

6249 AIRPORT WAY S

SUBDIVISION NO. 3040723-LU

GRANTOR: TANG REAL ESTATE INVESTMENTS
6249 AIRPORT WAY S
SEATTLE, WA 98108

GRANTEE: CITY OF SEATTLE
KING COUNTY, WA

CONTACT PERSON: KELSEY ELLIOTT
TERRANE, INC
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
(425) 458-4488
KELSEYE@Terrane.net

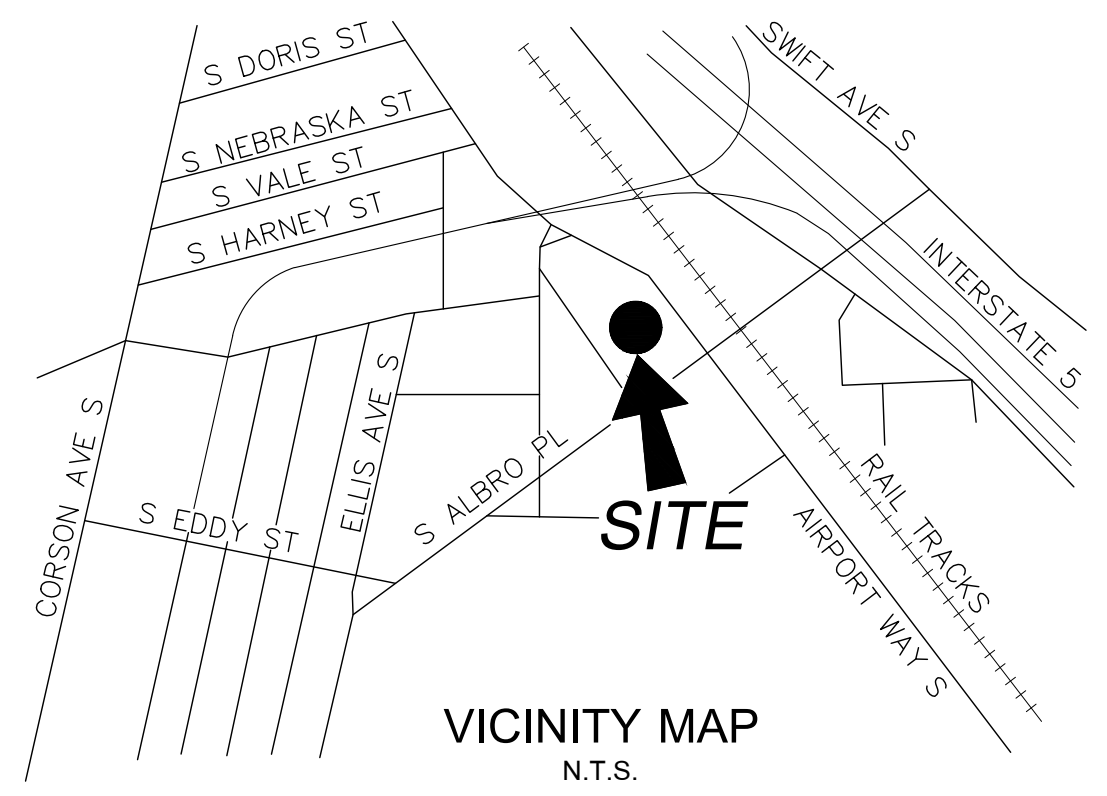
ABBREVIATED LEGAL:
14, 15, 16 & 17 7 QUEEN ADD. 8 / 74
LOT(S) BLOCK SUBDIVISION VOL./PG(S)

TAX PARCEL NO.: 7006200430

ADDRESS: 6249 AIRPORT WAY S
SEATTLE, WA 98108

ZONING CLASSIFICATION: ALL PARCELS BEING SUBDIVIDED AS
SHOWN HEREON ARE ZONED C2-55 (M)

REFERENCE NO. FOR RELATED PROJECTS: 6759642-CN



VICINITY MAP
N.T.S.

UNIT LOT SUBDIVISION NOTE:

THIS SUBDIVISION HAS UNIT LOT BOUNDARIES WHICH ARE BASED ON THE LOCATION OF RESIDENTIAL DEVELOPMENT AS PROPOSED PERMIT APPLICATION NUMBER 6759642-CN FILED AT THE CITY OF 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.

THIS SUBDIVISION OF PROPERTY IS ONLY FOR THE PURPOSE OF ALLOWING SALE OR LEASE OF THE INDIVIDUAL LIVE-WORK UNITS. DEVELOPMENT STANDARDS WILL BE APPLIED TO THE ORIGINAL PARCEL AND NOT TO EACH OF THE NEW PARCELS.

SHEET INDEX:

- SHEET 1: COVER, APPROVALS/CERTIFICATES
- SHEET 2: SIGNATURES, PARENT LEGAL
- SHEET 3: SURVEY CONTROL PLAN
- SHEET 4: EXISTING SITE CONDITIONS
- SHEET 5: UNIT LOT SUBDIVISION DETAIL
- SHEET 6: ACCESS EASEMENT DETAIL
- SHEET 7: BUILDING DIMENSION DETAIL
- SHEET 8: AMENITY AREA DETAIL
- SHEET 9: NOTES

APPROVALS:

CITY OF SEATTLE, DEPARTMENT OF TRANSPORTATION
EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____ 20__

DIRECTOR OF TRANSPORTATION

EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____ 20__

TRAFFIC ENGINEER

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____ 20__

DIRECTOR OF THE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

CITY OF SEATTLE, CITY LIGHT DEPARTMENT

EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____ 20__

GENERAL MANAGER AND CHIEF EXECUTIVE OFFICER

CITY OF SEATTLE, CITY CLERK

I HEREBY CERTIFY THAT THE PLAT OF _____ WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. _____, APPROVED THE ____ DAY OF _____ 20__

CITY CLERK

CITY OF SEATTLE, DEPARTMENT OF FINANCIAL 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 _____ 20__

DIRECTOR, DEPARTMENT OF EXECUTIVE ADMINISTRATION

KING COUNTY, DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____ 20__

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 _____ 20__

MANAGER, FINANCE DIVISION

DEPUTY

TERRANE

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Bellevue, WA 98004
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6249 AIRPORT WAY S

COVER

PARCEL NO. 7006200430

SURVEY IN: KING COUNTY, WASHINGTON
SE 1/4, SE 1/4, SEC.20, T.24N., R.04E., W.M.

INDEXING INFORMATION

NW ⁴	NE ⁴	SECTION: <u>20</u>
SW ⁴	SE ⁴	
		TOWNSHIP: <u>24N</u>
		RANGE: <u>04E, W.M.</u>
		COUNTY: <u>KING</u>

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20__ AT _____ M.
IN BOOK _____ OF SURVEYS. AT PAGE _____, AT THE REQUEST
OF TERRANE, INC.

MANAGER

SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____ IN MAY OF 2023. I HEREBY CERTIFY THAT THIS MAP FOR _____ IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN.

NOT FOR RECORDING

JEFFREY PASON SAVAGE CERTIFICATE NO. 52088 DATE _____

REFERENCES

- R1. RECORD OF SURVEY, VOL. 208, PG. 089. RECORDS OF KING COUNTY, WASHINGTON.
- R2. SR5/1946 SEATTLE FREEWAY - NORFOLK ST. TO BAYVIEW ST. DRAWER V004 SEQUENCE 05. RECORDS OF WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
- R3. RECORD OF SURVEY, VOL. 430, PG. 130. RECORDS OF KING COUNTY, WASHINGTON.
- R4. RECORD OF SURVEY, VOL. 64, PG. 197. RECORDS OF KING COUNTY, WASHINGTON.
- R5. SURVEY FOR MR. DAVID BENNETT BY MORFORD AND MOWRY CIVIL ENGINEERS JOB NO. 4199 DATED 10/6/1930

JOB NO.: **200346**

DATE: 05/10/23

DRAFTED BY: JJK

CHECKED BY: RLS/JPS

SCALE: N. T. S.

1 OF 9

6249 AIRPORT WAY S

SUBDIVISION NO. 3040723-LU

NOTES:

- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.
- BASIS OF BEARINGS: ACCEPTED THE BEARING OF N 34°54'48" W, BETWEEN MONUMENTS FOUND IN CASE ALONG THE CENTERLINE OF AIRPORT WAY S, PER REFERENCE NO. R2.
- VERTICAL DATUM: NAVD 88 PER GPS OBSERVATIONS
SOURCE: CITY OF SEATTLE
ID: 3805-3802
DESCRIPTION: 2" BRASS CAP STAMPED COS SURVEY 3508 3802
LOCATION: SET AT WEST END ON TOP OF 18IN HIGH CONC BARRIER AT THE SW COR OF 13TH AVE S & AIRPORT WAY S
ELEVATION: 22.572'
- TOTAL SITE AREA IS 12,004 SQUARE FEET OR 0.28 ACRES.
- ALL EXISTING STRUCTURES SHOWN ON SHEET 4 ARE TO BE LEGALLY REMOVED.
- THE PARCELS CREATED BY SUBDIVISION ARE NOT SEPARATE BUILDING LOTS. ADDITIONAL DEVELOPMENT ON ANY INDIVIDUAL PARCEL 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.
- THE PROPOSED BUILDINGS AND BUILDING ARCHITECTURAL FEATURES SHOWN HEREON ARE BASED ON BUILDING PLANS SUBMITTED TO THE CITY OF SEATTLE. THE AS-BUILT LOCATION OF THESE FEATURES HAVE NOT BEEN VERIFIED BY THIS SURVEY.
- AN EASEMENT HAS BEEN GRANTED TO SEATTLE CITY LIGHT AS DESCRIBED ON SHEET 9 OF 9.
- SUBSEQUENT PLATTING ACTIONS, ADDITIONS OR MODIFICATIONS TO THE STRUCTURE(S) MAY NOT CREATE OR INCREASE ANY NONCONFORMITY OF THE PARENT LOT.
- THIS SUBDIVISION, UPON LOTS 14, 15, 16 AND 17, OF QUEEN ADDITION TO THE CITY OF SEATTLE, SUPERSEDES ALL EXISTING EASEMENTS UPON RECORDATION.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

CONSENT TO SUBDIVISION:

_____ BANK HAS A SECURITY INTEREST IN THE PROPERTY COMMONLY KNOWN AS 6249 AIRPORT WAY S, SEATTLE, WASHINGTON (ALSO KNOWN AS TAX PARCEL NO. 7006200430) AS EVIDENCED BY STATUTORY WARRANTY DEED DATED SEPTEMBER 17, 2019 AND RECORDED ON SEPTEMBER 23, 2019 AS DOCUMENT NUMBER/AUDITOR FILE NUMBER 20190923001517. _____ BANK HAS CONSENTED TO THE SUBDIVISION OF THE PROPERTY AS REFLECTED ON THIS FINAL PLAT SUBDIVISION NO. _____. _____ 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. _____ (OR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON _____ AS DOCUMENT NUMBER/AUDITOR FILE NUMBER _____).

NAME, TITLE

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 20____, 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.

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME KNOWN TO BE A MEMBER OF _____ THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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/SHE 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:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR COMMON INTEREST COMMUNITY NAMED 6249 AIRPORT WAY S, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR 6249 AIRPORT WAY S, RECORDED UNDER KING COUNTY RECORDING NO. _____.

KNOW ALL PEOPLE BUY THESE PRESETS THAT TANG REAL ESTATE INVESTMENTS, ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON, THE OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT TO BE THE GRAPHIC PRESENTATION OF THE SUBDIVISION MADE HEREBY, AND FOR ITSELF, IT'S HEIRS, SUCCESSORS AND ASSIGNS DOES HEREBY DEDICATE AND GRANT TO THE CITY OF SEATTLE THE PUBLIC UTILITY EASEMENTS UNDER, OVER, ACROSS, THROUGH AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISIONS ON SHEET 6.

FURTHER, THE UNDERSIGNED OWNER OF THE LAND HEREBY SUBDIVIDED AGREES FOR ITSELF, IT'S HEIRS, SUCCESSORS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF SEATTLE, IT'S SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING COSTS OF DEFENSE, CLAIMS 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 THE SUBDIVISION; PROVIDED, HOWEVER, THAT THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELINQUISHING 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.

THE CITY OF SEATTLE LIGHT EASEMENT IS GRANTED TO THE CITY OF SEATTLE UNDER, OVER AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISIONS ON SHEET 9.

THE UTILITY AND EMERGENCY ACCESS EASEMENT IS GRANTED TO THE SEATTLE FIRE DEPARTMENT UNDER, OVER, AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISION ON SHEET 9 AND DEPICTED ON SHEET 9.

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.

IN WITNESS WHEREOF THE SAID LIMITED LIABILITY COMPANY, BY IT'S MANAGING MEMBER HAS CAUSED IT'S LIMITED LIABILITY COMPANY NAME TO BE HEREUNTO SUBSCRIBED AND AFFIXED TO THIS ____ DAY OF _____, 20____.
TANG REAL ESTATE INVESTMENTS.
BY: _____
MANAGING MEMBER

PARENT LOT LEGAL DESCRIPTION:

PARCEL NUMBER 7006200430
LOTS 14, 15, 16 AND 17, BLOCK 7, QUEEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 74, IN KING COUNTY, WASHINGTON.

TERRANE

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6249 AIRPORT WAY S

SIGNATURES

PARCEL NO. 7006200430

SURVEY IN: KING COUNTY, WASHINGTON
SE 1/4, SE 1/4, SEC.20, T.24N., R.04E., W.M.

JOB NO.: 200346

DATE: 05/10/23

DRAFTED BY: JJK

CHECKED BY: RLS/JPS

SCALE: 1" = 10'

2 OF 9

INDEXING INFORMATION

SE 1/4 SE 1/4	
NW ⁴	NE ⁴
SW ⁴	SE ⁴
SECTION: 20	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	

6249 AIRPORT WAY S

SUBDIVISION NO. 3040723-LU

MONUMENT #1
 OWNER: CITY OF SEATTLE
 ID: N/A
 DESCRIPTION: MON IN CASE WITH BRASS PIN, DOWN 0.8'
 LOCATION: ON \oslash OF AIRPORT WAY S
 N: 203418.338'
 E: 1274616.373'

MONUMENT #2
 OWNER: CITY OF SEATTLE
 ID: N/A
 DESCRIPTION: MON IN CASE WITH BRASS PIN, DOWN 0.8'
 LOCATION: AT INTX \oslash AIRPORT WAY S & S ALBRO PL
 N: 203206.397'
 E: 1274764.274'

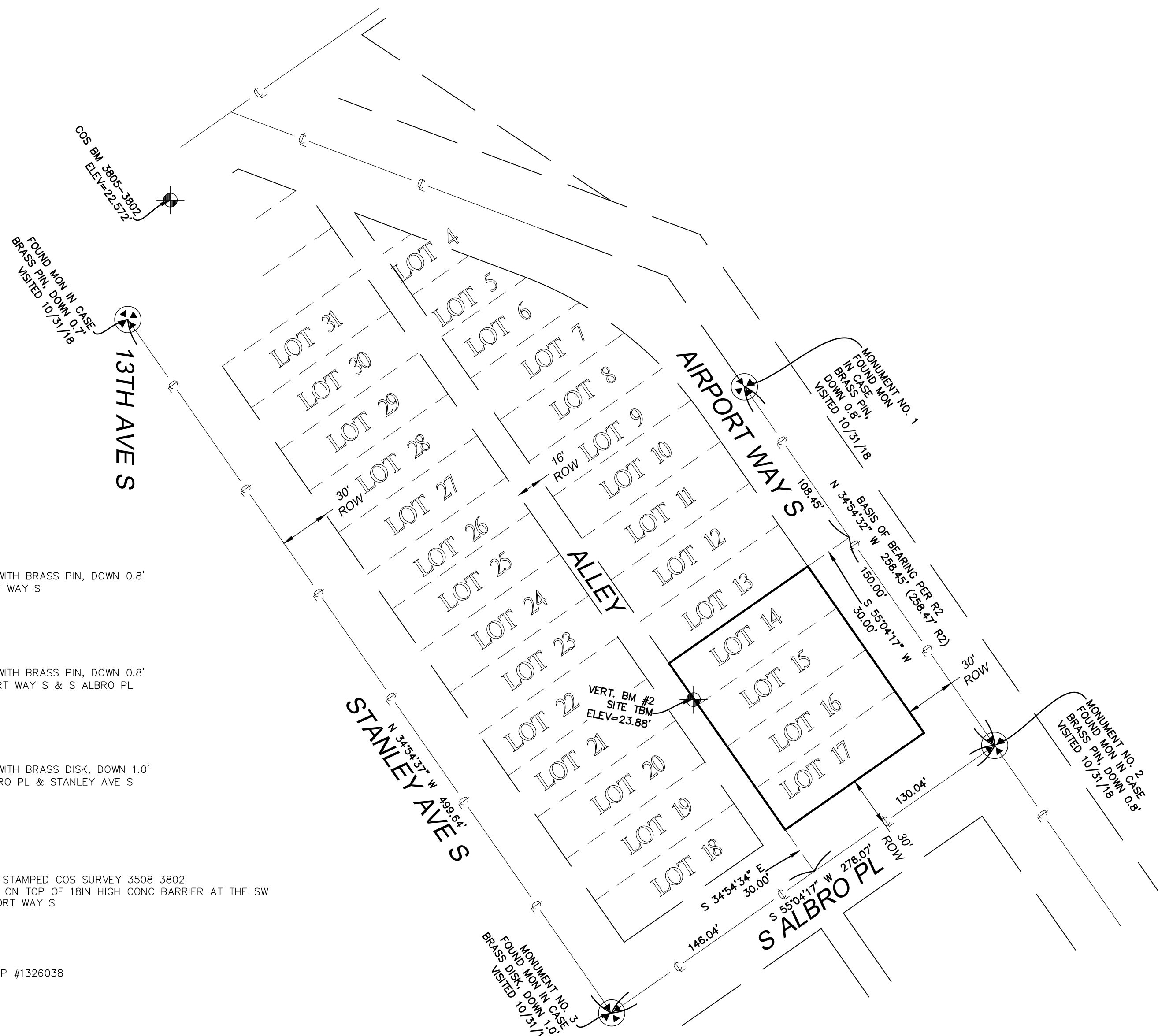
MONUMENT #3
 OWNER: CITY OF SEATTLE
 ID: N/A
 DESCRIPTION: MON IN CASE WITH BRASS DISK, DOWN 1.0'
 LOCATION: AT INTX \oslash S ALBRO PL & STANLEY AVE S
 N: 203048.328'
 E: 1274537.930'

VERTICAL BENCHMARK #1
 SOURCE: CITY OF SEATTLE
 ID: 3805-3802
 DESCRIPTION: 2" BRASS CAP STAMPED COS SURVEY 3508 3802
 LOCATION: SET AT WEST END ON TOP OF 18IN HIGH CONC BARRIER AT THE SW COR OF 13TH AVE S & AIRPORT WAY S
 ELEVATION: 22.572'

VERTICAL BENCHMARK #2
 SOURCE: TERRANE
 ID: N/A
 DESCRIPTION: SET SPIKE IN PP #1326038
 LOCATION:
 ELEVATION: 23.88'

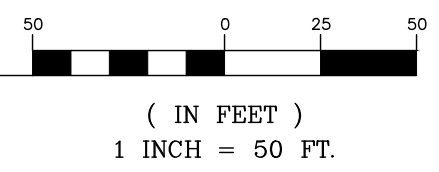
INDEXING INFORMATION

SE 1/4		SE 1/4	
NW ^d	NE ^d	SECTION: 20	
TOWNSHIP: 24N		RANGE: 04E, W.M.	
SW ^d	SE ^d	COUNTY: KING	



CONTROL MAP

SCALE: 1" = 50'



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6249 AIRPORT WAY S
 SURVEY CONTROL
 PARCEL NO. 7006200430
 SURVEY IN: KING COUNTY, WASHINGTON
 SE 1/4, SE 1/4, SEC.20, T.24N., R.04E., W.M.

JOB NO.: 200346

DATE: 05/10/23

DRAFTED BY: JJK

CHECKED BY: RLS/JPS

SCALE: 1" = 50'

6249 AIRPORT WAY S

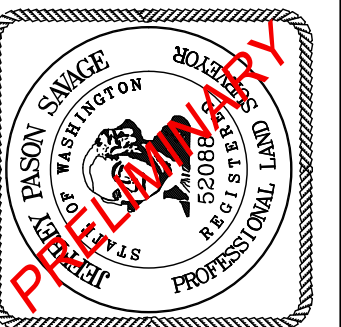
SUBDIVISION NO. 3040723-LU

SURVEY NOTE:

ORIGINAL SITE SURVEY WAS COMPLETED IN MARCH & AUGUST OF 2020, NO ADDITIONAL FIELDWORK WAS PERFORMED IN PREPARATION OF THIS UNIT LOT SUBDIVISION.

TERRANE

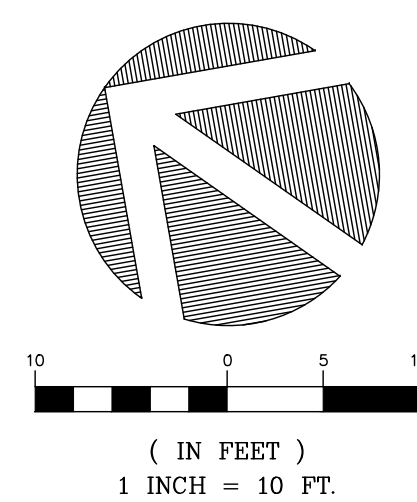
10801 Main Street, Suite 102
Bellevue, WA 98004
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6249 AIRPORT WAY S
EXISTING SITE CONDITIONS
PARCEL NO. 7006200430
SURVEY IN: KING COUNTY, WASHINGTON
SE 1/4, SE 1/4, SEC.20, T.24N., R.04E., W.M.

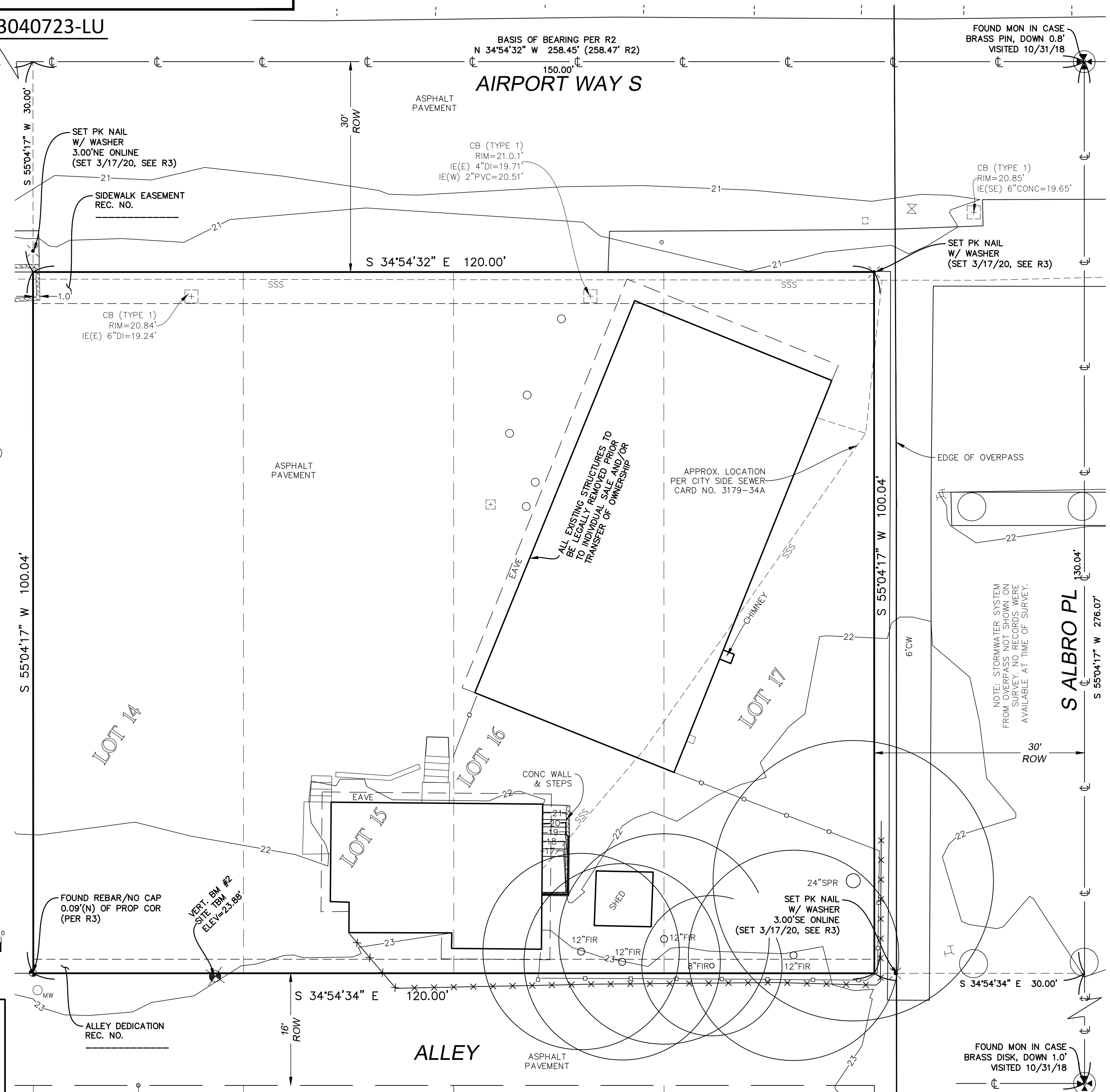
JOB NO.: 200346
DATE: 05/10/23
DRAFTED BY: JJK
CHECKED BY: RLS/JPS
SCALE: 1" = 10'
4 OF 9

- ### LEGEND
- BENCHMARK
 - AREA DRAIN
 - BOLLARD
 - BUILDING
 - CENTERLINE ROW
 - CONCRETE SURFACE
 - RETAINING WALL
 - FENCE LINE (CHAIN LINK)
 - FENCE LINE (WOOD)
 - FIRE DEPT CONNECTION
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - GUARD RAIL
 - GUY ANCHOR
 - INLET (TYPE 1)
 - MONUMENT IN CASE (FOUND)
 - NAIL AS NOTED
 - POST
 - POWER HAND HOLE
 - ELECTRIC METER
 - POWER POLE
 - POWER POLE W/ LIGHT
 - REBAR & CAP
 - SEWER LINE
 - SEWER MANHOLE
 - SIGN (AS NOTED)
 - STORM MANHOLE
 - TREE (AS NOTED)
 - WATER METER
 - WATER VALVE
 - ASPHALT
 - BUILDING
 - CENTER CHANNEL
 - CEDAR
 - CITY OF SEATTLE
 - CONCRETE
 - CORNER
 - CONCRETE RETAINING WALL
 - CONCRETE WALK
 - DECIDUOUS
 - ELEVATION
 - LAND SURVEYOR NUMBER
 - MONUMENT
 - PROPERTY
 - SANITARY SEWER MANHOLE
 - SANITARY SIDE SEWER
 - SQUARE FEET



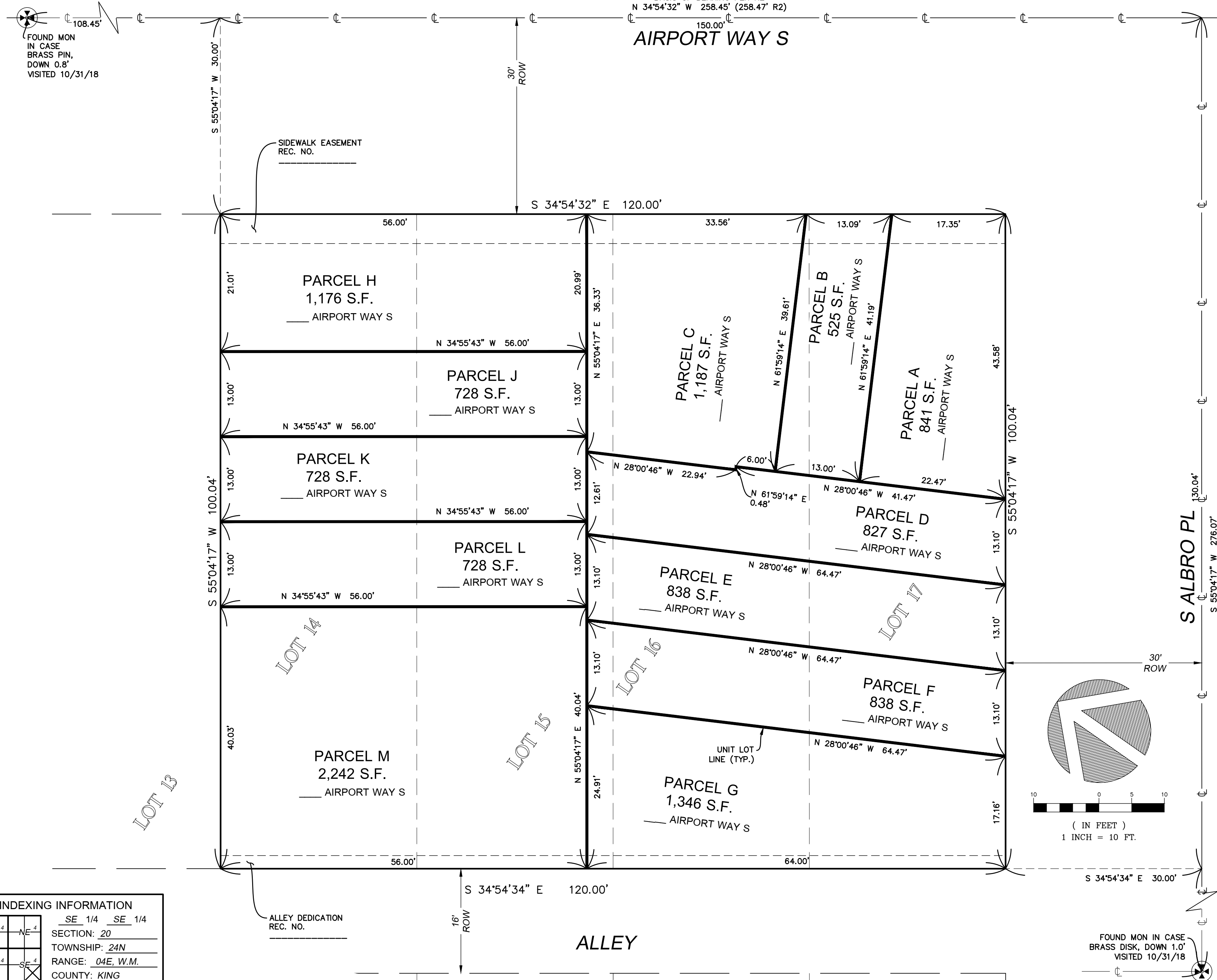
INDEXING INFORMATION

SE 1/4		SE 1/4	
NW 1/4	NE 1/4	SW 1/4	SE 1/4
SECTION: 20			
TOWNSHIP: 24N			
RANGE: 04E, W.M.			
COUNTY: KING			



6249 AIRPORT WAY S

SUBDIVISION NO. 3040723-LU



FOUND MON IN CASE BRASS PIN, DOWN 0.8' VISITED 10/31/18

BASIS OF BEARING PER R2
N 34°54'32" W 258.45' (258.47' R2)
150.00'

SIDEWALK EASEMENT REC. NO.

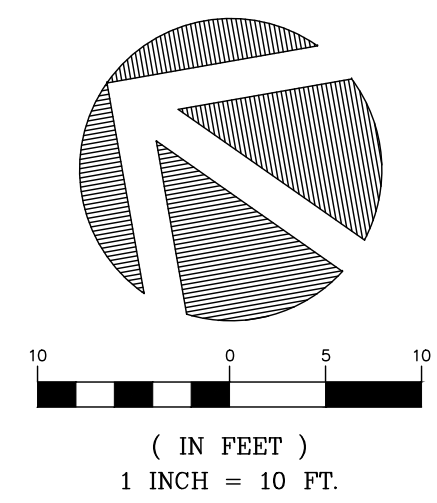


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6249 AIRPORT WAY S
UNIT LOT SUBDIVISION DETAIL
PARCEL NO. 7006200430
SURVEY IN: KING COUNTY, WASHINGTON
SE 1/4, SE 1/4, SEC.20, T.24N., R.04E., W.M.

INDEXING INFORMATION	
	SE 1/4 SE 1/4
	SECTION: 20
	TOWNSHIP: 24N
	RANGE: 04E, W.M.
	COUNTY: KING

ALLEY DEDICATION REC. NO.



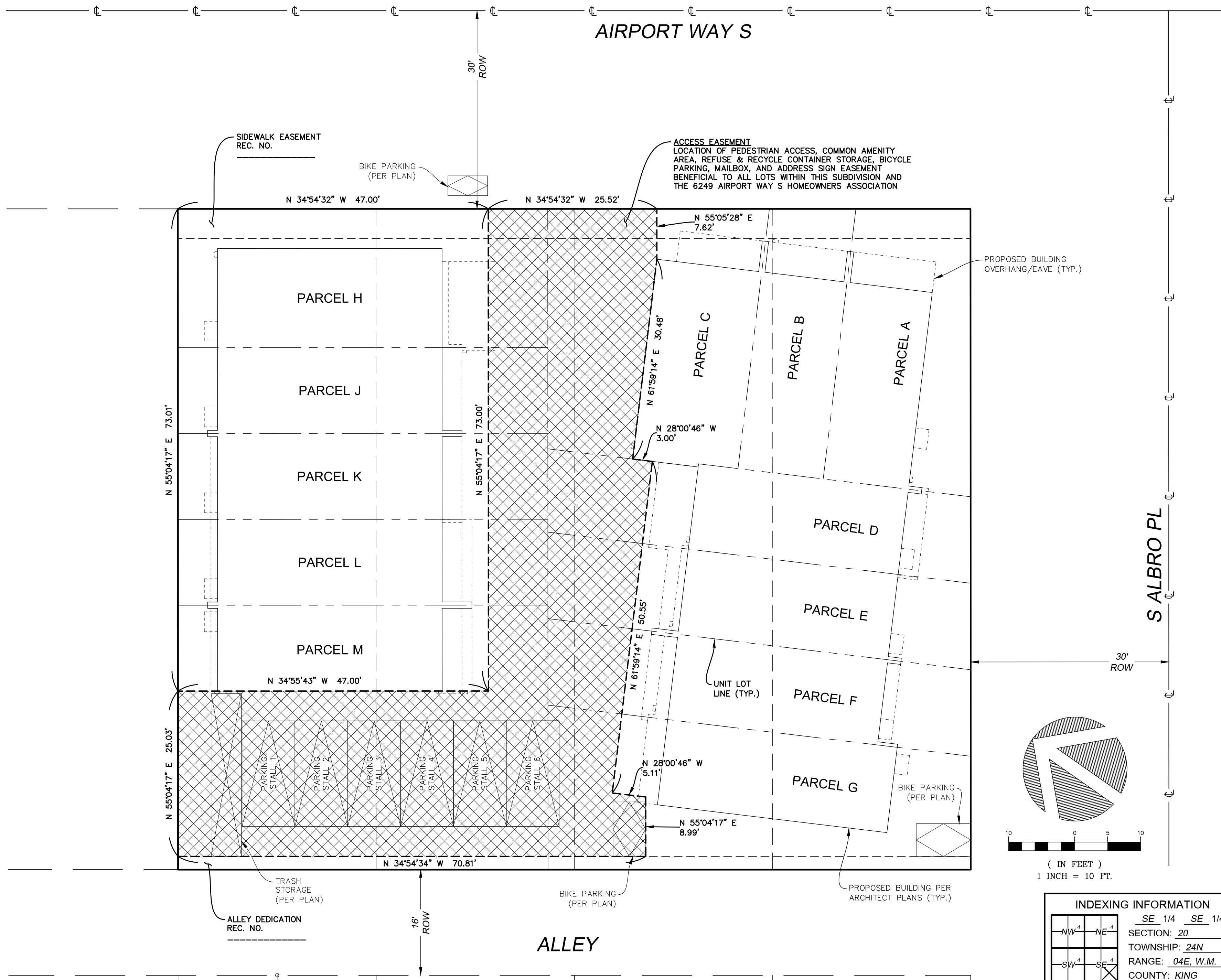
FOUND MON IN CASE BRASS DISK, DOWN 1.0' VISITED 10/31/18

JOB NO.:	200346
DATE:	05/10/23
DRAFTED BY:	JJK
CHECKED BY:	RLS/JPS
SCALE:	1" = 10'
5 OF 9	

6249 AIRPORT WAY S

SUBDIVISION NO. 3040723-LU

DETAILS



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6249 AIRPORT WAY S
ACCESS EASEMENT DETAIL
 PARCEL NO. 7006200430
 SURVEY IN: KING COUNTY, WASHINGTON
 SE 1/4, SE 1/4, SEC.20, T.24N., R.04E., W.M.

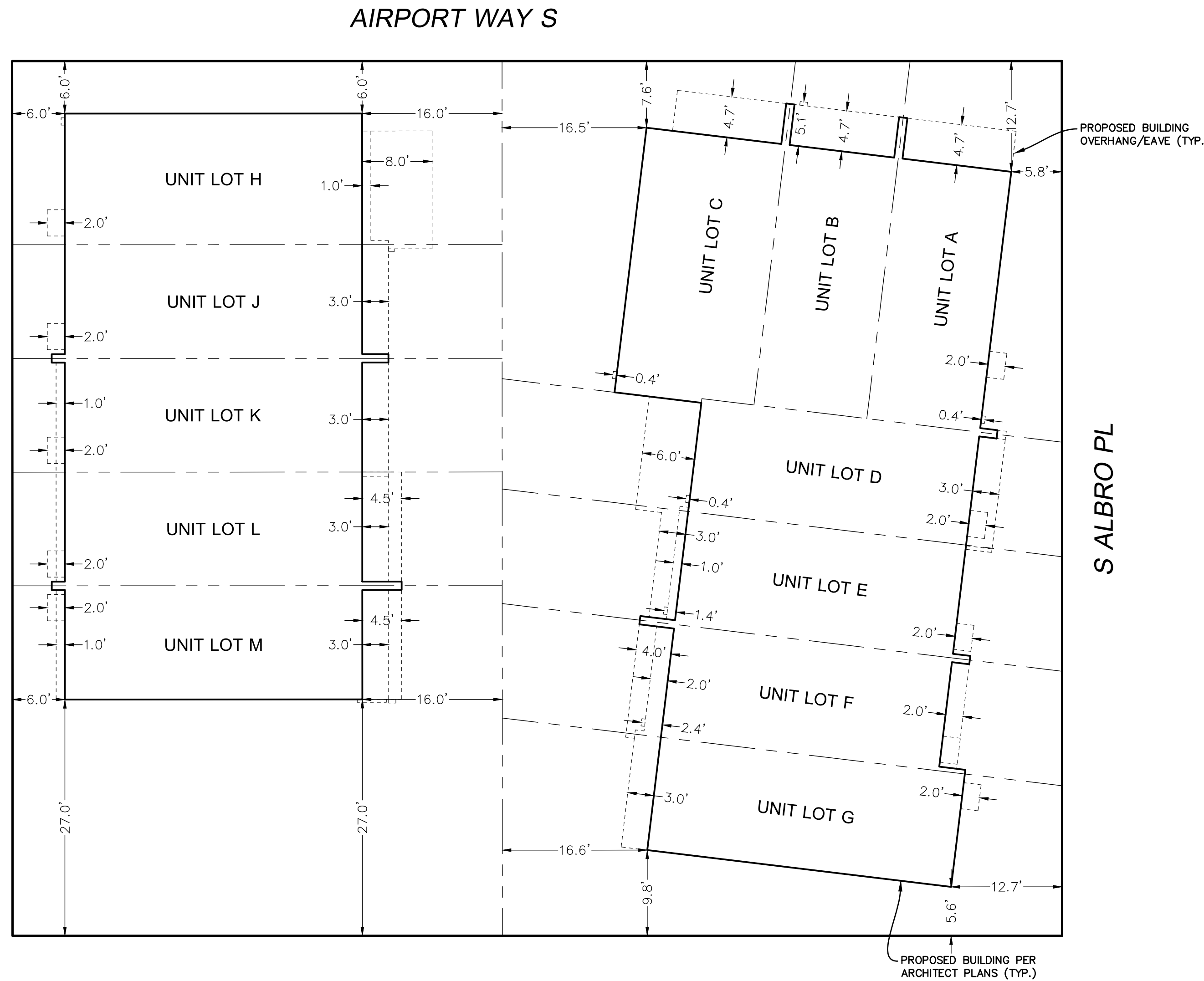
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DATE:	05/10/23
DRAFTED BY:	JJK
CHECKED BY:	RLS/JPS
SCALE:	1" = 10'
	6 OF 9

INDEXING INFORMATION	
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<input type="checkbox"/> SW ^d	<input checked="" type="checkbox"/> SE ^d
SECTION: 20	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	

6249 AIRPORT WAY S

SUBDIVISION NO. 3040723-LU

DETAILS

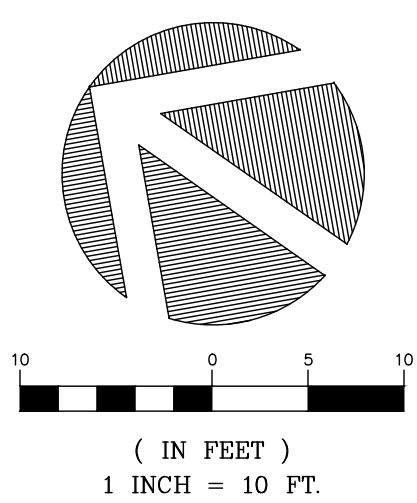


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6249 AIRPORT WAY S
BUILDING DIMENSION DETAIL
PARCEL NO. 7006200430
SURVEY IN: KING COUNTY, WASHINGTON
SE 1/4, SE 1/4, SEC.20, T.24N., R.04E., W.M.



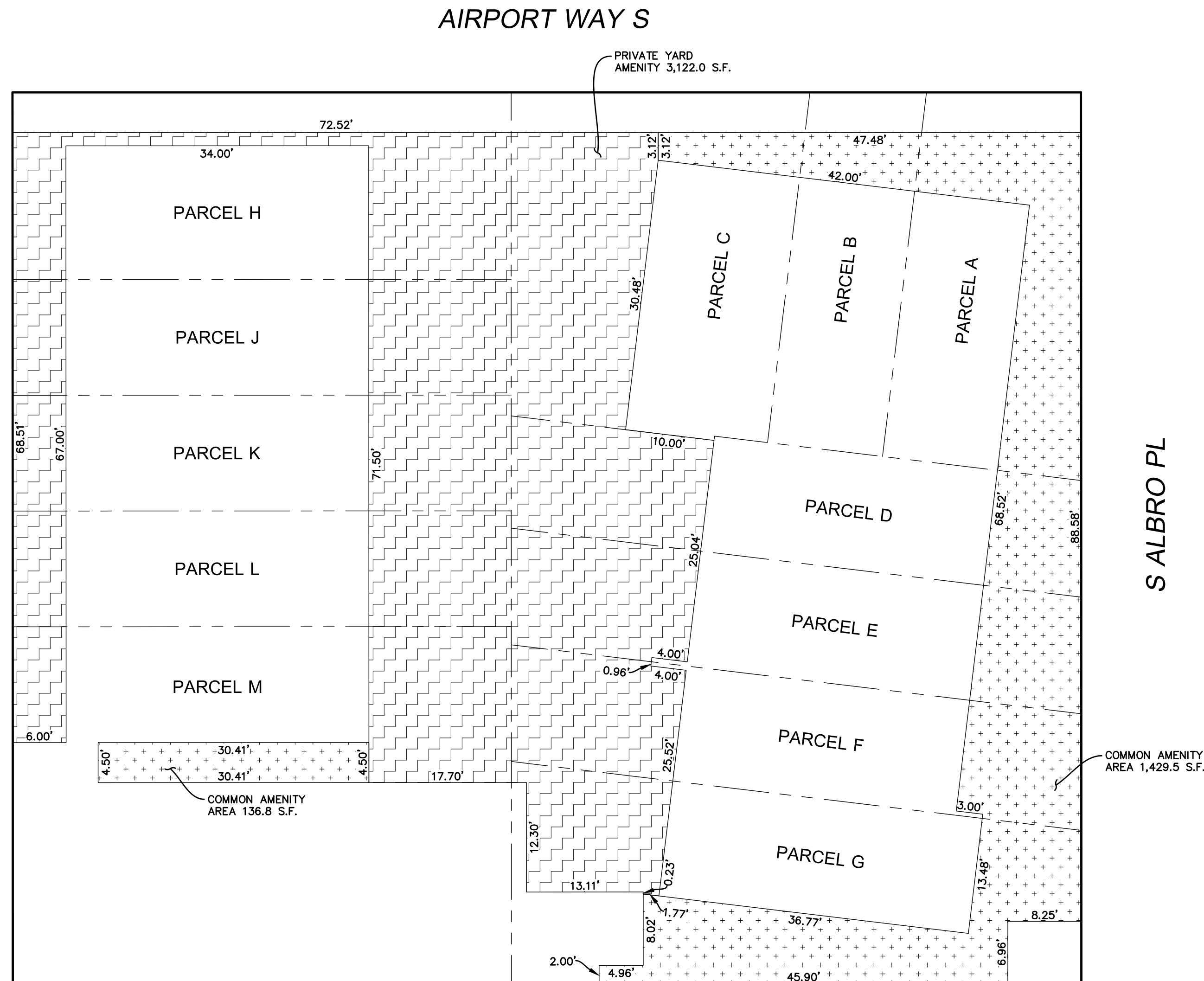
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<input type="checkbox"/>	TOWNSHIP: 24N
<input type="checkbox"/>	RANGE: 04E, W.M.
<input checked="" type="checkbox"/>	COUNTY: KING

JOB NO.:	200346
DATE:	05/10/23
DRAFTED BY:	JJK
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SCALE:	1" = 10'
	7 OF 9

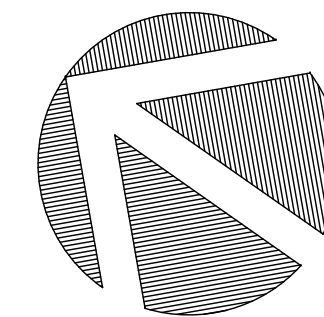
6249 AIRPORT WAY S

SUBDIVISION NO. 3040723-LU

DETAILS



AMENITY AREAS



10 0 5 10
 (IN FEET)
 1 INCH = 10 FT.

INDEXING INFORMATION	
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<input type="checkbox"/> SW ^d	<input checked="" type="checkbox"/> SE ^d
SECTION: 20	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	



6249 AIRPORT WAY S
 AMENITY AREA DETAIL
 PARCEL NO. 7006200430
 SURVEY IN: KING COUNTY, WASHINGTON
 SE 1/4, SE 1/4, SEC.20, T.24N., R.04E., W.M.

JOB NO.: 200346
 DATE: 05/10/23
 DRAFTED BY: JJK
 CHECKED BY: RLS/JPS
 SCALE: 1" = 10'
 8 OF 9

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6249 AIRPORT WAY S

SUBDIVISION NO. 3040723-LU

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 303____-LU
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR/S TAX PARCEL NO. 7006200430

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:

LOTS 14, 15, 16 AND 17, BLOCK 7, QUEEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 74, IN KING COUNTY, WASHINGTON;

AN EASEMENT OVER THE ENTIRE AREA OF THIS CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 303____-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.

VERTICAL EASEMENT BOUNDARY NOTE:

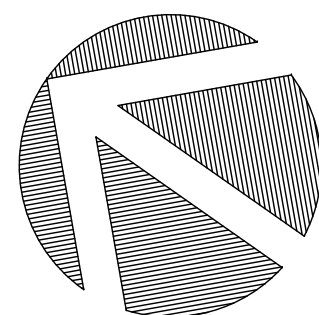
THIS SUBDIVISION CONTAINS A PEDESTRIAN ACCESS AND PARKING EASEMENT AT GRADE UPON THE PROPERTY THAT IN SOME LOCATIONS FALLS UNDERNEATH UPPER FLOOR BUILDING PROJECTIONS. THE VERTICAL LIMIT OF THIS EASEMENT IS RESTRAINED TO THE AS-BUILT ELEVATION OF SAID PROJECTIONS EXISTING ON THE DATE OF THE RECORDING OF THIS SUBDIVISION. THESE ELEMENTS AND IMPROVEMENTS WERE CONSTRUCTED PURSUANT TO CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS PERMIT NO. _____

UTILITY AND EMERGENCY ACCESS EASEMENT:

LOTS 14, 15, 16 AND 17, BLOCK 7, QUEEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 74, IN KING COUNTY, WASHINGTON;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE AS-CONSTRUCTED BUILDINGS.

THIS UTILITY EASEMENT HAS BEEN GRANTED FOR THE BENEFIT OF UNIT LOTS WITHIN THIS UNIT LOT SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT LOT. THIS EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.



EASEMENT MAINTENANCE AGREEMENT:

SAID EASEMENTS OF THIS UNIT LOT SUBDIVISION ARE TO BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL UNIT LOTS 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 LOT THAT IS SERVED BY SAID INDIVIDUAL SERVICE LINE. UTILITY SERVICE LINES WHICH SERVE MORE THAN ONE UNIT LOT OR PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL UNIT LOTS SERVICED. EXCEPT THAT, NO UNIT LOT SHALL BE RESPONSIBLE FOR REPAIRS UPSTREAM OF THE CONNECTION POINT OF SAID UNIT LOT.

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 CONDITIONS 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 TV EASEMENT AGREEMENT:

WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE PARTIES THAT:

1ST-AN EASEMENT FOR ELECTRICAL, TELEPHONE AND CABLE TELEVISION CONNECTION AND METER BOXES AS CONSTRUCTED SHALL BE GRANTED. CABLES SHALL RUN UNDERGROUND AND THROUGH THE BUILDINGS FROM THIS COMMON CONNECTION POINT TO EACH UNIT LOT OR PARCEL.

2ND-THERE SHALL BE A COMMON CONNECTION AND THE LINES SHALL BE AS CONSTRUCTED FOR THE USE AND BENEFIT OF ALL PROPERTIES WITHIN THIS UNIT LOT SHORT SUBDIVISION.

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 OR OTHER PERSONS OCCUPYING OR USING THEIR RESPECTIVE HOUSES IS RESPONSIBLE, THEN THAT OWNER SHALL BE RESPONSIBLE FOR THE COST.

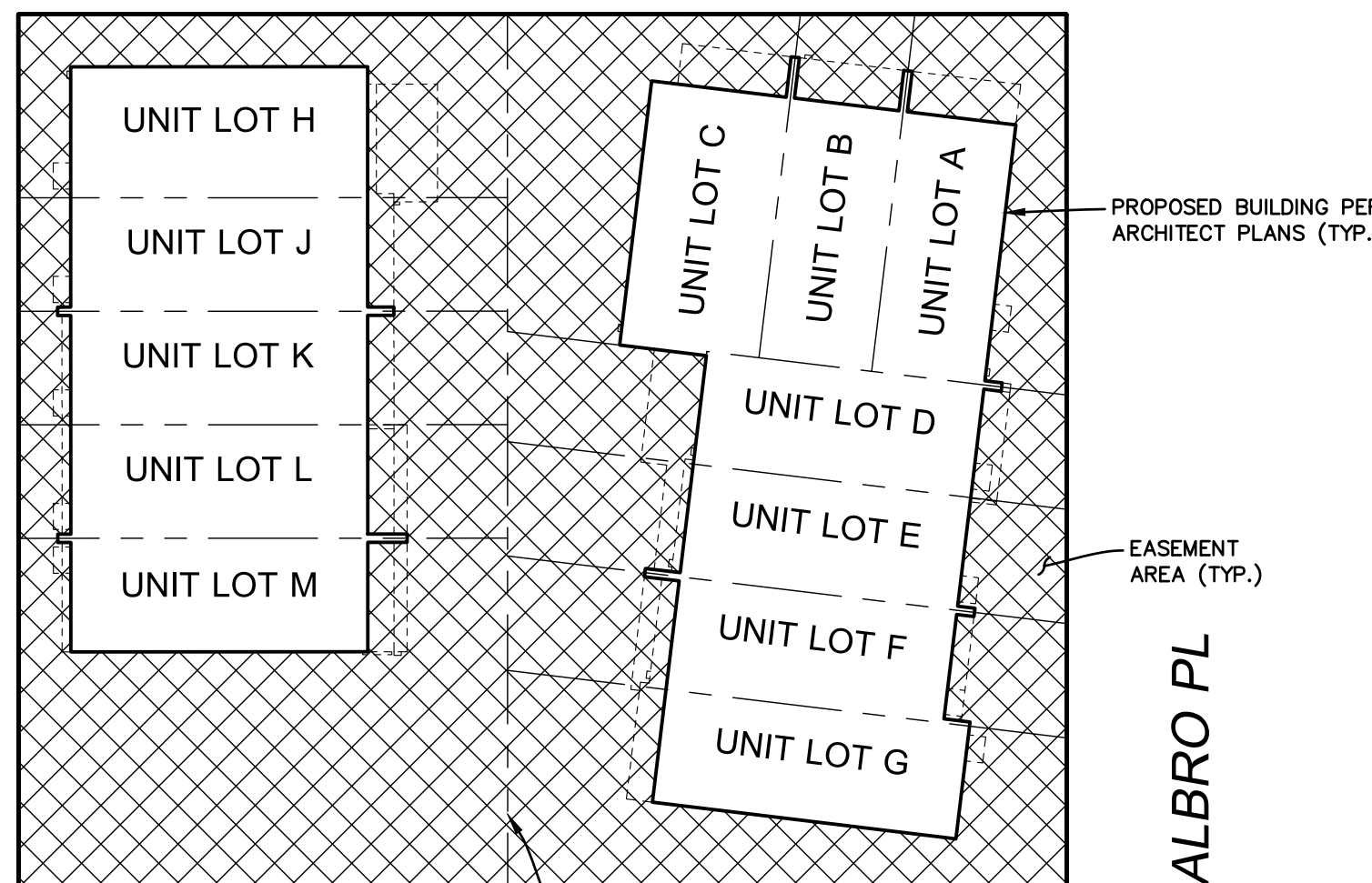
4TH-THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

ACCESS EASEMENT

EASEMENT NO. 1 -
THAT PORTION OF LOTS 14, 15, 16 AND 17, BLOCK 7, QUEEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 74, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SAID LOT 14;
THENCE SOUTH 34°54'32" EAST 47.00 FEET, ALONG THE NORTHEAST LINE OF SAID LOTS 14 AND 15 TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 34°54'32" EAST 25.52 FEET, ALONG THE NORTHEAST LINE OF SAID LOTS 15 AND 16;
THENCE SOUTH 55°05'28" WEST 7.62 FEET;
THENCE SOUTH 61°59'14" WEST 30.48 FEET;
THENCE SOUTH 28°00'46" EAST 3.00 FEET;
THENCE SOUTH 61°59'14" WEST 50.55 FEET;
THENCE SOUTH 28°00'46" EAST 5.11 FEET;
THENCE SOUTH 55°04'17" WEST 8.99 FEET;
THENCE NORTH 34°54'34" WEST 70.81 FEET, TO THE NORTHWEST LINE OF SAID LOT 14;
THENCE NORTH 55°04'17" EAST 25.03 FEET, ALONG SAID NORTHWEST LINE;
THENCE SOUTH 34°55'43" EAST 47.00 FEET, TO A POINT WHICH BEARS SOUTH 55°04'17" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 55°04'17" EAST 73.00 FEET, TO THE POINT OF BEGINNING.

AIRPORT WAY S



UTILITY AND EMERGENCY ACCESS EASEMENT

N. T. S.

TERRANE

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Bellevue, WA 98004
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6249 AIRPORT WAY S

NOTES

PARCEL NO. 7006200430

SURVEY IN: KING COUNTY, WASHINGTON
SE 1/4, SE 1/4, SEC.20, T.24N., R.04E., W.M.

JOB NO.: 200346

DATE: 05/10/23

DRAFTED BY: JJK

CHECKED BY: RLS/JPS

SCALE: N. T. S.

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INDEXING INFORMATION

SE 1/4		SE 1/4	
NW ⁴	NE ⁴	SW ⁴	SE ⁴
SECTION: 20		TOWNSHIP: 24N	
RANGE: 04E, W.M.		COUNTY: KING	