

SUBDIVISION NO. 3038901-LU

GRANTOR:
PINEHURST APARTMENTS, LLC.
P.O. BOX 27107
SEATTLE, WA 98165

CONTACT PERSON:
KELSEY ELLIOTT
(206) 297-0996
KELSEYE@CHADWICKWINTERS.COM

**PINEHURST
LIVE-WORKS
A PLAT
COMMUNITY**

GRANTEE: CITY OF SEATTLE
KING CO., WA.

ABBREVIATED LEGAL: LOTS 148 AND 149,
PINEHURST, VOL. 29
OF PLATS, PG. 33

PROPERTY ADDRESS: 11710 15TH AVE NE &
11714 PINEHURST WAY NE

ASSESSOR'S PARCEL #: 6798100780 & 6798100785

ZONING CLASSIFICATION: ALL PARCELS BEING SUBDIVIDED AS
SHOWN HEREON ARE ZONED NC2-55 (M)

REFERENCE NO.'S FOR RELATED PROJECTS: 6785461-CN
3036800-EG

SHEET INDEX

- SHEET 1: APPROVALS / CERTIFICATES
- SHEET 2: SIGNATURES / LEGAL DESCRIPTIONS
- SHEET 3: DECLARATION & DEDICATION
- SHEET 4: BLOCK & BOUNDARY DETAIL
- SHEET 5: EXISTING SITE CONDITIONS DETAIL
- SHEET 6: ARCHITECTURAL SITE PLAN
- SHEET 7: SUBDIVISION DETAIL
- SHEET 8: UNIT LOT SUBDIVISION DETAIL
- SHEET 9: ACCESS EASEMENT DETAIL
- SHEET 10: UTILITY & EMERGENCY ACCESS DETAIL
- SHEET 11: BUILDING DIMENSION DETAIL
- SHEET 12: AMENITY AREA DETAIL
- SHEET 13: EASEMENT LEGAL DESCRIPTIONS
- SHEET 14: EASEMENT AGREEMENTS
- SHEET 15: SEATTLE CITY LIGHT EASEMENT

APPROVALS:

CITY OF SEATTLE, DEPARTMENT OF TRANSPORTATION
EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2022

DIRECTOR OF TRANSPORTATION

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2022

TRAFFIC ENGINEER

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2022

DIRECTOR

CITY OF SEATTLE, CITY CLERK
I HEREBY CERTIFY THAT THE PLAT OF THE PINEHURST LIVE-WORKS, A PLAT COMMUNITY, WAS
DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY
ORDINANCE NO. _____, APPROVED THE _____ DAY OF _____, 2022

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 _____ 2022

DIRECTOR, DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES

KING COUNTY, DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED BY ME ON THIS _____ DAY OF _____ 2022

KING COUNTY ASSESSOR

DEPUTY, KING COUNTY ASSESSOR

CITY OF SEATTLE, CITY LIGHT DEPARTMENT
EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2022

GENERAL MANAGER AND CHIEF EXECUTIVE OFFICER

KING COUNTY, DEPARTMENT OF FINANCE
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 _____ 2022

AUTHORIZED REPRESENTATIVE FINANCE

DEPUTY

KING COUNTY RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2022
AT _____ M. IN VOLUME _____ OF PLATS,
PAGE _____ AT THE REQUEST OF CHADWICK & WINTERS.

DEPARTMENT OF RECORDS & ELECTIONS

MANAGER

SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

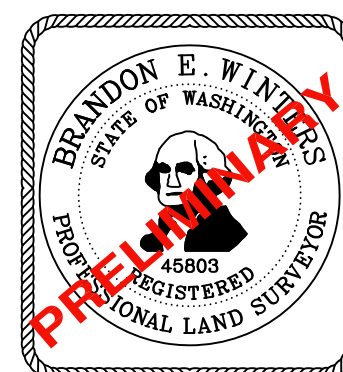
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE
WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PINEHURST
APARTMENTS, LLC. ON JANUARY 24, 2022.

I HEREBY CERTIFY THAT THIS MAP FOR THE PINEHURST LIVE-WORKS, A PLAT COMMUNITY, 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; AND THAT ALL HORIZONTAL AND VERTICAL
BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS
THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH
SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS,
SUCH BOUNDARIES ARE SHOWN ON THE MAP.

BRANDON E. WINTERS, PLS
LICENSE NO. 45803

DATE: _____

CHADWICK & WINTERS LAND SURVEY, INC.
1422 N.W. 85TH ST., SEATTLE, WA 98117



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, NW 1/4, SEC. 28, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

21-7361X.DWG

DRAWN BY: SAL	DATE: 01-22-22	PROJECT #: 21-7361
CHK. BY: RHW	SCALE: N/A	SHEET: 1 OF 15

PINEHURST LIVE-WORKS A PLAT COMMUNITY

SUBDIVISION NO. 3038901-LU

DECLARATION & DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PINEHURST APARTMENTS, LLC., A LIMITED LIABILITY COMPANY, ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON, THE OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED HEREBY DECLARES THIS PLAT AND GRANTS THE EASEMENTS SHOWN HEREON.

WITHOUT LIMITING THE FOREGOING GRANT OF EASEMENTS SHOWN HEREON, THE SEATTLE CITY LIGHT EASEMENT IS HEREBY GRANTED TO THE CITY OF SEATTLE UNDER, OVER, AND UPON THOSE PORTIONS OF THIS PLAT AND FOR THE PURPOSES, DESCRIBED IN THE EASEMENT PROVISION ON SHEET 15 OF THIS PLAT.

THIS SUBDIVISION OF LAND IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED THE PINES AT NORTHGATE, 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 THE PINEHURST LIVE-WORKS, RECORDED UNDER KING COUNTY RECORDING NO. _____

IN WITNESS THEREOF THE SAID PINEHURST APARTMENTS, LLC., BY ITS MANAGERS, HAS CAUSED ITS LIMITED LIABILITY COMPANY NAME TO BE HEREUNTO SUBSCRIBED AND AFIXED THIS _____ DAY OF _____, 2022

PINEHURST APARTMENTS, LLC.

BY: _____
ITS MANAGER

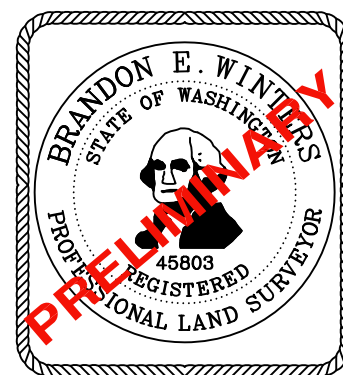
NOTARY:

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE MANAGER OF PINEHURST APARTMENTS, LLC., THE ENTITY THAT EXECUTED THIS INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT _____
MY COMMISSION EXPIRES: _____



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, NW 1/4, SEC. 28, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON**

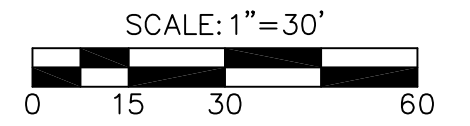
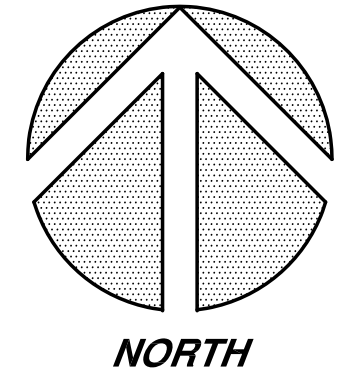
21-7361X.DWG

DRAWN BY: SAL	DATE: 01-22-22	PROJECT #: 21-7361
CHK. BY: RHW	SCALE: N/A	SHEET: 3 OF 15

**PINEHURST LIVE-WORKS
A PLAT COMMUNITY**

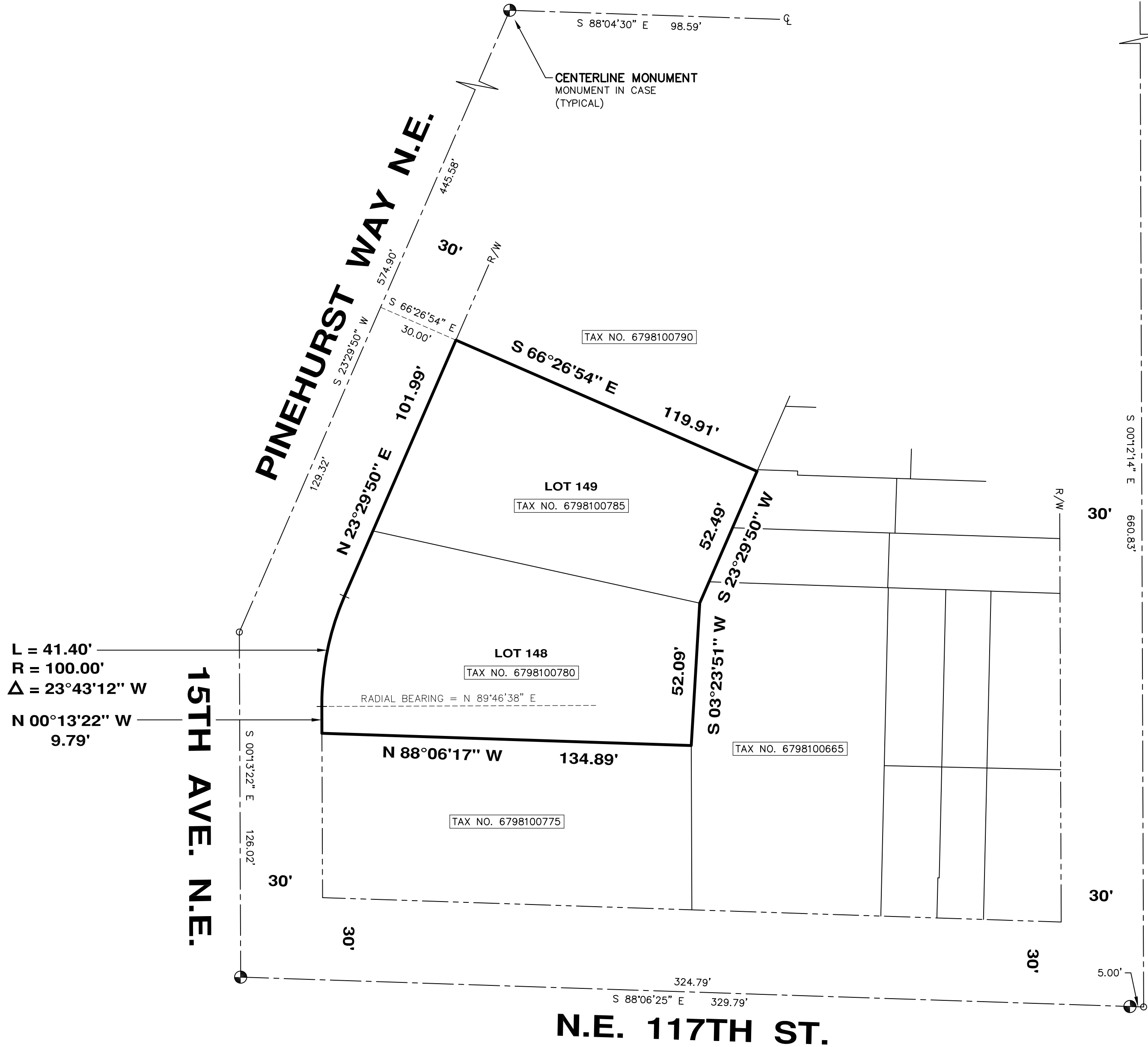
SUBDIVISION NO. 3038901-LU

N.E. 120TH ST.



N.E. 120TH ST.

CENTERLINE MONUMENT
MONUMENT IN CASE
(TYPICAL)



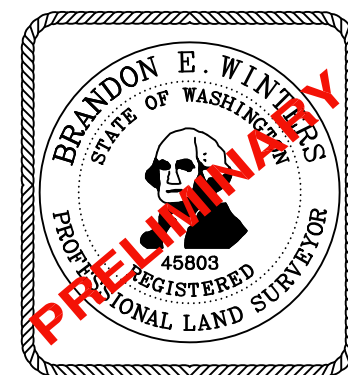
L = 41.40'
R = 100.00'
Δ = 23°43'12" W
N 00°13'22" W
9.79'

15TH AVE. N.E.

16TH AVE. N.E.

N.E. 117TH ST.

BLOCK & BOUNDARY DETAIL



DATE: _____

**CHADWICK
WINTERS**

LAND SURVEYING AND MAPPING

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

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FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

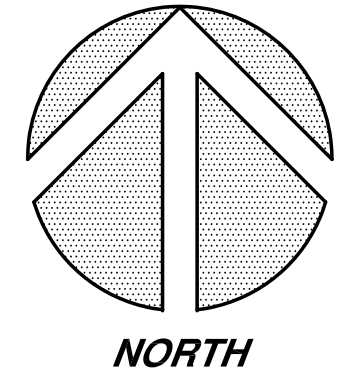
**SW 1/4, NW 1/4, SEC. 28, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON**

21-7361X.DWG

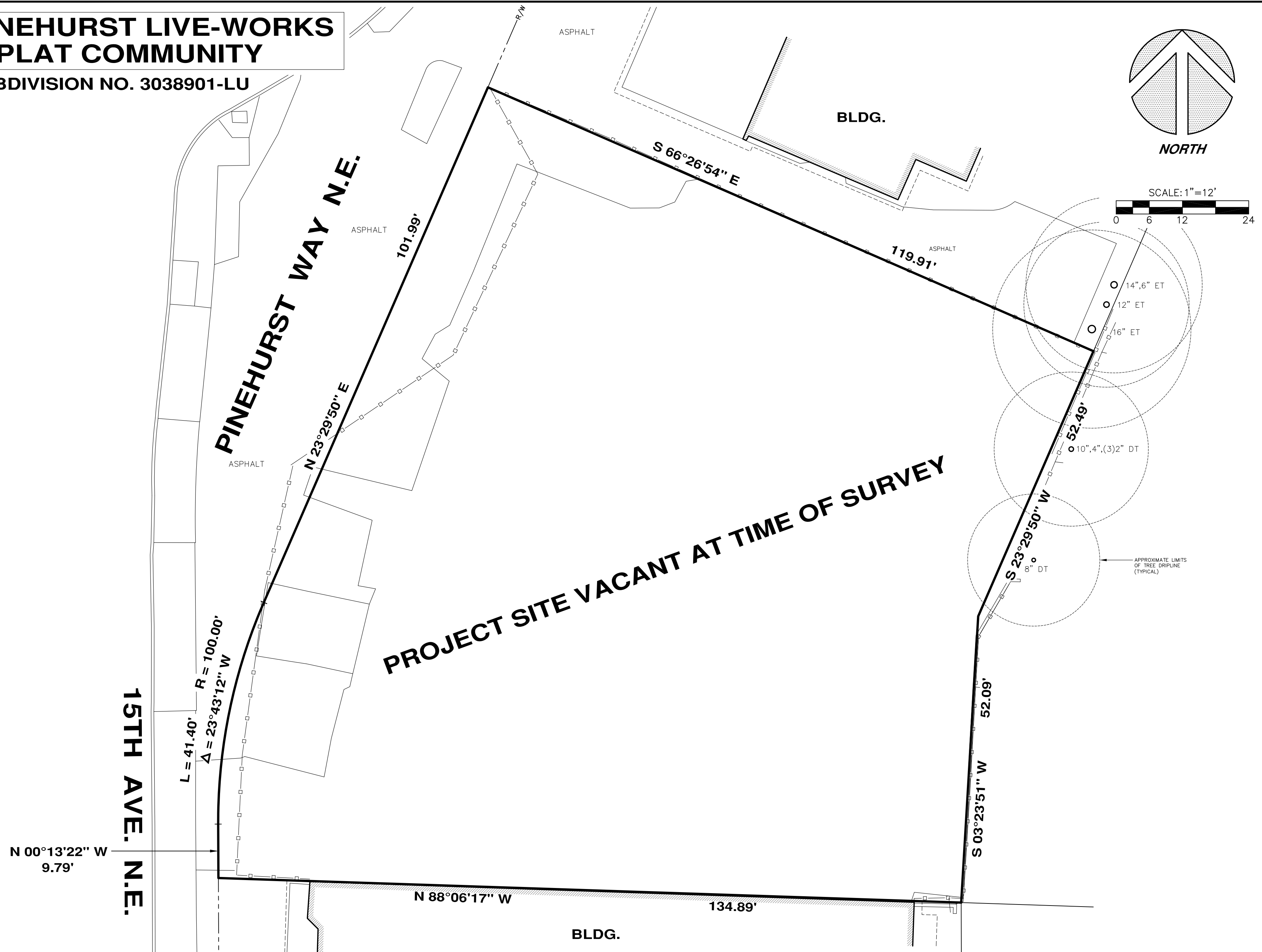
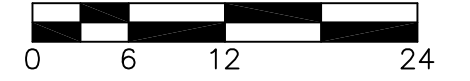
DRAWN BY: SAL	DATE: 01-22-22	PROJECT #: 21-7361
CHK. BY: RHW	SCALE: 1" = 30'	SHEET: 4 OF 15

PINEHURST LIVE-WORKS A PLAT COMMUNITY

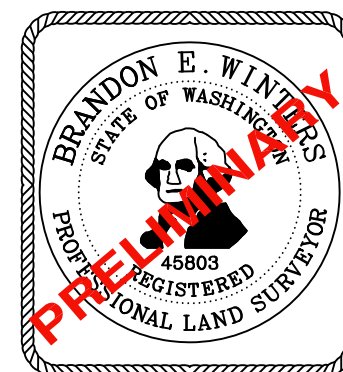
SUBDIVISION NO. 3038901-LU



SCALE: 1"=12'



EXISTING SITE
CONDITIONS DETAIL



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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SURVEY IN:

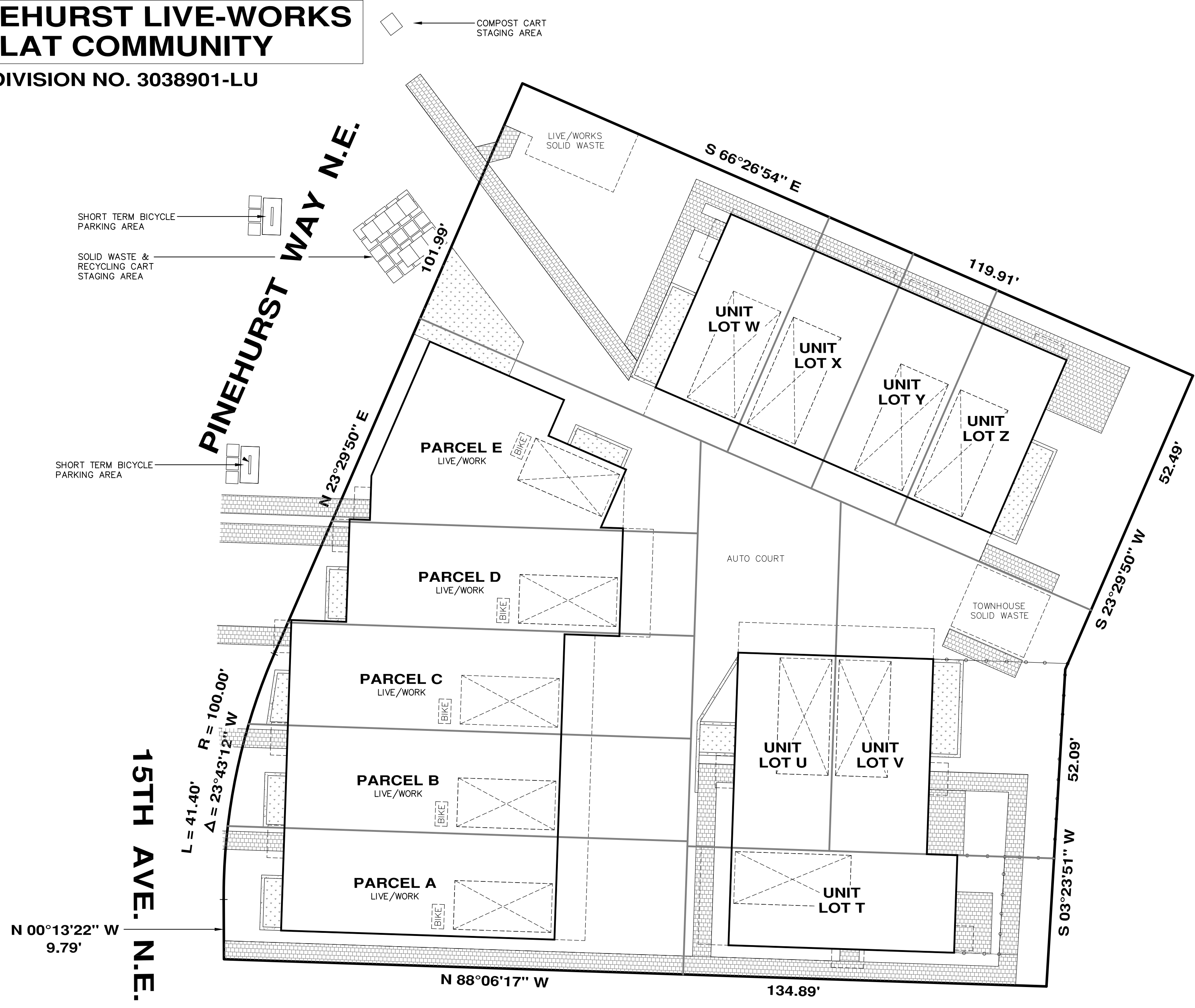
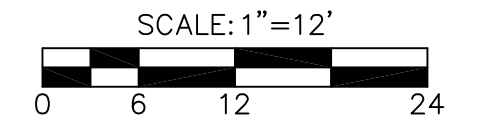
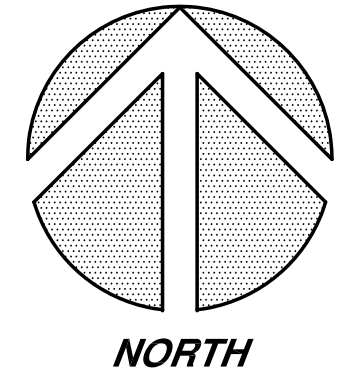
**SW 1/4, NW 1/4, SEC. 28, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON**

21-7361Y.DWG

DRAWN BY: SAL	DATE: 01-22-22	PROJECT #: 21-7361
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 5 OF 15

PINEHURST LIVE-WORKS A PLAT COMMUNITY

SUBDIVISION NO. 3038901-LU



ARCHITECTURAL SITE PLAN



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

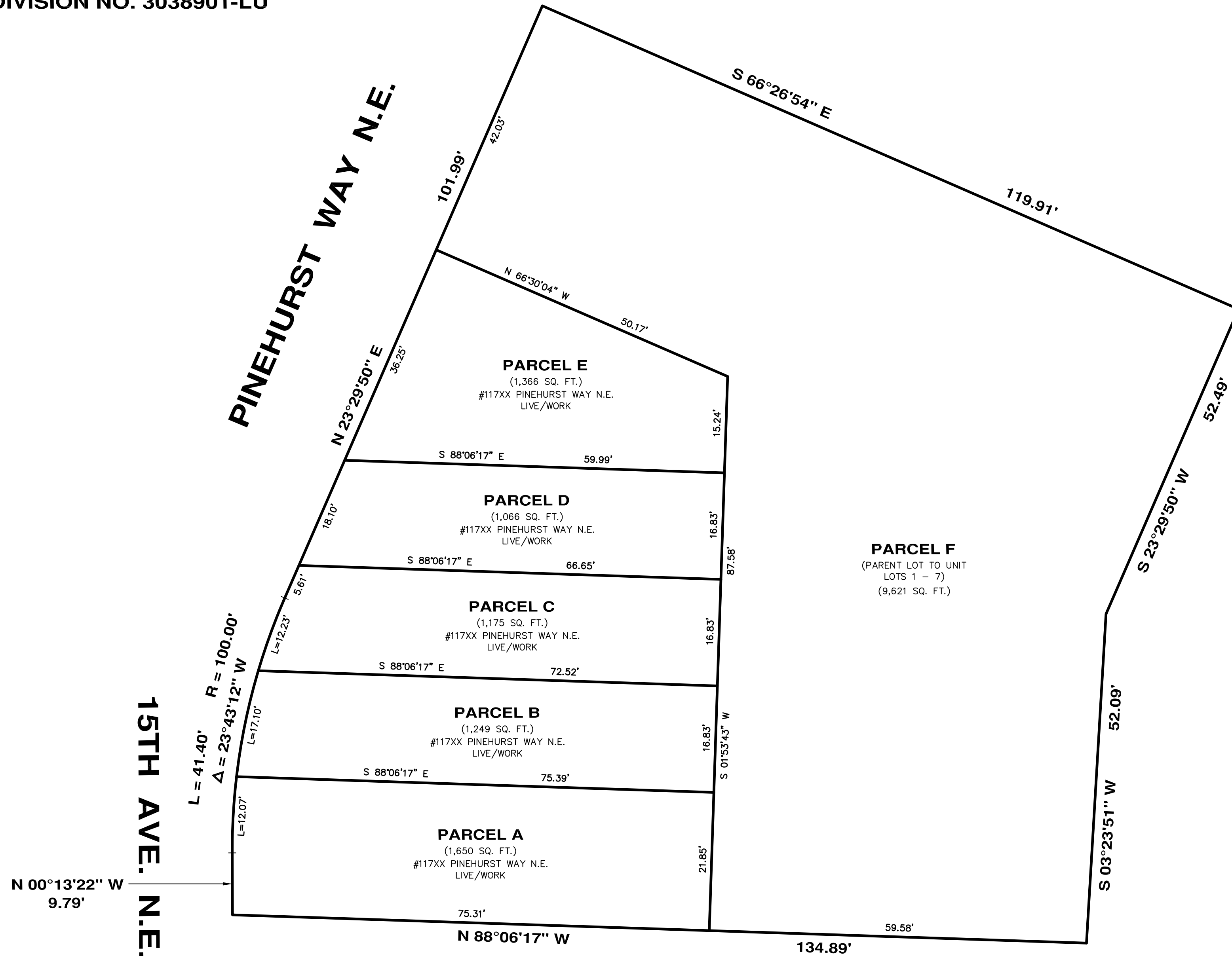
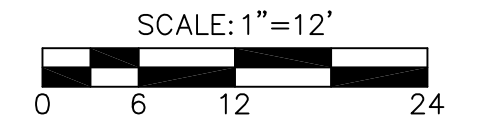
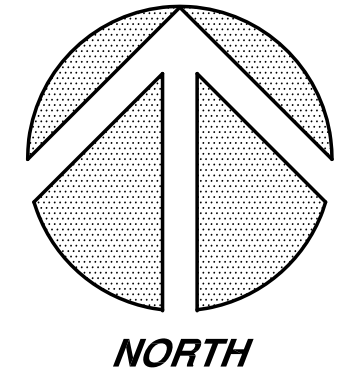
SURVEY IN:
 SW 1/4, NW 1/4, SEC. 28, T. 26 N., R. 4 E., W.M.
 KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 01-22-22	PROJECT #: 21-7361
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 6 OF 15

21-7361Y.DWG

PINEHURST LIVE-WORKS A PLAT COMMUNITY

SUBDIVISION NO. 3038901-LU

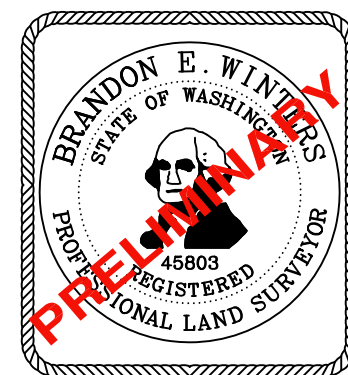


N 00°13'22" W
9.79'

15TH AVE. N.E.

L = 41.40' R = 100.00'
Δ = 23°43'12" W

SUBDIVISION DETAIL



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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SURVEY IN:

SW 1/4, NW 1/4, SEC. 28, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

21-7361Y.DWG

DRAWN BY: SAL

DATE: 01-22-22

PROJECT #: 21-7361

CHK. BY: RHW

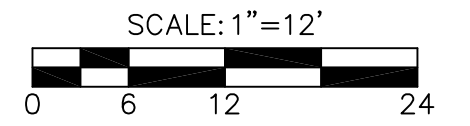
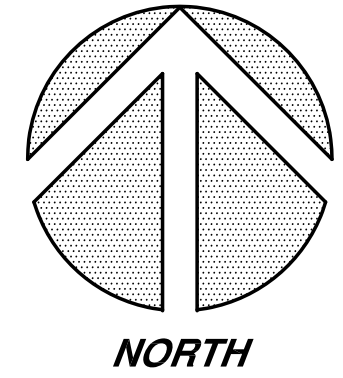
SCALE: 1" = 12'

SHEET: 7 OF 15

PINEHURST LIVE-WORKS A PLAT COMMUNITY

SUBDIVISION NO. 3038901-LU

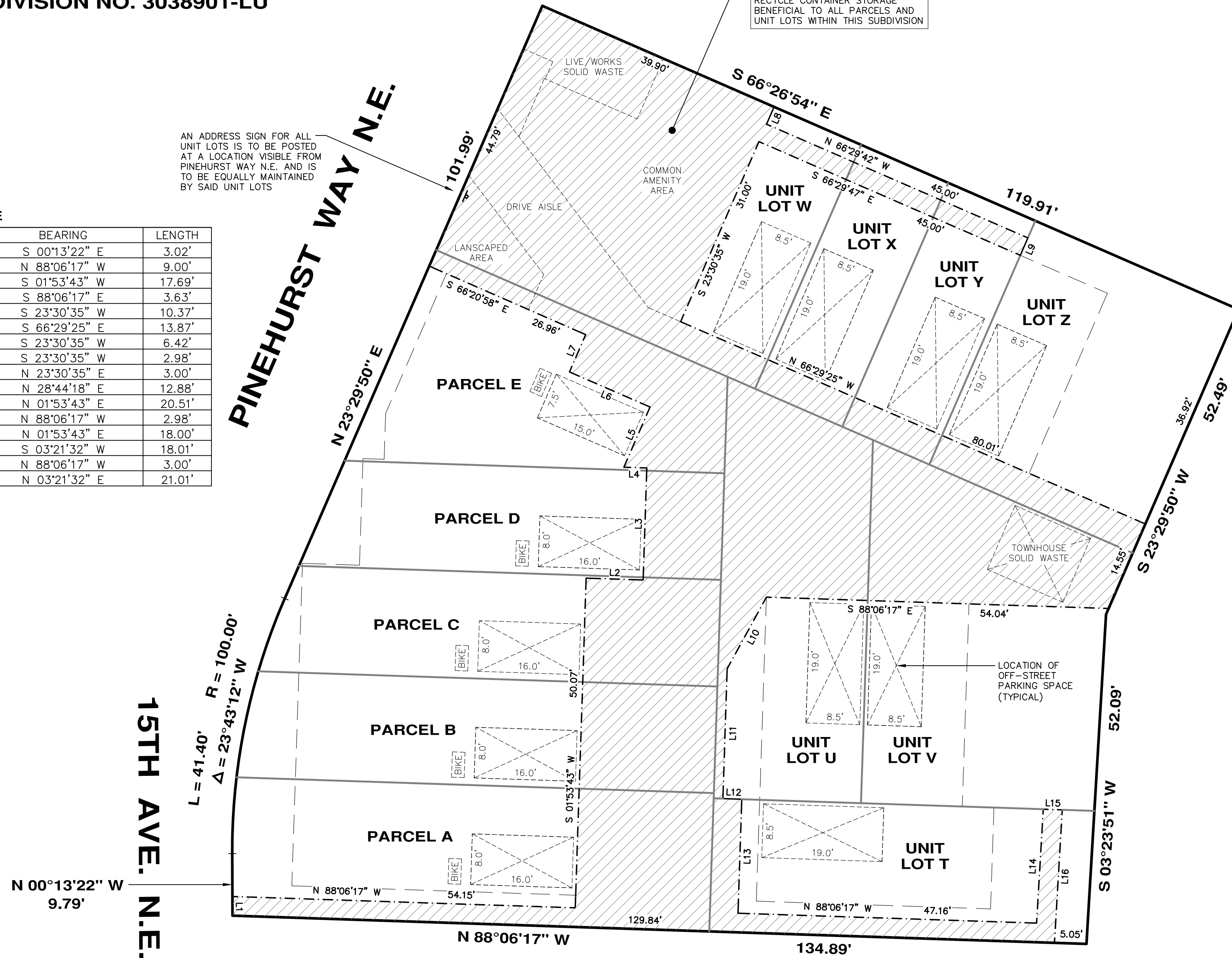
ACCESS EASEMENT
LOCATION OF EASEMENT AREA FOR
INGRESS, EGRESS, PEDESTRIAN
ACCESS, ADDRESS SIGN, COMMON
AMENITY AREA, AND REFUSE &
RECYCLE CONTAINER STORAGE
BENEFICIAL TO ALL PARCELS AND
UNIT LOTS WITHIN THIS SUBDIVISION



AN ADDRESS SIGN FOR ALL
UNIT LOTS IS TO BE POSTED
AT A LOCATION VISIBLE FROM
PINEHURST WAY N.E. AND IS
TO BE EQUALLY MAINTAINED
BY SAID UNIT LOTS

LINE TABLE

LINE	BEARING	LENGTH
L1	S 00°13'22" E	3.02'
L2	N 88°06'17" W	9.00'
L3	S 01°53'43" W	17.69'
L4	S 88°06'17" E	3.63'
L5	S 23°30'35" W	10.37'
L6	S 66°29'25" E	13.87'
L7	S 23°30'35" W	6.42'
L8	S 23°30'35" W	2.98'
L9	N 23°30'35" E	3.00'
L10	N 28°44'18" E	12.88'
L11	N 01°53'43" E	20.51'
L12	N 88°06'17" W	2.98'
L13	N 01°53'43" E	18.00'
L14	S 03°21'32" W	18.01'
L15	N 88°06'17" W	3.00'
L16	N 03°21'32" E	21.01'



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:

SW 1/4, NW 1/4, SEC. 28, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

21-7361Y.DWG

DRAWN BY: SAL

DATE: 01-22-22

PROJECT #: 21-7361

CHK. BY: RHW

SCALE: 1" = 12'

SHEET: 9 OF 15

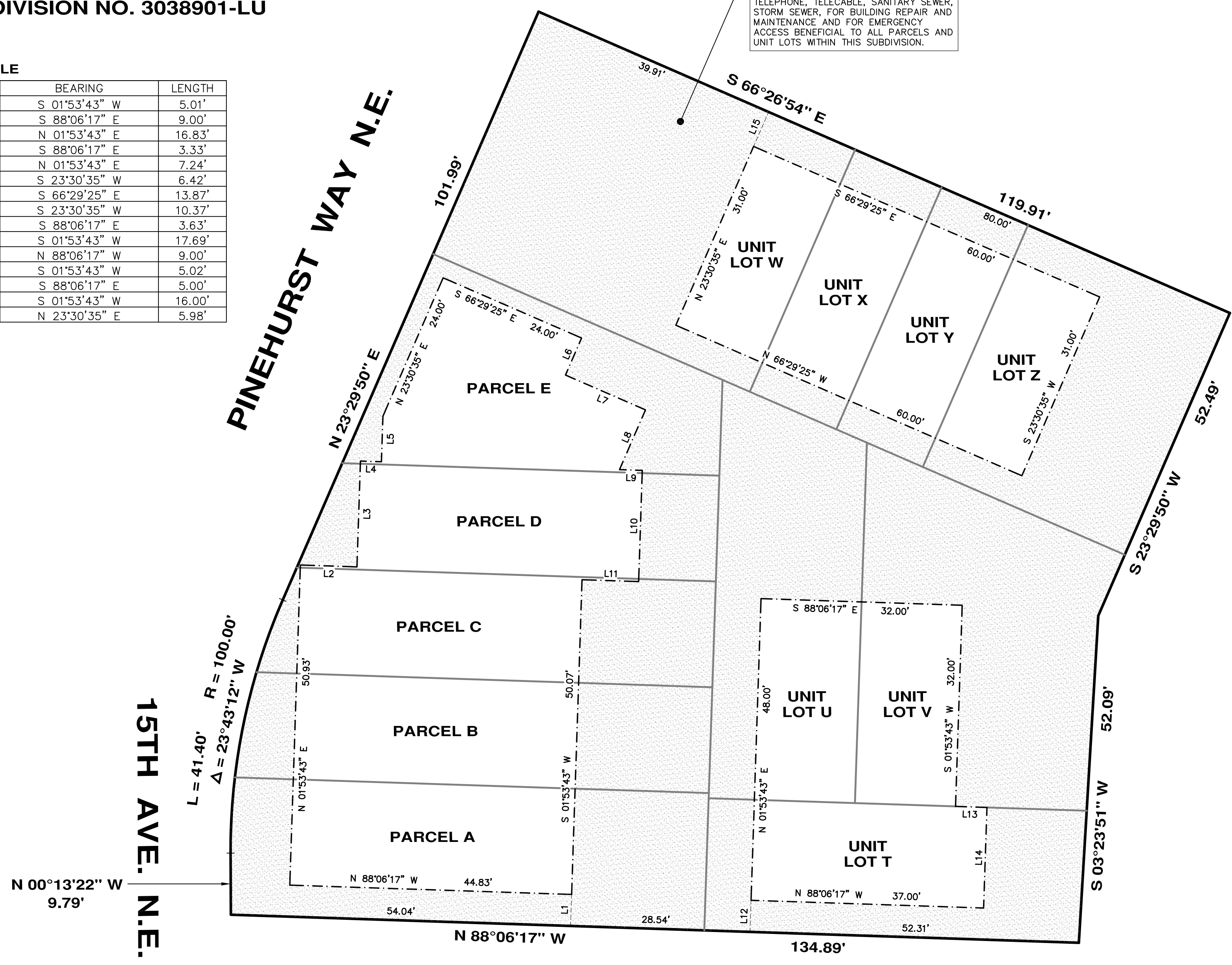
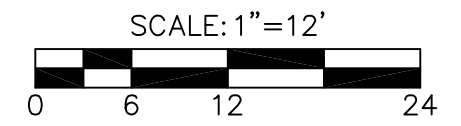
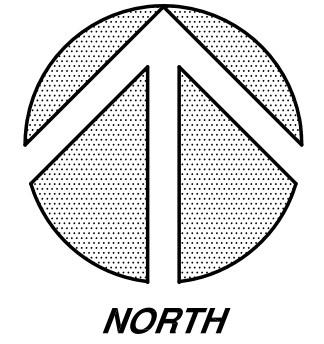
PINEHURST LIVE-WORKS A PLAT COMMUNITY

SUBDIVISION NO. 3038901-LU

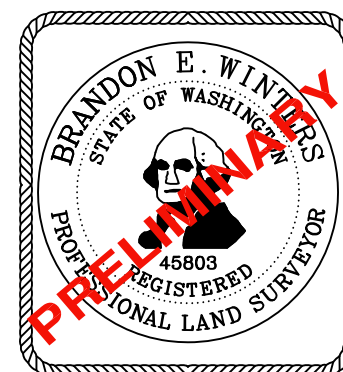
LINE TABLE

LINE	BEARING	LENGTH
L1	S 01°53'43" W	5.01'
L2	S 88°06'17" E	9.00'
L3	N 01°53'43" E	16.83'
L4	S 88°06'17" E	3.33'
L5	N 01°53'43" E	7.24'
L6	S 23°30'35" W	6.42'
L7	S 66°29'25" E	13.87'
L8	S 23°30'35" W	10.37'
L9	S 88°06'17" E	3.63'
L10	S 01°53'43" W	17.69'
L11	N 88°06'17" W	9.00'
L12	S 01°53'43" W	5.02'
L13	S 88°06'17" E	5.00'
L14	S 01°53'43" W	16.00'
L15	N 23°30'35" E	5.98'

**UTILITY & EMERGENCY
ACCESS EASEMENT**
LOCATION OF EASEMENT AREA 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 PARCELS AND
UNIT LOTS WITHIN THIS SUBDIVISION.



**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

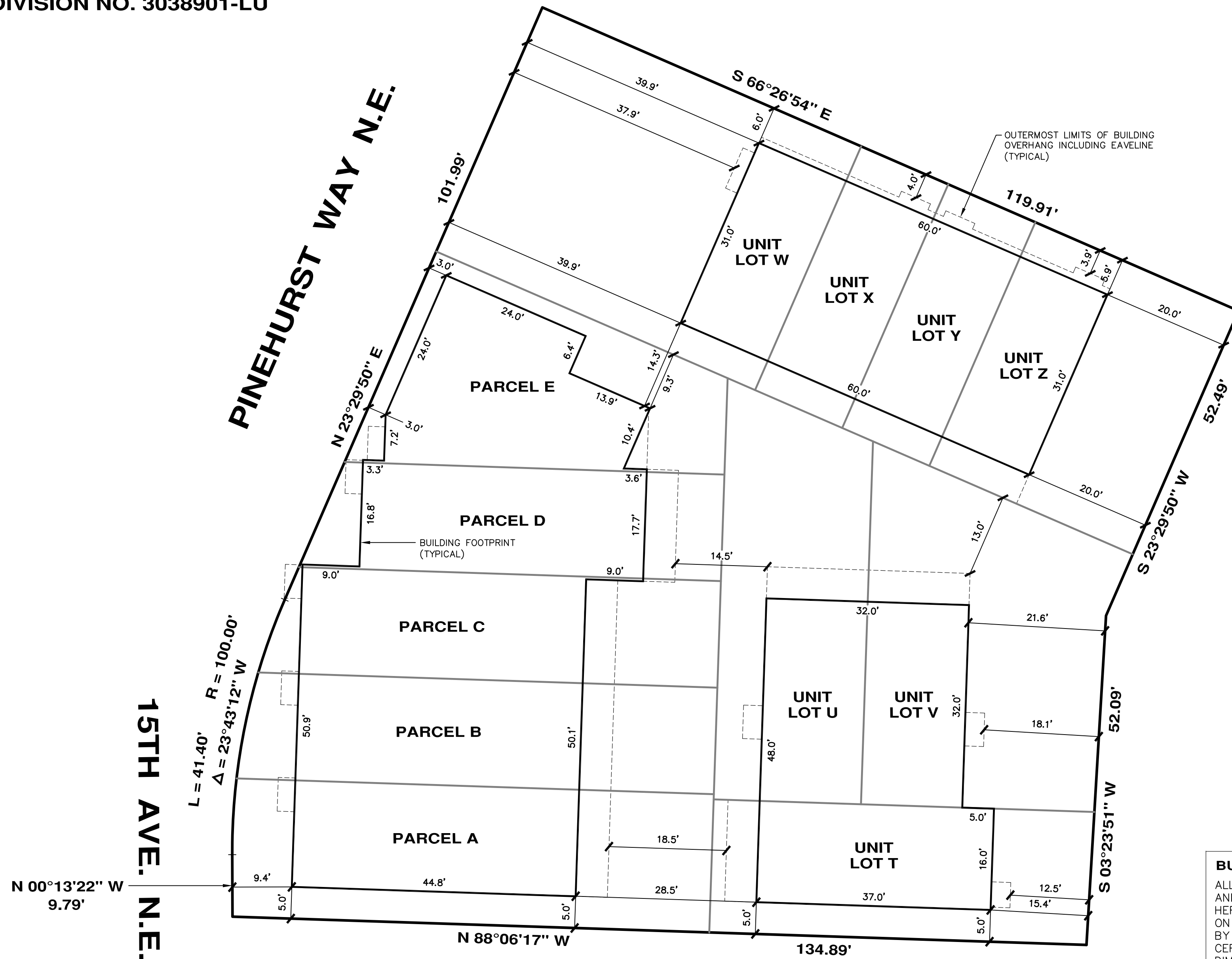
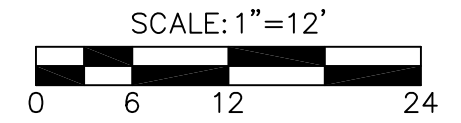
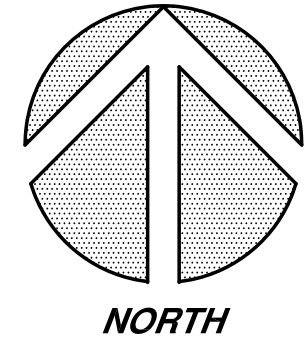
SURVEY IN:
SW 1/4, NW 1/4, SEC. 28, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 01-22-22	PROJECT #: 21-7361
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 10 OF 15

21-7361Y.DWG

PINEHURST LIVE-WORKS A PLAT COMMUNITY

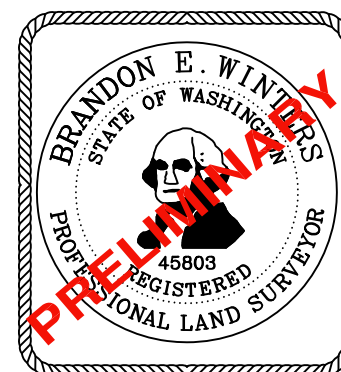
SUBDIVISION NO. 3038901-LU



BUILDING NOTE:
ALL BUILDING DIMENSIONS, FOOTPRINTS AND BUILDING OFFSET DISTANCES SHOWN HEREON ARE FROM INFORMATION SHOWN ON THE ARCHITECTURAL PLANS PREPARED BY CONE ARCHITECTURE. WE PROVIDE NO CERTIFICATION THAT THESE FOOTPRINTS, DIMENSIONS, OR OFFSETS ARE AS CONSTRUCTED.

BUILDING DIMENSION DETAIL

(SEE "BUILDING NOTE")



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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SURVEY IN:

SW 1/4, NW 1/4, SEC. 28, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

21-7361Y.DWG

DRAWN BY: SAL

DATE: 01-22-22

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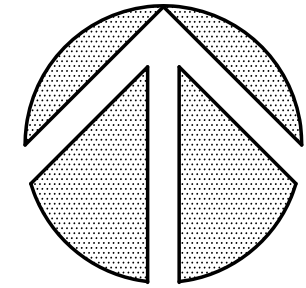
CHK. BY: RHW

SCALE: 1" = 12'

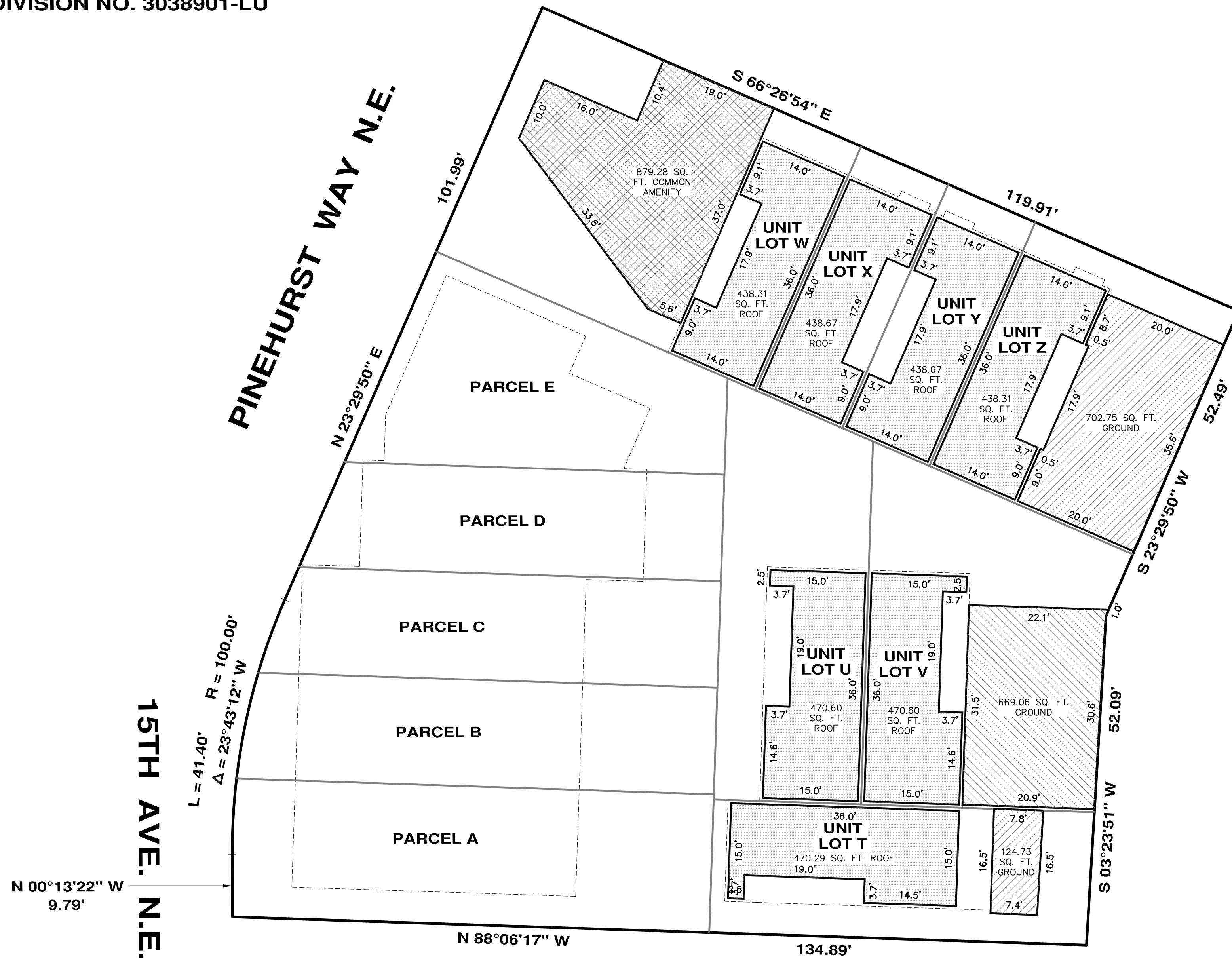
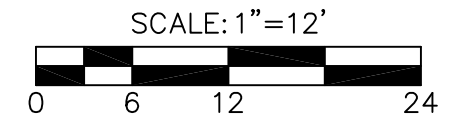
SHEET: 11 OF 15

PINEHURST LIVE-WORKS A PLAT COMMUNITY

SUBDIVISION NO. 3038901-LU



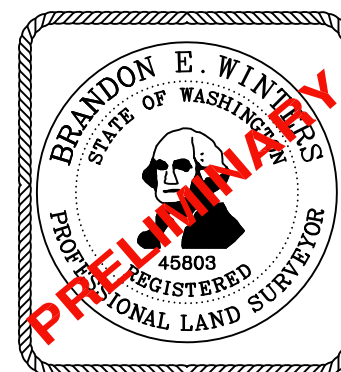
NORTH



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

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, NW 1/4, SEC. 28, T. 26 N., R. 4 E., W.M.
 KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 01-22-22	PROJECT #: 21-7361
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 12 OF 15

21-7361Y.DWG

PINEHURST LIVE-WORKS A PLAT COMMUNITY

SUBDIVISION NO. 3038901-LU

ACCESS EASEMENT

AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, ADDRESS SIGN, COMMON AMENITY AREA, AND REFUSE & RECYCLE CONTAINER STORAGE BENEFICIAL TO ALL PARCELS AND UNIT LOTS WITHIN THIS SUBDIVISION

THAT PORTION OF LOTS 148 AND 149, PINEHURST, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29 OF PLATS, PAGE 33, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID LOT 148; THENCE N 00°13'22" W ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 3.02 FT.; THENCE S 88°06'17" E, 54.15 FT.; THENCE N 01°53'43" E, 50.07 FT.; THENCE S 88°06'17" E, 9.00 FT.; THENCE N 01°53'43" E, 17.69 FT.; THENCE N 88°06'17" W, 3.63 FT.; THENCE N 23°30'35" E, 10.37 FT.; THENCE N 66°29'25" W, 13.87 FT.; THENCE N 23°30'35" E, 6.42 FT.; THENCE N 66°20'58" W, 26.96 FT.; THENCE N 23°29'50" E, 44.79 FT.; THENCE S 66°26'54" E, 39.90 FT.; THENCE S 23°30'35" W, 2.98 FT.; THENCE S 66°29'42" E, 45.00 FT.; THENCE S 23°30'35" W, 3.00 FT.; THENCE N 66°29'47" W, 45.00 FT.; THENCE S 23°30'35" W, 31.00 FT.; THENCE S 66°29'25" E, 80.01 FT.; THENCE S 23°29'50" W, 14.55 FT.; THENCE N 88°06'17" W, 54.04 FT.; THENCE S 28°44'18" W, 12.88 FT.; THENCE S 01°53'43" W, 20.51 FT.; THENCE S 88°06'17" E, 2.98 FT.; THENCE S 01°53'43" W, 18.00 FT.; THENCE S 88°06'17" E, 47.16 FT.; THENCE N 03°21'32" E, 18.01 FT.; THENCE S 88°06'17" E, 3.00 FT.; THENCE S 03°21'32" W, 21.01 FT.; THENCE N 88°06'17" W, 129.84 FT. TO THE **POINT OF BEGINNING**.

UTILITY & EMERGENCY ACCESS EASEMENT

AN EASEMENT FOR UTILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND WATERLINE, POWER, GAS TELEPHONE, TELECABLE, SANITARY SEWER, STORM SEWER, FOR BUILDING REPAIR AND MAINTENANCE AND FOR EMERGENCY ACCESS BENEFICIAL TO ALL PARCELS AND UNIT LOTS WITHIN THIS SUBDIVISION

LOTS 148 AND 149, PINEHURST, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29 OF PLATS, PAGE 33, RECORDS OF KING COUNTY, WA.

EXCEPT THOSE PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF SAID LOT 148; THENCE S 88°06'17" E ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE OF 54.04 FT.; THENCE N 01°53'43" E, 5.01 FT. TO THE **POINT OF BEGINNING**; THENCE N 88°06'17" W, 44.83 FT.; THENCE N 01°53'43" E, 50.93 FT.; THENCE S 88°06'17" E, 9.00 FT.; THENCE N 01°53'43" E, 16.83 FT.; THENCE S 88°06'17" E, 3.33 FT.; THENCE N 01°53'43" E, 7.24 FT.; THENCE N 23°30'35" E, 24.00 FT.; THENCE S 66°29'25" E, 24.00 FT.; THENCE S 23°30'35" W, 6.42 FT.; THENCE S 66°29'25" E, 13.87 FT.; THENCE S 23°30'35" W, 10.37 FT.; THENCE S 88°06'17" E, 3.63 FT.; THENCE S 01°53'43" W, 17.69 FT.; THENCE N 88°06'17" W, 9.00 FT.; THENCE S 01°53'33" W, 50.07 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE S.E. CORNER OF SAID LOT 148; THENCE N 88°06'17" W ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE OF 52.31 FT.; THENCE N 01°53'43" E, 5.02 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING N 01°53'43" E, 48.00 FT.; THENCE S 88°06'17" E, 32.00 FT.; THENCE S 01°53'43" W, 32.00 FT.; THENCE S 88°06'17" E, 5.00 FT.; THENCE S 01°53'43" W, 16.00 FT.; THENCE N 88°06'17" W, 37.00 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE N.W. CORNER OF SAID LOT 149; THENCE S 66°26'54" E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 39.91 FT.; THENCE S 23°30'35" W, 5.98 FT. TO THE **POINT OF BEGINNING**; THENCE S 66°29'25" E, 60.00 FT.; THENCE S 23°30'35" W, 31.00 FT.; THENCE N 66°29'25" W, 60.00 FT.; THENCE N 23°30'35" E, 31.00 FT. TO THE **POINT OF BEGINNING**.



DATE: _____

**CHADWICK
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SURVEY IN:

**SW 1/4, NW 1/4, SEC. 28, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON**

21-7361X.DWG

DRAWN BY: SAL

DATE: 01-22-22

PROJECT #: 21-7361

CHK. BY: RHW

SCALE: N/A

SHEET: 13 OF 15

PINEHURST LIVE-WORKS A PLAT COMMUNITY

SUBDIVISION NO. 3038901-LU

DECLARATION OF COVENANTS

THE DECLARATION FOR THE PINEHURST LIVE-WORKS, A PLAT COMMUNITY, RECORDED UNDER KING COUNTY RECORDING NO. _____ CONTAINS PROVISIONS GOVERNING, AMONG OTHER THING, THE USE AND MAINTENANCE OF THE PARCELS AND UNIT LOTS CREATED BY THIS SUBDIVISION AND ESTABLISHES THE RESPONSIBILITIES AND REQUIREMENTS FOR THE MAINTENANCE OF THE STRUCTURES ON THESE PARCELS AND UNIT LOTS. IN THE EVENT OF ANY INCONSISTENCIES BETWEEN THE PROVISIONS IN THAT DECLARATION AND THE AGREEMENTS AND OTHER PROVISIONS CONTAINED IN THIS SUBDIVISION, THE PROVISIONS OF THAT DECLARATION SHALL SUPERCEDE AND BE CONTROLLING; PROVIDED, HOWEVER, THAT NOTHING IN THAT DECLARATION MAY SUPERCEDE ANY EASEMENT CREATED BY THIS SUBDIVISION.

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 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.

2ND – THERE SHALL BE A COMMON CONNECTION AND THE LINES SHALL BE AS CONSTRUCTED FOR THE USE AND BENEFIT OF ALL UNITS.

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.

EASEMENT MAINTENANCE AGREEMENT

SAID EASEMENTS OF THIS SUBDIVISION TO BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE PARCELS OR 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 PARCELS OR UNIT LOTS THE INDIVIDUAL SERVICE LINE SERVES. UTILITY SERVICE LINES WHICH SERVICE MORE THAN ONE PARCEL OR UNIT LOT SHALL BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE PARCELS OR UNIT LOTS 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

ADDRESS SIGN MAINTENANCE AGREEMENT

ANY PARCELS OR UNIT LOTS BENEFITING FROM THE POSTING OF THE ADDRESS SIGN AS SHOWN HEREON IS RESPONSIBLE FOR THE MAINTENANCE, SHARING EQUALLY IN THE COST OF REPAIR AND/OR MAINTENANCE TO SAID ADDRESS SIGN.



DATE: _____

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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 UNITS 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 UNITS; OR IS THE RESULT OF THE JOINT OR CONCURRING FAULT OF EACH OWNER OR OTHER PERSONS OCCUPYING OR USING THEIR RESPECTIVE UNITS, 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 UNITS, 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 UNITS, 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.

PRIVATE AMENITY AREA AGREEMENT

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

SIGHT TRIANGLES OCCURING WITHIN SAID AMENITY AREA, IF ANY, ARE TO BE KEPT CLEAR OF ANY OBSTRUCTIONS IN THE VERTICAL SPACES BETWEEN 32" AND 82" FROM THE GROUND FOR THE LIFE OF THE PROJECT.

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

COMMON AMENITY AREA AGREEMENT

THE PARCELS AND UNIT LOTS AS SHOWN AND DESCRIBED HEREON, MAY HAVE A PERMANENT, DEDICATED COMMON AMENITY AREA AS SHOWN ON THE FACE OF THE PLAT, THAT IS AVAILABLE FOR USE BY ALL OCCUPANTS OF THE DEVELOPMENT FOR ACTIVE OR PASSIVE RECREATIONAL USE. THE COMMON AMENITY AREA IS FOR THE GENERAL USE OF ALL PARCELS AND UNIT LOTS AND IS TO BE EQUALLY MAINTAINED BY THE OWNERS OF ALL PARCELS AND UNIT LOTS.

SIGHT TRIANGLES OCCURING WITHIN SAID AMENITY AREA, IF ANY, ARE TO BE KEPT CLEAR OF ANY OBSTRUCTIONS IN THE VERTICAL SPACES BETWEEN 32" AND 82" FROM THE GROUND FOR THE LIFE OF THE PROJECT.

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

SURVEY IN:
SW 1/4, NW 1/4, SEC. 28, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

21-7361X.DWG

DRAWN BY: SAL

DATE: 01-22-22

PROJECT #: 21-7361

CHK. BY: RHW

SCALE: N/A

SHEET: 14 OF 15

PINEHURST LIVE-WORKS A PLAT COMMUNITY

SUBDIVISION NO. 3038901-LU

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE SUBDIVISION NO. 3038901-LU
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR'S TAX PARCEL NO. 6798100780 & 6798100785

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 148 AND 149, PINEHURST, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29 OF PLATS,
PAGE 33, RECORDS OF KING COUNTY, WA.

(BEING AN EASEMENT OVER THE ENTIRE AREA OF THIS CITY OF SEATTLE SUBDIVISION NO. 3038901-LU;
EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID SUBDIVISION.)

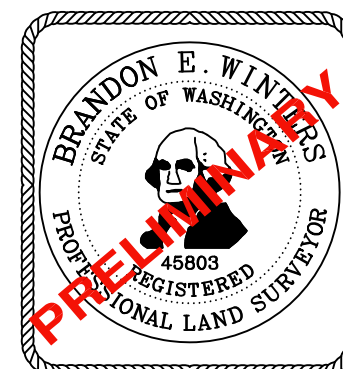
TOGETHER WITH THE RIGHT AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF INGRESS TO AND EGRESS FROM THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, REMOVING, RENEWING, ALTERING, CHANGING, PATROLLING, ENERGIZING AND OPERATING SAID ELECTRIC SYSTEM.

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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