

GREENWOOD TOWNHOMES

SHORT SUBDIVISION NO. 3040083-LU

GRANTOR: AMERICAN DREAM REALTY INVESTMENT GROUP 3, LLC
5936 NE 3RD COURT
RENTON WA 98059

CONTACT PERSON: TREVOR LANKTREE
(253) 653-6423
TLANKTREE@LANKTREEELAND.COM

GRANTEE: CITY OF SEATTLE
KING COUNTY, WASHINGTON

ABBREVIATED LEGAL: LOTS 7, 8 & THE SOUTH 8 FEET OF LOT 14, BLOCK 4 VIEW LANDS ADDITION DIVISION #2, VOLUME 27, PAGE 10

PROPERTY ADDRESS: 10512 AND 10520 GREENWOOD AVENUE NORTH

ASSESSOR'S PARCEL #: 891100-0365 & 891100-0360

ZONING CLASSIFICATION: ALL PARCELS BEING SUBDIVIDED AS SHOWN HEREON ARE ZONED C1-55(M)

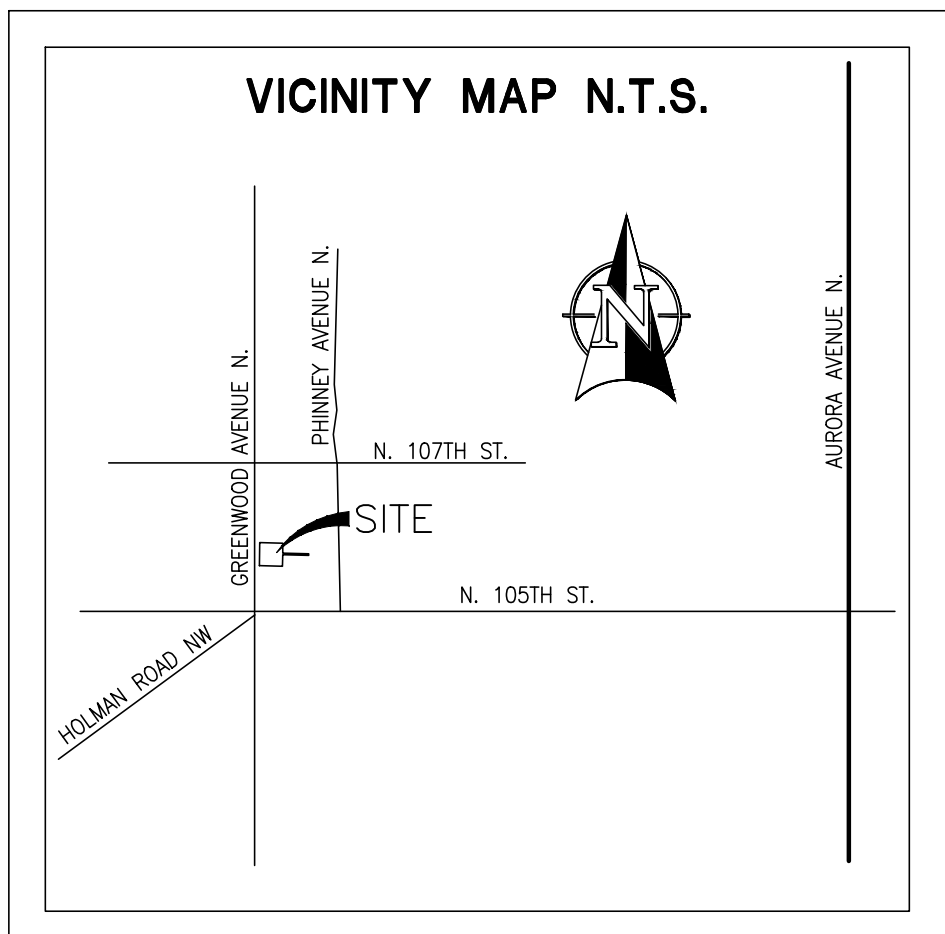
REFERENCE NO.'S FOR RELATED PROJECTS: 3030207, 6701098

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

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS PERMIT APPLICATION NO. _____
 SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS MASTER USE PERMIT NO. 3030207-LU

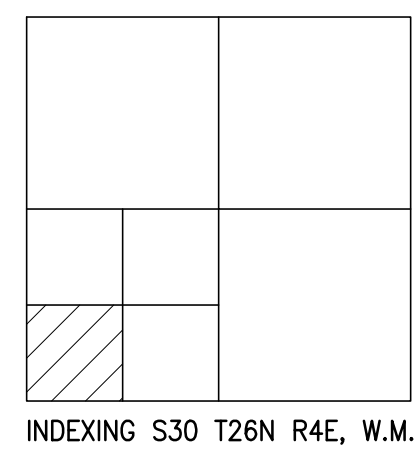
KING COUNTY DEPARTMENT OF RECORDED AND ELECTIONS
 FILED FOR RECORD AT THE REQUEST OF THE DIRECTOR OF TRANSPORTATION THIS ____ DAY OF _____, 20 ____, AT ____ MINUTES PAST _____, AND RECORDED IN VOLUME ____ OF PLATS, PAGE _____, RECORDS OF KING COUNTY, WASHINGTON.

MANAGER _____
 SUPERINTENDENT OF RECORDS _____



SHEET INDEX

1. - APPROVALS, SIGNATURES AND VICINITY MAP
2. - DEDICATION, NOTES, TITLE EXCEPTIONS & PARENT PARCEL LEGAL DESCRIPTION
3. - BLOCK AND BOUNDARY DETAIL & SURVEY INFORMATION
4. - EXISTING CONDITIONS
5. - ARCHITECTURAL SITE PLAN
6. - UNIT LOT SUBDIVISION DETAIL
7. - GARAGE ELEVATION VIEW DETAIL
8. - GARAGE EASEMENT DETAIL & LEGAL DESCRIPTION
9. - UTILITY AND EMERGENCY ACCESS EASEMENT DETAIL & LEGAL DESCRIPTION
10. - PEDESTRIAN EASEMENT DETAIL & LEGAL DESCRIPTION
11. - BUILDING DIMENSION DETAIL
12. - THIRD & FIFTH FLOOD AMENITY AREA DETAIL
13. - FORTH FLOOD AMENITY AREA DETAIL
- 14.-15. - AGREEMENTS



APPROVALS:

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

 DIRECTOR OF TRANSPORTATION

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

 TRAFFIC ENGINEER

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
 EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____, 20 ____

 DIRECTOR OF THE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

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

 CITY CLERK

CITY OF SEATTLE, DEPARTMENT OF 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 STREET OR ALLEY, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

ON THIS ____ DAY OF _____, 20 ____

 DIRECTOR, DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES

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

 GENERAL MANAGER AND CHIEF EXECUTIVE OFFICER.

KING COUNTY, DEPARTMENT OF ASSESSMENTS
 EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____, 20 ____

 KING COUNTY ASSESSOR

 DEPUTY, KING COUNTY ASSESSOR

KING COUNTY, FINANCE DIRECTOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THERE ALL TAXES ARE PAID, THAT THERE ARE 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 STREET OR ALLEY, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

ON THIS ____ DAY OF _____, 20 ____

 MANAGER, FINANCE DIVISION

 DEPUTY

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 AMERICAN DREAM REALTY INVESTMENT GROUP 3, LLC IN MARCH 2022.

I HEREBY CERTIFY THAT THE PLAT OF GREENWOOD TOWNHOMES IS BASED ON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT THE 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 MAP.



 JEFFREY S. KIESWETTER, PLS
 LICENSE NO. 41282
 LANKTREE LAND SURVEYING, INC.
 25510 74TH AVENUE SOUTH, KENT WA 98032

10/24/2022

 DATE





LANKTREE LAND SURVEYING, INC.
 25510 74TH AVENUE S
 KENT, WA 98032
 PHONE: (253) 653-6423
 FAX: (253) 793-1616
 WWW.LANKTREEELANDSURVEYING.COM

SW1/4 OF SW1/4 SEC. 30, T.26N., R.04E. CITY OF SEATTLE, KING CO., WA.		
DWN. BY: BGM/JSK	DATE: 10/24/22	JOB NO. 5614
CHK. BY: JSK	SCALE: NA	SHEET 1 OF 14

GREENWOOD TOWNHOMES

SHORT SUBDIVISION NO. 3040083-LU

NOTES:

1. THE UNIT LOTS SHOWN ON THIS SITE ARE NOT SEPARATE BUILDABLE LOTS. ADDITIONAL DEVELOPMENT ON ANY INDIVIDUAL UNIT LOT IN THIS SUBDIVISION MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENTS STANDARDS TO THE PARENT LOT PURSUANT TO APPLICATION PROVISIONS OF THE SEATTLE LAND USE CODE.
2. ALL EXISTING STRUCTURES UPON BOTH PARCELS, AS SHOWN HEREON, ARE TO BE LEGALLY REMOVED UNDER SEPARATE PERMITS.
3. PER 23.22.062, SUBSEQUENT PLATTING ACTIONS, ADDITIONS OR MODIFICATIONS TO THE STRUCTURE(S) MAY NOT CREATE OR INCREASE ANY NONCONFORMITY OF THE PARENT LOT.
4. ALL ELEVATIONS SHOWN HEREON ARE ARE NAVD 88.
5. THE GREENWOOD TOWNHOMES HOMEOWNERS' ASSOCIATION ("HOMEOWNERS' ASSOCIATION") WAS ESTABLISHED WITH THE WASHINGTON SECRETARY OF STATE _____ ALL UNIT LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GREENWOOD TOWNHOMES HOMEOWNERS' ASSOCIATION RECORDED UNDER KING COUNTY RECORDING NUMBER _____, RECORDS OF KING COUNTY, WASHINGTON.
6. IN THE CASE THAT THE GREENWOOD TOWNHOMES HOMEOWNERS' ASSOCIATION IS DISSOLVED OR CEASES TO BE FUNCTIONING ENTITY, THE OWNERS OF LOTS A THROUGH T, INCLUSIVE, SHALL SHARE IN THE MAINTENANCE OBLIGATIONS OF THE GREENWOOD TOWNHOMES HOMEOWNERS' ASSOCIATION.

LEGAL DESCRIPTION OF PARENT PARCELS

APN 891100-0365:
 LOT 8, BLOCK 4, VIEW LANDS DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22 OF PLATS, PAGE 14, IN KING COUNTY, WASHINGTON.

APN 891100-0360:
 LOT 7, AND THE SOUTH 8 FEET OF LOT 14, ALL IN BLOCK 4, VIEW LANDS ADDITION DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22 OF PLATS, PAGE 14, IN KING COUNTY, WASHINGTON.

TITLE EXCEPTIONS

ITEM 17) ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF VIEW LANDS DIVISION NO. 2 RECORDED IN VOLUME 22 OF PLATS, PAGE(S) 14.
(THE PLAT DOES NOT DESCRIBE ANY EASEMENTS THEREFORE NONE ARE SHOWN)

ITEM 18) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES:
 RECORDING INFORMATION: 1091198 AND 2994161
 AFFECTS: PARCEL B (DOCUMENT 1091198 STATES THAT NO BUILDING SHALL BE ERECTED WITHIN 20 FEET OF THE STREET LINE, NO BARN OR OTHER NUISANCE SHALL BE ERECTED OR PERMITTED AND NO DWELLING SHALL BE ERECTED OR INSTALLED WITH A VALUE LESS THEN \$1000 (PLEASE SEE CURRENT BUILDING DESIGN STANDARDS FOR CURRENT PERMITTED USES) DOCUMENT 2994161 IS NOT LEGIBLE AND IS NOT AVAILABLE ONLINE)

ITEM 19) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES:
 RECORDING INFORMATION: 1580792
 AFFECTS: PARCEL A (NO BUILDING SHALL BE ERECTED WITHIN 20 FEET OF THE STREET LINE, NO BARN OR OTHER NUISANCE SHALL BE ERECTED OR PERMITTED AND NO DWELLING SHALL BE ERECTED OR INSTALLED WITH A VALUE LESS THEN \$1000 (PLEASE SEE CURRENT BUILDING DESIGN STANDARDS FOR CURRENT PERMITTED USES))

ITEM 20) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF DRAINAGE CONTROL PLAN" RECORDED: NOVEMBER 20, 1996
 RECORDING NO.: 9611200412
 AFFECTS: PARCEL B (NON SURVEY RELATED ITEM)

ITEM 21) EASEMENT AND JOINT USE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 BETWEEN: MICHAEL H. JENSEN AND KATHRYN A. LAGRANDEUR
 AND: CAMERON P. FRAZIER AND KARA A. KRUMPE
 RECORDING INFORMATION: 9812231553 (10' INGRESS, EGRESS AND UTILITY EASEMENT, AS SHOWN HEREON)

ITEM 22) MEMORANDUM OF REAL ESTATE PURCHASE AND SALE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 BETWEEN: JENSEN LAGRANDEUR FAMILY TRUST
 AND: AMERICAN DREAM REALTY INVESTMENT GROUP 3 LLC
 RECORDING INFORMATION: 20180220000543 (NON SURVEY RELATED ITEM)

ITEM 23) CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 20181015900004. (EXISTING CONDITION SHOWN HEREON)

ITEM 24) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NO PROTEST AGREEMENT" RECORDED: FEBRUARY 20, 2020
 RECORDING NO.: 20200220001097 (NON SURVEY RELATED ITEM)

ITEM 25) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NO PROTEST AGREEMENT" RECORDED: AUGUST 12, 2020
 RECORDING NO.: 20200812001371 (NON SURVEY RELATED ITEM)

ITEM 26) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONDOMINIUM SALE PROHIBITION COVENANT" RECORDED: DECEMBER 15, 2020
 RECORDING NO.: 20201215001683 (COVENANT PROHIBITING ANY DWELLING UNIT TO BE SOLD AS A CONDOMINIUM EXCEPT FOR SALES LISTED IN RCW 64.34.400(2), NON SURVEY RELATED ITEM)

DECLARATION & DEDICATION:

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 GREENWOOD TOWNHOMES, 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 GREENWOOD TOWNHOMES, RECORDED UNDER KING COUNTY RECORDING NO. _____

KNOW ALL PEOPLE BY THESE PRESENTS THAT AMERICAN DREAM REALTY INVESTMENT GROUP 3, 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 TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND FOR ITSELF, ITS HEIRS, SUCCESSORS AND ASSIGNS DOES HEREBY DEDICATE AND GRANT TO THE CITY OF SEATTLE THE PUBLIC UTILITY EASEMENTS UNDER, OVER, ACROSS, THROUGH AND UPON PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISIONS ON SHEET 9.

FURTHER, THE UNDERSIGNED OWNER OF THE LAND HEREBY SUBDIVIDED AGREES FOR ITSELF, ITS HEIRS, SUCCESSORS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF SEATTLE, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE VEGETATION, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION; PROVIDED, HOWEVER, THAT THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING FROM LIABILITY FOR DAMAGES, INCLUDING COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF SEATTLE, ITS SUCCESSORS, OR ASSIGNS.

THE SEATTLE CITY LIGHT EASEMENT IS GRANTED TO THE CITY OF SEATTLE UNDER, OVER AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISIONS ON SHEET 14.

THE UTILITY AND EMERGENCY ACCESS EASEMENT IS GRANTED TO THE SEATTLE FIRE DEPARTMENT UNDER, OVER, AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISION ON SHEET 9 AND DEPICTED ON SHEET 9. THIS DEDICATION AND DECLARATION, WITH INDEMNITY, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).
 WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

IN WITNESS WHEREOF THE SAID LIMITED LIABILITY COMPANY, BY ITS MANAGING MEMBER HAS CAUSED ITS LIMITED LIABILITY NAME TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS ____ DAY OF _____, 20____.

AMERICAN DREAM REALTY INVESTMENT GROUP 3, LLC

By: _____
 MANAGING MEMBER

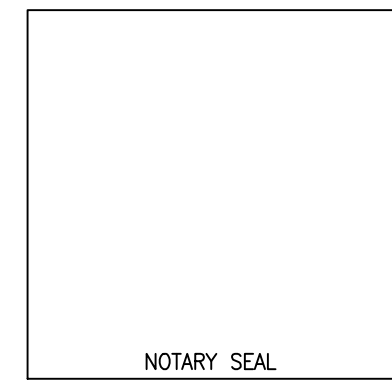
OWNER ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
) SS.
 COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____, IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT AS **MANAGING MEMBER, OF AMERICAN DREAM REALTY INVESTMENT GROUP 3, LLC, A WASHINGTON LIMITED LIABILITY COMPANY** AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS . . . DAY OF . . . , 20 . . .

SIGNATURE: _____
 PRINT NAME: _____
 NOTARY PUBLIC IN AND FOR THE STATE OF _____
 RESIDING AT _____
 COMMISSION EXPIRES _____



DEDICATION, NOTES, TITLE EXCEPTIONS, & PARENT PARCEL LEGAL DESCRIPTION

SW1/4 OF SW1/4
 SEC. 30, T.26N., R.04E.
 CITY OF SEATTLE, KING CO., WA.

DWN. BY: BGM/JSK	DATE: 10/24/22	JOB NO. 5614
CHK. BY: JSK	SCALE: NA	SHEET 2 OF 14





**LANKTREE
LAND SURVEYING, INC.**
 25510 74TH AVENUE S
 KENT, WA 98032
 PHONE: (253) 653-6423
 FAX: (253) 793-1616
 WWW.LANKTREELANDSURVEYING.COM

GREENWOOD TOWNHOMES

SHORT SUBDIVISION NO. 3040083-LU

BASIS NAD83(2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK(WSRN)
BASIS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: N47.705824571
LONGITUDE: W122.355273018
HEIGHT: 300.000000
PROJECT COMBINED SCALE: 1.0000463629

VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18

SITE ADDRESS ASSESSOR'S PARCEL NUMBER
10520 GREENWOOD AVENUE N. 891100-0360
10512 GREENWOOD AVENUE N. 891100-0365

FLOOD INFORMATION
PARCEL IS LOCATED IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD.
PER FEMA PANEL NUMBER 53033C0330G, DATED 08/19/2020.

PARCEL AREA
15,472± SQ FT OR 0.355± ACRES

REFERENCE SURVEYS

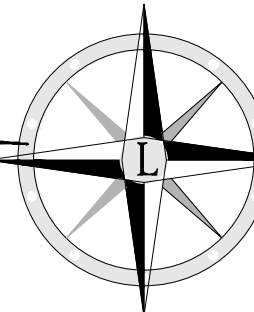
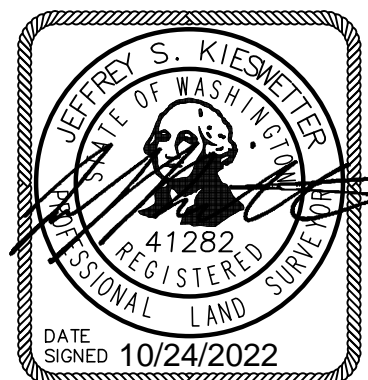
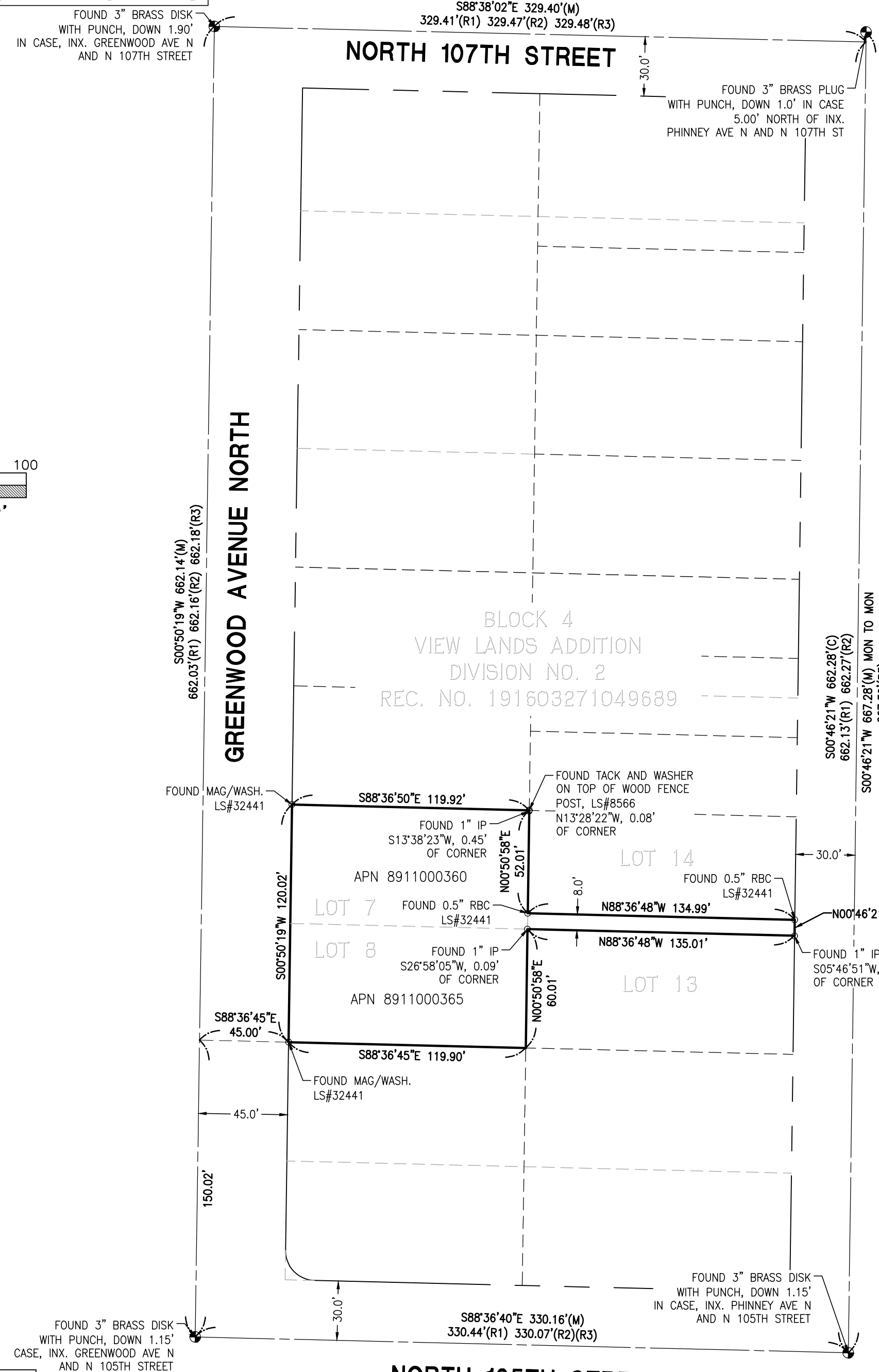
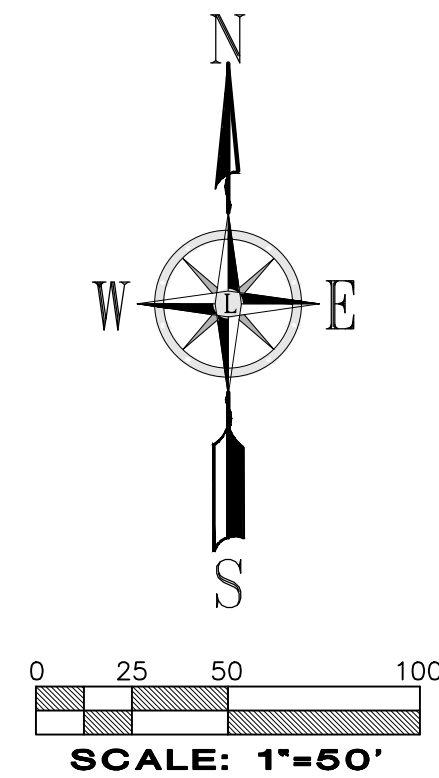
- R1) PLAT OF VIEW LANDS ADDITION, DIVISION NO. 2, REC. NO. 191603271049689
- R2) SEATTLE QUARTER SECTION, 2021-04-22
- R3) RECORD OF SURVEY, REC. NO. 20181015900004
- R4) ASPI LAND SURVEYING AND PLANNING Boundary and Topographic, 217191 REVISED DATE: 5-4-18

NOTES

1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.
2. UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR ENLISTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES INC. AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATE PAINT MARKINGS ARE 1.5'± HORIZONTALLY. VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UNDERGROUND UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE PER BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POTHOLING BE PERFORMED.
3. FIELD SURVEY WAS COMPLETED IN MAY 2021 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.
4. THIS SURVEY IS A RETRACEMENT OF THE DEEDED DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.
5. FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT 4209-3658399, DATED JANUARY 08, 2021 8:00 AM, WAS RELIED UPON FOR TITLE INFORMATION ON THIS SURVEY.

PROCEDURE / NARRATIVE:

A FIELD TRAVERSE USING A TRIMBLE S7 & SX10 ROBOTIC TOTAL STATION AND DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND SPECTRA PRECISION SP80 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.



LANKTREE LAND SURVEYING, INC.

25510 74TH AVENUE S
KENT, WA 98032
PHONE: (253) 653-6423
FAX: (253) 793-1616
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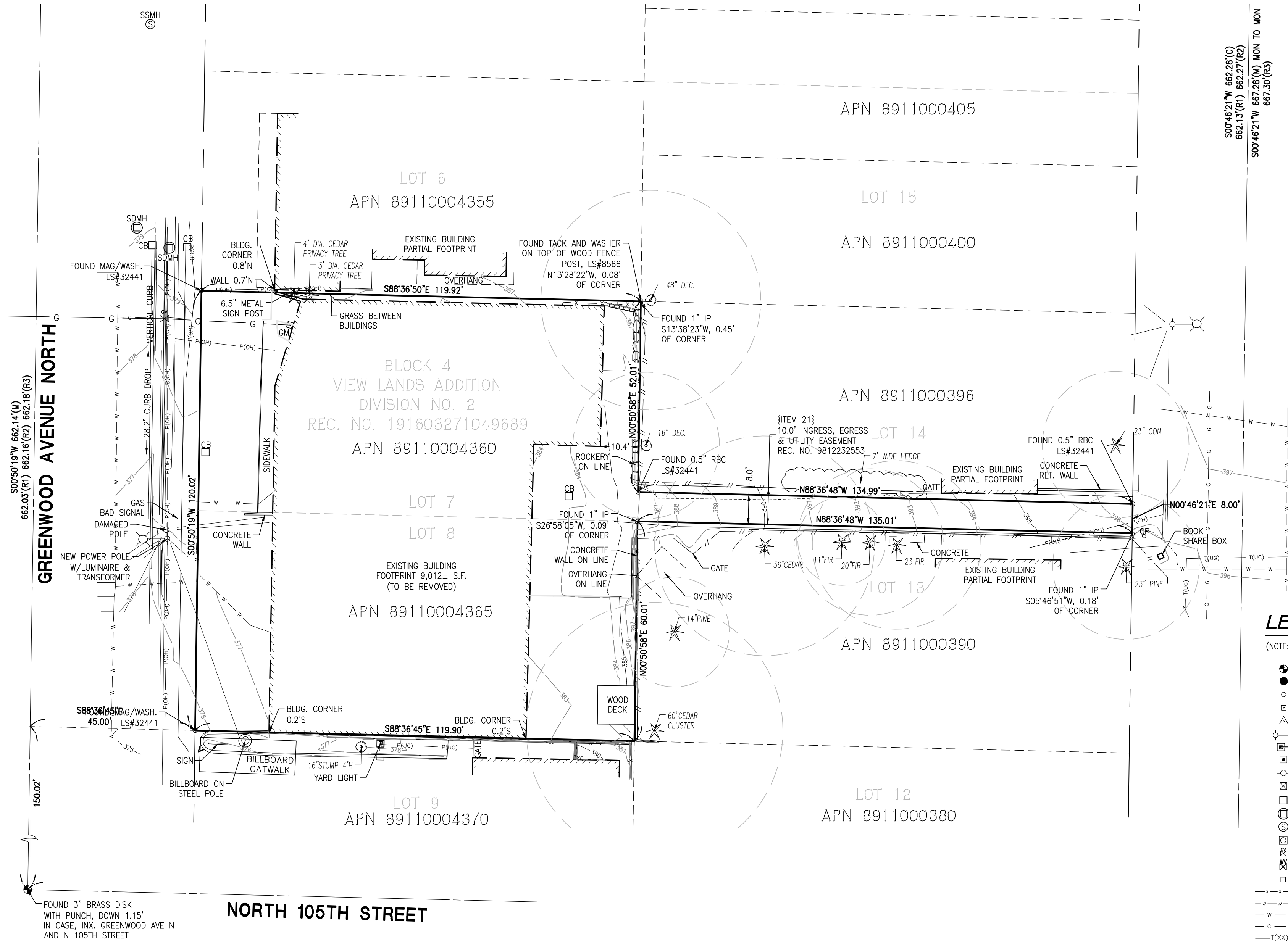
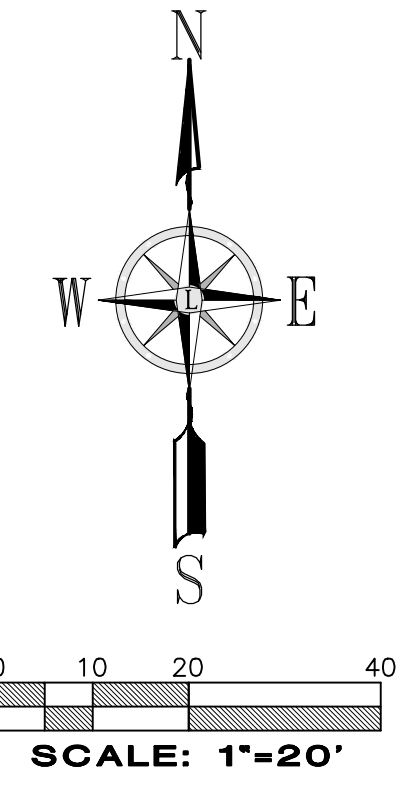
SW1/4 OF SW1/4
SEC. 30, T.26N., R.04E.
CITY OF SEATTLE, KING CO., WA.

DWN. BY: BGM/JSK	DATE: 10/24/22	JOB NO. 5614
CHK. BY: JSK	SCALE: 1"=50'	SHEET 3 OF 14

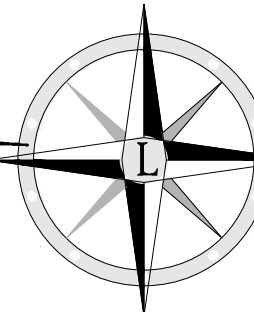
BLOCK AND BOUNDARY DETAIL & SURVEY INFORMATION

GREENWOOD TOWNHOMES

SHORT SUBDIVISION NO. 3040083-LU



- LEGEND**
- (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)
- SURVEY MONUMENT (AS NOTED)
 - SET REBAR/CAP (LS#45789 OR #41282)
 - FOUND REBAR/CAP (AS NOTED)
 - SET 2"X2" HUB/TACK LINE STAKE
 - △ MAG/WASHER OR LEAD/TACK (AS NOTED)
 - LUMINAIRE (LUM.)
 - YARD LIGHT
 - POWER METER (PM)
 - POWER POLE (PP)
 - JUNCTION BOX (AS NOTED)
 - CATCH BASIN (CB)
 - STORM MANHOLE (SDMH)
 - SANITARY SEWER MANHOLE (SSMH)
 - GAS METER (GM)
 - GAS VALVE (GV)
 - WATER VALVE (WV)
 - SIGN
 - - - CHAIN LINK FENCE
 - - - WOOD FENCE
 - - - WATER LINE
 - - - GAS LINE
 - (xx) - TELEPHONE LINE (OH) OR (UG)
 - (xx) - POWER LINE (OH) OR (UG)
 - SD - STORM LINE
 - SS - SEWER LINE
 - ROCKERY
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE DRIPLINE
 - CONCRETE
 - GRAVEL/SAND (AS NOTED)
 - ASPHALT
 - BUILDING LINE



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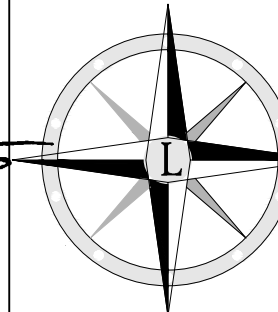
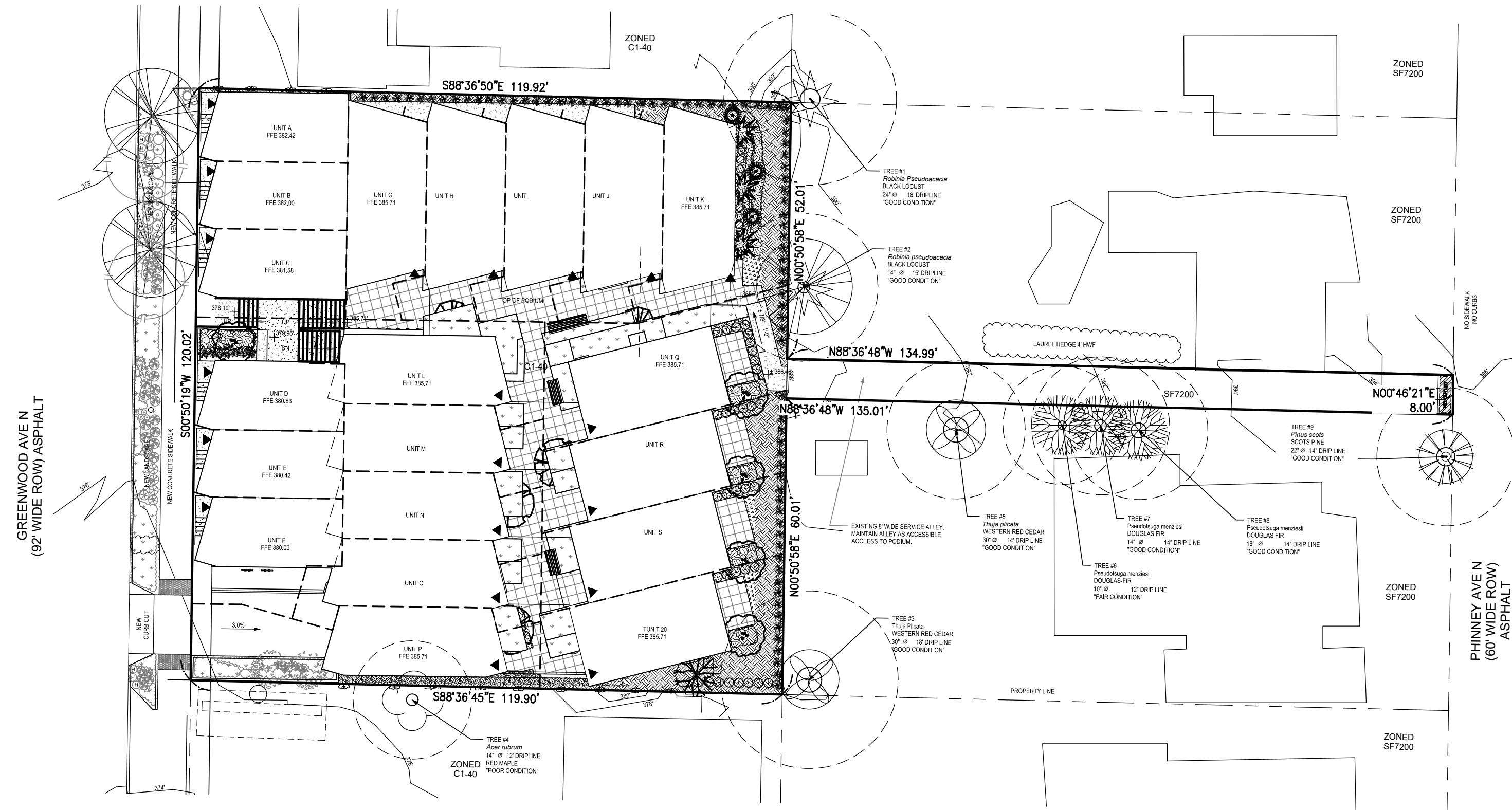
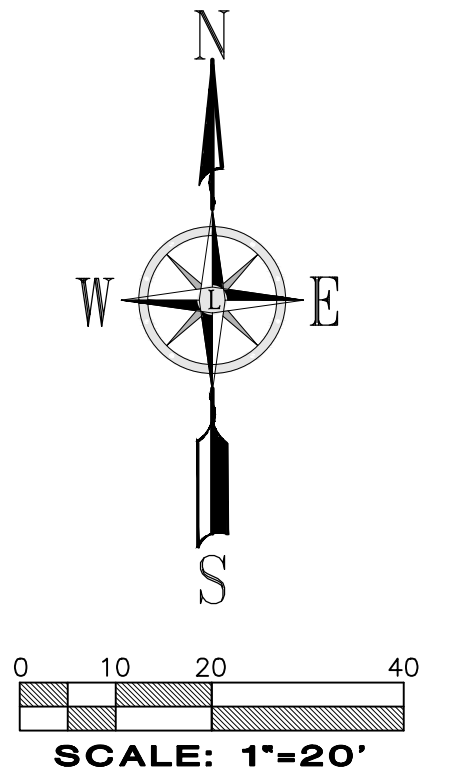
SW1/4 OF SW1/4
 SEC. 30, T.26N., R.04E.
 CITY OF SEATTLE, KING CO., WA.

DWN. BY: BGM/JSK	DATE: 10/24/22	JOB NO. 5614
CHK. BY: JSK	SCALE: 1"=20'	SHEET 4 OF 14

File: P:\5614\Survey\DWGs\5614P101.dwg Date/Time: Oct 24, 2022 - 12:56pm Scale: 1"=0' Jeff.Kieswetter Xrefs: 5614BDY1.dwg

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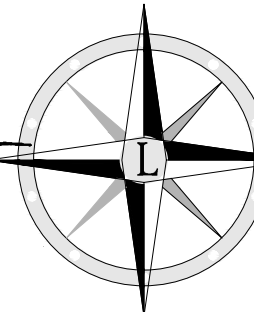
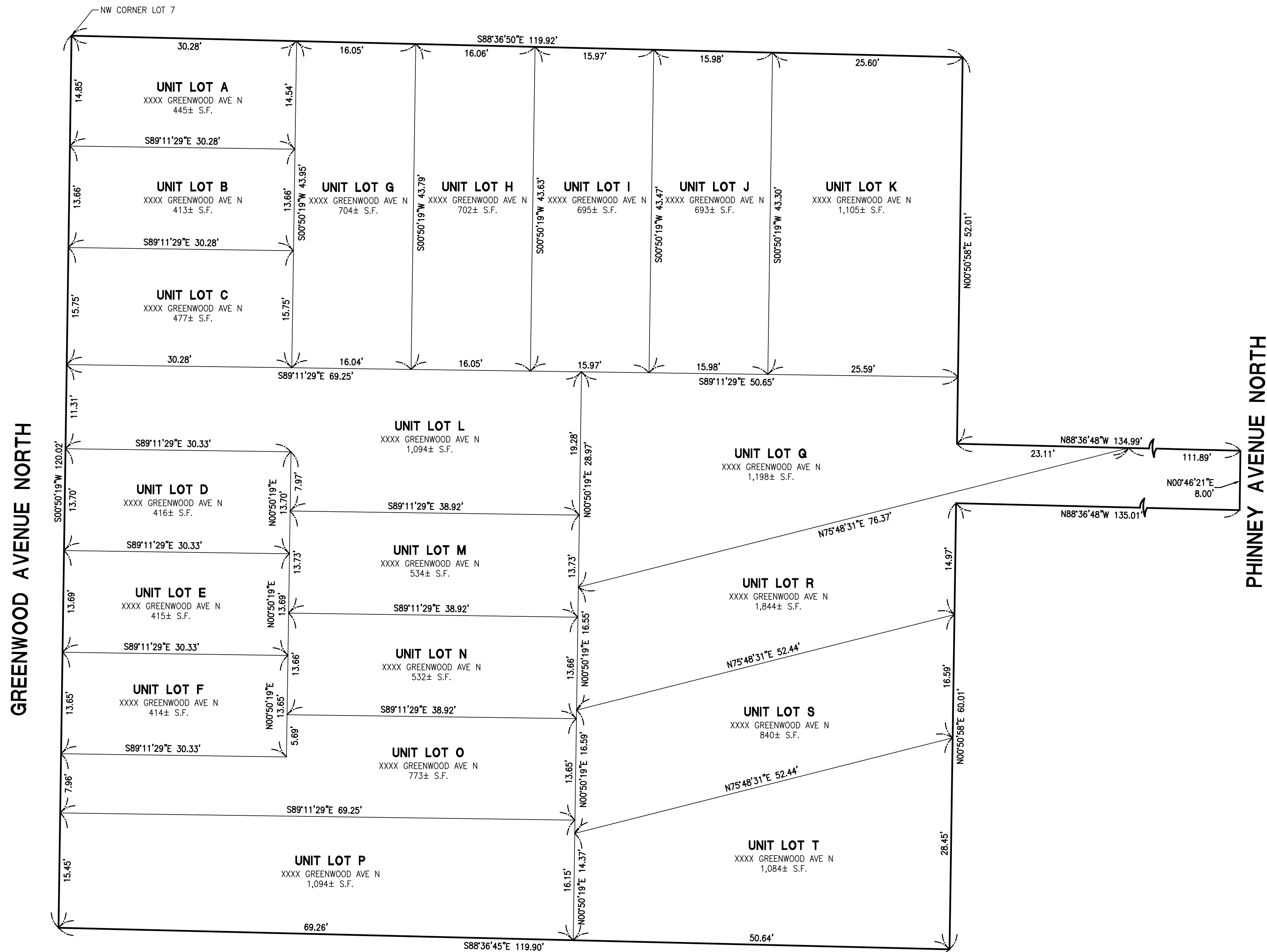
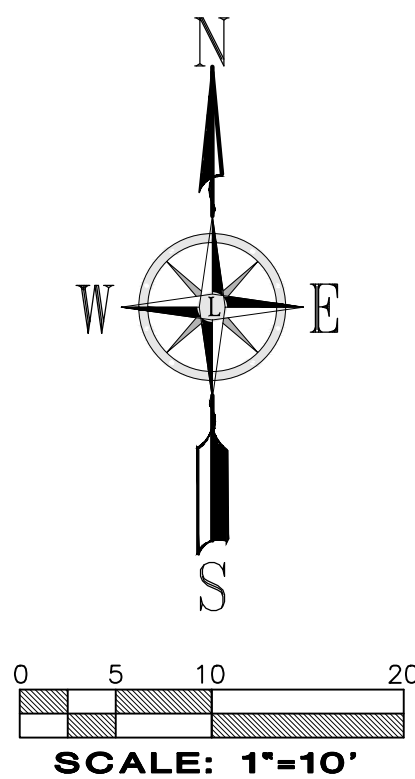
SW1/4 OF SW1/4
SEC. 30, T.26N., R.04E.
CITY OF SEATTLE, KING CO., WA.

DWN. BY: BGM/JSK	DATE: 10/24/22	JOB NO. 5614
CHK. BY: JSK	SCALE: 1"=20'	SHEET 5 OF 14

ARCHITECTURAL SITE PLAN DETAIL

GREENWOOD TOWNHOMES

SHORT SUBDIVISION NO. 3040083-LU



**LANKTREE
LAND SURVEYING, INC.**

25510 74TH AVENUE S
KENT, WA 98032
PHONE: (253) 653-6423
FAX: (253) 793-1616
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SW1/4 OF SW1/4
SEC. 30, T.26N., R.04E.
CITY OF SEATTLE, KING CO., WA.

DWN. BY:	DATE:	JOB NO.
JSK	10/24/22	5614
CHK. BY:	SCALE:	SHEET
JSK	1"=10'	6 OF 14

UNIT LOT SUBDIVISION DETAIL

GREENWOOD TOWNHOMES

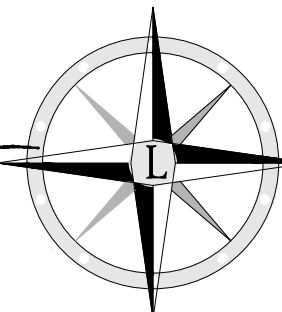
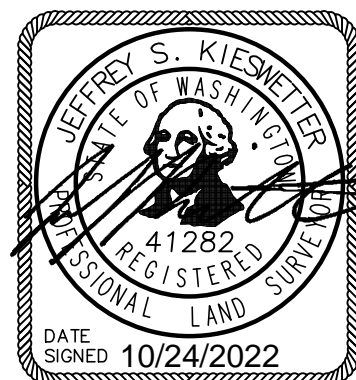
SHORT SUBDIVISION NO. 3040083-LU



EASEMENT VERTICAL BOUNDARY NOTE

1) THIS SUBDIVISION CONTAINS A GARAGE EASEMENT BELOW PORTIONS OF THE PROPOSED BUILDINGS ON THE PROPERTY WHICH HAS A VERTICAL (UPPER AND LOWER) LIMIT. THE VERTICAL LIMIT OF THIS EASEMENT IS GENERALLY DEPICTED ON THE ELEVATION VIEW ON THIS SHEET OF THIS SUBDIVISION AND IS GENERALLY DESCRIBED IN THE LEGAL DESCRIPTION OF THE GARAGE EASEMENT ON SHEET 8 OF THIS SUBDIVISION HOWEVER, THE ACTUAL VERTICAL LIMIT OF THE EASEMENT WITHIN THE PROPOSED BUILDING ON THE PROPERTY EXTENDS TO THE VERTICAL LIMITS OF THE ACTUAL AS-BUILT ELEMENTS AND IMPROVEMENTS WHICH COMPRISE THIS EASEMENT ON THE DATE OF RECORDING THIS SUBDIVISION. THESE ELEMENTS AND IMPROVEMENTS WERE CONSTRUCTED PURSUANT TO CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS PERMIT NO. 6701098-CN AND RELATED PERMITS. IN THE EVENT OF A DISCREPANCY, THE ACTUAL VERTICAL LIMIT THE EASEMENT IN THE PROPOSED BUILDINGS WILL BE BASED ON THE ACTUAL AS-BUILT OF THE ELEMENT OR IMPROVEMENT COMPRISING THE EASEMENT RATHER THAN THE VERTICAL LIMITS SHOWN OR DESCRIBED IN THIS SUBDIVISION.

2) THIS SUBDIVISION CONTAINS A PEDESTRIAN EASEMENT AROUND PORTIONS OF THE PROPOSED BUILDINGS ON THE PROPERTY WHICH HAS A LOWER VERTICAL LIMIT. THE LOWER VERTICAL LIMIT OF THIS EASEMENT IS GENERALLY DEPICTED ON THE PEDESTRIAN EASEMENT LOCATION DETAIL ON SHEET 10 OF THIS SUBDIVISION AND IS GENERALLY DESCRIBED IN THE LEGAL DESCRIPTION OF THE PEDESTRIAN EASEMENT ON SHEET 10 OF THIS SUBDIVISION. HOWEVER, THE ACTUAL LOWER VERTICAL LIMIT OF THE EASEMENT WITHIN THE PROPOSED BUILDING ON THE PROPERTY EXTENDS TO THE LOWER VERTICAL LIMITS OF THE ACTUAL AS-BUILT ELEMENTS AND IMPROVEMENTS WHICH COMPRISE THIS EASEMENT ON THE DATE OF RECORDING THIS SUBDIVISION. THESE ELEMENTS AND IMPROVEMENTS WERE CONSTRUCTED PURSUANT TO CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS PERMIT NO. 6701098-CN AND RELATED PERMITS IN THE EVENT OF A DISCREPANCY, THE ACTUAL VERTICAL LIMIT THE EASEMENT AROUND THE PROPOSED BUILDINGS WILL BE BASED ON THE ACTUAL AS-BUILT OF THE ELEMENT OR IMPROVEMENT COMPRISING THE EASEMENT RATHER THAN THE VERTICAL LIMITS SHOWN OR DESCRIBED IN THIS SUBDIVISION.



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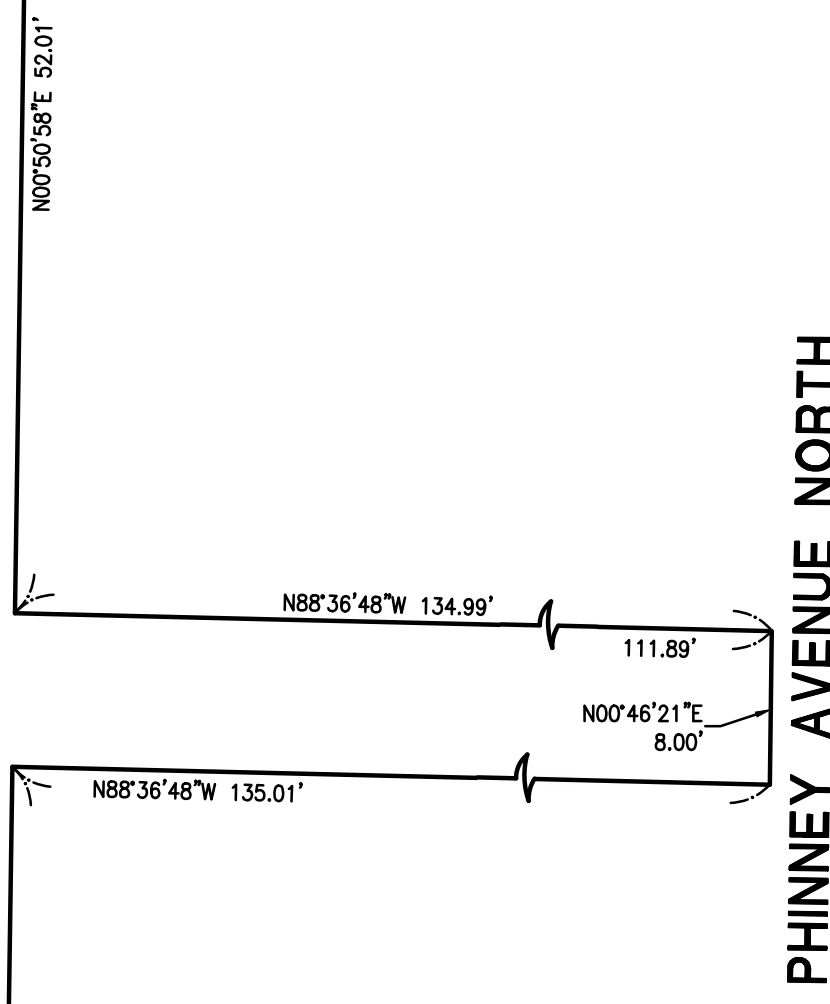
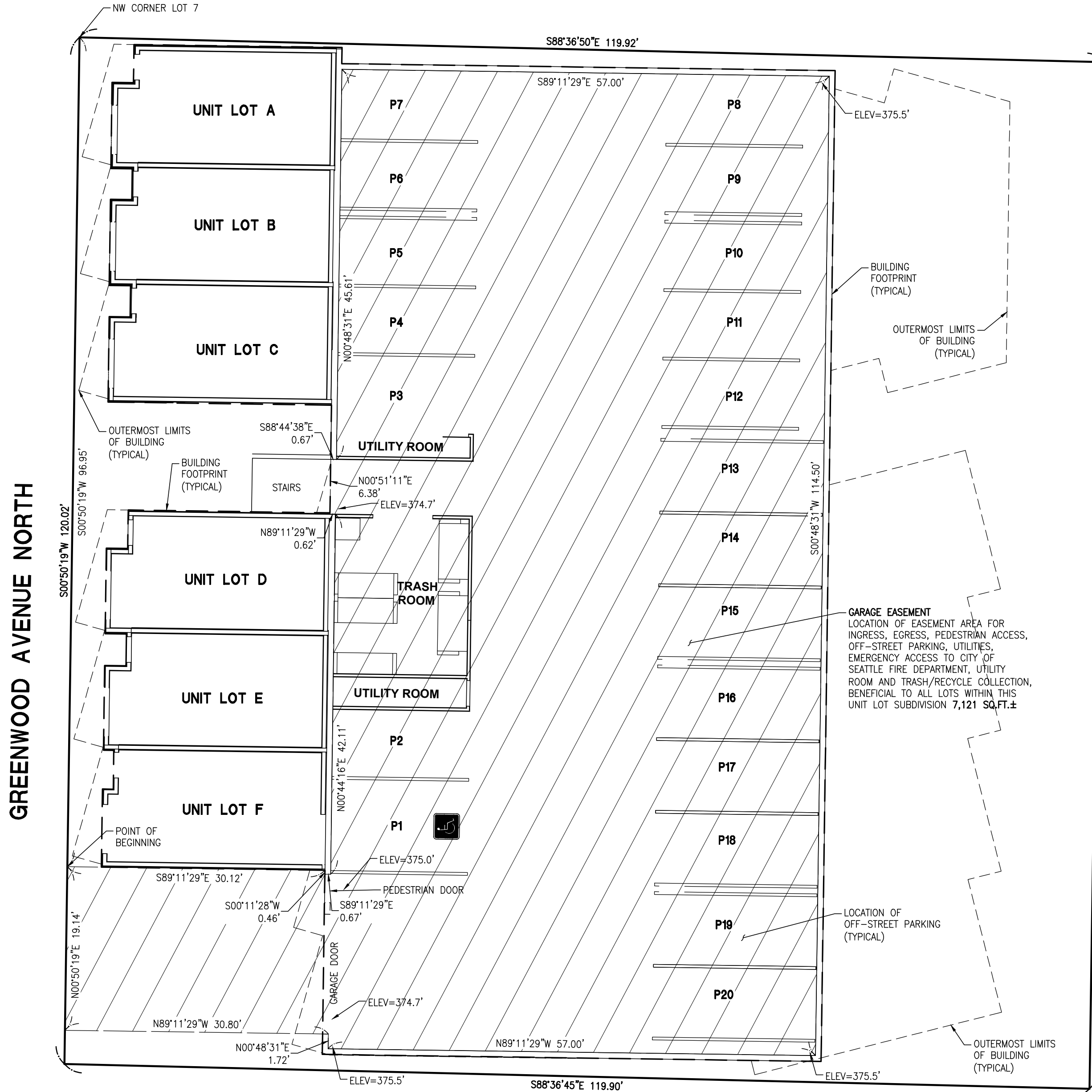
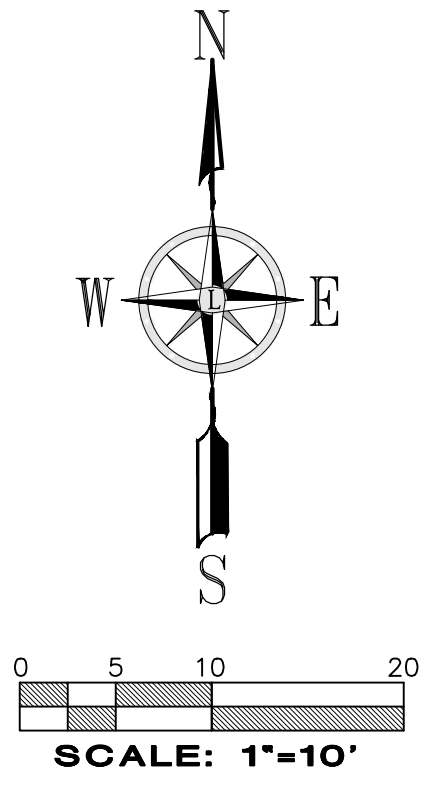
SW1/4 OF SW1/4
SEC. 30, T.26N., R.04E.
CITY OF SEATTLE, KING CO., WA.

DWN. BY:	DATE:	JOB NO.
JSK	10/24/22	5614
CHK. BY:	SCALE:	SHEET
JSK	NA	7 OF 14

GARAGE ELEVATION VIEW DETAIL

GREENWOOD TOWNHOMES

SHORT SUBDIVISION NO. 3040083-LU



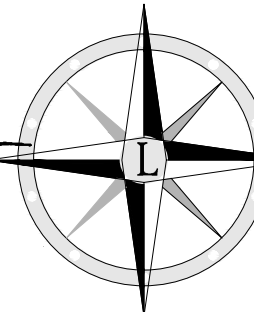
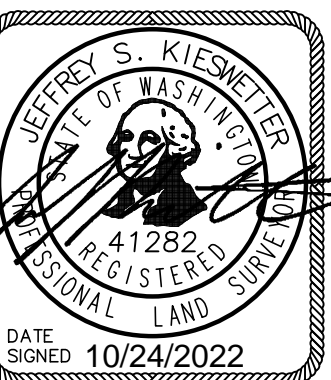
GARAGE EASEMENT

AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITIES, OFF-STREET PARKING, BICYCLE STORAGE, EMERGENCY ACCESS AND REFUSE & RECYCLE CONTAINER STORAGE BENEFICIAL TO ALL UNIT LOTS WITHIN THIS SUBDIVISION

THAT PORTION OF LOTS 7 AND 8, BLOCK 4, VIEW LANDS DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22 OF PLATS, PAGE 14, IN KING COUNTY, WASHINGTON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7;
 THENCE SOUTH 00°50'19" WEST, ALONG THE WEST LINE OF SAID BLOCK 4, 96.95 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 89°11'29" EAST, 30.12 FEET;
 THENCE SOUTH 00°11'28" WEST, 0.46 FEET;
 THENCE SOUTH 89°11'29" EAST, 0.67 FEET;
 THENCE NORTH 00°44'16" EAST, 42.11 FEET;
 THENCE NORTH 89°11'29" WEST, 0.61 FEET;
 THENCE NORTH 00°48'31" EAST, 6.38 FEET;
 THENCE SOUTH 88°44'38" EAST, 0.67 FEET;
 THENCE NORTH 00°48'31" EAST, 45.61 FEET;
 THENCE SOUTH 89°11'29" EAST, 57.00 FEET;
 THENCE SOUTH 00°48'31" WEST, 114.50 FEET;
 THENCE NORTH 89°11'29" WEST, 57.00 FEET;
 THENCE NORTH 00°48'31" EAST, 1.72 FEET;
 THENCE NORTH 89°11'29" WEST, 30.80 FEET TO SAID WEST LINE;
 THENCE NORTH 00°50'19" EAST, ALONG SAID WEST LINE, 19.14 FEET TO THE TRUE POINT OF BEGINNING.

LOWER VERTICAL LIMIT; FLOOR ELEVATION OF GARAGE, 374.71 FEET
 UPPER VERTICAL LIMIT; CEILING ELEVATION OF GARAGE, 385.21 FEET



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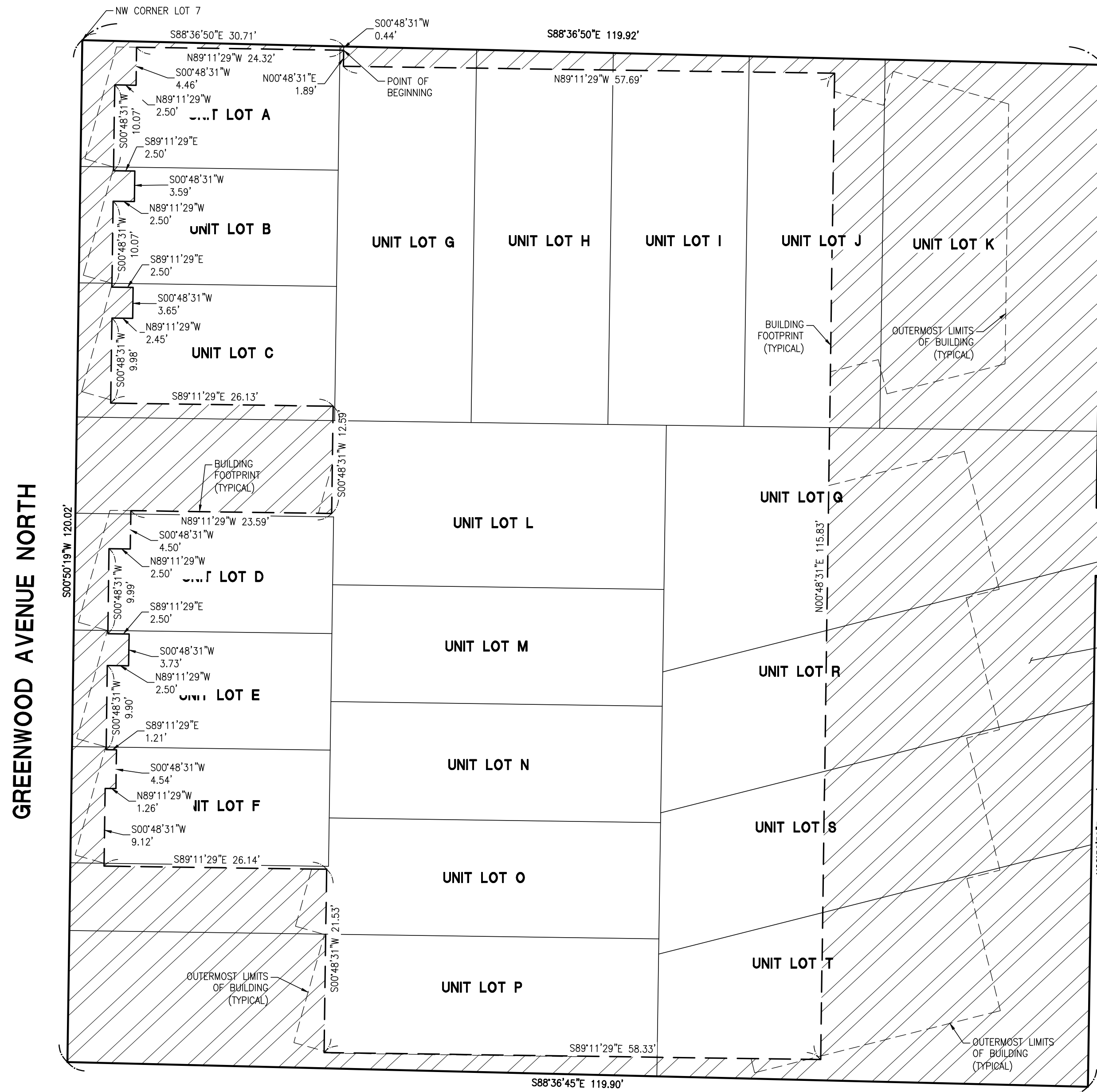
SW1/4 OF SW1/4
 SEC. 30, T.26N., R.04E.
 CITY OF SEATTLE, KING CO., WA.

DWN. BY:	DATE:	JOB NO.
JKS	10/24/22	5614
CHK. BY:	SCALE:	SHEET
JKS	1"=10'	8 OF 14

GARAGE EASEMENT DETAIL & EASEMENT LEGAL DESCRIPTION

GREENWOOD TOWNHOMES

SHORT SUBDIVISION NO. 3040083-LU



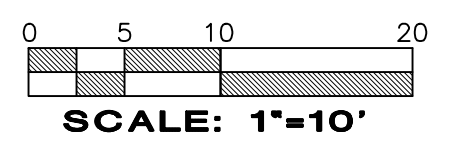
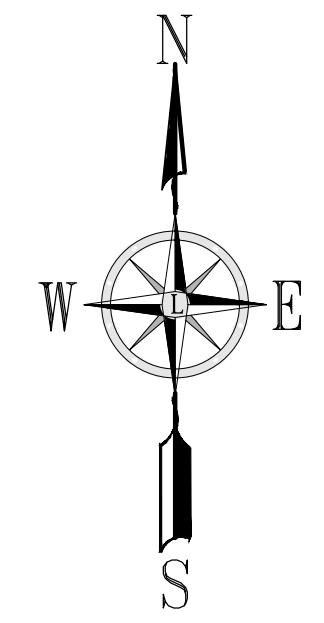
EASEMENT CONVEYED

THE GARAGE EASEMENT AS LEGALLY DESCRIBED UPON SHEET 8 AND GRAPHICALLY DEPICTED ON SHEET 8 IS HEREBY GRANTED AND CONVEYED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS. THE GREENWOOD TOWNHOMES HOMEOWNERS' ASSOCIATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE GARAGE AND ALL APPURTENANCES THERETO LYING WITHIN SAID GARAGE EASEMENT.

THE UTILITY AND EMERGENCY ACCESS EASEMENT AS LEGALLY DESCRIBED UPON THIS SHEET AND GRAPHICALLY DEPICTED ON THIS SHEET IS HEREBY GRANTED AND CONVEYED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, TO ALL UTILITY PURVEYORS; AND TO THE CITY OF SEATTLE FIRE DEPARTMENT. THE GREENWOOD TOWNHOMES HOMEOWNERS' ASSOCIATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY AND EMERGENCY ACCESS EASEMENT AND ALL APPURTENANCES THERETO LYING WITHIN SAID UTILITY AND EMERGENCY ACCESS EASEMENT.

THE PEDESTRIAN EASEMENT AS LEGALLY DESCRIBED UPON SHEET 10 AND GRAPHICALLY DEPICTED ON SHEET 10 IS HEREBY GRANTED AND CONVEYED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS. THE GREENWOOD TOWNHOMES HOMEOWNERS' ASSOCIATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PEDESTRIAN EASEMENT AND ALL APPURTENANCES THERETO LYING WITHIN SAID PEDESTRIAN EASEMENT.

PHINNEY AVENUE NORTH



UTILITY & EMERGENCY ACCESS EASEMENT
LOCATION OF EASEMENT AREA FOR UTILITIES AND FOR EMERGENCY ACCESS BENEFICIAL TO ALL PARCELS & LOTS WITHIN THIS UNIT LOT SUBDIVISION
6,584 SQ.FT.±

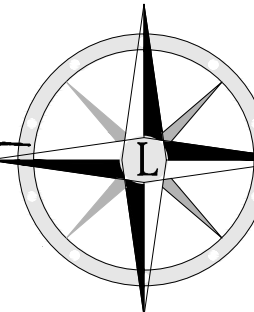
UTILITY AND EMERGENCY ACCESS EASEMENT

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 UNIT LOTS WITHIN THIS SUBDIVISION

THAT PORTION OF LOTS 7, 8 AND THE SOUTH 8.00 FEET OF LOT 14, BLOCK 4, VIEW LANDS DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22 OF PLATS, PAGE 14, IN KING COUNTY, WASHINGTON.

EXCEPT THOSE PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7;
THENCE SOUTH 88°36'50" EAST, ALONG THE NORTH LINE OF SAID LOT 7, 30.71 FEET;
THENCE SOUTH 00°48'31" WEST, 0.44 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°11'29" WEST, 24.32 FEET; THENCE SOUTH 00°48'31" WEST, 4.46 FEET;
THENCE NORTH 89°11'29" WEST, 2.50 FEET; THENCE SOUTH 00°48'31" WEST, 10.07 FEET;
THENCE SOUTH 89°11'29" EAST, 2.50 FEET; THENCE SOUTH 00°48'31" WEST, 3.59 FEET;
THENCE NORTH 89°11'29" WEST, 2.50 FEET; THENCE SOUTH 00°48'31" WEST, 10.07 FEET;
THENCE SOUTH 89°11'29" EAST, 2.50 FEET; THENCE SOUTH 00°48'31" WEST, 3.65 FEET;
THENCE NORTH 89°11'29" WEST, 2.45 FEET; THENCE SOUTH 00°48'31" WEST, 9.98 FEET;
THENCE SOUTH 89°11'29" EAST, 26.13 FEET; THENCE SOUTH 00°48'31" WEST, 12.59 FEET;
THENCE NORTH 89°11'29" WEST, 23.59 FEET; THENCE SOUTH 00°48'31" WEST, 4.50 FEET;
THENCE NORTH 89°11'29" WEST, 2.50 FEET; THENCE SOUTH 00°48'31" WEST, 3.73 FEET;
THENCE SOUTH 89°11'29" EAST, 2.50 FEET; THENCE SOUTH 00°48'31" WEST, 9.90 FEET;
THENCE NORTH 89°11'29" WEST, 2.50 FEET; THENCE SOUTH 00°48'31" WEST, 9.90 FEET;
THENCE SOUTH 89°11'29" EAST, 1.21 FEET; THENCE SOUTH 00°48'31" WEST, 4.54 FEET;
THENCE NORTH 89°11'29" WEST, 1.26 FEET; THENCE SOUTH 00°48'31" WEST, 9.12 FEET;
THENCE SOUTH 89°11'29" EAST, 26.14 FEET; THENCE SOUTH 00°48'31" WEST, 21.53 FEET;
THENCE SOUTH 89°11'29" EAST, 58.33 FEET; THENCE NORTH 00°48'31" EAST, 115.83 FEET;
THENCE NORTH 89°11'29" WEST, 57.69 FEET; THENCE NORTH 00°48'31" EAST, 1.89 FEET TO THE TRUE POINT OF BEGINNING.



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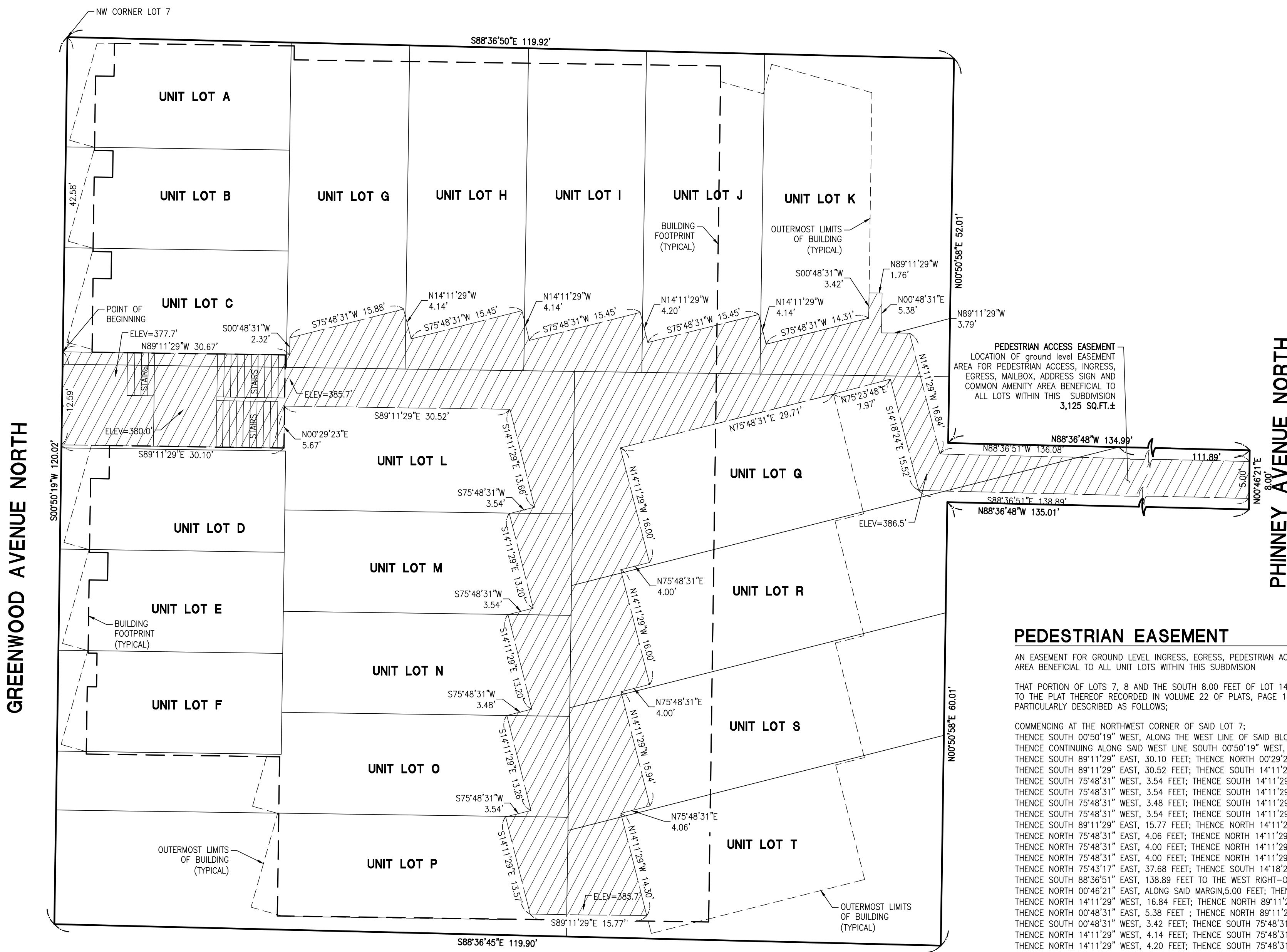
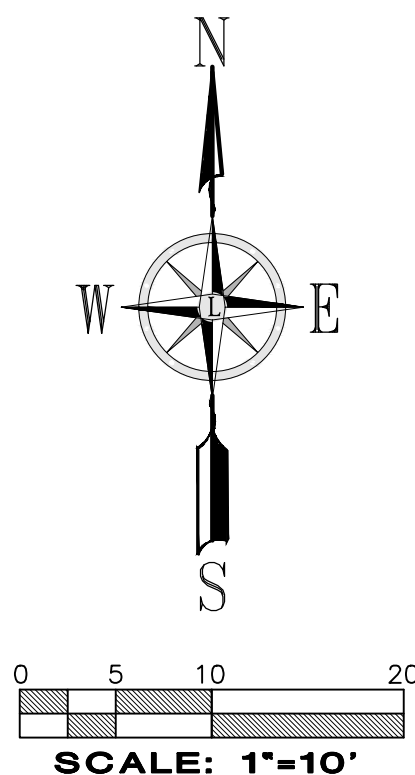
SW1/4 OF SW1/4
SEC. 30, T.26N., R.04E.
CITY OF SEATTLE, KING CO., WA.

DWN. BY: JSK	DATE: 10/24/22	JOB NO. 5614
CHK. BY: JSK	SCALE: 1"=10'	SHEET 9 OF 14

UTILITY AND EMERGENCY ACCESS EASEMENT DETAIL & LEGAL DESCRIPTION

GREENWOOD TOWNHOMES

SHORT SUBDIVISION NO. 3040083-LU



PEDESTRIAN EASEMENT

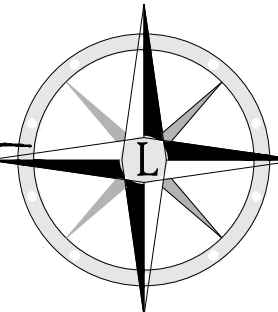
AN EASEMENT FOR GROUND LEVEL INGRESS, EGRESS, PEDESTRIAN ACCESS, MAILBOX, ADDRESS SIGN AND COMMON AMENITY AREA BENEFICIAL TO ALL UNIT LOTS WITHIN THIS SUBDIVISION

THAT PORTION OF LOTS 7, 8 AND THE SOUTH 8.00 FEET OF LOT 14, BLOCK 4, VIEW LANDS DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22 OF PLATS, PAGE 14, IN KING COUNTY, WASHINGTON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7;
 THENCE SOUTH 00°50'19" WEST, ALONG THE WEST LINE OF SAID BLOCK 4, 42.58 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00°50'19" WEST, 12.59 FEET;
 THENCE SOUTH 89°11'29" EAST, 30.10 FEET; THENCE NORTH 00°29'23" EAST, 5.67 FEET;
 THENCE SOUTH 89°11'29" EAST, 30.52 FEET; THENCE SOUTH 14°11'29" EAST, 13.66 FEET;
 THENCE SOUTH 75°48'31" WEST, 3.54 FEET; THENCE SOUTH 14°11'29" EAST, 13.20 FEET;
 THENCE SOUTH 75°48'31" WEST, 3.54 FEET; THENCE SOUTH 14°11'29" EAST, 13.20 FEET;
 THENCE SOUTH 75°48'31" WEST, 3.48 FEET; THENCE SOUTH 14°11'29" EAST, 13.26 FEET;
 THENCE SOUTH 75°48'31" WEST, 3.54 FEET; THENCE SOUTH 14°11'29" EAST, 13.57 FEET;
 THENCE SOUTH 89°11'29" EAST, 15.77 FEET; THENCE NORTH 14°11'29" WEST, 14.30 FEET;
 THENCE NORTH 75°48'31" EAST, 4.06 FEET; THENCE NORTH 14°11'29" WEST, 15.94 FEET;
 THENCE NORTH 75°48'31" EAST, 4.00 FEET; THENCE NORTH 14°11'29" WEST, 16.00 FEET;
 THENCE NORTH 75°48'31" EAST, 4.00 FEET; THENCE NORTH 14°11'29" WEST, 16.00 FEET;
 THENCE NORTH 75°43'17" EAST, 37.68 FEET; THENCE SOUTH 14°18'24" EAST, 15.52 FEET;
 THENCE SOUTH 88°36'51" EAST, 138.89 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF PHINNEY AVENUE NORTH;
 THENCE NORTH 00°46'21" EAST, ALONG SAID MARGIN, 5.00 FEET; THENCE NORTH 88°36'51" WEST, 136.08 FEET;
 THENCE NORTH 14°11'29" WEST, 16.84 FEET; THENCE NORTH 89°11'29" WEST, 3.79 FEET;
 THENCE NORTH 00°48'31" EAST, 5.38 FEET; THENCE NORTH 89°11'29" WEST, 1.76 FEET;
 THENCE SOUTH 00°48'31" WEST, 3.42 FEET; THENCE SOUTH 75°48'31" WEST, 14.31 FEET;
 THENCE NORTH 14°11'29" WEST, 4.14 FEET; THENCE SOUTH 75°48'31" WEST, 15.45 FEET;
 THENCE NORTH 14°11'29" WEST, 4.14 FEET; THENCE SOUTH 75°48'31" WEST, 15.88 FEET;
 THENCE SOUTH 00°48'31" WEST, 2.32 FEET; THENCE NORTH 89°11'29" WEST, 30.67 FEET TO THE TRUE POINT OF BEGINNING.

PHINNEY AVENUE NORTH

GREENWOOD AVENUE NORTH



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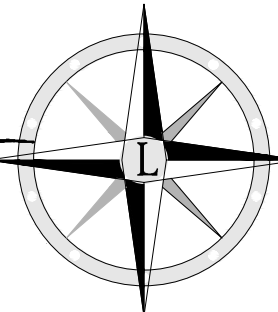
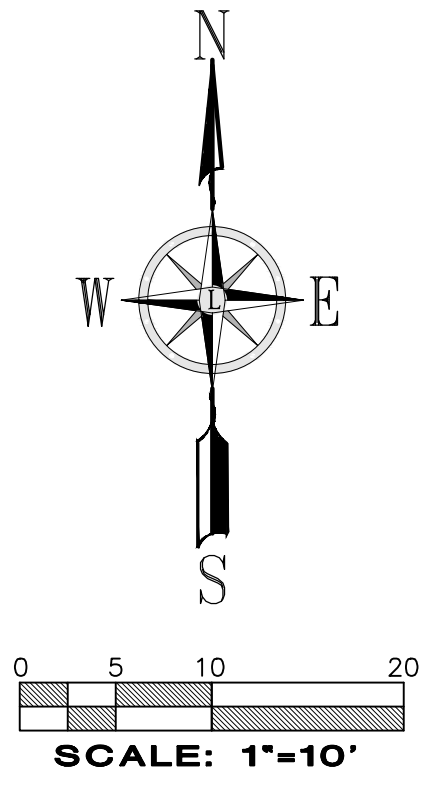
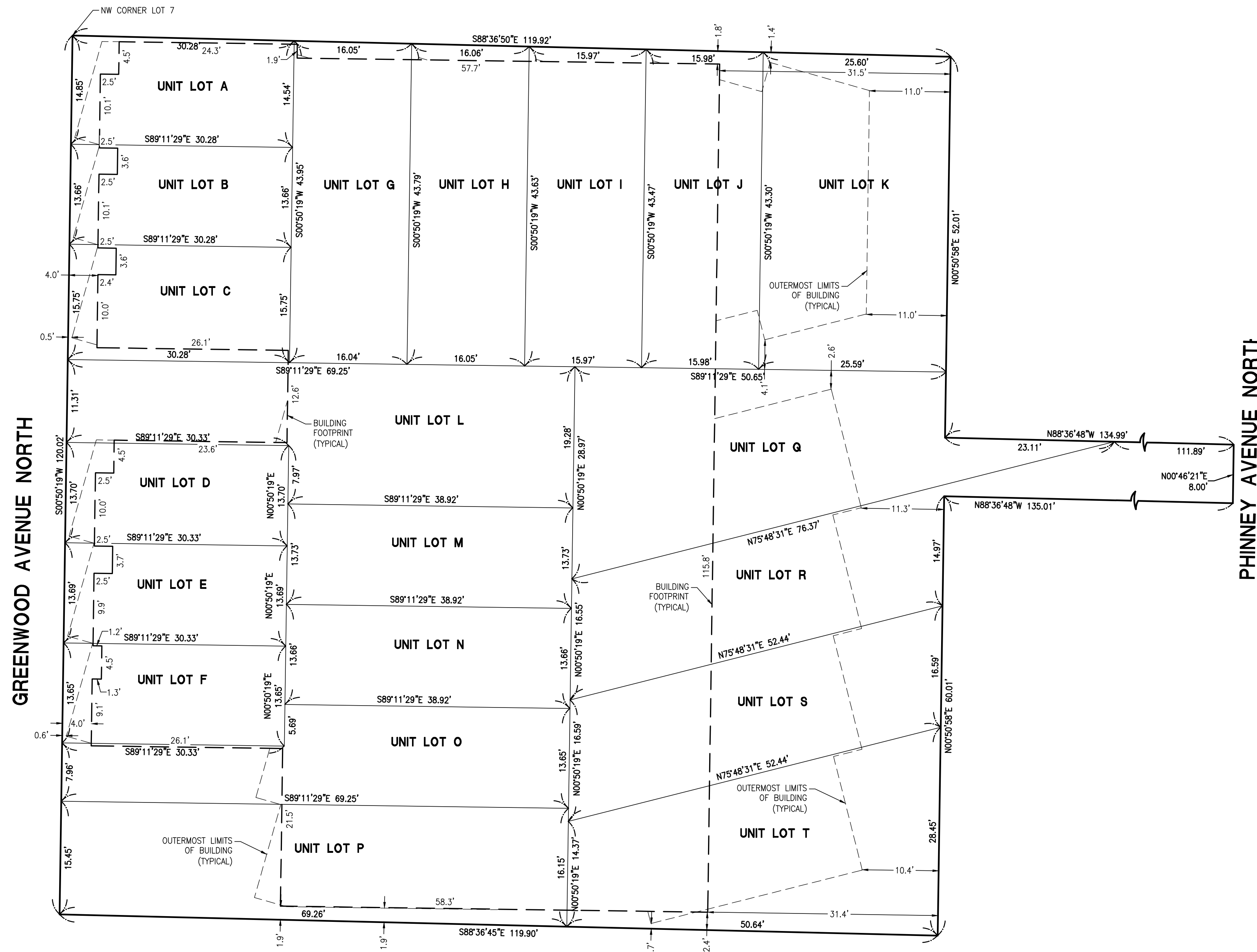
SW1/4 OF SW1/4
 SEC. 30, T.26N., R.04E.
 CITY OF SEATTLE, KING CO., WA.

DWN. BY:	DATE:	JOB NO.
JSK	10/24/22	5614
CHK. BY:	SCALE:	SHEET
JSK	1"=10'	10 OF 14

PEDESTRIAN EASEMENT DETAIL & EASEMENT LEGAL DESCRIPTION

GREENWOOD TOWNHOMES

SHORT SUBDIVISION NO. 3040083-LU



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SW1/4 OF SW1/4
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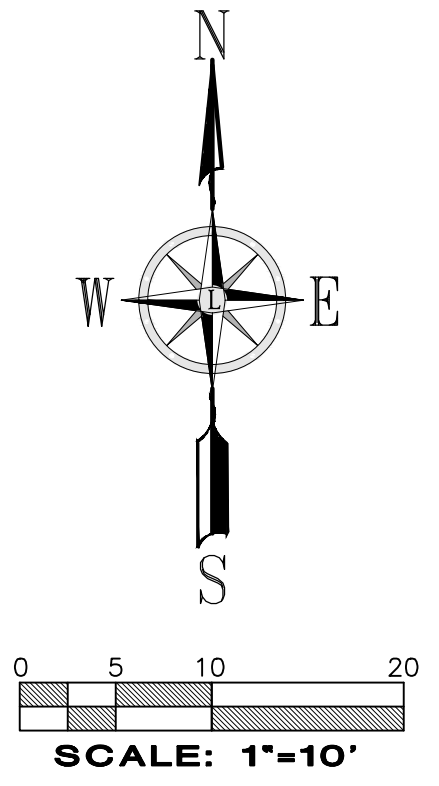
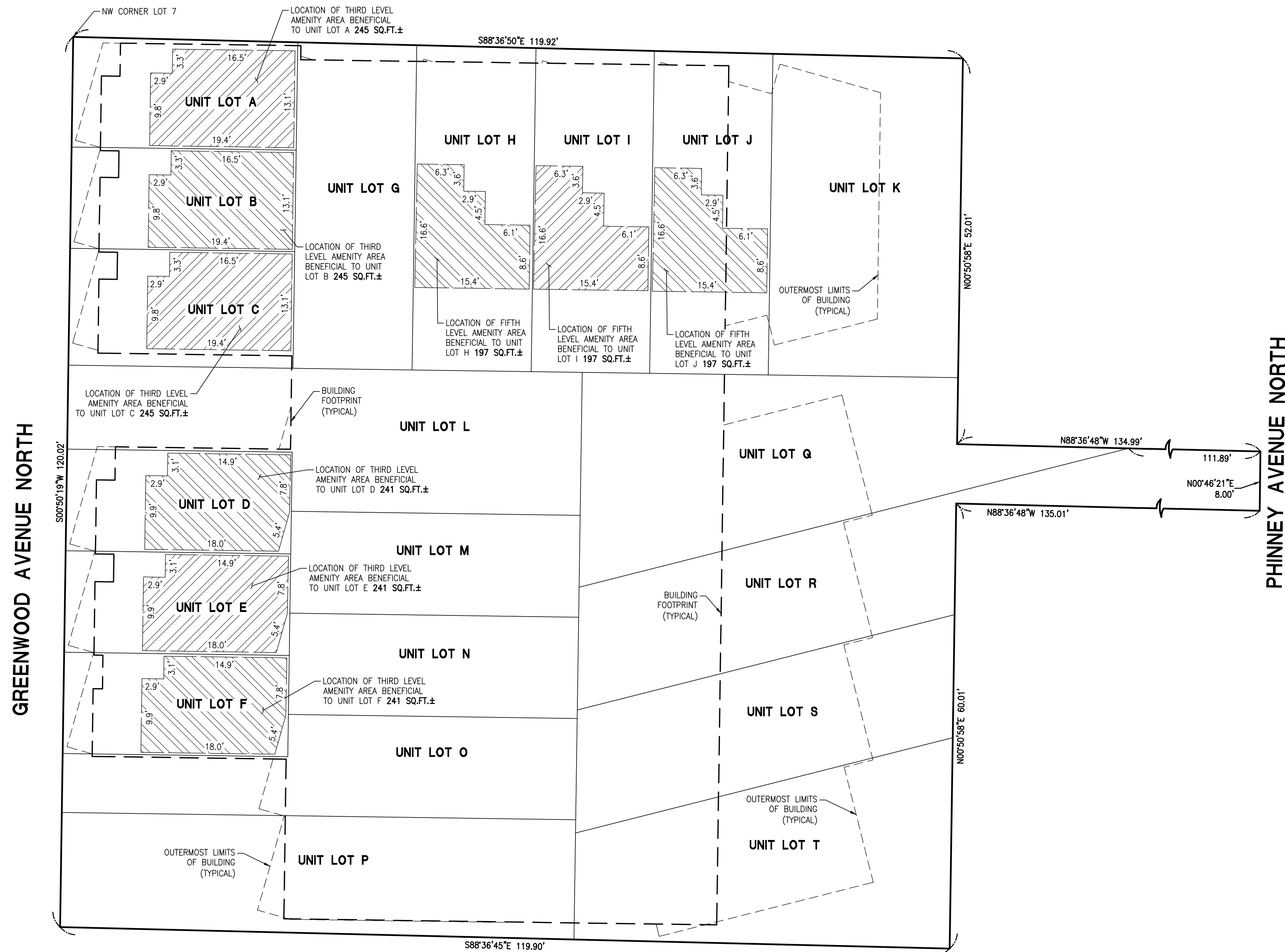
DWN. BY:	DATE:	JOB NO.
JSK	10/24/22	5614
CHK. BY:	SCALE:	SHEET
JSK	1"=10'	11 OF 14

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

BUILDING DIMENSION DETAIL

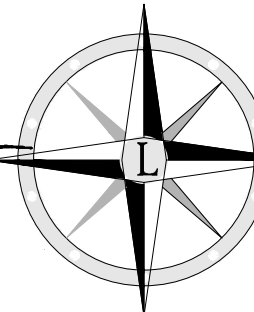
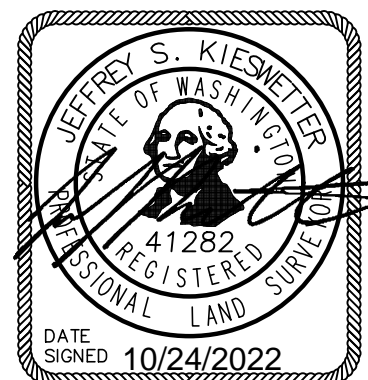
GREENWOOD TOWNHOMES

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PHINNEY AVENUE NORTH

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SW1/4 OF SW1/4
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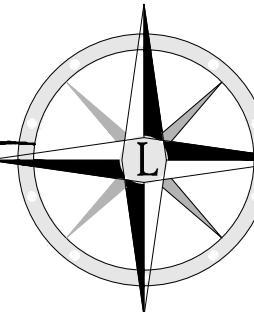
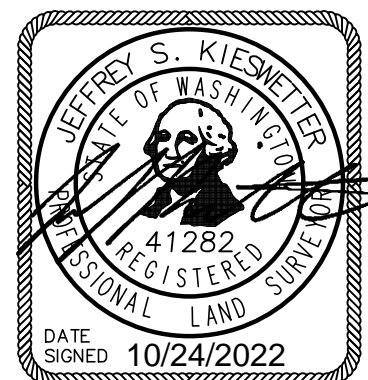
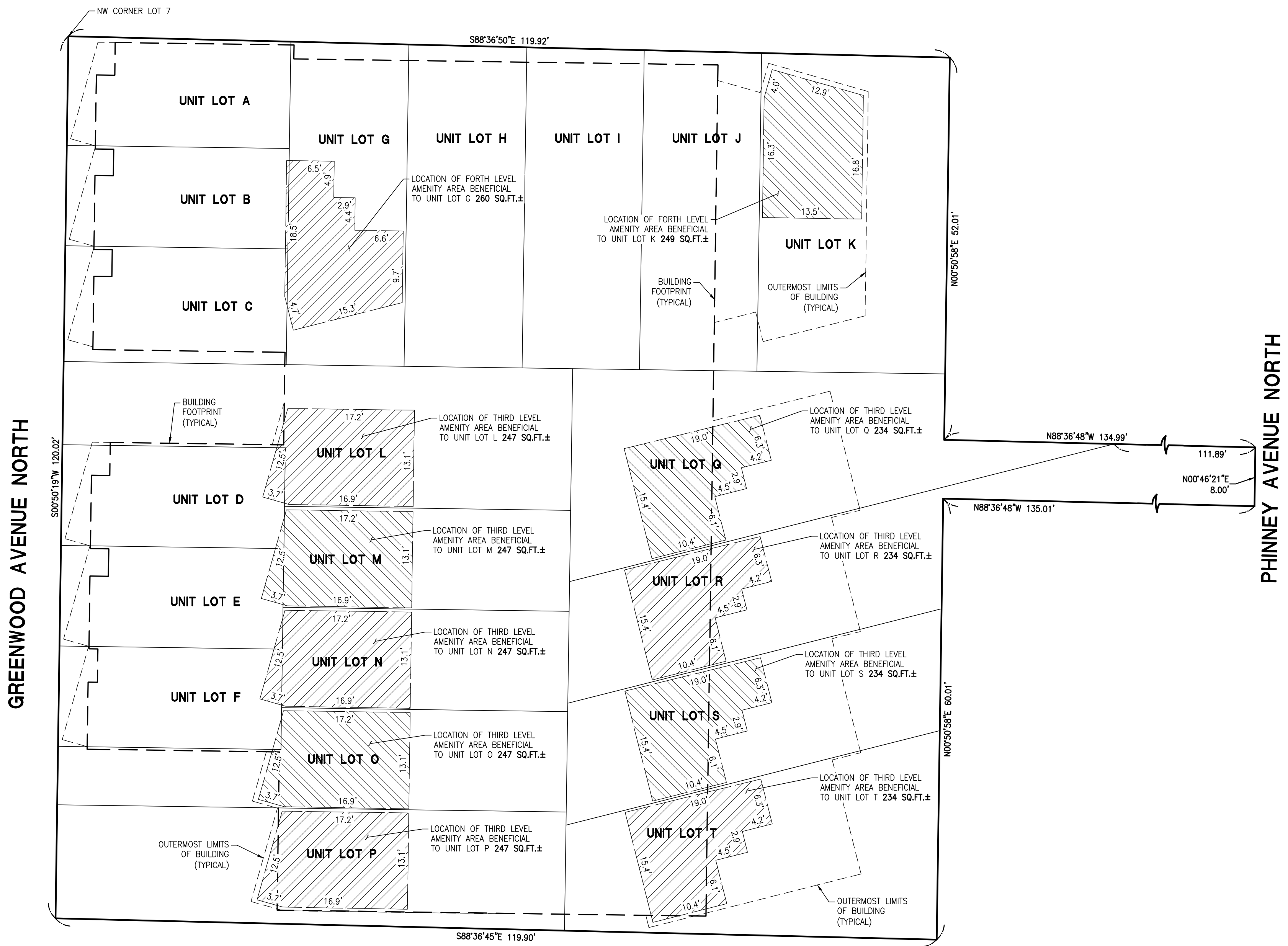
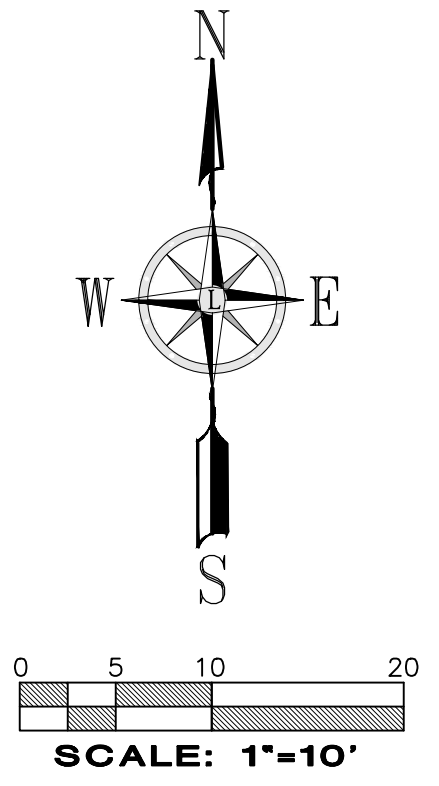
DWN. BY:	DATE:	JOB NO.
JSK	10/24/22	5614
CHK. BY:	SCALE:	SHEET
JSK	1"=10'	12 OF 14

PRIVATE AMENITY AREA NOTE:
 THE LOCATION AND AREA OF PRIVATE AMENITY AREAS AS SHOWN HEREON ARE AS PER ARCHITECTURAL PLANS BY JACKSON MAIN ARCHITECTURE.

THIRD AND FIFTH FLOOR AMENITY AREA DETAIL

GREENWOOD TOWNHOMES

SHORT SUBDIVISION NO. 3040083-LU



LANKTREE LAND SURVEYING, INC.
 25510 74TH AVENUE S
 KENT, WA 98032
 PHONE: (253) 653-6423
 FAX: (253) 793-1616
 WWW.LANKTREELANDSURVEYING.COM

SW1/4 OF SW1/4
 SEC. 30, T.26N., R.04E.
 CITY OF SEATTLE, KING CO., WA.

DWN. BY:	DATE:	JOB NO.
JSK	10/24/22	5614
CHK. BY:	SCALE:	SHEET
JSK	1"=10'	13 OF 14

PRIVATE AMENITY AREA NOTE:
 THE LOCATION AND AREA OF PRIVATE AMENITY AREAS AS SHOWN HEREON ARE AS PER ARCHITECTURAL PLANS BY JACKSON MAIN ARCHITECTURE.

**FORTH FLOOR
 AMENITY AREA DETAIL**

GREENWOOD TOWNHOMES

SHORT SUBDIVISION NO. 3040083-LU

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 TOWNHOUSES 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 BOTH 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 HOUSE; OR IS THE RESULT OF THE JOINT OR CONCURRING FAULT OF EACH OWNER OR OTHER PERSONS OCCUPYING OR USING THEIR RESPECTIVE HOUSES, THEN EACH OWNER SHALL BE RESPONSIBLE FOR THE COST TO REPAIR THEIR PORTION OF THE WALL, EXCEPT FOR THOSE UTILITIES THAT ARE IN THE WALL AND COMMON TO BOTH HOUSES, THE REPAIR SHALL BE SHARED EQUALLY.

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

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

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

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 BE RUN UNDERGROUND AND THROUGH THE BUILDINGS FROM THIS COMMON CONNECTION POINT TO EACH PARCEL.

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

3RD - THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THAT PORTION OF THE DISTRIBUTION SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT WHEN SUCH REPAIRS OR RECONSTRUCTION ARE DUE TO DAMAGES FOR WHICH A SINGLE OWNER IS RESPONSIBLE, THEN THAT OWNER SHALL BE RESPONSIBLE FOR THE COST.

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

PRIVATE AMENITY AREA AGREEMENT

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

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

COMMON AMENITY AREA AGREEMENT

THE UNIT LOTS AS DEPICTED AND DESCRIBED HEREIN EACH HAVE A PERMANENT, DEDICATED COMMON AMENITY AND LANDSCAPE AREA AS SHOWN ON THE FACE OF THIS SUBDIVISION. 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 UNIT LOTS AND IS TO BE MAINTAINED BY THE GREENWOOD TOWNHOMES HOMEOWNERS ASSOCIATION.

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 UNIT LOT SUBDIVISION ARE TO BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM AND SANITARY SEWER LINES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE UNIT OR PARCEL THE INDIVIDUAL SERVICE LINE SERVES. UTILITY SERVICE LINES WHICH SERVICE MORE THAN ONE UNIT OR PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE UNITS OR PARCELS SERVICED.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITION WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR AND 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.

JOINT USE/ MAINTENANCE AGREEMENT

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

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

2ND - EACH ROOF SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE ROOF IS LOCATED. IN THE EVENT THAT PROPERTY OWNER(S) INTEND TO REPAIR OR REPLACE THEIR ROOF, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL ROOF, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER(S) MAKING THE ROOF REPAIR OR REPLACEMENT. HOWEVER IN THE EVENT OF A TOTAL ROOF REPLACEMENT FOR A BUILDING WITHIN THIS UNIT LOT SUBDIVISION, THE COST WILL BE SHARED EQUITABLY IN BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER(S) AREA OF ROOF ON THAT BUILDING. SUCH A ROOF REPLACEMENT WILL BE REQUIRED EVERY 25 YEARS (OR AS WARRANTED BY THE ROOFING MATERIAL MANUFACTURER) UNLESS DELAYED BY MUTUAL AGREEMENT OF THE OWNER(S) OF THAT BUILDING.

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

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

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

ADDRESS SIGN MAINTENANCE AGREEMENT

THE GREENWOOD TOWNHOMES HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE, AND/OR REPAIR TO ALL ADDRESS SIGNS WITHIN THIS SUBDIVISION.

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3040083-LU
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR/S TAX PARCEL NO. 8911000360 & 8911000365

THE OWNER OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS LAND USE ACTION ("GRANTOR") HEREBY GRANTS TO THE CITY OF SEATTLE ("GRANTEE") AND THE RIGHT, PRIVILEGE AND AUTHORITY (AN "EASEMENT") TO INSTALL, CONSTRUCT, ERECT, RECONSTRUCT, ALTER, IMPROVE, REMOVE, REPAIR, REPLACE, ENERGIZE, OPERATE, AND MAINTAIN OVERHEAD AND UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, WHICH MAY CONSIST OF, BUT ARE NOT LIMITED TO: POLES WITH BRACES, GUY WIRES AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER CONVENIENT APPURTENANCES NECESSARY TO MAKE SAID OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES AN INTEGRATED ELECTRIC SYSTEM ("ELECTRIC SYSTEM"). ALL SUCH ELECTRIC SYSTEM SHALL BE LOCATED ACROSS, OVER, UPON AND UNDER THE REAL PROPERTY DESCRIBED WITHIN THIS LAND USE ACTION ("PROPERTY") SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT OVER THE ENTIRE AREA OF THIS CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3040083-LU ; EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID SUBDIVISION.

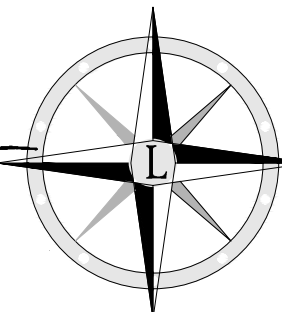
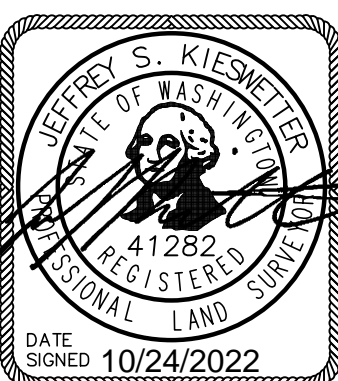
TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' UNRESTRICTED RIGHT OF ACCESS TO AND FROM THE PROPERTY FOR THE PURPOSES OF EXERCISING ITS RIGHTS GRANTED HEREIN.

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

GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES THAT NO STRUCTURE OR FIRE HAZARDS WILL BE BUILT OR PERMITTED WITHIN THE EASEMENT AREA(S) DESCRIBED ABOVE; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE'S ELECTRIC SYSTEM OR ITS SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF THE ELECTRIC SYSTEM.

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

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL THE GRANTEE PERMANENTLY REMOVES ITS ELECTRIC SYSTEM FROM THE PROPERTY OR PERMANENTLY ABANDONS THE ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.



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DWN. BY: JSK	DATE: 10/24/22	JOB NO. 5614
CHK. BY: JSK	SCALE: NA	SHEET 14 OF 14

AGREEMENTS