

SUBDIVISION NO. 3037872-LU

GRANTOR (Owners): BLUEPRINT CAPITAL SERVICES, LLC CONTACT PERSON: DAVE BIDDLE
PO BOX 16438
SEATTLE, WA 98116
PH. 206-282-9270

GRANTEE: CITY OF SEATTLE
KING COUNTY, WASHINGTON

DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT, BLUEPRINT CAPITAL SERVICES, LLC, A LIMITED LIABILITY COMPANY, ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON, THE OWNER(S) 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 OR THEMSELVES AND HEIRS, SUCCESSORS AND ASSIGNS DOES HEREBY DEDICATE AND GRANT THE SEATTLE CITY LIGHT EASEMENT TO THE CITY OF SEATTLE UNDER, OVER AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISIONS ON SHEET X OF X.

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(S).

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

BLUEPRINT CAPITAL SERVICES, LLC

BY: _____
 XXXXXXXXXXXXXXXX, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS.
 COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, CAME XXXXXXXXXXXXXXXXXXXX PERSONALLY KNOWN OR HAVING PRESENTED SATISFACTORY EVIDENCE TO BE MANAGING MEMBER OF BLUEPRINT CAPITAL SERVICES, LLC, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE 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 IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

PRINT NAME: _____
 NOTARY PUBLIC IN AND FOR THE
 STATE OF WASHINGTON, RESIDING AT _____
 EXPIRATION DATE: _____

UNIT SUBDIVISION NOTE

THE UNIT LOTS CREATED BY UNIT LOT SUBDIVISION ARE NOT SEPARATE BUILDABLE LOTS. ADDITIONAL DEVELOPMENT ON ANY INDIVIDUAL UNIT LOT IN THIS UNIT LOT 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.

THIS SUBDIVISION HAS UNIT LOT BOUNDARIES WHICH ARE BASED ON THE LOCATION OF RESIDENTIAL DEVELOPMENT AS PROPOSED ON PERMIT APPLICATION NUMBER 6704336-CN FILED AT THE CITY OF SEATTLE, SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS. THIS DEVELOPMENT MAY INCLUDE STRUCTURES THAT MAY CROSS UNIT LOT LINES AND MAY HAVE OTHER DEVELOPMENT ASPECTS OF COMMON INTEREST TO UNIT LOT OWNERS.

AN EASEMENT HAS BEEN GRANTED TO SEATTLE CITY LIGHT AS SHOWN ON PAGE X OF X.

**MT. BAKERSVILLE
 AN ADDITION TO THE CITY OF SEATTLE**

APPROVALS

CITY OF SEATTLE, SEATTLE DEPARTMENT OF TRANSPORTATION

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2021.

 DIRECTOR OF SEATTLE DEPARTMENT OF TRANSPORTATION

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2021.

 TRAFFIC ENGINEER

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2021.

 DIRECTOR OF SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

CITY OF SEATTLE, CITY LIGHT DEPARTMENT

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2021.

 GENERAL MANAGER AND CHIEF EXECUTIVE OFFICER

SEATTLE PUBLIC UTILITIES

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2021.

 DIRECTOR OF SEATTLE PUBLIC UTILITIES

CITY OF SEATTLE, CITY CLERK

I HEREBY CERTIFY THAT WITHIN THE PLAT OF MT. BAKERSVILLE ADDITION TO THE CITY OF SEATTLE WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. _____, APPROVED THE _____ DAY OF _____, 2021.

 CITY CLERK

CITY OF SEATTLE, DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR OTHER PUBLIC USE, ARE PAID IN FULL. THIS _____ DAY OF _____, 2021.

 DIRECTOR, DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2021

 KING COUNTY ASSESSOR

 DEPUTY KING COUNTY ASSESSOR

KING COUNTY COMPTROLLER

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR OTHER PUBLIC USE, ARE PAID IN FULL. THIS _____ DAY OF _____, 2021.

 OFFICE OF THE COMPTROLLER
 TREASURY DIVISION

 MANAGER, FINANCE DIVISION

 DEPUTY

CONSENT TO SUBDIVISION

XXXXXXXXXX BANK HAS A SECURITY INTEREST IN THE PROPERTY COMMONLY KNOWN AS 2521 29TH AVENUE SOUTH SEATTLE, WASHINGTON (ALSO KNOWN AS TAX PARCEL NUMBER 000360-0025) AS EVIDENCED BY DEED OF TRUST DATED XXXXXXXXXXXXX AND RECORDED ON XXXXXXXXXXXXXXXXXXXX AS AUDITOR FILE NUMBER XXXXXXXXXXXXXXXX, RECORDS OF KING COUNTY, WASHINGTON. XXXXXXXXXXXXX BANK HAS CONSENTED TO THE SUBDIVISION OF THE PROPERTY AS REFLECTED ON THIS FINAL PLAT SUBDIVISION. XXXXXXXXXXXXX BANK DOES NOT CONTEST THE DEDICATION OF UTILITY EASEMENTS OR OTHER EASEMENTS DESCRIBED ON THIS FINAL PLAT OF SUBDIVISION.

XXXXXXXXXX BANK

 XXXXXXXXXXXXXXXX, TITLE
 STATE OF WASHINGTON)
) SS.
 COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, CAME XXXXXXXXXXXXX, AND KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THE ENTITY UPON BEHALF OF WHICH THE PERSON ACCEDED AND EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

PRINT NAME: _____
 NOTARY PUBLIC IN AND FOR THE
 STATE OF WASHINGTON, RESIDING AT _____

EXPIRATION DATE: _____

DEPARTMENT OF RECORDS AND ELECTIONS

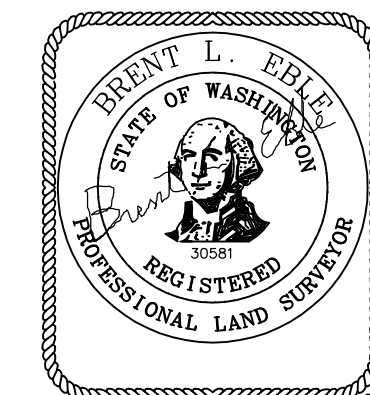
FILED FOR RECORD AT THE REQUEST OF THE DIRECTOR OF SEATTLE TRANSPORTATION THIS _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____ M, AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, RECORDS OF KING COUNTY, WASHINGTON.

 MANAGER

 SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF MT. BAKERSVILLE ADDITION TO THE CITY OF SEATTLE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF STADIUM VISTA ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 58 OF PLATS, PAGE 61, IN KING COUNTY, WASHINGTON; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; 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.



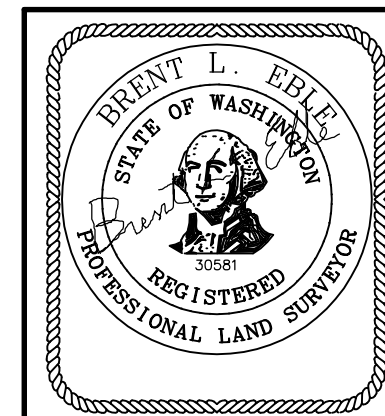
 BRENT L. EBLE
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 30581
 EMERALD LAND SURVEYING INC.
 PO BOX 13694
 MILL CREEK, WA 98082

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
 PH. (425) 359-7198
 Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, S.E. 1/4,
 SEC. 9, T. 24N., R. 4E.

DWN. BY: HMM	DATE: 4/1/21	JOB NO. 18703
CHK. BY: EBLE	SCALE: 1" = 20'	SHEET 1 OF 7



RECORD OF SURVEY

Blueprint
 Capital Services, LLC
 2521 29th Avenue South
 Seattle, WA

SUBDIVISION NO. 3037872-LU

**MT. BAKERSVILLE
AN ADDITION TO THE CITY OF SEATTLE**

LEGAL DESCRIPTION (PARENT LOT)

PARCEL Z, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3031245-LU, RECORDED UNDER KING COUNTY RECORDING NUMBER 20200110900003, RECORDS OF KING COUNTY, WASHINGTON.

(BEING A PORTION OF PARCEL D, CITY OF SEATTLE BOUNDARY LINE ADJUSTMENT NUMBER 3021757, AS PER RECORDING NUMBER 20170201900012, SAID BOUNDARY LINE ADJUSTMENT ALSO BEING A PORTION OF LOTS 1 THRU 10 INCLUSIVE, BLOCK 1, STADIUM VISTA ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 58 OF PLATS, PAGE 61, IN KING COUNTY, WASHINGTON).

TOGETHER WITH A INGRESS AND EGRESS EASEMENT RECORDED UNDER RECORDER'S FILE NUMBER 2021XXXXXXX, RECORDS OF KING COUNTY, WASHINGTON.

APN: 000360-0025

JOINT USE/MAINTENANCE AGREEMENT

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

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

2) THE OWNER(S) OF EACH UNIT LOT SHALL MAINTAIN THE ROOF ON THE TOWNHOME ON THAT OWNER'S UNIT LOT, INCLUDING THAT PORTION OF THE ROOF OF THAT TOWNHOME WHICH EXTENDS ACROSS THE UNIT LOT LINE ONTO AN ADJOINING UNIT LOT, AND EACH SUCH OWNER(S) IS GRANTED AN EASEMENT OVER AND ACROSS THE ADJOINING UNIT LOT FOR SUCH MAINTENANCE. IN THE EVENT THAT PROPERTY OWNER(S) INTEND TO REPAIR OR REPLACE THEIR ROOF, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL ROOF, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER(S) MAKING THE ROOF REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL ROOF REPLACEMENT FOR A BUILDING WITHIN THIS SUBDIVISION, THE COSTS WILL BE SHARED EQUITABLY IN BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER(S) AREA OF ROOF ON THAT BUILDING. SUCH A ROOF REPLACEMENT WILL BE REQUIRED EVERY 25 YEARS (OR AS WARRANTED BY THE ROOFING MATERIAL MANUFACTURER).

3) THE OWNER'S OF EACH UNIT LOT SHALL MAINTAIN THE SHARED WALL, SIDING AND EXTERIOR TRIM ON THE TOWNHOME ON THAT OWNER'S UNIT LOT, INCLUDING THAT PORTION THAT EXTENDS ACROSS THE UNIT LOT LINE ONTO AN ADJOINING UNIT LOT, AND EACH SUCH OWNER IS GRANTED AND EASEMENT OVER AND ACROSS THE ADJOINING UNIT LOT FOR SUCH MAINTENANCE. SHARED WALL, SIDING AND EXTERIOR TRIM SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE SHARED WALLS, SIDING AND EXTERIOR TRIM IS LOCATED. IN THE EVENT A PROPERTY OWNER INTENDS TO REPAIR OR REPLACE THEIR SHARED WALLS, SIDING AND EXTERIOR TRIM, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL WALLS, SIDING AND EXTERIOR TRIM, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR OR REPLACEMENT IS THE SOLE RESPONSIBILITY OF THE OWNER(S) MAKING THE WALLS, SIDING AND EXTERIOR TRIM REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL WALL, SIDING AND/OR EXTERIOR TRIM REPLACEMENT FOR A BUILDING WITHIN THIS SUBDIVISION, COSTS WILL BE SHARED EQUITABLY BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER(S) AREA OF WALLS, SIDING AND EXTERIOR TRIM ON THAT BUILDING.

4) EACH OWNER SHALL SHARE EQUALLY IN THE COSTS FOR MAINTENANCE AND REPAIR OF THE COMMON DRAINAGE AND SIDE SEWER FACILITIES.

5) EACH OWNER HAVING LEGAL USE AND BENEFIT FROM THE MAILBOXES AND ADDRESS SIGNS SHALL SHARE EQUALLY IN THE COSTS FOR THEIR MAINTENANCE AND REPAIR.

6) THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON ALL AFOREMENTIONED PARTY(S) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS FOREVER.

STANDARD CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3037872-LU
EASEMENT (Overhead and Underground)
King County Assessor/s Tax Parcel No. 000360-0025

THE OWNER OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS LAND USE ACTION ("Grantor") hereby grants to THE CITY OF SEATTLE ("Grantee") and the right, privilege and authority (an "Easement") to install, construct, erect, reconstruct, alter, improve, remove, repair, replace, energize, operate, and maintain overhead and underground electric distribution facilities, which may consist of, but are not limited to: poles with braces, guy wires and anchors, cross arms, transformers, ducts, vaults, manholes, switches, cabinets, containers, conduits, wires and other convenient appurtenances necessary to make said overhead and underground distribution facilities an integrated electric system ("Electric System"). All such Electric System shall be located across, over, upon and under the real property described within this land use action ("Property") situated in the County of King, State of Washington, and more particularly described as follows:

An easement over the entire area of this City of Seattle Subdivision No. 3037872-LU; EXCEPT any portion thereof occupied by proposed buildings shown on said subdivision.

Together with Grantee's and its assigns' unrestricted right of access to and from the Property for the purposes of exercising its rights granted herein.

Together with Grantee's and its assigns' right to cut and trim brush, trees or other plants standing or growing upon the Property which, in the opinion of the Grantee, interfere with the maintenance or operation of, or constitute a menace or danger to, the Electric System.

Grantor, its successors and assigns, covenants and agrees that no structure or fire hazards will be built or permitted within the easement area(s) described above; that no digging will be done or permitted within the Property which will in any manner disturb Grantee's Electric System or its solidity or unearth any portion thereof; and that no blasting or discharge of any explosives will be permitted within fifty (50) feet of the Electric System.

The City of Seattle shall be responsible, as provided by law, for any damage to the Grantor through its negligence in the construction, maintenance and operation of the Electric System.

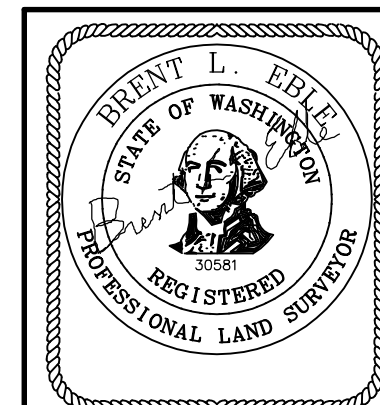
The rights, title, privileges and authority hereby granted shall continue and be in force until the Grantee permanently removes its Electric System from the Property or permanently abandons the Electric System, at which time all such rights, title, privileges and authority hereby granted shall terminate.

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, S.E. 1/4,
SEC. 9, T. 24N., R. 4E.

DWN. BY: HMM	DATE: 4/1/21	JOB NO. 18703
CHK. BY: EBLE	SCALE: 1" = 20'	SHEET 2 OF 7



RECORD OF SURVEY

Blueprint
Capital Services, LLC
2521 29th Avenue South
Seattle, WA

SUBDIVISION NO. 3037872-LU

**MT. BAKERSVILLE
AN ADDITION TO THE CITY OF SEATTLE**

INGRESS, EGRESS, PARKING, BICYCLE AND WASTE/RECYCLE STORAGE AREA EASEMENT

EACH UNIT LOT IN THIS SUBDIVISION IS SUBJECT TO AND IS BENEFITTED BY AN INGRESS, EGRESS, PARKING, BICYCLE AND WASTE/RECYCLE STORAGE AREA EASEMENT OVER AND ACROSS THAT PORTION OF PARCEL Z, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3031245-LU, RECORDED UNDER KING COUNTY RECORDING NUMBER 20200110900003, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL Z; THENCE N 01°14'53" E ALONG THE EAST MARGIN OF SAID PARCEL Z, 77.81 FEET;
THENCE N 88°36'45" W, 17.94 FEET;
THENCE S 01°23'15" W, 23.17 FEET;
THENCE N 88°36'45" W, 11.28 FEET;
THENCE S 01°36'45" W, 37.00 FEET;
THENCE N 88°36'45" W, 111.00 FEET;
THENCE S 01°23'15" W, 2.58 FEET;
THENCE N 88°36'45" W, 41.17 FEET TO THE WEST MARGIN OF SAID PARCEL Z THEREOF;
THENCE S 01°15'18" W ALONG SAID MARGIN, 15.06 FEET TO THE SOUTH MARGIN OF SAID PARCEL Z THEREOF;
THENCE S 88°36'45" E ALONG SAID MARGIN, 181.55 FEET TO THE POINT OF BEGINNING.

(THIS EASEMENT IS DEPICTED ON SHEETS 6 AND 7 OF THIS SUBDIVISION.)

PEDESTRIAN EASEMENT #1

UNIT LOT CC IS SUBJECT TO PEDESTRIAN EASEMENT #1 FOR THE BENEFIT OF UNIT LOT DD, CITY OF SEATTLE SUBDIVISION NUMBER 3037872-LU OVER AND ACROSS THAT PORTION OF PARCEL Z, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3031245-LU, RECORDED UNDER KING COUNTY RECORDING NUMBER 20200110900003, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL Z; THENCE N 01°14'35" E ALONG THE EAST MARGIN OF SAID PARCEL Z, 106.64 FEET TO THE NORTH MARGIN OF SAID PARCEL Z THEREOF;
THENCE N 88°36'45" W ALONG SAID MARGIN, 29.15 FEET;
THENCE S 01°23'15" W, 23.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 88°36'45" E, 6.45 FEET;
THENCE S 01°23'15" W, 18.50 FEET;
THENCE N 88°36'45" W, 6.45 FEET;
THENCE N 01°23'15" W, 18.50 FEET TO THE TRUE POINT OF BEGINNING.

(THIS EASEMENT IS DEPICTED ON SHEETS 6 AND 7 OF THIS SUBDIVISION.)

PEDESTRIAN EASEMENT #2

UNIT LOTS EE, FF, KK AND LL, CITY OF SEATTLE SUBDIVISION NUMBER 3037872-LU ARE SUBJECT TO AND TOGETHER WITH PEDESTRIAN EASEMENT #2 OVER AND ACROSS THAT PORTION OF PARCEL Z, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3031245-LU, RECORDED UNDER KING COUNTY RECORDING NUMBER 20200110900003, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL Z; THENCE N 01°14'35" E ALONG THE EAST MARGIN OF SAID PARCEL Z, 106.64 FEET TO THE NORTH MARGIN OF SAID PARCEL Z THEREOF;
THENCE N 88°36'45" W ALONG SAID MARGIN, 73.15 FEET;
THENCE S 01°23'15" W, 15.92 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S 01°23'15" W, 26.08 FEET;
THENCE N 88°36'45" W, 11.50 FEET;
THENCE N 01°23'15" W, 26.08 FEET;
THENCE S 88°36'45" E, 11.50 FEET TO THE TRUE POINT OF BEGINNING.

(THIS EASEMENT IS DEPICTED ON SHEETS 6 AND 7 OF THIS SUBDIVISION.)

PEDESTRIAN EASEMENT #3

UNIT LOTS MM, NN AND UU, CITY OF SEATTLE SUBDIVISION NUMBER 3037872-LU ARE SUBJECT TO AND ALL UNIT LOTS WITHIN SAID SUBDIVISION ARE TOGETHER WITH PEDESTRIAN EASEMENT #3 OVER AND ACROSS THAT PORTION OF PARCEL Z, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3031245-LU, RECORDED UNDER KING COUNTY RECORDING NUMBER 20200110900003, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL Z; THENCE N 88°36'45" W ALONG THE SOUTH MARGIN OF SAID PARCEL Z, 181.55 FEET TO THE WEST MARGIN OF SAID PARCEL Z THEREOF;
THENCE N 01°15'18" E ALONG SAID MARGIN, 76.56 FEET;
THENCE S 88°36'45" E, 41.31 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S 88°36'45" E, 7.52 FEET;
THENCE N 01°15'18" E, 14.16 FEET;
THENCE S 88°36'45" E, 4.02 FEET;
THENCE S 01°23'15" W, 26.08 FEET;
THENCE N 88°36'45" W, 11.50 FEET;
THENCE N 01°23'15" E, 11.92 FEET TO THE TRUE POINT OF BEGINNING.

(THIS EASEMENT IS DEPICTED ON SHEETS 6 AND 7 OF THIS SUBDIVISION.)

PEDESTRIAN EASEMENT #4

UNIT LOTS OO, PP, QQ, RR, SS AND TT, CITY OF SEATTLE SUBDIVISION NUMBER 3037872-LU ARE SUBJECT TO AND ALL UNIT LOTS WITHIN SAID SUBDIVISION ARE TOGETHER WITH PEDESTRIAN EASEMENT #4 OVER AND ACROSS THAT PORTION OF PARCEL Z, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3031245-LU, RECORDED UNDER KING COUNTY RECORDING NUMBER 20200110900003, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL Z; THENCE N 01°14'53" E ALONG THE EAST MARGIN OF SAID PARCEL Z, 77.81 FEET;
THENCE N 88°36'45" W, 17.94 FEET;
THENCE S 01°23'15" W, 23.17 FEET;
THENCE N 88°36'45" W, 11.28 FEET;
THENCE S 01°36'45" W, 37.00 FEET;
THENCE N 88°36'45" W, 99.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N 88°36'45" W, 11.50 FEET;
THENCE N 01°23'15" E, 37.00 FEET;
THENCE S 88°36'45" E, 11.50 FEET;
THENCE S 01°23'15" W, 37.00 FEET TO THE TRUE POINT OF BEGINNING.

(THIS EASEMENT IS DEPICTED ON SHEETS 6 AND 7 OF THIS SUBDIVISION.)

PEDESTRIAN EASEMENT #5

UNIT LOTS GG, HH, II AND JJ, CITY OF SEATTLE SUBDIVISION NUMBER 3037872-LU ARE SUBJECT TO AND ALL UNIT LOTS WITHIN SAID SUBDIVISION ARE TOGETHER WITH PEDESTRIAN EASEMENT #5 OVER AND ACROSS THAT PORTION OF PARCEL Z, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3031245-LU, RECORDED UNDER KING COUNTY RECORDING NUMBER 20200110900003, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL Z; THENCE N 01°14'53" E ALONG THE EAST MARGIN OF SAID PARCEL Z, 77.81 FEET;
THENCE N 88°36'45" W, 17.94 FEET;
THENCE S 01°23'15" W, 23.17 FEET;
THENCE N 88°36'45" W, 11.28 FEET;
THENCE S 01°36'45" W, 37.00 FEET;
THENCE N 88°36'45" W, 44.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N 88°36'45" W, 11.50 FEET;
THENCE N 01°23'15" E, 37.00 FEET;
THENCE S 88°36'45" E, 11.50 FEET;
THENCE S 01°23'15" W, 37.00 FEET TO THE TRUE POINT OF BEGINNING.

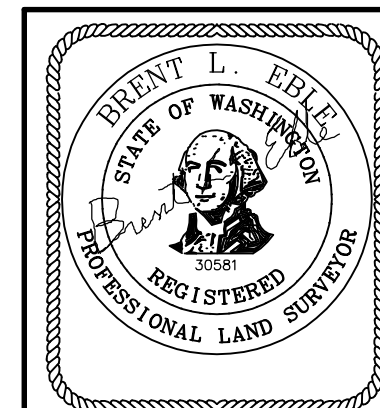
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EMERALD LAND SURVEYING, INC.

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DWN. BY: HMM	DATE: 4/1/21	JOB NO. 18703
CHK. BY: EBLE	SCALE: 1" = 20'	SHEET 3 OF 7



RECORD OF SURVEY

Blueprint
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2521 29th Avenue South
Seattle, WA

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**MT. BAKERSVILLE
AN ADDITION TO THE CITY OF SEATTLE**

COMMON AMENITY AREA EASEMENT #1

UNIT LOTS BB, CC, FF, GG, JJ, KK, NN AND OO, CITY OF SEATTLE SUBDIVISION NUMBER 3037872-LU ARE SUBJECT TO AND ALL UNIT LOTS WITHIN SAID SUBDIVISION ARE TOGETHER WITH PEDESTRIAN ACCESS AND COMMON AMENITY AREA #1 EASEMENT WHICH IS AVAILABLE FOR USE BY ALL OCCUPANTS OF THE DEVELOPMENT FOR ACTIVE OR PASSIVE RECREATIONAL USE OVER AND ACROSS THAT PORTION OF PARCEL Z, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3031245-LU, RECORDED UNDER KING COUNTY RECORDING NUMBER 20200110900003, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL Z; THENCE N 01°14'53" E ALONG THE EAST MARGIN OF SAID PARCEL Z, 77.81 FEET;
THENCE N 88°36'45" W, 17.94 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N 88°36'45" W, 4.83 FEET;
THENCE S 01°23'15" W, 13.17 FEET;
THENCE N 88°36'45" W, 113.58 FEET;
THENCE S 01°23'15" W, 10.00 FEET;
THENCE S 88°36'45" E, 118.41 FEET;
THENCE N 01°23'15" E, 23.17 FEET TO THE TRUE POINT OF BEGINNING.

(THIS EASEMENT IS DEPICTED ON SHEETS 6 AND 7 OF THIS SUBDIVISION.)

COMMON AMENITY AREA EASEMENT #2

UNIT LOTS MM, NN AND UU, CITY OF SEATTLE SUBDIVISION NUMBER 3037872-LU ARE SUBJECT TO AND ALL UNIT LOTS WITHIN SAID SUBDIVISION ARE TOGETHER WITH PEDESTRIAN ACCESS AND COMMON AMENITY AREA #2 EASEMENT WHICH IS AVAILABLE FOR USE BY ALL OCCUPANTS OF THE DEVELOPMENT FOR ACTIVE OR PASSIVE RECREATIONAL USE OVER AND ACROSS THAT PORTION OF PARCEL Z, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3031245-LU, RECORDED UNDER KING COUNTY RECORDING NUMBER 20200110900003, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL Z; THENCE N 88°36'45" W ALONG THE SOUTH MARGIN OF SAID PARCEL Z, 181.55 FEET TO THE WEST MARGIN OF SAID PARCEL Z THEREOF;
THENCE N 01°15'18" E ALONG SAID MARGIN, 76.56 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 88°36'45" E, 48.83 FEET;
THENCE N 01°15'18" E, 30.08 FEET TO THE NORTH MARGIN OF SAID PARCEL Z THEREOF;
THENCE N 88°36'45" W ALONG SAID MARGIN, 48.83 FEET TO THE WEST MARGIN OF SAID PARCEL Z THEREOF;
THENCE S 01°15'18" W ALONG SAID MARGIN, 30.08 FEET TO THE TRUE POINT OF BEGINNING.

(THIS EASEMENT IS DEPICTED ON SHEETS 6 AND 7 OF THIS SUBDIVISION.)

**ADDRESS SIGN AND SIGN
MAINTENANCE EASEMENT**

UNIT LOT AA OF THIS SUBDIVISION IS SUBJECT TO AND ALL UNIT LOTS IN THIS SUBDIVISION ARE BENEFITTED BY AN ADDRESS SIGN AND SIGN MAINTENANCE OVER AND ACROSS THE SOUTH 2.00 FEET OF THE EAST 2.00 FEET OF PARCEL Z, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3031245-LU, RECORDED UNDER KING COUNTY RECORDING NUMBER 20200110900003, RECORDS OF KING COUNTY, WASHINGTON;

THIS EASEMENT, AND THE RIGHTS AND RESPONSIBILITIES REGARDING THIS EASEMENT, ARE MORE PARTICULARLY DESCRIBED IN SECTION X.X OF THE DECLARATION OF COVENANTS AND EASEMENTS RECORDED UNDER KING COUNTY, WASHINGTON RECORDING NO. XXXXXXXXXXXXX.

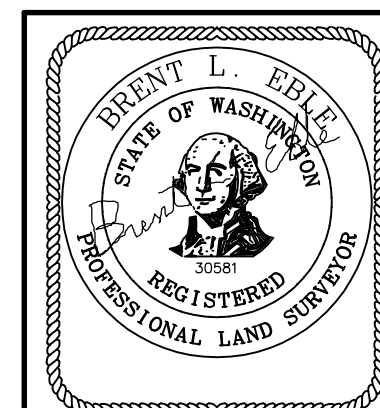
(THIS EASEMENT IS DEPICTED ON SHEETS 6 AND 7 OF THIS SUBDIVISION.)

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

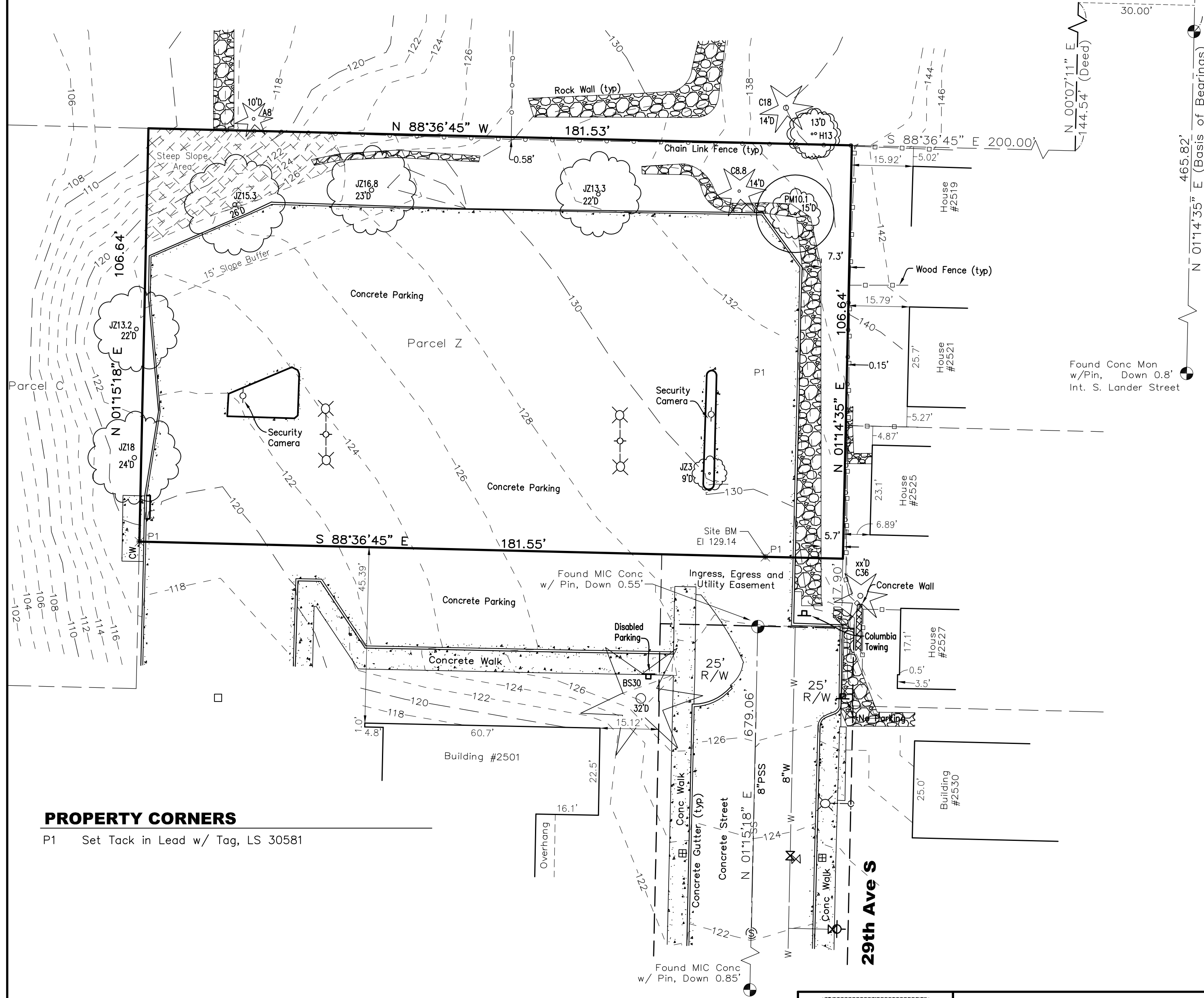
SURVEY IN N.E. 1/4, S.E. 1/4,
SEC. 9, T. 24N., R. 4E.

DWN. BY: HMM	DATE: 4/1/21	JOB NO. 18703
CHK. BY: EBLE	SCALE: 1" = 20'	SHEET 4 OF 7



RECORD OF SURVEY

Blueprint
Capital Services, LLC
2521 29th Avenue South
Seattle, WA



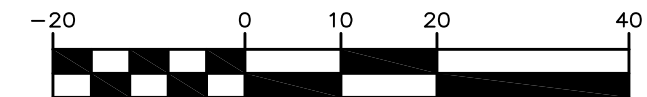
Found Conc. Mon w/
1 3/4" Brass Disk,
Down 0.6', 15' Offset,
S. Bay View to East

Found Conc. Mon w/
1 3/4" Brass Disk,
Down 1.0', 15' Offset,
S. Bay View to East

30th Ave S

**MERIDIAN
NAD 83-91**

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

TREE DESCRIPTIONS

- BS Blue Spruce (*Picea pungens*)
- JZ Japanese zelkova (*Zelkova serrata*)
- A American arborvitae (*Thuja occidentalis*)
- C Deodar cedar (*Cedrus deodara*)
- H Hawthorn (*Crataegus* spp)
- PM Pacific madrone (*Arbutus menziesii*)

SURVEY NOTES

INSTRUMENT USED: TRIMBLE S7 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON DECEMBER 19 & 20, 2018.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE.

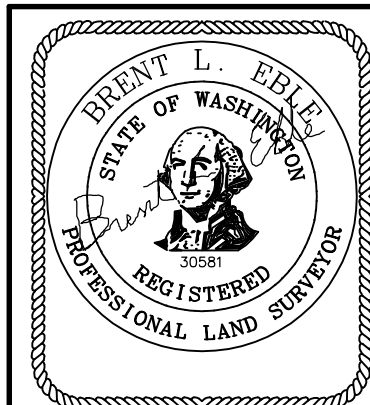
VERTICAL DATUM - NAVD 1988
CONTOUR INTERVAL - 2 FEET

PROPERTY CORNERS

P1 Set Tack in Lead w/ Tag, LS 30581

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RECORD OF SURVEY

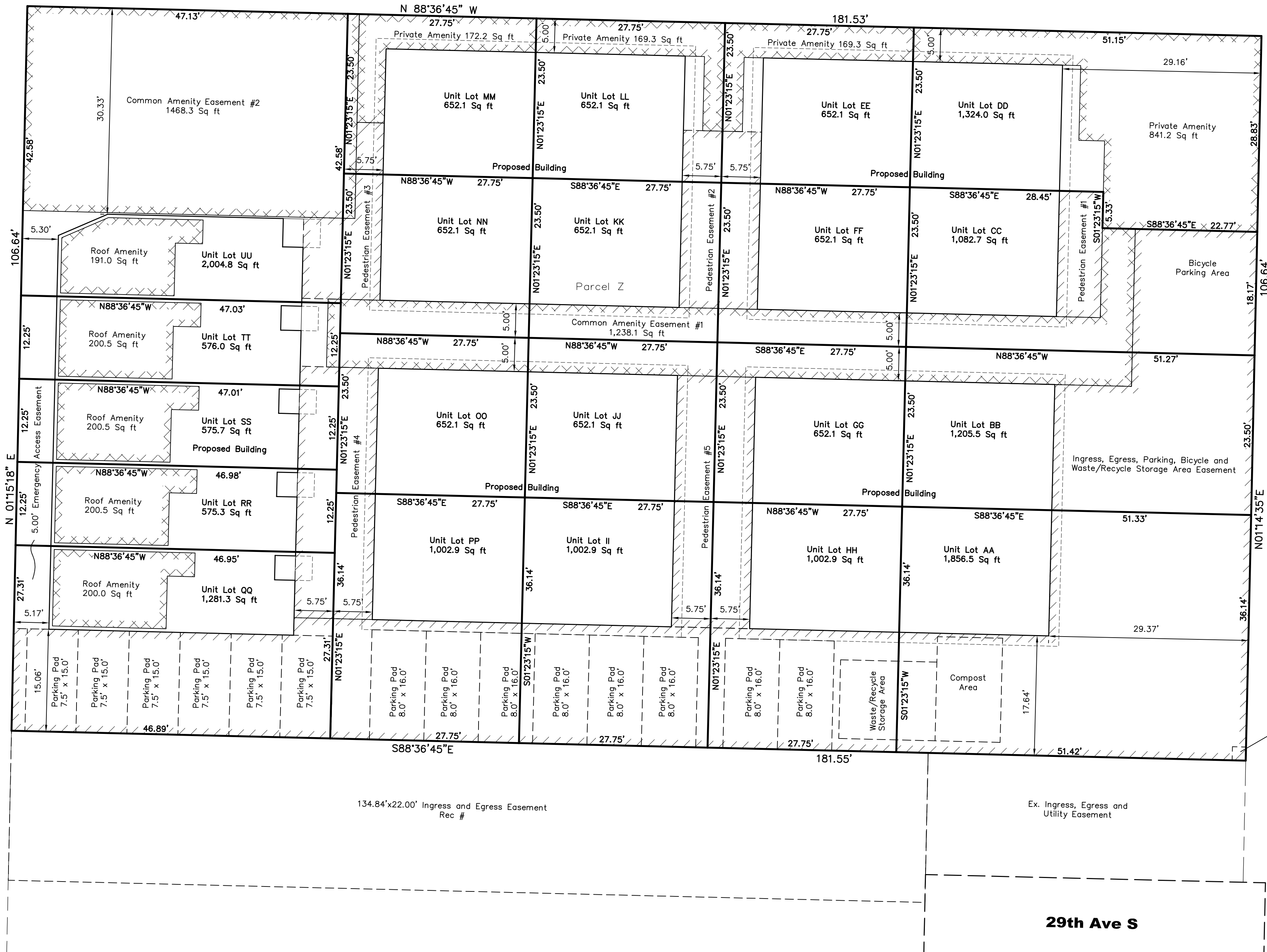
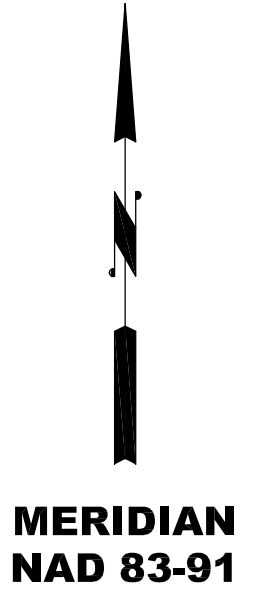
Blueprint
Capital Services, LLC
2521 29th Avenue South
Seattle, WA

SURVEY IN N.E. 1/4, S.E. 1/4,
SEC. 9, T. 24N., R. 4E.

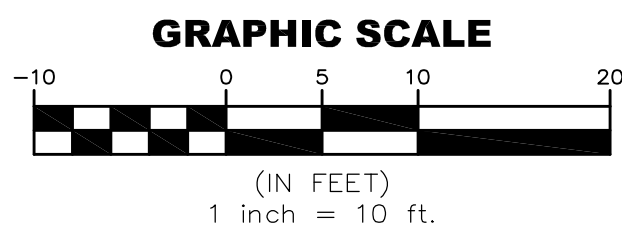
DWN. BY: HMM	DATE: 4/1/21	JOB NO. 18703
CHK. BY: EBLE	SCALE: 1" = 20'	SHEET 5 OF 7

SUBDIVISION NO. 3037872-LU

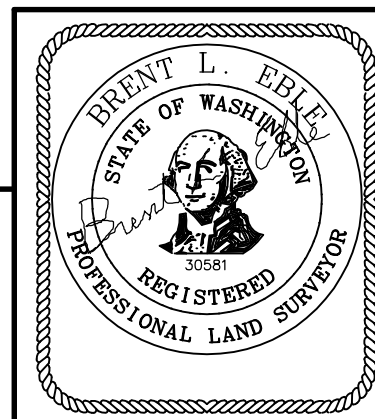
**MT. BAKERSVILLE
AN ADDITION TO THE CITY OF SEATTLE**



2'x2' Address Sign and Sign Maintenance Easement, Sign Must Comply with SMC 23.54.030 G



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RECORD OF SURVEY
 Blueprint
 Capital Services, LLC
 2521 29th Avenue South
 Seattle, WA

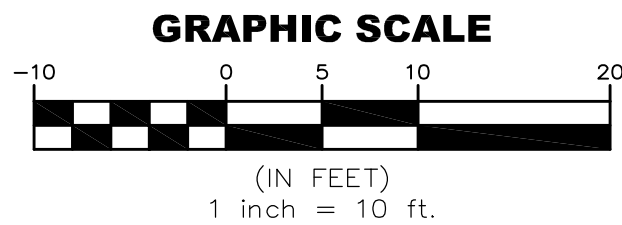
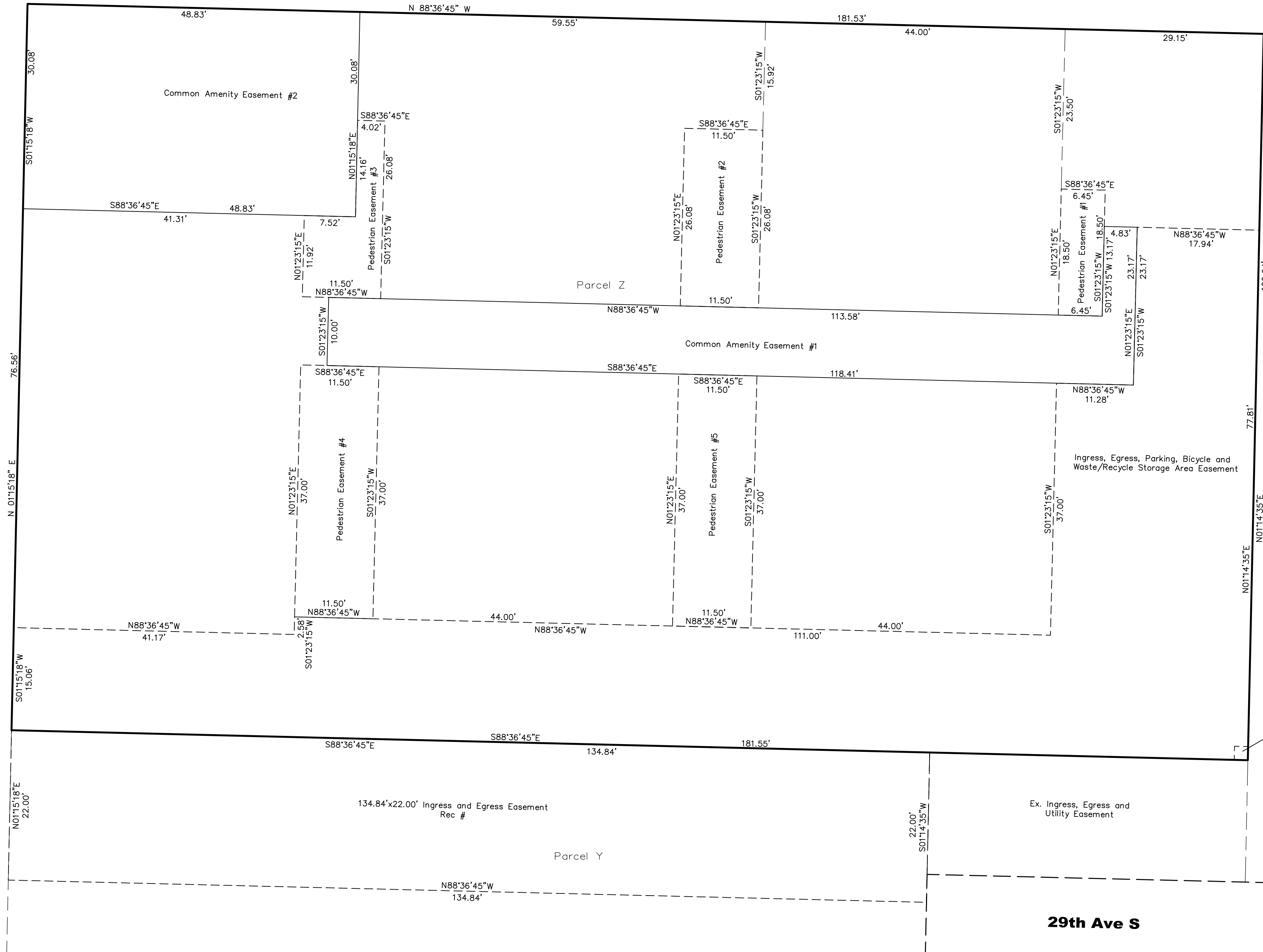
SURVEY IN N.E. 1/4, S.E. 1/4,
 SEC. 9, T. 24N., R. 4E.

DWN. BY: HMM	DATE: 4/1/21	JOB NO. 18703
CHK. BY: EBLE	SCALE: 1" = 10'	SHEET 6 OF 7

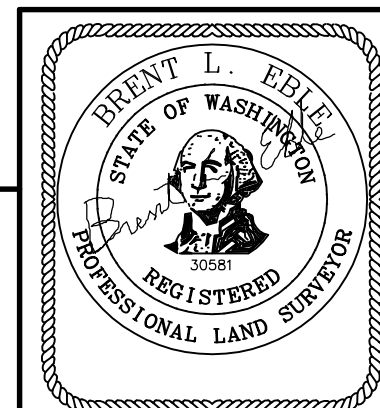
SUBDIVISION NO. 3037872-LU

**MT. BAKERSVILLE
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**MERIDIAN
NAD 83-91**



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SURVEY IN N.E. 1/4, S.E. 1/4,
SEC. 9, T. 24N., R. 4E.

DWN. BY: HMM	DATE: 4/1/21	JOB NO. 18703
CHK. BY: EBLE	SCALE: 1" = 10'	SHEET 7 OF 7