



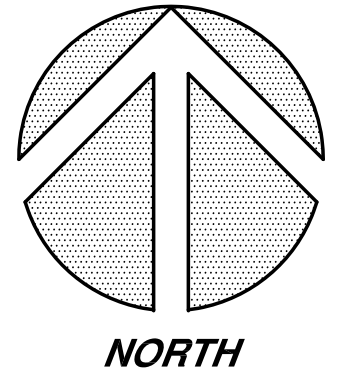


# 50TH AVE. S. TOWNHOMES

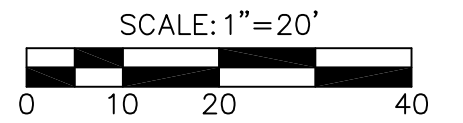
SUBDIVISION NO. 3036818-LU

## S. DIRECTOR ST.

S 88°22'18" E 356.46'



NORTH



## 48TH AVE. S.

N 01°42'44" E 482.94'

## 50TH AVE. S.

S 01°15'57" W 481.67'

TAX NO. 2123700405

S 88°22'18" E 193.06'

TAX NO. 2123700421

S 01°15'57" W 73.00'

TAX NO. 2123700420

N 01°32'38" W 73.11'

S 88°22'18" E 196.64'

TAX NO. 2123700435

TAX NO. 2123700408

GAP IN SOUTHERLY ADJOINING LEGAL DESCRIPTIONS

CENTERLINE MONUMENT MONUMENT IN CASE (TYPICAL)

N 88°34'30" W 360.22'

## S. BARTON ST.

CALCULATED INTERSECTION AS PER CITY ENGINEER'S 1/4 SECTION MAP INFO.

### BLOCK & BOUNDARY DETAIL



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

## CHADWICK WINTERS

### LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

### SURVEY IN:

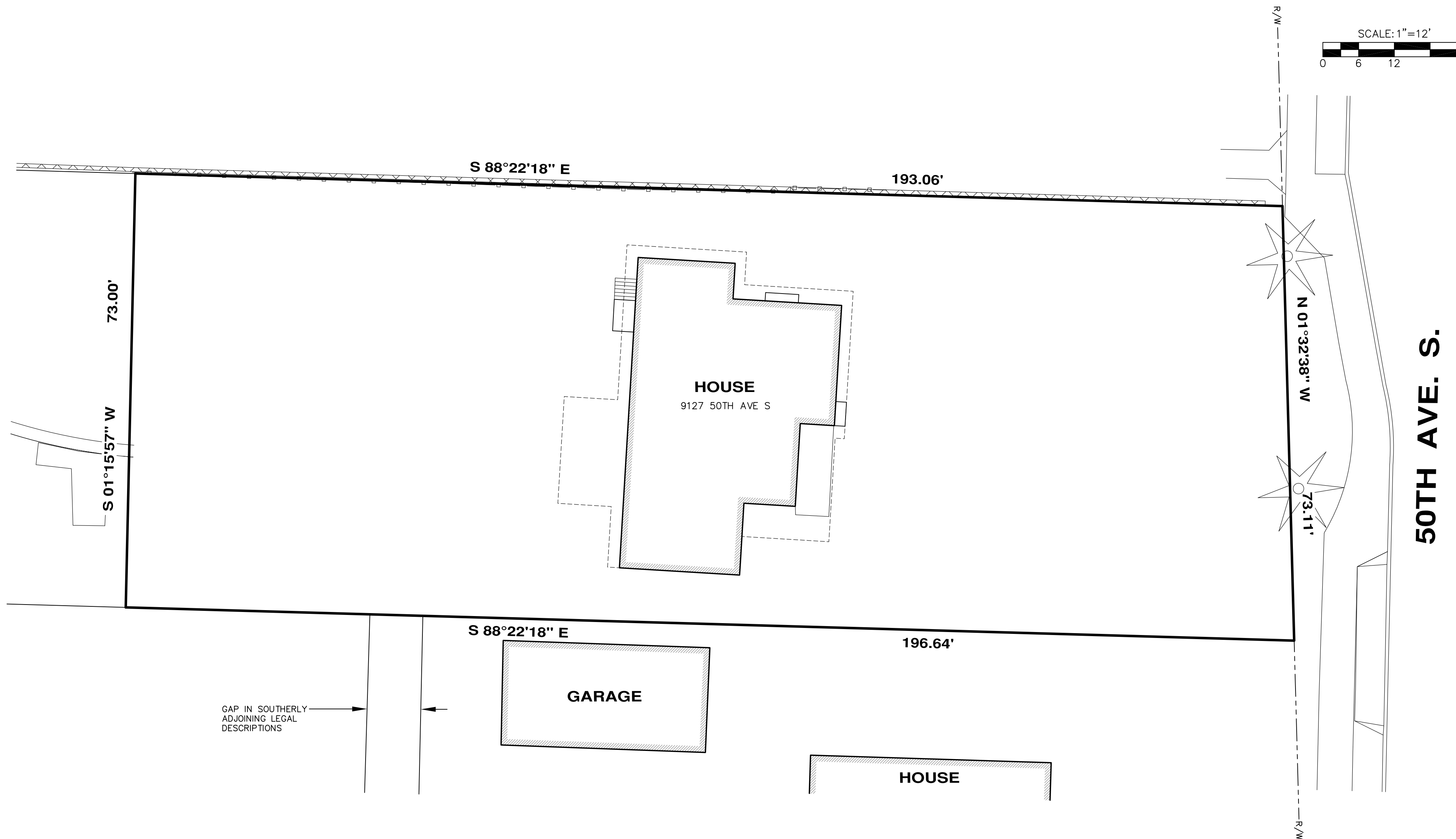
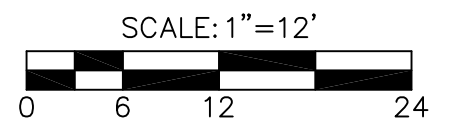
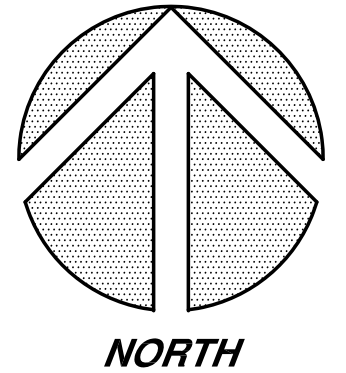
NE 1/4, SE 1/4, SEC. 34, T. 24 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON

20-6756X.DWG

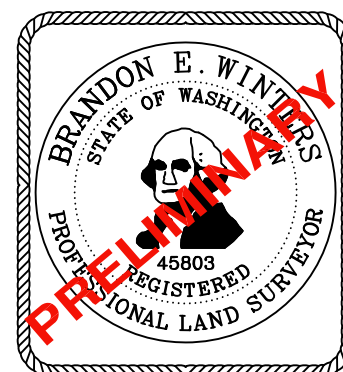
DRAWN BY: SAL	DATE: 08-03-20	PROJECT #: 20-6756
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 3 OF 12

# 50TH AVE. S. TOWNHOMES

SUBDIVISION NO. 3036818-LU



## 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:

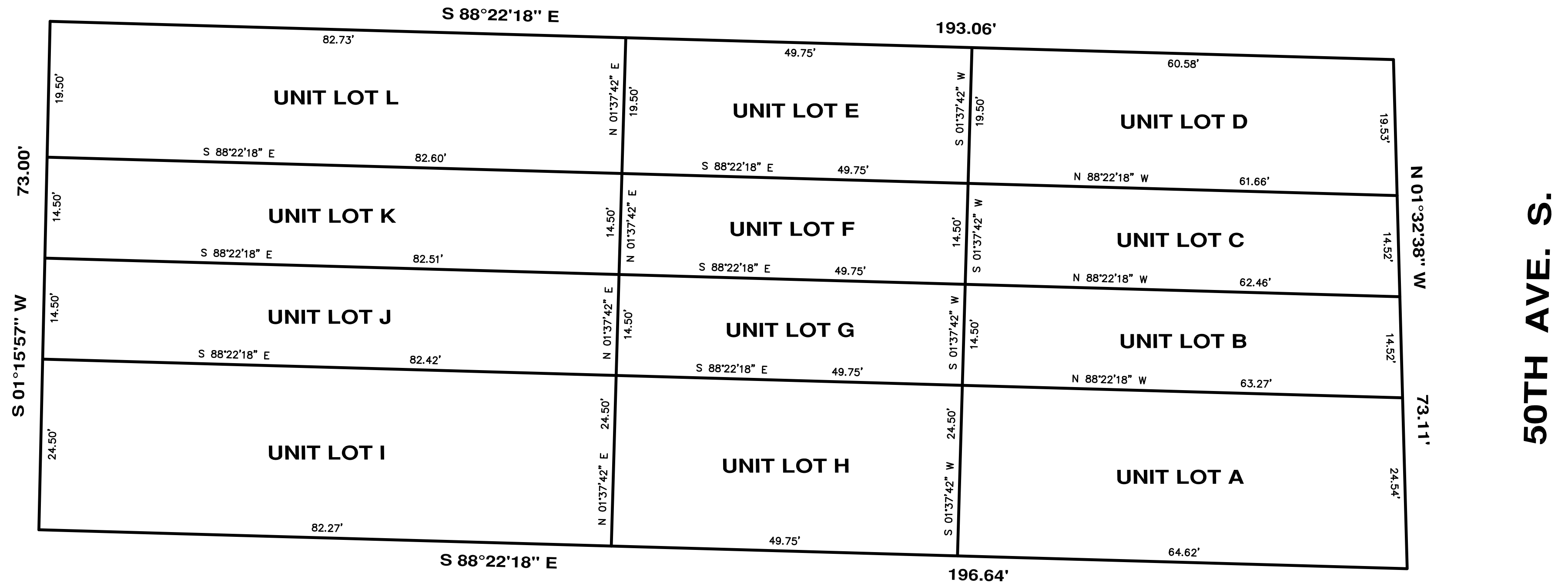
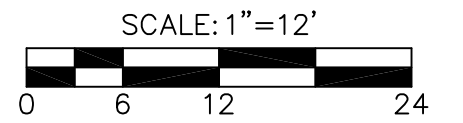
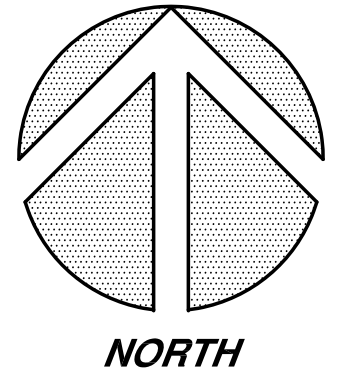
NE 1/4, SE 1/4, SEC. 34, T. 24 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON

20-6756Y.DWG

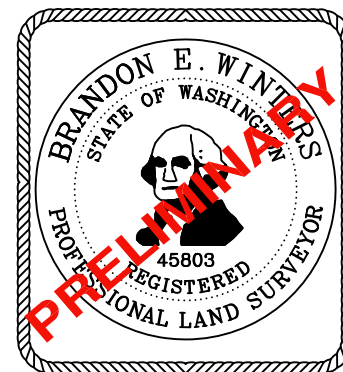
DRAWN BY: SAL	DATE: 08-03-20	PROJECT #: 20-6756
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 4 OF 12

# 50TH AVE. S. TOWNHOMES

SUBDIVISION NO. 3036818-LU



## 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:**

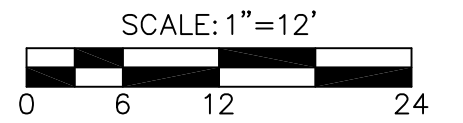
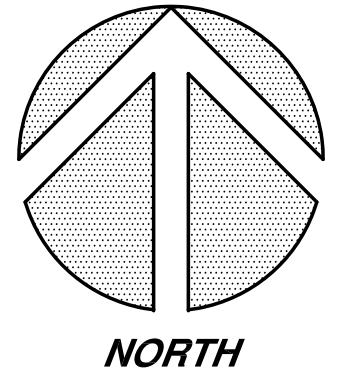
**NE 1/4, SE 1/4, SEC. 34, T. 24 N., R. 4 E., W.M.  
 KING COUNTY, WASHINGTON**

20-6756Y.DWG

DRAWN BY: SAL	DATE: 08-03-20	PROJECT #: 20-6756
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 5 OF 12

# 50TH AVE. S. TOWNHOMES

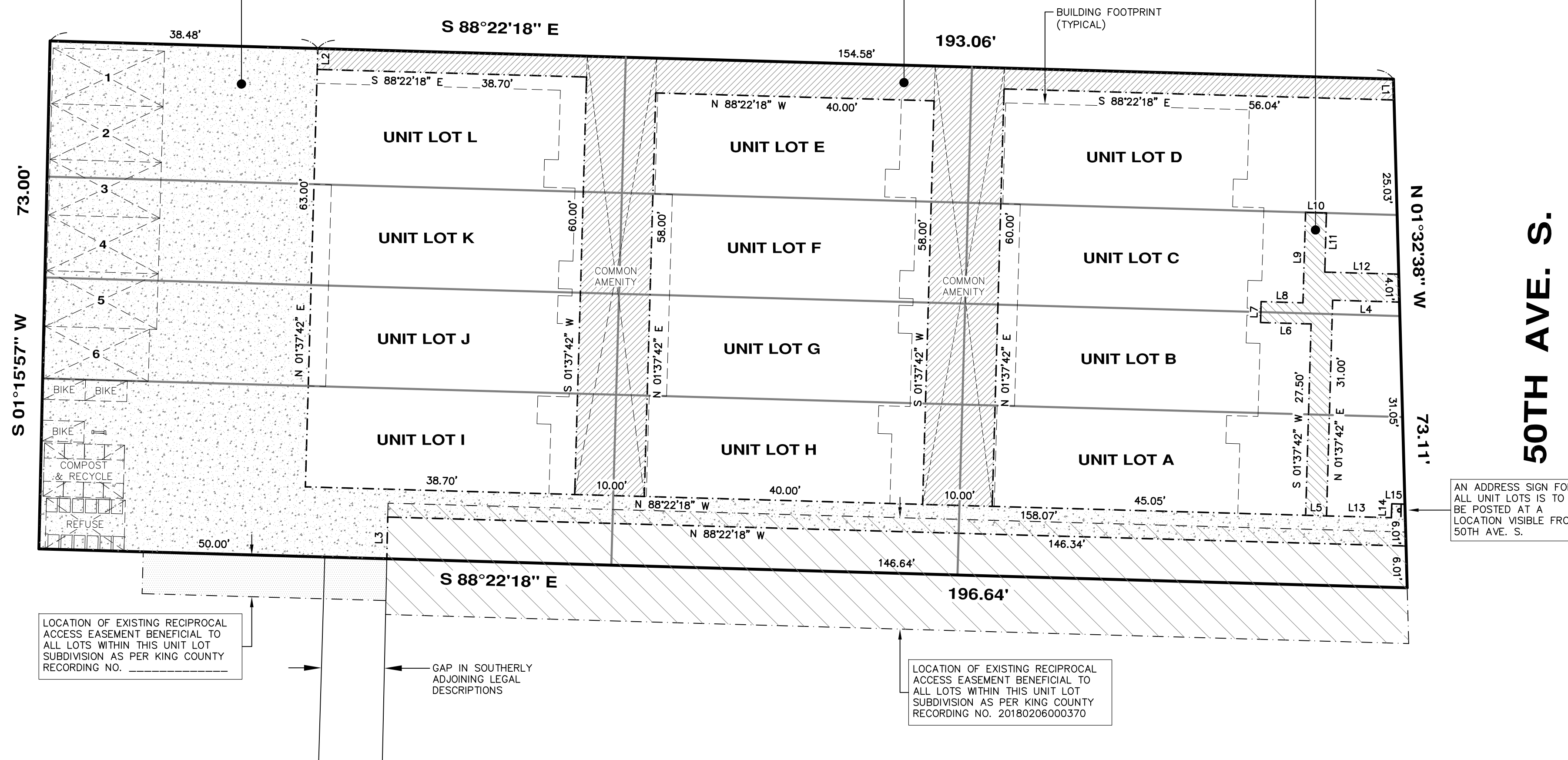
SUBDIVISION NO. 3036818-LU



**ACCESS EASEMENT**  
LOCATION OF INGRESS, EGRESS, PEDESTRIAN ACCESS, OFF-STREET PARKING, BICYCLE PARKING, ADDRESS SIGN, AND REFUSE & RECYCLE CONTAINER STORAGE EASEMENT BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE 50TH AVE. S. TOWNHOMES HOMEOWNERS ASSOCIATION

**PEDESTRIAN EASEMENT "A"**  
LOCATION OF PEDESTRIAN ACCESS AND COMMON AMENITY AREA EASEMENT BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE 50TH AVE. S. TOWNHOMES HOMEOWNERS ASSOCIATION

**PEDESTRIAN EASEMENT "B"**  
LOCATION OF PEDESTRIAN ACCESS EASEMENT BENEFICIAL TO LOTS A, B, C, AND D OF THIS SUBDIVISION AND THE 50TH AVE. S. TOWNHOMES HOMEOWNERS ASSOCIATION



AN ADDRESS SIGN FOR ALL UNIT LOTS IS TO BE POSTED AT A LOCATION VISIBLE FROM 50TH AVE. S.

LOCATION OF EXISTING RECIPROCAL ACCESS EASEMENT BENEFICIAL TO ALL LOTS WITHIN THIS UNIT LOT SUBDIVISION AS PER KING COUNTY RECORDING NO. \_\_\_\_\_

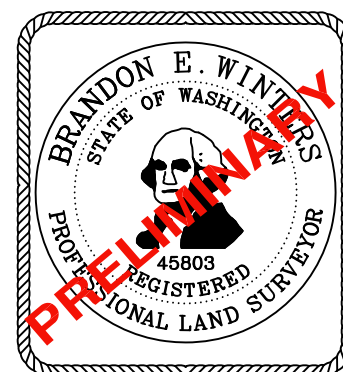
GAP IN SOUTHERLY ADJOINING LEGAL DESCRIPTIONS

LOCATION OF EXISTING RECIPROCAL ACCESS EASEMENT BENEFICIAL TO ALL LOTS WITHIN THIS UNIT LOT SUBDIVISION AS PER KING COUNTY RECORDING NO. 20180206000370

## EASEMENT DETAILS

### LINE TABLE

LINE	BEARING	LENGTH
L1	N 01°32'38" W	3.00'
L2	N 01°37'42" E	3.00'
L3	S 01°15'57" W	6.00'
L4	S 88°22'18" E	9.60'
L5	N 88°22'18" W	3.00'
L6	S 88°22'18" E	7.26'
L7	N 01°37'42" E	3.00'
L8	N 88°22'18" W	6.01'
L9	S 01°37'42" W	13.00'
L10	N 88°22'18" W	3.00'
L11	N 01°37'42" E	8.50'
L12	N 88°22'18" W	10.63'
L13	N 88°22'18" W	9.32'
L14	N 01°37'42" E	2.00'
L15	N 88°22'18" W	1.89'



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

## CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

**SURVEY IN:**

**NE 1/4, SE 1/4, SEC. 34, T. 24 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

20-6756Y.DWG

DRAWN BY: SAL

DATE: 08-03-20

PROJECT #: 20-6756

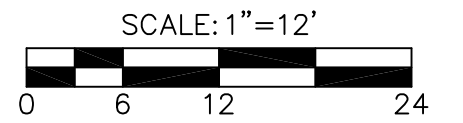
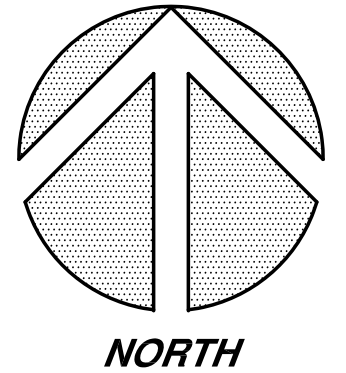
CHK. BY: RHW

SCALE: 1" = 12'

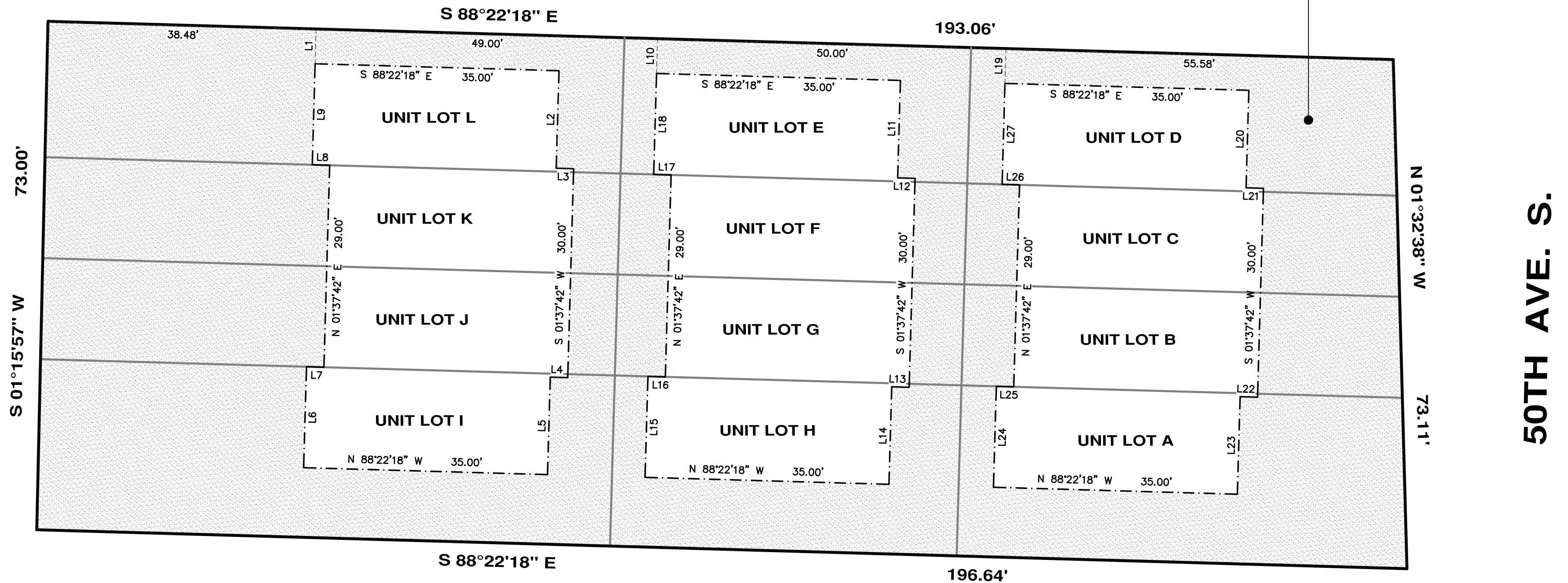
SHEET: 6 OF 12

# 50TH AVE. S. TOWNHOMES

SUBDIVISION NO. 3036818-LU



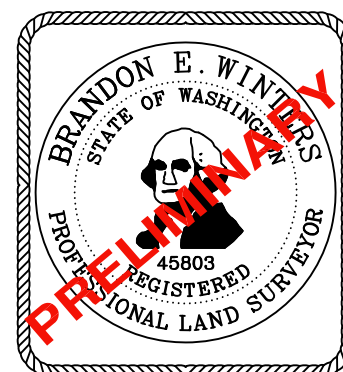
**UTILITY & EMERGENCY ACCESS EASEMENT**  
 LOCATION OF EASEMENT AREA FOR UTILITIES AND FOR EMERGENCY ACCESS FOR SEATTLE FIRE DEPARTMENT BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE 50TH AVE. S. TOWNHOMES HOMEOWNERS ASSOCIATION



LINE TABLE

LINE	BEARING	LENGTH
L1	N 01°37'42" E	5.00'
L2	S 01°37'42" W	14.00'
L3	S 88°22'18" E	2.50'
L4	N 88°22'18" W	2.50'
L5	S 01°37'42" W	14.00'
L6	N 01°37'42" E	14.50'
L7	S 88°22'18" E	2.50'
L8	N 88°22'18" W	2.50'
L9	N 01°37'42" E	14.50'
L10	N 01°37'42" E	5.00'
L11	S 01°37'42" W	14.00'
L12	S 88°22'18" E	2.50'
L13	N 88°22'18" W	2.50'
L14	S 01°37'42" W	14.00'
L15	N 01°37'42" E	14.50'
L16	S 88°22'18" E	2.50'
L17	N 88°22'18" W	2.50'
L18	N 01°37'42" E	14.50'
L19	N 01°37'42" E	5.00'
L20	S 01°37'42" W	14.00'
L21	S 88°22'18" E	2.50'
L22	N 88°22'18" W	2.50'
L23	S 01°37'42" W	14.00'
L24	N 01°37'42" E	14.50'
L25	S 88°22'18" E	2.50'
L26	N 88°22'18" W	2.50'
L27	N 01°37'42" E	14.50'

## UTILITY & EMERGENCY ACCESS 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

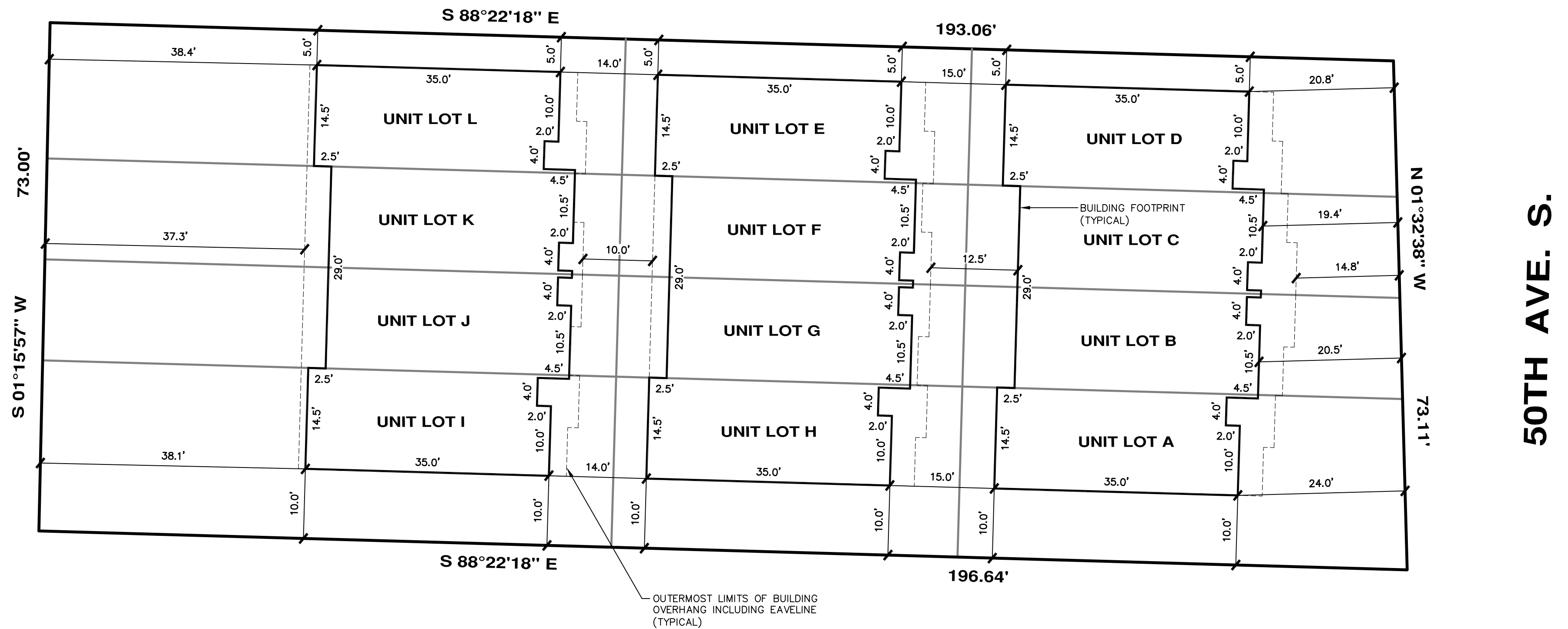
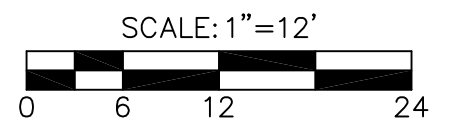
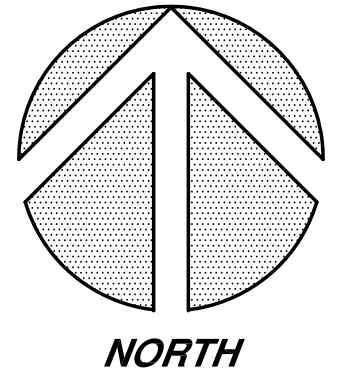
**SURVEY IN:**  
 NE 1/4, SE 1/4, SEC. 34, T. 24 N., R. 4 E., W.M.  
 KING COUNTY, WASHINGTON

20-6756Y.DWG

DRAWN BY: SAL	DATE: 08-03-20	PROJECT #: 20-6756
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 7 OF 12

# 50TH AVE. S. TOWNHOMES

SUBDIVISION NO. 3036818-LU

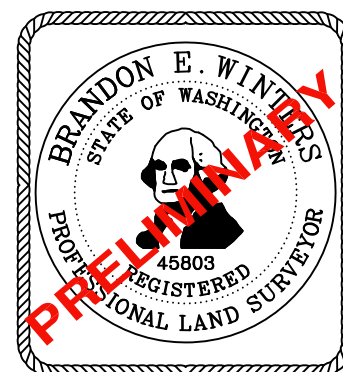


## ***BUILDING DIMENSION DETAIL***

(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 THE NOVION GROUP, INC. 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:**

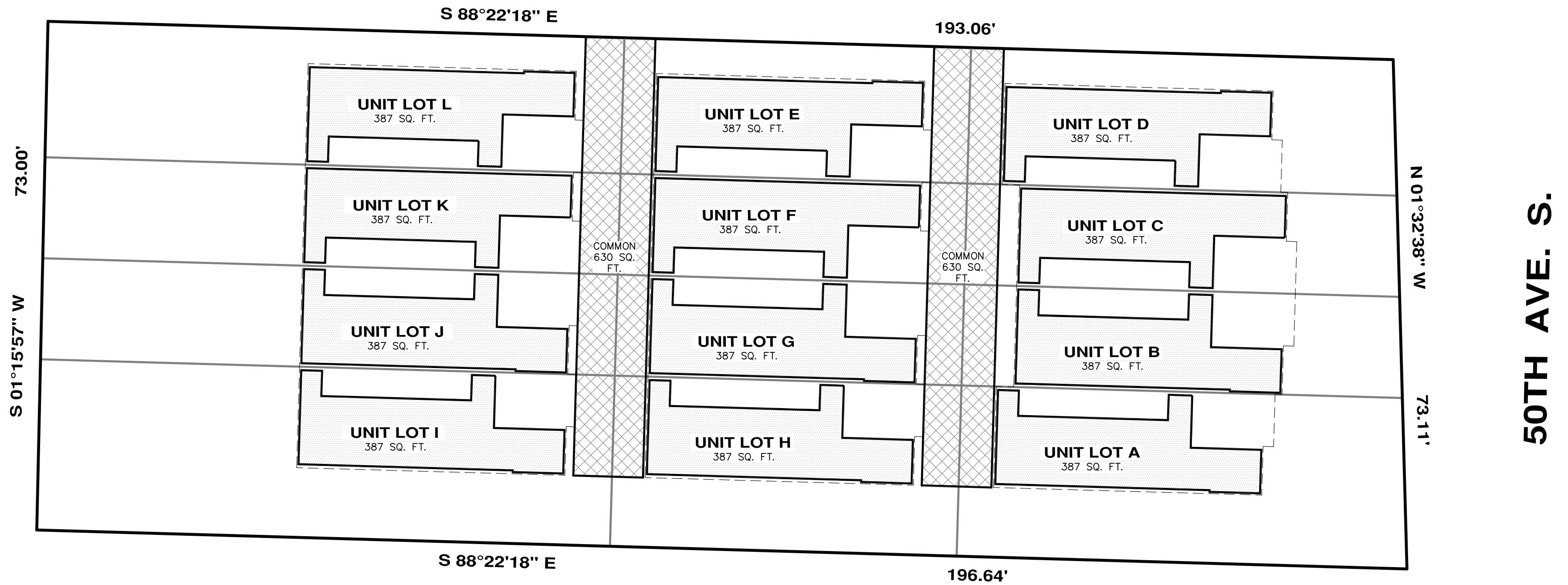
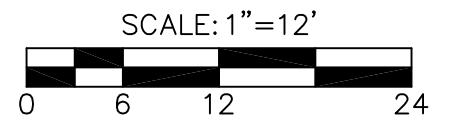
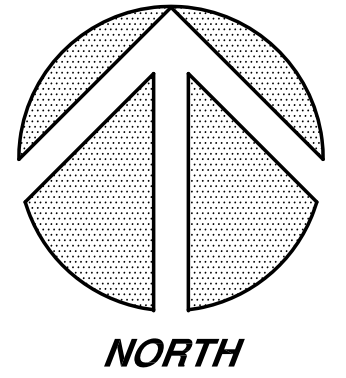
**NE 1/4, SE 1/4, SEC. 34, T. 24 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

20-6756Y.DWG

<i>DRAWN BY:</i> SAL	<i>DATE:</i> 08-03-20	<i>PROJECT #:</i> 20-6756
<i>CHK. BY:</i> RHW	<i>SCALE:</i> 1" = 12'	<i>SHEET:</i> 8 OF 12

# 50TH AVE. S. TOWNHOMES

SUBDIVISION NO. 3036818-LU

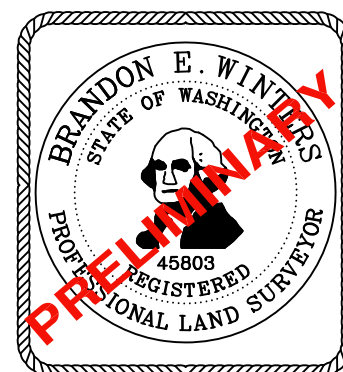


## AMENITY AREA DETAIL

(SEE "AMENITY AREA NOTE")

**AMENITY AREA NOTE:**

THE LOCATION AND AREA OF AMENITY AREAS AS SHOWN HEREON ARE AS PER ARCHITECTURAL PLANS PREPARED BY NOVION GROUP, INC.



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

### CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

**SURVEY IN:**

**NE 1/4, SE 1/4, SEC. 34, T. 24 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

20-6756Y.DWG

DRAWN BY: SAL	DATE: 08-03-20	PROJECT #: 20-6756
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 9 OF 12

# 50TH AVE. S. TOWNHOMES

SUBDIVISION NO. 3036818-LU

## ACCESS EASEMENT

AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, OFF-STREET PARKING, BICYCLE PARKING, ADDRESS SIGN, AND REFUSE & RECYCLE CONTAINER STORAGE BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE 50TH AVE. S. TOWNHOMES HOMEOWNERS ASSOCIATION AS SHOWN UPON SHEET 6.

THAT PORTION OF THE SOUTH 73 FEET OF THE NORTH 305 FEET OF THE EAST 200 FEET OF LOT 25, DUNLAP'S PLAT ON LAKE WASHINGTON ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 54, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE N.W. CORNER OF SAID SOUTH 73 FEET OF THE NORTH 305 FEET OF THE EAST 200 FEET OF LOT 25; THENCE S 88°22'18" E, 38.48 FT.; THENCE S 01°37'42" W, 63.00 FT.; THENCE S 88°22'18" E, 158.07 FT.; THENCE N 01°37'42" W, 2.00 FT.; THENCE S 88°22'18" E, 1.89 FT.; THENCE S 01°32'38" E, 6.01 FT.; THENCE N 88°22'18" W, 146.34 FT.; THENCE S 01°15'57" W, 6.00 FT.; THENCE N 88°22'18" W, 50.00 FT.; THENCE N 01°15'57" E, 73.00 FT. TO THE **POINT OF BEGINNING**.

## PEDESTRIAN EASEMENT "A"

AN EASEMENT FOR PEDESTRIAN ACCESS AND COMMON AMENITY AREA BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE 50TH AVE. S. TOWNHOMES HOMEOWNERS ASSOCIATION AS SHOWN UPON SHEET 6.

THAT PORTION OF THE SOUTH 73 FEET OF THE NORTH 305 FEET OF THE EAST 200 FEET OF LOT 25, DUNLAP'S PLAT ON LAKE WASHINGTON ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 54, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID SOUTH 73 FEET OF THE NORTH 305 FEET OF THE EAST 200 FEET OF LOT 25; THENCE S 88°22'18" E, 38.48 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°22'18" E, 154.58 FT.; THENCE S 01°32'38" E, 3.00 FT.; THENCE N 88°22'18" W, 56.04 FT.; THENCE S 01°37'42" W, 60.00 FT.; THENCE N 88°22'18" W, 10.00 FT.; THENCE N 01°37'42" E, 58.00 FT.; THENCE N 88°22'18" W, 40.00 FT.; THENCE S 01°37'42" W, 58.00 FT.; THENCE N 88°22'18" W, 10.00 FT.; THENCE N 01°37'42" E, 60.00 FT.; THENCE N 88°22'18" W, 38.70 FT.; THENCE N 01°37'42" E, 3.00 FT. TO THE **POINT OF BEGINNING**.

## PEDESTRIAN EASEMENT "B"

AN EASEMENT FOR PEDESTRIAN ACCESS BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE 50TH AVE. S. TOWNHOMES HOMEOWNERS ASSOCIATION AS SHOWN UPON SHEET 6.

THAT PORTION OF THE SOUTH 73 FEET OF THE NORTH 305 FEET OF THE EAST 200 FEET OF LOT 25, DUNLAP'S PLAT ON LAKE WASHINGTON ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 54, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID SOUTH 73 FEET OF THE NORTH 305 FEET OF THE EAST 200 FEET OF LOT 25; THENCE S 88°22'18" E, 193.06 FT.; THENCE S 01°32'38" E, 28.03 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 01°32'38" E, 4.01 FT.; THENCE N 88°22'18" W, 9.60 FT.; THENCE S 01°37'42" W, 31.00 FT.; THENCE N 88°22'18" W, 3.00 FT.; THENCE N 01°37'42" E, 27.50 FT.; THENCE N 88°22'18" W, 7.26 FT.; THENCE N 01°37'42" E, 3.00 FT.; THENCE S 88°22'18" E, 6.01 FT.; THENCE N 01°37'42" E, 13.00 FT.; THENCE S 88°22'18" E, 3.00 FT.; THENCE S 01°37'42" W, 8.50 FT.; THENCE S 88°22'18" E, 10.63 FT. TO THE **POINT OF BEGINNING**.



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

## UTILITY & EMERGENCY ACCESS EASEMENT

AN EASEMENT FOR UTILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND WATERLINE, POWER, GAS TELEPHONE, TELECABLE, SANITARY SEWER, STORM SEWER, FOR BUILDING REPAIR AND MAINTENANCE AND FOR EMERGENCY ACCESS BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE 50TH AVE. S. TOWNHOMES HOMEOWNERS ASSOCIATION AS SHOWN UPON SHEET 7.

THE SOUTH 73 FEET OF THE NORTH 305 FEET OF THE EAST 200 FEET OF LOT 25, DUNLAP'S PLAT ON LAKE WASHINGTON ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 54, RECORDS OF KING COUNTY, WA.

**EXCEPT** THAT PORTION CONVEYED TO THE CITY OF SEATTLE PER KING COUNTY AUDITOR FILE NUMBER 6347868.

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

COMMENCING AT THE N.W. CORNER OF SAID SOUTH 73 FEET OF THE NORTH 305 FEET OF THE EAST 200 FEET OF LOT 25; THENCE S 88°22'18" E, 38.48 FT.; THENCE S 01°37'42" W, 5.00 FT. TO THE **POINT OF BEGINNING**; THENCE S 88°22'18" E, 35.00 FT.; THENCE S 01°37'42" W, 14.00 FT.; THENCE S 88°22'18" E, 2.50 FT.; THENCE S 01°37'42" W, 30.00 FT.; THENCE N 88°22'18" W, 2.50 FT.; THENCE S 01°37'42" W, 14.00 FT.; THENCE N 88°22'18" W, 35.00 FT.; THENCE N 01°37'42" E, 14.50 FT.; THENCE S 88°22'28" E, 2.50 FT.; THENCE N 01°37'42" E, 29.00 FT.; THENCE N 88°22'18" W, 2.50 FT.; THENCE N 01°32'28" W, 14.50 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE N.W. CORNER OF SAID SOUTH 73 FEET OF THE NORTH 305 FEET OF THE EAST 200 FEET OF LOT 25; THENCE S 88°22'18" E, 87.48 FT.; THENCE S 01°37'42" W, 5.00 FT. TO THE **POINT OF BEGINNING**; THENCE S 88°22'18" E, 35.00 FT.; THENCE S 01°37'42" W, 14.00 FT.; THENCE S 88°22'18" E, 2.50 FT.; THENCE S 01°37'42" W, 30.00 FT.; THENCE N 88°22'18" W, 2.50 FT.; THENCE S 01°37'42" W, 14.00 FT.; THENCE N 88°22'18" W, 35.00 FT.; THENCE N 01°37'42" E, 14.50 FT.; THENCE S 88°22'28" E, 2.50 FT.; THENCE N 01°37'42" E, 29.00 FT.; THENCE N 88°22'18" W, 2.50 FT.; THENCE N 01°32'28" W, 14.50 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE N.W. CORNER OF SAID SOUTH 73 FEET OF THE NORTH 305 FEET OF THE EAST 200 FEET OF LOT 25; THENCE S 88°22'18" E, 137.48 FT.; THENCE S 01°37'42" W, 5.00 FT. TO THE **POINT OF BEGINNING**; THENCE S 88°22'18" E, 35.00 FT.; THENCE S 01°37'42" W, 14.00 FT.; THENCE S 88°22'18" E, 2.50 FT.; THENCE S 01°37'42" W, 30.00 FT.; THENCE N 88°22'18" W, 2.50 FT.; THENCE S 01°37'42" W, 14.00 FT.; THENCE N 88°22'18" W, 35.00 FT.; THENCE N 01°37'42" E, 14.50 FT.; THENCE S 88°22'28" E, 2.50 FT.; THENCE N 01°37'42" E, 29.00 FT.; THENCE N 88°22'18" W, 2.50 FT.; THENCE N 01°32'28" W, 14.50 FT. TO THE **POINT OF BEGINNING**.

## EASEMENT CONVEYANCE NOTE:

THE ACCESS EASEMENT AS LEGALLY DESCRIBED UPON THIS SHEET AND GRAPHICALLY DEPICTED ON SHEET 6 IS HEREBY GRANTED AND CONVEYED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS. THE 50TH AVE. S. TOWNHOMES HOMEOWNERS' ASSOCIATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENT AND ALL APPURTENANCES THERETO LYING WITHIN SAID ACCESS EASEMENT.

THE PEDESTRIAN EASEMENT "A" AS LEGALLY DESCRIBED UPON THIS SHEET AND GRAPHICALLY DEPICTED ON SHEET 6 IS HEREBY GRANTED AND CONVEYED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS. THE 50TH AVE. S. TOWNHOMES HOMEOWNERS' ASSOCIATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PEDESTRIAN EASEMENT "A" AND ALL APPURTENANCES THERETO LYING WITHIN SAID ACCESS EASEMENT.

THE PEDESTRIAN EASEMENT "B" AS LEGALLY DESCRIBED UPON THIS SHEET AND GRAPHICALLY DEPICTED ON SHEET 6 IS HEREBY GRANTED AND CONVEYED TO OWNERS OF UNIT LOTS A, B, C, AND D OF THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS. THE 50TH AVE. S. TOWNHOMES HOMEOWNERS' ASSOCIATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PEDESTRIAN EASEMENT "B" AND ALL APPURTENANCES THERETO LYING WITHIN SAID ACCESS EASEMENT.

THE UTILITY AND EMERGENCY ACCESS 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; TO ALL UTILITY PURVEYORS; AND TO THE CITY OF SEATTLE FIRE DEPARTMENT. THE 50TH AVE. S. TOWNHOMES 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.

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KING COUNTY, WASHINGTON**

20-6756X.DWG

<b>DRAWN BY:</b> SAL	<b>DATE:</b> 08-03-20	<b>PROJECT #:</b> 20-6756
<b>CHK. BY:</b> RHW	<b>SCALE:</b> N/A	<b>SHEET:</b> 10 OF 12

# 50TH AVE. S. TOWNHOMES

SUBDIVISION NO. 3036818-LU

## 50TH AVE. S. TOWNHOMES HOMEOWNERS' ASSOCIATION NOTE

IN THE EVENT THAT THE 50TH AVE. S. TOWNHOMES HOMEOWNERS' ASSOCIATION IS DISSOLVED OR CEASES TO BE A FUNCTIONING ENTITY, THE OWNERS OF UNIT LOTS 1 THROUGH 12, INCLUSIVE, SHALL SHARE EQUALLY IN THE MAINTENANCE OBLIGATIONS OF THE 50TH AVE. S. TOWNHOMES HOMEOWNERS' ASSOCIATION.

## COMMON WALL AGREEMENT

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

1ST – THE WALLS WHICH ARE ON THE LOT LINES SEPARATING THE INDIVIDUAL TOWNHOMES ARE HEREBY DECLARED TO BE A "COMMON WALL". THE TERM "COMMON WALL" INCLUDES EVERYTHING LOCATED WITHIN SUCH WALL (SUCH AS FRAMING, INSULATION, SOUNDPROOFING, PIPES, WIRES, JOISTS, JUNCTION BOXES, AND OTHER MATERIAL OR EQUIPMENT RELATED TO THE UTILITIES), AND BELOW THE WALL (SUCH AS THE SURFACE OF THE GROUND AND FOOTINGS LOCATED IN THE GROUND), AND ABOVE THE WALL (SUCH AS RAFTERS AND ROOF), AND ON THE SIDES OF THE WALL INCLUDING THE EXTERIOR SIDING.

2ND – IF THE "COMMON WALL" IS DAMAGED OR DESTROYED FROM ANY CAUSE WHICH IS NOT THE RESULT OF FAULT OR NEGLIGENCE OF EITHER OF THE OWNERS OR OTHER PERSONS USING THE ADJOINING HOUSES; OR IS THE RESULT OF THE JOINT OR CONCURRING FAULT OF EACH OWNER OR OTHER PERSONS OCCUPYING OR USING THEIR RESPECTIVE HOUSES, THEN EACH OWNER SHALL BE RESPONSIBLE FOR THE COST TO REPAIR THEIR PORTION OF THE WALL, EXCEPT FOR THOSE UTILITIES THAT ARE IN THE WALL AND COMMON TO BOTH HOUSES, THE REPAIR SHALL BE SHARED EQUALLY.

3RD – IF THE "COMMON WALL" IS DAMAGED OR DESTROYED FROM ANY CAUSE WHICH IS THE RESULT OF FAULT OR NEGLIGENCE OF EITHER OF THE OWNERS OR OTHER PERSONS USING THE ADJOINING HOUSES, THEN THAT RESPONSIBLE OWNER SHALL BEAR THE SOLE COST OF REPAIR OR RECONSTRUCTION.

4TH – WHEN NECESSARY TO REPAIR OR RECONSTRUCT THE "COMMON WALL", THE PARTIES TO THIS AGREEMENT SHALL HAVE THE RIGHT OF ENTRY FOR THAT PURPOSE.

5TH – THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

## 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

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:

1ST – 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 CREATED AND ARE PART OF THIS SUBDIVISION FOR WALKING ACCESS, STREET ENTRY AND PARKING IN DESIGNATED AREAS. UNLESS OTHERWISE SPECIFIED HEREIN, 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 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.

2ND – EACH ROOF SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE ROOF IS LOCATED. 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) UNLESS DELAYED BY MUTUAL AGREEMENT OF THE OWNER(S) OF THAT BUILDING

3RD – 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.

4TH – COMMON SIDE SEWERS AND COMMON STORM DRAINAGE SYSTEMS SERVING THE UNIT LOTS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED EQUALLY BY THE OWNERS OF SAID LOTS.

5TH – THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON ALL AFOREMENTIONED PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

## PRIVATE AMENITY AREA AGREEMENT

SOME OF THE UNIT LOTS AS SHOWN AND DESCRIBED HEREON, HAVE A PERMANENT, DEDICATED PRIVATE AMENITY AREA AS SHOWN ON THE FACE OF THE SUBDIVISION. THE PRIVATE AMENITY AREA IS FOR THE USE OF THE UNIT LOT IT IS ASSOCIATED WITH AND IS TO BE MAINTAINED BY THE OWNERS OF THE UNIT LOT. THE OWNERS OF THE UNIT LOTS OR THEIR GUESTS OR INVITEES SHALL NOT USE OR ENTER THE PRIVATE AMENITY AREA OF OTHER UNIT LOT OWNERS WITHOUT THE PERMISSION OF SAID UNIT LOT OWNERS.

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

## ADDRESS SIGN MAINTENANCE AGREEMENT

THE 50TH AVE. S. TOWNHOMES HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE, AND/OR REPAIR TO ALL ADDRESS SIGNS WITHIN THIS SUBDIVISION.



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

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20-6756X.DWG

DRAWN BY: SAL

DATE: 08-03-20

PROJECT #: 20-6756

CHK. BY: RHW

SCALE: N/A

SHEET: 11 OF 12

# 50TH AVE. S. TOWNHOMES

SUBDIVISION NO. 3036818-LU

## SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE SUBDIVISION NO. 3036818-LU  
EASEMENT (OVERHEAD AND UNDERGROUND)  
KING COUNTY ASSESSOR'S TAX PARCEL NO. 2123700420

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:

AN EASEMENT OVER THE ENTIRE AREA OF CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3036818-LU; **EXCEPT** ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID SUBDIVISION.

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

TOGETHER WITH THE RIGHT AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF THE SYSTEM, OR CONSTITUTE A MENACE OR DANGER TO SAID ELECTRIC SYSTEM.

IT IS FURTHER COVENANTED AND AGREED THAT NO STRUCTURE OR FIRE HAZARDS WILL BE ERECTED OR PERMITTED WITHIN THE ABOVE DESCRIBED PROPERTY, OTHER THAN THOSE PROPOSED STRUCTURES SHOWN ON THIS SUBDIVISION, WITHOUT PRIOR WRITTEN APPROVAL FROM THE GRANTEE, ITS SUCCESSORS AND ASSIGNS; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB THE FACILITIES OR THEIR SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF GRANTEE'S FACILITIES.

THE CITY OF SEATTLE IS TO BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL SUCH TIME AS THE GRANTEE, ITS SUCCESSORS AND ASSIGNS 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: \_\_\_\_\_

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