

PROJECT NO. 3024872

UNIT LOT SUBDIVISION OF: RAVENNA NORTH

ASSESSOR'S PARCEL NO.: 510140-0770
PROPERTY ADDRESS: 2101 NE 88TH STREET, SEATTLE, WASHINGTON, 98115

AREA: 157,750 SQUARE FEET OR 3.6214 ACRES.

OWNER: UTP LLC, A WASHINGTON LIMITED LIABILITY COMPANY
OWNER'S ADDRESS: P.O. BOX 82750, KENMORE, WASHINGTON, 98028

ZONING:

-99.6% OF SITE IS ZONED "LR2". PORTION CONTAINS 157,108 SQUARE FEET OR 3.6067 ACRES.
-THE SOUTHERNMOST 14.00 FEET, LYING WITHIN THE WESTERNMOST 45.88 FEET OF SITE IS ZONED "C1-65". PORTION CONTAINS 642 SQUARE FEET OR 0.0147 ACRES.

DESCRIPTION:

PARCEL A:

LOTS 2 AND 3, ACRE 2; LOTS 1, 2 AND 3, ACRE 3, AND LOTS 1, 2 AND 3, ACRE 4; ALL IN BLOCK 7, MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, IN KING COUNTY, WASHINGTON;

TOGETHER WITH VACATED EAST 86TH AVENUE ADJOINING ON THE NORTH.

PARCEL B:

THAT PORTION OF LOTS 2, 3, 4 AND 5, ACRE 2, BLOCK 10, (VACATED), MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, IN KING COUNTY, WASHINGTON, LYING EAST OF PRIMARY STATE HIGHWAY NUMBER 2 (BOTHELL WAY); AND THAT PORTION OF ACRE 3 IN SAID BLOCK LYING EAST OF SAID HIGHWAY; AND ALL OF ACRE 4 IN SAID BLOCK;

TOGETHER WITH VACATED EAST 86TH AVENUE ADJOINING ON THE SOUTH.

PARCEL C:

THAT PORTION OF LOTS 2 AND 3 OF THE CITY OF SEATTLE SHORT PLAT NUMBER 205 RECORDED UNDER KING COUNTY RECORDING NUMBER 7509150586, BEING A SUBDIVISION OF LOTS 1 THROUGH 6, INCLUSIVE, ACRE 1, BLOCK 7, AND LOTS 1, 5 AND 6, ACRE 2, BLOCK 7, MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5, ACRE 2;
THENCE SOUTH 01°13'11" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 14 FEET;
THENCE NORTH 88°18'45" WEST A DISTANCE OF 45.89 FEET;
THENCE NORTH 01°14'29" EAST A DISTANCE OF 111.22 FEET TO THE NORTH LINE OF SAID PARCEL 2;
THENCE SOUTH 88°18'45" EAST ALONG SAID NORTH LINE A DISTANCE OF 1.8 FEET TO THE EAST LINE OF SAID PARCEL 2;
THENCE SOUTH 01°14'29" WEST ALONG SAID EAST LINE A DISTANCE OF 97.22 FEET TO THE NORTH LINE OF SAID PARCEL 3;
THENCE SOUTH 88°18'45" EAST ALONG SAID NORTH LINE OF PARCEL 3 A DISTANCE OF 44.09 FEET TO THE POINT OF BEGINNING;

(SAID PARCELS A, B AND C ALSO KNOWN AS PARCEL B OF CITY OF SEATTLE BOUNDARY LINE ADJUSTMENT NO. 9602207, RECORDED UNDER RECORDING NUMBER 9709259002).

TITLE REPORT REFERENCE:

THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIDELITY NATIONAL TITLE OF WASHINGTON, INC., GUARANTEE NO. WA-FBCM-IMP-27WAG14-1-16-20373333, DATED JUNE 14, 2016. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:

ITEMS CIRCLED ARE SHOWN HEREON:

6. SIDE SEWER EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

FOUR FEET IN WIDTH, LOCATED ALONG THE LINE OF THE LAND, AS CONSTRUCTED:
RECORDED: NOVEMBER 16, 1954
RECORDING NO.: 4508411

SAID EASEMENT CONTAINS A COVENANT TO BEAR EQUAL SHARE OF COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF SAME.

SURVEYOR'S NOTE: UNABLE TO ASCERTAIN LOCATION BASED ON DESCRIPTION PROVIDED.

8. SIDE SEWER EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

FOUR FEET IN WIDTH, LOCATED ALONG THE LINE OF THE LAND, AS CONSTRUCTED:
RECORDED: DECEMBER 15, 1954
RECORDING NO.: 4518714

SAID EASEMENT CONTAINS A COVENANT TO BEAR EQUAL SHARE OF COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF SAME.

SURVEYOR'S NOTE: UNABLE TO DETERMINE EXACT LOCATION BASED ON DESCRIPTION, "AS CONSTRUCTED".

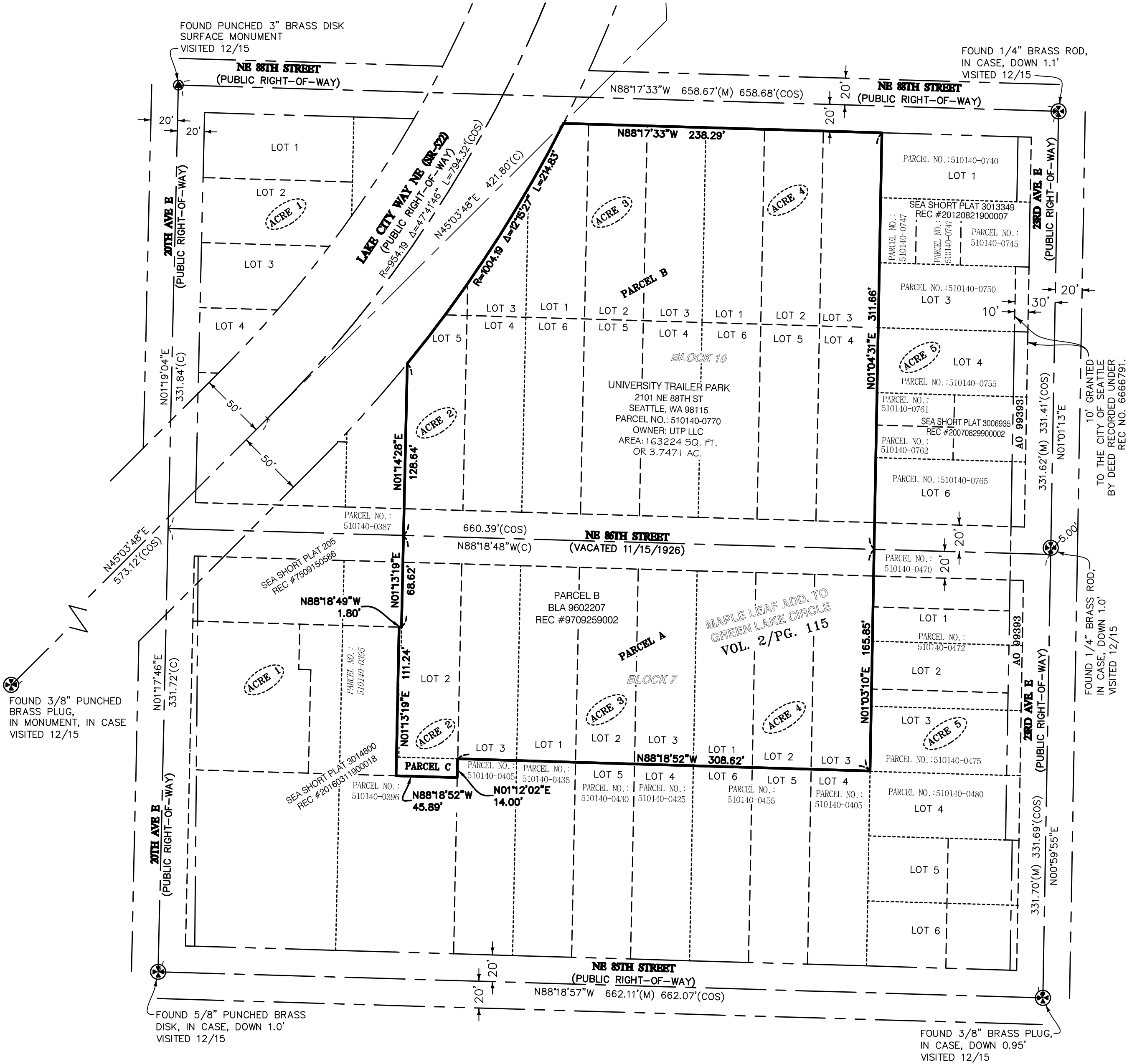
10. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NO. 6666791.

11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND ENERGY, INC.
GRANTEE ADDRESS: 10885 NE 4TH ST., SUITE 1200, PO BOX 97034
BELLEVUE, WA 98009-9734
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: SEPTEMBER 27, 2012
RECORDING NO.: 20120927000790

SURVEYOR'S NOTE: UNABLE TO DETERMINE EXACT LOCATION BASED ON DESCRIPTION, "AS CONSTRUCTED".

UNIT LOT SUBDIVISION OF
RAVENNA NORTH
SE 1/4, SW 1/4, SEC 33, TWP 26 N, RGE 4 E, W.M.
SEATTLE KING COUNTY WASHINGTON



RELATED PROJECT NUMBERS:

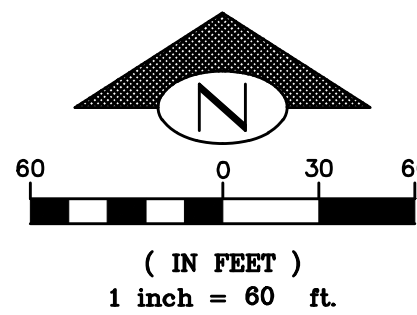
3023106 (SDCI)
300783 (SDOT)

LEGEND

(C) CALCULATED
(COS) CITY OF SEATTLE
[FROM CITY ENGINEERING MAPS]
(M) MEASURED
⊗ MONUMENT IN CASE

HORIZONTAL DATUM: NAD 83/91

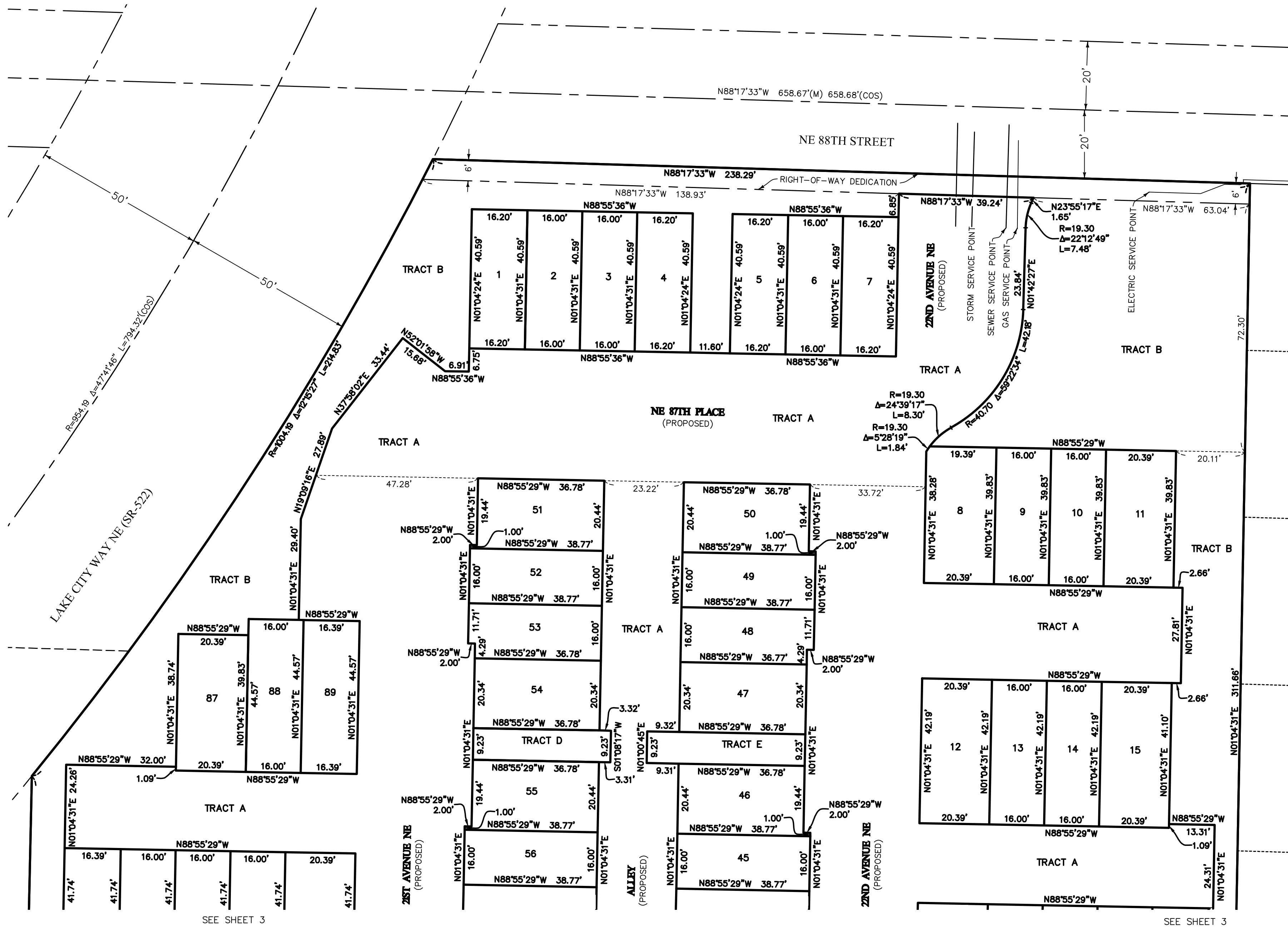
VERTICAL DATUM: NAVD 1988



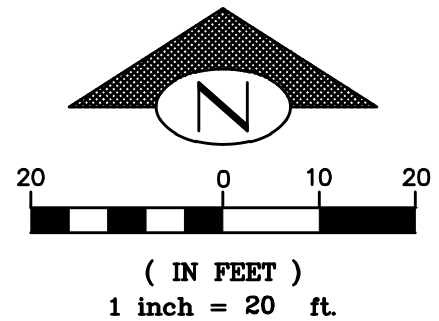
SURVEY CONTROL

BUSH, ROED & HITCHINGS, INC. LAND SURVEYORS & CIVIL ENGINEERS	
2009 MINOR AVE. EAST SEATTLE, Washington 98102-3513	
(206) 323-4144 1-800-935-0508 FAX# (206) 323-7135	
DWN. BY: LMK	SCALE: 1"=60'
CHK. BY: DAB	JOB NO.: 2015194.04
DATE: 7/25/16	SHEET 1 OF 7

UNIT LOT SUBDIVISION OF
RAVENNA NORTH
SE 1/4, SW 1/4, SEC 33, TWP 26 N, RGE 4 E, W.M.
SEATTLE KING COUNTY WASHINGTON



TRACT PURPOSES:
TRACT A: VEHICULAR ACCESS AND UTILITIES.
TRACT B: AMENITY SPACE, UTILITIES, RETAINING WALLS,
LANDSCAPING AND OPEN SPACE.
TRACT C: AMENITY SPACE, LANDSCAPING AND UTILITIES.



LOT LAYOUT

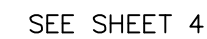
BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS

2009 MINOR AVE. EAST (206) 323-4144
SEATTLE, Washington 1-800-935-0508
98102-3513 FAX# (206) 323-7135

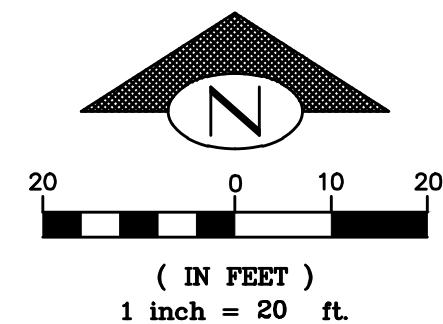
DWN. BY: LMK	SCALE: 1"=20'
CHK. BY: DAB	JOB NO.: 2015194.04
DATE: 7/25/16	SHEET 2 OF 7

UNIT LOT SUBDIVISION OF
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SEATTLE KING COUNTY WASHINGTON

SEE SHEET 2



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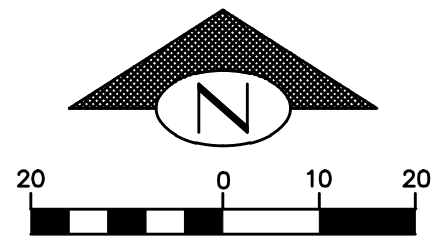


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(IN FEET)
1 inch = 20 ft.

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UNIT LOT SUBDIVISION OF
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LEGEND

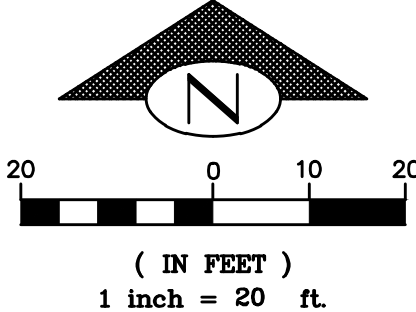
	AREA DRAIN
	ABANDONED/RETIRED
	ASPHALT (ASPH)
	BOLLARD
	MOBILE HOME/TRAILER STRUCTURE
	BRICK SURFACE
	BUILDING LINE
	CATCH BASIN (CB)
	CONCRETE SURFACE
	CONCRETE/BRICK WALK
	CONCRETE/WOOD RETAINING WALL
	CONCRETE/EXTRUDED CURB
	CONCRETE/IRON PIPE
	CHAIN LINK FENCE (CLF)
	CABLE TV
	CENTERLINE/MONUMENT LINE
	CONCRETE/WOOD STAIRS
	H/C PARKING SPACE
	CONIFEROUS TREE
	DECIDUOUS TREE
	CORRUGATED METAL PIPE
	DRIVEWAY
	ELECTRICAL CONDUIT
	ELECTRICAL DUCT
	ELECTRICAL HANDHOLE
	ELECTRICAL MANHOLE
	ELECTRICAL METER
	ELECTRICAL VAULT/TRANSFORMER
	FOUND SURVEY MONUMENT
	FIRE HYDRANT
	FIRE DEPT. CONNECTION (FDC)
	GRADE BREAK
	GAS MAIN
	GAS METER
	GAS VALVE
	METAL GUARD RIAL
	GUY ANCHOR
	IRRIGATION CONTROL BOX
	IRRIGATION VALVE
	INVERT ELEVATION
	LIGHT POLE (WOOD)
	LIGHT POLE (DECORATIVE)
	LANDSCAPE/PLANTER
	MANHOLE
	OVERHEAD POWER/TELEPHONE
	OVERHEAD GUYWIRE/BUS (TROLLEY)
	PROPERTY LINE (PL)
	PAINTED UTILITY LOCATION
	POLYETHYLENE
	PARKING PAY STATION
	COMBINED/SANITARY SEWER
	STORM DRAIN
	PRIVATE CATCH BASIN
	GRAVEL SURFACE
	ROCKERY
	SERVICE DRAIN (STORM)
	CLEANOUT
	STEAM LINE/VAULT
	SANITARY SIDE SEWER (RECORD)
	SIGN/STREET NAME SIGN
	TEMPORARY BENCHMARK (TBM)
	TELEPHONE CONDUIT (BURIED)
	TELEPHONE MANHOLE
	TELEPHONE SENTRY
	TOE OF SLOPE
	TOP OF BANK
	UTILITY POLE (WOOD)
	WATER VAULT
	WATER MAIN
	WATER METER
	WATER VALVE
	WATER GATE VALVE/CHAMBER
	VACATION/CONDEMNATION ORDINANCE
	WOOD FENCE (WF)
	CEDAR TREE



SEE SHEET 6

SEE SHEET 6

EXISTING TOPOGRAPHY



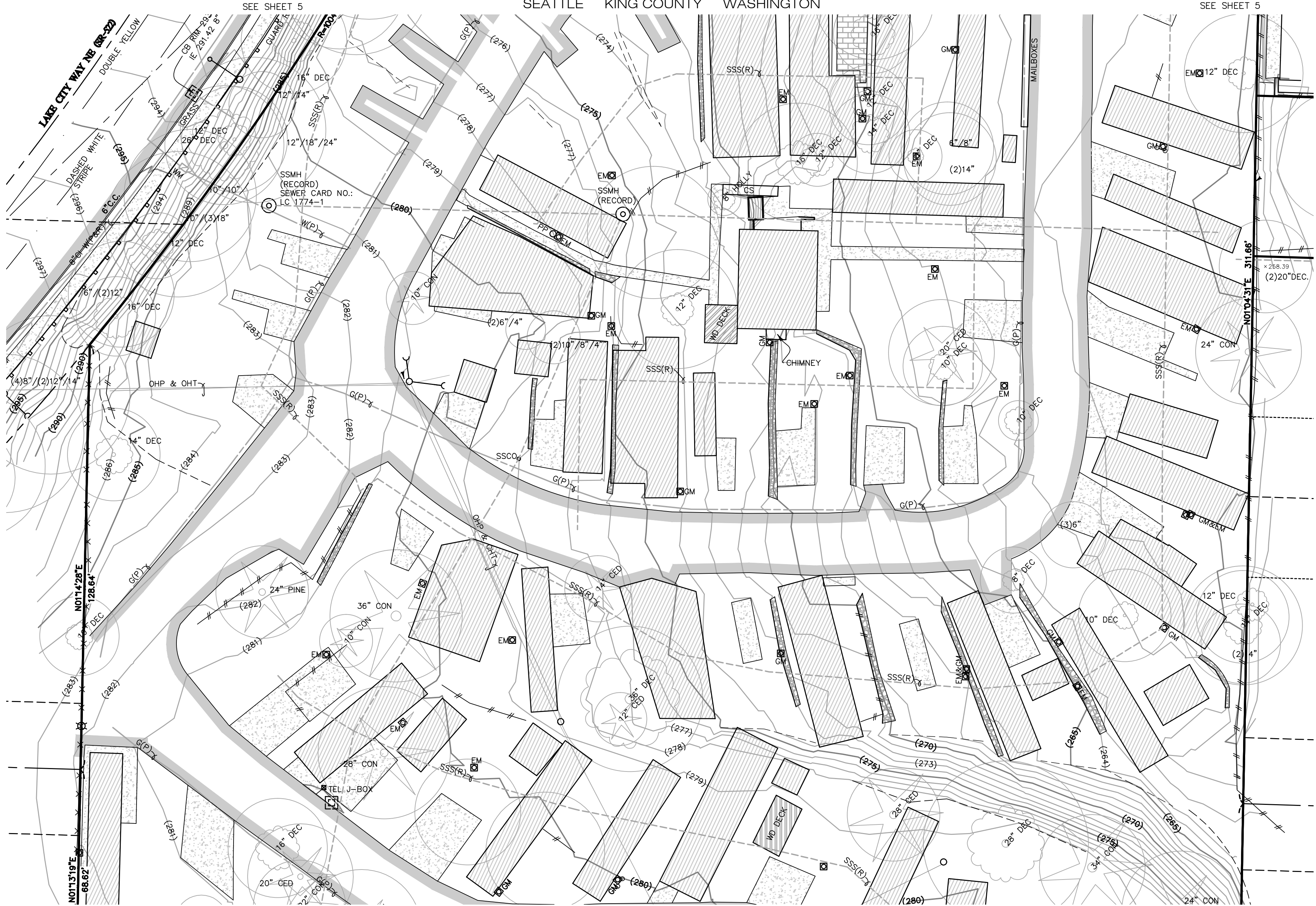
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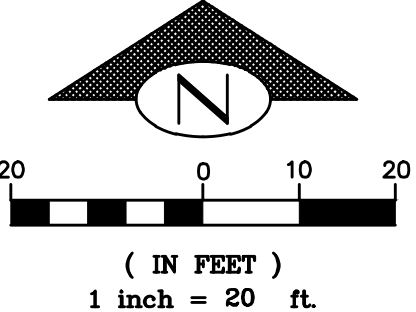
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