

# DEXTER NORTH

**SUBDIVISION NO. 3033527-LU**

**GRANTOR:** 2440 DEXTER AVE. N., LLC.  
3726 BROADWAY, SUITE 301  
SEATTLE, WA 98201

**CONTACT PERSON:**  
IZABELLA PHILLIPS  
206.297.0996  
IZABELLAP@CHADWICKWINTERS.COM

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

**ABBREVIATED LEGAL:** LOTS 1 AND 2, BLOCK 14, HUNTER'S LAKE UNION ADD'N, VOL. 7 OF PLATS, PAGE 27 EXCEPT THE WEST 20.00 FEET.

**PROPERTY ADDRESS:** 2436 & 2440 DEXTER AVENUE NORTH

**ASSESSOR'S PARCEL #:** 3528900980 & 3528900970

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

**REFERENCE NO.'S FOR RELATED PROJECTS:** 3033032-LU  
6691307-CN

**UNIT LOT SUBDIVISION NOTE**

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

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS PERMIT APPLICATION NOS. \_\_\_\_\_ & \_\_\_\_\_

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS MASTER USE PERMIT NO. 3033032-LU  
6691307-CN

**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 DEXTER NORTH IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 4 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.

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

**RECORDING CERTIFICATE**

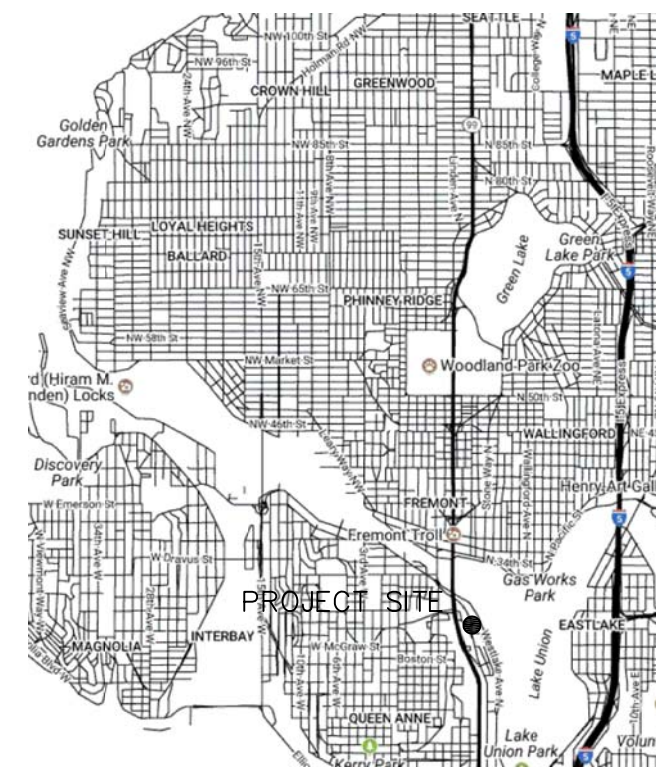
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019  
AT \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ OF PLATS,  
PAGE \_\_\_\_\_ AT THE REQUEST OF CHADWICK & WINTERS.

DEPARTMENT OF RECORDS & ELECTIONS

\_\_\_\_\_  
MANAGER SUPT. OF RECORDS

**SHEET INDEX**

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



**VICINITY MAP**  
(NOT TO SCALE)

**APPROVALS:**

CITY OF SEATTLE, DEPARTMENT OF TRANSPORTATION  
EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 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 DEXTER NORTH WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. \_\_\_\_\_, APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019  
\_\_\_\_\_  
CITY CLERK

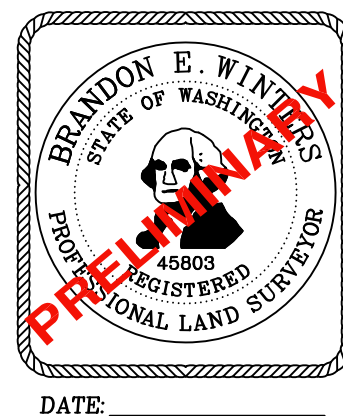
CITY OF SEATTLE, DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES  
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR ALLEY, OR FOR OTHER PUBLIC USE, ARE PAID 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:**  
**SW 1/4, NE 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.**  
**KING COUNTY, WASHINGTON**

DRAWN BY: SAL	DATE: 03-13-19	PROJECT #: 18-6186
CHK. BY: RHW	SCALE: N/A	SHEET: 1 OF 14

# DEXTER NORTH

SUBDIVISION NO. 3033527-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 28°50'55" E BETWEEN THE TWO FOUND MONUMENTS AS SHOWN ON SHEET 3.
3. ALL ELEVATIONS DISPLAYED HEREON ARE BASED UPON NAVD'88 VERTICAL DATUM.
4. PER SMC 23.22.062 THE UNIT LOTS SHOWN ON THIS SITE ARE NOT SEPARATE BUILDABLE LOTS. ADDITIONAL DEVELOPMENT ON ANY INDIVIDUAL UNIT LOT IN THIS SUBDIVISION MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT LOT PURSUANT TO APPLICABLE PROVISIONS OF THE SEATTLE LAND USE CODE.
5. ALL EXISTING STRUCTURES AS SHOWN ON SHEET 3 ARE TO BE LEGALLY REMOVED.
6. SEPA FOR THIS SITE WAS ACCOMPLISHED UNDER MUP NO. 3033032-LU.
7. SUBSEQUENT PLATTING ACTIONS, ADDITIONS OR MODIFICATIONS TO THE STRUCTURE(S) MAY NOT CREATE OR INCREASE ANY NONCONFORMITY OF THE PARENT LOT.
8. HORIZONTAL DATUM = NAD 83/91 AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON JULY 9, 2018.

### CONSENT TO SUBDIVISION:

\_\_\_\_\_ HAS A SECURITY INTEREST IN THE PROPERTY COMMONLY KNOWN AS 2436 & 2440 DEXTER AVENUE NORTH, SEATTLE, WASHINGTON (ALSO KNOWN AS TAX PARCEL NOS. 3528900980 & 3528900970) AS EVIDENCED BY DEED OF TRUST DATED \_\_\_-\_\_\_-\_\_\_ AND RECORDED ON \_\_\_-\_\_\_-\_\_\_ AS DOCUMENT NUMBER/AUDITOR FILE NUMBER \_\_\_\_\_. BANK HAS CONSENTED TO THE SUBDIVISION OF THE PROPERTY AS REFLECTED ON THIS FINAL PLAT SUBDIVISION NO. 3033527-LU. \_\_\_\_\_ BANK DOES NOT CONTEST THE DEDICATION OF ANY PUBLIC RIGHT OF WAY, UTILITY EASEMENTS OR OTHER EASEMENTS DESCRIBED ON THIS FINAL PLAT OF SUBDIVISION NO. 3033527-LU (OR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON \_\_\_-\_\_\_-\_\_\_ AS DOCUMENT NUMBER/AUDITOR FILE NUMBER \_\_\_\_\_).

BANK

\_\_\_\_\_

NAME, TITLE

STATE OF WASHINGTON)

COUNTY OF KING )<sup>SS</sup>

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)

COUNTY OF KING )<sup>SS</sup>

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 THE SEATTLE LAND USE CO. 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: \_\_\_\_\_

### DEDICATION & DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE 2440 DEXTER AVE. N., LLC., ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON, 2440 DEXTER AVE. N., LLC., 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 14 OF 14.

THE SEATTLE CITY LIGHT EASEMENT, AS SHOWN ON SHEET 14 OF 14 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 14 OF 14 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

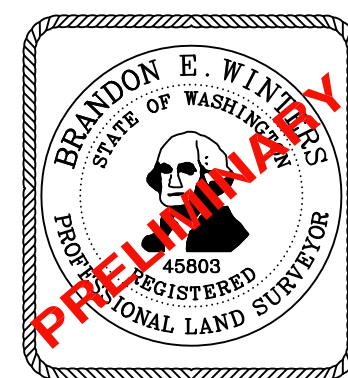
2440 DEXTER AVE. N., LLC.

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

### LEGAL DESCRIPTION OF PARENT PARCEL (12,878 SQ. FT.)

LOTS 1 AND 2, BLOCK 14, HUNTER'S LAKE UNION ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 27, RECORDS OF KING COUNTY AUDITOR.

EXCEPT THE WEST 20.00 FEET CONDEMNDED IN KING COUNTY SUPERIOR COURT CAUSE 61981 FOR WIDENING OF DEXTER AVENUE, AS PROVIDED BY ORDINANCE NO. 17628 OF THE CITY OF SEATTLE.



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:

SW 1/4, NE 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON

18-6186X.DWG

DRAWN BY: SAL	DATE: 03-13-19	PROJECT #: 18-6186
CHK. BY: RHW	SCALE: N/A	SHEET: 2 OF 14

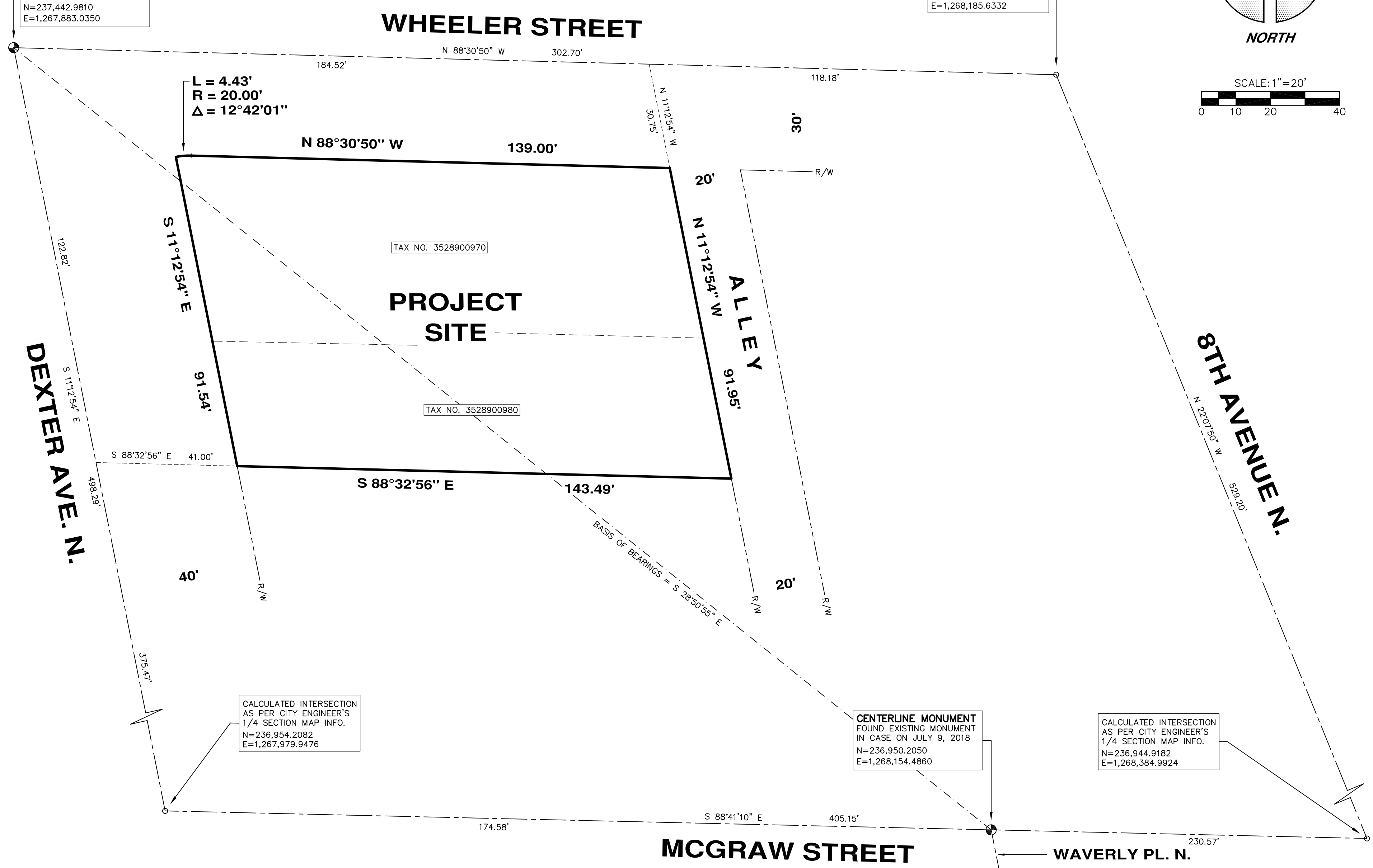
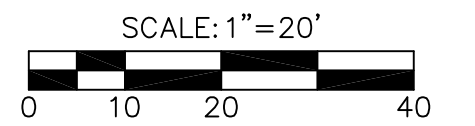
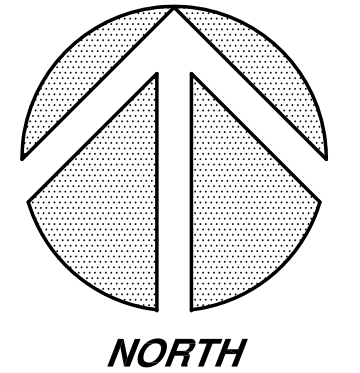


# DEXTER NORTH

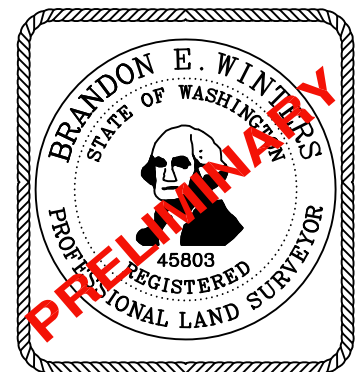
SUBDIVISION NO. 3033527-LU

CENTERLINE MONUMENT  
 FOUND EXISTING MONUMENT  
 IN CASE ON JAN. 19, 2018  
 N=237,442.9810  
 E=1,267,883.0350

CALCULATED INTERSECTION  
 AS PER CITY ENGINEER'S  
 1/4 SECTION MAP INFO.  
 N=237,435.1307  
 E=1,268,185.6332



## 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:**  
 SW 1/4, NE 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.  
 KING COUNTY, WASHINGTON

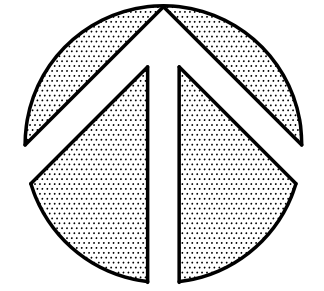
DRAWN BY: SAL	DATE: 03-13-19	PROJECT #: 18-6186
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 3 OF 14

18-6186X.DWG

# DEXTER NORTH

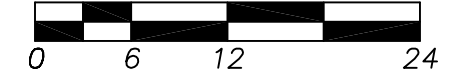
SUBDIVISION NO. 3033527-LU

## WHEELER STREET



NORTH

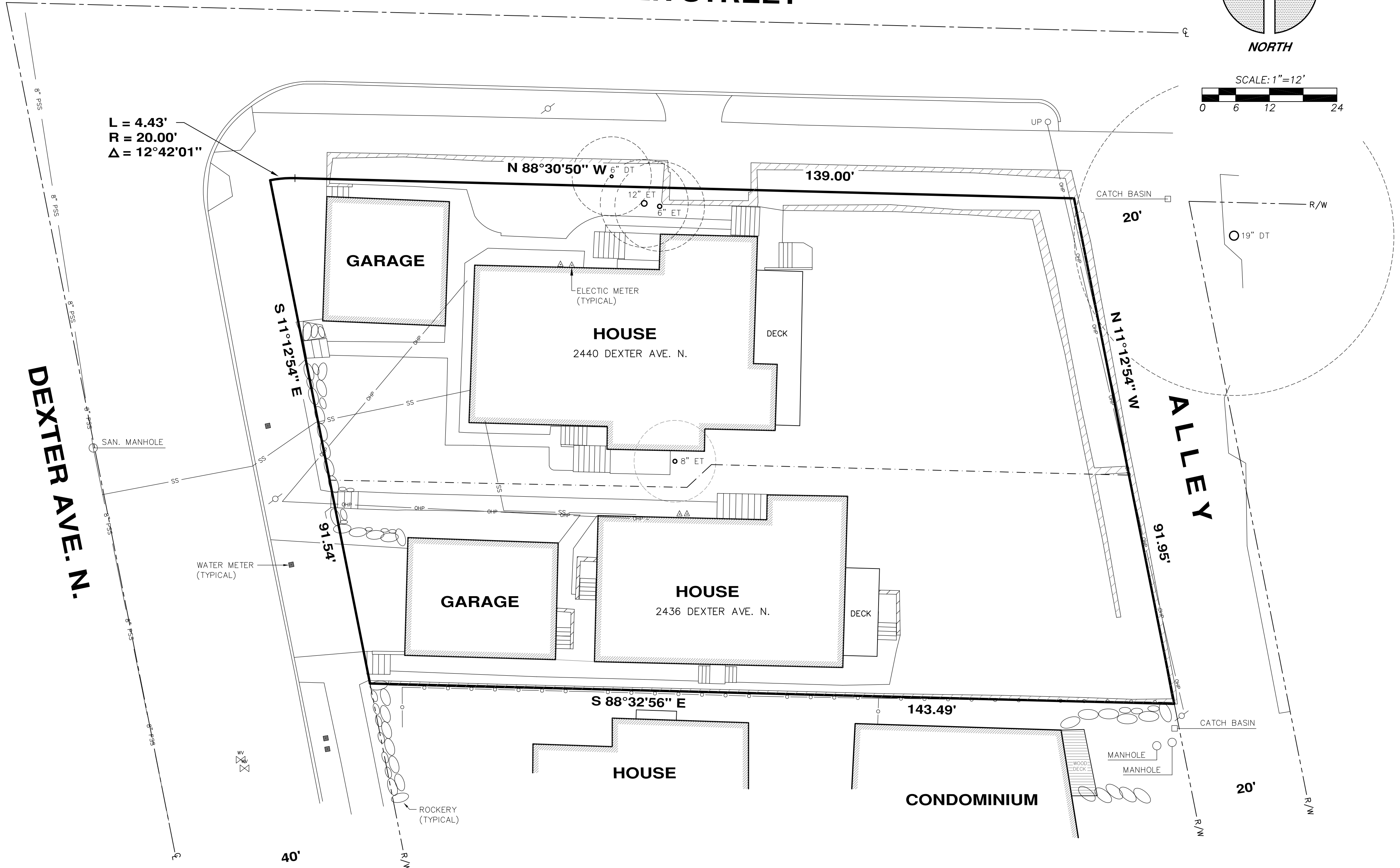
SCALE: 1"=12'



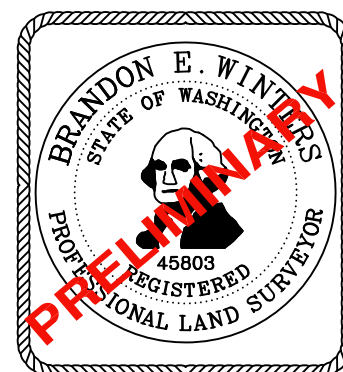
L = 4.43'  
R = 20.00'  
Δ = 12°42'01"

DEXTER AVE. N.

ALLEY



### EXISTING SITE CONDITIONS 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:

SW 1/4, NE 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON

18-6186Z.DWG

DRAWN BY: SAL

DATE: 03-13-19

PROJECT #: 18-6186

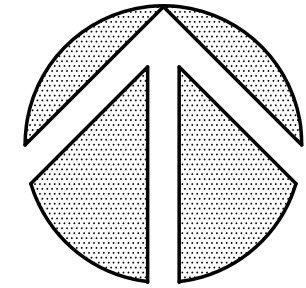
CHK. BY: RHW

SCALE: 1" = 12'

SHEET: 4 OF 14

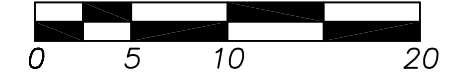
# DEXTER NORTH

SUBDIVISION NO. 3033527-LU

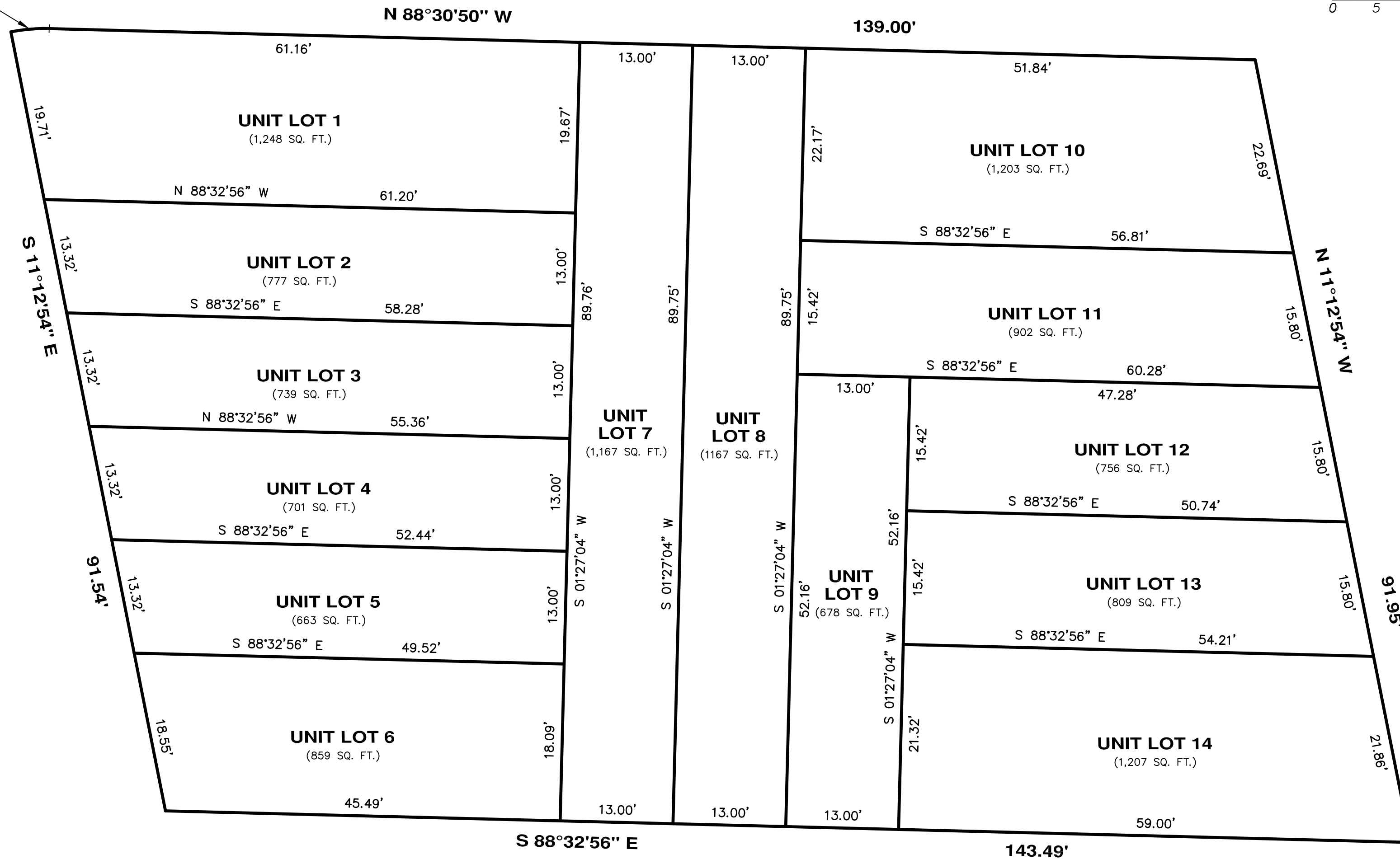


NORTH

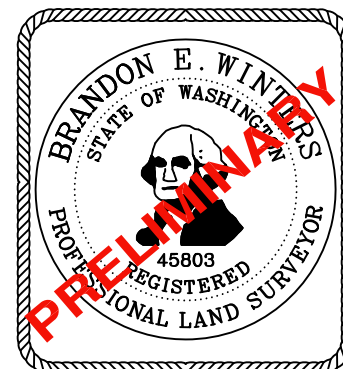
SCALE: 1"=10'



L = 4.43'  
R = 20.00'  
Δ = 12°42'01"



## UNIT LOT SUBDIVISION 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:**

SW 1/4, NE 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON

18-6186Y.DWG

DRAWN BY: SAL

DATE: 03-13-19

PROJECT #: 18-6186

CHK. BY: RHW

SCALE: 1" = 10'

SHEET: 5 OF 14



# DEXTER NORTH

SUBDIVISION NO. 3033527-LU

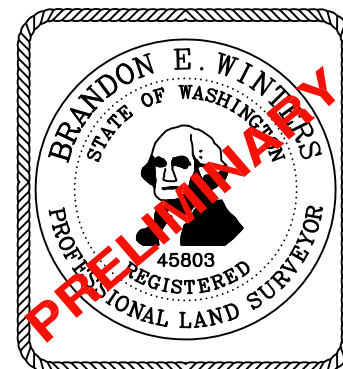


**GARAGE EASEMENT**  
 LOCATION OF EASEMENT AREA FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITIES, OFF-STREET PARKING, BICYCLE PARKING, EMERGENCY ACCESS, SPRINKLER ROOM, ELECTRICAL ROOM, STORAGE, MECHANICAL ROOM AND REFUSE & RECYCLE STORAGE BENEFICIAL TO ALL LOTS AND PARCELS WITHIN THIS SUBDIVISION AND THE DEXTER NORTH HOMEOWNERS ASSOCIATION (SEE SHEET 7 FOR DETAIL & SHEET 12 FOR LEGAL DESCRIPTION)

## GARAGE LEVEL EASEMENT ELEVATION VIEW DETAIL

(LOOKING SOUTH FROM WHEELER ST.)

**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:**

**SW 1/4, NE 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.  
 KING COUNTY, WASHINGTON**

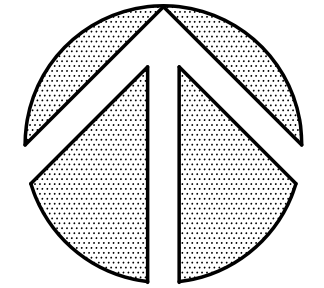
18-6186Y.DWG

DRAWN BY: SAL	DATE: 03-13-19	PROJECT #: 18-6186
CHK. BY: RHW	SCALE: N.T.S.	SHEET: 6 OF 14

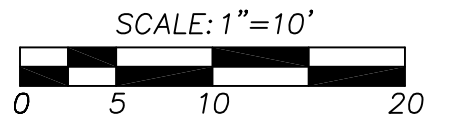
# DEXTER NORTH

SUBDIVISION NO. 3033527-LU

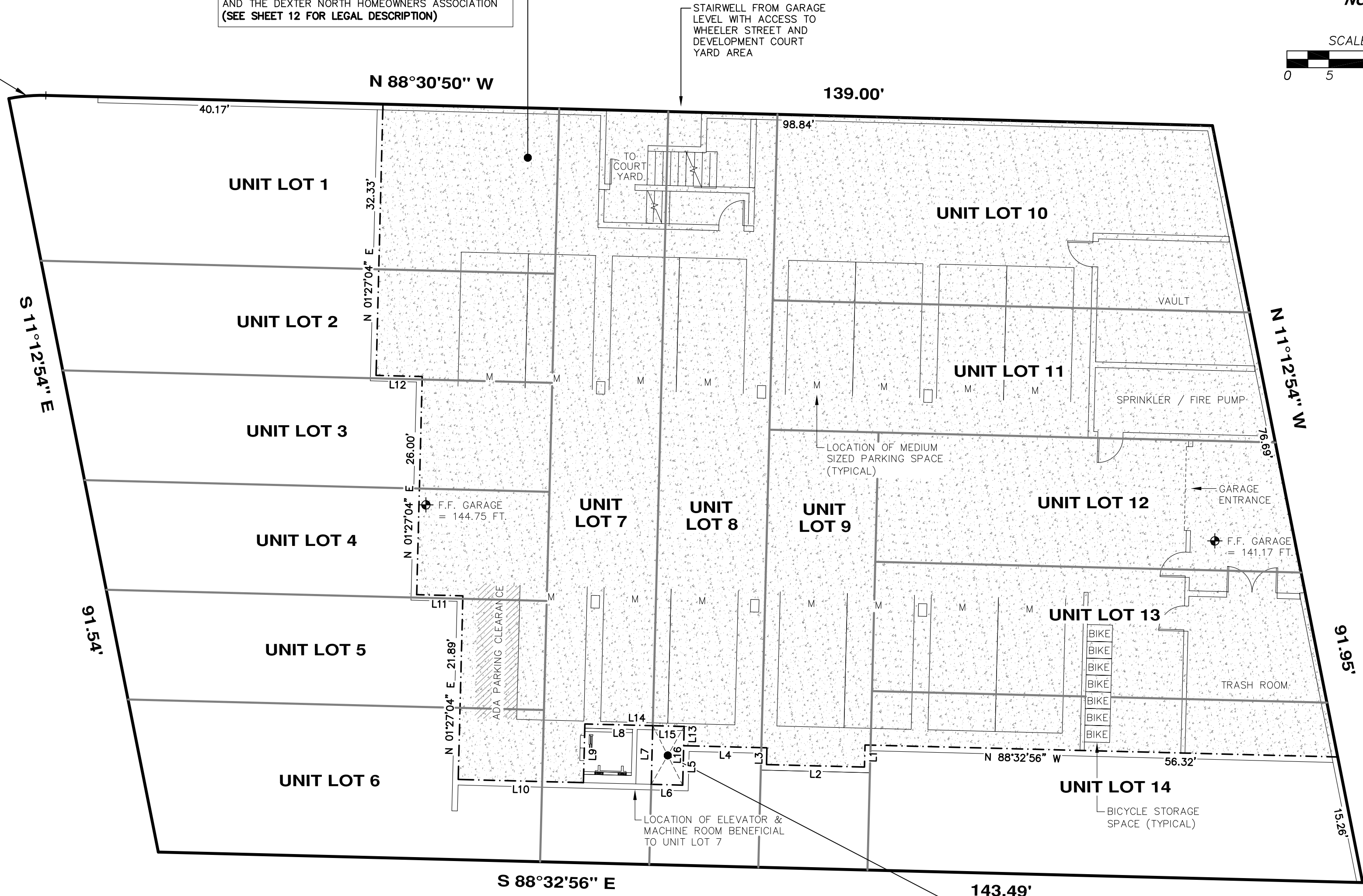
**GARAGE EASEMENT**  
 LOCATION OF EASEMENT AREA FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITIES, OFF-STREET PARKING, BICYCLE PARKING, EMERGENCY ACCESS, SPRINKLER ROOM, ELECTRICAL ROOM, STORAGE, MECHANICAL ROOM AND REFUSE & RECYCLE STORAGE BENEFICIAL TO ALL LOTS AND PARCELS WITHIN THIS SUBDIVISION AND THE DEXTER NORTH HOMEOWNERS ASSOCIATION (SEE SHEET 12 FOR LEGAL DESCRIPTION)



NORTH



L = 4.43'  
 R = 20.00'  
 Δ = 12°42'01"



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 01°27'04" W	2.63'
L2	N 88°32'56" W	11.67'
L3	N 01°27'04" E	2.00'
L4	N 88°32'56" W	9.92'
L5	S 01°27'04" W	4.70'
L6	N 88°32'56" W	3.75'
L7	S 01°27'04" W	6.99'
L8	N 88°32'56" W	8.08'
L9	S 01°27'04" W	6.99'
L10	N 88°32'56" W	14.92'
L11	N 88°32'56" W	5.50'
L12	N 88°32'56" W	5.50'
L13	S 01°27'04" W	2.29'
L14	N 88°32'56" W	11.83'
L15	N 88°32'56" W	3.75'
L16	S 01°27'04" W	6.99'

## GARAGE LEVEL EASEMENT DETAIL

**MACHINE ROOM EASEMENT**  
 LOCATION OF EASEMENT AREA FOR MACHINE ROOM BENEFICIAL TO LOT 7 WITHIN THIS SUBDIVISION (SEE SHEET 12 FOR LEGAL DESCRIPTION)



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:**

SW 1/4, NE 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.  
 KING COUNTY, WASHINGTON

18-6186Y.DWG

DRAWN BY: SAL

DATE: 03-13-19

PROJECT #: 18-6186

CHK. BY: RHW

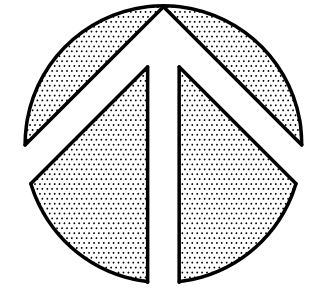
SCALE: 1" = 10'

SHEET: 7 OF 14

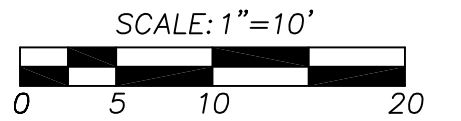


# DEXTER NORTH

SUBDIVISION NO. 3033527-LU



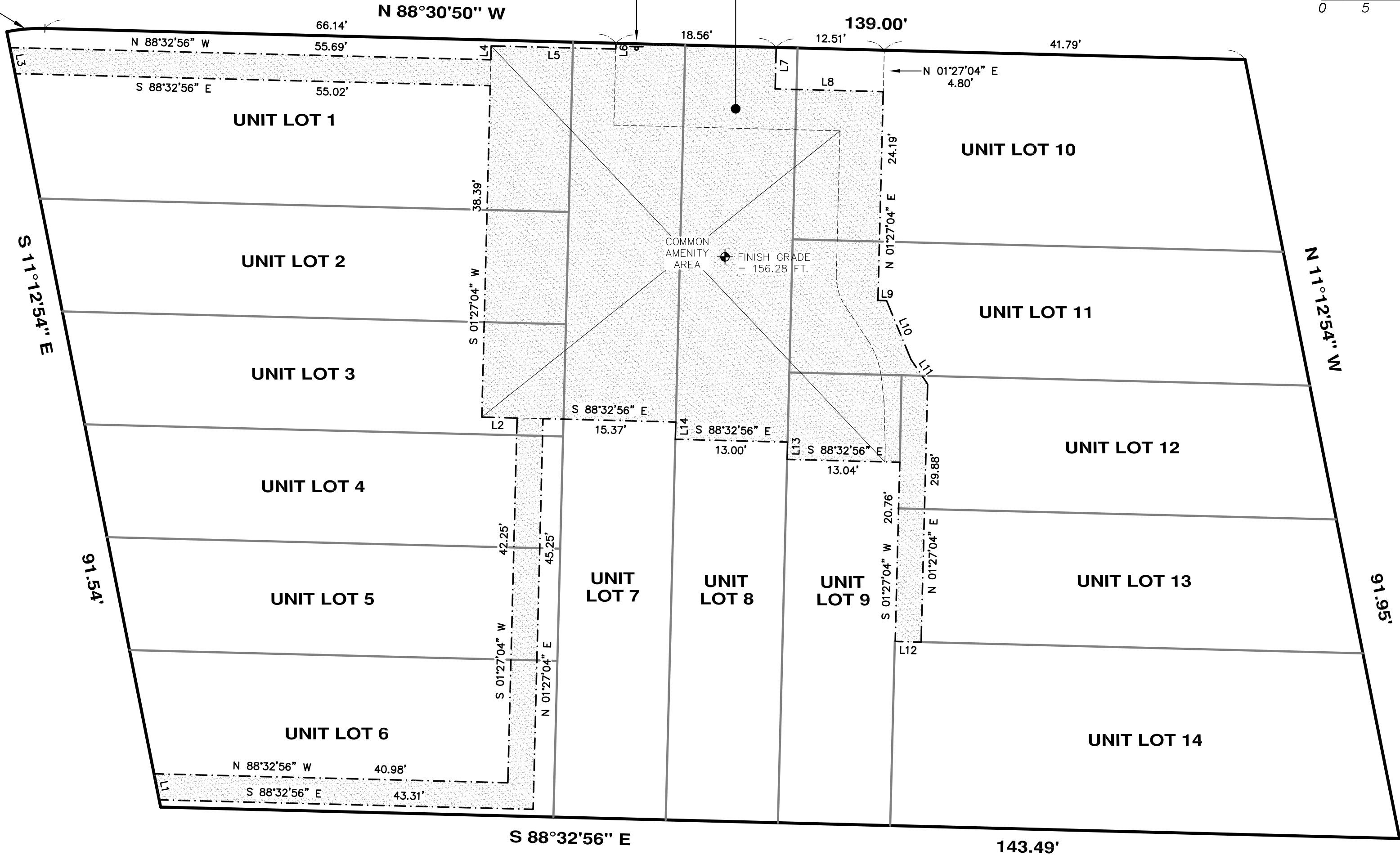
NORTH



AN ADDRESS SIGN FOR ALL UNIT LOTS IS TO BE POSTED AT A LOCATION VISIBLE FROM WHEELER ST.

**PEDESTRIAN ACCESS EASEMENT**  
LOCATION OF PEDESTRIAN ACCESS EASEMENT BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE DEXTER NORTH HOMEOWNERS ASSOCIATION

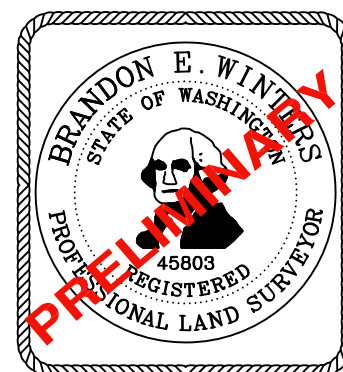
L = 4.43'  
R = 20.00'  
Δ = 12°42'01"



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 11°12'54" E	3.07'
L2	S 88°32'56" E	4.09'
L3	S 11°12'54" E	3.07'
L4	S 01°27'04" W	1.61'
L5	N 88°32'56" W	14.43'
L6	N 01°27'04" E	0.67'
L7	N 01°27'04" E	4.81'
L8	N 88°32'56" W	12.51'
L9	N 88°32'56" W	1.00'
L10	N 22°32'44" W	7.38'
L11	N 34°03'35" W	3.44'
L12	S 88°32'56" E	3.00'
L13	S 01°27'04" W	2.00'
L14	S 01°27'04" W	2.00'

## ENTRANCE LEVEL PEDESTRIAN EASEMENT DETAIL



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

### CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

**SURVEY IN:**

SW 1/4, NE 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON

18-6186Y.DWG

DRAWN BY: SAL

DATE: 03-13-19

PROJECT #: 18-6186

CHK. BY: RHW

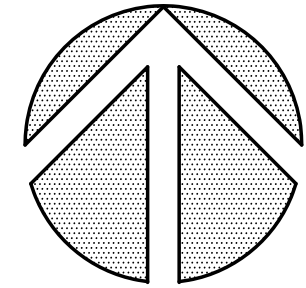
SCALE: 1" = 10'

SHEET: 8 OF 14



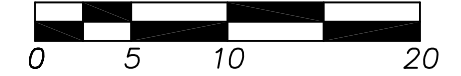
# DEXTER NORTH

SUBDIVISION NO. 3033527-LU



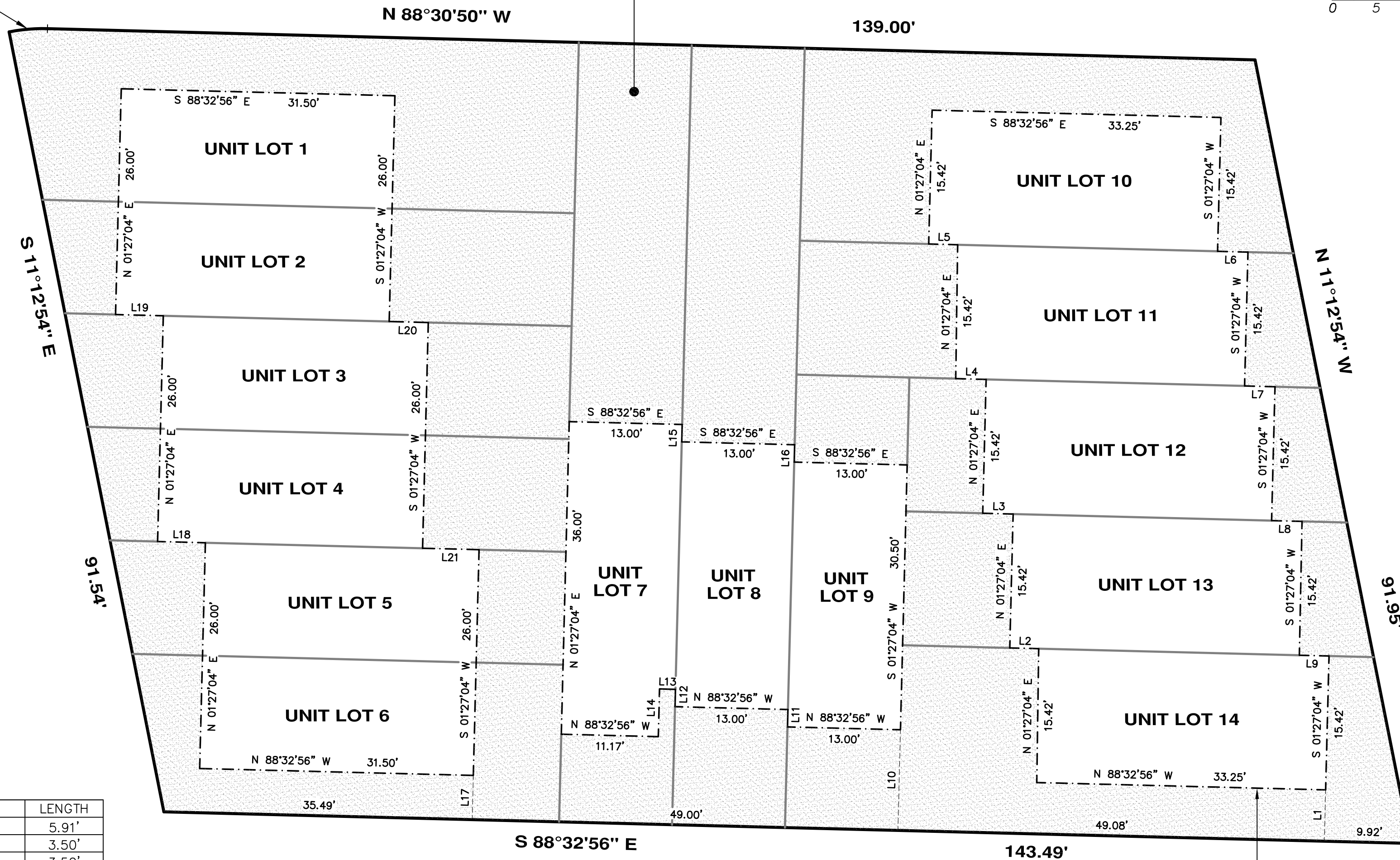
NORTH

SCALE: 1"=10'



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

L = 4.43'  
 R = 20.00'  
 Δ = 12°42'01"

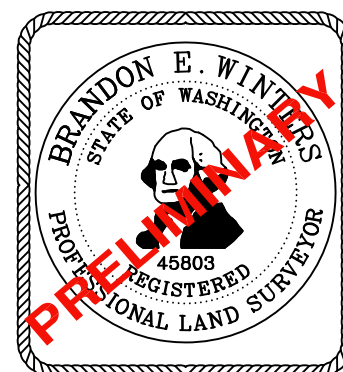


**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 01°27'04" W	5.91'
L2	N 88°32'56" W	3.50'
L3	N 88°32'56" W	3.50'
L4	N 88°32'56" W	3.50'
L5	N 88°32'56" W	3.50'
L6	S 88°32'56" E	3.50'
L7	S 88°32'56" E	3.50'
L8	S 88°32'56" E	3.50'
L9	S 88°32'56" E	3.50'
L10	S 01°27'04" W	11.59'
L11	N 01°27'04" E	2.00'
L12	N 01°27'04" E	2.00'
L13	N 88°32'56" W	1.83'
L14	S 01°27'04" W	5.50'
L15	S 01°27'04" W	2.00'
L16	S 01°27'04" W	2.00'
L17	S 01°27'04" W	5.09'
L18	N 88°32'56" W	5.50'
L19	N 88°32'56" W	5.50'
L20	S 88°32'56" E	4.50'
L21	S 88°32'56" E	6.50'

## UTILITY & EMERGENCY ACCESS EASEMENT DETAIL

BUILDING "FOOTPRINT" AT PRIMARY ENTRANCE LEVEL (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:**

SW 1/4, NE 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.  
 KING COUNTY, WASHINGTON

18-6186Y.DWG

DRAWN BY: SAL

DATE: 03-13-19

PROJECT #: 18-6186

CHK. BY: RHW

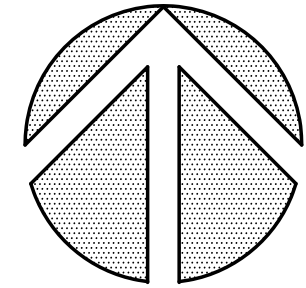
SCALE: 1" = 10'

SHEET: 9 OF 14

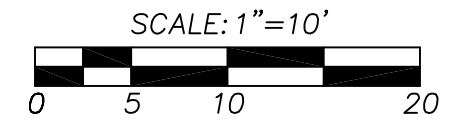


# DEXTER NORTH

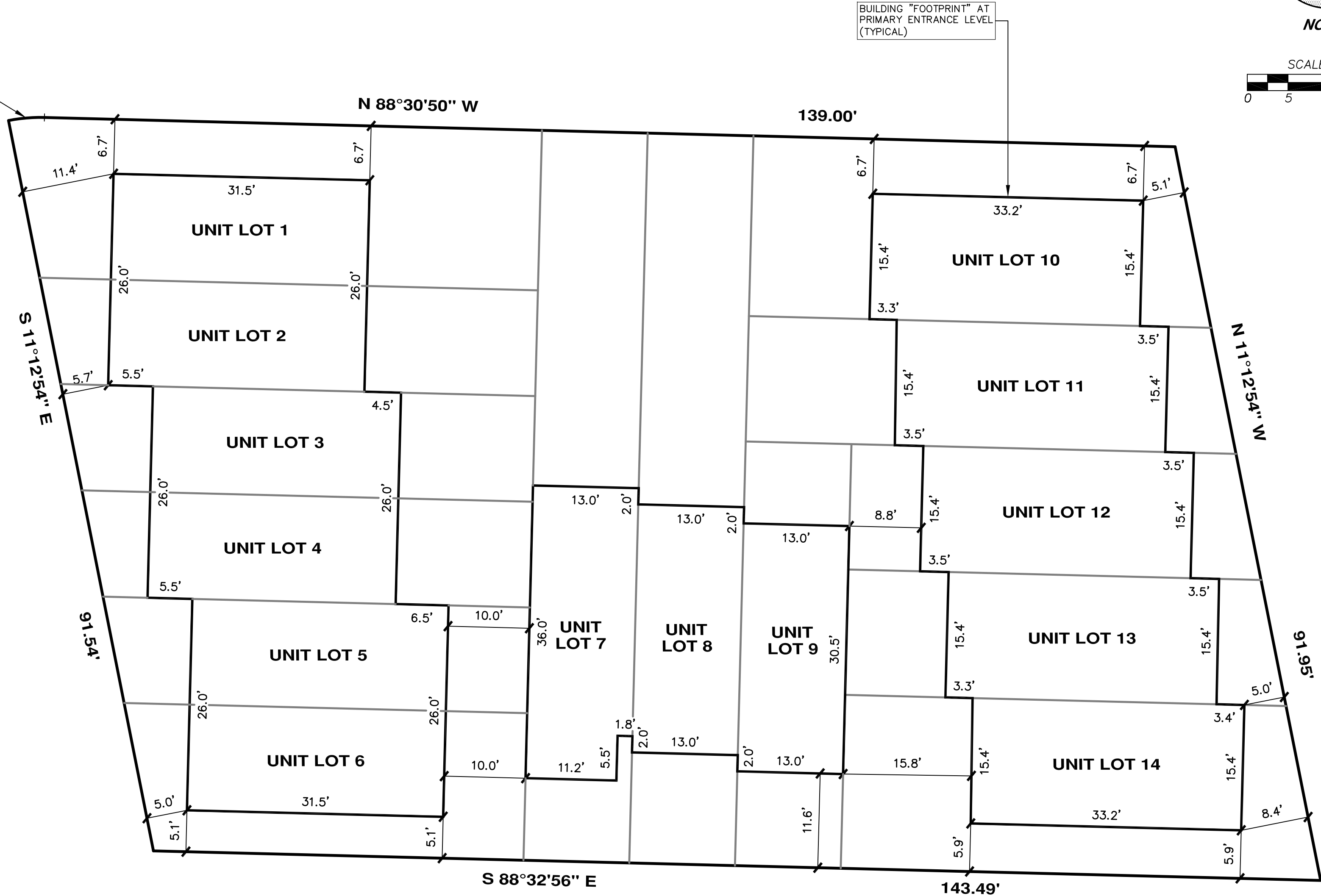
SUBDIVISION NO. 3033527-LU



NORTH



L = 4.43'  
R = 20.00'  
Δ = 12°42'01"

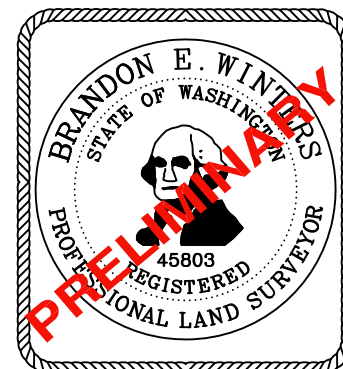


## ***BUILDING DIMENSION DETAIL***

(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 CONE ARCHITECTURE ON BEHALF OF THE SEATTLE LAND USE CO. WE PROVIDE NO CERTIFICATION THAT THESE FOOTPRINTS, DIMENSIONS, OR OFFSETS ARE AS CONSTRUCTED.



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

### CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

**SURVEY IN:**

**SW 1/4, NE 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

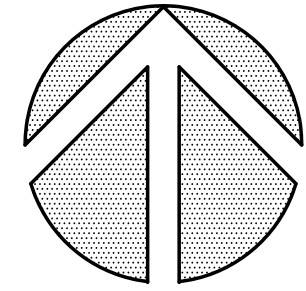
18-6186Y.DWG

DRAWN BY: SAL	DATE: 03-13-19	PROJECT #: 18-6186
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 10 OF 14

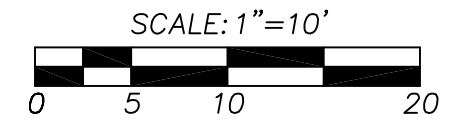


# DEXTER NORTH

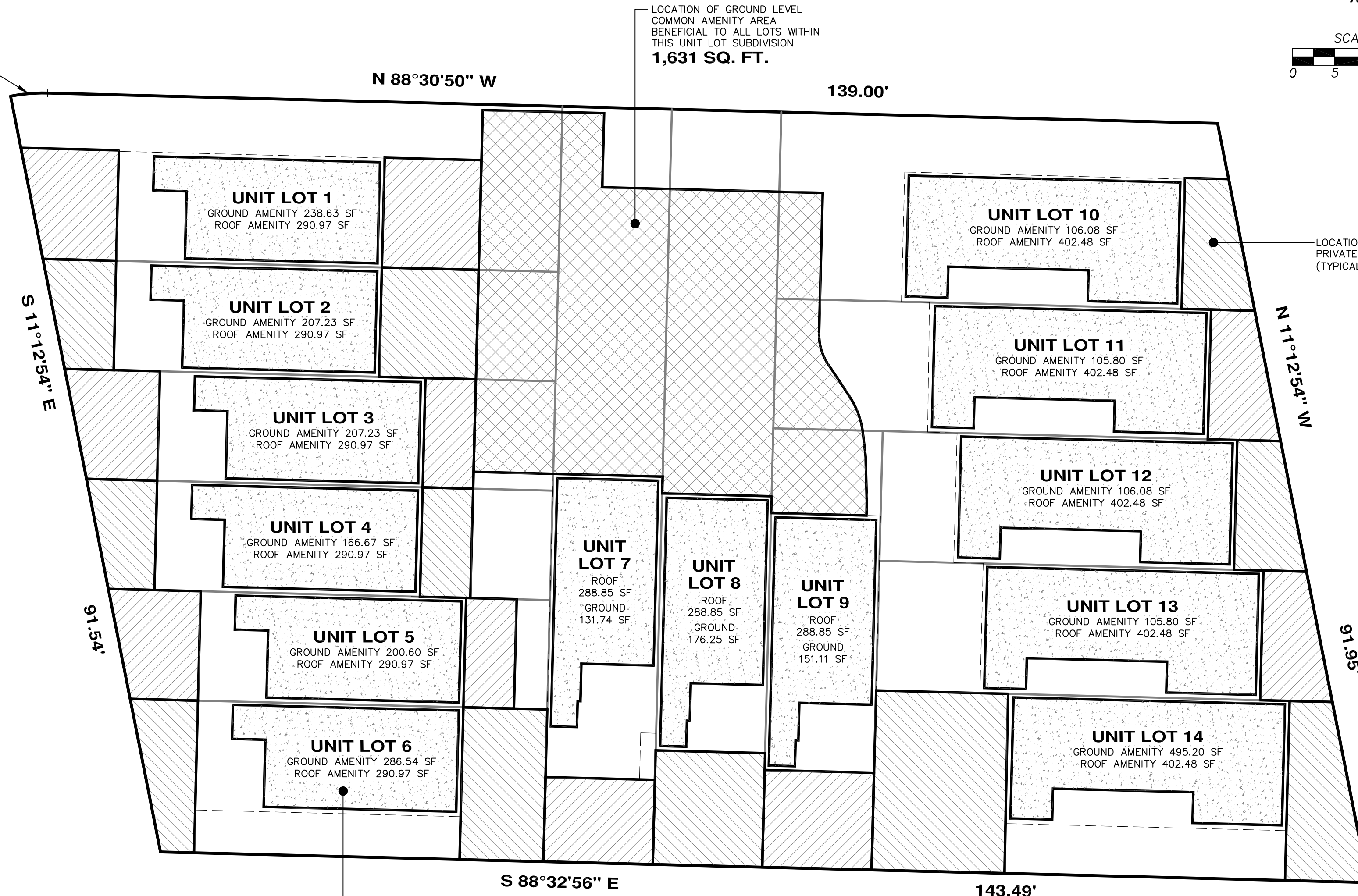
SUBDIVISION NO. 3033527-LU



NORTH



L = 4.43'  
R = 20.00'  
Δ = 12°42'01"



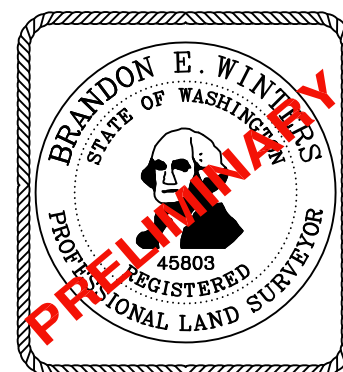
LOCATION OF GROUND LEVEL  
COMMON AMENITY AREA  
BENEFICIAL TO ALL LOTS WITHIN  
THIS UNIT LOT SUBDIVISION  
**1,631 SQ. FT.**

LOCATION OF GROUND LEVEL  
PRIVATE AMENITY AREA  
(TYPICAL)

LOCATION OF ROOF LEVEL  
PRIVATE AMENITY AREA  
(TYPICAL)

## AMENITY AREA DETAIL

(SEE "AMENITY AREA NOTE")



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:**  
**SW 1/4, NE 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.**  
**KING COUNTY, WASHINGTON**

18-6186Y.DWG

DRAWN BY: SAL	DATE: 03-13-19	PROJECT #: 18-6186
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 11 OF 14

**AMENITY AREA NOTE:**

THE LOCATION AND AREA OF PRIVATE AMENITY AREAS AS SHOWN HEREON ARE AS PER ARCHITECTURAL PLANS PREPARED BY CONE ARCHITECTURE.



# DEXTER NORTH

SUBDIVISION NO. 3033527-LU

## EASEMENT CONVEYANCE NOTE:

THE GARAGE EASEMENT AS LEGALLY DESCRIBED UPON THIS SHEET AND GRAPHICALLY DEPICTED ON SHEET 7 IS HEREBY GRANTED AND CONVEYED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS. THE DEXTER NORTH HOMEOWNERS' ASSOCIATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE GARAGE AND ALL APPURTENANCES THERETO LYING WITHIN SAID GARAGE EASEMENT, EXCEPTING THEREFROM THE ELEVATOR AND ELEVATOR MACHINE ROOM WHICH SHALL BE THE SOLE RESPONSIBILITY OF UNIT LOT 7.

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

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

THE MACHINE ROOM EASEMENT AS LEGALLY DESCRIBED UPON SHEET 13 AND GRAPHICALLY DEPICTED ON SHEET 7 IS HEREBY GRANTED AND CONVEYED TO UNIT LOT 7 OF THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS. UNIT LOT 7 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MACHINE ROOM AND ALL APPURTENANCES THERETO LYING WITHIN SAID MACHINE ROOM EASEMENT.

## EASEMENT VERTICAL BOUNDARY NOTES:

1. THIS SUBDIVISION CONTAINS A GARAGE EASEMENT AND A MACHINE ROOM EASEMENT WITH VERTICAL (UPPER AND LOWER) LIMITS WITHIN A GARAGE BUILDING LOCATED BELOW THE PROPOSED TOWNHOME BUILDINGS ON THE PROPERTY. THE VERTICAL LIMITS OF THESE EASEMENTS IS GENERALLY DEPICTED ON THE ELEVATION VIEW ON SHEET 6 OF THIS SUBDIVISION, AND ARE GENERALLY DESCRIBED IN THE LEGAL DESCRIPTION OF THE GARAGE EASEMENT ON SHEET 12 AND THE MACHINE ROOM EASEMENT ON SHEET 13 OF THIS SUBDIVISION. THESE ELEMENTS AND IMPROVEMENTS WERE CONSTRUCTED PURSUANT TO CITY OF SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT PERMIT NOS. 6691163-CN & 6691307-CN AND RELATED PERMITS. IN THE EVENT OF A DISCREPANCY BETWEEN THE VERTICAL LIMITS DESCRIBED IN THIS SUBDIVISION AND THE AS-BUILT LOCATIONS OF THE UPPER AND LOWER SURFACES OF THE INTERIOR OF THE GARAGE BUILDING, THE VERTICAL LIMIT OF THE EASEMENT IN THE GARAGE BUILDING WILL BE BASED ON THE ACTUAL AS-BUILT LOCATIONS OF THE ELEMENT OR IMPROVEMENT COMPRISING THE EASEMENT RATHER THAN THE VERTICAL LIMITS SHOWN OR DESCRIBED IN THIS SUBDIVISION.

2. THE VERTICAL LIMITS OF ANY EASEMENT CREATED IN THIS SUBDIVISION AND WITHIN A PROPOSED BUILDING ON THE PROPERTY DOES NOT EXTEND ABOVE THE ELEVATION OF THE FLOOR ABOVE OR BELOW THE ELEVATION OF THE CEILING BELOW UNLESS THAT AREA (ABOVE THE FLOOR ABOVE OR BELOW THE CEILING BELOW, AS THE CASE MAY BE) IS ALSO SUBJECT TO AN EASEMENT CREATED IN THIS SUBDIVISION.

3. 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.

## GARAGE EASEMENT

(SEE EASEMENT VERTICAL BOUNDARY NOTE 1)

AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITIES, OFF-STREET PARKING, BICYCLE PARKING, EMERGENCY ACCESS, SPRINKLER ROOM, ELECTRICAL ROOM, STORAGE, MECHANICAL ROOM AND REFUSE & RECYCLE STORAGE AREA BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE DEXTER NORTH HOMEOWNERS ASSOCIATION AS SHOWN UPON SHEET 7

THAT PORTION OF LOTS 1 AND 2, BLOCK 14, HUNTER'S LAKE UNION ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 27, RECORDS OF KING COUNTY AUDITOR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE N.E. CORNER OF SAID LOT 1; THENCE S 11°12'54" W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 76.69 FT.; THENCE N 88°32'56" W, 56.32 FT.; THENCE S 01°27'04" W, 2.63 FT.; THENCE N 88°32'56" W, 11.67 FT.; THENCE N 01°27'04" E, 2.00 FT.; THENCE N 88°32'56" W, 9.92 FT.; THENCE N 01°27'04" E, 2.29 FT.; THENCE N 88°32'56" W, 11.83 FT.; THENCE S 01°27'04" W, 6.99 FT.; THENCE N 88°32'56" W, 14.92 FT.; THENCE N 01°27'04" E, 21.89 FT.; THENCE N 88°32'56" W, 5.50 FT.; THENCE N 01°27'04" E, 26.00 FT.; THENCE N 88°32'56" W, 5.50 FT.; THENCE N 01°27'04" E, 32.33 FT.; THENCE S 88°30'50" E, 98.84 FT. TO THE **POINT OF BEGINNING**.

**LOWER VERTICAL LIMIT:** FLOOR ELEVATION OF GARAGE, 141.17 FT. (AS PER NAVD '88 ELEVATION DATUM)

**UPPER VERTICAL LIMIT:** CEILING ELEVATION OF GARAGE, 155.47 FT. (AS PER NAVD '88 ELEVATION DATUM)

## PEDESTRIAN ACCESS EASEMENT

(SEE EASEMENT VERTICAL BOUNDARY NOTE 3)

AN EASEMENT FOR PEDESTRIAN ACCESS AND ADDRESS SIGN BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE DEXTER NORTH HOMEOWNERS ASSOCIATION AS SHOWN UPON SHEET 8.

THAT PORTION OF LOTS 1 AND 2, BLOCK 14, HUNTER'S LAKE UNION ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 27, RECORDS OF KING COUNTY AUDITOR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID LOT 1; THENCE N 88°30'50" W ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 41.79 FT.; THENCE S 01°27'04" W, 4.80 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 01°27'04" W, 24.19 FT.; THENCE S 88°32'56" E, 1.00 FT.; THENCE S 22°32'44" E, 7.38 FT.; THENCE S 34°03'35" E, 3.44 FT.; THENCE S 01°27'04" W, 29.88 FT.; THENCE N 88°32'56" W, 3.00 FT.; THENCE N 01°27'04" E, 20.76 FT.; THENCE N 88°32'56" W, 13.04 FT.; THENCE N 01°27'04" E, 2.00 FT.; THENCE N 88°32'56" W, 13.00 FT.; THENCE N 01°27'04" E, 2.00 FT.; THENCE N 88°32'56" W, 15.37 FT.; THENCE S 01°27'04" W, 45.25 FT.; THENCE N 88°32'56" W, 43.31 FT.; THENCE N 11°12'54" W, 3.07 FT.; THENCE S 88°32'56" E, 40.98 FT.; THENCE N 01°27'04" E, 42.25 FT.; THENCE N 88°32'56" W, 4.09 FT.; THENCE N 01°27'04" E, 38.39 FT.; THENCE N 88°32'56" W, 55.02 FT.; THENCE N 11°12'54" W, 3.07 FT.; THENCE S 88°32'56" E, 55.69 FT.; THENCE N 01°27'04" E, 1.61 FT.; THENCE S 88°32'56" E, 14.43 FT.; THENCE N 01°27'04" E, 0.67 FT.; THENCE S 88°30'50" E, 18.56 FT.; THENCE S 01°27'04" W, 4.81 FT.; THENCE S 88°32'56" E, 12.51 FT. TO THE **POINT OF BEGINNING**.

## UTILITY & EMERGENCY ACCESS EASEMENT

(SEE EASEMENT VERTICAL BOUNDARY NOTE 3)

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 AND THE DEXTER NORTH HOMEOWNERS ASSOCIATION AS SHOWN UPON SHEET 9.

LOTS 1 AND 2, BLOCK 14, HUNTER'S LAKE UNION ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 27, RECORDS OF KING COUNTY AUDITOR.

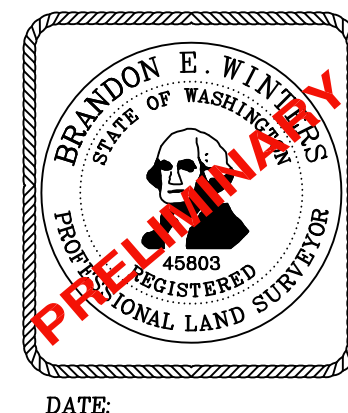
**EXCEPT** THE WEST 20.00 FEET CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE 61981 FOR WIDENING OF DEXTER AVENUE, AS PROVIDED BY ORDINANCE NO. 17628 OF THE CITY OF SEATTLE.

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

COMMENCING AT THE S.E. CORNER OF SAID LOT 2; THENCE N 88°32'56" W ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE OF 9.92 FT.; THENCE N 01°27'04" E, 5.91 FT. TO THE **POINT OF BEGINNING**; THENCE N 88°32'56" W, 33.25 FT.; THENCE N 01°27'04" E, 15.42 FT.; THENCE N 88°32'56" W, 3.50 FT.; THENCE N 01°27'04" E, 15.42 FT.; THENCE N 88°32'56" W, 3.50 FT.; THENCE N 01°27'04" E, 15.42 FT.; THENCE N 88°32'56" W, 3.50 FT.; THENCE N 01°27'04" E, 15.42 FT.; THENCE N 88°32'56" W, 3.50 FT.; THENCE N 01°27'04" E, 15.42 FT.; THENCE S 88°32'56" E, 3.50 FT.; THENCE S 01°27'04" W, 15.42 FT.; THENCE S 88°32'56" E, 3.50 FT.; THENCE S 01°27'04" W, 15.42 FT.; THENCE S 88°32'56" E, 3.50 FT.; THENCE S 01°27'04" W, 15.42 FT.; THENCE S 88°32'56" E, 3.50 FT.; THENCE S 01°27'04" W, 15.42 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE S.E. CORNER OF SAID LOT 2; THENCE N 88°32'56" W ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE OF 59.00 FT.; THENCE N 01°27'04" E, 11.59 FT. TO THE **POINT OF BEGINNING**; THENCE N 88°32'56" W, 13.00 FT.; THENCE N 01°27'04" E, 2.00 FT.; THENCE N 88°32'56" W, 13.00 FT.; THENCE N 01°27'04" E, 2.00 FT.; THENCE N 88°32'56" W, 1.83 FT.; THENCE S 01°27'04" W, 5.50 FT.; THENCE N 88°32'56" W, 11.17 FT.; THENCE N 01°27'04" E, 36.00 FT.; THENCE S 88°32'56" E, 13.00 FT.; THENCE S 01°27'04" W, 2.00 FT.; THENCE S 88°32'56" E, 13.00 FT.; THENCE S 01°27'04" W, 2.00 FT.; THENCE S 88°32'56" E, 13.00 FT.; THENCE S 01°27'04" W, 15.42 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE S.E. CORNER OF SAID LOT 2; THENCE N 88°32'56" W ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE OF 108.00 FT.; THENCE N 01°27'04" E, 5.09 FT. TO THE **POINT OF BEGINNING**; THENCE N 88°32'56" W, 31.50 FT.; THENCE N 01°27'04" E, 26.00 FT.; THENCE N 88°32'56" W, 5.50 FT.; THENCE N 01°27'04" E, 26.00 FT.; THENCE N 88°32'56" W, 5.50 FT.; THENCE N 01°27'04" E, 26.00 FT.; THENCE S 88°32'56" E, 31.50 FT.; THENCE S 01°27'04" W, 26.00 FT.; THENCE S 88°32'56" W, 4.50 FT.; THENCE S 01°27'04" W, 26.00 FT.; THENCE S 88°32'56" E, 6.50 FT.; THENCE S 01°27'04" W, 26.00 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

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

### SURVEY IN:

**SW 1/4, NE 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

18-6186X.DWG

DRAWN BY: SAL

DATE: 03-13-19

PROJECT #: 18-6186

CHK. BY: RHW

SCALE: N/A

SHEET: 12 OF 14



# DEXTER NORTH

SUBDIVISION NO. 3033527-LU

## MACHINE ROOM EASEMENT

(SEE EASEMENT VERTICAL BOUNDARY NOTE 1)

AN EASEMENT FOR ELEVATOR MACHINE ROOM BENEFICIAL TO LOT 7 WITHIN THIS SUBDIVISION

THAT PORTION OF LOT 2, BLOCK 14, HUNTER'S LAKE UNION ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 27, RECORDS OF KING COUNTY AUDITOR. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF SAID LOT 2; THENCE N 11°12'54" W ALONG THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 15.26 FT.; THENCE N 88°32'56" W, 56.32 FT.; THENCE S 01°27'04" W, 2.63 FT.; THENCE N 88°32'56" W, 11.67 FT.; THENCE N 01°27'04" E, 2.00 FT.; THENCE N 88°32'56" W, 9.92 FT. TO THE POINT OF BEGINNING; THENCE S 01°27'04" W, 4.70 FT.; THENCE N 88°32'56" W, 3.75 FT.; THENCE N 01°27'04" E, 6.99 FT.; THENCE S 88°32'56" E, 3.75 FT.; THENCE S 01°27'04" W, 2.29 FT. TO THE POINT OF BEGINNING.

LOWER VERTICAL LIMIT: FLOOR ELEVATION OF MACHINE ROOM, 144.75 FT. (AS PER NAVD '88 ELEVATION DATUM)

UPPER VERTICAL LIMIT: CEILING ELEVATION OF MACHINE ROOM, 155.47 FT. (AS PER NAVD '88 ELEVATION DATUM)

## 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.

## JOINT USE / MAINTENANCE 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

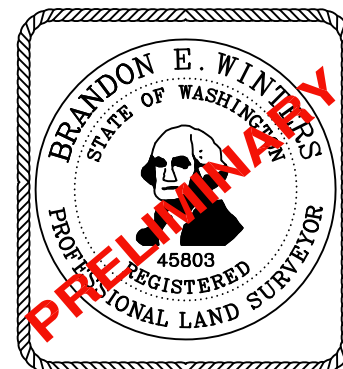
SEE CC&R'S AS RECORDED UNDER KING COUNTY RECORDING NO. \_\_\_\_\_

## 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. \_\_\_\_\_



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:**

**SW 1/4, NE 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

18-6186X.DWG

DRAWN BY: SAL

DATE: 03-13-19

PROJECT #: 18-6186

CHK. BY: RHW

SCALE: N/A

SHEET: 13 OF 14

# DEXTER NORTH

SUBDIVISION NO. 3033527-LU

## SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE SUBDIVISION NO. 3033527-LU  
EASEMENT (OVERHEAD AND UNDERGROUND)  
KING COUNTY ASSESSOR'S TAX PARCEL NO. 3528900980 & 3528900970

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:

LOTS 1 AND 2, BLOCK 14, HUNTER'S LAKE UNION ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 27, RECORDS OF KING COUNTY AUDITOR.

EXCEPT THE WEST 20.00 FEET CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE 61981 FOR WIDENING OF DEXTER AVENUE, AS PROVIDED BY ORDINANCE NO. 17628 OF THE CITY OF SEATTLE.

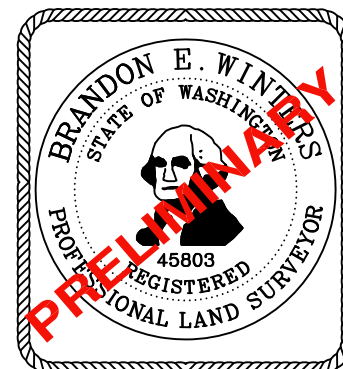
TOGETHER WITH THE RIGHT AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF INGRESS TO AND EGRESS FROM THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, REMOVING, RENEWING, ALTERING, CHANGING, PATROLLING, ENERGIZING AND OPERATING SAID ELECTRIC SYSTEM.

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: \_\_\_\_\_

## 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:**

**SW 1/4, NE 1/4, SEC. 19, T. 25 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

18-6186X.DWG

DRAWN BY: SAL

DATE: 03-13-19

PROJECT #: 18-6186

CHK. BY: RHW

SCALE: N/A

SHEET: 14 OF 14