

**SUBDIVISION NO. 3032523-LU**

**GRANTOR:**  
ISOLA REAL ESTATE, LLC.  
1518 1ST AVE. S., SUITE 301  
SEATTLE, WA 98134

**CONTACT PERSON:**  
BRANDON WINTERS  
(206) 297-0996  
BRANDONW@CHADWICKWINTERS.COM

**ISOLA  
PINEHURST**

**GRANTEE:** CITY OF SEATTLE  
KING CO., WA.

**ABBREVIATED LEGAL:** PARCELS A, B AND C, CITY OF SEATTLE LBA NO. 3022189, VOL. 353 OF SURVEYS, PAGE 030

**PROPERTY ADDRESS:** 1000/1004/1014 N.E. 112TH ST.

**ASSESSOR'S PARCEL #:** 5724500590, 5724500591, 5724500592

**ZONING CLASSIFICATION:** ALL PARCELS BEING SUBDIVIDED AS SHOWN HEREON ARE ZONED NC3-40

**SHEET INDEX**

- SHEET 1: APPROVALS / CERTIFICATES
- SHEET 2: SIGNATURES / LEGAL DESCRIPTIONS
- SHEET 3: BLOCK & BOUNDARY DETAIL
- SHEET 4: EXISTING SITE CONDITIONS DETAIL
- SHEET 5: ARCHITECTURAL SITE PLAN
- SHEET 6: SUBDIVISION DETAIL
- SHEET 7: UNIT LOT SUBDIVISION DETAIL
- SHEET 8: ELEVATION DETAIL
- SHEET 9: GARAGE EASEMENT DETAIL
- SHEET 10: ACCESS EASEMENT DETAIL
- SHEET 11: UTILITY & EMERGENCY ACCESS DETAIL
- SHEET 12: BUILDING DIMENSION DETAIL
- SHEET 13: EASEMENT LEGAL DESCRIPTIONS
- SHEET 14: EASEMENT AGREEMENTS
- SHEET 15: SEATTLE CITY LIGHT EASEMENT

**REFERENCE NO.'S FOR RELATED PROJECTS:**

**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 CONSTRUCTION PERMIT NO. 6508131 & 6597395  
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS MASTER USE PERMIT NO. 3019728

**DEPARTMENT OF RECORDS AND ELECTIONS**

FILED FOR RECORD AT THE REQUEST OF THE DIRECTOR OF TRANSPORTATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_, AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_, RECORDS OF KING COUNTY, WASHINGTON.

\_\_\_\_\_  
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 ISOLA REAL ESTATE, LLC. ON \_\_\_\_\_, 2019.

I HEREBY CERTIFY THAT THIS MAP FOR ISOLA REAL ESTATE, LLC. 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.

\_\_\_\_\_  
BRANDON E. WINTERS, PLS  
LICENSE NO. 45803

CHADWICK & WINTERS LAND SURVEY, INC.  
1422 N.W. 85TH ST., SEATTLE, WA 98117

DATE: \_\_\_\_\_

**APPROVALS:**

CITY OF SEATTLE, DEPARTMENT OF TRANSPORTATION  
EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019

\_\_\_\_\_  
DIRECTOR OF TRANSPORTATION

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS  
EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019

\_\_\_\_\_  
DIRECTOR

CITY OF SEATTLE, CITY CLERK  
I HEREBY CERTIFY THAT THE PLAT OF ISOLA PINEHURST WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. \_\_\_\_\_, APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
CITY CLERK

CITY OF SEATTLE, DEPARTMENT OF EXECUTIVE ADMINISTRATION  
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 \_\_\_\_\_ 2019

\_\_\_\_\_  
DIRECTOR, DEPARTMENT OF EXECUTIVE ADMINISTRATION

KING COUNTY, DEPARTMENT OF ASSESSMENTS  
EXAMINED AND APPROVED BY ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019

\_\_\_\_\_  
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 \_\_\_\_\_ 2019

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. 29, T. 26 N., R. 4 E., W.M.**  
**KING COUNTY, WASHINGTON**

DRAWN BY: SAL	DATE: 11-19-18	PROJECT #: 15-5186
CHK. BY: RHW	SCALE: N/A	SHEET: 1 OF 15

15-5186X.DWG

# ISOLA PINEHURST

## SUBDIVISION NO. 3032523-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 = S 00°32'57" W BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF ROOSEVELT WAY N.E. AS SHOWN HEREON.
3. ALL VEHICULAR PARKING SHALL BE PROVIDED WITHIN THE GARAGE STRUCTURE AS SHOWN ON SHEET 5 AND ASSIGNED BY SUBSEQUENT RECORDED DOCUMENT.
4. ALL ELEVATIONS DISPLAYED HEREON ARE BASED UPON NAVD'88 VERTICAL DATUM.
5. 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.
6. ALL EXISTING STRUCTURES HAVE BEEN LEGALLY REMOVED UNDER PERMIT NO. 6597413
7. SEPA FOR THIS SITE WAS ACCOMPLISHED UNDER MUP NO. 3019728
8. SUBSEQUENT PLATTING ACTIONS, ADDITIONS OR MODIFICATIONS TO THE STRUCTURE(S) MAY NOT CREATE OR INCREASE ANY NONCONFORMITY OF THE PARENT LOT.
9. AS TO GARAGE EASEMENT, THE HORIZONTAL AND VERTICAL BOUNDARIES OF ARE DETERMINED BY THE WALLS, FLOORS AND CEILINGS THEREOF. AS TO PEDESTRIAN EASEMENT, SOME OF THE HORIZONTAL AND VERTICAL BOUNDARIES, AS IDENTIFIED ON THE MAP, ARE DETERMINED BY THE WALLS, FLOORS AND CEILINGS THEREOF, AND SOME OF THE VERTICAL BOUNDARIES, AS IDENTIFIED ON THE MAP ARE NOT DETERMINED BY PHYSICAL BOUNDARIES.

### LEGAL DESCRIPTION OF PARENT PARCEL

PARCELS A, B AND C, CITY OF SEATTLE, LOT BOUNDARY ADJUSTMENT NO. 3022189, AS RECORDED UNDER VOLUME 353 OF SURVEYS, PAGE 030, RECORDS OF KING COUNTY, WA. (KING COUNTY RECORDING NO. 20161026900005)

EXCEPT THE NORTH 2.5 FT. THEREOF DEDICATED TO THE CITY OF SEATTLE AS PER KING COUNTY RECORDING NO. 20170816000024

### NOTARY:

STATE OF WASHINGTON )  
  ) SS  
COUNTY OF KING        )

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, TO ME KNOWN TO BE A MEMBER OF \_\_\_\_\_ THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY 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: \_\_\_\_\_

### W.U.C.I.O.A. DECLARATION



### DECLARATION & DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT ISOLA REAL ESTATE, 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.

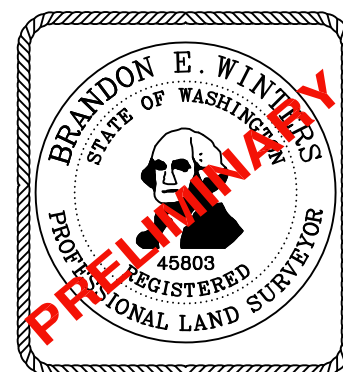
THE SEATTLE CITY LIGHT EASEMENT IS HEREBY DEDICATED AND GRANTED TO THE CITY OF SEATTLE UNDER, OVER AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISIONS ON SHEET 15 OF 15.

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 \_\_\_\_\_, 2019

ISOLA REAL ESTATE, LLC

BY: \_\_\_\_\_  
MANAGING MEMBER



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

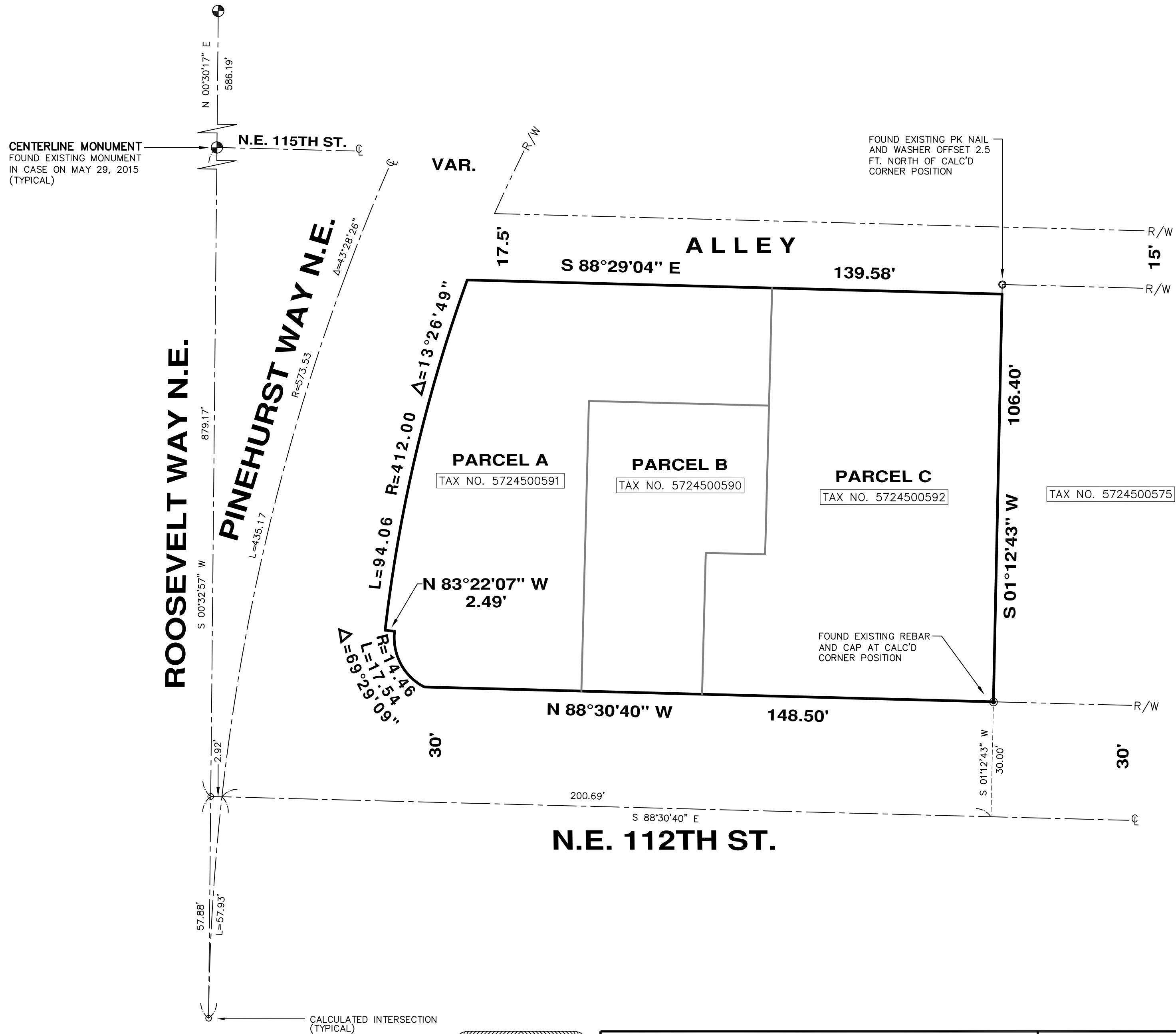
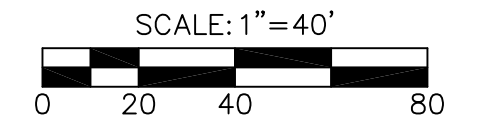
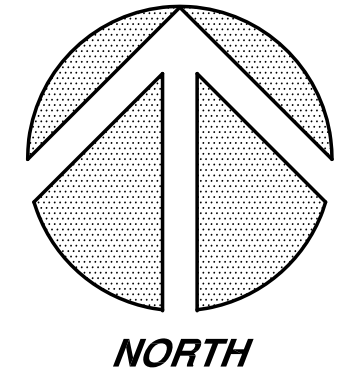
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**NE 1/4, SE 1/4, SEC. 29, T. 26 N., R. 4 E., W.M.**  
**KING COUNTY, WASHINGTON**

15-5186X.DWG

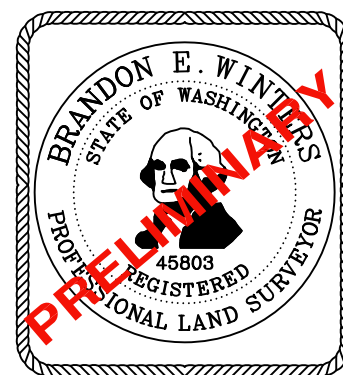
DRAWN BY: SAL	DATE: 11-19-18	PROJECT #: 15-5186
CHK. BY: RHW	SCALE: N/A	SHEET: 2 OF 15

# ISOLA PINEHURST

SUBDIVISION NO. 3032523-LU



## BLOCK & BOUNDARY DETAIL



DATE: \_\_\_\_\_

### CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

**SURVEY IN:**

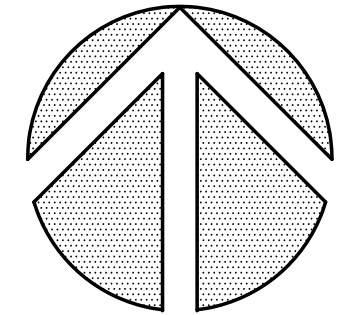
**NE 1/4, SE 1/4, SEC. 29, T. 26 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

15-5186X.DWG

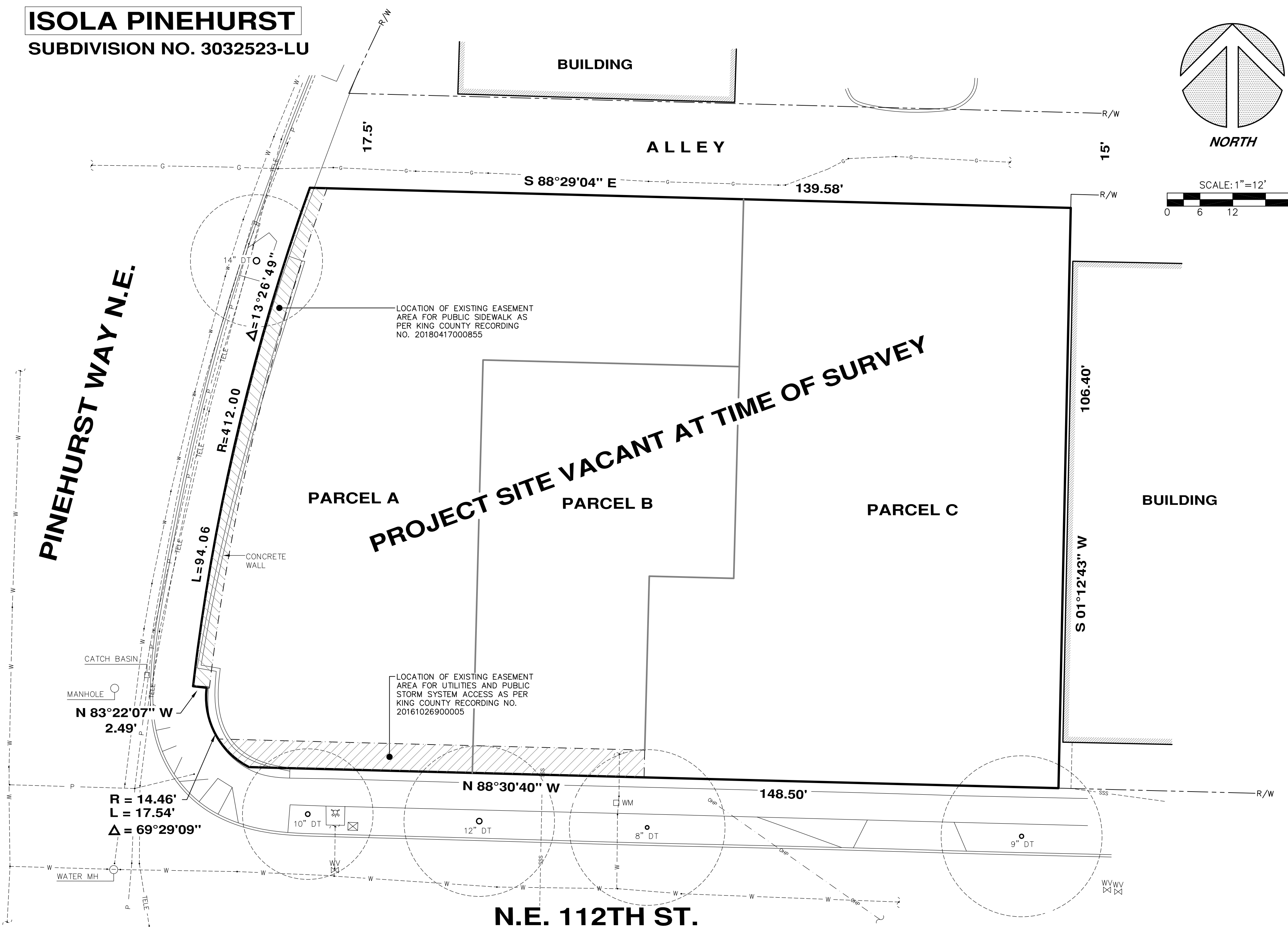
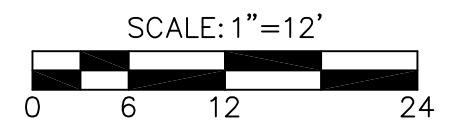
DRAWN BY: SAL	DATE: 11-19-18	PROJECT #: 15-5186
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 3 OF 15

**ISOLA PINEHURST**

SUBDIVISION NO. 3032523-LU



**NORTH**



**EXISTING SITE  
CONDITIONS DETAIL**



DATE: \_\_\_\_\_

**CHADWICK WINTERS**  
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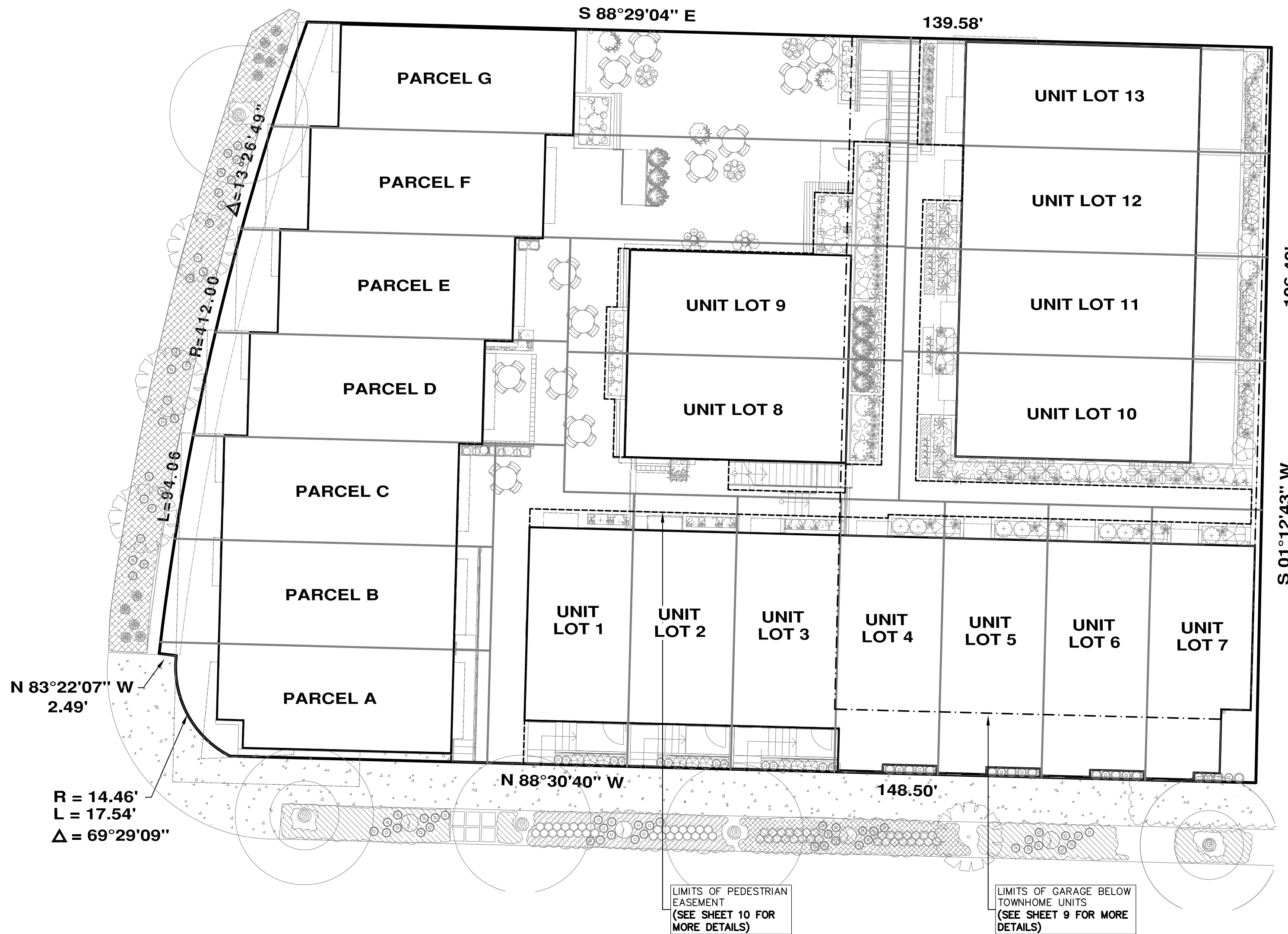
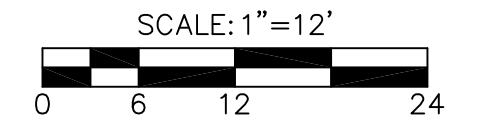
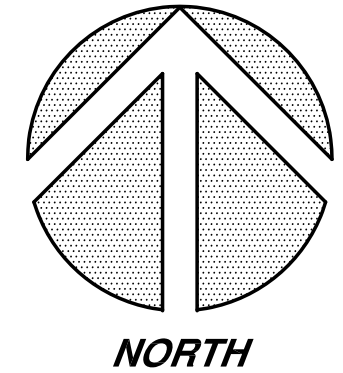
**SURVEY IN:**  
NE 1/4, SE 1/4, SEC. 29, T. 26 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 11-19-18	PROJECT #: 15-5186
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 4 OF 15

15-5186W.DWG

# ISOLA PINEHURST

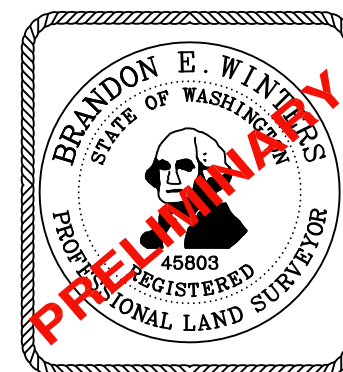
SUBDIVISION NO. 3032523-LU



LIMITS OF PEDESTRIAN EASEMENT (SEE SHEET 10 FOR MORE DETAILS)

LIMITS OF GARAGE BELOW TOWNHOME UNITS (SEE SHEET 9 FOR MORE DETAILS)

## ARCHITECTURAL SITE PLAN



DATE: \_\_\_\_\_

## CHADWICK WINTERS

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FAX: 206.297.0997

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### SURVEY IN:

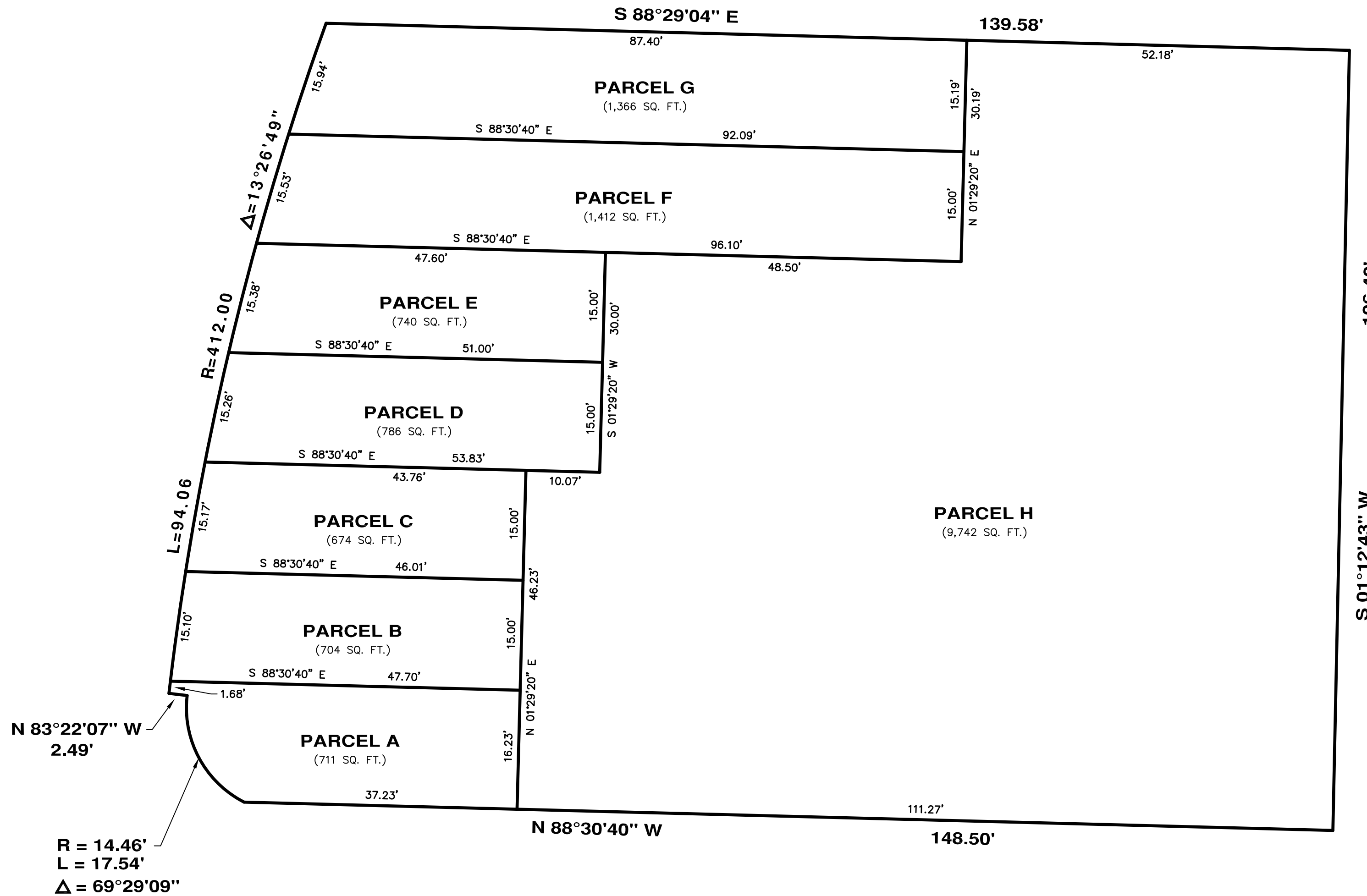
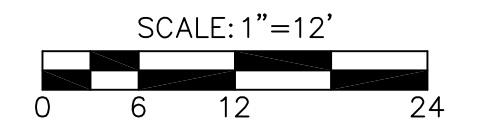
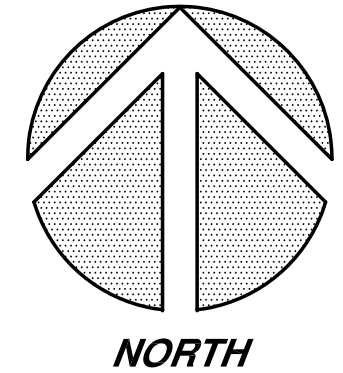
NE 1/4, SE 1/4, SEC. 29, T. 26 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON

15-5186W.DWG

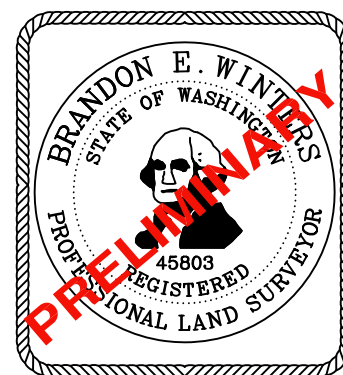
DRAWN BY: SAL	DATE: 11-19-18	PROJECT #: 15-5186
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 5 OF 15

# ISOLA PINEHURST

SUBDIVISION NO. 3032523-LU



## SUBDIVISION DETAIL



DATE: \_\_\_\_\_

## CHADWICK WINTERS

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### SURVEY IN:

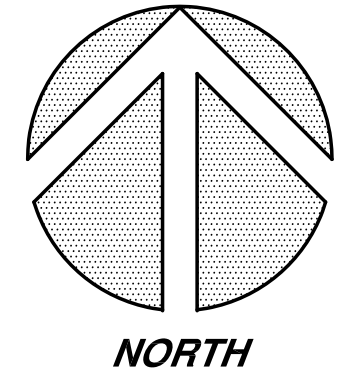
NE 1/4, SE 1/4, SEC. 29, T. 26 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON

15-5186W.DWG

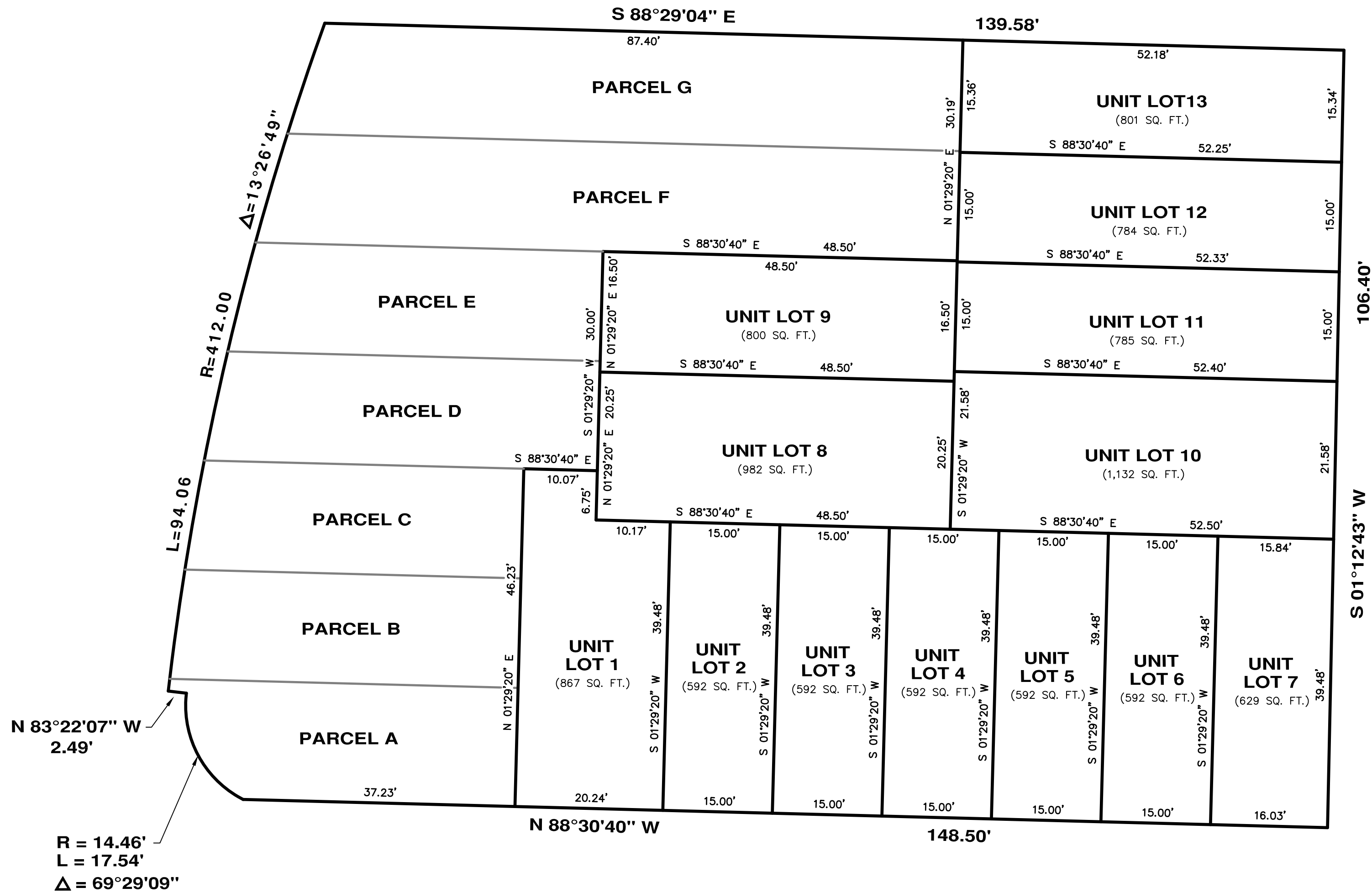
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CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 6 OF 15

# ISOLA PINEHURST

SUBDIVISION NO. 3032523-LU



SCALE: 1"=12'  
0 6 12 24



## UNIT LOT SUBDIVISION DETAIL



DATE: \_\_\_\_\_

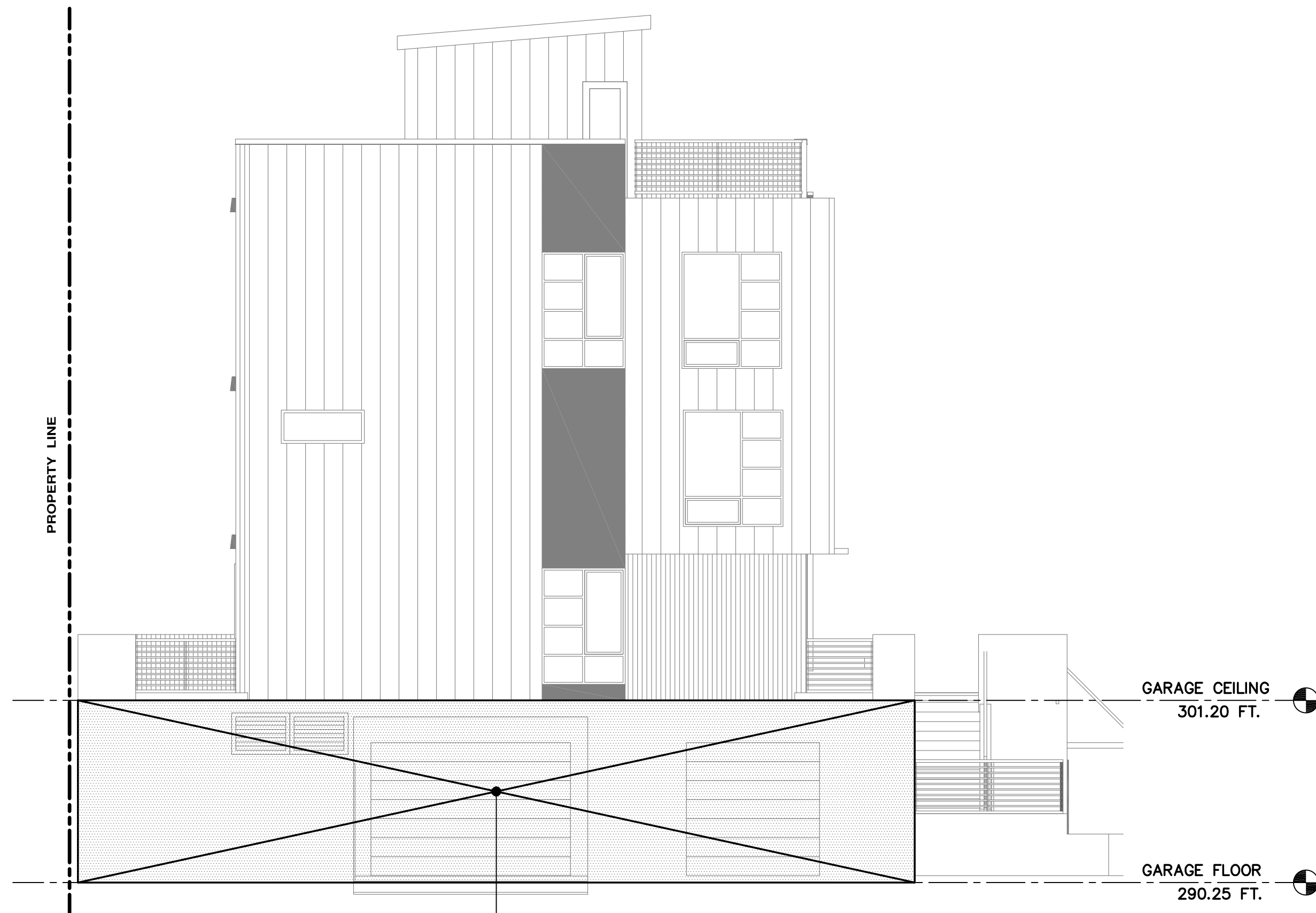
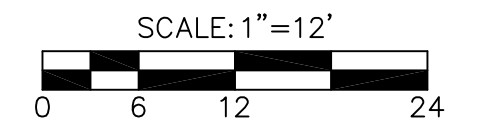
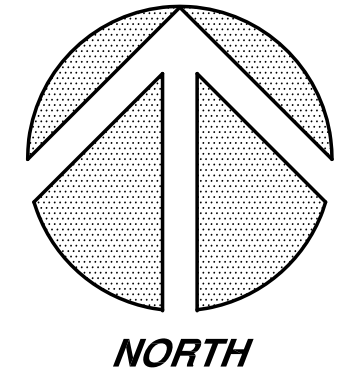
**CHADWICK WINTERS**  
 LAND SURVEYING AND MAPPING  
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**SURVEY IN:**  
 NE 1/4, SE 1/4, SEC. 29, T. 26 N., R. 4 E., W.M.  
 KING COUNTY, WASHINGTON

15-5186W.DWG		
DRAWN BY: SAL	DATE: 11-19-18	PROJECT #: 15-5186
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 7 OF 15

**ISOLA PINEHURST**

SUBDIVISION NO. 3032523-LU

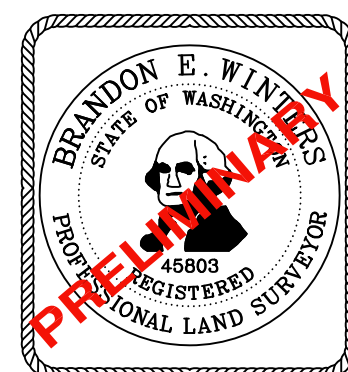


**GARAGE EASEMENT**  
 LOCATION OF EASEMENT AREA FOR INGRESS, EGRESS,  
 PEDESTRIAN ACCESS, UTILITIES, OFF-STREET PARKING,  
 EMERGENCY ACCESS, STORAGE, BICYCLE PARKING,  
 MECHANICAL ROOM AND REFUSE & RECYCLE STORAGE  
 BENEFICIAL TO ALL LOTS AND PARCELS WITHIN THIS  
 SUBDIVISION  
 (SEE SHEET 13 FOR FULL DESCRIPTION)

***GARAGE LEVEL EASEMENT ELEVATION VIEW DETAIL***

(LOOKING SOUTH FROM ALLEY)

**ELEVATION NOTE:**  
 ELEVATIONS AS SHOWN HEREON ARE  
 AS PER NAVD'88 ELEVATION DATUM



DATE: \_\_\_\_\_

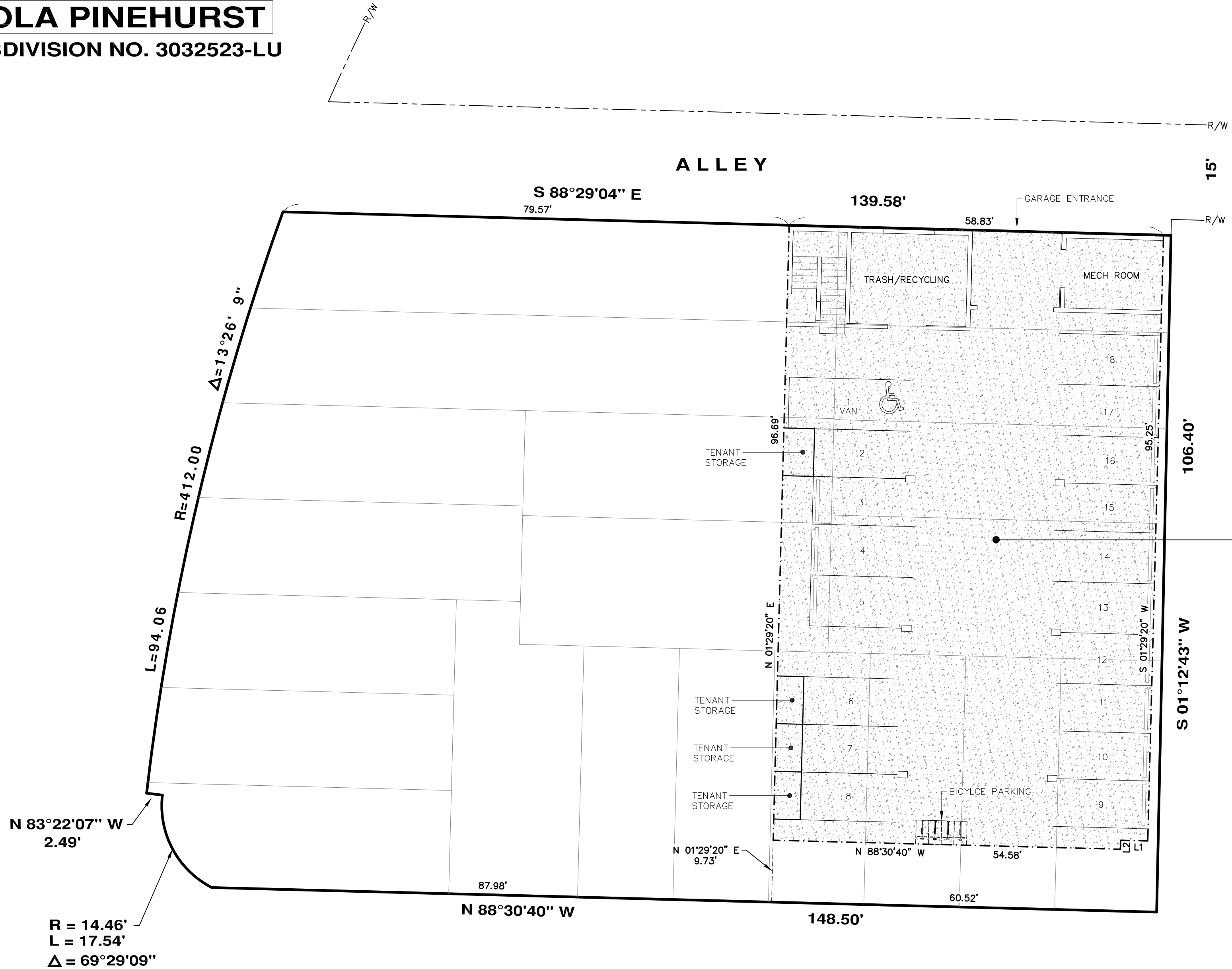
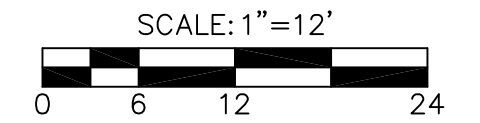
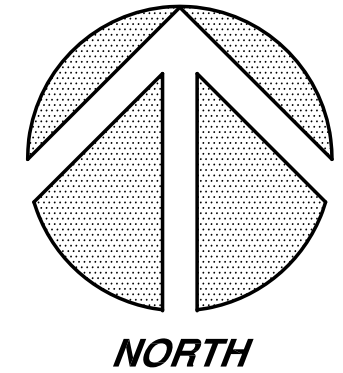
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 NE 1/4, SE 1/4, SEC. 29, T. 26 N., R. 4 E., W.M.  
 KING COUNTY, WASHINGTON

15-5186W.DWG		
DRAWN BY: SAL	DATE: 11-19-18	PROJECT #: 15-5186
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 8 OF 15



**ISOLA PINEHURST**  
**SUBDIVISION NO. 3032523-LU**



**GARAGE EASEMENT**  
 LOCATION OF EASEMENT AREA FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITIES, OFF-STREET PARKING, EMERGENCY ACCESS, STORAGE, BICYCLE PARKING, MECHANICAL ROOM AND REFUSE & RECYCLE STORAGE BENEFICIAL TO ALL LOTS AND PARCELS WITHIN THIS SUBDIVISION  
 (SEE SHEET 8 FOR ELEVATION DETAIL)

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 88°30'40" W	4.25'
L2	S 01°29'20" W	1.41

**GARAGE EASEMENT DETAIL**



DATE: \_\_\_\_\_

**CHADWICK WINTERS**  
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**SURVEY IN:**  
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**KING COUNTY, WASHINGTON**

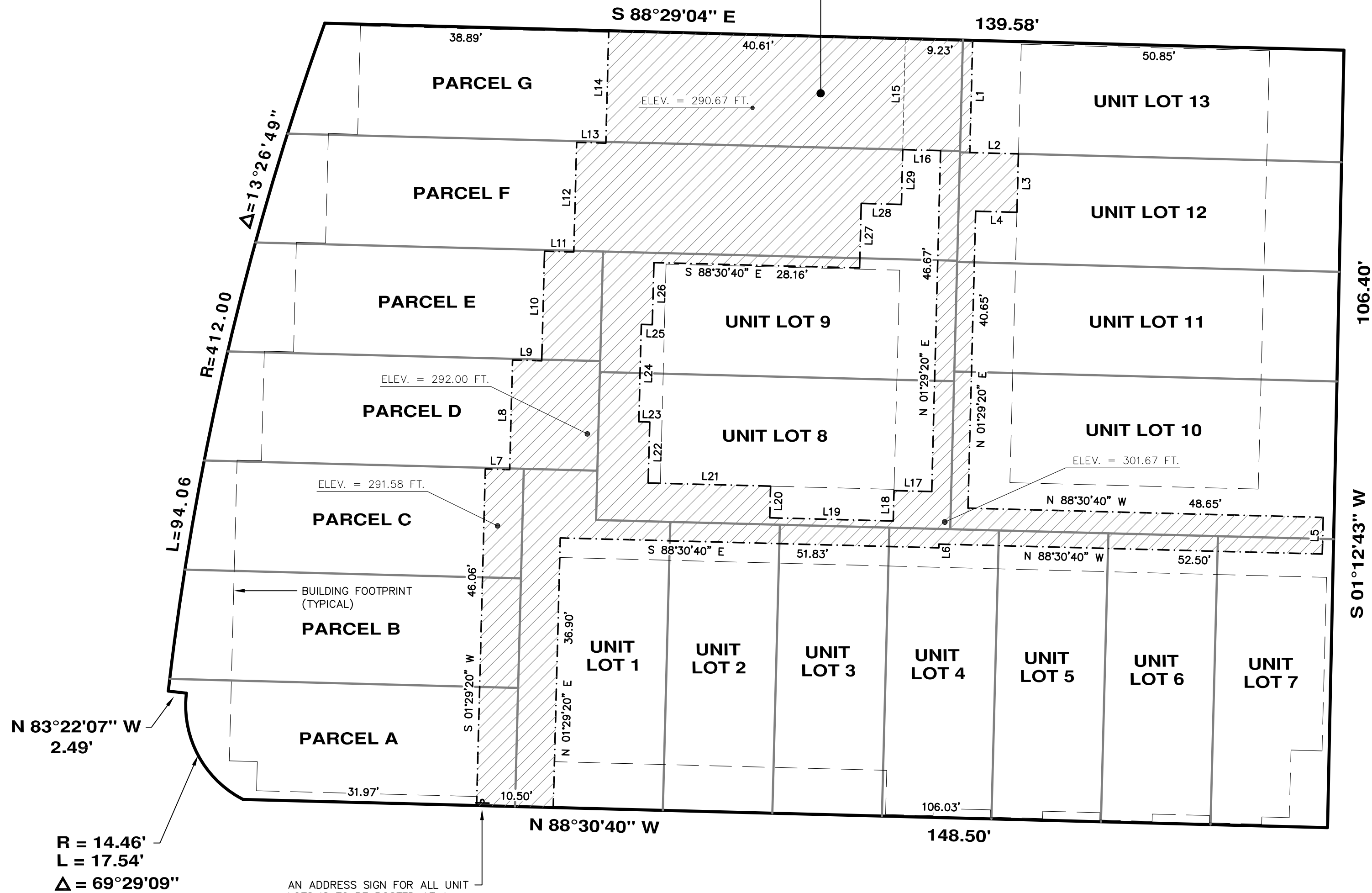
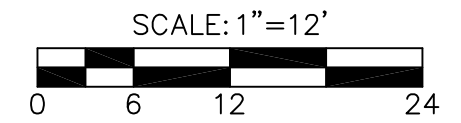
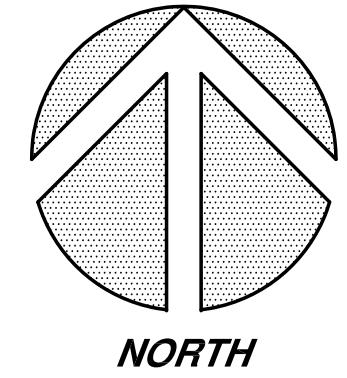
<small>DRAWN BY:</small> SAL	<small>DATE:</small> 11-19-18	<small>PROJECT #:</small> 15-5186
<small>CHK. BY:</small> RHW	<small>SCALE:</small> 1" = 12'	<small>SHEET:</small> 9 OF 15

15-5186W.DWG

# ISOLA PINEHURST

SUBDIVISION NO. 3032523-LU

**PEDESTRIAN EASEMENT**  
 LOCATION OF EASEMENT AREA FOR  
 PEDESTRIAN ACCESS AND ADDRESS  
 SIGN BENEFICIAL TO ALL LOTS AND  
 PARCELS WITHIN THIS SUBDIVISION

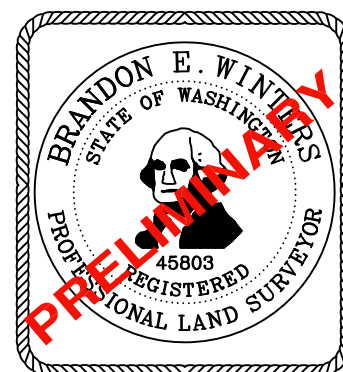


**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 01°29'20" E	15.36'
L2	N 88°30'40" W	6.66'
L3	N 01°29'20" E	8.00'
L4	S 88°30'40" E	5.65'
L5	N 01°29'20" E	5.01'
L6	N 01°29'20" E	0.51'
L7	N 88°30'40" W	3.34'
L8	S 01°29'20" W	15.00'
L9	N 88°30'40" W	4.00'
L10	S 01°29'20" W	15.00'
L11	N 88°30'40" W	4.00'
L12	S 01°29'20" W	15.00'
L13	N 88°30'40" W	4.00'
L14	S 01°29'20" W	15.38'
L15	S 01°29'20" W	15.19'
L16	N 88°30'40" W	5.18'
L17	S 88°30'40" E	5.16'
L18	N 01°29'20" E	4.16'
L19	S 88°30'40" E	16.91'
L20	S 01°29'20" W	4.33'
L21	S 88°30'40" E	16.76'
L22	S 01°29'20" W	8.34'
L23	S 88°30'40" E	1.50'
L24	S 01°29'20" W	13.33'
L25	N 88°30'40" W	1.50'
L26	S 01°29'20" W	8.50'
L27	S 01°29'20" W	8.83'
L28	N 88°30'40" W	5.50'
L29	S 01°29'20" W	7.50'

## PEDESTRIAN EASEMENT DETAIL

**ELEVATION NOTE:**  
 ELEVATIONS AS SHOWN HEREON ARE  
 AS PER NAVD'88 ELEVATION DATUM



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. 29, T. 26 N., R. 4 E., W.M.  
 KING COUNTY, WASHINGTON

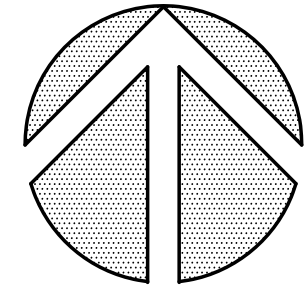
DRAWN BY: SAL	DATE: 11-19-18	PROJECT #: 15-5186
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 10 OF 15

15-5186W.DWG

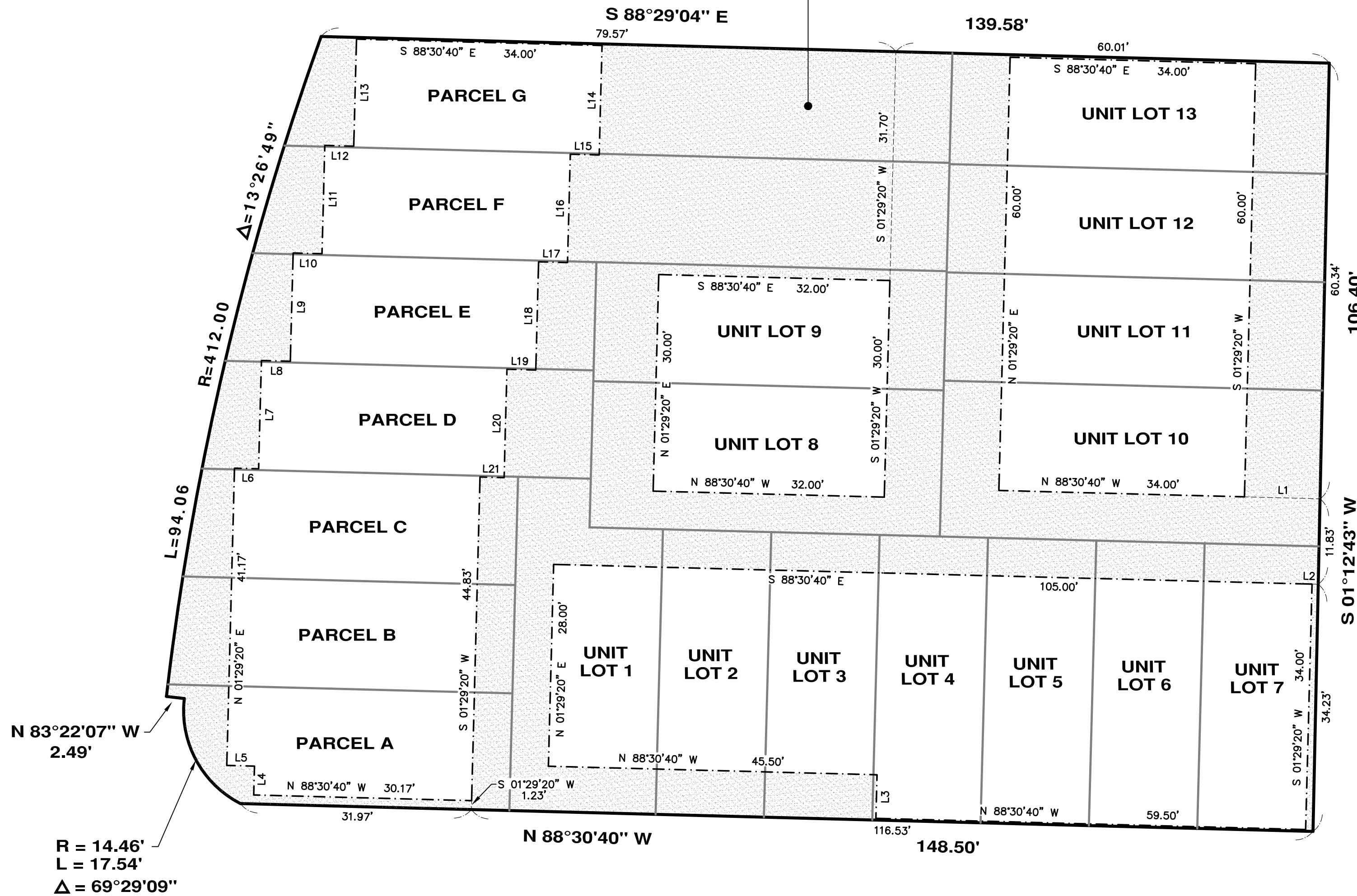
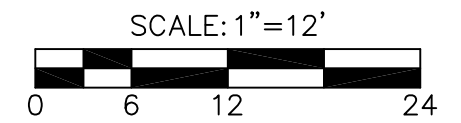
# ISOLA PINEHURST

SUBDIVISION NO. 3032523-LU

**UTILITY & EMERGENCY ACCESS EASEMENT**  
 LOCATION OF EASEMENT AREA FOR UTILITIES AND FOR EMERGENCY ACCESS BENEFICIAL TO ALL LOTS AND PARCELS WITHIN THIS SUBDIVISION.



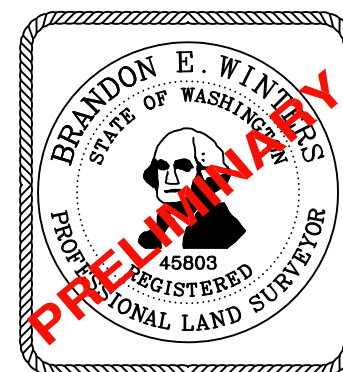
NORTH



## UTILITY & EMERGENCY ACCESS EASEMENT DETAIL

LINE TABLE

LINE	BEARING	LENGTH
L1	N 88°30'40" W	10.47'
L2	S 88°30'40" E	0.86'
L3	N 01°29'20" E	6.00'
L4	N 01°29'20" E	4.00'
L5	N 88°30'40" W	3.84'
L6	S 88°30'40" E	3.34'
L7	N 01°29'20" E	15.00'
L8	S 88°30'40" E	4.00'
L9	N 01°29'20" E	15.00'
L10	S 88°30'40" E	4.00'
L11	N 01°29'20" E	15.00'
L12	S 88°30'40" E	4.00'
L13	N 01°29'20" E	14.83'
L14	S 01°29'20" W	15.16'
L15	N 88°30'40" W	4.00'
L16	S 01°29'20" W	15.00'
L17	N 88°30'40" W	4.00'
L18	S 01°29'20" W	15.00'
L19	N 88°30'40" W	4.00'
L20	S 01°29'20" W	15.00'
L21	N 88°30'40" W	3.34'



DATE: \_\_\_\_\_

### CHADWICK WINTERS

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**SURVEY IN:**

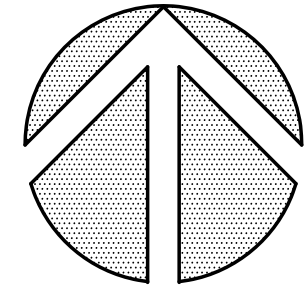
**NE 1/4, SE 1/4, SEC. 29, T. 26 N., R. 4 E., W.M.  
 KING COUNTY, WASHINGTON**

15-5186W.DWG

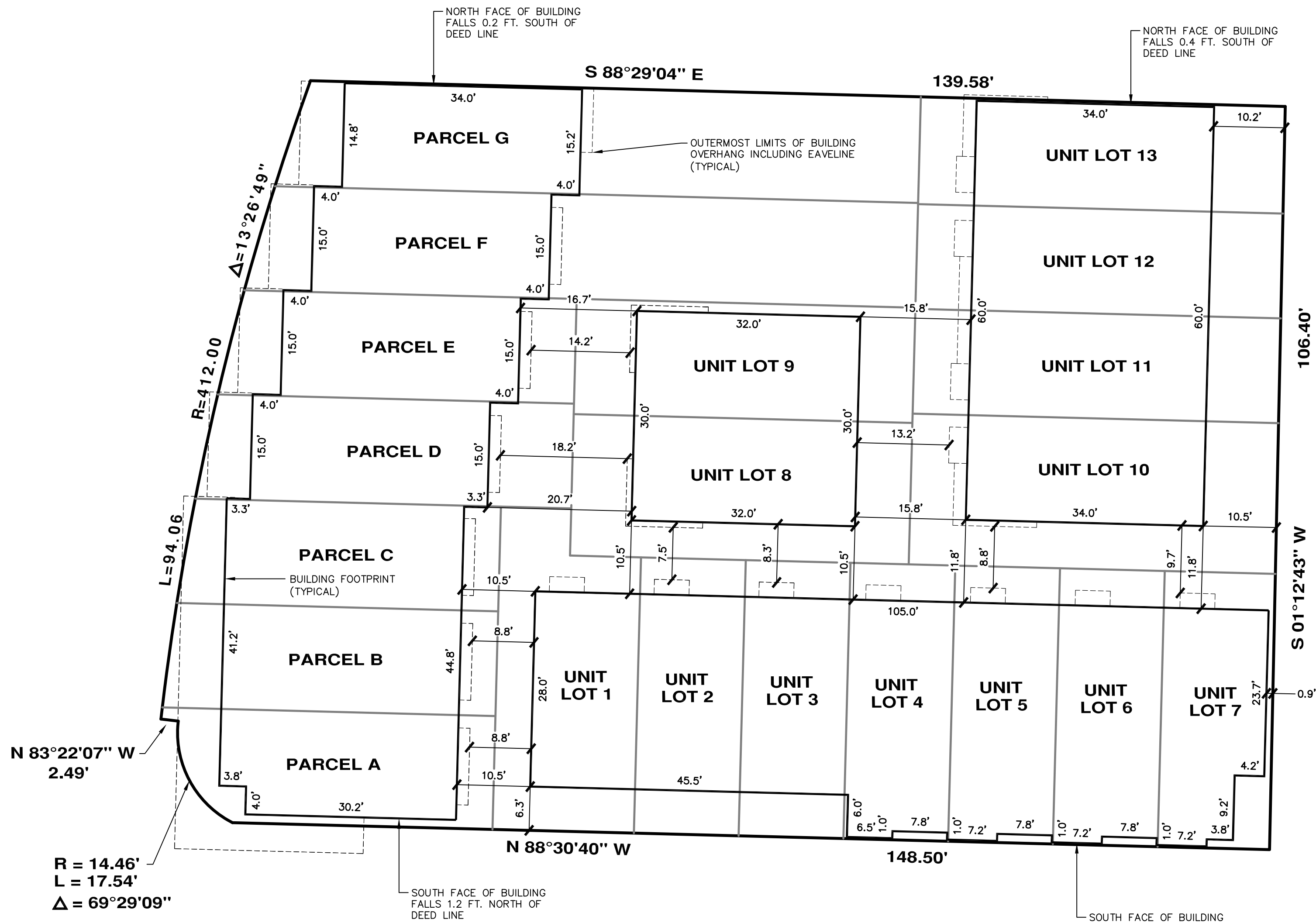
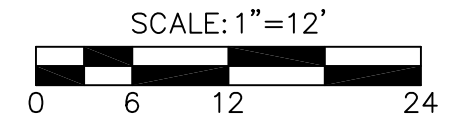
DRAWN BY: SAL	DATE: 11-19-18	PROJECT #: 15-5186
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 11 OF 15

# ISOLA PINEHURST

SUBDIVISION NO. 3032523-LU



NORTH

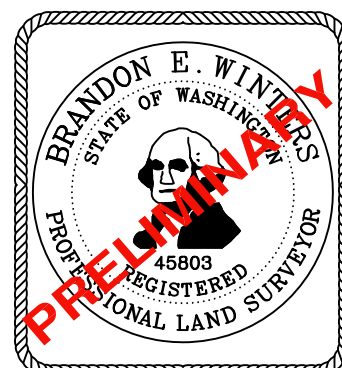


## ***BUILDING DIMENSION DETAIL***

(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 NK ARCHITECTS. WE PROVIDE NO CERTIFICATION THAT THESE FOOTPRINTS, DIMENSIONS, OR OFFSETS ARE AS CONSTRUCTED.



### CHADWICK WINTERS

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**SURVEY IN:**

**NE 1/4, SE 1/4, SEC. 29, T. 26 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

15-5186W.DWG

DRAWN BY: SAL	DATE: 11-19-18	PROJECT #: 15-5186
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 12 OF 15

# ISOLA PINEHURST

SUBDIVISION NO. 3032523-LU

## EASEMENT VERTICAL BOUNDARY NOTES:

1. THIS SUBDIVISION CONTAINS A GARAGE EASEMENT BELOW SOME OF THE PROPOSED BUILDING ON THE PROPERTY WHICH HAS A VERTICAL (UPPER AND LOWER) LIMIT. THE VERTICAL LIMIT OF THIS EASEMENT IS GENERALLY DESCRIBED IN THE LEGAL DESCRIPTION OF THE GARAGE EASEMENT ON SHEET 13 OF THIS SUBDIVISION. HOWEVER, THE ACTUAL VERTICAL LIMIT OF THE EASEMENT WITHIN THE PROPOSED BUILDING ON THE PROPERTY EXTENDS TO THE VERTICAL LIMITS OF THE ACTUAL AS-BUILT ELEMENTS AND IMPROVEMENTS WHICH COMPRISE THIS EASEMENT ON THE DATE OF RECORDING THIS SUBDIVISION. THESE ELEMENTS AND IMPROVEMENTS WERE CONSTRUCTED PURSUANT TO CITY OF SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT PERMIT NO. 3019728 AND RELATED PERMITS. IN THE EVENT OF A DISCREPANCY, THE ACTUAL VERTICAL LIMIT THE EASEMENT IN THE PROPOSED BUILDING WILL BE BASED ON THE ACTUAL AS-BUILT OF THE ELEMENT OR IMPROVEMENT COMPRISING THE EASEMENT RATHER THAN THE VERTICAL LIMITS SHOWN OR DESCRIBED IN THIS SUBDIVISION.

2. WHERE NO UPPER OR LOWER LIMIT IS SHOWN OR DESCRIBED FOR AN EASEMENT CREATED IN THIS SUBDIVISION, THAT EASEMENT SHALL EXTEND AS FAR UP AND/OR DOWN, AS THE CASE MAY BE, AS IS REASONABLY APPROPRIATE FOR THE USE OF THAT EASEMENT.

## PEDESTRIAN EASEMENT

(SEE EASEMENT VERTICAL BOUNDARY NOTE 2)

AN EASEMENT FOR PEDESTRIAN ACCESS AND ADDRESS SIGN BENEFICIAL TO ALL LOTS AND PARCELS WITHIN THIS SUBDIVISION

THAT PORTION OF PARCELS A, B AND C, CITY OF SEATTLE, LOT BOUNDARY ADJUSTMENT NO. 3022189, AS RECORDED UNDER VOLUME 353 OF SURVEYS, PAGE 030, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID PARCEL A; THENCE S 88°29'04" E ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 38.89 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°29'04" E, 40.61 FT.; THENCE S 01°29'20" W, 15.36 FT.; THENCE S 88°30'40" E, 6.66 FT.; THENCE S 01°29'20" W, 8.00 FT.; THENCE N 88°30'40" W, 5.65 FT.; THENCE S 01°29'20" W, 40.65 FT.; THENCE S 88°30'40" E, 48.65 FT.; THENCE S 01°29'20" W, 50.01 FT.; THENCE N 88°30'41" W, 52.50 FT.; THENCE S 01°29'20" W, 0.51 FT.; THENCE N 88°30'40" W, 51.83 FT.; THENCE S 01°29'20" W, 36.90 FT.; THENCE N 88°30'40" W, 10.50 FT.; THENCE N 01°29'20" E, 46.06 FT.; THENCE S 88°30'40" E, 3.34 FT.; THENCE N 01°29'20" E, 15.00 FT.; THENCE S 88°30'40" E, 4.00 FT.; THENCE N 01°29'20" E, 15.00 FT.; THENCE S 88°30'40" E, 4.00 FT.; THENCE N 01°29'20" E, 15.00 FT.; THENCE S 88°30'40" E, 4.00 FT.; THENCE N 01°29'20" E, 15.38 FT. TO THE **POINT OF BEGINNING**.

**EXCEPT** THAT PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID PARCEL A; THENCE S 88°29'04" E ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 79.50 FT.; THENCE S 01°29'20" W, 15.19 FT. TO THE **POINT OF BEGINNING**; THENCE S 88°30'40" E, 5.18 FT.; THENCE S 01°29'20" W, 46.67 FT.; THENCE N 88°30'40" W, 5.16 FT.; THENCE S 01°29'20" W, 4.16 FT.; THENCE N 88°30'40" W, 16.91 FT.; THENCE N 01°29'20" E, 4.33 FT.; THENCE N 88°30'40" W, 16.67 FT.; THENCE N 01°29'20" E, 8.34 FT.; THENCE N 88°30'40" W, 1.50 FT.; THENCE N 01°29'20" E, 13.33 FT.; THENCE S 88°30'40" E, 1.50 FT.; THENCE N 01°29'20" E, 8.50 FT.; THENCE S 88°30'40" E, 28.16 FT.; THENCE N 01°29'20" E, 8.83 FT.; THENCE S 88°30'40" E, 5.50 FT.; THENCE N 01°29'20" E, 7.50 FT. TO THE **POINT OF BEGINNING**.

## UTILITY & EMERGENCY ACCESS EASEMENT

(SEE EASEMENT VERTICAL BOUNDARY NOTE 2)

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 TO CITY OF SEATTLE FIRE DEPARTMENT BENEFICIAL TO ALL LOTS AND PARCELS WITHIN THIS SUBDIVISION

PARCELS A, B AND C, CITY OF SEATTLE, LOT BOUNDARY ADJUSTMENT NO. 3022189, AS RECORDED UNDER VOLUME 353 OF SURVEYS, PAGE 030, RECORDS OF KING COUNTY, WA.

**EXCEPT** THOSE PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID PARCEL C; THENCE S 01°12'43" W ALONG THE EAST LINE OF SAID PARCEL FOR A DISTANCE OF 60.34 FT.; THENCE N 88°30'40" W, 10.47 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING N 88°30'40" W, 34.00 FT.; THENCE N 01°29'20" E, 60.00 FT.; THENCE S 88°30'40" E, 34.00 FT.; THENCE S 01°29'20" W, 60.00 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE S.E. CORNER OF SAID PARCEL C; THENCE N 01°12'43" E ALONG THE EAST LINE OF SAID PARCEL FOR A DISTANCE OF 34.23 FT.; THENCE N 88°30'40" W, 0.86 FT. TO THE **POINT OF BEGINNING**; THENCE S 01°29'20" W, 34.00 FT.; THENCE N 88°30'40" W, 59.50 FT.; THENCE N 01°29'20" E, 6.00 FT.; THENCE N 88°30'40" W, 45.50 FT.; THENCE N 01°29'20" E, 28.00 FT.; THENCE S 88°30'40" E, 105.00 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE S.E. CORNER OF SAID PARCEL C; THENCE N 88°30'40" W ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 116.53 FT.; THENCE N 01°29'20" E, 1.23 FT. TO THE **POINT OF BEGINNING**; THENCE N 88°30'40" W, 30.17 FT.; THENCE N 01°29'20" E, 4.00 FT.; THENCE N 88°30'40" W, 3.84 FT.; THENCE N 01°29'20" E, 41.17 FT.; THENCE S 88°30'30" E, 3.34 FT.; THENCE N 01°29'20" E, 15.00 FT.; THENCE S 88°30'40" E, 4.00 FT.; THENCE N 01°29'20" E, 15.00 FT.; THENCE S 88°30'40" E, 4.00 FT.; THENCE N 01°29'20" E, 15.00 FT.; THENCE S 88°30'40" E, 4.00 FT.; THENCE N 01°29'20" E, 14.83 FT.; THENCE S 88°30'40" E, 34.00 FT.; THENCE S 01°29'20" W, 15.16 FT.; THENCE N 88°30'40" W, 4.00 FT.; THENCE S 01°29'20" W, 15.00 FT.; THENCE N 88°30'40" W, 4.00 FT.; THENCE S 01°29'20" W, 15.00 FT.; THENCE N 88°30'40" W, 4.00 FT.; THENCE S 01°29'20" W, 15.00 FT.; THENCE N 88°30'40" W, 3.34 FT.; THENCE S 01°29'20" W, 44.83 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE N.W. CORNER OF SAID PARCEL A; THENCE S 88°29'04" E ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 79.57 FT.; THENCE S 01°29'20" W, 31.70 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 01°29'20" W, 30.00 FT.; THENCE N 88°30'40" W, 32.00 FT.; THENCE N 01°29'20" E, 30.00 FT.; THENCE S 88°30'40" E, 32.00 FT. TO THE **POINT OF BEGINNING**.

## GARAGE EASEMENT

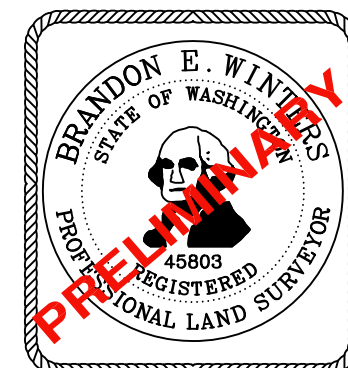
AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITIES, OFF-STREET PARKING, EMERGENCY ACCESS, STORAGE, BICYCLE PARKING MECHANICAL ROOM AND REFUSE & RECYCLE STORAGE AREA BENEFICIAL TO ALL LOTS AND PARCELS WITHIN THIS SUBDIVISION

THAT PORTION OF PARCEL C, CITY OF SEATTLE, LOT BOUNDARY ADJUSTMENT NO. 3022189, AS RECORDED UNDER VOLUME 353 OF SURVEYS, PAGE 030, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF PARCEL A, SAID LOT BOUNDARY ADJUSTMENT NO. 3022189; THENCE S 88°29'04" E ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 79.57 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°29'04" E, 58.83 FT.; THENCE S 01°29'20" W, 95.25 FT.; THENCE N 88°30'40" W, 4.25 FT.; THENCE S 01°29'20" W, 1.41 FT.; THENCE N 88°30'40" W, 54.58 FT.; THENCE N 01°29'20" E, 96.69 FT. TO THE **POINT OF BEGINNING**.

**LOWER VERTICAL LIMIT:** FLOOR ELEVATION OF GARAGE, 288.00 FT.

**UPPER VERTICAL LIMIT:** CEILING ELEVATION OF GARAGE, 301.00 FT.



DATE: \_\_\_\_\_

# CHADWICK WINTERS

## LAND SURVEYING AND MAPPING

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### SURVEY IN:

**NE 1/4, SE 1/4, SEC. 29, T. 26 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

15-5186X.DWG

DRAWN BY: SAL

DATE: 11-19-18

PROJECT #: 15-5186

CHK. BY: RHW

SCALE: N/A

SHEET: 13 OF 15

# ISOLA PINEHURST

## SUBDIVISION NO. 3032523-LU

### 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. 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.

### 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

### 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.

### 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 PARTIES 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.

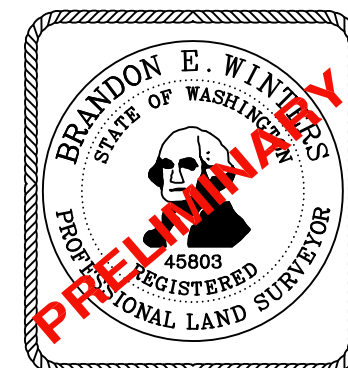
2ND – THERE SHALL BE A COMMON CONNECTION AND THE LINES SHALL BE AS CONSTRUCTED FOR THE USE AND BENEFIT OF ALL PROPERTIES.

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.

### ADDRESS SIGN MAINTENANCE AGREEMENT

ANY UNIT LOT BENEFITING FROM THE POSTING OF THE ADDRESS SIGN AS SHOWN HEREON IS RESPONSIBLE FOR THE MAINTENANCE, SHARING EQUALLY IN THE COST OF REPAIR AND/OR MAINTENANCE TO SAID ADDRESS SIGN.



DATE: \_\_\_\_\_

**CHADWICK  
WINTERS**

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996

FAX: 206.297.0997

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**SURVEY IN:**

**NE 1/4, SE 1/4, SEC. 29, T. 26 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

15-5186X.DWG

DRAWN BY: SAL

DATE: 11-19-18

PROJECT #: 15-5186

CHK. BY: RHW

SCALE: N/A

SHEET: 14 OF 15

# ISOLA PINEHURST

SUBDIVISION NO. 3032523-LU

## SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE SUBDIVISION NO. 3032523  
EASEMENT (OVERHEAD AND UNDERGROUND)  
KING COUNTY ASSESSOR'S TAX PARCEL NO. 5724500590, 5724500591, 5724500592

THIS EASEMENT GRANTS TO THE CITY OF SEATTLE (HEREAFTER REFERRED TO AS GRANTEE), ITS SUCCESSORS AND ASSIGNS, THE RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, ERECT, ALTER, IMPROVE, REMOVE, REPAIR, ENERGIZE, OPERATE AND MAINTAIN ELECTRIC OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES, WHICH CONSIST OF POLES WITH BRACES, GUYS AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER NECESSARY OR CONVENIENT APPURTENANCES TO MAKE SAID UNDERGROUND AND OVERHEAD INSTALLATIONS AN INTEGRATED ELECTRIC SYSTEM. ALL SUCH ELECTRIC SYSTEM MAY BE LOCATED ANYWHERE ACROSS, OVER, UPON AND UNDER THE FOLLOWING DESCRIBED LANDS AND PREMISES ("PROPERTY") SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON:

PARCELS A, B AND C, CITY OF SEATTLE, LOT BOUNDARY ADJUSTMENT NO. 3022189, AS RECORDED UNDER VOLUME 353 OF SURVEYS, PAGE 030, RECORDS OF KING COUNTY, WA.

EXCEPT THE NORTH 2.5 FT. THEREOF DEDICATED TO THE CITY OF SEATTLE AS PER KING COUNTY RECORDING NO. 20170816000024

(BEING AN EASEMENT OVER THE ENTIRE AREA OF THIS CITY OF SEATTLE SUBDIVISION NO. 3032523; **EXCEPT** ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID SUBDIVISION.)

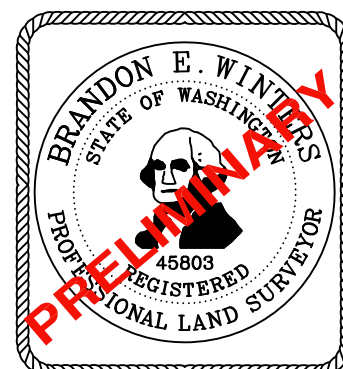
TOGETHER WITH THE RIGHT AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF INGRESS TO AND EGRESS FROM THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, REMOVING, RENEWING, ALTERING, CHANGING, PATROLLING, ENERGIZING AND OPERATING SAID ELECTRIC SYSTEM.

TOGETHER WITH THE RIGHT AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, 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 THE SYSTEM, OR CONSTITUTE A MENACE OR DANGER TO SAID ELECTRIC SYSTEM.

IT IS FURTHER COVENANTED AND AGREED THAT NO STRUCTURE OR FIRE HAZARDS WILL BE ERECTED OR PERMITTED WITHIN THE ABOVE DESCRIBED PROPERTY, OTHER THAN THOSE PROPOSED STRUCTURES SHOWN ON THIS SUBDIVISION, WITHOUT PRIOR WRITTEN APPROVAL FROM THE GRANTEE, ITS SUCCESSORS AND ASSIGNS; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB THE FACILITIES OR THEIR SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF GRANTEE'S FACILITIES.

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

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL SUCH TIME AS THE GRANTEE, ITS SUCCESSORS AND ASSIGNEES SHALL PERMANENTLY REMOVE SAID ELECTRIC SYSTEM FROM SAID LANDS OR SHALL OTHERWISE PERMANENTLY ABANDON SAID ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.



DATE: \_\_\_\_\_

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