

SUBDIVISION NO. 3030861-LU

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

CONTACT PERSON:
IZABELLA PHILLIPS
(206) 297-0996
IZABELLAP@CHADWICKWINTERS.COM

GRANTEE: CITY OF SEATTLE
KING CO., WA.

ABBREVIATED LEGAL: PORTION OF THE NE 1/4, SE 1/4, SEC. 28,
T. 24 N., R. 4 E, W.M.

PROPERTY ADDRESS: 7118 BEACON AVE. S.

ASSESSOR'S PARCEL #: 5129000005

ZONING CLASSIFICATION: NC1-30

REFERENCE NO.'S FOR RELATED PROJECTS: 3025891 (MUP)

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.
6442702 & 6507761

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS MASTER USE PERMIT NO. 3017926

KING COUNTY 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 CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF ISOLA 15TH IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 1, TOWNSHIP 25 NORTH, RANGE 3 EAST, W.M., THAT THE DISTANCES AND COURSES ARE SHOWN HEREON CORRECTLY, THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY UPON THE GROUND AT THE COMPLETION OF THE PROJECT, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

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

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2019
AT _____ M. IN VOLUME _____ OF PLATS,
PAGE _____ AT THE REQUEST OF CHADWICK & WINTERS.

DEPARTMENT OF RECORDS & ELECTIONS

MANAGER SUPT. OF RECORDS

PLAT OF
HELIO

SHEET INDEX

- SHEET 1: APPROVALS / CERTIFICATES
- SHEET 2: SIGNATURES / LEGAL DESCRIPTION
- SHEET 3: TITLE REPORT EXCEPTIONS
- SHEET 4: BLOCK & BOUNDARY DETAIL
- SHEET 5: EXISTING SITE CONDITION DETAIL
- SHEET 6: ARCHITECTURAL SITE PLAN
- SHEET 7: SUBDIVISION DETAIL – PARCELS
- SHEET 8: SUBDIVISION DETAIL – UNIT LOTS
- SHEET 9: VEHICLE ACCESS EASEMENT DETAIL
- SHEET 10: PEDESTRIAN ACCESS EASEMENT DETAIL
- SHEET 11: UTILITY & EMERGENCY ACCESS EASEMENT
- SHEET 12: BUILDING DIMENSION & OFFSET DETAIL
- SHEET 13: AMENITY AREA DETAIL
- SHEET 14: EASEMENT LEGAL DESCRIPTIONS
- SHEET 15: EASEMENT LEGAL DESCRIPTIONS
- SHEET 16: EASEMENT AGREEMENTS
- SHEET 17: SEATTLE CITY LIGHT EASEMENT



VICINITY MAP
(NOT TO SCALE)

APPROVALS:

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

DIRECTOR OF TRANSPORTATION

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2019

TRAFFIC ENGINEER

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

DIRECTOR OF THE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

CITY OF SEATTLE, CITY LIGHT DEPARTMENT
EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2019

GENERAL MANAGER AND CHIEF EXECUTIVE OFFICER

CITY OF SEATTLE, CITY CLERK
I HEREBY CERTIFY THAT THE PLAT OF ISOLA 15TH 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 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 _____ 2019

DIRECTOR, DEPARTMENT OF EXECUTIVE ADMINISTRATION

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

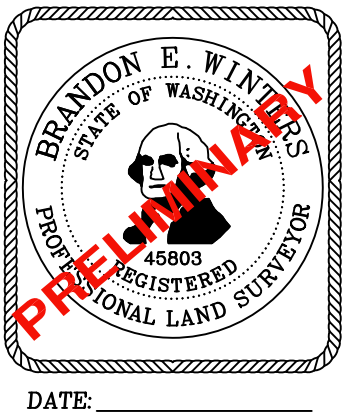
KING COUNTY ASSESSOR

DEPUTY, KING COUNTY ASSESSOR

KING COUNTY, FINANCE DIRECTOR'S CERTIFICATE
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

MANAGER, FINANCE DIVISION

DEPUTY



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. 28, T. 24 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

16-5437X.DWG		
DRAWN BY: BEW	DATE: 06-09-18	PROJECT #: 16-5437
CHK. BY: RHW	SCALE: 1"=40'	SHEET: 1 OF 17

PLAT OF HELIO

SUBDIVISION NO. 3030861-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 45°50'46" E BETWEEN THE TWO FOUND CENTERLINE MONUMENT AT MYRTLE/BEACON AND FOUND MONUMENT IN THE CENTERLINE OF S. OTHELLO ST. AS SHOWN HEREON.
3. PARKING SPACES NOT CONTAINED WITHIN INDIVIDUAL UNITS AS SHOWN HEREON ARE TO BE ASSIGNED BY SUBSEQUENT RECORDED DOCUMENT.
4. ELEVATIONS DISPLAYED HEREON, IF ANY, ARE BASED UPON NAVD'88 VERTICAL DATUM.
5. 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.
6. ALL EXISTING STRUCTURES AS SHOWN ON SHEETS X ARE TO BE LEGALLY REMOVED UNDER SEPARATE PERMIT.
7. SEPA FOR THIS SITE WAS ACCOMPLISHED UNDER MUP NO. .
8. SUBSEQUENT PLATTING ACTIONS, ADDITIONS OR MODIFICATIONS TO THE STRUCTURE(S) MAY NOT CREATE OR INCREASE ANY NONCONFORMITY OF THE PARENT LOT.
9. HORIZONTAL DATUM = NAD 83/91 AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MARCH 28, 2016

CONSENT TO SUBDIVISION:

_____ BANK HAS A SECURITY INTEREST IN THE PROPERTY COMMONLY KNOWN AS 7118 BEACON AVE. S., SEATTLE, WASHINGTON (ALSO KNOWN AS TAX PARCEL NO.5129000005

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 SUBDIVSION NO. 33030861. _____ 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. 3030861 (OR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON _____ AS DOCUMENT NUMBER/AUDITOR FILE NUMBER _____.

BANK

NAME, TITLE

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 _____, 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:

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 ISOLA REAL ESTATE V, LLC. THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 THEY WERE 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 COMISSION EXPIRES: _____

DEDICATION & DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ISOLA REAL ESTATE V, LLC, A LIMITED LIABILITY COMPANY, ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON, KING COUNTY, THE OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND FOR ITSELF, ITS HEIRS, SUCCESSORS AND ASSIGNS DOES HEREBY DEDICATE TO THE CITY OF SEATTLE ALL PUBLIC UTILITY EASEMENTS AND THE USE OF THE PUBLIC FOREVER FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC UTILITY PURPOSE AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS FOR THE PUBLIC UNDER, OVER ACROSS, THROUGH AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISIONS ON SHEET 35 OF 35.

THE SEATTLE CITY LIGHT EASEMENT, AS SHOWN ON SHEET 17 OF 17 HEREON, IS HEREBY DEDICATED TO THE CITY OF SEATTLE UNDER, OVER, ACROSS, THHROUGH AND UPON THIS PLAT UNDER THE TERMS AND CONDITIONS DESCRIBED IN THE SEATTLE CITY LIGHT EASEMENT AS SHOWN AND DISPLAYED ON SHEET 11 OF 17 HEREOF.

FURTHER, THE UNDERSIGNED OWNER OF THE LAND HEREBY SUBDIVIDED AGREES FOR ITSELF, ITS HEIRS, SUCCESSORS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF SEATTLE, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION; PROVIDED, HOWEVER, THAT THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING FROM LIABILITY FOR DAMAGES, INCLUDING COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF SEATTLE, ITS SUCCESSORS, OR ASSIGNS.

THIS DEDICATION AND DECLARATION, WITH INDEMNITY, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

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 V, LLC

BY: _____
MANAGING MEMBER

LEGAL DESCRIPTION OF PARENT PARCEL

PER OLD REPUBLIC TITLE ORDER NO. 5207135581, DATED NOV. 09, 2017

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF KING, CITY OF SEATTLE, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: (41,369 SQ. FT.)

LOTS 1 THROUGH 6, BLOCK 1, MAPLEWOOD SUBDIVISION, LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF LOTS 1 AND 2 THEREOF, DESCRIBED AS FOLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE SOUTH, ALONG THE EAST LINE OF LOT 1 OF AFORESAID BLOCK 1, 100.64 FEET; THENCE WEST NORTH 88°25'45" WEST, TO THE WEST LINE OF LOT 2 OF AFORESAID BLOCK 1; THENCE NORTH, ALONG SSAID WEST LINE, TO THE NORTH LINE OF AFORESAID BLOCK 1; THENCE EAST, ALONG SAID NORTH LINE, TO THE NORTHEAST CORNER OF AFORESAID BLOCK 1, BEING THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF TRACT 43, SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF BEACON AVENUE SOUTH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF AFORESAID TRACT 43 AND THE NORTHEASTERLY MARGIN OF BEACON AVENUE SOUTH, AS ESTABLISHED BY THE CITY OF SEATTLE ORDINANCE NO. 30071; THENCE EASTERLY, ALONG SAID NORTH LINE, 71.74 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF AFORESAID TRACT 43; THENCE SOUTHWESTERLY, AT A RIGHT ANGLE TO SAID STREET MARGIN, 48.95 FEET MORE OR LESS, TO A POINT ON SAID STREET MARGIN; THENCE NORTHWESTERLY, ALONG SAID STREET MARGIN, 52.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

(ALSO KNOWN AS A PORTION OF TRACT 13, LATHROP'S ADDITION TO SEATTLE, AN UNRECORDED PLAT, EXCEPT STREET).

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. 28, T. 24 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON**

16-5437X.DWG

DRAWN BY: BEW

DATE: 06-09-18

PROJECT #: 16-5437

CHK. BY: RHW

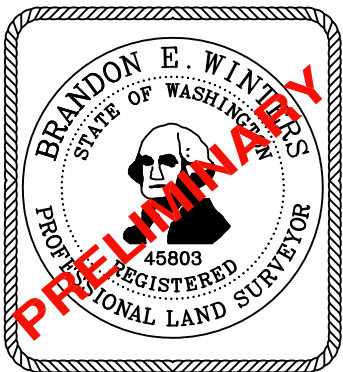
SCALE: 1"=40'

SHEET: 2 OF 17

PLAT OF HELIO

SUBDIVISION NO. 3030861-LU
PARENT PARCEL SPECIAL EXCEPTIONS:

PLACE TEXT HERE:



DATE: _____

CHADWICK
WINTERS

LAND SURVEYING AND MAPPING

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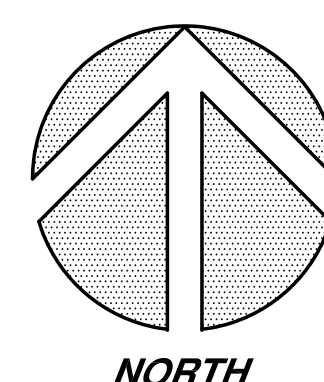
SURVEY IN:
NE 1/4, SE 1/4, SEC. 28, T. 24 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

16-5437X.DWG		
DRAWN BY: BEW	DATE: 06-09-18	PROJECT #: 16-5437
CHK. BY: RHW	SCALE: 1"=40'	SHEET: 3 OF 17

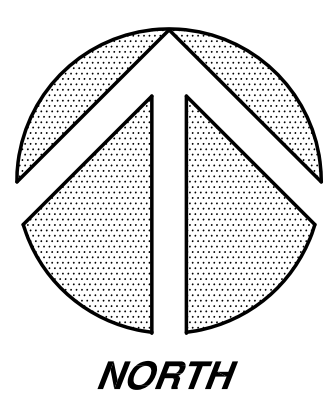
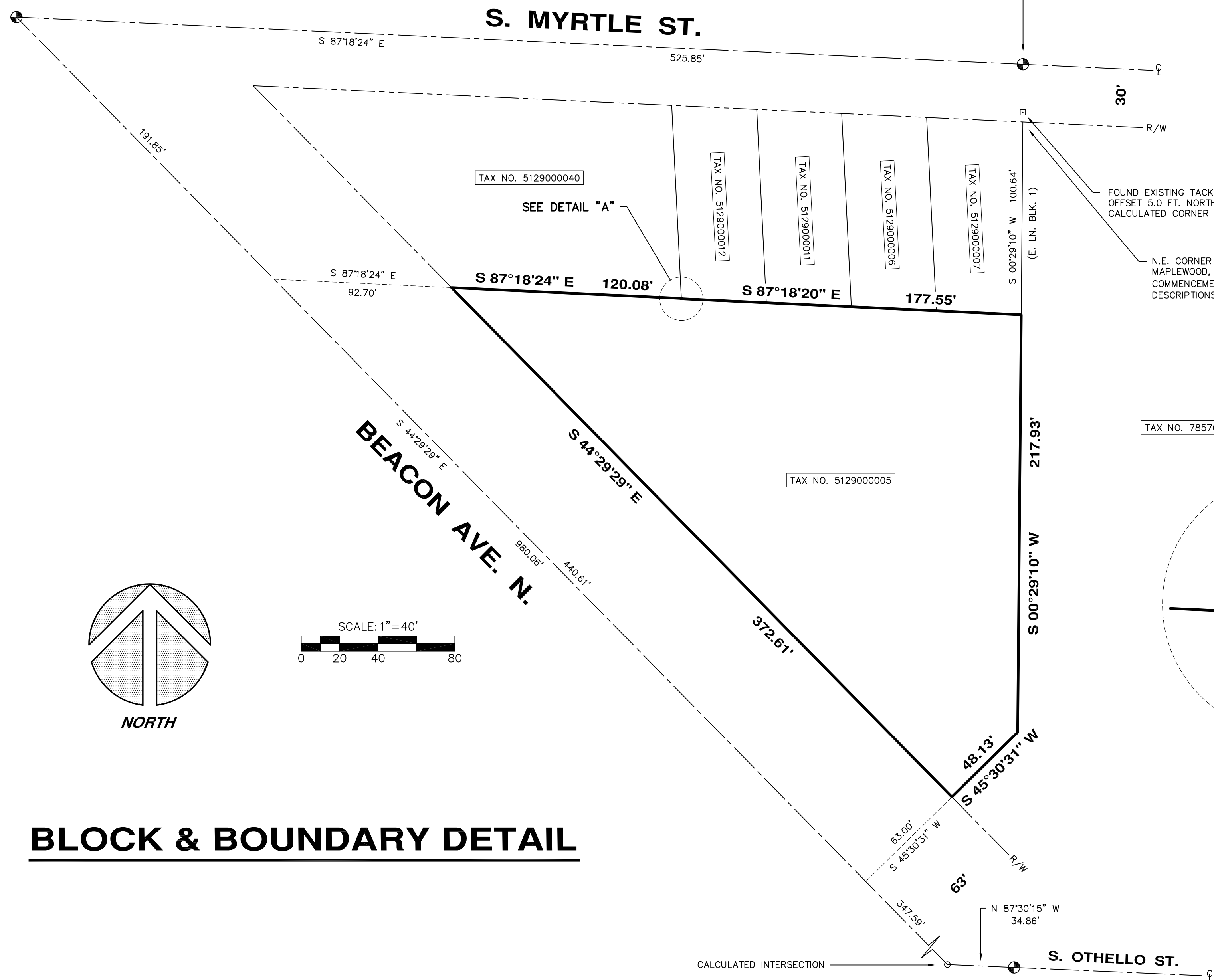
PLAT OF HELIO

SUBDIVISION NO. 3030861-LU

CENTERLINE MONUMENT
FOUND EXISTING MONUMENT
IN CASE ON MARCH 28, 2016

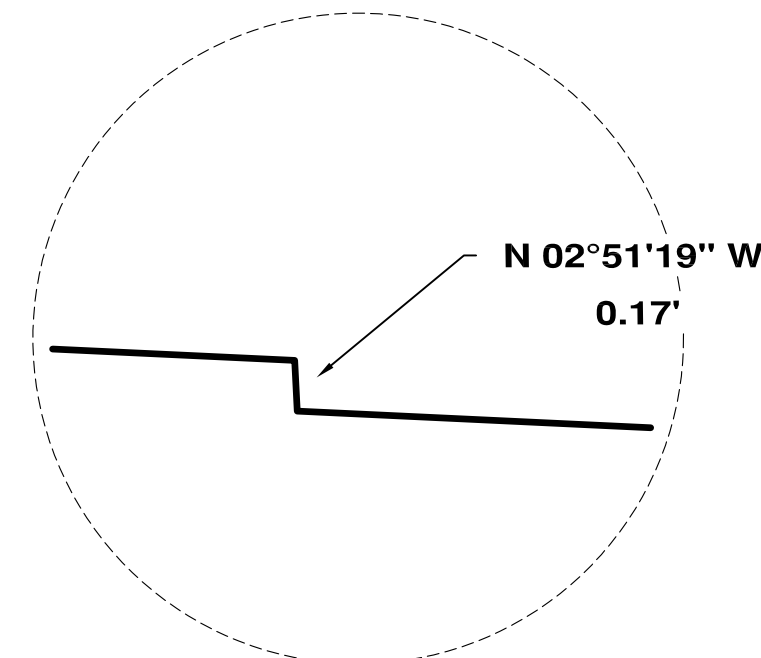


SCALE: 1"=40'
0 20 40 80



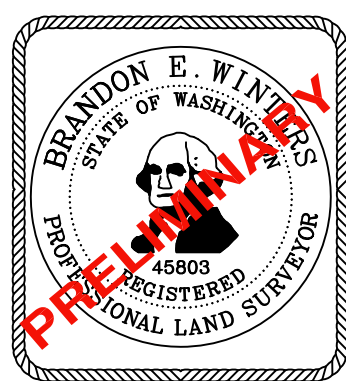
SCALE: 1"=40'
0 20 40 80

TAX NO. 7857002115



DETAIL "A"

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

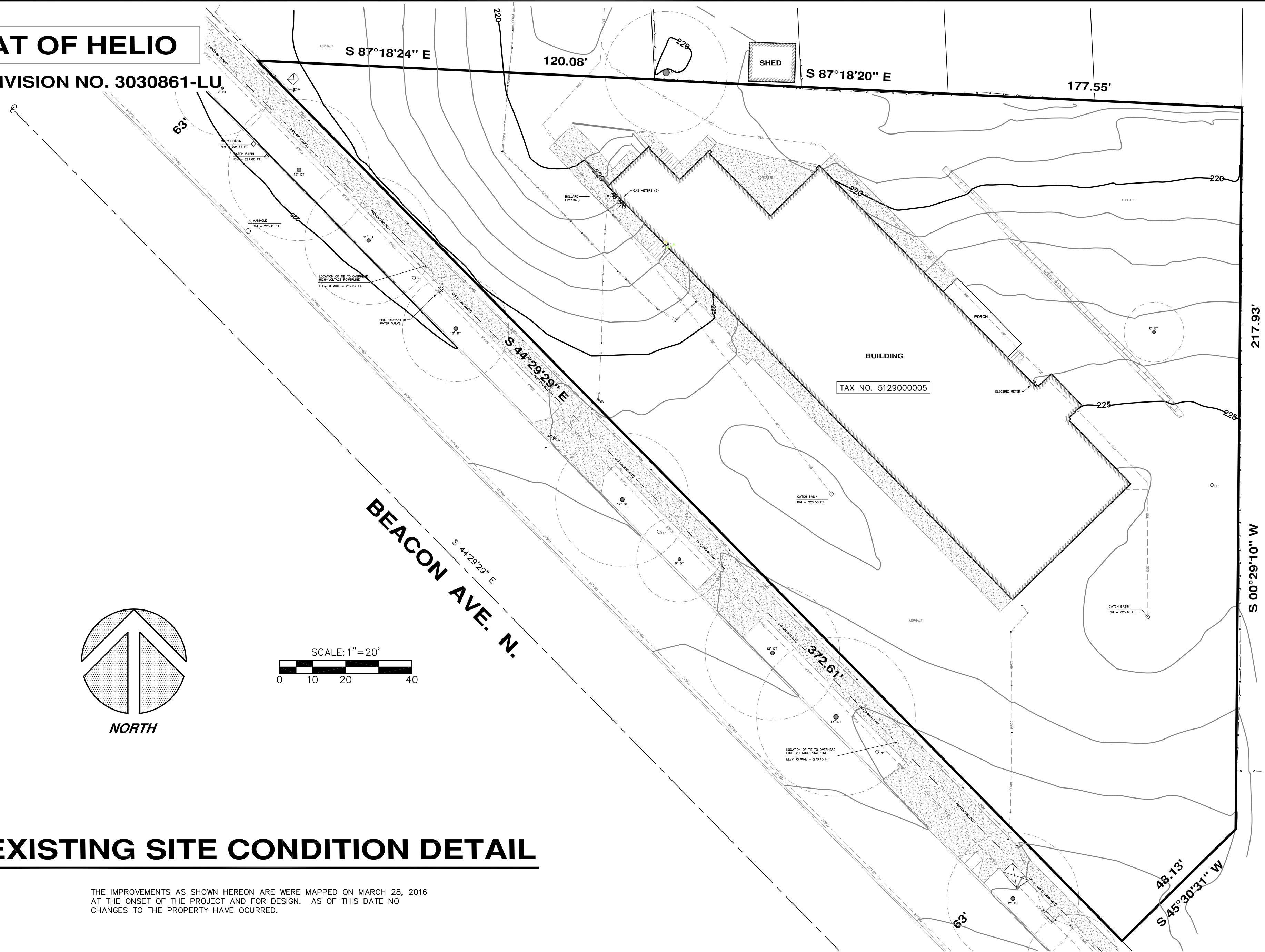
SURVEY IN:

**NE 1/4, SE 1/4, SEC. 28, T. 24 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON**

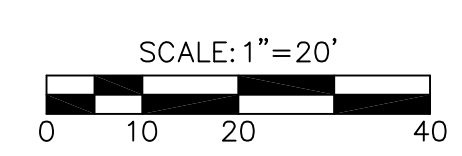
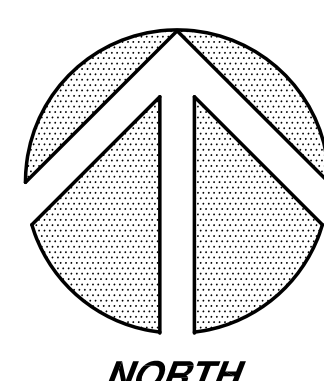
16-5437X.DWG

DRAWN BY: BEW	DATE: 06-09-18	PROJECT #: 16-5437
CHK. BY: RHW	SCALE: 1"=40'	SHEET: 4 OF 17

PLAT OF HELIO
SUBDIVISION NO. 3030861-LU

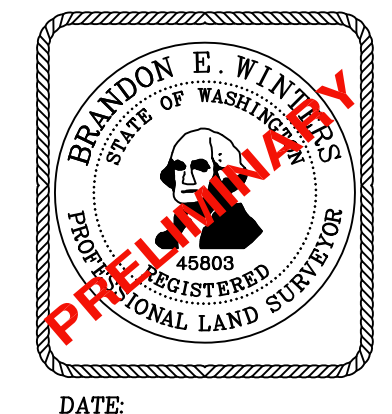


BEACON AVE. N.



EXISTING SITE CONDITION DETAIL

THE IMPROVEMENTS AS SHOWN HEREON ARE WERE MAPPED ON MARCH 28, 2016
AT THE ONSET OF THE PROJECT AND FOR DESIGN. AS OF THIS DATE NO
CHANGES TO THE PROPERTY HAVE OCCURRED.



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

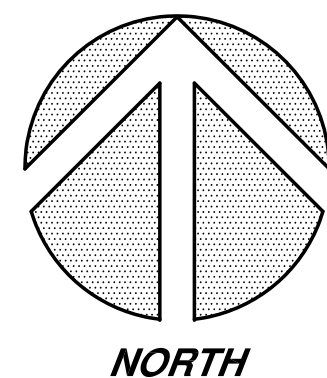
SURVEY IN:
NE 1/4, SE 1/4, SEC. 28, T. 24 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

DRAWN BY: BEW	DATE: 06-09-18	PROJECT #: 16-5437
CHK. BY: RHW	SCALE: 1"=20'	SHEET: 5 OF 17

16-5437Y.DWG

PLAT OF HELIO

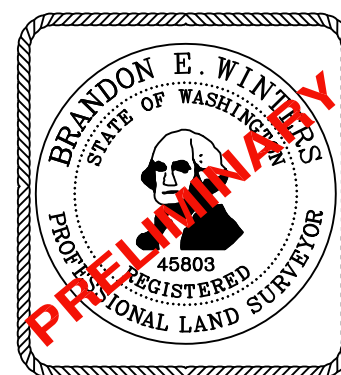
SUBDIVISION NO. 3030861-LU



SCALE: 1"=20'
0 10 20 40

ARCHITECTURAL SITE PLAN DETAIL

TH 3 = TOWNHOUSE UNIT
L/W 2 = LIVE/WORK UNIT
P 1 = OFF STREET PARKING SPACE



DATE: _____

**CHADWICK
WINTERS**

LAND SURVEYING AND MAPPING

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FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

**NE 1/4, SE 1/4, SEC. 28, T. 24 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON**

16-5437Z.DWG

DRAWN BY: SAL

DATE: 06-09-18

PROJECT #: 16-5437

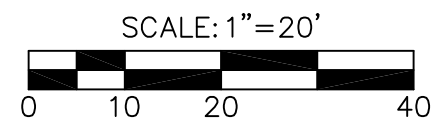
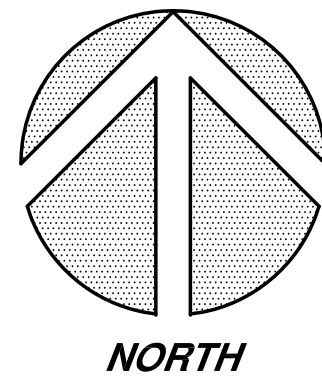
CHK. BY: RHW

SCALE: 1"=20'

SHEET: 6 OF 17



PLAT OF HELIO
SUBDIVISION NO. 3030861-LU



LINE TABLE

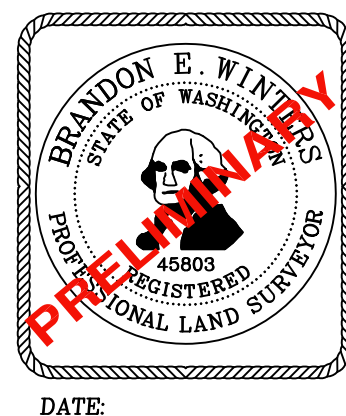
LINE	DIRECTION	DISTANCE
P1	S 02°41'40" W	27.00'
P2	N 87°18'20" W	8.64'
P3	N 02°41'40" E	16.00'

PARCEL AREAS

PARCEL	AREA
A	1,363 SQ. FT.
B	868 SQ. FT.
C	1,225 SQ. FT.
D	793 SQ. FT.
E	1,029 SQ. FT.
F	849 SQ. FT.
G	1,602 SQ. FT.
H	1,118 SQ. FT.
I	32,448 SQ. FT.

SUBDIVISION DETAIL - PARCELS

(A) = PARCEL BEING CREATED PER THIS SUBDIVISION (TYPICAL)



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

N.E. CORNER LOT 1, BLOCK 1,
MAPLEWOOD, V. 11, PG. 52

100.64'
S 00°29'09" W

217.93'

S 00°29'10" W

48.13'

SURVEY IN:
NE 1/4, SE 1/4, SEC. 28, T. 24 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

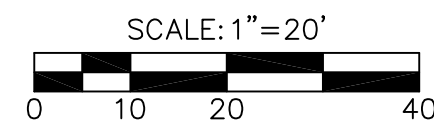
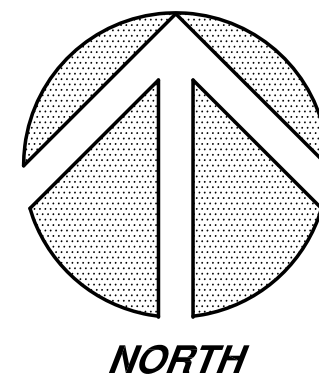
16-5437Z.DWG

DRAWN BY: SAL	DATE: 06-09-18	PROJECT #: 16-5437
CHK. BY: RHW	SCALE: 1"=20'	SHEET: 7 OF 17

PLAT OF HELIO
SUBDIVISION NO. 3030861-LU

LINE TABLE

LINE	DIRECTION	DISTANCE
U1	N 02°41'40" E	11.00'
U2	N 87°18'20" W	8.64'



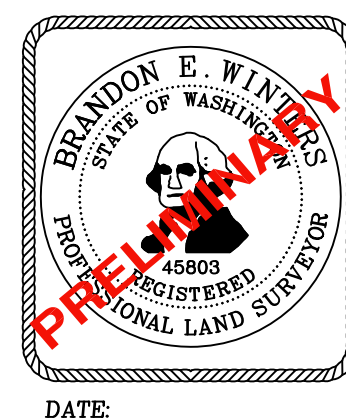
UNIT LOT AREAS

UNIT LOT	AREA
1	824 SQ. FT.
2	824 SQ. FT.
3	1,230 SQ. FT.
4	821 SQ. FT.
5	821 SQ. FT.
6	821 SQ. FT.
7	821 SQ. FT.
8	821 SQ. FT.
9	1,255 SQ. FT.
10	1,124 SQ. FT.
11	821 SQ. FT.
12	821 SQ. FT.
13	1,367 SQ. FT.
14	882 SQ. FT.
15	787 SQ. FT.
16	1,476 SQ. FT.
17	1,476 SQ. FT.

UNIT LOT	AREA
18	787 SQ. FT.
19	787 SQ. FT.
20	787 SQ. FT.
21	787 SQ. FT.
22	1,330 SQ. FT.
23	817 SQ. FT.
24	817 SQ. FT.
25	817 SQ. FT.
26	1,090 SQ. FT.
27	1,108 SQ. FT.
28	799 SQ. FT.
29	1,176 SQ. FT.
30	1,089 SQ. FT.
31	641 SQ. FT.
32	647 SQ. FT.
33	644 SQ. FT.
34	878 SQ. FT.

SUBDIVISION DETAIL - UNIT LOTS

= UNIT LOT BEING CREATED PER THIS SUBDIVISION (TYPICAL)



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

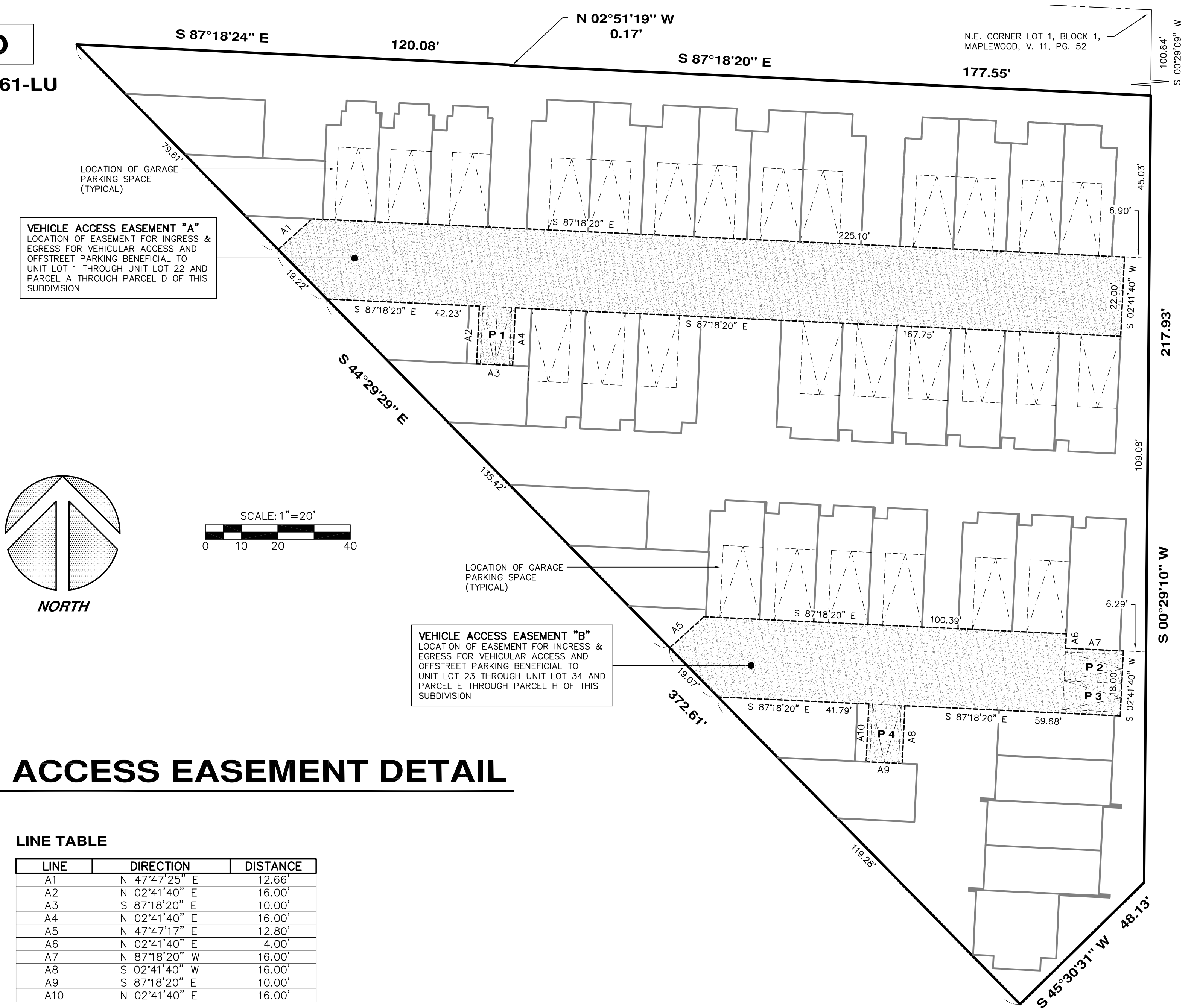
SURVEY IN:
NE 1/4, SE 1/4, SEC. 28, T. 24 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 06-09-18	PROJECT #: 16-5437
CHK. BY: RHW	SCALE: 1"=20'	SHEET: 8 OF 17

16-5437Z.DWG

PLAT OF HELIO

SUBDIVISION NO. 3030861-LU



VEHICLE ACCESS EASEMENT DETAIL

LINE TABLE

LINE	DIRECTION	DISTANCE
A1	N 47°47'25" E	12.66'
A2	N 02°41'40" E	16.00'
A3	S 87°18'20" E	10.00'
A4	N 02°41'40" E	16.00'
A5	N 47°47'17" E	12.80'
A6	N 02°41'40" E	4.00'
A7	N 87°18'20" W	16.00'
A8	S 02°41'40" W	16.00'
A9	S 87°18'20" E	10.00'
A10	N 02°41'40" E	16.00'



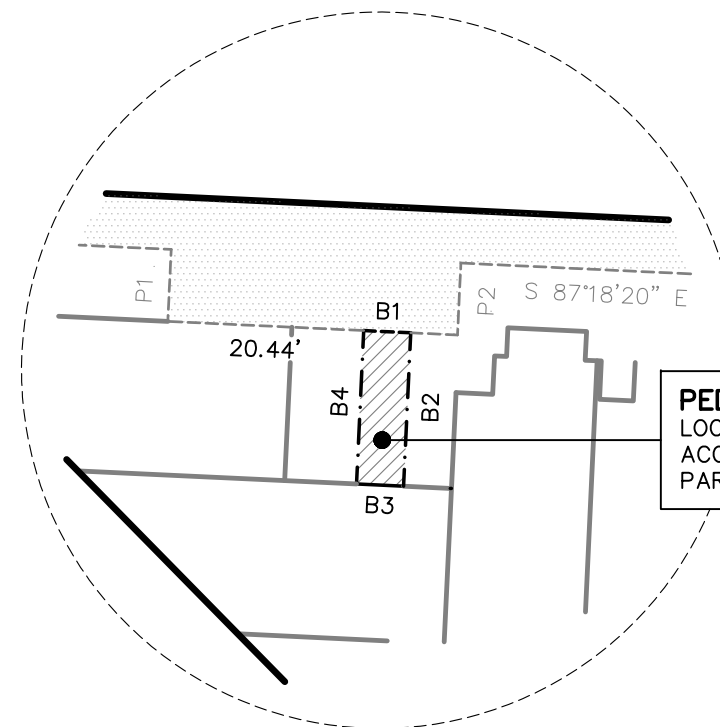
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PHONE: 206.297.0996
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SURVEY IN:
NE 1/4, SE 1/4, SEC. 28, T. 24 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 06-09-18	PROJECT #: 16-5437
CHK. BY: RHW	SCALE: 1"=20'	SHEET: 9 OF 17

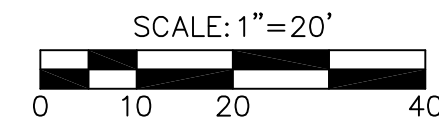
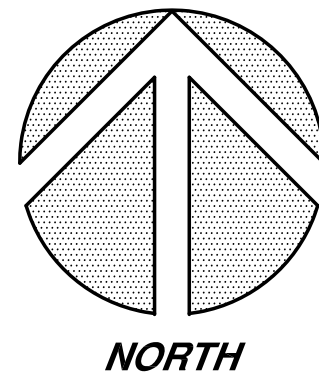
PLAT OF HELIO

SUBDIVISION NO. 3030861-LU

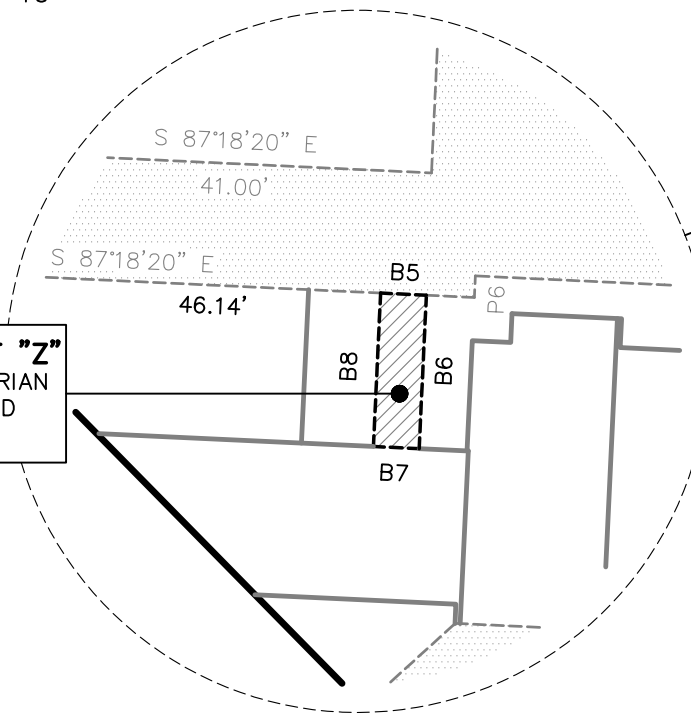


PEDESTRIAN ACCESS EASEMENT "X"
LOCATION OF EASEMENT FOR PEDESTRIAN
ACCESS BENEFICIAL TO PARCEL A AND
PARCEL B OF THIS SUBDIVISION

ACCESS EASEMENT
LOCATION OF EASEMENT FOR PEDESTRIAN
ACCESS, BICYCLE STORAGE, COMMON
AND COMMON AMENITY AREA BENEFICIAL
TO ALL PARCELS AND UNIT LOTS WITHIN
THIS SUBDIVISION



PEDESTRIAN ACCESS EASEMENT "Z"
LOCATION OF EASEMENT FOR PEDESTRIAN
ACCESS BENEFICIAL TO PARCEL E AND
PARCEL F OF THIS SUBDIVISION



PEDESTRIAN ACCESS EASEMENT DETAIL

LINE TABLE

LINE	DIRECTION	DISTANCE
P1	N 02°41'40" E	7.50'
P2	N 02°41'40" E	7.50'
P3	S 47°47'25" W	12.66'
P4	S 02°41'40" W	4.50'
P5	N 02°41'40" E	3.25'
P6	N 02°41'40" E	2.25'
P7	N 47°47'17" E	12.80'
P8	N 02°41'40" E	16.00'
P9	S 87°18'20" E	4.13'
P10	N 02°41'40" E	16.02'
P11	S 87°18'20" E	21.40'

LINE TABLE

LINE	DIRECTION	DISTANCE
B1	N 87°18'20" W	4.90'
B2	S 02°41'40" W	16.00'
B3	S 87°18'20" E	4.90'
B4	S 02°41'40" W	16.00'
B5	S 87°18'20" E	4.77'
B6	S 02°41'40" W	16.00'
B7	N 87°18'20" W	4.77'
B8	S 02°41'40" W	16.00'



DATE: _____

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SURVEY IN:

**NE 1/4, SE 1/4, SEC. 28, T. 24 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON**

16-5437Z.DWG

DRAWN BY: SAL

DATE: 06-09-18

PROJECT #: 16-5437

CHK. BY: RHW

SCALE: 1"=20'

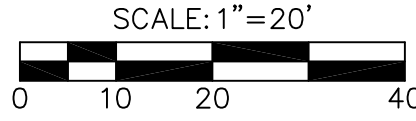
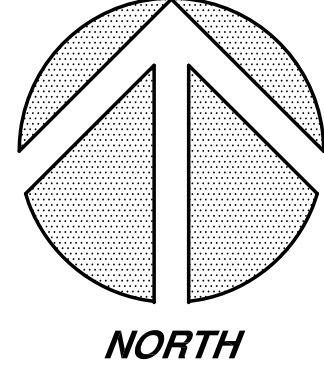
SHEET: 10 OF 17

PLAT OF HELIO
SUBDIVISION NO. 3030861-LU

AN ADDRESS SIGN FOR UNIT LOTS 1 THROUGH 13 IS TO BE POSTED AT A LOCATION VISIBLE FROM BEACON AVE S. AND IS TO BE MAINTAINED BY SAID UNIT LOTS.

UTILITY & EMERGENCY ACCESS EASEMENT
LOCATION OF EASEMENT FOR UTILITIES AND EMERGENCY ACCESS TO CITY OF SEATTLE FIRE DEPT. AND TO ALL PARCELS AND UNIT LOTS WITHIN THIS SUBDIVISION

AN ADDRESS SIGN FOR UNIT LOTS 14 THROUGH 29 IS TO BE POSTED AT A LOCATION VISIBLE FROM BEACON AVE S. AND IS TO BE MAINTAINED BY SAID UNIT LOTS.

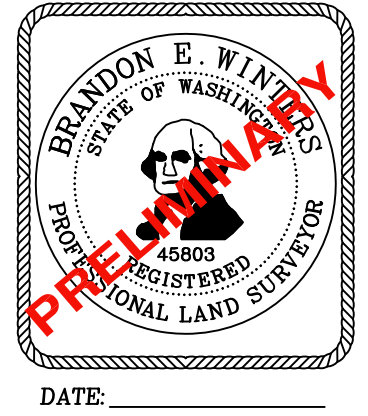


UTILITY & EMERGENCY ACCESS EASEMENT

LINE TABLE

LINE	DIRECTION	DISTANCE
U1	N 02°41'40" E	1.50'
U2	N 02°41'40" E	2.00'
U3	S 02°41'40" W	4.00'
U4	N 02°41'40" E	15.98'
U5	S 87°18'20" E	17.27'
U6	S 02°41'40" W	16.04'
U7	N 87°18'20" W	21.40'
U8	S 87°18'20" E	13.00'

AN ADDRESS SIGN FOR UNIT LOTS 30 THROUGH 34 IS TO BE POSTED AT A LOCATION VISIBLE FROM BEACON AVE S. AND IS TO BE MAINTAINED BY SAID UNIT LOTS.



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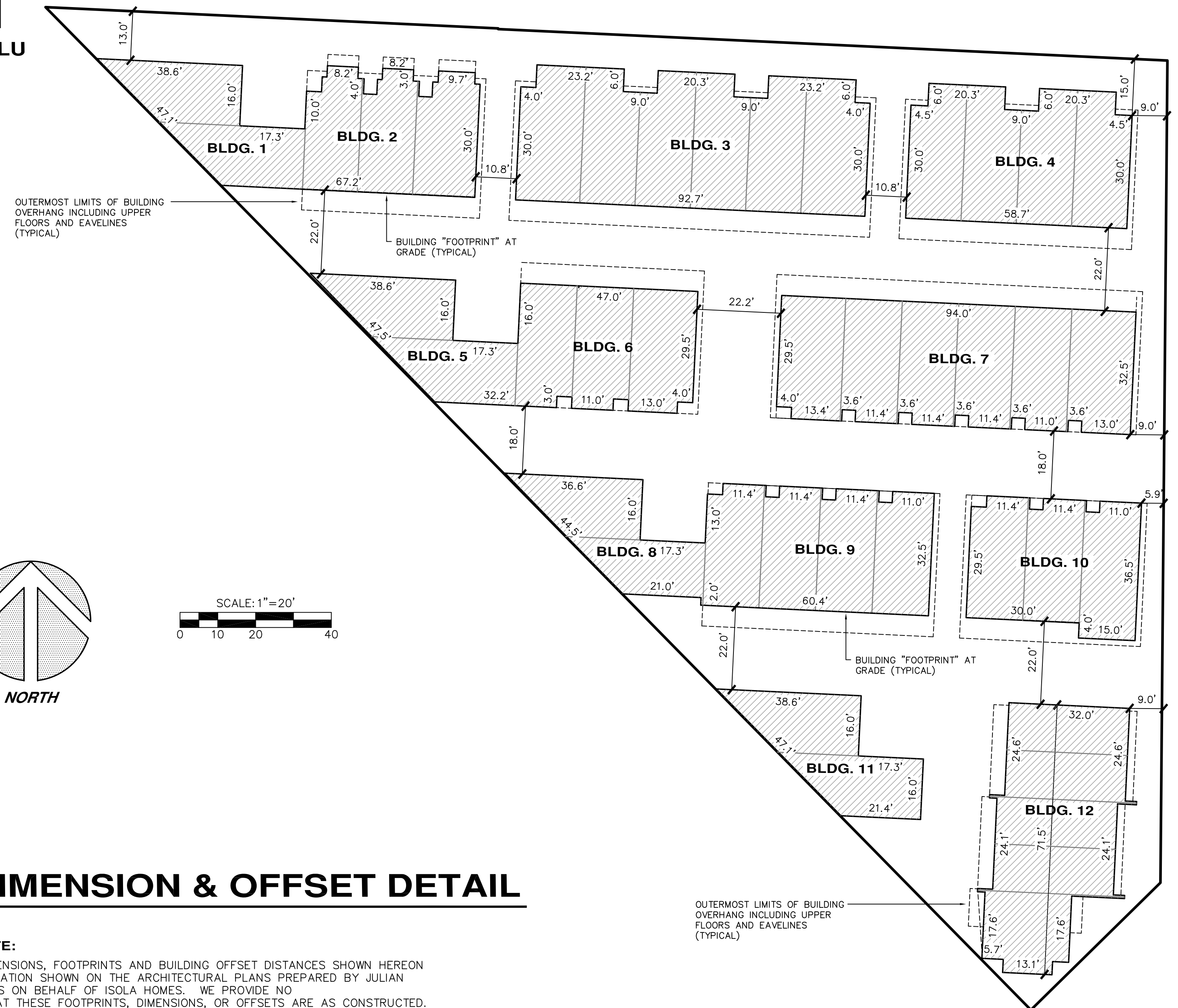
SURVEY IN:
NE 1/4, SE 1/4, SEC. 28, T. 24 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 06-09-18	PROJECT #: 16-5437
CHK. BY: RHW	SCALE: 1"=20'	SHEET: 11 OF 17

16-5437Z.DWG

PLAT OF HELIO

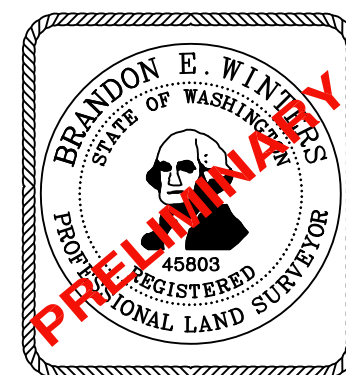
SUBDIVISION NO. 3030861-LU



BUILDING DIMENSION & OFFSET DETAIL

BUILDING NOTE:

ALL BUILDING DIMENSIONS, FOOTPRINTS AND BUILDING OFFSET DISTANCES SHOWN HEREON ARE FROM INFORMATION SHOWN ON THE ARCHITECTURAL PLANS PREPARED BY JULIAN WEBER ARCHITECTS ON BEHALF OF ISOLA HOMES. WE PROVIDE NO CERTIFICATION THAT THESE FOOTPRINTS, DIMENSIONS, OR OFFSETS ARE AS CONSTRUCTED.



DATE: _____

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LAND SURVEYING AND MAPPING

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

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SURVEY IN:

**NE 1/4, SE 1/4, SEC. 28, T. 24 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON**

16-5437Z.DWG

DRAWN BY: SAL

DATE: 06-09-18

PROJECT #: 16-5437

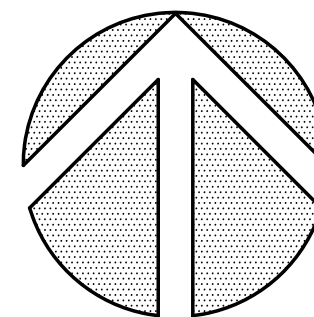
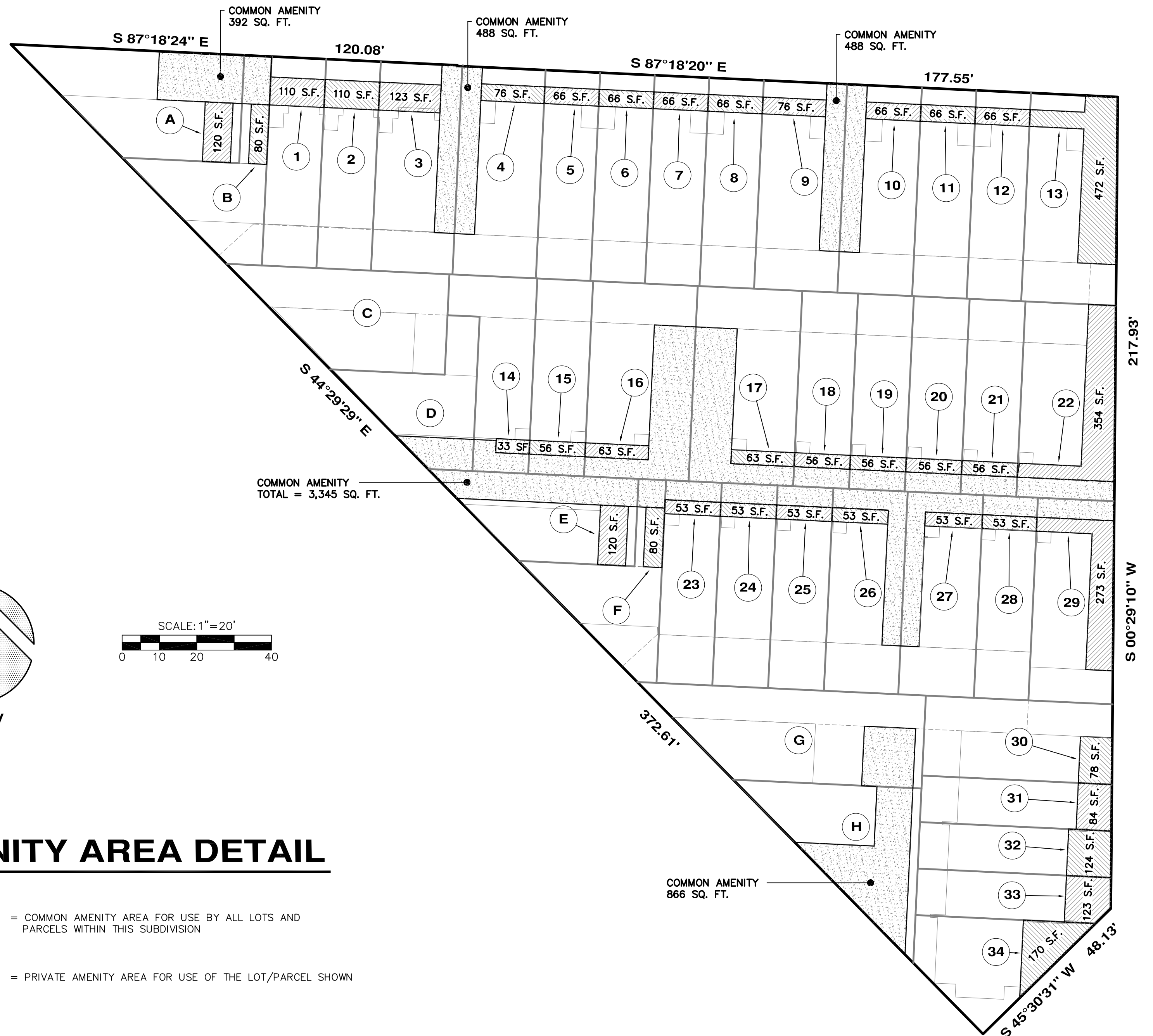
CHK. BY: RHW

SCALE: 1"=20'

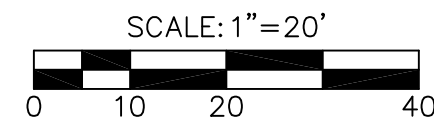
SHEET: 12 OF 17

PLAT OF HELIO

SUBDIVISION NO. 3030861-LU

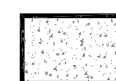


NORTH



SCALE: 1"=20'

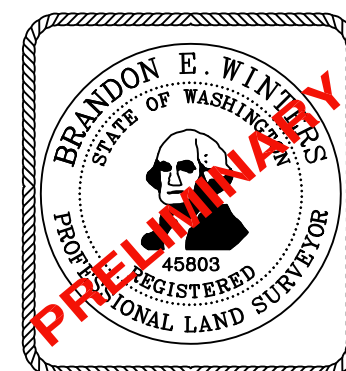
AMENITY AREA DETAIL



= COMMON AMENITY AREA FOR USE BY ALL LOTS AND PARCELS WITHIN THIS SUBDIVISION



= PRIVATE AMENITY AREA FOR USE OF THE LOT/PARCEL SHOWN



DATE: _____

**CHADWICK
WINTERS**

LAND SURVEYING AND MAPPING

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

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FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

NE 1/4, SE 1/4, SEC. 28, T. 24 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

16-5437Z.DWG

DRAWN BY: SAL

DATE: 06-09-18

PROJECT #: 16-5437

CHK. BY: RHW

SCALE: 1"=20'

SHEET: 13 OF 17

PLAT OF HELIO

SUBDIVISION NO. 3030861-LU

EASEMENT CONVEYANCE NOTE:

ALL EASEMENTS AS LEGALLY SHOWN AND DESCRIBED UPON THIS SUBDIVISION ARE HEREBY GRANTED AND CONVEYED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS. THE HELIO HOMEOWNERS' ASSOCIATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASMENT AND ALL APPURTENANCES THERETO LYING WITHIN SAID EASEMENT.

VEHICLE ACCESS EASEMENT "A"

AN EASEMENT FOR INGRESS AND EGRESS FOR VEHICULAR ACCESS AND OFFSTREET PARKING BENEFICIAL TO UNIT LOT 1 THROUGH UNIT LOT 22 AND PARCE A THROUGH PARCEL D OF THIS SUBDIVISION AND TO THE HELIO HOMEOWNERS ASSOCIATION.

THAT PORTION OF LOTS 1 THROUGH 6, BLOCK 1, MAPLEWOOD SUBDIVISION OF LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID BLOCK 1; THENCE S 00°29'01" W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 145.67 FT.; THENCE N 87°18'20" W, 6.90 FT. TO THE **POINT OF BEGINNING**; THENCE S 02°41'40" W, 22.00 FT.; THENCE N 87°18'20" W, 167.75 FT.; THENCE S 02°41'40" W, 16.00 FT.; THENCE N 87°18'20" W, 10.00 FT.; THENCE N 02°41'40" W, 16.00 FT.; THENCE N 87°18'20" W, 42.23 FT.; THENCE N 44°29'29" W, 19.22 FT.; THENCE N 47°47'25" E, 12.66 FT.; THENCE S 87°18'20" E, 225.10 FT. TO THE **POINT OF BEGINNING**.

VEHICLE ACCESS EASEMENT "B"

AN EASEMENT FOR INGRESS AND EGRESS FOR VEHICULAR ACCESS AND OFFSTREET PARKING BENEFICIAL TO UNIT LOT 23 THROUGH UNIT LOT 34 AND PARCE E THROUGH PARCEL H OF THIS SUBDIVISION AND TO THE HELIO HOMEOWNERS ASSOCIATION.

THAT PORTION OF LOTS 1 THROUGH 6, BLOCK 1, MAPLEWOOD SUBDIVISION OF LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID BLOCK 1; THENCE S 00°29'01" W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 254.75 FT.; THENCE N 87°18'20" W, 6.29 FT. TO THE **POINT OF BEGINNING**; THENCE S 02°41'40" W, 18.00 FT.; THENCE N 87°18'20" W, 59.68 FT.; THENCE S 02°41'40" W, 16.00 FT.; THENCE N 87°18'20" W, 10.00 FT.; THENCE N 02°41'40" W, 16.00 FT.; THENCE N 87°18'20" W, 41.79 FT.; THENCE N 44°29'29" W, 19.07 FT.; THENCE N 47°47'17" E, 12.80 FT.; THENCE S 87°18'20" E, 100.39 FT.; THENCE S 02°41'40" W, 4.00 FT.; THENCE S 87°18'20" E, 16.00 FT. TO THE **POINT OF BEGINNING**.

PEDESTRIAN ACCESS EASEMENT

AN EASEMENT FOR PEDESTRIAN ACCESS, COMMON AMENITY AREA, AND BICYCLE PARKING BENEFICIAL TO ALL UNIT LOTS AND PARCELS OF THIS SUBDIVISION AND TO THE HELIO HOMEOWNERS ASSOCIATION.

THAT PORTION OF LOTS 1 THROUGH 6, BLOCK 1, MAPLEWOOD SUBDIVISION OF LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY WASHINGTON AND ALSO THAT PORTION OF TRACT 43, SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 2 OF PLATS, PAGE 63, RECORDS OF KING COUNTY WAL, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

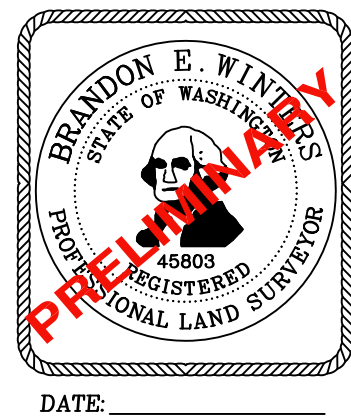
COMMENCING AT THE N.E. CORNER OF SAID BLOCK 1; THENCE S 00°29'01" W ALONG THE EAST LINE OF SAID BLOCK FOR A DISTANCE OF 100.64 FT.; THENCE N 87°18'20" W, 23.33 FT. TO THE **POINT OF BEGINNING**; THENCE S 02°41'40" W, 4.50 FT.; THENCE N 87°18'20" W, 44.00 FT.; THENCE S 02°41'40" W, 40.50 FT.; THENCE S 87°18'20" E, 62.16 FT.; THENCE S 02°41'40" W, 22.00 FT.; THENCE N 87°18'20" W, 94.00 FT.; THENCE S 02°41'40" W, 36.25 FT.; THENCE S 87°18'20" E, 103.15 FT.; THENCE S 00°29'01" W, 10.51 FT.; THENCE N 87°18'20" W, 50.73 FT.; THENCE S 02°41'40" W, 36.25 FT.; THENCE S 87°18'20" E, 30.00 FT.; THENCE S 02°41'40" W, 22.00 FT.; THENCE N 87°18'20" W, 29.89 FT.; THENCE S 02°41'40" W, 60.76 FT.; THENCE N 44°29'29" W, 42.31 FT.; THENCE S 87°18'20" E, 21.40 FT.; THENCE N 02°41'40" E, 16.02 FT.; THENCE N 87°18'20" W, 4.13 FT.; THENCE N 02°41'40" E, 16.00 FT.; THENCE N 87°18'20" W, 51.79 FT.; THENCE N 44°29'29" W, 19.07 FT.; THENCE N 47°47'17" E, 12.80 FT.; THENCE S 87°18'20" E, 60.39 FT.; THENCE N 02°41'40" E, 36.25 FT.; THENCE N 87°18'20" W, 60.03 FT.; THENCE S 02°41'40" W, 2.25 FT.; THENCE N 87°18'20" W, 55.91 FT.; THENCE N 44°29'29" W, 23.65 FT.; THENCE S 87°18'20" E, 27.25 FT.; THENCE S 02°41'40" W, 3.25 FT.; THENCE S 87°18'20" E, 41.00 FT.; THENCE N 02°41'40" E, 36.25 FT.; THENCE N 87°18'20" W, 103.73 FT.; THENCE N 44°29'29" W, 19.22 FT.; THENCE N 47°47'25" E, 12.66 FT.; THENCE S 87°18'20" E, 48.61 FT.; THENCE N 02°41'40" E, 39.67 FT.; THENCE N 87°18'20" W, 45.83 FT.; THENCE S 02°41'40" W, 7.50 FT.; THENCE N 87°18'20" W, 30.21 FT.; THENCE N 02°41'40" E, 7.50 FT.; THENCE N 87°18'20" W, 34.01 FT.; THENCE N 44°29'29" W, 8.09 FT.; THENCE S 87°18'24" E, 120.08 FT.; THENCE S 02°51'14" E, 0.17 FT.; THENCE S 87°18'20" E, 177.55 FT. TO THE **POINT OF BEGINNING**.

PEDESTRIAN ACCESS EASEMENT "X"

AN EASEMENT FOR PEDESTRIAN ACCESS BENEFICIAL TO PARCEL A AND PARCEL B OF THIS SUBDIVISION AND TO THE HELIO HOMEOWNERS ASSOCIATION.

THAT PORTION OF LOT 6, BLOCK 1, MAPLEWOOD SUBDIVISION OF LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID BLOCK 1; THENCE S 00°29'01" W ALONG THE EAST LINE OF SAID BLOCK FOR A DISTANCE OF 100.64 FT.; THENCE N 87°18'20" W, 177.15 FT.; THENCE N 02°51'14" W, 0.17 FT.; THENCE N 87°18'24" W, 120.08 FT.; THENCE S 44°29'29" E, 8.09 FT.; THENCE S 87°18'20" E, 34.01 FT.; THENCE S 02°41'40" W, 7.50 FT.; THENCE S 87°18'20" E, 20.44 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 87°18'20" E, 4.90 FT.; THENCE S 02°41'40" W, 16.00 FT.; THENCE N 87°18'20" W, 4.90 FT.; THENCE N 02°41'40" E, 16.00 FT. TO THE **POINT OF BEGINNING**.



DATE: _____

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
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SURVEY IN:		
NE 1/4, SE 1/4, SEC. 28, T. 24 N., R. 4 E., W.M. KING COUNTY, WASHINGTON		
DRAWN BY: BEW	DATE: 06-09-18	PROJECT #: 16-5437
CHK. BY: RHW	SCALE: 1"=40'	SHEET: 14 OF 17

PLAT OF HELIO

SUBDIVISION NO. 3030861-LU

PEDESTRIAN ACCESS EASEMENT "Z"

AN EASEMENT FOR PEDESTRIAN ACCESS BENEFICIAL TO PARCEL E AND PARCEL F OF THIS SUBDIVISION AND TO THE HELIO HOMEOWNERS ASSOCIATION.

THAT PORTION OF LOT 3, BLOCK 1, MAPLEWOOD SUBDIVISION OF LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID BLOCK 1; THENCE S 00°29'01" W ALONG THE EAST LINE OF SAID BLOCK FOR A DISTANCE OF 318.57 FT.; THENCE S 45°30'13" W, 48.13 FT.; THENCE N 44°29'29" W, 201.69 FT.; THENCE S 87°18'20" E, 46.14 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 87°18'20" E, 4.77 FT.; THENCE S 02°41'40" W, 16.00 FT.; THENCE N 87°18'20" W, 4.77 FT.; THENCE N 02°41'40" E, 16.00 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, FOR THE POSTING OF ADDRESS SIGN, FOR THE PLACEMENT OF POSTAL MAILBOX, AND FOR EMERGENCY INGRESS AND EGRESS FOR BOTH CITY OF SEATTLE FIRE DEPARTMENT AND ALL LOTS/PARCELS WITHIN THIS SUBDIVISION AND THE HELIO HOMEOWNERS ASSOCIATION.

LOTS 1 THROUGH 6, BLOCK 1, MAPLEWOOD SUBDIVISION, LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF LOTS 1 AND 2 THEREOF, DESCRIBED AS FOLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE SOUTH, ALONG THE EAST LINE OF LOT 1 OF AFORESAID BLOCK 1, 100.64 FEET; THENCE WEST NORTH 88°25'45" WEST, TO THE WEST LINE OF LOT 2 OF AFORESAID BLOCK 1; THENCE NORTH, ALONG SSAID WEST LINE, TO THE NORTH LINE OF AFORESAID BLOCK 1; THENCE EAST, ALONG SAID NORTH LINE, TO THE NORTHEAST CORNER OF AFORESAID BLOCK 1, BEING THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF TRACT 43, SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF BEACON AVENUE SOUTH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF AFORESAID TRACT 43 AND THE NORTHEASTERLY MARGIN OF BEACON AVENUE SOUTH, AS ESTABLISHED BY THE CITY OF SEATTLE ORDINANCE NO. 30071; THENCE EASTERLY, ALONG SAID NORTH LINE, 71.74 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF AFORESAID TRACT 43; THENCE SOUTHWESTERLY, AT A RIGHT ANGLE TO SAID STREET MARGIN, 48.95 FEET MORE OR LESS, TO A POINT ON SAID STREET MARGIN; THENCE NORTHWESTERLY, ALONG SAID STREET MARGIN, 52.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THOSE PORTIONS AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID BLOCK 1; THENCE S 00°29'01" W (SOUTH PER ABOVE ORIGINAL DEED) ALONG THE EAST LINE OF SAID BLOCK FOR A DISTANCE OF 141.17 FT.; THENCE N 87°18'20" W, 10.39 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING N 87°18'20" W, 58.67 FT.; THENCE N 02°41'40" E, 36.00 FT.; THENCE S 87°18'20" E, 58.67 FT.; THENCE S 02°41'40" W, 36.00 FT. TO THE **POINT OF BEGINNING**.

AND EXCEPT THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID BLOCK 1; THENCE S 00°29'01" W (SOUTH PER ABOVE ORIGINAL DEED) ALONG THE EAST LINE OF SAID BLOCK FOR A DISTANCE OF 141.17 FT.; THENCE N 87°18'20" W, 79.89 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING N 87°18'20" W, 92.67 FT.; THENCE N 02°41'40" E, 36.00 FT.; THENCE S 87°18'20" E, 92.67 FT.; THENCE S 02°41'40" W, 36.00 FT. TO THE **POINT OF BEGINNING**.

AND EXCEPT THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID BLOCK 1; THENCE S 00°29'01" W (SOUTH PER ABOVE ORIGINAL DEED) ALONG THE EAST LINE OF SAID BLOCK FOR A DISTANCE OF 141.17 FT.; THENCE N 87°18'20" W, 183.39 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING N 87°18'20" W, 67.41 FT.; THENCE N 44°29'29" W, 47.08 FT.; THENCE S 87°18'20" E, 101.95 FT.; THENCE S 02°41'40" W, 32.00 FT. TO THE **POINT OF BEGINNING**.

UTILITY & EMERGENCY ACCESS EASEMENT - CONTINUED

AND EXCEPT THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID BLOCK 1; THENCE S 00°29'01" W (SOUTH PER ABOVE ORIGINAL DEED) ALONG THE EAST LINE OF SAID BLOCK FOR A DISTANCE OF 163.19 FT.; THENCE N 87°18'20" W, 7.75 FT. TO THE **POINT OF BEGINNING**; THENCE S 02°41'40" W, 32.50 FT.; THENCE N 87°18'20" W, 94.00 FT.; THENCE N 02°41'40" E, 32.50 FT.; THENCE S 87°18'20" E, 94.00 FT. TO THE **POINT OF BEGINNING**.

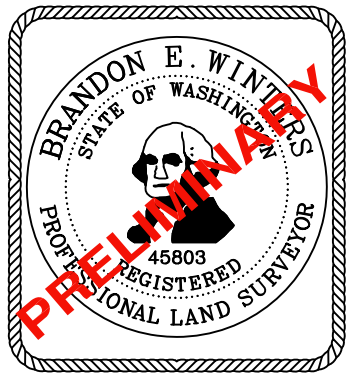
AND EXCEPT THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID BLOCK 1; THENCE S 00°29'01" W (SOUTH PER ABOVE ORIGINAL DEED) ALONG THE EAST LINE OF SAID BLOCK FOR A DISTANCE OF 163.19 FT.; THENCE N 87°18'20" W, 124.00 FT. TO THE **POINT OF BEGINNING**; THENCE S 02°41'40" W, 32.50 FT.; THENCE N 87°18'20" W, 68.65 FT.; THENCE N 44°29'29" W, 47.82 FT.; THENCE S 87°18'20" E, 103.73 FT. TO THE **POINT OF BEGINNING**.

AND EXCEPT THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID BLOCK 1; THENCE S 00°29'01" W (SOUTH PER ABOVE ORIGINAL DEED) ALONG THE EAST LINE OF SAID BLOCK FOR A DISTANCE OF 213.73 FT.; THENCE N 87°18'20" W, 5.88 FT. TO THE **POINT OF BEGINNING**; THENCE S 02°41'40" W, 36.50 FT.; THENCE N 87°18'20" W, 15.33 FT.; THENCE N 02°41'40" W, 4.00 FT.; THENCE N 87°18'20" W, 29.67 FT.; THENCE N 02°41'40" E, 32.50 FT.; THENCE S 87°18'20" E, 45.00 FT. TO THE **POINT OF BEGINNING**.

AND EXCEPT THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID BLOCK 1; THENCE S 00°29'01" W (SOUTH PER ABOVE ORIGINAL DEED) ALONG THE EAST LINE OF SAID BLOCK FOR A DISTANCE OF 213.73 FT.; THENCE N 87°18'20" W, 50.88 FT. TO THE **POINT OF BEGINNING**; THENCE S 02°41'40" W, 32.50 FT.; THENCE N 87°18'20" W, 60.42 FT.; THENCE N 02°41'40" W, 2.00 FT.; THENCE N 87°18'20" W, 20.9 FT.; THENCE N 44°29'29" W, 47.08 FT.; THENCE S 87°18'20" E, 38.64 FT.; THENCE S 02°41'40" W, 1.50 FT.; THENCE S 87°18'20" E, 77.27 FT. TO THE **POINT OF BEGINNING**.

AND EXCEPT THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID BLOCK 1; THENCE S 00°29'01" W (SOUTH PER ABOVE ORIGINAL DEED) ALONG THE EAST LINE OF SAID BLOCK FOR A DISTANCE OF 268.27 FT.; THENCE N 87°18'20" W, 8.55 FT. TO THE **POINT OF BEGINNING**; THENCE S 02°41'40" W, 50.42 FT.; THENCE N 87°18'20" W, 13.00 FT.; THENCE S 02°41'40" W, 20.52 FT.; THENCE S 45°30'31" W, 13.81 FT.; THENCE N 44°29'29" W, 18.56 FT.; THENCE N 02°41'40" E, 68.46 FT.; THENCE S 87°18'20" E, 36.00 FT. TO THE **POINT OF BEGINNING**.

AND EXCEPT THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID BLOCK 1; THENCE S 00°29'01" W (SOUTH PER ABOVE ORIGINAL DEED) ALONG THE EAST LINE OF SAID BLOCK FOR A DISTANCE OF 268.27 FT.; THENCE N 87°18'20" W, 79.80 FT. TO THE **POINT OF BEGINNING**; THENCE S 02°41'40" W, 15.98 FT.; THENCE S 87°18'20" E, 17.27 FT.; THENCE S 02°41'40" W, 16.04 FT.; THENCE N 87°18'20" W, 21.40 FT.; THENCE N 44°29'29" W, 47.09 FT.; THENCE S 87°18'20" E, 38.65 FT. TO THE **POINT OF BEGINNING**.



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. 28, T. 24 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON**

16-5437X.DWG

DRAWN BY: BEW

DATE: 06-09-18

PROJECT #: 16-5437

CHK. BY: RHW

SCALE: 1"=40'

SHEET: 15 OF 17

PLAT OF HELIO

SUBDIVISION NO. 3030861-LU

JOINT USE / MAINTENANCE AGREEMENT

SEE CC&R’S AS RECORDED UNDER KING COUNTY RECORDING NO. _____

COMMON AMENITY AREA AGREEMENT

SEE CC&R’S AS RECORDED UNDER KING COUNTY RECORDING NO. _____

PRIVATE AMENITY AREA AGREEMENT

SEE CC&R’S AS RECORDED UNDER KING COUNTY RECORDING NO. _____

ADDRESS SIGN MAINTENANCE AGREEMENT

SEE CC&R’S AS RECORDED UNDER KING COUNTY RECORDING NO. _____

COMMON WALL AGREEMENT

SEE CC&R’S AS RECORDED UNDER KING COUNTY RECORDING NO. _____

ELECTRICAL, TELEPHONE & CABLE TV EASEMENT AGREEMENT

SEE CC&R’S AS RECORDED UNDER KING COUNTY RECORDING NO. _____

EASEMENT MAINTENANCE AGREEMENT

SEE CC&R’S AS RECORDED UNDER KING COUNTY RECORDING NO. _____

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

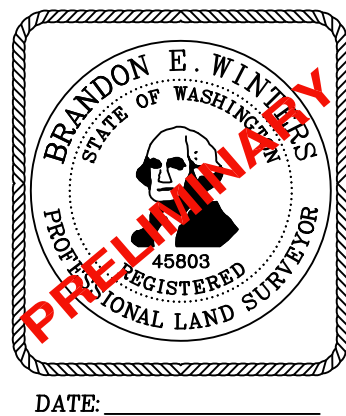
WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE OWNERS OF THE PARCELS OR UNIT LOTS WITHIN THIS SUBDIVISION THAT:

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.



**CHADWICK
WINTERS** *CS*
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PLAT OF HELIO

SUBDIVISION NO. 3030861-LU

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE SUBDIVISION NO. 3030861
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR'S TAX PARCEL NO. 5129000005

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:

AREA IS COINCIDENT WITH THAT AS SHOWN AND DESCRIBED AS "UTILITY AND EMERGENCY
ACCESS EASEMENT" ON THIS SUBDIVISION

(BEING AN EASEMENT OVER THE ENTIRE AREA OF THIS CITY OF SEATTLE SUBDIVISION NO.
3030861; **EXCEPT** ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON
SAID SUBDIVISION.)

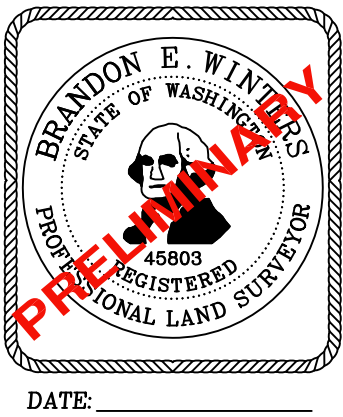
TOGETHER WITH THE RIGHT AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF INGRESS TO AND EGRESS FROM THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, REMOVING, RENEWING, ALTERING, CHANGING, PATROLLING, ENERGIZING AND OPERATING SAID ELECTRIC SYSTEM.

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.



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