

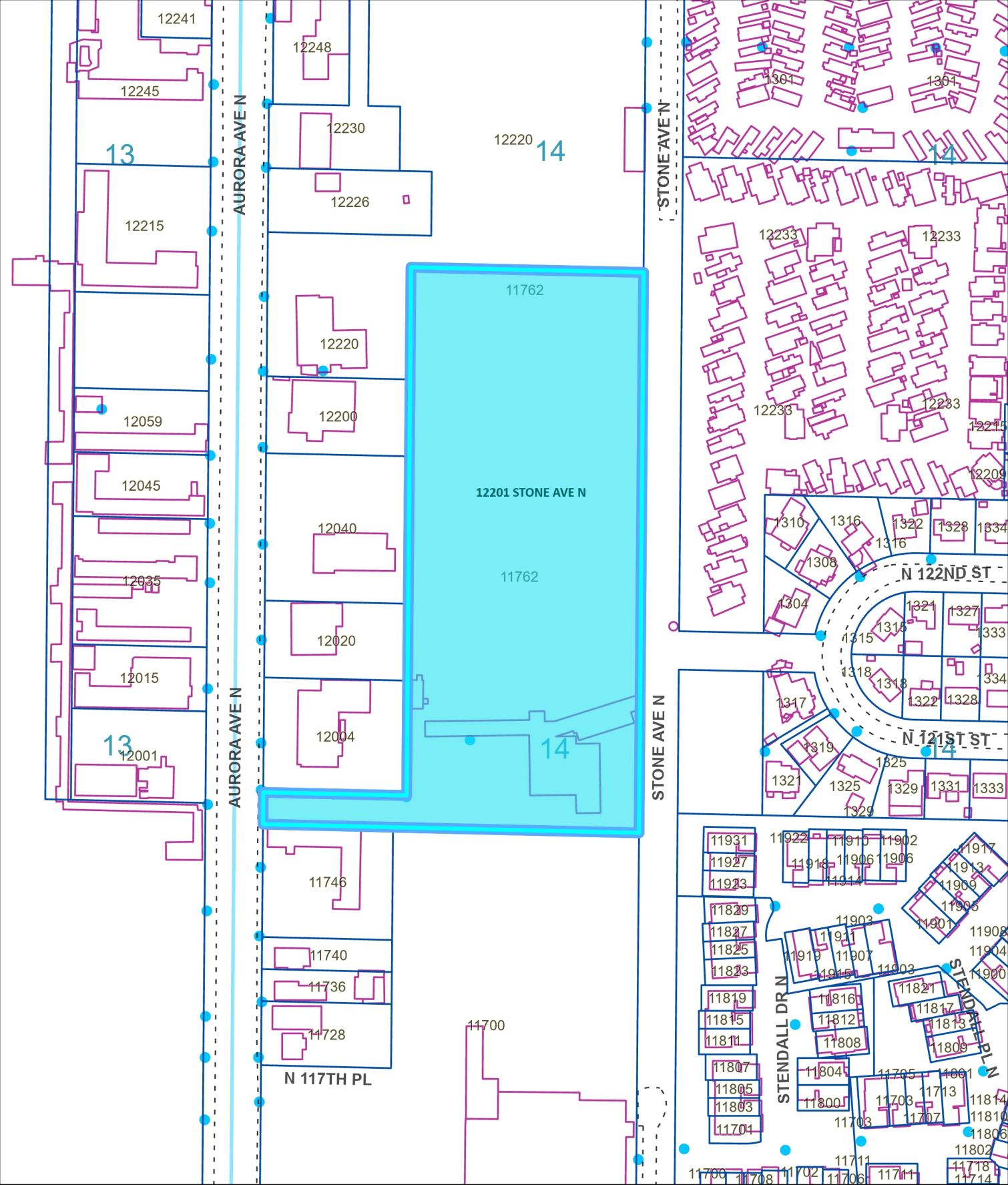


3036123-LU FULL UNIT LOT

12201 Stone Ave N
map 14



Feet
0 200



PRELIMINARY PLAT: 2 DEGREES, A PLAT COMMUNITY, AS DEFINED BY CHAPTER 64.90 RCW

SHEET 1 OF 14

NE 1/4 SECTION 30, TOWNSHIP 26N, RANGE 4E, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON
FULL UNIT LOT SUBDIVISION #3036123-LU

RESTRICTIONS & COVENANTS

1. NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
2. THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER CHAPTER 30.41A SCC IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH CHAPTER 30.41A SCC.
3. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER OR HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO COUNTY ROAD PURPOSES.
4. THE COST OF CONSTRUCTION AND MAINTAINING ALL ROADS NOT HEREIN DEDICATED AS PUBLIC ROADS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHICH TITLE OF THE ROADS AND STREETS OF THIS PLAT MAY BE HELD. IN THE EVENT THAT THE OWNERS OF ANY LOTS SERVED BY THE ROADS OR STREETS OF THIS PLAT SHALL PETITION THE COUNCIL TO INCLUDE THESE ROADS OR STREETS IN THE PUBLIC ROAD SYSTEM, THE PETITIONERS SHALL BE OBLIGATED TO BRING THE SAME TO COUNTY ROAD STANDARDS APPLICABLE AT THE TIME OF PETITION IN ALL RESPECTS, INCLUDING DEDICATION OF RIGHTS-OF-WAY, PRIOR TO ACCEPTANCE BY THE COUNTY.

UNIT LOT SUBDIVISION NOTE

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

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS PERMIT APPLICATION NO. _____

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS MASTER USE PERMIT NO. 3036032-LU

CITY OF SEATTLE ,
DEPARTMENT OF CONSTRUCTION & INSPECTIONS

CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI)
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____20____.

BY: _____ DIRECTOR, LAND USE DIVISION

NOTE: APPROVAL OF THIS SUBDIVISION BY THE DIRECTOR OF SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.22 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

CITY OF SEATTLE , DEPARTMENT OF TRANSPORTATION

PRIVATE ROAD EXAMINED AND APPROVED THIS _____ DAY OF _____20____.

DIRECTOR OF TRANSPORTATION

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____20____.

TRAFFIC ENGINEER

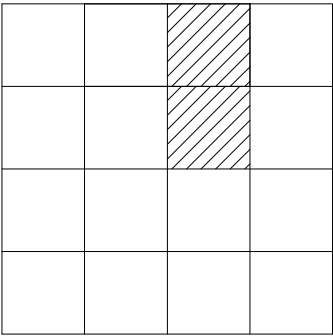
CITY OF SEATTLE, DEPARTMENT OF
FINANCE AND ADMINISTRATIVE SERVICES

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 _____, 20____.

DIRECTOR, DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES

DEFINITIONS

SMC 25.09.520
"NON-DISTURBANCE AREAS" MEANS AREAS WHERE DEVELOPMENT IS NOT TO BE ALLOWED.



SECTION 24,
TWN. 26N R6E., W.M.

FULL UNIT LOT SUBDIVISION #3036123-LU
PARENT CONSTRUCTION PROJECT NO. SDCI #6771369-CN

GRANTOR: PULTE HOMES OF WASHINGTON, INC. CONTACT: MARIAH GILL
3535 FACTORIA BOULEVARD SE 425-216-3469
BELLEVUE, WA 98006 MARIAH.GILL@PULTEGROUP.COM

GRANTEE: CITY OF SEATTLE
KING COUNTY, WASHINGTON

ABBREVIATED LEGAL: W 365' OF E 395', N1/2, NW 1/4, NE 1/4, LESS N 480'. ALSO POR W 1/2, W 1/2, NE 1/4 LYING BETWN LNS PLW & 630' & 680' N OF S LN NW 1/4, SW 1/4 NE 1/4 LESS CO RD LESS ST HWY

PROPERTY ADDRESS: 12201 STONE AVE N
SEATTLE, WA 98133

ASSESSORS PARCEL #: 3026049100

ZONING CLASSIFICATION: C1-75 (M)

NOTES

1. CONTROL SURVEY PERFORMED USING TOPCON GR-5 GPS RECEIVERS USING RTK METHODS. CONVENTIONAL FIELD TRAVERSE PERFORMED USING CONVENTIONAL GROUND METHODS WITH THE USE OF A TOPCON PS101 ROBOTIC TOTAL STATION.

ALL WORK PERFORMED DURING THE COURSE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS AS SET FORTH IN WAC 332-130-090.

SURVEY WORK PERFORMED IN OCTOBER 2022.

2. THE BASIS OF BEARINGS OF THIS SURVEY IS S88°51'23"E BETWEEN FOUND MONUMENTS ALONG N 125TH STREET AT THE INTERSECTIONS OF AURORA AVENUE N AND STONE AVENUE N.
3. ELEVATIONS DISPLAYED HEREON ARE BASED ON NAVD 88 VERTICAL DATUM.
4. PER SMC 23.45.0452 THE UNIT LOTS SHOWN ON THIS SITE ARE NOT SEPARATE BUILDABLE LOTS. ADDITIONAL DEVELOPMENT ON ANY INDIVIDUAL UNIT LOTS IN THIS SUBDIVISION MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT LOT PURSUANT TO APPLICABLE PROVISION OF THE SEATTLE LAND USE CODE.
5. ALL EXISTING STRUCTURES AS SHOWN ON SHEET 3 ARE TO BE LEGALLY REMOVED.
6. SEPA FOR THIS SITE WAS ACCOMPLISHED UNDER MUP NO. 3036032-LU.
7. SEBSEQUENT PLATTING ACTIONS, ADDITIONS, OR MODIFICATIONS TO THE STRUCTURE(S) MAY NOT CREATE OR INCREASE ANY NONCONFORMITY OF THE PARENT LOT.
8. HORIZONTAL DATUM IS WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE 4601, NAD 83/91. CONTROL SURVEY PERFORMED PRIOR TO CITY OF SEATTLE HORIZONTAL DATUM UPDATE IN NOVEMBER OF 2017.
9. SUBDIVISION OF THE PROPERTY WILL NOT REDUCE THE REQUIRMENTS OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE, FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE INTENT OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE, THE PROPOSED PARCELS WITHIN THIS SUBDIVISION WILL MEET THE STANDARDS REQUIRED BY THE HIGHER AREA THRESHOLD OF THE ENTIRE PROPERTY BEING SUBDIVIDED, RATHER THAN THE STANDARDS REQUIRED FOR EACH OF THE PROPOSED PARCELS INDIVIDUALLY.

CONTROLLING MONUMENTS

HORIZONTAL DATUM BENCHMARK
OWNER: WSDOT
IDENTIFIER: 1742
DESCRIPTION: WSDOT BRASS DISK
LOCATION: 130TH ST.
NORTHING: 267,356.798 FEET
EASTING: 1,273,461.482 FEET

HORIZONTAL DATUM BENCHMARK
OWNER: WSDOT
IDENTIFIER: 1749
DESCRIPTION: CAGED MONUMENT
LOCATION: INT. 1ST AVE NE & N. 117TH ST.
NORTHING: 264,049.400 FEET
EASTING: 1,272,303.430 FEET

STREET FRONTAGE MONUMENTS

HORIZONTAL DATUM BENCHMARK
OWNER: CITY OF SEATTLE
IDENTIFIER: NONE
DESCRIPTION: CAGED MONUMENT
INT. AURORA AVE & 125TH ST.
NORTHING: 266,131.76 FEET
EASTING: 1,268,361.54 FEET

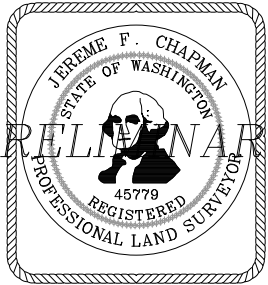
HORIZONTAL DATUM BENCHMARK
OWNER: CITY OF SEATTLE
IDENTIFIER: SNV-7541
DESCRIPTION: BRASS DISK
LOCATION: AURORA AVE & 120TH ST.
ELEVATION: 407.13 FEET

VERTICAL BENCHMARKS

NAVD 88 BASED ON TIES TO VERTICAL BENCHMARK MONUMENTS 1742 & 7541

VERTICAL DATUM BENCHMARK
SOURCE: WSDOT
IDENTIFIER: GP-17005-110 (1742)
DESCRIPTION: WSDOT BRASS CAP
LOCATION: 130TH ST. OVERPASS
ELEVATION: 395.833 FEET

VERTICAL DATUM BENCHMARK
SOURCE: CITY OF SEATTLE
IDENTIFIER: SNV-7541
DESCRIPTION: BRASS DISK
LOCATION: AURORA AVE & 120TH ST.
ELEVATION: 407.13 FEET



PRELIMINARY
kpff

612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503

360.292.7230
www.kpff.com

PRELIMINARY COPY

DATE OCTOBER 28, 2022

APPROVALS:

DESIGN ENGINEER APPROVAL

PRIVATE ROAD EXAMINED AND APPROVED THIS _____ DAY OF _____20____.

ENGINEER

SEATTLE PUBLIC UTILITIES

EXAMINED AND APPROVED THIS _____ DAY OF _____20____.

GENERAL MANAGER & CHIEF EXECUTIVE OFFICER
OF SEATTLE PUBLIC UTILITIES

CITY OF SEATTLE, CITY LIGHT DEPARTMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____20____.

GENERAL MANAGER AND CHIEF EXECUTIVE OFFICER

CITY OF SEATTLE, CITY CLERK

I HEREBY CERTIFY THAT THE TALARIS PLAT WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. _____, APPROVED THE _____ DAY OF _____, 2022.

CITY CLERK

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 AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL ON THIS _____ DAY OF _____, 20____.

OFFICE OF THE CONTROLLER,
TREASURY DIVISION

AUTHORIZED REPRESENTATIVE FINANCE BY: _____ DEPUTY

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____20____.

KING COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF JEREME CHAPMAN, THIS _____ DAY OF _____20____, AT _____ MINUTES PAST _____ M., AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____; AFN _____ RECORDS OF KING COUNTY, WASHINGTON.

AUDITOR, KING COUNTY BY: _____ DEPUTY COUNTY AUDITOR

LAND 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 THE PULTE HOMES OF WASHINGTON, A MICHIGAN CORPORATION, ON OCTOBER 25, 2022.

I HEREBY CERTIFY THAT THIS MAP FOR 2 DEGREES, 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 THE 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.

JEREME CHAPMAN CERTIFICATE #45779
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

PRELIMINARY PLAT: 2 DEGREES, A PLAT COMMUNITY, AS DEFINED BY CHAPTER 64.90 RCW

NE 1/4 SECTION 30, TOWNSHIP 26N, RANGE 4E, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON

FULL UNIT LOT SUBDIVISION #3036123-LU

PARENT LOT LEGAL DESCRIPTION: PER FIRST AMERICAN TITLE INSURANCE COMPANY

TITLE REPORT FILE NO. NCS-989303-WA1, REV 7, DATED OCT. 7, 2022.

PARCEL NO. 302604-9100

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 630 FEET NORTH OF THE SOUTHWEST CORNER THEREOF;
THENCE EAST ALONG A LINE WHICH IS 630 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO A POINT 30 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION;
THENCE NORTH ON A LINE WHICH IS 30 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SUBDIVISION AND 30 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, 870 FEET MORE OR LESS TO A POINT WHICH IS 450 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 125TH STREET;
THENCE WEST ALONG A LINE WHICH IS 450 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID STREET, 365 FEET;
THENCE SOUTH ALONG A LINE WHICH IS 395 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, 820 FEET, MORE OR LESS, TO A POINT WHICH IS 680 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE WEST ALONG A LINE WHICH IS 680 FEET NORTH OF AND PARALLEL TO THE SAID SOUTH LINE TO THE CENTER LINE OF SAID SECTION;
THENCE SOUTH ALONG SAID CENTER LINE 50 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 45 FEET THEREOF CONVEYED TO KING COUNTY UNDER AUDITOR'S FILE NUMBER 571790.

RECORD DOCUMENTS: PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT FILE NO. NCS-989303-WA1, REV 7, DATED OCT. 7, 2022.

ITEM	DATE	RECORDING NO.	PURPOSE
11	4-24-1926	VOL. 1313, P. 204	THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PERMIT TO EXTENDED SLOPES". THIS PERMITS THE STATE OF WASHINGTON TO PLACE AND DEPOSIT EARTH MATERIAL UPON SUBJECT PREMISES IN THE EXTENSION OF SLOPES OF GRADE OR EMBANKMENTS FOR THE IMPROVEMENTS OF STATE ROAD NO. 1 (PACIFIC HIGHWAY) . EXACT LOCATION OF PREMISES TO BE USED NOT SPECIFIED.
12	8-1-1960	5186806	6 FOOT WIDE SIDE SEWER EASEMENT GRANTED TO THE CITY OF SEATTLE. EASEMENT IS DESCRIBED AS "AS-CONSTRUCTED" AND AFFECTS SUBJECT PROPERTY.
15	8-22-2007	20070822001430	THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "OPEN SPACE TAXATION AGREEMENT".
19	7-21-2020	NA	MATTERS AS DISCLOSED BY ALTA/NSPS SURVEY BY KPFF JULY 15, 2020 AND REVISED ON JULY 21, 2020.

OTHER DOCUMENTS

A	3-27-1959	5013190 & 5013191	10 FOOT WIDE SANITARY SEWER EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO THE CITY OF SEATTLE. NOTE: THIS EASEMENT SHOWN HEREON IS NOT CONTAINED IN THE ABOVE REFERENCED TITLE REPORT AND IS SHOWN FOR REFERENCE PURPOSES ONLY. THIS EASEMENT MAY HAVE BEEN RELEASED.
---	-----------	-------------------	---

NOTE: THE UNDERSIGNED SURVEYOR EXPRESSES NO LEGAL OPINION REGARDING THE STATUS OF THE ABOVE LISTED DOCUMENTS, ALSO EXPRESSES NO LEGAL OPINION REGARDING LEGAL LANGUAGE OR INTERPRETATION CONTAINED IN SAID DOCUMENTS, AND ALSO EXPRESSES NO LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF ANY POTENTIAL ENCROACHMENTS SHOWN HEREON. ALL ITEMS LISTED ABOVE ARE SURVEY RELATED MATTERS ONLY. DEEDS OF TRUST, PROPERTY TAX INFORMATION, FINANCIAL STATEMENTS, LEASES, ASSIGNMENT OF RIGHTS, SALE AGREEMENTS, PERMITS AND DEVELOPMENT AGREEMENTS, AND OTHER NON-SURVEY RELATED MATTERS CONTAINED IN TITLE REPORT ARE NOT A PART OF THIS SURVEY.

ALSO: THE ABOVE LISTED DOCUMENTS MAY CONTAIN RESTRICTIONS AND USAGE AGREEMENTS, RECIPROCAL ACCESS, PARKING, AND UTILITY EASEMENT AGREEMENTS, AND OTHER COVENANT, CONDITIONS, AND RESTRICTIONS WHICH ARE NOT PLOTTABLE OR REQUIRE PROFESSIONAL INTERPRETATION OUTSIDE THE CAPACITY OF A PROFESSIONAL LAND SURVEYOR. REFER TO THE DOCUMENT FOR SPECIFIC DETAILS RELATED TO EACH INDIVIDUAL AGREEMENT.

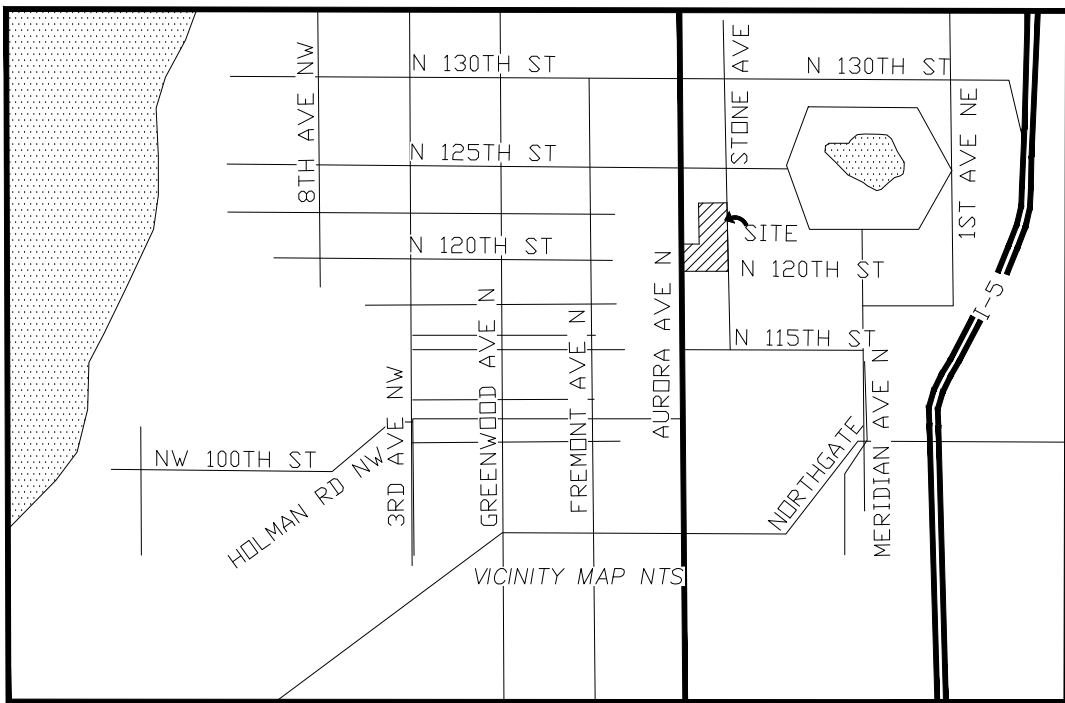
TOPOGRAPHY/POTENTIAL ENCROACHMENT NOTE TABLE: 19

- 1 PUETZ GOLF SIGN EXTENDS 1.2' WESTERLY OF PROP LINE
- 2 GUY ANCHOR IS 4.2' EASTERLY OF PROP LINE
- 3 CORNER OF ASPHALT PARKING IS 1.1' NORTHERLY OF PROP LINE
- 4 CORNER OF ASPHALT PARKING IS 2.5' NORTHERLY OF PROP LINE
- 5 FENCE CORNER IS 0.3' WESTERLY OF PROP LINE
- 6 FENCE IS 1.0' NORTHERLY OF PROP LINE
- 7 FENCE IS 1.0' NORTHERLY OF PROP LINE
- 8 FENCE IS 1.8' EASTERLY OF PROP LINE
- 9 GOLF NETTING POLE IS 1.0' EASTERLY OF PROP LINE. FENCE IS 1.7' EASTERLY OF PROP LINE
- 10 FENCE IS 4.0' EASTERLY OF PROP LINE
- 11 GOLF NETTING POLE IS 1.7' EASTERLY OF PROP LINE
- 12 SOUTH FACE CONC RETAINING WALL IS 0.4' SOUTHERLY OF PROP LINE
- 13 FENCE CORNER IS 0.7' SOUTHERLY OF PROP LINE

NOTE: THE UNDERSIGNED SURVEYOR MAKES NO LEGAL OPINION AS TO THE LEGAL STATUS OF ENCROACHMENT, OWNERSHIP, OR POTENTIAL UNWRITTEN RIGHTS OF THE ABOVE NOTED FEATURES.

SEE SHEET 3 FOR REFERENCE NUMBERS

VICINITY MAP



EASEMENT PROVISIONS:

1. AN EASEMENT FOR INGRESS, EGRESS, PARKING AND UTILITIES BENEFITING THE OWNERS OF UNIT LOTS 1 THROUGH 122 AND UNIT LOTS A AND B, AND THE 2 DEGREES MASTER HOMEOWNERS ASSOCIATION THEIR SUCCESSORS AND ASSIGNS.
2. AN OPEN SPACE AMENITIES EASEMENT FOR PEDESTRIAN ACCESS, COMMON AMENITY AREA, REFUSE, AND RECYCLING BENEFITING THE OWNERS OF UNIT LOTS 1 THROUGH 122, AND UNIT LOTS A AND B, AND THE 2 DEGREES MASTER HOMEOWNERS ASSOCIATION, AND THEIR SUCCESSORS AND ASSIGNS.
3. AN EASEMENT FOR ADDRESS SIGN POSTING BENEFITING THE OWNERS OF UNIT LOTS 1 THROUGH 122 AND UNIT LOTS A AND B, AND THE 2 DEGREES MASTER HOMEOWNERS ASSOCIATION THEIR SUCCESSORS AND ASSIGNS.

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT THE PULTE HOMES OF WASHINGTON, A MICHIGAN CORPORATION, _____THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND (BENEFICIARIES), THE MORTGAGEE THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF, DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

UNIT LOT A AND B ARE HEREBY RETAINED BY PULTE HOMES OF WASHINGTON, A MICHIGAN CORPORATION FOR MULTIFAMILY HOUSING.

UNIT LOT C IS HEREBY DEDICATED TO THE 2 DEGREES MASTER HOMEOWNERS ASSOCIATION ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS, UTILITIES, AND ROADWAY PURPOSES.

UNIT LOT D IS HEREBY DEDICATED TO THE 2 DEGREES MASTER HOMEOWNERS ASSOCIATION ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE/PARK PURPOSES.

DECLARATION

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, 2 DEGREES, 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 OTHER PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR 2 DEGREES, RECORDED UNDER KING COUNTY RECORDING NO. _____.

PULTE HOMES OF WASHINGTON, A MICHIGAN CORPORATION

BY: _____ ITS: _____

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS ____ DAY OF _____ 20__.

CORPORATE ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT, ON _____ OATH STATED THAT HE/SHE/THEY WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF PULTE HOMES OF WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

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

RESIDING AT: _____

MY APPOINTMENT EXPIRES: _____



PRELIMINARY
kpff

612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

PRELIMINARY COPY

DATE OCTOBER 28, 2022

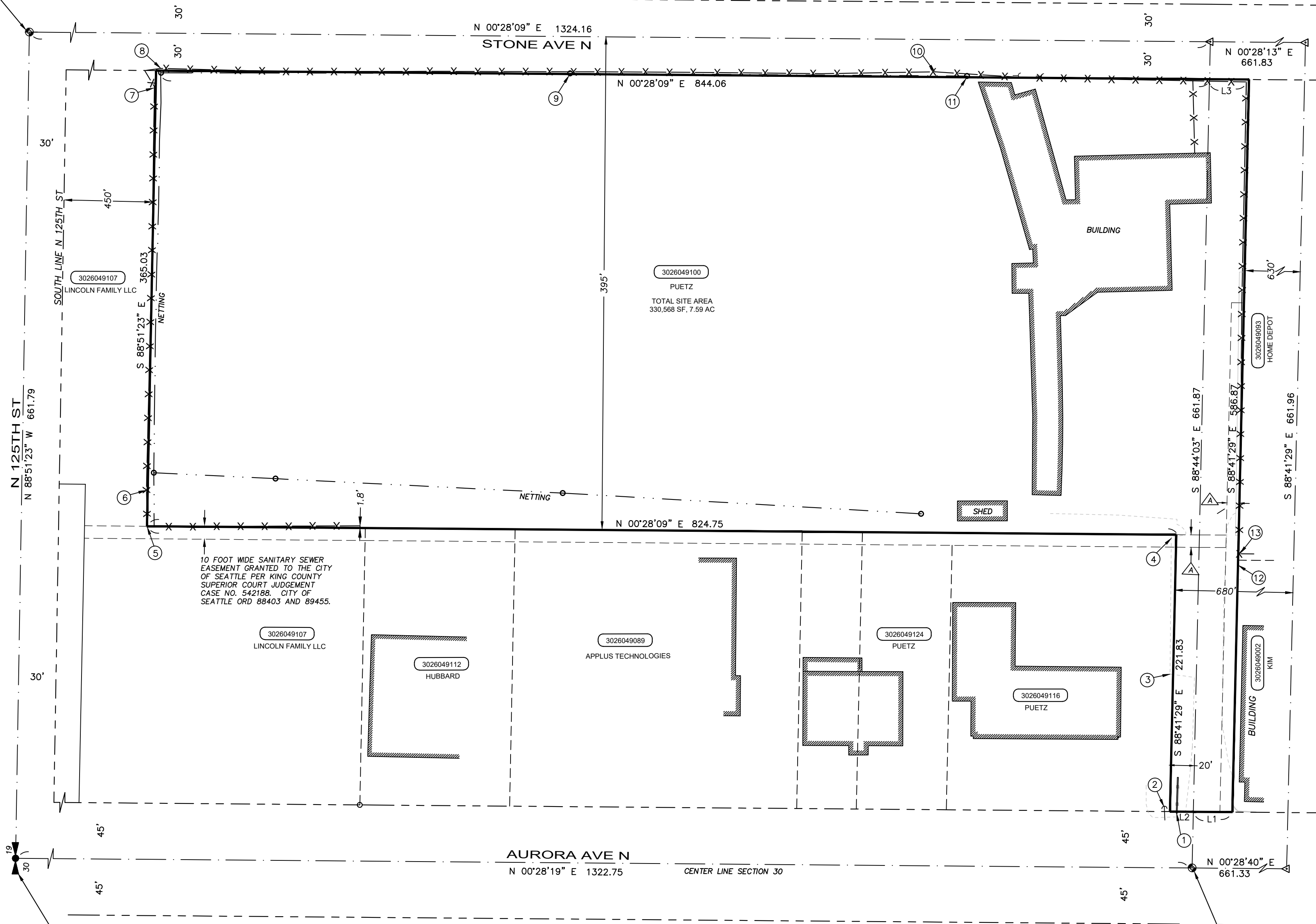
PRELIMINARY PLAT: 2 DEGREES, A PLAT COMMUNITY, AS DEFINED BY CHAPTER 64.90 RCW

SHEET 3 OF 14

NE 1/4 SECTION 30, TOWNSHIP 26N, RANGE 4E, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON
FULL UNIT LOT SUBDIVISION #3036123-LU

BOUNDARY DETAIL

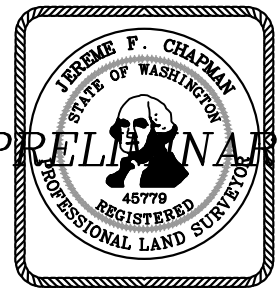
FOUND NAIL IN CONCRETE
IN CASED MONUMENT
INTERSECTION OF N 125TH ST
& STONE AVE N
(NOV 2017)



N 1/4 CORNER SECTION 30
FOUND PK NAIL IN CONCRETE
IN CASED MONUMENT.
(NOV 2017)

LINE	BEARING	DISTANCE
L1	N 00°28'40" E	31.50
L2	N 00°28'19" E	18.70
L3	N 00°28'13" E	31.74

CN 1/16 CORNER SECTION 30
FOUND 1 3/4" BRASS SURFACE
MON WITH PUNCH HOLE
(NOV 2017)

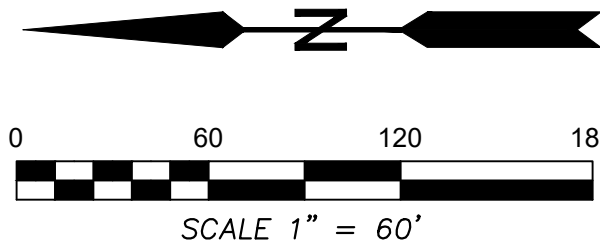


kpff

612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

PRELIMINARY COPY

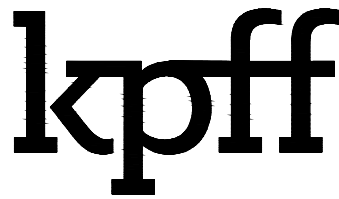
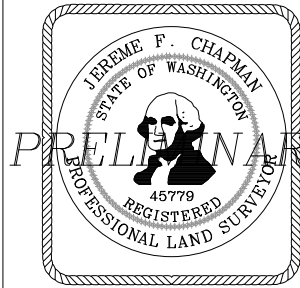
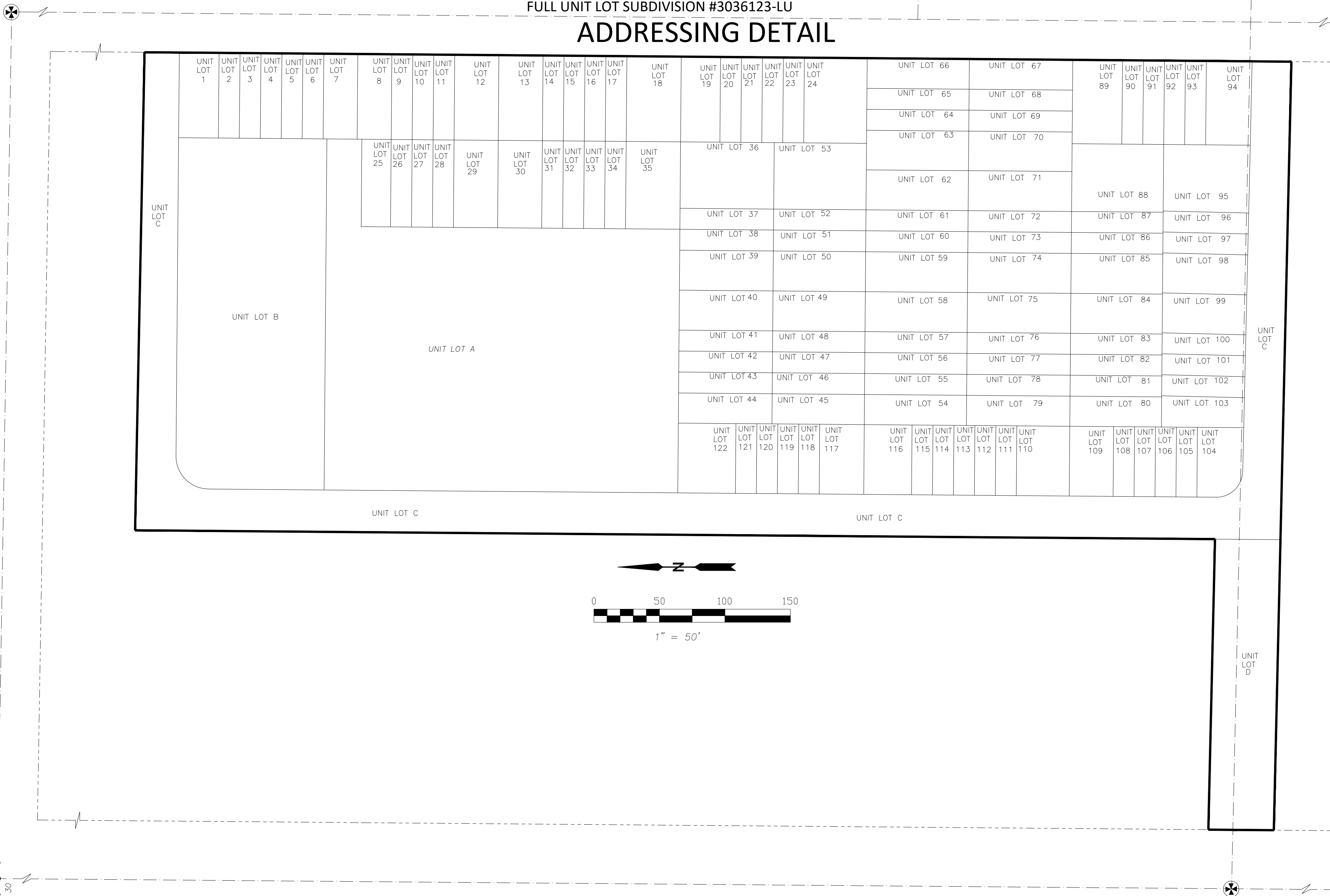
DATE OCTOBER 28, 2022



PRELIMINARY PLAT: 2 DEGREES, A PLAT COMMUNITY, AS DEFINED BY CHAPTER 64.90 RCW

NE 1/4 SECTION 30, TOWNSHIP 26N, RANGE 4E, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON
FULL UNIT LOT SUBDIVISION #3036123-LU

ADDRESSING DETAIL



612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

PRELIMINARY COPY
DATE OCTOBER, 28, 2022

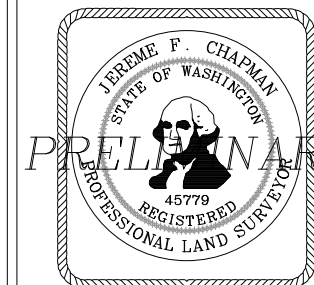
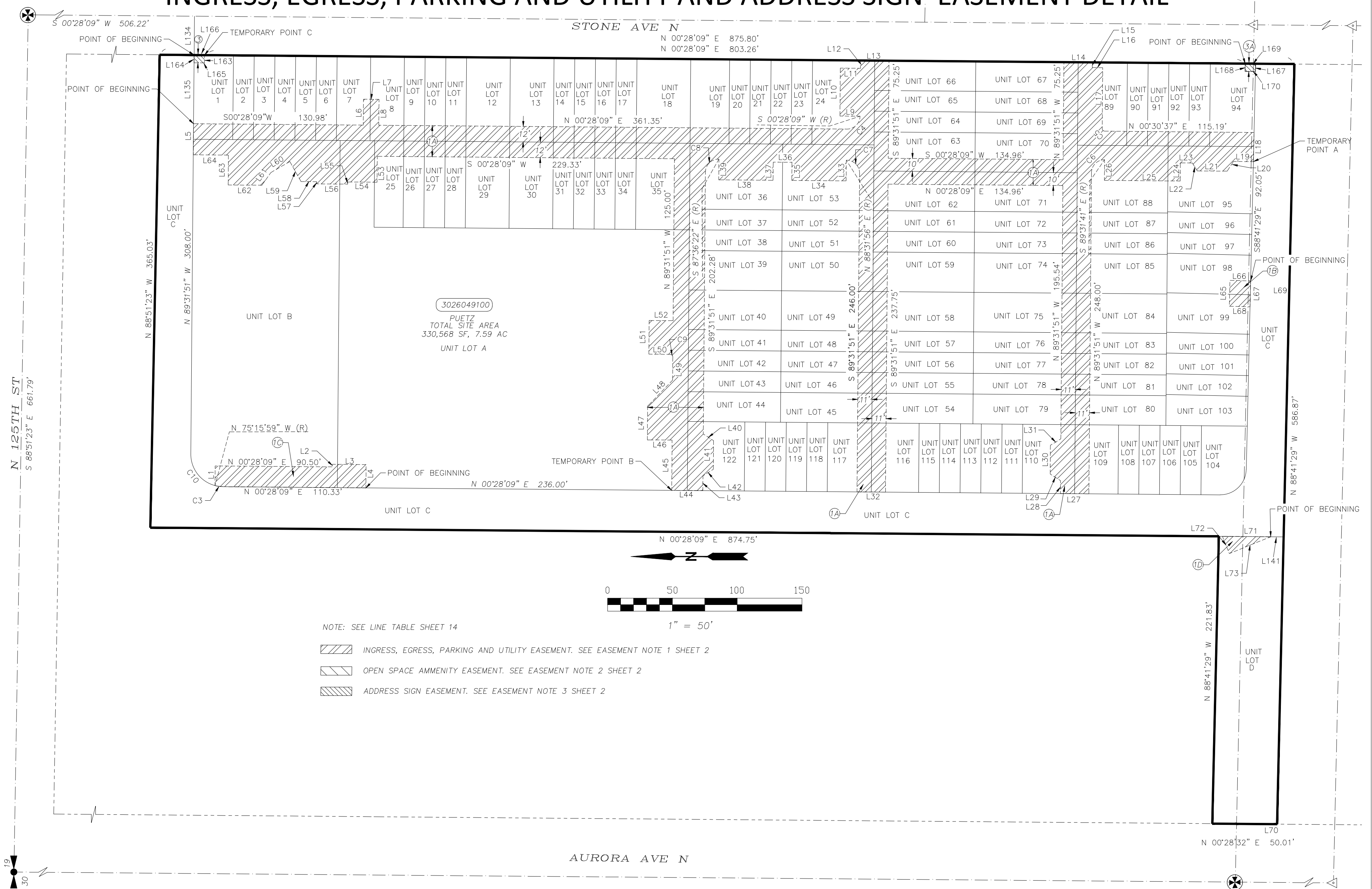
PRELIMINARY PLAT: 2 DEGREES, A PLAT COMMUNITY, AS DEFINED BY CHAPTER 64.90 RCW

SHEET 5 OF 14

NE 1/4 SECTION 30, TOWNSHIP 26N, RANGE 4E, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON

FULL UNIT LOT SUBDIVISION #3036123-LU

INGRESS, EGRESS, PARKING AND UTILITY AND ADDRESS SIGN EASEMENT DETAIL



kpff

612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

PRELIMINARY COPY

DATE OCTOBER, 28, 2022

KPFF JOB NO. 82000068
OCTOBER 28, 2022

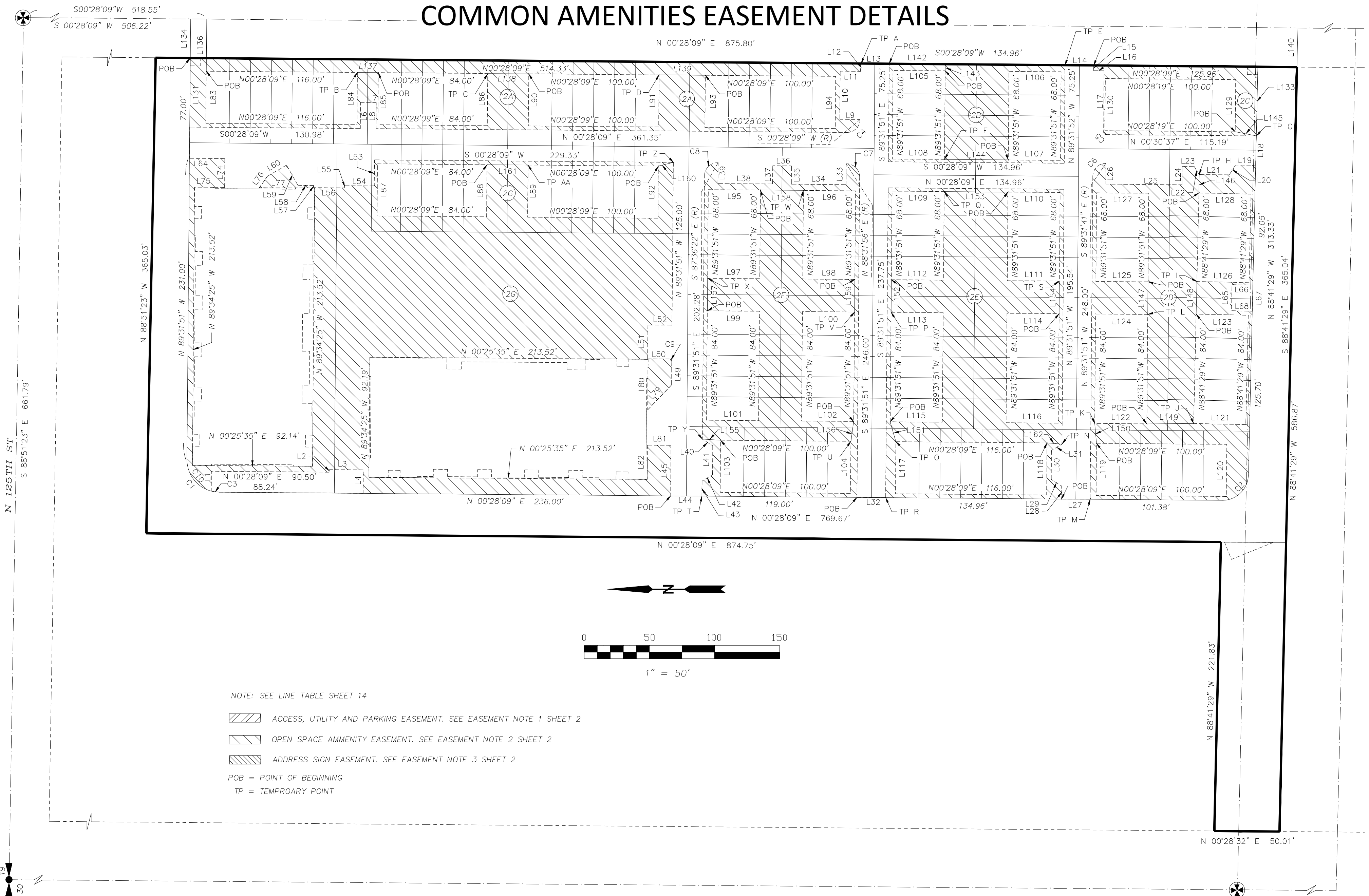
PRELIMINARY PLAT: 2 DEGREES, A PLAT COMMUNITY, AS DEFINED BY CHAPTER 64.90 RCW

NE 1/4 SECTION 30, TOWNSHIP 26N, RANGE 4E, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON

FULL UNIT LOT SUBDIVISION #3036123-LU

SHEET 6 OF 14

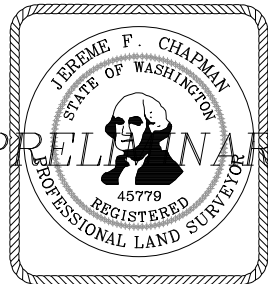
COMMON AMENITIES EASEMENT DETAILS



NOTE: SEE LINE TABLE SHEET 14

- ACCESS, UTILITY AND PARKING EASEMENT. SEE EASEMENT NOTE 1 SHEET 2
- OPEN SPACE AMMENITY EASEMENT. SEE EASEMENT NOTE 2 SHEET 2
- ADDRESS SIGN EASEMENT. SEE EASEMENT NOTE 3 SHEET 2

POB = POINT OF BEGINNING
TP = TEMPORARY POINT



kpff

612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

PRELIMINARY COPY

DATE OCTOBER, 28, 2022

KPFF JOB NO. 82000068
OCTOBER 28, 2022

PRELIMINARY PLAT: 2 DEGREES, A PLAT COMMUNITY, AS DEFINED BY CHAPTER 64.90 RCW
NE 1/4 SECTION 30, TOWNSHIP 26N, RANGE 4E, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON
FULL UNIT LOT SUBDIVISION #3036123-LU
EASEMENT DESCRIPTIONS

INGRESS, EGRESS, PARKING AND UTILITY EASEMENT ① DESCRIPTION SEE SHEET 5

A PORTION OF THE WEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS,

1A

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S88°51'23"E ALONG THE NORTH LINE OF SAID SBUDIVISION A DISTANCE OF 661.79 FEET TO THE CENTERLINE OF STONE AVENUE N; THENCE S00°28'09"W ALONG SAID CENTERLINE A DISTANCE OF 506.22 FEET; THENCE N89°31'51"W A DISTANCE OF 30.00 FEET TO THE WESTERLY MARGIN OF STONE AVENUE N; THENCE CONTINUING N89°31'51"W A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING; THENCE S00°28'09"W A DISTANCE OF 130.98 FEET; THENCE S89°31'51"E A DISTANCE OF 20.00 FEET; THENCE S00°28'09"W A DISTANCE OF 12.00 FEET; THENCE N89°31'51"W A DISTANCE OF 20.00 FEET; THENCE S00°28'09"W A DISTANCE OF 361.35 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 15.71 FEET; THENCE N00°28'09"E A DISTANCE OF 15.54 FEET; THENCE S89°31'51"E A DISTANCE OF 37.00 FEET; THENCE S00°28'09"W A DISTANCE OF 15.54 FEET; THENCE S89°31'51"E A DISTANCE OF 6.00 FEET TO THE WESTERLY MARGIN OF STONE AVENUE N; THENCE S00°28'09"W ALONG SAID WESTERLY MARGIN A DISTANCE OF 22.00 FEET; THENCE N89°31'51"W A DISTANCE OF 75.25 FEET; THENCE S00°28'09"W A DISTANCE OF 134.96 FEET; THENCE S89°31'51"E A DISTANCE OF 75.25 FEET TO THE WESTERLY MARGIN OF STONE AVENUE N; THENCE S00°28'09"W ALONG SAID WESTERLY MARGIN A DISTANCE OF 22.00 FEET; THENCE N89°31'51"W A DISTANCE OF 4.00 FEET; THENCE S00°28'09"W A DISTANCE OF 8.00 FEET; THENCE N89°31'51"W A DISTANCE OF 47.00 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 2.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'50" AN ARC DISTANCE OF 3.14 FEET; THENCE S00°30'37"W A DISTANCE OF 115.19 FEET; THENCE N88°41'29"W A DISTANCE OF 22.50 FEET TO A POINT HEREINAFTER BEING REFERRED TO AS TEMPORARY POINT A; THENCE N00°25'45"E A DISTANCE OF 15.47 FEET; THENCE N57°33'55"W A DISTANCE OF 8.84 FEET; THENCE N00°25'45"E A DISTANCE OF 23.10 FEET; THENCE N58°25'26"E A DISTANCE OF 7.20 FEET; THENCE N00°28'19"E A DISTANCE OF 9.29 FEET; THENCE N89°31'51"W A DISTANCE OF 14.00 FEET; THENCE N00°28'19"E A DISTANCE OF 58.50 FEET; THENCE S89°31'51"E A DISTANCE OF 16.00 FEET TO A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS N89°31'41"W A DISTANCE OF 10.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'10", AN ARC DISTANCE OF 15.71 FEET; THENCE N89°31'51"W A DISTANCE OF 248.00 FEET; THENCE N00°28'09"E A DISTANCE OF 22.00 FEET; THENCE S89°30'27"E A DISTANCE OF 10.00 FEET; THENCE N32°28'28"E A DISTANCE OF 9.43 FEET; THENCE S89°31'51"E A DISTANCE OF 22.22 FEET; THENCE S31°32'10"E A DISTANCE OF 9.43 FEET; THENCE S89°31'51"E A DISTANCE OF 195.54 FEET; THENCE N00°28'09"E A DISTANCE OF 134.96 FEET; THENCE N89°31'51"W A DISTANCE OF 237.75 FEET; THENCE N00°28'09"E A DISTANCE OF 22.00 FEET; THENCE S89°31'51"E A DISTANCE OF 246.00 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°56'13", AN ARC DISTANCE OF 16.05 FEET; THENCE N89°31'51"W A DISTANCE OF 15.99 FEET; THENCE N00°28'09"E A DISTANCE OF 41.93 FEET; THENCE S89°31'51"E A DISTANCE OF 14.00 FEET; THENCE N00°28'09"E A DISTANCE OF 14.46 FEET; THENCE N89°31'51"W A DISTANCE OF 14.00 FEET; THENCE N00°28'09"E A DISTANCE OF 41.93 FEET; THENCE S89°31'51"E A DISTANCE OF 15.99 FEET TO A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS N87°36'22"W A DISTANCE OF 10.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°55'29", AN ARC DISTANCE OF 16.04 FEET; THENCE N89°31'51"W A DISTANCE OF 202.28 FEET; THENCE S32°28'28"W A DISTANCE OF 9.43 FEET; THENCE N89°31'51"W A DISTANCE OF 22.22 FEET; THENCE N31°32'10"W A DISTANCE OF 9.43 FEET; THENCE N89°31'51"W A DISTANCE OF 11.50 FEET; THENCE N00°28'09"E A DISTANCE OF 24.00 FEET TO A POINT HEREINAFTER BEING REFERRED TO AS TEMPORARY POINT B; THENCE S89°31'51"E A DISTANCE OF 38.83 FEET; THENCE N00°25'35"E A DISTANCE OF 19.11 FEET; THENCE S89°34'25"E A DISTANCE OF 26.01 FEET; THENCE S46°14'08"E A DISTANCE OF 27.90 FEET; THENCE S89°31'51"E A DISTANCE OF 17.86 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 2.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 3.14 FEET; THENCE N00°28'09"E A DISTANCE OF 16.50 FEET; THENCE S89°31'51"E A DISTANCE OF 26.00 FEET; THENCE S00°28'09"W A DISTANCE OF 18.50 FEET; THENCE S89°31'51"E A DISTANCE OF 125.00 FEET; THENCE N00°28'09"E A DISTANCE OF 229.33 FEET; THENCE N89°31'51"W A DISTANCE OF 20.00 FEET; THENCE N00°28'09"E A DISTANCE OF 22.69 FEET; THENCE N89°31'51"W A DISTANCE OF 1.67 FEET; THENCE N00°28'09"E A DISTANCE OF 24.00 FEET; THENCE S89°31'51"E A DISTANCE OF 1.67 FEET; THENCE N00°28'09"E A DISTANCE OF 12.00 FEET; THENCE N60°56'27"E A DISTANCE OF 17.77 FEET; THENCE N30°19'50"W A DISTANCE OF 17.00 FEET; THENCE N54°40'01"W A DISTANCE OF 11.96 FEET; THENCE N00°25'35"E A DISTANCE OF 25.98 FEET; THENCE S89°34'25"E A DISTANCE OF 23.07 FEET; THENCE N00°28'09"E A DISTANCE OF 27.11 FEET; THENCE S89°31'51"E A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH 1B

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT A; THENCE N88°41'29"W A DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING; THENCE N01°18'40"E A DISTANCE OF 16.00 FEET; THENCE N88°41'20"W A DISTANCE OF 20.00 FEET; THENCE S01°18'40"W A DISTANCE OF 16.00 FEET; THENCE S88°41'29"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH 1C

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT B; THENCE N00°28'09"E A DISTANCE OF 236.00 FEET; THENCE S89°31'51"E A DISTANCE OF 18.00 FEET; THENCE N00°28'09"E A DISTANCE OF 26.00 FEET; THENCE N89°31'51"W A DISTANCE OF 2.00 FEET; THENCE N00°28'09"E A DISTANCE OF 90.50 FEET; THENCE N89°34'33"W A DISTANCE OF 15.23 FEET TO A NON-TANGENT CURVE WITH A RADIUS POINT BEARING S75°15'59"E A DISTANCE OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°15'52", AN ARC DISTANCE OF 6.22 FEET; THENCE S00°28'09"W A DISTANCE OF 110.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH 1D

A PORTION OF THE WEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN KING COUNTY WASHINGTON DESCRIBED AS FOLLOWS,

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S88°51'23"E ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 661.79 FEET TO THE CENTERLINE OF STONE AVENUE N; THENCE S00°28'09"W ALONG SAID CENTERLINE A DISTANCE OF 1355.92 FEET; THENCE N88°41'29"W A DISTANCE OF 30.00 FEET TO THE WESTERLY MARGIN OF STONE AVENUE N AND THE NORTH LINE OF THE SOUTH 630.00 FEET OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 30; THENCE N88°41'29"W CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 365.04 FEET; THENCE N00°28'09"E A DISTANCE OF 9.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°28'09"E A DISTANCE OF 37.34 FEET; THENCE S67°56'06"W A DISTANCE OF 14.31 FEET; THENCE S22°03'54"E A DISTANCE OF 34.49 FEET TO THE POINT OF BEGINNING.

ADDRESS SIGN EASEMENT ③ DESCRIPTION SEE SHEET 5

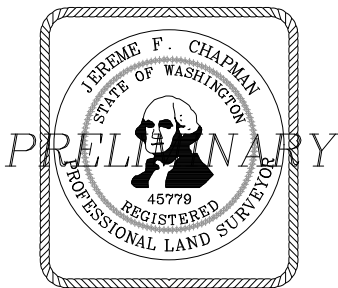
A PORTION OF THE WEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS,

3

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S88°51'23"E ALONG THE NORTH LINE OF SAID SBUDIVISION A DISTANCE OF 661.79 FEET TO THE CENTERLINE OF STONE AVENUE N; THENCE S00°28'09"W ALONG SAID CENTERLINE A DISTANCE OF 506.22 FEET; THENCE N89°31'51"W A DISTANCE OF 30.00 FEET TO THE WESTERLY MARGIN OF STONE AVENUE N AND THE POINT OF BEGINNING; THENCE S00°28'09"W ALONG SAID WESTERLY MARGIN A DISTANCE OF 8.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT C; THENCE N89°31'51"W A DISTANCE OF 6.00 FEET; THENCE N00°28'09"E A DISTANCE OF 8.00 FEET; THENCE S89°31'51"E A DISTANCE OF 6.00 FEET TO THE WESTERLY MARGIN OF STONE AVENUE N AND THE POINT OF BEGINNING;

TOGETHER WITH 3A

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT C; THENCE S00°28'09"W ALONG THE WESTERLY MARGIN OF STONE AVENUE N A DISTANCE OF 803.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°28'09"W ALONG SAID MARGIN A DISTANCE OF 8.00 FEET; THENCE N88°41'29"W A DISTANCE OF 6.00 FEET; THENCE N00°28'09"E A DISTANCE OF 8.00 FEET; THENCE S88°41'29"E A DISTANCE OF 6.00 FEET TO THE WESTERLY MARGIN OF STONE AVENUE NORTH AND THE POINT OF BEGINNING.



PRELIMINARY



612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

PRELIMINARY COPY

DATE OCTOBER 28, 2022

PRELIMINARY PLAT: 2 DEGREES, A PLAT COMMUNITY, AS DEFINED BY CHAPTER 64.90 RCW
NE 1/4 SECTION 30, TOWNSHIP 26N, RANGE 4E, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON
FULL UNIT LOT SUBDIVISION #3036123-LU
EASEMENT DESCRIPTIONS

SHEET 8 OF 14

COMMON AMENITIES EASEMENT ② DESCRIPTION SEE SHEET 6

A PORTION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN KING COUNTY WASHINGTON DESCRIBED AS FOLLOWS,
2A

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S88°51'23"E ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 661.79 FEET TO THE CENTERLINE OF STONE AVENUE N; THENCE S00°28'09"W ALONG SAID CENTERLINE A DISTANCE OF 506.22 FEET; THENCE N89°31'51"W A DISTANCE OF 30.00 FEET TO THE WESTERLY MARGIN OF STONE AVENUE N AND THE POINT OF BEGINNING; THENCE CONTINUING N89°31'51"W A DISTANCE OF 53.00 FEET; THENCE S00°28'09"W A DISTANCE OF 130.98 FEET; THENCE S89°31'51"E A DISTANCE OF 20.00 FEET; THENCE S00°28'09"W A DISTANCE OF 12.00 FEET; THENCE N89°31'51"W A DISTANCE OF 20.00 FEET; THENCE S00°28'09"W A DISTANCE OF 361.35 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 15.71 FEET; THENCE N00°28'09"E A DISTANCE OF 15.54 FEET; THENCE S89°31'51"E A DISTANCE OF 37.00 FEET; THENCE S00°28'09"W A DISTANCE OF 15.54 FEET; THENCE S89°31'51"E A DISTANCE OF 6.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT A; THENCE N00°28'09"E ALONG THE WESTERLY MARGIN OF STONE AVE N A DISTANCE OF 514.33 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM;

A PORTION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN KING COUNTY WASHINGTON DESCRIBED AS FOLLOWS,

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S88°51'23"E ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 661.79 FEET TO THE CENTERLINE OF STONE AVENUE N; THENCE S00°28'09"W ALONG SAID CENTERLINE A DISTANCE OF 518.55 FEET; THENCE N89°31'51"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°31'51"W A DISTANCE OF 40.00 FEET; THENCE S00°28'09"W A DISTANCE OF 116.00 FEET; THENCE S89°31'51"E A DISTANCE OF 40.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT B; THENCE N00°28'09"E A DISTANCE OF 116.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT B; THENCE S00°28'09"W A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING; THENCE N89°31'51"W A DISTANCE OF 40.00 FEET; THENCE S00°28'09"W A DISTANCE OF 84.00 FEET; THENCE S89°31'51"E A DISTANCE OF 40.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT C; THENCE N00°28'09"E A DISTANCE OF 84.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT C; THENCE S00°28'09"W A DISTANCE OF 31.50 FEET TO THE POINT OF BEGINNING; THENCE N89°31'51"W A DISTANCE OF 40.00 FEET; THENCE S00°28'09"W A DISTANCE OF 100.00 FEET; THENCE S89°31'51"E A DISTANCE OF 40.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT D; THENCE N00°28'09"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT D; THENCE S00°28'09"W A DISTANCE OF 35.50 FEET TO THE POINT OF BEGINNING; THENCE N89°31'51"W A DISTANCE OF 40.00 FEET; THENCE S00°28'09"W A DISTANCE OF 100.00 FEET; THENCE S89°31'51"E A DISTANCE OF 40.00 FEET; THENCE N00°28'09"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH 2B

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT A; THENCE S00°28'09"W ALONG THE WESTERLY MARGIN OF STONE AVENUE N A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY MARGIN S00°28'09"W A DISTANCE OF 134.96 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT E; THENCE N89°31'51"W A DISTANCE OF 75.25 FEET; THENCE N00°28'09"E A DISTANCE OF 134.96 FEET; THENCE S89°31'51"E A DISTANCE OF 75.25 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT A; THENCE S00°28'09"W ALONG THE WESTERLY MARGIN OF STONE AVENUE N A DISTANCE OF 65.00 FEET; THENCE N89°31'51"W A DISTANCE OF 5.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°31'51"W A DISTANCE OF 68.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT F; THENCE N00°28'09"E A DISTANCE OF 40.00 FEET; THENCE S89°31'51"E A DISTANCE OF 68.00 FEET; THENCE S00°28'09"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT F; THENCE S00°28'09"W A DISTANCE OF 48.96 FEET TO THE POINT OF BEGINNING; THENCE S89°31'51"E A DISTANCE OF 68.00 FEET; THENCE S00°28'09"W A DISTANCE OF 40.00 FEET; THENCE N89°31'51"W A DISTANCE OF 68.00 FEET; THENCE N00°28'09"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH 2C

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT E; THENCE S00°28'09"W ALONG THE WESTERLY MARGIN OF STONE AVENUE N A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING; THENCE N89°31'51"W A DISTANCE OF 4.00 FEET; THENCE S00°28'09"W A DISTANCE OF 8.00 FEET; THENCE N89°31'51"W A DISTANCE OF 47.00 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 2.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'50", AN ARC DISTANCE OF 3.14 FEET; THENCE S00°30'37"W A DISTANCE OF 115.19 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT G; THENCE S88°41'29"E A DISTANCE OF 53.08 FEET TO THE WESTERLY MARGIN OF STONE AVENUE N; THENCE N00°28'09"E ALONG SAID MARGIN A DISTANCE OF 125.96 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT G; THENCE N11°14'03"E A DISTANCE OF 16.48 FEET TO THE POINT OF BEGINNING; THENCE N00°28'19"E A DISTANCE OF 100.00 FEET; THENCE S89°31'41"E A DISTANCE OF 40.00 FEET; THENCE S00°28'19"W A DISTANCE OF 100.00 FEET; THENCE N89°31'41"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH 2D

COMMENCING AT AFOREMENTIONED TEMPORARY POINT G; THENCE N88°41'29"W A DISTANCE OF 22.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°41'29"W A DISTANCE OF 92.05 FEET; THENCE N01°18'40"E A DISTANCE OF 16.00 FEET; THENCE N88°41'20"W A DISTANCE OF 20.00 FEET; THENCE S01°18'40"W A DISTANCE OF 16.00 FEET; THENCE N88°41'29"W A DISTANCE OF 125.70 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°09'38", AN ARC DISTANCE OF 31.12 FEET; THENCE N00°28'09"E A DISTANCE OF 101.38 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT M; THENCE S89°31'51"E A DISTANCE OF 248.00 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'10", AN ARC DISTANCE OF 15.71 FEET; THENCE N89°31'41"W A DISTANCE OF 16.00 FEET; THENCE S00°28'19"W A DISTANCE OF 58.50 FEET; THENCE S89°31'51"E A DISTANCE OF 14.00 FEET; THENCE S00°28'19"W A DISTANCE OF 9.29 FEET; THENCE S58°25'26"W A DISTANCE OF 7.20 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT H; THENCE S00°25'45"W A DISTANCE OF 23.10 FEET; THENCE S57°33'55"E A DISTANCE OF 8.84 FEET; THENCE S00°25'45"W A DISTANCE OF 15.47 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT H; THENCE N89°13'32"W A DISTANCE OF 14.08 FEET TO THE POINT OF BEGINNING; THENCE S01°18'31"W A DISTANCE OF 40.00 FEET; THENCE N88°41'29"W A DISTANCE OF 68.00 FEET; THENCE N01°18'31"E A DISTANCE OF 40.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT I; THENCE S88°41'29"E A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT I; THENCE N88°41'29"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S01°18'31"W A DISTANCE OF 40.00 FEET; THENCE N88°41'29"W A DISTANCE OF 84.00 FEET; THENCE N01°18'31"E A DISTANCE OF 40.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT J; THENCE S88°41'29"E A DISTANCE OF 84.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT J; THENCE N00°27'53"W A DISTANCE OF 35.95 FEET TO THE POINT OF BEGINNING; THENCE N00°28'09"E A DISTANCE OF 40.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT K; THENCE S89°31'51"E A DISTANCE OF 84.00 FEET; THENCE S00°28'09"W A DISTANCE OF 40.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT L; THENCE N89°31'51"W A DISTANCE OF 84.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT K; THENCE S84°51'12"W A DISTANCE OF 15.33 FEET TO THE POINT OF BEGINNING; THENCE S00°28'09"W A DISTANCE OF 100.00 FEET; THENCE N89°31'51"W A DISTANCE OF 40.00 FEET; THENCE N00°28'09"E A DISTANCE OF 100.00 FEET; THENCE S89°31'51"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT L; THENCE S89°31'51"E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE N00°28'09"E A DISTANCE OF 40.00 FEET; THENCE S89°31'51"E A DISTANCE OF 68.00 FEET; THENCE S00°28'09"W A DISTANCE OF 40.00 FEET; THENCE N89°31'51"W A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING;

COMMON AMENITIES EASEMENT ② DESCRIPTION CONTINUED SEE SHEET 6

TOGETHER WITH 2E

COMMENCING AT AFOREMENTIONED TEMPORARY POINT M; THENCE N00°28'09"E A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING; THENCE N00°28'09"E A DISTANCE OF 134.96 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT R; THENCE S89°31'51"E A DISTANCE OF 237.75 FEET; THENCE S00°28'09"W A DISTANCE OF 134.96 FEET; THENCE N89°31'51"W A DISTANCE OF 195.54 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT N; THENCE N31°32'10"W A DISTANCE OF 9.43 FEET; THENCE N89°31'51"W A DISTANCE OF 22.22 FEET; THENCE S32°28'28"W A DISTANCE OF 9.43 FEET; THENCE N89°31'51"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT N; THENCE N04°22'31"E A DISTANCE OF 11.49 FEET TO THE POINT OF BEGINNING; THENCE N89°31'51"W A DISTANCE OF 40.00 FEET; THENCE N00°28'09"E A DISTANCE OF 116.00 FEET; THENCE S89°31'51"E A DISTANCE OF 40.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT O; THENCE S00°28'09"W A DISTANCE OF 116.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT O; THENCE N74°02'00"E A DISTANCE OF 15.90 FEET TO THE POINT OF BEGINNING; THENCE S89°31'51"E A DISTANCE OF 84.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT P; THENCE S00°28'09"W A DISTANCE OF 40.00 FEET; THENCE N89°31'51"W A DISTANCE OF 84.00 FEET; THENCE N00°28'09"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT P; THENCE S89°31'51"E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S89°31'51"E A DISTANCE OF 68.00 FEET; THENCE S00°28'09"W A DISTANCE OF 40.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT Q; THENCE N89°31'51"W A DISTANCE OF 68.00 FEET; THENCE N00°28'09"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT Q; THENCE S00°28'09"W A DISTANCE OF 48.96 FEET TO THE POINT OF BEGINNING; THENCE S00°28'09"W A DISTANCE OF 40.00 FEET; THENCE N89°31'51"W A DISTANCE OF 84.00 FEET; THENCE S00°28'09"W A DISTANCE OF 40.00 FEET; THENCE S89°31'51"E A DISTANCE OF 40.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT S; THENCE N00°28'09"E A DISTANCE OF 40.00 FEET; THENCE S89°31'51"E A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT S; THENCE N89°31'51"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE N00°28'09"E A DISTANCE OF 40.00 FEET; THENCE N89°31'51"W A DISTANCE OF 84.00 FEET; THENCE S00°28'09"W A DISTANCE OF 40.00 FEET; THENCE S89°31'51"E A DISTANCE OF 84.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH 2F

COMMENCING AT AFOREMENTIONED TEMPORARY POINT R; THENCE N00°28'09"E A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°28'09"E A DISTANCE OF 119.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT T; THENCE S89°31'51"E A DISTANCE OF 11.50 FEET; THENCE S31°32'10"E A DISTANCE OF 9.43 FEET; THENCE S89°31'51"E A DISTANCE OF 22.22 FEET; THENCE N32°28'28"E A DISTANCE OF 9.43 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT Y; THENCE S89°31'51"E A DISTANCE OF 202.28 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°55'29", AN ARC DISTANCE OF 16.04 FEET; THENCE N89°31'51"W A DISTANCE OF 15.99 FEET; THENCE S00°28'09"W A DISTANCE OF 41.93 FEET; THENCE S89°31'51"E A DISTANCE OF 14.00 FEET; THENCE S00°28'09"W A DISTANCE OF 14.46 FEET; THENCE N89°31'51"W A DISTANCE OF 14.00 FEET; THENCE S00°28'09"W A DISTANCE OF 41.93 FEET; THENCE S89°31'51"E A DISTANCE OF 15.99 FEET TO A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS S88°31'56"W A DISTANCE OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°56'13", AN ARC DISTANCE OF 16.05 FEET; THENCE N89°31'51"W A DISTANCE OF 246.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM;

COMMENCING AT AFOREMENTIONED TEMPORARY POINT Y; THENCE S03°23'57"W A DISTANCE OF 14.02 FEET TO THE POINT OF BEGINNING; THENCE S00°28'09"W A DISTANCE OF 100.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT U; THENCE N89°31'51"W A DISTANCE OF 40.00 FEET; THENCE N00°28'09"E A DISTANCE OF 100.00 FEET; THENCE S89°31'51"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT U; THENCE S82°03'41"E A DISTANCE OF 15.38 FEET TO THE POINT OF BEGINNING; THENCE S89°31'51"E A DISTANCE OF 84.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT V; THENCE N00°28'09"E A DISTANCE OF 40.00 FEET; THENCE N89°31'51"W A DISTANCE OF 84.00 FEET; THENCE S00°28'09"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT V; THENCE S89°31'51"E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S89°31'51"E A DISTANCE OF 68.00 FEET; THENCE N00°28'09"E A DISTANCE OF 40.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT W; THENCE N89°31'51"W A DISTANCE OF 68.00 FEET; THENCE S00°28'09"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT W; THENCE N00°28'09"E A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE N00°28'09"E A DISTANCE OF 40.00 FEET; THENCE N89°31'51"W A DISTANCE OF 68.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT X; THENCE S00°28'09"W A DISTANCE OF 40.00 FEET; THENCE S89°31'51"E A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT X; THENCE N89°31'51"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°31'51"W A DISTANCE OF 84.00 FEET; THENCE S00°28'09"W A DISTANCE OF 40.00 FEET; THENCE S89°31'51"E A DISTANCE OF 84.00 FEET; THENCE N00°28'09"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH 2G

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT T; THENCE N00°28'09"E A DISTANCE OF 24.00 FEET; THENCE S89°31'51"E A DISTANCE OF 38.83 FEET; THENCE N00°25'35"E A DISTANCE OF 18.11 FEET; THENCE N89°34'25"W A DISTANCE OF 26.33 FEET; THENCE N00°25'35"E A DISTANCE OF 213.52 FEET; THENCE S89°34'25"E A DISTANCE OF 92.19 FEET; THENCE S00°25'35"W A DISTANCE OF 213.52 FEET; THENCE N89°34'25"W A DISTANCE OF 38.78 FEET; THENCE S46°14'08"E A DISTANCE OF 26.44 FEET; THENCE S89°31'51"E A DISTANCE OF 17.86 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 2.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", WITH AN ARC DISTANCE OF 3.14 FEET; THENCE N00°28'09"E A DISTANCE OF 16.50 FEET; THENCE S89°31'51"E A DISTANCE OF 26.00 FEET; THENCE S00°28'09"W A DISTANCE OF 18.50 FEET; THENCE N89°31'51"E A DISTANCE OF 125.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT Z; THENCE N00°28'09"E A DISTANCE OF 229.33 FEET; THENCE N89°31'51"W A DISTANCE OF 20.00 FEET; THENCE N00°28'09"E A DISTANCE OF 22.69 FEET; THENCE N89°31'51"W A DISTANCE OF 1.67 FEET; THENCE N00°28'09"E A DISTANCE OF 24.00 FEET; THENCE S89°31'51"E A DISTANCE OF 1.67 FEET; THENCE N00°28'09"E A DISTANCE OF 12.00 FEET; THENCE N60°56'27"E A DISTANCE OF 17.77 FEET; THENCE N30°19'50"W A DISTANCE OF 17.00 FEET; THENCE N54°40'01"W A DISTANCE OF 10.74 FEET; THENCE S00°25'35"W A DISTANCE OF 42.38 FEET; THENCE N89°34'25"W A DISTANCE OF 213.52 FEET; THENCE N00°25'35"E A DISTANCE OF 92.14 FEET; THENCE S89°34'25"E A DISTANCE OF 213.52 FEET; THENCE S00°25'35"W A DISTANCE OF 23.07 FEET; THENCE S89°34'25"E A DISTANCE OF 22.07 FEET; THENCE N00°28'09"E A DISTANCE OF 27.11 FEET; THENCE N89°31'51"W A DISTANCE OF 231.00 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°44'08", AN ARC DISTANCE OF 33.05 FEET ; THENCE S89°34'33"E A DISTANCE OF 15.23 FEET; THENCE S00°28'09"W A DISTANCE OF 90.50 FEET; THENCE S89°31'51"E A DISTANCE OF 2.00 FEET; THENCE S00°28'09"W A DISTANCE OF 26.00 FEET; THENCE N89°31'51"W A DISTANCE OF 18.00 FEET; THENCE S00°28'09"W A DISTANCE OF 236.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT Z; THENCE N14°09'06"W A DISTANCE OF 11.88 FEET TO THE POINT OF BEGINNING; THENCE N00°28'09"E A DISTANCE OF 100.00 FEET TO A POINT HEREINAFTER BEING REFERED TO AS TEMPORARY POINT AA; THENCE N89°31'51"W A DISTANCE OF 40.00 FEET; THENCE S00°28'09"W A DISTANCE OF 100.00 FEET; THENCE S89°31'51"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTIN THEREFROM;

COMMENCING AT THE AFOREMENTIONED TEMPORARY POINT AA; THENCE N00°28'09"E A DISTANCE OF 31.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°28'09"E A DISTANCE OF 84.00 FEET; THENCE N89°31'51"W A DISTANCE OF 40.00 FEET; THENCE S00°28'09"W A DISTANCE OF 84.00 FEET; THENCE S89°31'51"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.



PRELIMINARY

kpff

612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503

360.292.7230
www.kpff.com

PRELIMINARY COPY

DATE OCTOBER 28, 2022

KPFF JOB NO. 82000068
OCTOBER 28, 2022

SHEET 9 OF 14

UNIT LOT SUBDIVISION DETAIL

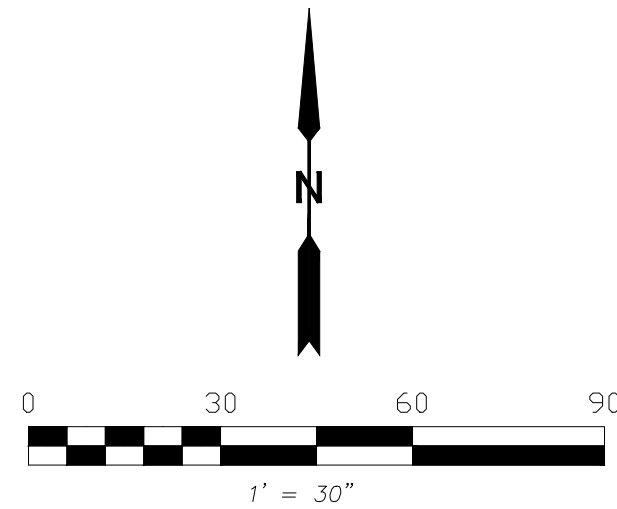


FULL UNIT LOT SUBDIVISION #3036123-LU

SEE SHEET 9

SEE SHEET :

APPLUS TECHNOLOGIES

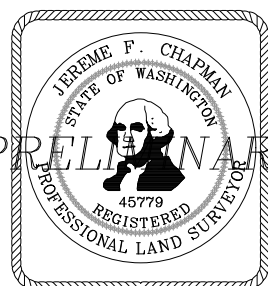


TOTAL SITE AREA
330,568 SF, 7.59 AC

[illegible]

PUETZ

PUETZ



kpff

612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503

360.292.7230
www.kpff.com

PRELIMINARY COPY

DATE OCTOBER, 28, 2022

SEE SHEET 12

NOTE: SEE LINE TABLE SHEET 14

STONE AVE N

N 121ST ST

KPFF JOB NO. 82000068
OCTOBER 28, 2022

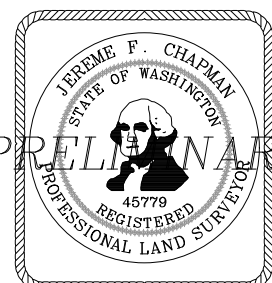
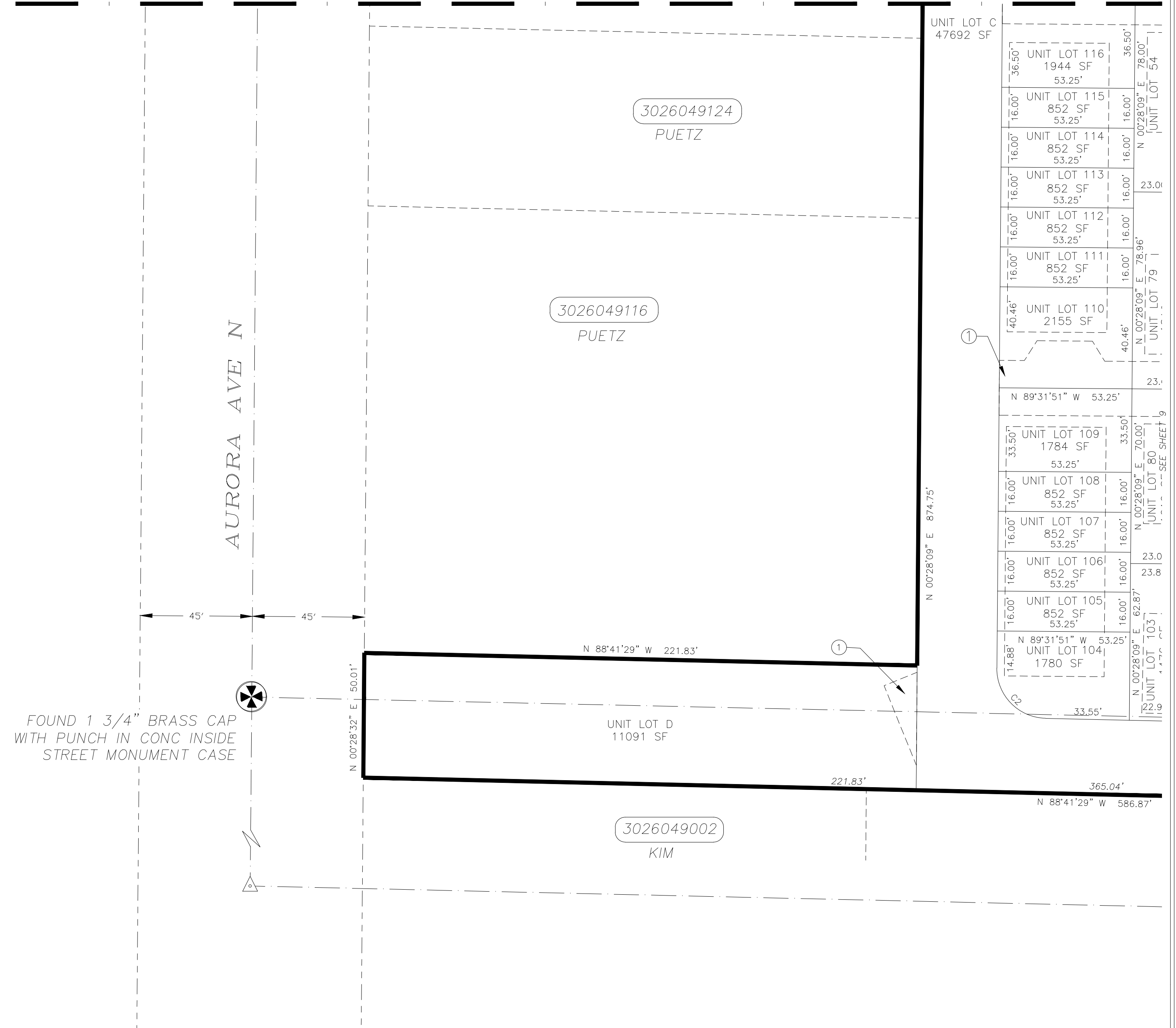
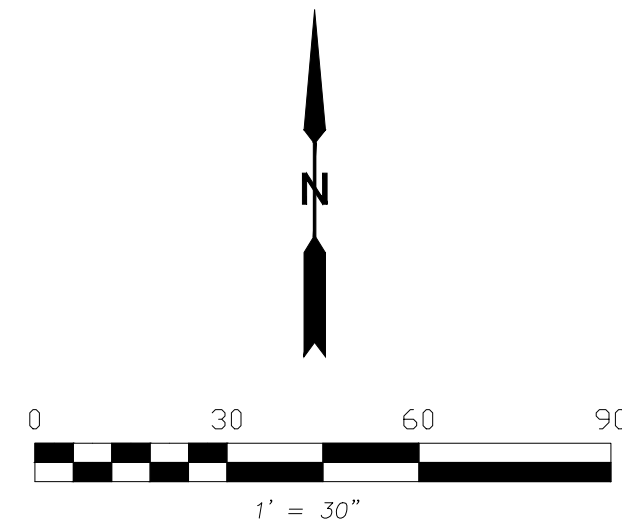
PRELIMINARY PLAT: 2 DEGREES, A PLAT COMMUNITY, AS DEFINED BY CHAPTER 64.90 RCW

SHEET 11 OF 14

NE 1/4 SECTION 30, TOWNSHIP 26N, RANGE 4E, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON
FULL UNIT LOT SUBDIVISION #3036123-LU

UNIT LOT SUBDIVISION DETAIL

SEE SHEET 10



PRELIMINARY

kpff

612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

PRELIMINARY COPY

DATE OCTOBER, 28, 2022

NOTE: SEE LINE TABLE SHEET 14

KPFF JOB NO. 82000068
OCTOBER 28, 2022

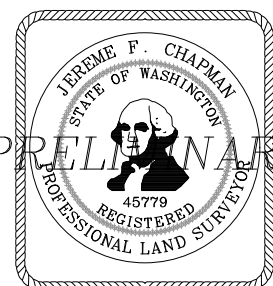
PRELIMINARY PLAT: 2 DEGREES, A PLAT COMMUNITY, AS DEFINED BY CHAPTER 64.90 RCW

SHEET 12 OF 14

NE 1/4 SECTION 30, TOWNSHIP 26N, RANGE 4E, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON

FULL UNIT LOT SUBDIVISION #3036123-LU

UNIT LOT SUBDIVISION DETAIL



PRELIMINARY

kpff

612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

PRELIMINARY COPY

DATE OCTOBER, 28, 2022

NOTE: SEE LINE TABLE SHEET 14

KPFF JOB NO. 82000068
OCTOBER 28, 2022

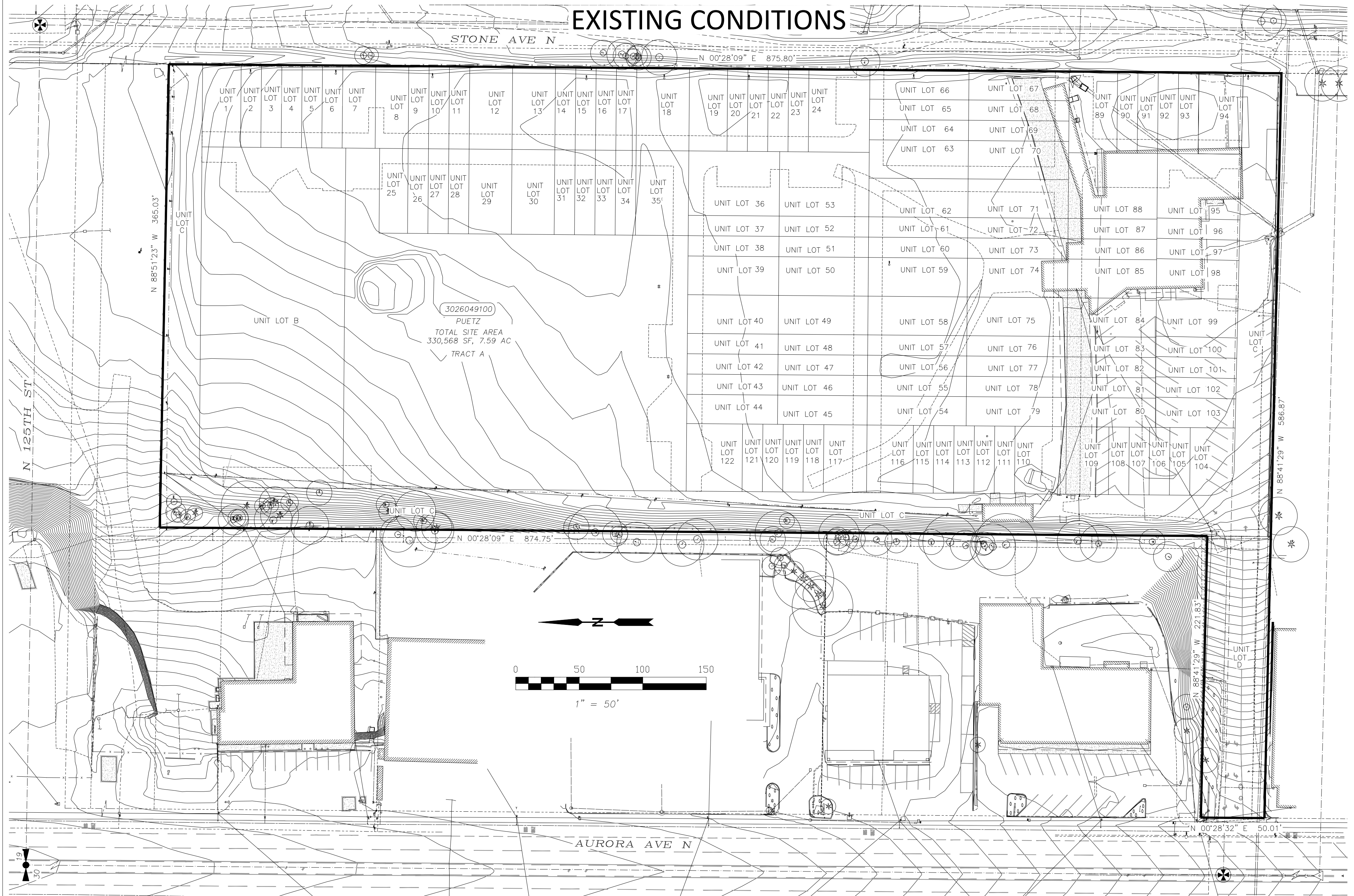
PRELIMINARY PLAT: 2 DEGREES, A PLAT COMMUNITY, AS DEFINED BY CHAPTER 64.90 RCW

SHEET 13 OF 14

NE 1/4 SECTION 30, TOWNSHIP 26N, RANGE 4E, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON

FULL UNIT LOT SUBDIVISION #3036123-LU

EXISTING CONDITIONS



kpff

612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

PRELIMINARY COPY

DATE OCTOBER, 28, 2022

KPFF JOB NO. 82000068
OCTOBER 28, 2022

PRELIMINARY PLAT: 2 DEGREES, A PLAT COMMUNITY, AS DEFINED BY CHAPTER 64.90 RCW

SHEET 14 OF 14

NE 1/4 SECTION 30, TOWNSHIP 26N, RANGE 4E, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON

FULL UNIT LOT SUBDIVISION #3036123-LU

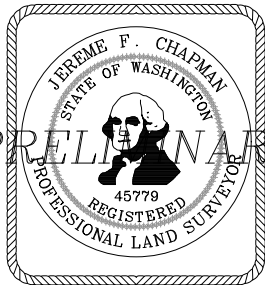
LINE AND CURVE TABLE

LINE	BEARING	DISTANCE
L1	N 89°34'33" W	15.23'
L2	N 89°31'51" W	2.00'
L3	N 00°28'09" E	26.00'
L4	S 89°31'51" E	18.00'
L5	S 89°31'51" E	24.00'
L6	S 89°31'51" E	20.00'
L7	S 00°28'09" W	12.00'
L8	N 89°31'51" W	20.00'
L9	N 00°28'09" E	15.54'
L10	N 89°31'51" W	37.00'
L11	N 00°28'09" E	15.54'
L12	N 89°31'51" W	6.00'
L13	S 00°28'09" W	22.00'
L14	S 00°28'09" W	22.00'
L15	S 89°31'51" E	4.00'
L16	N 00°28'09" E	8.00'
L17	N 89°31'51" W	47.00'
L18	N 88°41'29" W	22.50'
L19	S 00°25'45" W	15.47'
L20	S 57°33'55" E	8.84'
L21	S 00°25'45" W	23.10'
L22	S 58°25'26" W	7.20'
L23	N 00°28'19" E	9.29'
L24	N 89°31'51" W	14.00'
L25	N 00°28'19" E	58.50'
L26	N 89°31'51" W	16.00'
L27	N 00°28'09" E	22.00'
L28	S 89°31'51" E	10.00'
L29	S 32°28'28" W	9.43'
L30	N 89°31'51" W	22.22'
L31	S 31°32'10" E	9.43'
L32	N 00°28'09" E	22.00'
L33	S 89°31'51" E	15.99'
L34	S 00°28'09" W	41.93'
L35	S 89°31'51" E	14.00'
L36	N 00°28'09" E	14.46'
L37	S 89°31'51" E	14.00'
L38	S 00°28'09" W	41.93'
L39	S 89°31'51" E	15.99'
L40	S 32°28'28" W	9.43'
L41	S 89°31'51" E	22.22'
L42	S 31°32'10" E	9.43'
L43	S 89°31'51" E	11.50'
L44	N 00°28'09" E	24.00'
L45	N 89°31'51" W	38.83'
L46	S 00°25'35" W	19.11'
L47	N 89°34'25" W	26.01'
L48	N 46°14'08" W	27.90'
L49	N 89°31'51" W	17.86'
L50	N 00°28'09" E	16.50'
L51	N 89°31'51" W	26.00'
L52	S 00°28'09" W	18.50'
L53	S 89°31'51" E	20.00'
L54	N 00°28'09" E	22.69'
L55	S 89°31'51" E	1.67'
L56	N 00°28'09" E	24.00'
L57	N 89°31'51" W	1.67'
L58	N 00°28'09" E	12.00'
L59	S 60°56'27" W	17.77'
L60	N 30°19'50" W	17.00'
L61	S 54°40'01" E	11.96'
L62	S 00°25'35" W	25.98'
L63	N 89°34'25" W	23.07'
L64	N 00°28'09" E	27.11'
L65	N 88°41'20" W	20.00'
L66	N 01°18'40" E	16.00'
L67	S 88°41'29" E	20.00'

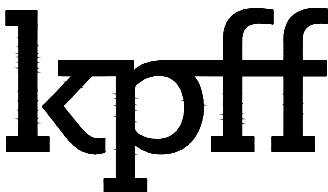
LINE	BEARING	DISTANCE
L68	S 01°18'40" W	16.00'
L69	S 00°28'40" W	10.00'
L70	N 00°28'40" E	10.00'
L71	N 00°28'09" E	37.34'
L72	N 67°56'06" E	14.31'
L73	S 22°03'54" E	34.49'
L74	N 89°34'25" W	22.07'
L75	S 00°25'35" W	23.07'
L76	S 54°40'01" E	10.74'
L77	N 00°25'35" E	42.38'
L78	N 89°31'51" W	34.75'
L79	S 46°14'08" E	26.44'
L80	S 89°34'25" E	38.78'
L81	N 00°25'35" E	18.11'
L82	S 89°34'25" E	26.33'
L83	S 89°31'51" E	40.00'
L84	S 89°31'51" E	40.00'
L85	S 89°31'51" E	40.00'
L86	S 89°31'51" E	40.00'
L87	N 89°31'51" W	40.00'
L88	S 89°31'51" E	40.00'
L89	S 89°31'51" E	40.00'
L90	N 89°31'51" W	40.00'
L91	N 89°31'51" W	40.00'
L92	N 89°31'51" W	40.00'
L93	S 89°31'51" E	40.00'
L94	S 89°31'51" E	40.00'
L95	S 00°28'09" W	40.00'
L96	N 00°28'09" E	40.00'
L97	N 00°28'09" E	40.00'
L98	N 00°28'09" E	40.00'
L99	S 00°28'09" W	40.00'
L100	N 00°28'09" E	40.00'
L101	N 00°28'09" E	40.00'
L102	N 00°28'09" E	40.00'
L103	N 89°31'51" W	40.00'
L104	N 89°31'51" W	40.00'
L105	S 00°28'09" W	40.00'
L106	N 00°28'09" E	40.00'
L107	N 00°28'09" E	40.00'
L108	N 00°28'09" E	40.00'
L109	N 00°28'09" E	40.00'
L110	N 00°28'09" E	40.00'
L111	N 00°28'09" E	40.00'
L112	S 00°28'09" W	40.00'
L113	S 00°28'09" W	40.00'
L114	S 00°28'09" W	40.00'
L115	S 00°28'09" W	40.00'
L116	N 00°28'09" E	40.00'
L117	N 89°31'51" W	40.00'
L118	S 89°31'51" E	40.00'
L119	S 89°31'51" E	40.00'
L120	S 89°31'51" E	40.00'
L121	N 01°18'31" E	40.00'
L122	N 00°28'09" E	40.00'
L123	N 01°18'31" E	40.00'
L124	S 00°28'09" W	40.00'
L125	S 00°28'09" W	40.00'
L126	N 01°18'31" E	40.00'
L127	S 00°28'09" W	40.00'
L128	N 01°18'31" E	40.00'
L129	N 89°31'41" W	40.00'
L130	S 89°31'41" E	40.00'
L131	N 89°31'51" W	53.00'
L132	N 89°31'51" W	54.75'
L133	N 88°41'29" W	53.08'

LINE	BEARING	DISTANCE
L134	N 89°31'51" W	30.00'
L135	S 89°31'51" E	53.00'
L136	S 89°31'51" E	40.00'
L137	S 00°28'09" W	16.00'
L138	S 00°28'09" W	31.50'
L139	S 00°28'09" W	35.50'
L140	N 88°41'29" W	30.00'
L141	N 00°28'09" E	9.96'
L142	S 00°28'09" W	43.00'
L143	S 89°31'51" E	5.05'
L144	S 00°28'09" W	48.96'
L145	S 11°14'03" W	16.48'
L146	N 89°13'32" W	14.08'
L147	S 89°31'51" E	25.00'
L148	S 88°41'29" E	25.00'
L149	S 00°27'53" E	35.95'
L150	N 84°51'12" E	15.33'
L151	S 74°02'00" W	15.90'
L152	N 89°31'51" W	25.00'
L153	S 00°28'09" W	48.96'
L154	N 89°31'51" W	25.00'
L155	S 03°23'57" W	14.02'
L156	N 82°03'41" W	15.38'
L157	N 89°31'51" W	25.00'
L158	S 00°28'09" W	33.00'
L159	N 89°31'51" W	25.00'
L160	N 14°09'06" W	11.88'
L161	S 00°28'09" W	31.50'
L162	N 04°22'31" E	11.49'
L163	N 89°31'51" W	6.00'
L164	N 89°31'51" W	6.00'
L165	S 00°28'09" W	8.00'
L166	S 00°28'09" W	8.00'
L167	S 88°41'29" E	6.00'
L168	N 88°41'29" W	6.00'
L169	S 00°28'09" W	8.00'
L170	S 00°28'09" W	8.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 45°28'09" E	90°00'00"
C2	20.00'	31.12'	28.08'	N 44°06'40" W	89°09'38"
C3	25.00'	6.22'	6.21'	N 07°36'05" E	14°15'52"
C4	10.00'	15.71'	14.14'	S 44°31'51" E	90°00'00"
C5	2.00'	3.14'	2.83'	S 45°28'14" W	89°59'50"
C6	10.00'	15.71'	14.14'	S 44°31'46" E	90°00'10"
C7	10.00'	16.05'	14.38'	N 44°30'02" E	91°56'13"
C8	10.00'	16.04'	14.38'	S 43°34'07" E	91°55'29"
C9	2.00'	3.14'	2.83'	N 45°28'09" E	90°00'00"
C10	25.00'	33.05'	30.69'	N 52°36'05" E	75°44'08"



PRELIMINARY



612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

PRELIMINARY COPY

DATE OCTOBER, 28, 2022