
LICENSE NO. 45803
CHADWICK & WINTERS LAND SURVEY, INC.
1422 N.W. 85TH ST., SEATTLE, WA 98117

DEPARTMENT OF RECORDS AND ELECTIONS

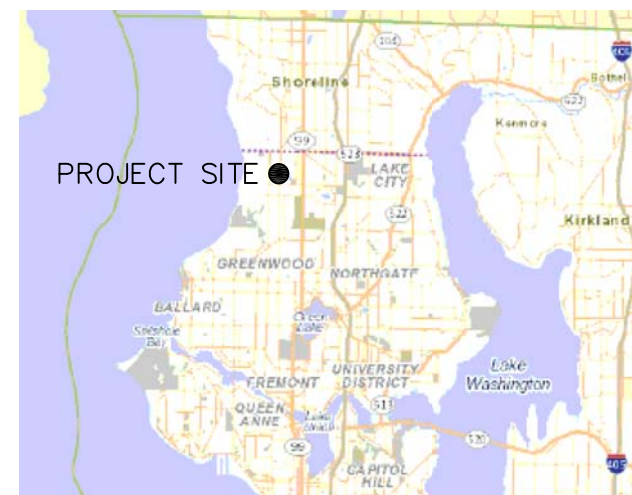
FILED FOR RECORD AT THE REQUEST OF THE DIRECTOR OF TRANSPORTATION THIS _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____, AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS

SHEET INDEX

- SHEET 1: APPROVALS / CERTIFICATES
- SHEET 2: SIGNATURES / LEGAL DESCRIPTION
- SHEET 3: BLOCK & BOUNDARY DETAIL
- SHEET 4: EXISTING SITE CONDITIONS
- SHEET 5: TREE IDENTIFICATION TABLE
- SHEET 6: PROPOSED PLAT DETAIL
- SHEET 7: EXISTING EASEMENT DETAIL
- SHEET 8: EASEMENT DETAILS
- SHEET 9: UTILITY & EMERGENCY ACCESS DETAIL
- SHEET 10: BUILDING DIMENSION DETAIL
- SHEET 11: AMENITY AREA DETAIL
- SHEET 12: EASEMENT LEGAL DESCRIPTIONS
- SHEET 13: EASEMENT AGREEMENTS
- SHEET 14: SEATTLE CITY LIGHT EASEMENT



VICINITY MAP
(NOT TO SCALE)

APPROVALS:

CITY OF SEATTLE, DEPARTMENT OF TRANSPORTATION
EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2021

DIRECTOR OF TRANSPORTATION

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2021

DIRECTOR

SEATTLE PUBLIC UTILITIES
EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2021

DIRECTOR OF SEATTLE PUBLIC UTILITIES

CITY OF SEATTLE, CITY LIGHT DEPARTMENT
EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2021

GENERAL MANAGER AND CHIEF EXECUTIVE OFFICER

CITY OF SEATTLE, CITY CLERK
I HEREBY CERTIFY THAT THE PLAT OF 9202 MARY AVE NW ROWHOMES WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. _____, APPROVED THE _____ DAY OF _____, 2021

CITY CLERK

CITY OF SEATTLE, DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR ALLEY, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

ON THIS _____ DAY OF _____ 2021

DIRECTOR, EPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES

KING COUNTY, DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED BY ME ON THIS _____ DAY OF _____ 2021

KING COUNTY ASSESSOR

DEPUTY, KING COUNTY ASSESSOR

KING COUNTY, COMPTROLLER
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

ON THIS _____ DAY OF _____ 2021

OFFICE OF THE COMPTROLLER, TREASURY DIVISION

MANAGER, FINANCE DIVISION

DEPUTY



DATE: _____

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:
NE 1/4, SE 1/4, SEC. 24, T. 26 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

<small>DRAWN BY:</small> SAL	<small>DATE:</small> 01-05-21	<small>PROJECT #:</small> 19-6507
<small>CHK. BY:</small> RHW	<small>SCALE:</small> N/A	<small>SHEET:</small> 1 OF 14

19-6507AX.DWG

357 DEGREES

SUBDIVISION NO. 3036792-LU

NOTES:

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. BASIS OF BEARINGS = N 01°02'52" E BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF GREENWOOD AVE. N. AS SHOWN HEREON.
3. ALL ELEVATIONS DISPLAYED HEREON ARE BASED UPON NAVD'88 VERTICAL DATUM.
4. PER SMC 23.22.062 THE UNIT LOTS SHOWN ON THIS SITE ARE NOT SEPARATE BUILDABLE LOTS. ADDITIONAL DEVELOPMENT ON ANY INDIVIDUAL UNIT LOT IN THIS SUBDIVISION MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT LOT PURSUANT TO APPLICABLE PROVISIONS OF THE SEATTLE LAND USE CODE.
5. ALL EXISTING STRUCTURES AS SHOWN ON SHEET 4 ARE TO BE LEGALLY REMOVED.
6. SEPA FOR THIS SITE WAS ACCOMPLISHED UNDER MUP NO. 3034268-LU.
7. SUBSEQUENT PLATTING ACTIONS, ADDITIONS OR MODIFICATIONS TO THE STRUCTURE(S) MAY NOT CREATE OR INCREASE ANY NONCONFORMITY OF THE PARENT LOT.
8. HORIZONTAL DATUM = NAD 83/91 AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON SEPTEMBER 22, 2019.
9. THE SUBDIVISION OF THE PROPERTY WILL NOT REDUCE THE REQUIREMENTS OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE. FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE INTENT OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE, THE PROPOSED PARCELS WITHIN THIS SUBDIVISION WILL MEET THE STANDARDS REQUIRED BY THE HIGHER AREA THRESHOLD OF THE ENTIRE PROPERTY BEING SUBDIVIDED, RATHER THAN THE STANDARDS REQUIRED FOR EACH OF THE PROPOSED PARCELS INDIVIDUALLY.

CONSENT TO SUBDIVISION:

_____ HAS A SECURITY INTEREST IN THE PROPERTY COMMONLY KNOWN AS 13333 GREENWOOD AVE. N., SEATTLE, WASHINGTON (ALSO KNOWN AS TAX PARCEL NO. 2426039037) AS EVIDENCED BY DEED OF TRUST DATED _____ AND RECORDED ON _____ AS DOCUMENT NUMBER/AUDITOR FILE NUMBER _____. _____ BANK HAS CONSENTED TO THE SUBDIVISION OF THE PROPERTY AS REFLECTED ON THIS FINAL PLAT SUBDIVISION NO. 3036792-LU. _____ BANK DOES NOT CONTEST THE DEDICATION OF ANY PUBLIC RIGHT OF WAY, UTILITY EASEMENTS OR OTHER EASEMENTS DESCRIBED ON THIS FINAL PLAT OF SUBDIVISION NO. 3034269-LU (OR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON _____ AS DOCUMENT NUMBER/AUDITOR FILE NUMBER _____).

_____ BANK

NAME: _____

BY _____ ITS _____

STATE OF WASHINGTON)
)
 COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, AND KNOW ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THE ENTITY UPON BEHALF OF WHICH THE PERSON ACCEDED AND EXECUTED THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

PARENT LOT (50,723 SQ. FT.)

PARCEL A, CITY OF SEATTLE SHORT SUBDIVISION NO. 3034269, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME ____ OF SURVEYS, PAGE _____, RECORDS OF KING COUNTY, WA.

(KING COUNTY RECORDING NO. _____)

DEDICATION & DECLARATION:

THE UNDERSIGNED OWNER OF THE INTEREST DESCRIBED HEREIN HEREBY DECLARES THIS MAP AND DEDICATES THE SAME FOR A COMMON INTEREST COMMUNITY NAMED 357 DEGREES, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR 357 DEGREES RECORDED UNDER KING COUNTY WASHINGTON RECORDING NO. _____

KNOW ALL MEN BY THESE PRESENTS, THAT GREENWOOD INVESTORS, LLC., A LIMITED LIABILITY COMPANY, ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON, THE OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT.

THE SEATTLE CITY LIGHT EASEMENT IS HEREBY DEDICATED AND GRANTED TO THE CITY OF SEATTLE UNDER, OVER AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISIONS ON SHEET 14 OF 14.

THIS SUBDIVISION OF LAND IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF THE SAID LIMITED LIABILITY COMPANY, BY ITS MANAGING MEMBER HAS CAUSED ITS LIMITED LIABILITY COMPANY NAME TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS _____ DAY OF _____, 2021

GREENWOOD INVESTORS, LLC.

BY: _____

MANAGING MEMBER

NOTARY:

STATE OF WASHINGTON)
)
 COUNTY OF KING)

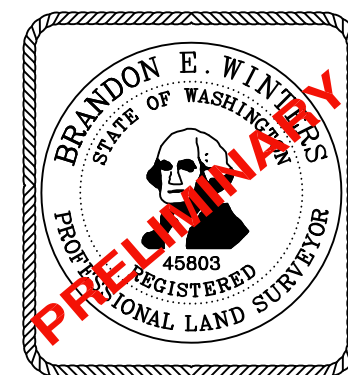
THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME KNOWN TO BE A MEMBER OF GREENWOOD INVESTORS, LLC. THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: _____

MY COMMISSION EXPIRES: _____



DATE: _____

**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:

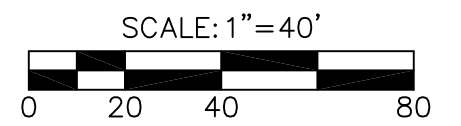
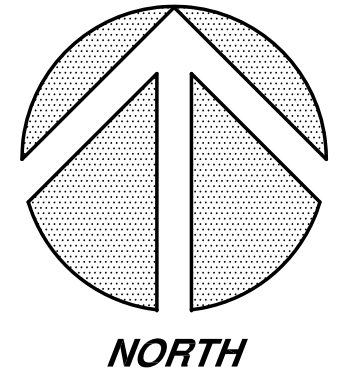
**NE 1/4, SE 1/4, SEC. 24, T. 26 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON**

19-6507AX.DWG

DRAWN BY: SAL	DATE: 01-05-21	PROJECT #: 19-6507
CHK. BY: RHW	SCALE: N/A	SHEET: 2 OF 14

357 DEGREES

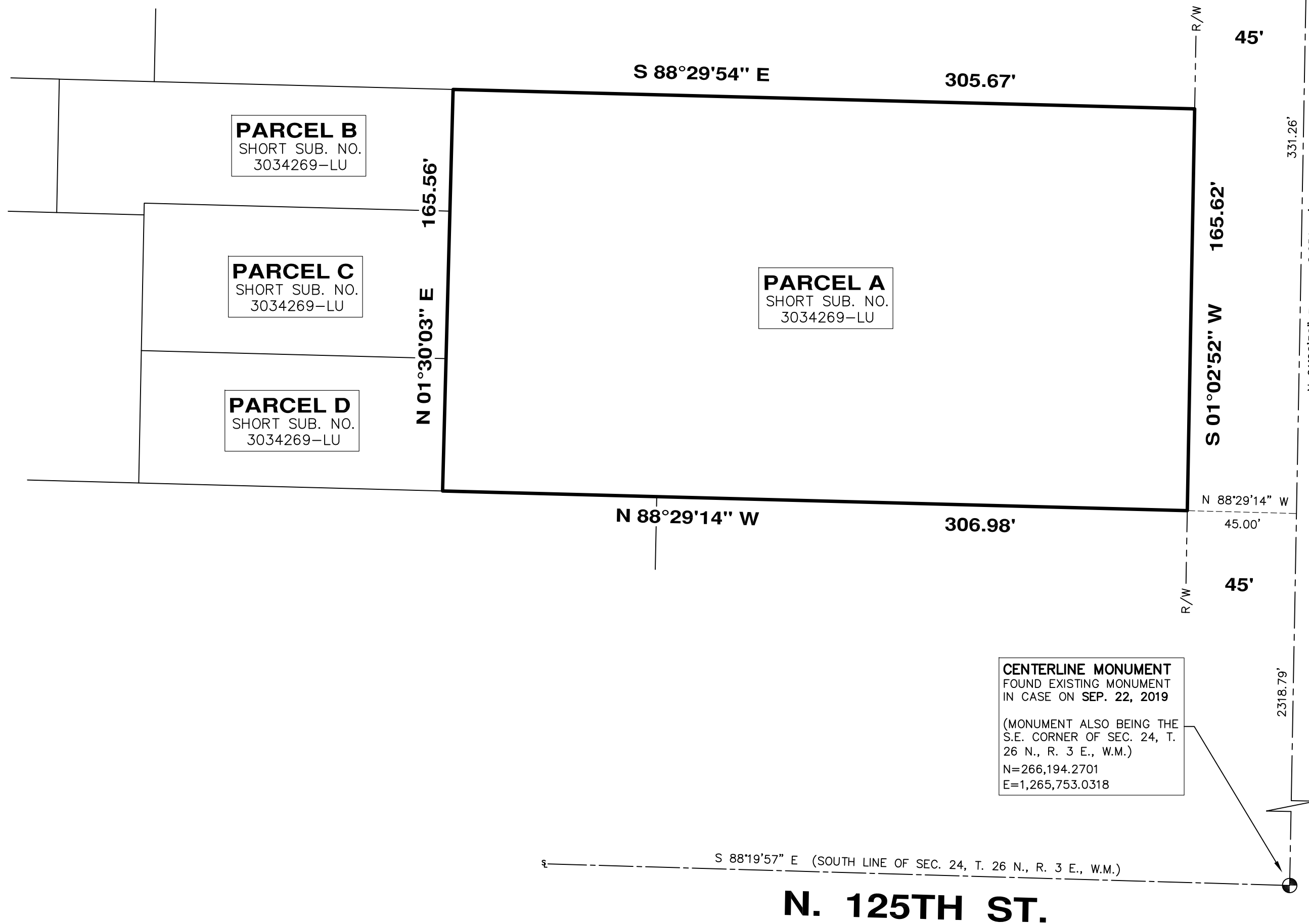
SUBDIVISION NO. 3036792-LU



S 88°30'33" E (NORTH LINE OF S.E. 1/4 OF SEC. 24, T. 26 N., R. 3 E., W.M.)

CENTERLINE MONUMENT
FOUND EXISTING MONUMENT
IN CASE ON SEP. 22, 2019

(MONUMENT ALSO BEING THE
EAST 1/4 CORNER OF SEC.
24, T. 26 N., R. 3 E., W.M.)
N=268,843.8770
E=1,265,801.4910



GREENWOOD AVE. N.

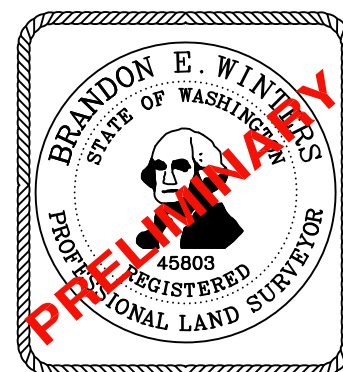
CENTERLINE MONUMENT
FOUND EXISTING MONUMENT
IN CASE ON SEP. 22, 2019

(MONUMENT ALSO BEING THE
S.E. CORNER OF SEC. 24, T.
26 N., R. 3 E., W.M.)
N=266,194.2701
E=1,265,753.0318

S 88°19'57" E (SOUTH LINE OF SEC. 24, T. 26 N., R. 3 E., W.M.)

N. 125TH ST.

BLOCK & BOUNDARY DETAIL



DATE: _____

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:

**NE 1/4, SE 1/4, SEC. 24, T. 26 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON**

19-6507AX.DWG

DRAWN BY: SAL

DATE: 01-05-21

PROJECT #: 19-6507

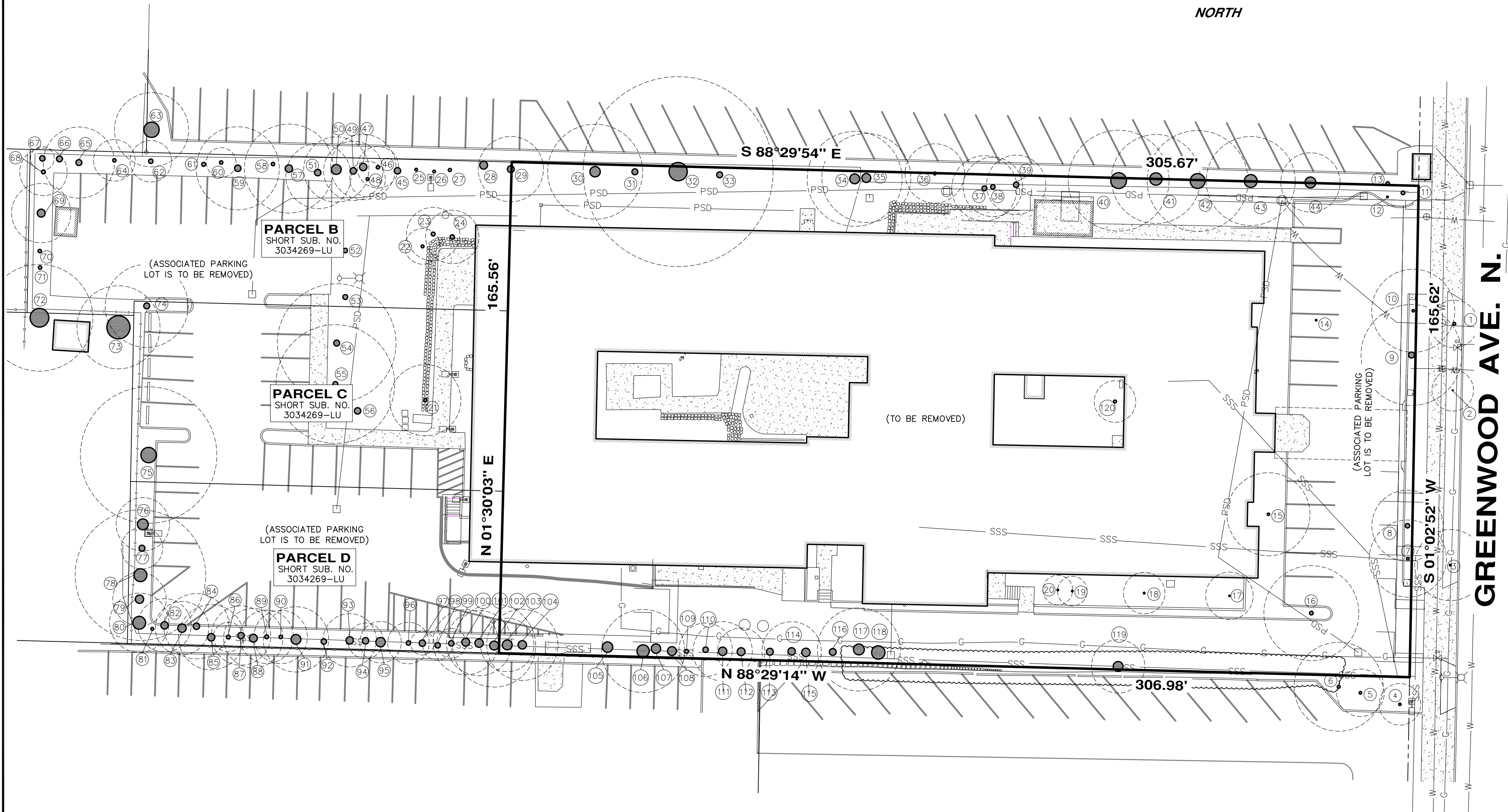
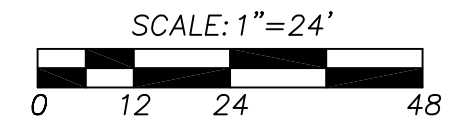
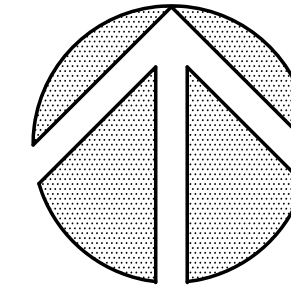
CHK. BY: RHW

SCALE: 1" = 40'

SHEET: 3 OF 14

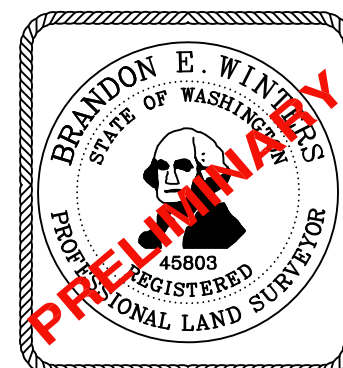
357 DEGREES

SUBDIVISION NO. 3036792-LU



EXISTING SITE CONDITIONS DETAIL

(SEE SHEET 5 FOR TREE TABLE)



DATE: _____

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:

**NE 1/4, SE 1/4, SEC. 24, T. 26 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON**

19-6507AZ.DWG

DRAWN BY: SAL

DATE: 01-05-21

PROJECT #: 19-6507

CHK. BY: RHW

SCALE: 1" = 24'

SHEET: 4 OF 14

357 DEGREES

SUBDIVISION NO. 3036792-LU

TREE IDENTIFICATION TABLE

MARY ELLEN RUSSELL, PLA WA Landscape Architect #1149

I.D. #	DIAMETER	TREE NAME	BOTANICAL NAME
1	6"	NORWAY MAPLE	ACER PLATANOIDES
2	4"	NORWAY MAPLE	ACER PLATANOIDES
3	8"	NORWAY MAPLE	ACER PLATANOIDES
4	10"	SCOTS PINE	PINUS SYLVESTRIS
5	11"	SCOTS PINE	PINUS SYLVESTRIS
6	12"	DOUGLAS FIR	PSEUDOTSUGA MENZIESII
7	11"	LITTLELEAF LINDEN	TILIA CORDATA
8	9"	LITTLELEAF LINDEN	TILIA CORDATA
9	12"	LITTLELEAF LINDEN	TILIA CORDATA
10	10"	LITTLELEAF LINDEN	TILIA CORDATA
11	15"	ENGLISH HOLLY	ILEX AQUIFOLIUM
12	7"	ENGLISH HOLLY	ILEX AQUIFOLIUM
13	15"	ENGLISH LAUREL	PRUNUS LAUROCERASUS
14	6"	ORNAMENTAL CHERRY	PRUNUS SSP.
15	10"	ORNAMENTAL CHERRY	PRUNUS SSP.
16	15"	SCARLET OAK	QUERCUS COCCINEA
17	6"	ORNAMENTAL CHERRY	PRUNUS SSP.
18	7"	ORNAMENTAL CHERRY	PRUNUS SSP.
19	7"	ORNAMENTAL CHERRY	PRUNUS SSP.
20	7"	ORNAMENTAL CHERRY	PRUNUS SSP.
21	13"	COMMON HAWTHORN	CRATAEGUS LAEVIGATA
22	6"	ORNAMENTAL CHERRY	PRUNUS SSP.
23	8"	ORNAMENTAL CHERRY	PRUNUS SSP.
24	9"	ORNAMENTAL CHERRY	PRUNUS SSP.
25	11"	NORWAY MAPLE	ACER PLATANOIDES
26	11"	NORWAY MAPLE	ACER PLATANOIDES
27	13"	NORWAY MAPLE	ACER PLATANOIDES
28	16"	ORNAMENTAL CHERRY	PRUNUS SSP.
29	14"	COMMON HAWTHORN	CRATAEGUS LAEVIGATA
30	21"	WESTERN RED CEDAR	THUJA PLICATA
31	N/A	PORTUGUESE CHERRY LAUREL	PRUNUS LUSITANICA
32	37"	BLUE ATLAS CEDAR	CEDRUS ATLANTICA VAR. GLAUCA
33	N/A	PORTUGUESE CHERRY LAUREL	PRUNUS LUSITANICA
34	20"	COLORADO SPRUCE	PICEA PUNGENS
35	18"	COLORADO SPRUCE	PICEA PUNGENS
36	6"	FLOWERING PLUM	PRUNUS CERASIFERA
37	10"	FLOWERING CHERRY	PRUNUS SSP.
38	9"	BLACK LOCUST	ROBINIA PSEUDOACACIA
39	11"	EUROPEAN WHITE ASH	BETULA PENDULA
40	32"	WESTERN RED CEDAR	THUJA PLICATA

I.D. #	DIAMETER	TREE NAME	BOTANICAL NAME
41	25"	DOUGLAS FIR	PSEUDOTSUGA MENZIESII
42	30"	WESTERN RED CEDAR	THUJA PLICATA
43	26"	DOUGLAS FIR	PSEUDOTSUGA MENZIESII
44	22"	DOUGLAS FIR	PSEUDOTSUGA MENZIESII
45	13"	NORWAY SPRUCE	PICEA ABIES
46	7"	NORWAY SPRUCE	PICEA ABIES
47	15"	WESTERN RED CEDAR	THUJA PLICATA
48	6"	NORWAY SPRUCE	PICEA ABIES
49	13"	WESTERN RED CEDAR	THUJA PLICATA
50	20"	WESTERN RED CEDAR	THUJA PLICATA
51	13"	WESTERN RED CEDAR	THUJA PLICATA
52	9"	ORNAMENTAL CHERRY	PRUNUS SSP.
53	10"	ORNAMENTAL CHERRY	PRUNUS SSP.
54	12"	ORNAMENTAL CHERRY	PRUNUS SSP.
55	10"	ORNAMENTAL CHERRY	PRUNUS SSP.
56	13"	ORCHARD APPLA	MALUS SSP.
57	15"	NORWAY SPRUCE	PICEA ABIES
58	7"	NORWAY SPRUCE	PICEA ABIES
59	13"	NORWAY SPRUCE	PICEA ABIES
60	7"	NORWAY SPRUCE	PICEA ABIES
61	8"	NORWAY SPRUCE	PICEA ABIES
62	9"	NORWAY SPRUCE	PICEA ABIES
63	31"	DOUGLAS FIR	PSEUDOTSUGA MENZIESII
64	7"	NORWAY SPRUCE	PICEA ABIES
65	12"	NORWAY SPRUCE	PICEA ABIES
66	12"	NORWAY SPRUCE	PICEA ABIES
67	11"	NORWAY SPRUCE	PICEA ABIES
68	8"	NORWAY SPRUCE	PICEA ABIES
69	16"	NORWAY SPRUCE	PICEA ABIES
70	7"	NORWAY SPRUCE	PICEA ABIES
71	7"	NORWAY SPRUCE	PICEA ABIES
72	38"	WESTERN RED CEDAR	THUJA PLICATA
73	47"	COASTAL REDWOOD	SEQUOIA SEMPERVIRENS
74	12"	AUSTRIAN BLACK	PINE PINUS NIGRA
75	31"	AUSTRIAN BLACK	PINE PINUS NIGRA
76	22"	AUSTRIAN BLACK	PINE PINUS NIGRA
77	12"	AUSTRIAN BLACK	PINE PINUS NIGRA
78	26"	AUSTRIAN BLACK	PINE PINUS NIGRA
79	17"	AUSTRIAN BLACK	PINE PINUS NIGRA
80	26"	AUSTRIAN BLACK	PINE PINUS NIGRA

I.D. #	DIAMETER	TREE NAME	BOTANICAL NAME
81	6"	WESTERN RED CEDAR	THUJA PLICATA
82	15"	WESTERN RED CEDAR	THUJA PLICATA
83	17"	WESTERN RED CEDAR	THUJA PLICATA
84	13"	WESTERN RED CEDAR	THUJA PLICATA
85	15"	WESTERN RED CEDAR	THUJA PLICATA
86	8"	WESTERN RED CEDAR	THUJA PLICATA
87	13"	WESTERN RED CEDAR	THUJA PLICATA
88	16"	WESTERN RED CEDAR	THUJA PLICATA
89	8"	WESTERN RED CEDAR	THUJA PLICATA
90	7"	WESTERN RED CEDAR	THUJA PLICATA
91	20"	WESTERN RED CEDAR	THUJA PLICATA
92	11"	WESTERN RED CEDAR	THUJA PLICATA
93	15"	WESTERN RED CEDAR	THUJA PLICATA
94	13"	WESTERN RED CEDAR	THUJA PLICATA
95	19"	WESTERN RED CEDAR	THUJA PLICATA
96	9"	WESTERN RED CEDAR	THUJA PLICATA
97	13"	WESTERN RED CEDAR	THUJA PLICATA
98	11"	WESTERN RED CEDAR	THUJA PLICATA
99	11"	WESTERN RED CEDAR	THUJA PLICATA
100	16"	WESTERN RED CEDAR	THUJA PLICATA
101	17"	WESTERN RED CEDAR	THUJA PLICATA
102	18"	WESTERN RED CEDAR	THUJA PLICATA
103	20"	WESTERN RED CEDAR	THUJA PLICATA
104	17"	WESTERN RED CEDAR	THUJA PLICATA
105	21"	WESTERN RED CEDAR	THUJA PLICATA
106	25"	WESTERN RED CEDAR	THUJA PLICATA
107	19"	WESTERN RED CEDAR	THUJA PLICATA
108	18"	WESTERN RED CEDAR	THUJA PLICATA
109	8"	WESTERN RED CEDAR	THUJA PLICATA
110	11"	WESTERN RED CEDAR	THUJA PLICATA
111	17"	WESTERN RED CEDAR	THUJA PLICATA
112	16"	WESTERN RED CEDAR	THUJA PLICATA
113	14"	WESTERN RED CEDAR	THUJA PLICATA
114	15"	WESTERN RED CEDAR	THUJA PLICATA
115	17"	WESTERN RED CEDAR	THUJA PLICATA
116	14"	WESTERN RED CEDAR	THUJA PLICATA
117	22"	WESTERN RED CEDAR	THUJA PLICATA
118	27"	WESTERN RED CEDAR	THUJA PLICATA
119	20"	WESTERN RED CEDAR	THUJA PLICATA
120	6"	CHERRY	PRUNUS SP.

TREE IDENTIFICATION TABLE



DATE: _____

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:

**NE 1/4, SE 1/4, SEC. 24, T. 26 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON**

19-6507AZ.DWG

DRAWN BY: SAL

DATE: 01-05-21

PROJECT #: 19-6507

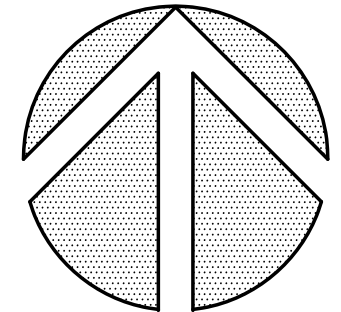
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SCALE: N/A

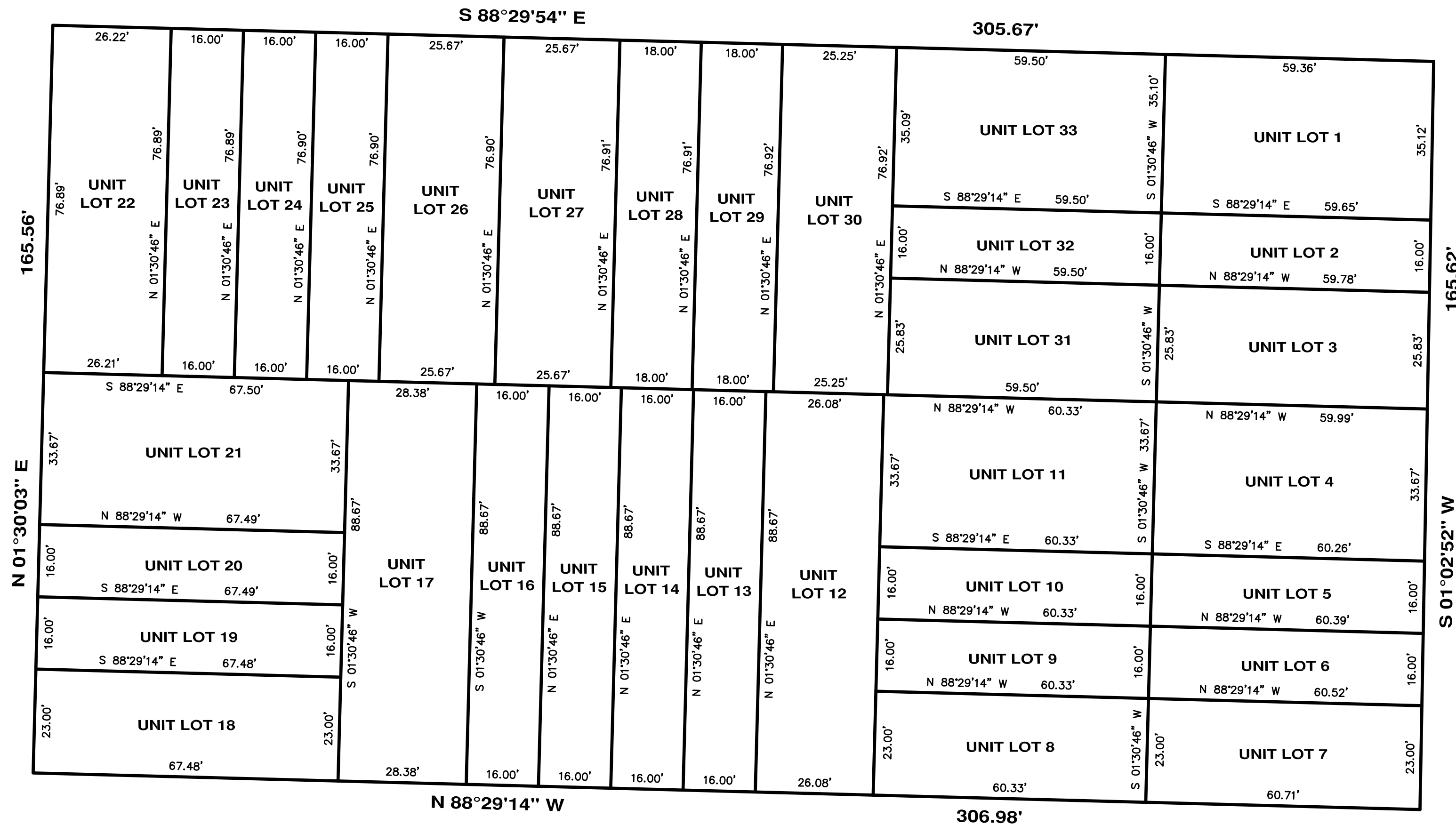
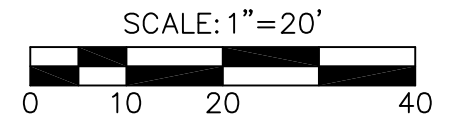
SHEET: 5 OF 14

357 DEGREES

SUBDIVISION NO. 3036792-LU



NORTH



UNIT LOT SUBDIVISION DETAIL

UNIT LOT AREAS & ADDRESSES

UNIT LOT	AREA	ADDRESS
1	2,089 SQ. FT.	133XX GREENWOOD AVE. N.
2	955 SQ. FT.	133XX GREENWOOD AVE. N.
3	1,547 SQ. FT.	133XX GREENWOOD AVE. N.
4	2,024 SQ. FT.	133XX GREENWOOD AVE. N.
5	965 SQ. FT.	133XX GREENWOOD AVE. N.
6	967 SQ. FT.	133XX GREENWOOD AVE. N.
7	1,394 SQ. FT.	133XX GREENWOOD AVE. N.
8	1,388 SQ. FT.	133XX GREENWOOD AVE. N.
9	965 SQ. FT.	133XX GREENWOOD AVE. N.
10	965 SQ. FT.	133XX GREENWOOD AVE. N.
11	2,031 SQ. FT.	133XX GREENWOOD AVE. N.
12	2,313 SQ. FT.	133XX GREENWOOD AVE. N.
13	1,419 SQ. FT.	133XX GREENWOOD AVE. N.
14	1,419 SQ. FT.	133XX GREENWOOD AVE. N.
15	1,419 SQ. FT.	133XX GREENWOOD AVE. N.
16	1,419 SQ. FT.	133XX GREENWOOD AVE. N.
17	2,516 SQ. FT.	133XX GREENWOOD AVE. N.

UNIT LOT	AREA	ADDRESS
18	1,552 SQ. FT.	133XX GREENWOOD AVE. N.
19	1,080 SQ. FT.	133XX GREENWOOD AVE. N.
20	1,080 SQ. FT.	133XX GREENWOOD AVE. N.
21	2,272 SQ. FT.	133XX GREENWOOD AVE. N.
22	2,016 SQ. FT.	133XX GREENWOOD AVE. N.
23	1,230 SQ. FT.	133XX GREENWOOD AVE. N.
24	1,230 SQ. FT.	133XX GREENWOOD AVE. N.
25	1,230 SQ. FT.	133XX GREENWOOD AVE. N.
26	1,974 SQ. FT.	133XX GREENWOOD AVE. N.
27	1,974 SQ. FT.	133XX GREENWOOD AVE. N.
28	1,384 SQ. FT.	133XX GREENWOOD AVE. N.
29	1,384 SQ. FT.	133XX GREENWOOD AVE. N.
30	1,942 SQ. FT.	133XX GREENWOOD AVE. N.
31	1,537 SQ. FT.	133XX GREENWOOD AVE. N.
32	952 SQ. FT.	133XX GREENWOOD AVE. N.
33	2,088 SQ. FT.	133XX GREENWOOD AVE. N.

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

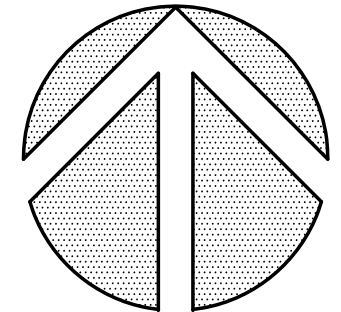
SURVEY IN:
 NE 1/4, SE 1/4, SEC. 24, T. 26 N., R. 3 E., W.M.
 KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 01-05-21	PROJECT #: 19-6507
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 6 OF 14

19-6507AY.DWG

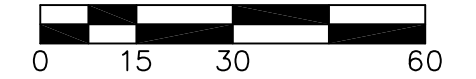
357 DEGREES

SUBDIVISION NO. 3036792-LU

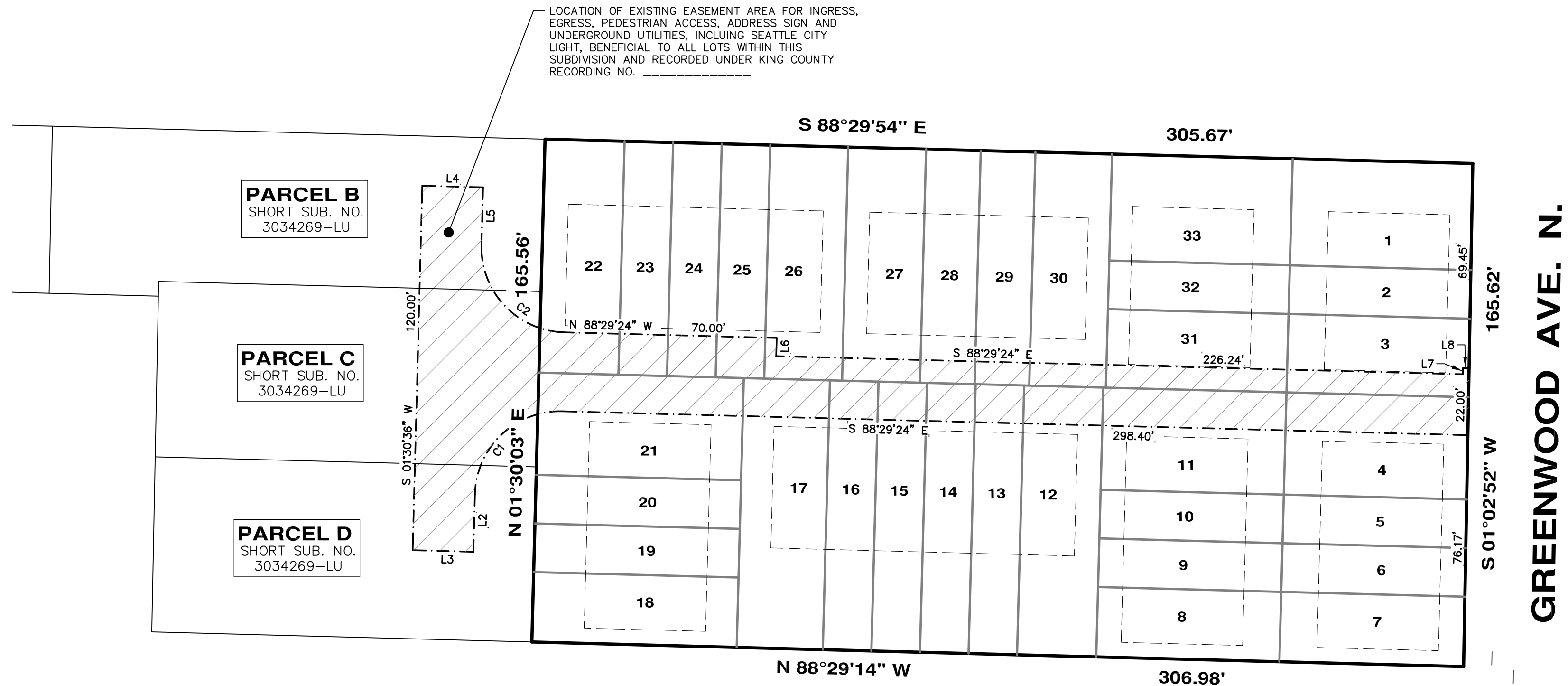


NORTH

SCALE: 1"=30'



LOCATION OF EXISTING EASEMENT AREA FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, ADDRESS SIGN AND UNDERGROUND UTILITIES, INCLUDING SEATTLE CITY LIGHT, BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND RECORDED UNDER KING COUNTY RECORDING NO. _____



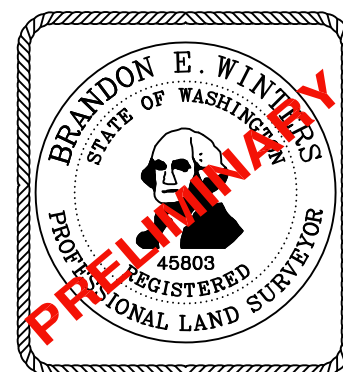
LINE TABLE:

LINE	BEARING	DIST.
L2	S 01°30'36" W	19.00
L3	N 88°29'24" W	20.00
L4	S 88°29'24" E	20.00
L5	S 01°30'36" W	19.00
L6	S 01°30'36" W	6.00
L7	N 01°02'52" E	2.00
L8	S 88°29'24" E	2.00

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA
C2	43.98	28.00	090°00'00"
C1	43.98	28.00	090°00'00"

EXISTING EASEMENT DETAIL



DATE: _____

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

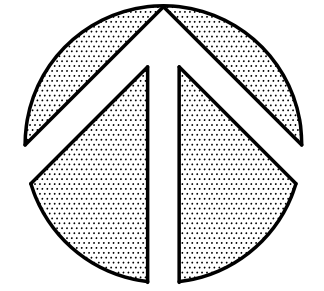
SURVEY IN:
 NE 1/4, SE 1/4, SEC. 24, T. 26 N., R. 3 E., W.M.
 KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 01-05-21	PROJECT #: 19-6507
CHK. BY: RHW	SCALE: 1" = 30'	SHEET: 7 OF 14

19-6507AW.DWG

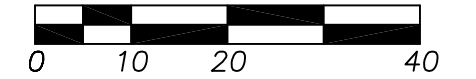
357 DEGREES

SUBDIVISION NO. 3036792-LU



NORTH

SCALE: 1"=20'



LOCATION OF EXISTING EASEMENT AREA FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, ADDRESS SIGN AND UNDERGROUND UTILITIES, INCLUDING SEATTLE CITY LIGHT, BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND RECORDED UNDER KING COUNTY RECORDING NO. (SEE SHEET 7 FOR DETAILS)

AMENITY EASEMENT "A" LOCATION OF EASEMENT AREA FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, COMMON AMENITY AREA, AND REFUSE & RECYCLE CONTAINER STORAGE BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE 357 DEGREESHOMEOWNERS ASSOCIATION

DRIVEWAY EASEMENT "Y" LOCATION OF EASEMENT AREA FOR INGRESS, EGRESS, AND PEDESTRIAN ACCESS, BENEFICIAL TO LOTS 1, 2, 3, 31, 32, AND 33 WITHIN THIS SUBDIVISION AND THE 357 DEGREESHOMEOWNERS ASSOCIATION

LOCATION OF 8.5' X 19' OFF-STREET GARAGE PARKING SPACE (TYPICAL)

PARCEL B
SHORT SUB. NO.
3034269-LU

PARCEL C
SHORT SUB. NO.
3034269-LU

PARCEL D
SHORT SUB. NO.
3034269-LU

LOCATION OF EXISTING EASEMENT AREA FOR INGRESS, EGRESS, AND PEDESTRIAN ACCESS AS PER KING COUNTY RECORDING NO.

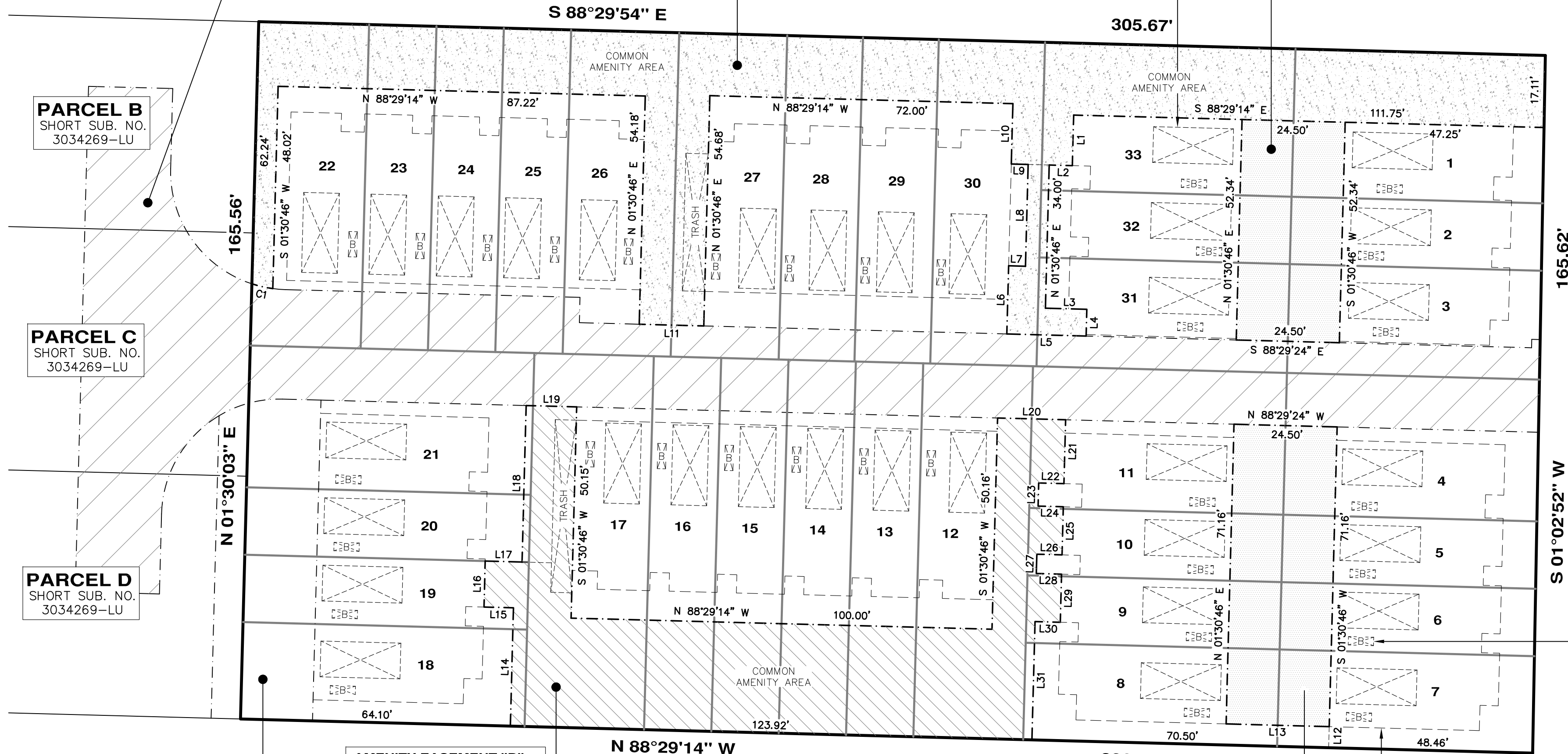
AMENITY EASEMENT "B" LOCATION OF EASEMENT AREA FOR PEDESTRIAN ACCESS, COMMON AMENITY AREA, AND REFUSE & RECYCLE CONTAINER STORAGE BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE 357 DEGREESHOMEOWNERS ASSOCIATION

DRIVEWAY EASEMENT "Z" LOCATION OF EASEMENT AREA FOR INGRESS, EGRESS, AND PEDESTRIAN ACCESS, BENEFICIAL TO LOTS 4, 5, 6, 7, 8, 9, 10, AND 11 WITHIN THIS SUBDIVISION AND THE 357 DEGREESHOMEOWNERS ASSOCIATION

BUILDING FOOTPRINT (TYPICAL)

LOCATION OF BIKE PARKING (TYPICAL)

GREENWOOD AVE. N.



EASEMENT DETAILS

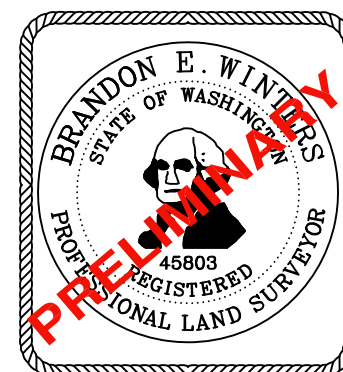
LINE TABLE

LINE	BEARING	LENGTH
L1	S 01°30'46" W	12.00'
L2	N 88°29'14" W	5.50'
L3	S 88°29'14" E	9.83'
L4	S 01°30'46" W	6.34'
L5	N 88°29'24" W	18.83'
L6	N 01°30'46" E	16.18'
L7	S 88°29'14" E	4.00'
L8	N 01°30'46" E	24.17'
L9	N 88°29'14" W	4.00'
L10	N 01°30'46" E	14.33'
L11	N 88°29'24" W	15.33'
L12	S 01°30'46" W	5.00'
L13	S 88°29'14" E	24.50'
L14	S 01°30'46" W	28.08'
L15	S 88°29'14" E	7.00'

L16	S 01°30'46" W	10.92'
L17	N 88°29'14" W	8.75'
L18	S 01°30'46" W	37.15'
L19	N 88°29'24" W	12.00'
L20	N 88°29'24" W	16.17'
L21	N 01°30'46" E	15.16'
L22	S 88°29'14" E	6.00'
L23	N 01°30'46" E	5.50'
L24	N 88°29'14" W	6.00'
L25	N 01°30'46" E	11.42'
L26	S 88°29'14" E	6.00'
L27	N 01°30'46" E	4.58'
L28	N 88°29'14" W	6.00'
L29	N 01°30'46" E	11.42'
L30	S 88°29'14" E	6.00'
L31	N 01°30'46" E	28.08'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	5.10'	28.00'	10°25'46"



DATE: _____

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

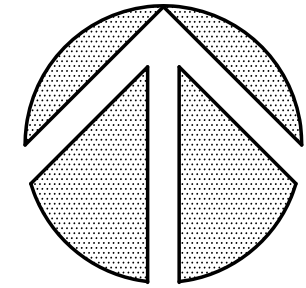
SURVEY IN:
 NE 1/4, SE 1/4, SEC. 24, T. 26 N., R. 3 E., W.M.
 KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 01-05-21	PROJECT #: 19-6507
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 8 OF 14

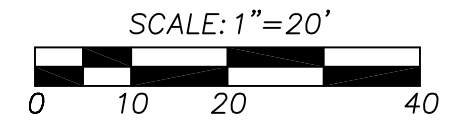
19-6507AY.DWG

357 DEGREES

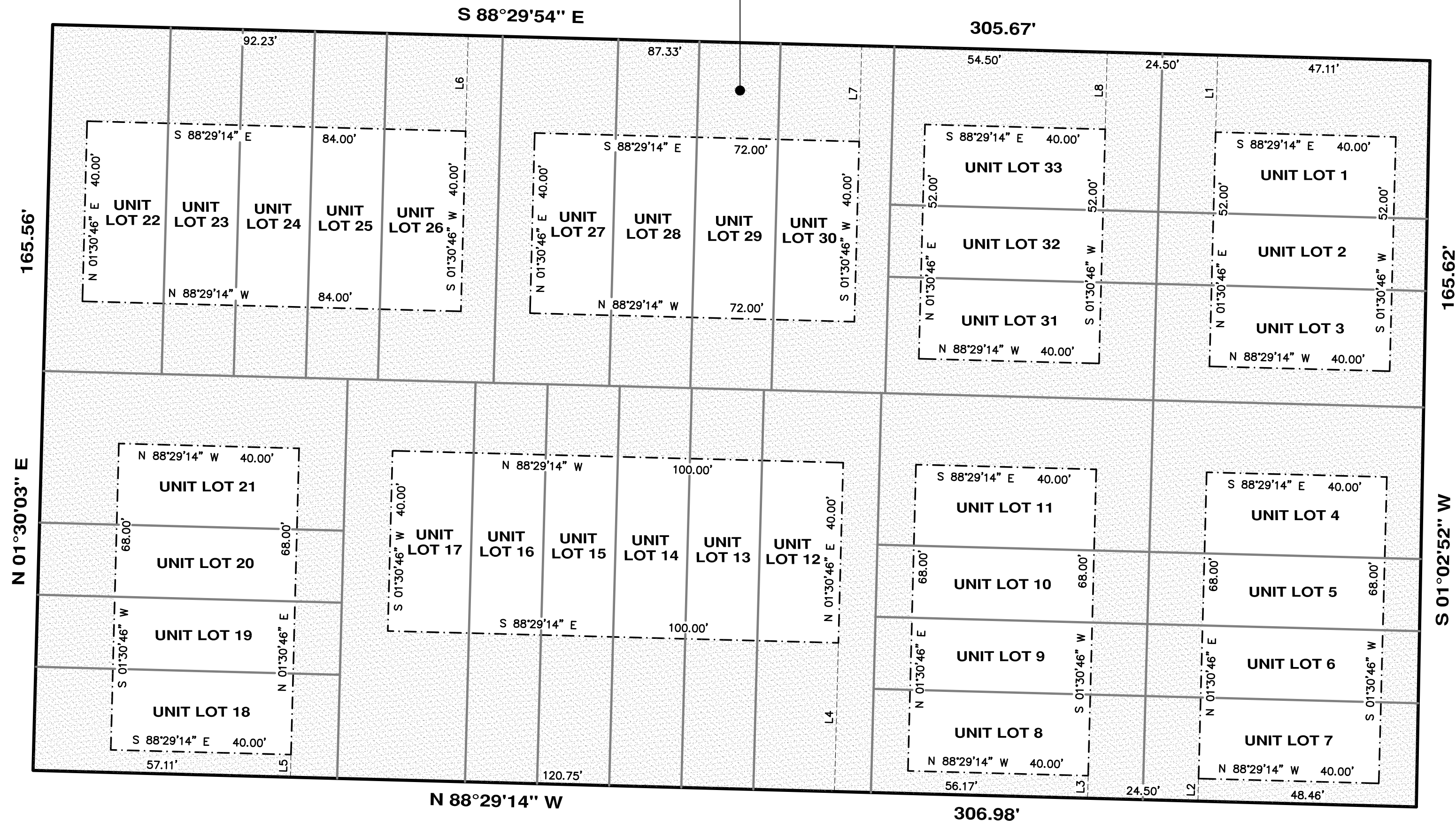
SUBDIVISION NO. 3036792-LU



NORTH



UTILITY & EMERGENCY ACCESS EASEMENT
 LOCATION OF EASEMENT AREA FOR UTILITIES AND FOR
 EMERGENCY ACCESS FOR SEATTLE FIRE DEPARTMENT
 BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND
 THE 357 DEGREES HOMEOWNERS ASSOCIATION

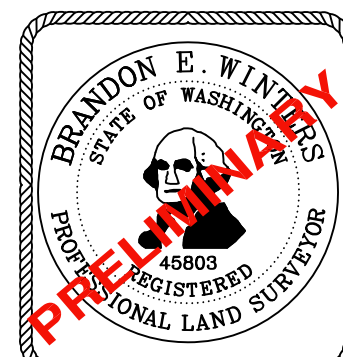


GREENWOOD AVE. N.

UTILITY & EMERGENCY ACCESS EASEMENT DETAIL

LINE TABLE

LINE	BEARING	LENGTH
L1	N 01°30'46" E	17.10'
L2	S 01°30'46" W	5.00'
L3	S 01°30'46" W	5.00'
L4	S 01°30'46" W	33.00'
L5	S 01°30'46" W	5.00'
L6	N 01°30'46" E	21.24'
L7	N 01°30'46" E	21.25'
L8	N 01°30'46" E	17.10'



DATE: _____

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:

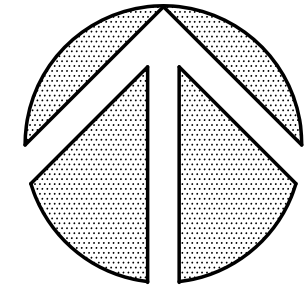
**NE 1/4, SE 1/4, SEC. 24, T. 26 N., R. 3 E., W.M.
 KING COUNTY, WASHINGTON**

19-6507AY.DWG

DRAWN BY: SAL	DATE: 01-05-21	PROJECT #: 19-6507
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 9 OF 14

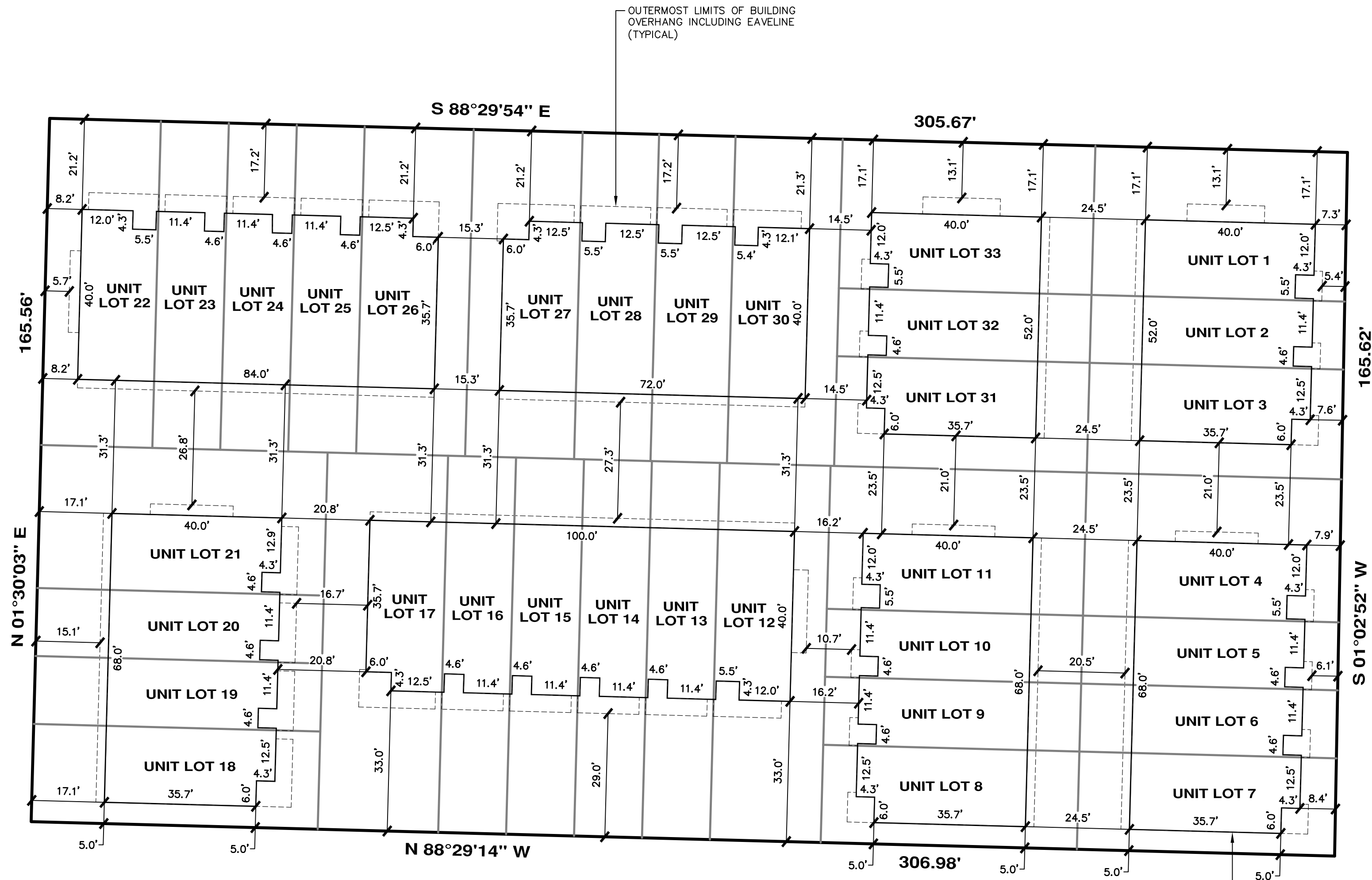
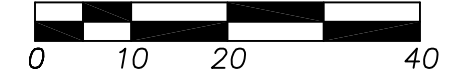
357 DEGREES

SUBDIVISION NO. 3036792-LU



NORTH

SCALE: 1"=20'



OUTERMOST LIMITS OF BUILDING OVERHANG INCLUDING EAVELINE (TYPICAL)

BUILDING FOOTPRINT (TYPICAL)

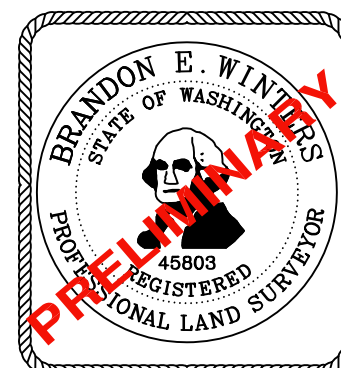
GREENWOOD AVE. N.

BUILDING DIMENSION DETAIL

(SEE "BUILDING NOTE")

BUILDING NOTE:

ALL BUILDING DIMENSIONS, FOOTPRINTS AND BUILDING OFFSET DISTANCES SHOWN HEREON ARE FROM INFORMATION SHOWN ON THE ARCHITECTURAL PLANS PREPARED BY BOARD & VELLUM ARCHITECTURE AND DESIGN. WE PROVIDE NO CERTIFICATION THAT THESE FOOTPRINTS, DIMENSIONS, OR OFFSETS ARE AS CONSTRUCTED.



DATE: _____

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:

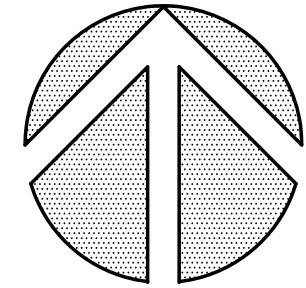
NE 1/4, SE 1/4, SEC. 24, T. 26 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

19-6507AY.DWG

DRAWN BY: SAL	DATE: 01-05-21	PROJECT #: 19-6507
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 10 OF 14

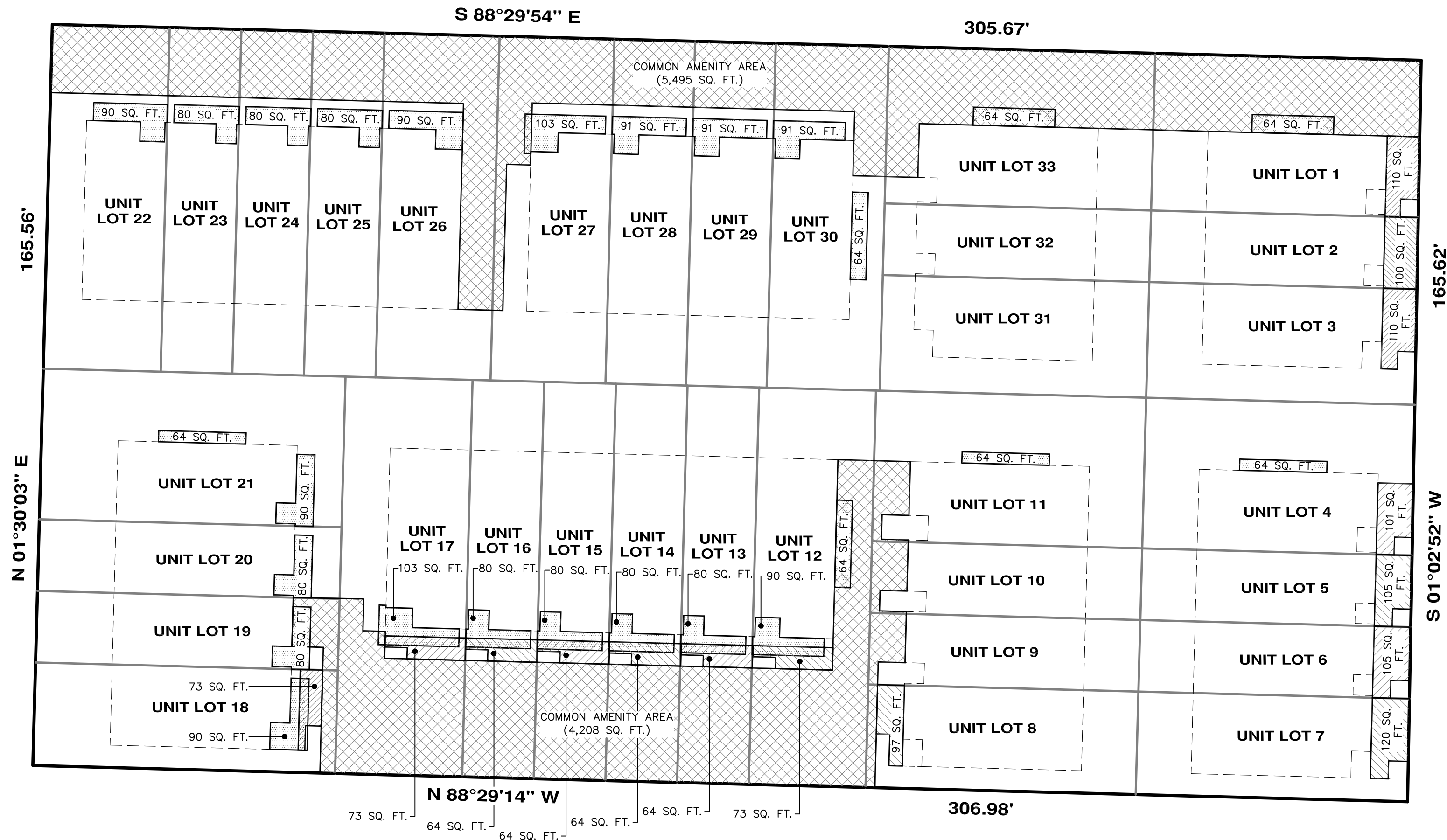
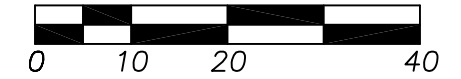
357 DEGREES

SUBDIVISION NO. 3036792-LU



NORTH

SCALE: 1"=20'



- = GROUND LEVEL PRIVATE AMENITY AREA
- = DECK LEVEL PRIVATE AMENITY AREA

AMENITY AREA NOTE:

THE LOCATION AND AREA OF AMENITY AREAS AS SHOWN HEREON ARE AS PER ARCHITECTURAL PLANS PREPARED BY BOARD & VELLUM ARCHITECTURE AND DESIGN.



DATE: _____

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:

NE 1/4, SE 1/4, SEC. 24, T. 26 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

19-6507AY.DWG

DRAWN BY: SAL	DATE: 01-05-21	PROJECT #: 19-6507
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 11 OF 14

357 DEGREES

SUBDIVISION NO. 3036792-LU

EASEMENT CONVEYANCE NOTE:

THE EASEMENTS AS LEGALLY DESCRIBED UPON THIS SHEET AND GRAPHICALLY DEPICTED ON SHEET 8 IS HEREBY GRANTED AND CONVEYED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS. THE 357 DEGREES HOMEOWNERS' ASSOCIATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS AND ALL APPURTENANCES THERETO LYING WITHIN SAID EASEMENTS.

THE UTILITY AND EMERGENCY ACCESS EASEMENT AS LEGALLY DESCRIBED UPON THIS SHEET AND GRAPHICALLY DEPICTED ON SHEET 9 IS HEREBY GRANTED AND CONVEYED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS; TO ALL UTILITY PURVEYORS; AND TO THE CITY OF SEATTLE FIRE DEPARTMENT. THE 357 DEGREES HOMEOWNERS' ASSOCIATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY AND EMERGENCY ACCESS EASEMENT AND ALL APPURTENANCES THERETO LYING WITHIN SAID UTILITY AND EMERGENCY ACCESS EASEMENT.

AMENITY EASEMENT "A"

AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, COMMON AMENITY AREA, AND REFUSE & RECYCLE CONTAINER STORAGE BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE 357 DEGREES HOMEOWNERS ASSOCIATION AS SHOWN UPON SHEET 8.

THAT PORTION OF PARCEL A, CITY OF SEATTLE SHORT SUBDIVISION NO. 3034269, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME ____ OF SURVEYS, PAGE ____, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID PARCEL A; THENCE S 01°02'52" W ALONG THE EAST LINE OF SAID PARCEL FOR A DISTANCE OF 17.11 FT.; THENCE N 88°29'14" W, 111.75 FT.; THENCE S 01°30'46" W, 12.00 FT.; THENCE N 88°29'14" W, 5.50 FT.; THENCE S 01°30'46" W, 34.00 FT.; THENCE S 88°29'14" E, 9.83 FT.; THENCE S 01°30'46" W, 6.34 FT.; THENCE N 88°29'24" W, 18.83 FT.; THENCE N 01°30'46" E, 16.18 FT.; THENCE S 88°29'14" E, 4.00 FT.; THENCE N 01°30'46" E, 24.17 FT.; THENCE N 88°29'14" W, 4.00 FT.; THENCE N 01°30'46" E, 14.33 FT.; THENCE N 88°29'14" W, 72.00 FT.; THENCE S 01°30'46" W, 54.68 FT.; THENCE N 88°29'24" W, 15.33 FT.; THENCE N 01°30'46" E, 54.18 FT.; THENCE N 88°29'14" W, 87.22 FT.; THENCE S 01°30'46" W, 48.02 FT. TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N 07°38'53" E, A CENTRAL ANGLE OF 10°25'46" AND A RADIUS OF 28.00 FOR A DISTANCE OF 5.10 FT.; THENCE N 01°30'03" E, 62.24 FT.; THENCE S 88°29'54" E, 305.67 FT. TO THE **POINT OF BEGINNING**.

AMENITY EASEMENT "B"

AN EASEMENT FOR PEDESTRIAN ACCESS, COMMON AMENITY AREA, AND REFUSE & RECYCLE CONTAINER STORAGE BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE 357 DEGREES HOMEOWNERS ASSOCIATION AS SHOWN UPON SHEET 8.

THAT PORTION OF PARCEL A, CITY OF SEATTLE SHORT SUBDIVISION NO. 3034269, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME ____ OF SURVEYS, PAGE ____, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF SAID PARCEL A; THENCE S 88°29'14" E ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 64.10 FT. TO THE **POINT OF BEGINNING**; THENCE N 01°30'46" E, 28.08 FT.; THENCE N 88°29'14" W, 7.00 FT.; THENCE N 01°30'46" E, 10.92 FT.; THENCE S 88°29'14" E, 8.75 FT.; THENCE N 01°30'46" E, 37.15 FT.; THENCE S 88°29'14" E, 12.00 FT.; THENCE S 01°30'46" W, 50.15 FT.; THENCE S 88°29'14" E, 100.00 FT.; THENCE N 01°30'46" E, 50.16 FT.; THENCE S 88°29'24" E, 16.17 FT.; THENCE S 01°30'46" W, 15.16 FT.; THENCE N 88°29'14" W, 6.00 FT.; THENCE S 01°30'46" W, 5.50 FT.; THENCE S 88°29'14" E, 6.00 FT.; THENCE S 01°30'46" W, 11.42 FT.; THENCE N 88°29'14" W, 6.00 FT.; THENCE S 01°30'46" W, 4.58 FT.; THENCE S 88°29'14" E, 6.00 FT.; THENCE S 01°30'46" W, 11.42 FT.; THENCE N 88°29'14" W, 6.00 FT.; THENCE S 01°30'46" W, 28.08 FT.; THENCE N 88°29'14" W, 123.92 FT. TO THE **POINT OF BEGINNING**.

DRIVEWAY EASEMENT "Y"

AN EASEMENT FOR INGRESS, EGRESS, AND PEDESTRIAN ACCESS BENEFICIAL TO LOTS 4, 5, 6, 7, 8, 9, 10, AND 11, WITHIN THIS SUBDIVISION AND THE 357 DEGREES HOMEOWNERS ASSOCIATION AS SHOWN UPON SHEET 8.

THAT PORTION OF PARCEL A, CITY OF SEATTLE SHORT SUBDIVISION NO. 3034269, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME ____ OF SURVEYS, PAGE ____, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID PARCEL A; THENCE S 01°02'54" W ALONG THE EAST LINE OF SAID PARCEL FOR A DISTANCE OF 17.11 FT.; THENCE N 88°29'14" W, 47.25 FT. TO THE **POINT OF BEGINNING**; THENCE S 01°30'46" W, 52.34 FT.; THENCE N 88°29'24" W, 24.50 FT.; THENCE N 01°30'46" E, 52.34 FT.; THENCE S 88°29'14" E, 24.50 FT. TO THE **POINT OF BEGINNING**.

DRIVEWAY EASEMENT "Z"

AN EASEMENT FOR INGRESS, EGRESS, AND PEDESTRIAN ACCESS BENEFICIAL TO LOTS 4, 5, 6, 7, 8, 9, 10, AND 11, WITHIN THIS SUBDIVISION AND THE 357 DEGREES HOMEOWNERS ASSOCIATION AS SHOWN UPON SHEET 8.

THAT PORTION OF PARCEL A, CITY OF SEATTLE SHORT SUBDIVISION NO. 3034269, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME ____ OF SURVEYS, PAGE ____, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF SAID PARCEL A; THENCE N 88°29'14" W ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 48.46 FT.; THENCE N 01°30'46" E, 5.00 FT. TO THE **POINT OF BEGINNING**; THENCE N 88°29'14" W, 24.50 FT.; THENCE N 01°30'46" E, 71.16 FT.; THENCE S 88°29'24" E, 24.50 FT.; THENCE S 01°30'46" W, 71.16 FT. TO THE **POINT OF BEGINNING**.

UTILITY & EMERGENCY ACCESS EASEMENT

AN EASEMENT FOR UTILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND WATERLINE, POWER, GAS TELEPHONE, TELECABLE, SANITARY SEWER, STORM SEWER, FOR BUILDING REPAIR AND MAINTENANCE AND FOR EMERGENCY ACCESS BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE 357 DEGREES HOMEOWNERS ASSOCIATION AS SHOWN UPON SHEET 9.

PARCEL A, CITY OF SEATTLE SHORT SUBDIVISION NO. 3034269, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME ____ OF SURVEYS, PAGE ____, RECORDS OF KING COUNTY, WA.

EXCEPT THOSE PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID PARCEL A; THENCE N 88°29'54" W ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 47.11 FT.; THENCE S 01°30'46" W, 17.10 FT. TO THE **POINT OF BEGINNING**; THENCE S 88°29'14" E, 40.00 FT.; THENCE S 01°30'46" W, 52.00 FT.; THENCE N 88°29'14" W, 40.00 FT.; THENCE N 01°30'46" E, 52.00 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE S.E. CORNER OF SAID PARCEL A; THENCE N 88°29'14" W ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 48.46 FT.; THENCE N 01°30'46" E, 5.00 FT. TO THE **POINT OF BEGINNING**; THENCE N 01°30'46" E, 68.00 FT.; THENCE S 88°29'14" E, 40.00 FT.; THENCE S 01°30'46" W, 68.00 FT.; THENCE N 88°29'14" W, 40.00 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE S.E. CORNER OF SAID PARCEL A; THENCE N 88°29'14" W ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 72.96 FT.; THENCE N 01°30'46" E, 5.00 FT. TO THE **POINT OF BEGINNING**; THENCE N 88°29'14" W, 40.00 FT.; THENCE N 01°30'46" E, 68.00 FT.; THENCE S 88°29'14" E, 40.00 FT.; THENCE S 01°30'46" W, 68.00 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE S.E. CORNER OF SAID PARCEL A; THENCE N 88°29'14" W ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 129.13 FT.; THENCE N 01°30'46" E, 33.00 FT. TO THE **POINT OF BEGINNING**; THENCE N 88°29'14" W, 100.00 FT.; THENCE N 01°30'46" E, 40.00 FT.; THENCE S 88°29'14" E, 100.00 FT.; THENCE S 01°30'46" W, 40.00 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE S.E. CORNER OF SAID PARCEL A; THENCE N 88°29'14" W ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 249.88 FT.; THENCE N 01°30'46" E, 5.00 FT. TO THE **POINT OF BEGINNING**; THENCE N 88°29'14" W, 40.00 FT.; THENCE N 01°30'46" E, 68.00 FT.; THENCE S 88°29'14" E, 40.00 FT.; THENCE S 01°30'46" W, 68.00 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID PARCEL A; THENCE N 88°29'54" W ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 213.44 FT.; THENCE S 01°30'46" W, 21.24 FT. TO THE **POINT OF BEGINNING**; THENCE S 01°30'46" W, 40.00 FT.; THENCE N 88°29'14" W, 84.00 FT.; THENCE N 01°30'46" E, 40.00 FT.; THENCE S 88°29'14" E, 84.00 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID PARCEL A; THENCE N 88°29'54" W ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 126.11 FT.; THENCE S 01°30'46" W, 21.25 FT. TO THE **POINT OF BEGINNING**; THENCE S 01°30'46" W, 40.00 FT.; THENCE N 88°29'14" W, 72.00 FT.; THENCE N 01°30'46" E, 40.00 FT.; THENCE S 88°29'14" E, 72.00 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID PARCEL A; THENCE N 88°29'54" W ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 71.61 FT.; THENCE S 01°30'46" W, 17.10 FT. TO THE **POINT OF BEGINNING**; THENCE S 01°30'46" W, 52.00 FT.; THENCE N 88°29'14" W, 40.00 FT.; THENCE N 01°30'46" E, 52.00 FT.; THENCE S 88°29'14" E, 40.00 FT. TO THE **POINT OF BEGINNING**.



DATE: _____

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KING COUNTY, WASHINGTON

19-6507AX.DWG

DRAWN BY: SAL	DATE: 01-05-21	PROJECT #: 19-6507
CHK. BY: RHW	SCALE: N/A	SHEET: 12 OF 14

357 DEGREES

SUBDIVISION NO. 3036792-LU

EASEMENT MAINTENANCE AGREEMENT

SAID EASEMENTS OF THIS SUBDIVISION TO BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM AND SANITARY SIDE SEWER LINES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE UNIT OR PARCEL THE INDIVIDUAL SERVICE LINE SERVES. UTILITY SERVICE LINES WHICH SERVICE MORE THAN ONE UNIT OR PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE UNITS OR PARCELS SERVICED.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITION WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS

ELECTRICAL, TELEPHONE & CABLE T.V. EASEMENT AGREEMENT

WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE OWNERS OF THE UNIT LOTS WITHIN THIS SUBDIVISION THAT:

1ST - AN EASEMENT FOR ELECTRICAL, TELEPHONE AND CABLE TELEVISION CONNECTION AND METER BOXES AS CONSTRUCTED SHALL BE GRANTED. CABLES SHALL RUN UNDERGROUND AND THROUGH THE BUILDINGS FROM THIS COMMON CONNECTION POINT TO EACH PARCEL OR UNIT LOT.

2ND - THERE SHALL BE A COMMON CONNECTION AND THE LINES SHALL BE AS CONSTRUCTED FOR THE USE AND BENEFIT OF ALL PROPERTIES.

3RD - THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THAT PORTION OF THE DISTRIBUTION SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT WHEN SUCH REPAIRS OR RECONSTRUCTION ARE DUE TO DAMAGES FOR WHICH A SINGLE OWNER IS RESPONSIBLE, THEN THAT OWNER SHALL BE RESPONSIBLE FOR THE COST.

4TH - THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

PRIVATE AMENITY AREA AGREEMENT

SOME OF THE UNIT LOTS AS SHOWN AND DESCRIBED HEREON, HAVE A PERMANENT, DEDICATED PRIVATE AMENITY AREA AS SHOWN ON THE FACE OF THE SUBDIVISION. THE PRIVATE AMENITY AREA IS FOR THE USE OF THE UNIT LOT IT IS ASSOCIATED WITH AND IS TO BE MAINTAINED BY THE OWNERS OF THE UNIT LOT. THE OWNERS OF THE UNIT LOTS OR THEIR GUESTS OR INVITEES SHALL NOT USE OR ENTER THE PRIVATE AMENITY AREA OF OTHER UNIT LOT OWNERS WITHOUT THE PERMISSION OF SAID UNIT LOT OWNERS.

THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

COMMON AMENITY AREA AGREEMENT

THE UNIT LOTS AS SHOWN AND DESCRIBED HEREON, EQUALLY SHARE A PERMANENT, DEDICATED COMMON AMENITY AREA AS SHOWN ON THE FACE OF THE SUBDIVISION, THAT IS AVAILABLE FOR USE BY ALL OCCUPANTS OF THE DEVELOPMENT FOR ACTIVE OR PASSIVE RECREATIONAL USE. THE COMMON AMENITY AREA IS FOR THE GENERAL USE OF ALL UNIT LOTS AND IS TO BE MAINTAINED BY THE 357 DEGREES HOMEOWNERS ASSOCIATION.

THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

ADDRESS SIGN MAINTENANCE AGREEMENT

THE 357 DEGREES HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE, AND/OR REPAIR TO ALL ADDRESS SIGNS WITHIN THIS SUBDIVISION.

357 DEGREES HOMEOWNERS' ASSOCIATION NOTE

IN THE EVENT THAT THE 357 DEGREES HOMEOWNERS' ASSOCIATION IS DISSOLVED OR CEASES TO BE A FUNCTIONING ENTITY, THE OWNERS OF LOTS 1 THROUGH 33, INCLUSIVE, SHALL SHARE EQUALLY IN THE MAINTENANCE OBLIGATIONS OF THE 357 DEGREES HOMEOWNERS' ASSOCIATION.

JOINT USE / MAINTENANCE AGREEMENT

WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN ALL PARTIES HAVING OWNERSHIP INCLUSIVE TO THIS CITY OF SEATTLE SUBDIVISION THAT:

1ST - EACH OWNER IS RESPONSIBLE FOR THE MAINTENANCE REPAIR AND WELL-KEEPING OF THEIR INDIVIDUAL TOWNHOME. EACH OWNER SHALL KEEP THEIR TOWNHOME AND PROPERTY IN GOOD STATE OF REPAIR, AND WILL KEEP THE DRIVEWAY (PERMANENT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES) CLEAR AT ALL TIMES. EASEMENTS HAVE BEEN CREATED AND ARE PART OF THIS SUBDIVISION FOR WALKING ACCESS, STREET ENTRY AND PARKING IN DESIGNATED AREAS. UNLESS OTHERWISE SPECIFIED HEREIN, ALL OWNERS HAVING LEGAL ACCESS FROM SAID EASEMENTS ARE TO SHARE EQUALLY IN THE MAINTENANCE AND REPAIR OF THE EASEMENT AREAS. LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER(S), BUT IT IS EXPECTED THAT ALL USERS OF THE ACCESS EASEMENTS WILL DO SO WITH CARE AND RESPECT FOR THE APPEARANCES OF THE WALKWAYS AND DRIVEWAYS.

2ND - EACH ROOF SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE ROOF IS LOCATED. IN THE EVENT THAT PROPERTY OWNER(S) INTEND TO REPAIR OR REPLACE THEIR ROOF, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL ROOF, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER(S) MAKING THE ROOF REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL ROOF REPLACEMENT FOR A BUILDING WITHIN THIS SUBDIVISION, THE COSTS WILL BE SHARED EQUITABLY IN BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER(S) AREA OF ROOF ON THAT BUILDING. SUCH A ROOF REPLACEMENT WILL BE REQUIRED EVERY 25 YEARS (OR AS WARRANTED BY THE ROOFING MATERIAL MANUFACTURER) UNLESS DELAYED BY MUTUAL AGREEMENT OF THE OWNER(S) OF THAT BUILDING

3RD - SHARED WALL, SIDING AND EXTERIOR TRIM SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE SHARED WALLS, SIDING AND EXTERIOR TRIM IS LOCATED. IN THE EVENT A PROPERTY OWNER INTENDS TO REPAIR OR REPLACE THEIR SHARED WALLS, SIDING AND EXTERIOR TRIM, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL WALLS, SIDING AND EXTERIOR TRIM, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR OR REPLACEMENT IS THE SOLE RESPONSIBILITY OF THE OWNER(S) MAKING THE WALLS, SIDING AND EXTERIOR TRIM REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL WALL, SIDING AND/OR EXTERIOR TRIM REPLACEMENT FOR A BUILDING WITHIN THIS SUBDIVISION, COSTS WILL BE SHARED EQUITABLY BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER'S AREA OF WALLS, SIDING AND EXTERIOR TRIM ON THAT BUILDING.

4TH - COMMON SIDE SEWERS AND COMMON STORM DRAINAGE SYSTEMS SERVING THE UNIT LOTS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED EQUALLY BY THE OWNERS OF SAID LOTS.

5TH - THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON ALL AFOREMENTIONED PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

COMMON WALL AGREEMENT

WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE PARTIES THAT:

1ST - THE WALLS WHICH ARE ON THE LOT LINES SEPARATING THE INDIVIDUAL TOWNHOMES ARE HEREBY DECLARED TO BE A "COMMON WALL". THE TERM "COMMON WALL" INCLUDES EVERYTHING LOCATED WITHIN SUCH WALL (SUCH AS FRAMING, INSULATION, SOUNDPROOFING, PIPES, WIRES, JOISTS, JUNCTION BOXES, AND OTHER MATERIAL OR EQUIPMENT RELATED TO THE UTILITIES), AND BELOW THE WALL (SUCH AS THE SURFACE OF THE GROUND AND FOOTINGS LOCATED IN THE GROUND), AND ABOVE THE WALL (SUCH AS RAFTERS AND ROOF), AND ON THE SIDES OF THE WALL INCLUDING THE EXTERIOR SIDING.

2ND - IF THE "COMMON WALL" IS DAMAGED OR DESTROYED FROM ANY CAUSE WHICH IS NOT THE RESULT OF FAULT OR NEGLIGENCE OF EITHER OF THE OWNERS OR OTHER PERSONS USING THE ADJOINING HOUSES; OR IS THE RESULT OF THE JOINT OR CONCURRING FAULT OF EACH OWNER OR OTHER PERSONS OCCUPYING OR USING THEIR RESPECTIVE HOUSES, THEN EACH OWNER SHALL BE RESPONSIBLE FOR THE COST TO REPAIR THEIR PORTION OF THE WALL, EXCEPT FOR THOSE UTILITIES THAT ARE IN THE WALL AND COMMON TO BOTH HOUSES, THE REPAIR SHALL BE SHARED EQUALLY.

3RD - IF THE "COMMON WALL" IS DAMAGED OR DESTROYED FROM ANY CAUSE WHICH IS THE RESULT OF FAULT OR NEGLIGENCE OF EITHER OF THE OWNERS OR OTHER PERSONS USING THE ADJOINING HOUSES, THEN THAT RESPONSIBLE OWNER SHALL BEAR THE SOLE COST OF REPAIR OR RECONSTRUCTION.

4TH - WHEN NECESSARY TO REPAIR OR RECONSTRUCT THE "COMMON WALL", THE PARTIES TO THIS AGREEMENT SHALL HAVE THE RIGHT OF ENTRY FOR THAT PURPOSE.

5TH - THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.



DATE: _____

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KING COUNTY, WASHINGTON

<small>DRAWN BY:</small> SAL	<small>DATE:</small> 01-05-21	<small>PROJECT #:</small> 19-6507
<small>CHK. BY:</small> RHW	<small>SCALE:</small> N/A	<small>SHEET:</small> 13 OF 14

19-6507AX.DWG

357 DEGREES

SUBDIVISION NO. 3036792-LU

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3036792-LU
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR'S TAX PARCEL NO. 2426039037

THE OWNER OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS LAND USE ACTION ('GRANTOR') HEREBY GRANTS TO THE CITY OF SEATTLE ('GRANTEE') AND THE RIGHT, PRIVILEGE AND AUTHORITY (AN 'EASEMENT') TO INSTALL, CONSTRUCT, ERECT, RECONSTRUCT, ALTER, IMPROVE, REMOVE, REPAIR, REPLACE, ENERGIZE, OPERATE, AND MAINTAIN OVERHEAD AND UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, WHICH MAY CONSIST OF, BUT ARE NOT LIMITED TO: POLES WITH BRACES, GUYWIRES AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER CONVENIENT APPURTENANCES NECESSARY TO MAKE SAID OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES AN INTEGRATED ELECTRIC SYSTEM ('ELECTRIC SYSTEM'). ALL SUCH ELECTRIC SYSTEM SHALL BE LOCATED ACROSS, OVER, UPON AND UNDER THE REAL PROPERTY DESCRIBED WITHIN THIS LAND USE ACTION ('PROPERTY') SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT OVER THE ENTIRE AREA OF THIS CITY OF SEATTLE SUBDIVISION NO. 3036792-LU; EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID SUBDIVISION.

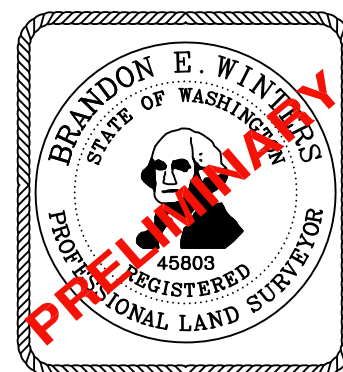
TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' UNRESTRICTED RIGHT OF ACCESS TO AND FROM THE PROPERTY FOR THE PURPOSES OF EXERCISING ITS RIGHTS GRANTED HEREIN.

TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' RIGHT TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF, OR CONSTITUTE A MENACE OR DANGER TO, THE ELECTRIC SYSTEM.

GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES THAT NO STRUCTURE OR FIRE HAZARDS WILL BE BUILT OR PERMITTED WITHIN THE EASEMENT AREA(S) DESCRIBED ABOVE; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE'S ELECTRIC SYSTEM OR ITS SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF THE ELECTRIC SYSTEM.

THE CITY OF SEATTLE SHALL BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL THE GRANTEE PERMANENTLY REMOVES ITS ELECTRIC SYSTEM FROM THE PROPERTY OR PERMANENTLY ABANDONS THE ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.



DATE: _____

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DRAWN BY: SAL

DATE: 01-05-21

PROJECT #: 19-6507

CHK. BY: RHW

SCALE: N/A

SHEET: 14 OF 14