

125TH ST. TOWNHOMES

SUBDIVISION NO. 3034212-LU

GRANTOR: GREENBUILD DEVELOPMENT, LLC.
 5512 17TH AVE. N.W.
 SEATTLE, WA 98107

CONTACT PERSON:
 IZABELLA PHILLIPS
 206.297.0996
 IZABELLAP@CHADWICKWINTERS.COM

GRANTEE: CITY OF SEATTLE
 KING CO., WA.

ABBREVIATED LEGAL: LOTS 12 & 13, CEDAR
 PARK ADD., VOL. 26
 OF SURVEYS, PAGE 19

PROPERTY ADDRESS: 3500 N.E. 125TH ST.

ASSESSOR'S PARCEL #: 1453602500, 1453602480 & 1453602481

ZONING CLASSIFICATION: ALL PARCELS BEING SUBDIVIDED AS
 SHOWN HEREON ARE ZONED LR2

REFERENCE NO.'S FOR RELATED PROJECTS: 3023118-LU
 3024212-LU
 6594399-CN

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 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 NOS.
 3023118-LU & 6586789-CN

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS MASTER USE PERMIT NO. 3023118-LU

KING COUNTY DEPARTMENT OF RECORDS AND ELECTIONS

FILED FOR RECORD AT THE REQUEST OF THE DIRECTOR OF TRANSPORTATION THIS
 _____ DAY OF _____, 2022, AT _____ MINUTES PAST _____, AND
 RECORDED IN VOLUME _____ OF PLATS, PAGE _____, RECORDS OF KING
 COUNTY, WASHINGTON.

 MANAGER

 SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF DEXTER NORTH IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., THAT THE DISTANCES AND COURSES ARE SHOWN HEREON CORRECTLY, THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY UPON THE GROUND AT THE COMPLETION OF THE PROJECT, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

 BRANDON E. WINTERS, PLS
 LICENSE NO. 45803
 CHADWICK & WINTERS LAND SURVEY, INC.
 1422 N.W. 85TH ST., SEATTLE, WA 98117

DATE: _____

RECORDING CERTIFICATE

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

DEPARTMENT OF RECORDS & ELECTIONS

 MANAGER SUPT. OF RECORDS

SHEET INDEX

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

APPROVALS:

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

 DIRECTOR OF TRANSPORTATION

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2022

 TRAFFIC ENGINEER

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2022

 DIRECTOR OF THE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

CITY OF SEATTLE, CITY LIGHT DEPARTMENT

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2022

 GENERAL MANAGER AND CHIEF EXECUTIVE OFFICER

CITY OF SEATTLE, CITY CLERK

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

 CITY CLERK

CITY OF SEATTLE, DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR ALLEY, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

ON THIS _____ DAY OF _____ 2022

 DIRECTOR, DEPARTMENT OF EXECUTIVE ADMINISTRATION

KING COUNTY, DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED BY ME ON THIS _____ DAY OF _____ 2022

 KING COUNTY ASSESSOR

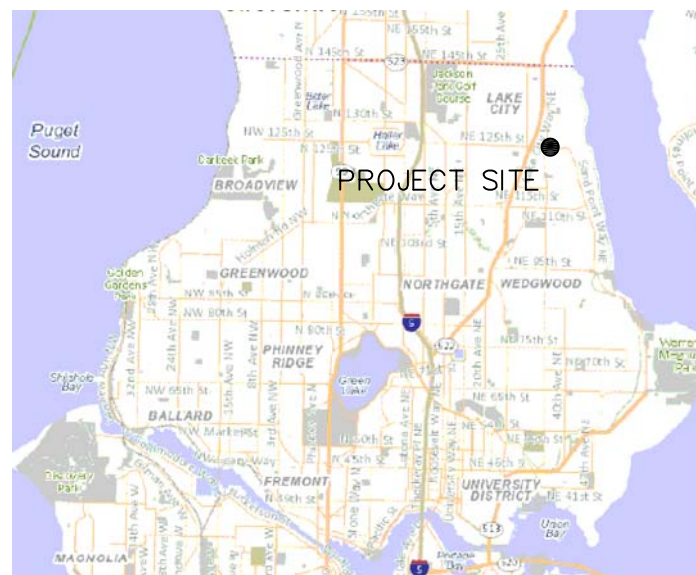
 DEPUTY, KING COUNTY ASSESSOR

KING COUNTY, FINANCE DIRECTOR'S CERTIFICATE

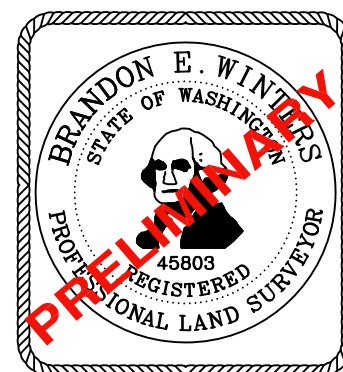
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.
 ON THIS _____ DAY OF _____ 2022

 MANAGER, FINANCE DIVISION

 DEPUTY



VICINITY MAP
 (NOT TO SCALE)



DATE: _____

CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
 1422 N.W. 85TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
 SW 1/4, SW 1/4, SEC. 22, T. 26 N., R. 4 E., W.M.
 KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 07-08-19	PROJECT #: 17-5786
CHK. BY: RHW	SCALE: N/A	SHEET: 1 OF 15

17-5786X.DWG

125TH ST. TOWNHOMES

SUBDIVISION NO. 3034212-LU

NOTES:

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. BASIS OF BEARINGS = S 00°19'17" W BETWEEN THE TWO FOUND MONUMENTS IN N.E. 35TH ST. AS PER SURVEY PERFORMED BY TERRANE LAND SURVEY AND SHOWN ON SHEET 3.
3. PER SMC 23.22.062 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 DEVELOPMENT STANDARDS TO THE PARENT LOT PURSUANT TO APPLICABLE PROVISIONS OF THE SEATTLE LAND USE CODE.
4. ALL EXISTING STRUCTURES AS SHOWN ON SHEET 3 ARE TO BE LEGALLY REMOVED UNDER SEPARATE PERMIT.
5. SEPA FOR THIS SITE WAS ACCOMPLISHED UNDER MUP NO. 3023118-LU
6. SUBSEQUENT PLATTING ACTIONS, ADDITIONS OR MODIFICATIONS TO THE STRUCTURE(S) MAY NOT CREATE OR INCREASE ANY NONCONFORMITY OF THE PARENT LOT.
7. HORIZONTAL DATUM = NAD 83/91 AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT.
8. THIS SUBDIVISION IS BASED UPON A PREVIOUS SURVEY BY TERRAN (FORMERLY GEODIMENSIONS) RECORDED UNVER VOLUME 340 OF SURVEYS, PAGE 120, RECORDS OF KING COUNTY, WA.

CONSENT TO SUBDIVISION:

_____ HAS A SECURITY INTEREST IN THE PROPERTY COMMONLY KNOWN AS 3500 N.E. 125TH ST., SEATTLE, WASHINGTON (ALSO KNOWN AS TAX PARCEL NOS. 1453602500, 1453602480 & 1453602481) AS EVIDENCED BY DEED OF TRUST DATED ___-___-___ AND RECORDED ON ___-___-___ AS DOCUMENT NUMBER/AUDITOR FILE NUMBER _____. BANK HAS CONSENTED TO THE SUBDIVISION OF THE PROPERTY AS REFLECTED ON THIS FINAL PLAT SUBDIVISION NO. 3034212-LU. _____ BANK DOES NOT CONTEST THE DEDICATION OF ANY PUBLIC RIGHT OF WAY, UTILITY EASEMENTS OR OTHER EASEMENTS DESCRIBED ON THIS FINAL PLAT OF SUBDIVISION NO. 3034212-LU (OR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON ___-___-___ AS DOCUMENT NUMBER/AUDITOR FILE NUMBER _____).

BANK

NAME, TITLE

STATE OF WASHINGTON)

COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2022 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, AND KNOW ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THE ENTITY UPON BEHALF OF WHICH THE PERSON ACCEDED AND EXECUTED THE INSTRUMENT.

NOTARY:

STATE OF WASHINGTON)

COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2022 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME KNOWN TO BE A MEMBER OF GREENBUILD DEVELOPMENT, LLC. THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DRAINAGE NOTE

THE SUBDIVISION OF THE PROPERTY WILL NOT REDUCE THE REQUIREMENTS OF THE CITY OF SEATTLE STORMWATER CONDE AND THE CITY OF SEATTLE SIDE SEWER CODE. FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE INTENT OF THE CITY OF SEATTLE STORMWATER 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.

DEDICATION & DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT GREENBUILD DEVELOPMENT, LLC., ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON, GREENBUILD DEVELOPMENT, LLC., 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 TO THE CITY OF SEATTLE ALL PUBLIC UTILITY EASEMENTS AND THE USE OF THE PUBLIC FOREVER FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC UTILITY PURPOSE AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS FOR THE PUBLIC UNDER, OVER ACROSS, THROUGH AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISIONS ON SHEETS 13 AND 14.

THE SEATTLE CITY LIGHT EASEMENT, AS SHOWN ON SHEET 15 OF 15 HEREON, IS HEREBY DEDICATED TO THE CITY OF SEATTLE UNDER, OVER, ACROSS, THHROUGH AND UPON THIS PLAT UNDER THE TERMS AND CONDITIONS DESCRIBED IN THE SEATTLE CITY LIGHT EASEMENT.

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.

THIS DEDICATION AND DECLARATION, WITH INDEMNITY, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

IN WITNESS WHEREOF THE SAID LIMITED LIABILITY COMPANY, BY ITS MANAGING MEMBER HAS CAUSED ITS LIMITED LIABILITY COMPANY NAME TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS _____ DAY OF _____, 2022

GREENBUILD DEVELOPMENT, LLC.

BY: _____

MANAGING MEMBER

LEGAL DESCRIPTION OF PARENT PARCEL (46,625 SQ. FT.)

LOTS 12 & 13, BLOCK 8, CEDAR PARK ADDITION, AS RECORDED UNDER VOLUME 26 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WA.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE, A MUNICIPAL CORPORATION BY DEED RECORDED AUGUST 23, 1968 UNDER RECORDING NO. 6396175



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

SW 1/4, SW 1/4, SEC. 22, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

17-5786X.DWG

DRAWN BY: SAL

DATE: 07-08-19

PROJECT #: 17-5786

CHK. BY: RHW

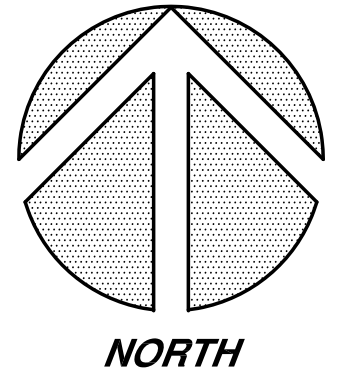
SCALE: N/A

SHEET: 2 OF 15

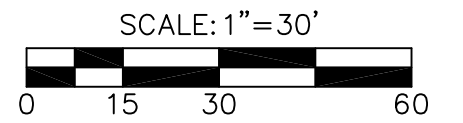
125TH ST. TOWNHOMES

SUBDIVISION NO. 3034212-LU

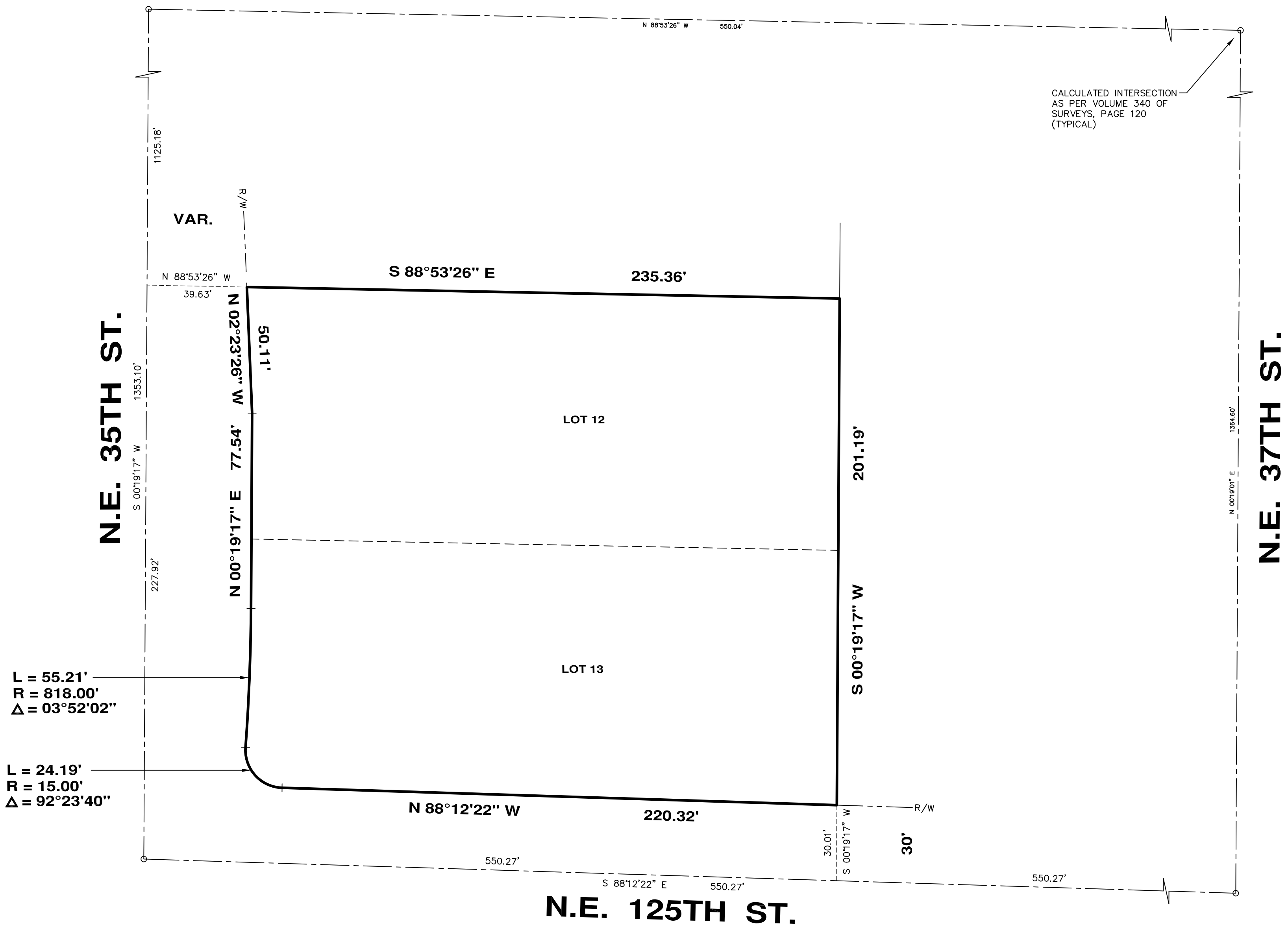
N.E. 130TH ST.



NORTH



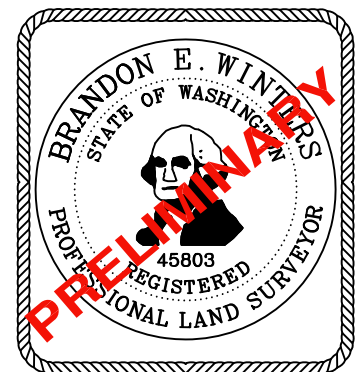
CALCULATED INTERSECTION
AS PER VOLUME 340 OF
SURVEYS, PAGE 120
(TYPICAL)



BLOCK & BOUNDARY DETAIL

SURVEY NOTE:

THIS SUBDIVISION IS BASED UPON AN EXISTING SURVEY PERFORMED BY TERRANE (FORMERLY GEODIMENSIONS) AND AS RECORDED UNDER VOLUME 340 OF SURVEYS, PAGE 120



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

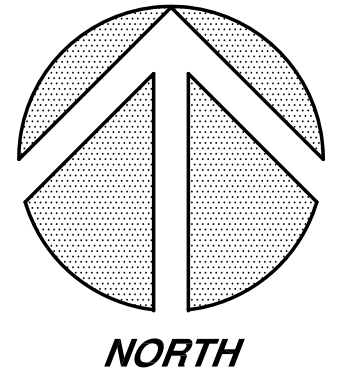
SW 1/4, SW 1/4, SEC. 22, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

17-5786X.DWG

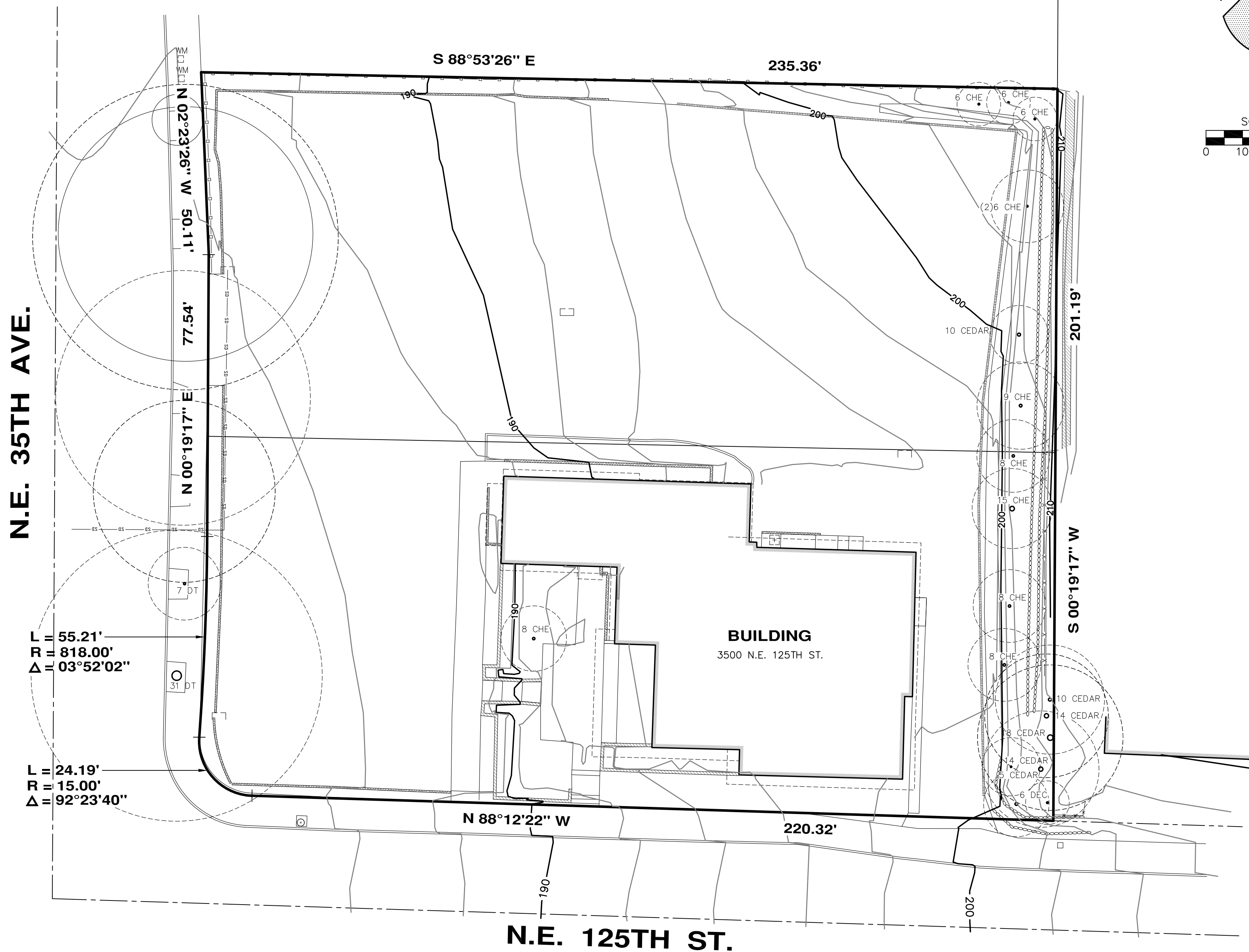
DRAWN BY: SAL	DATE: 07-08-19	PROJECT #: 17-5786
CHK. BY: RHW	SCALE: 1" = 30'	SHEET: 3 OF 15

125TH ST. TOWNHOMES

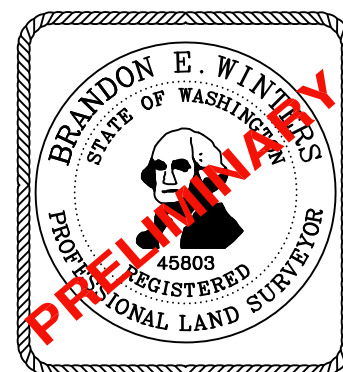
SUBDIVISION NO. 3034212-LU



SCALE: 1" = 20'
0 10 20 40



EXISTING SITE CONDITIONS DETAIL



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

SW 1/4, SW 1/4, SEC. 22, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

17-5786W.DWG

DRAWN BY: SAL

DATE: 07-08-19

PROJECT #: 17-5786

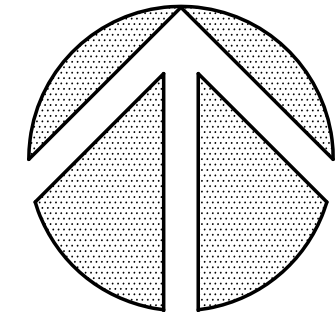
CHK. BY: RHW

SCALE: 1" = 20'

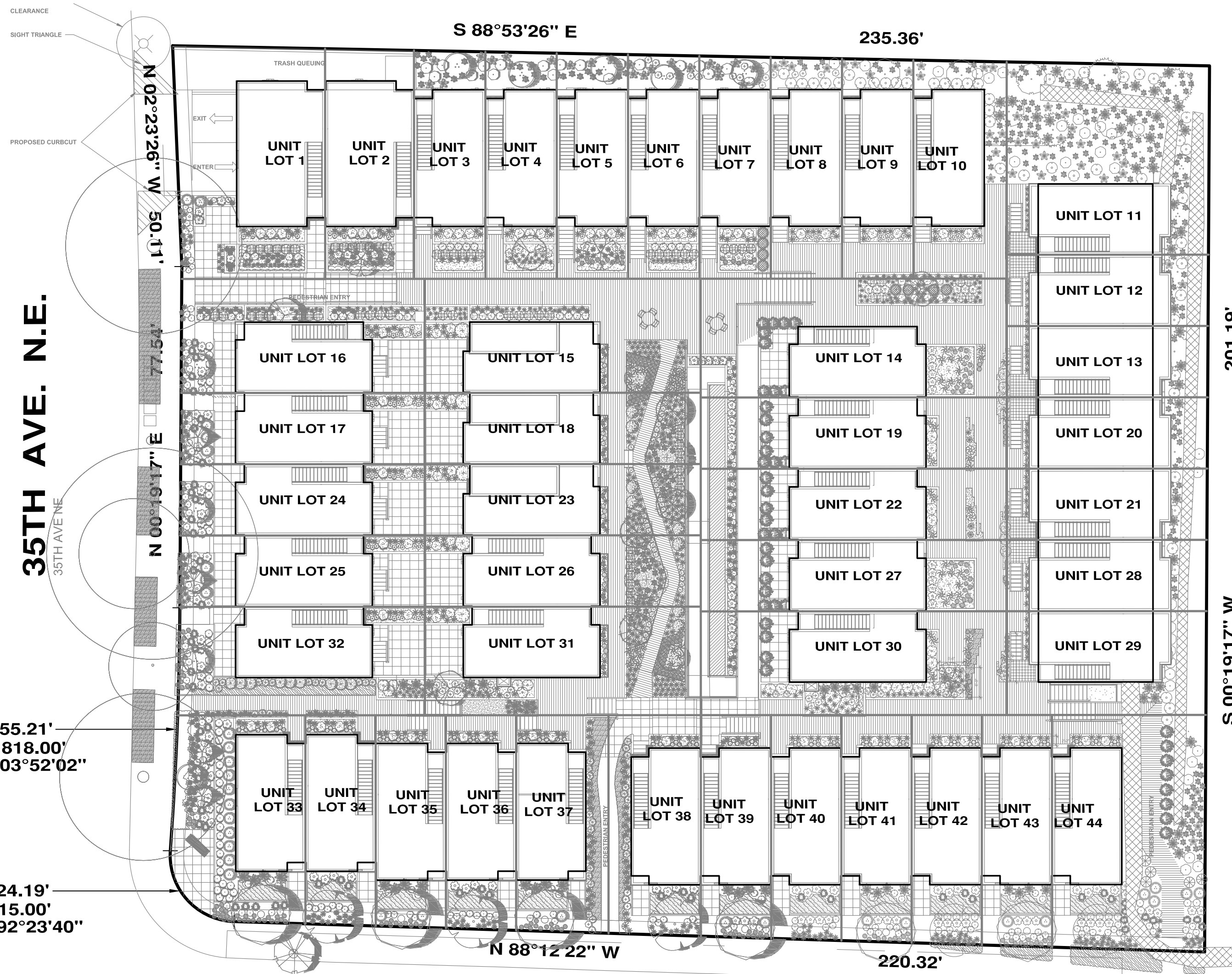
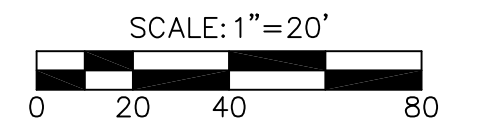
SHEET: 4 OF 15

125TH ST. TOWNHOMES

SUBDIVISION NO. 3034212-LU



NORTH



35TH AVE. N.E.

N.E. 125TH ST.

ARCHITECTURAL SITE PLAN DETAIL



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

SW 1/4, SW 1/4, SEC. 22, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

17-5786Y.DWG

DRAWN BY: SAL

DATE: 07-08-19

PROJECT #: 17-5786

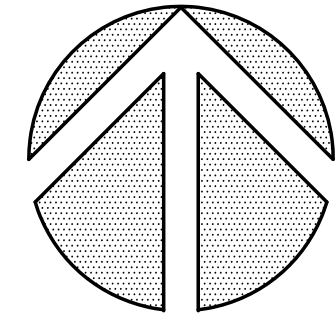
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SCALE: 1" = 20'

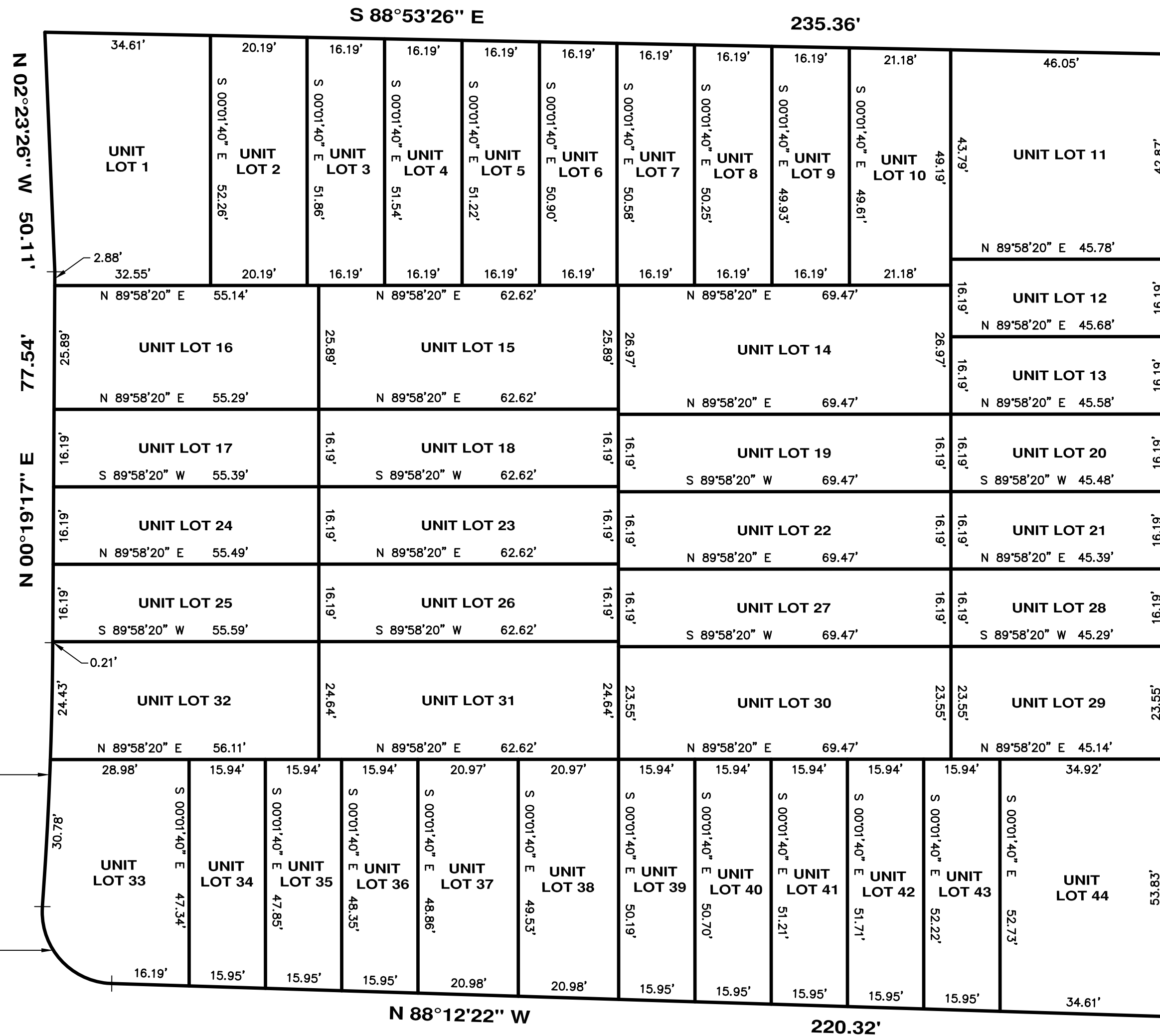
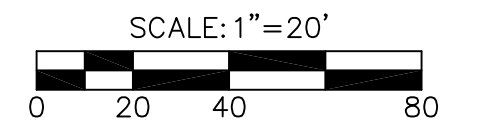
SHEET: 5 OF 15

125TH ST. TOWNHOMES

SUBDIVISION NO. 3034212-LU



NORTH



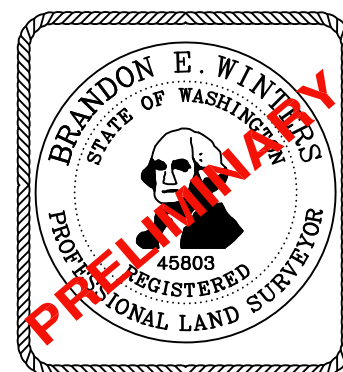
L = 55.21'
R = 818.00'
Δ = 03°52'02"

L = 24.19'
R = 15.00'
Δ = 92°23'40"

UNIT LOT AREAS

UNIT	AREA	ADDRESS
1	1,763 SQ. FT.	12516A 35TH AVE. N.E.
2	1,051 SQ. FT.	12516B 35TH AVE. N.E.
3	837 SQ. FT.	12516C 35TH AVE. N.E.
4	832 SQ. FT.	12516D 35TH AVE. N.E.
5	826 SQ. FT.	12516E 35TH AVE. N.E.
6	821 SQ. FT.	12516F 35TH AVE. N.E.
7	816 SQ. FT.	12516G 35TH AVE. N.E.
8	811 SQ. FT.	12516H 35TH AVE. N.E.
9	806 SQ. FT.	12516I 35TH AVE. N.E.
10	1,046 SQ. FT.	12516J 35TH AVE. N.E.
11	1,989 SQ. FT.	12512G 35TH AVE. N.E.
12	740 SQ. FT.	12512F 35TH AVE. N.E.
13	739 SQ. FT.	12512E 35TH AVE. N.E.
14	1,874 SQ. FT.	12510E 35TH AVE. N.E.
15	1,621 SQ. FT.	12508E 35TH AVE. N.E.
16	1,429 SQ. FT.	12506E 35TH AVE. N.E.
17	896 SQ. FT.	12506D 35TH AVE. N.E.
18	1,014 SQ. FT.	12508D 35TH AVE. N.E.
19	1,124 SQ. FT.	12510D 35TH AVE. N.E.
20	737 SQ. FT.	12512D 35TH AVE. N.E.
21	735 SQ. FT.	12512C 35TH AVE. N.E.
22	1,124 SQ. FT.	12510C 35TH AVE. N.E.
23	1,014 SQ. FT.	12508C 35TH AVE. N.E.
24	898 SQ. FT.	12506C 35TH AVE. N.E.
25	899 SQ. FT.	12506B 35TH AVE. N.E.
26	1,014 SQ. FT.	12508B 35TH AVE. N.E.
27	1,124 SQ. FT.	12510B 35TH AVE. N.E.
28	734 SQ. FT.	12512B 35TH AVE. N.E.
29	1,065 SQ. FT.	12512A 35TH AVE. N.E.
30	1,636 SQ. FT.	12510A 35TH AVE. N.E.
31	1,543 SQ. FT.	12508A 35TH AVE. N.E.
32	1,374 SQ. FT.	12506A 35TH AVE. N.E.
33	1,363 SQ. FT.	3500A N.E. 125TH ST.
34	758 SQ. FT.	3500B N.E. 125TH ST.
35	767 SQ. FT.	3500C N.E. 125TH ST.
36	775 SQ. FT.	3500D N.E. 125TH ST.
37	1,032 SQ. FT.	3500E N.E. 125TH ST.
38	1,046 SQ. FT.	3510A N.E. 125TH ST.
39	804 SQ. FT.	3510B N.E. 125TH ST.
40	812 SQ. FT.	3510C N.E. 125TH ST.
41	820 SQ. FT.	3510D N.E. 125TH ST.
42	828 SQ. FT.	3510E N.E. 125TH ST.
43	836 SQ. FT.	3510F N.E. 125TH ST.
44	1,852 SQ. FT.	3510G N.E. 125TH ST.

UNIT LOT SUBDIVISION DETAIL



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

SW 1/4, SW 1/4, SEC. 22, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

17-5786Y.DWG

DRAWN BY: SAL

DATE: 07-08-19

PROJECT #: 17-5786

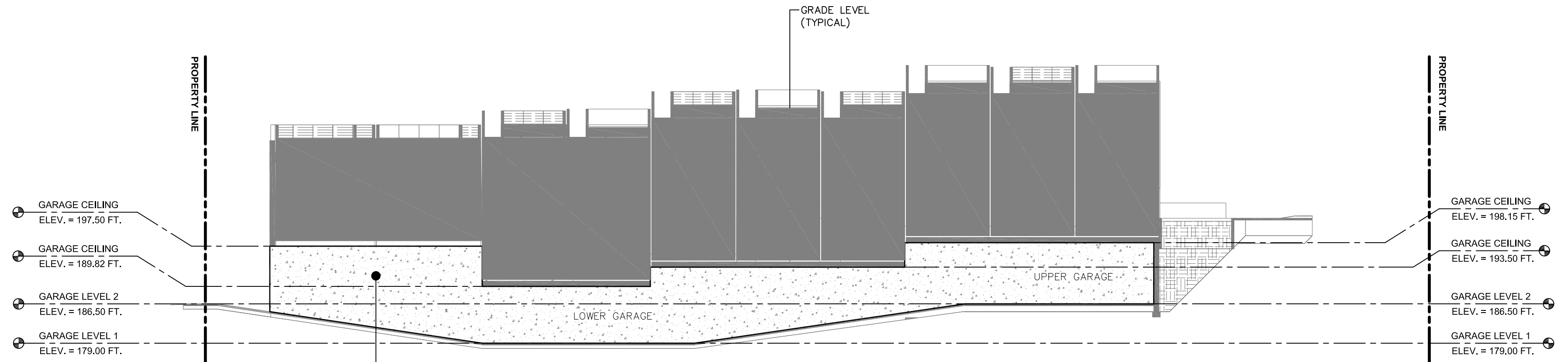
CHK. BY: RHW

SCALE: 1" = 20'

SHEET: 6 OF 15

125TH ST. TOWNHOMES

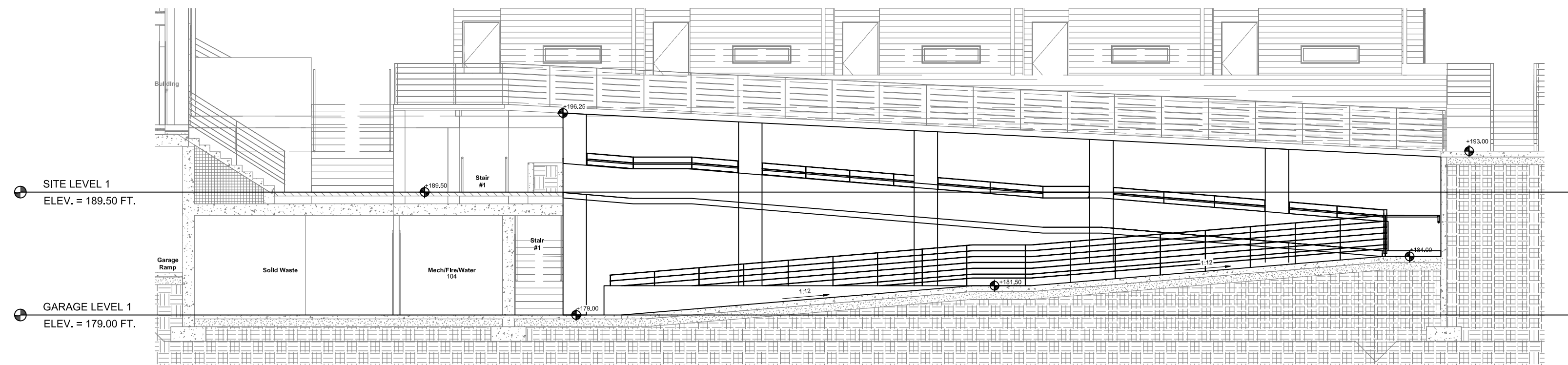
SUBDIVISION NO. 3034212-LU



EASEMENT ELEVATION VIEW DETAIL

(LOOKING NORTH AT NORTHERLY MOST BUILDING)

GARAGE EASEMENT
 LOCATION OF EASEMENT AREA FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITIES, OFF-STREET PARKING, BICYCLE STORAGE, EMERGENCY ACCESS TO CITY OF SEATTLE FIRE DEPARTMENT AND REFUSE & RECYCLE STORAGE BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION
 (SEE SHEET 8 FOR DETAILS)

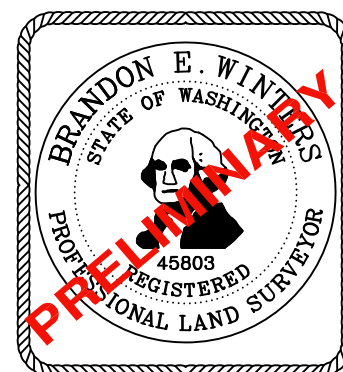


RAMP ELEVATION VIEW DETAIL

(LOOKING EAST)

ELEVATION NOTE:

ELEVATIONS AS SHOWN HEREON ARE AS PER NAVD'88 ELEVATION DATUM



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

SW 1/4, SW 1/4, SEC. 22, T. 26 N., R. 4 E., W.M.
 KING COUNTY, WASHINGTON

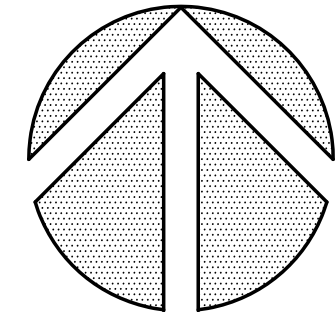
17-5786Y.DWG

DRAWN BY: SAL	DATE: 07-08-19	PROJECT #: 17-5786
CHK. BY: RHW	SCALE: N/A	SHEET: 7 OF 15

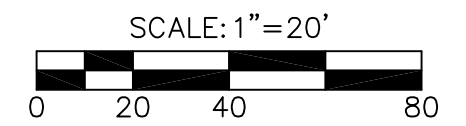
125TH ST. TOWNHOMES

SUBDIVISION NO. 3034212-LU

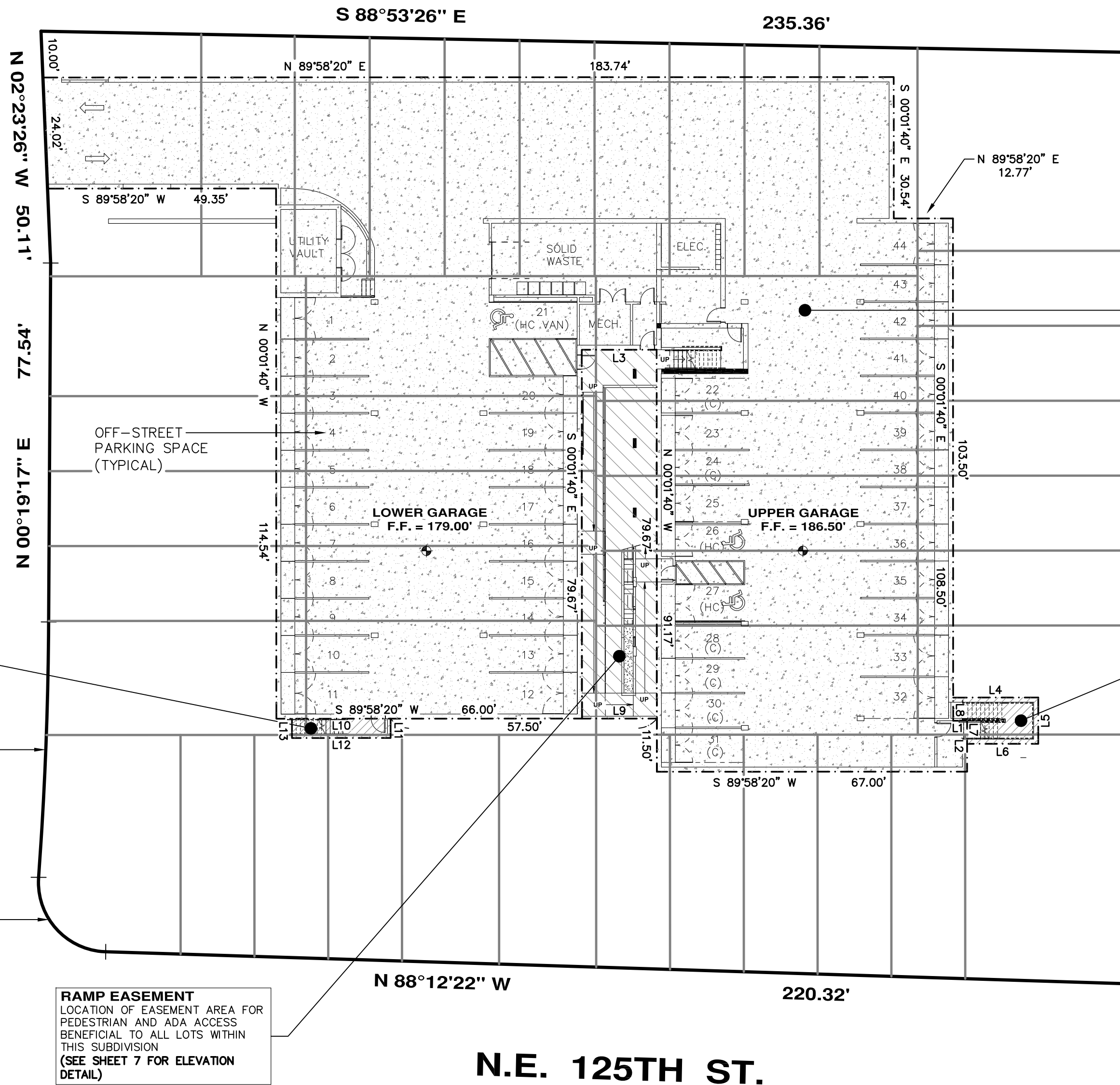
ELEVATOR EASEMENT
(SEE SHEET 9)



NORTH



35TH AVE. N.E.



GARAGE EASEMENT
LOCATION OF EASEMENT AREA FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITIES, OFF-STREET PARKING, BICYCLE STORAGE, EMERGENCY ACCESS TO CITY OF SEATTLE FIRE DEPARTMENT AND REFUSE & RECYCLE STORAGE BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION
(SEE SHEET 7 FOR ELEVATION DETAIL)

STAIR EASEMENT "A"
LOCATION OF EASEMENT AREA FOR PEDESTRIAN ACCESS BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION

STAIR EASEMENT "B"
LOCATION OF EASEMENT AREA FOR PEDESTRIAN ACCESS BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION

L = 55.21'
R = 818.00'
Δ = 03°52'02"

L = 24.19'
R = 15.00'
Δ = 92°23'40"

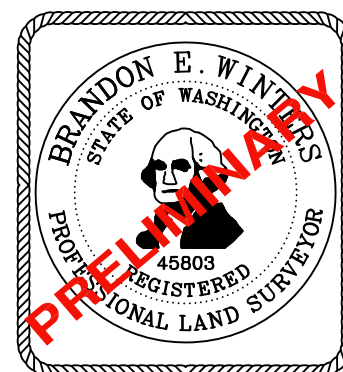
RAMP EASEMENT
LOCATION OF EASEMENT AREA FOR PEDESTRIAN AND ADA ACCESS BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION
(SEE SHEET 7 FOR ELEVATION DETAIL)

LINE TABLE

LINE	BEARING	LENGTH
L1	S 89°58'20" W	3.00'
L2	S 00°01'40" E	11.00'
L3	S 89°58'20" W	16.17'
L4	S 89°58'20" W	18.38'
L5	S 00°01'40" E	10.00'
L6	N 89°58'20" E	15.38'
L7	N 00°01'40" W	5.00'
L8	N 00°01'40" W	5.00'
L9	N 89°58'20" E	16.17'
L10	N 89°58'20" E	21.29'
L11	S 00°01'40" E	4.17'
L12	S 89°58'20" W	21.29'
L13	N 00°01'40" W	4.17'

GARAGE, STAIR & RAMP EASEMENT DETAILS

PARKING NOTE:
EACH UNIT LOT IS REQUIRED TO AND WILL HAVE AT LEAST ONE PARKING PAD ASSIGNED UNDER THE "PARKING EASEMENT RESERVATION", KING COUNTY RECORDER'S NO. _____



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
SW 1/4, SW 1/4, SEC. 22, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

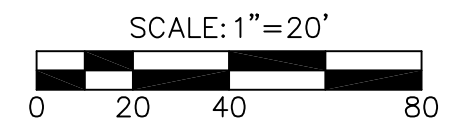
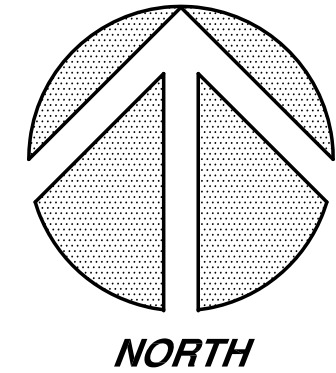
17-5786Y.DWG

DRAWN BY: SAL	DATE: 07-08-19	PROJECT #: 17-5786
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 8 OF 15

125TH ST. TOWNHOMES

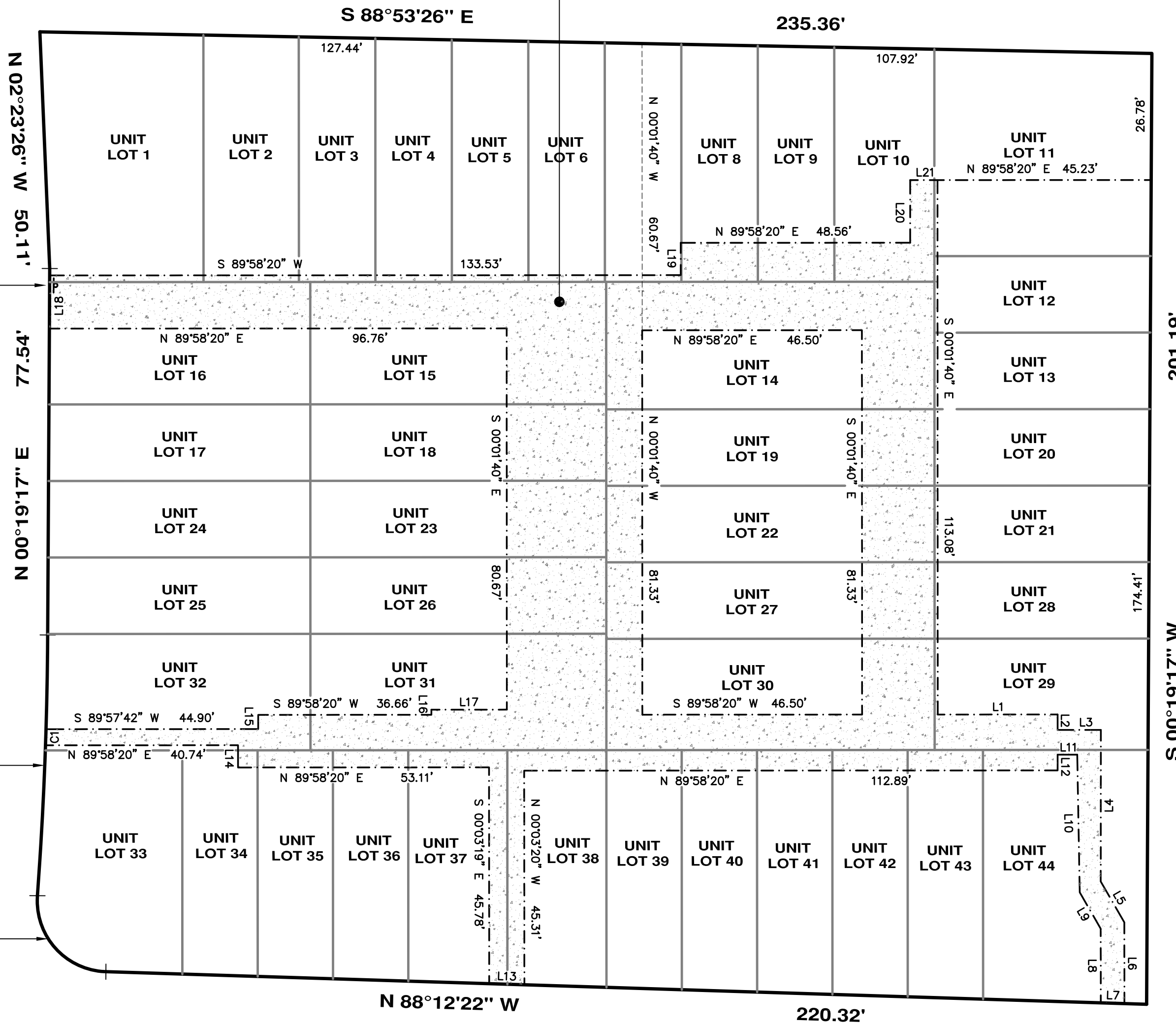
SUBDIVISION NO. 3034212-LU

ACCESS EASEMENT
 LOCATION OF PEDESTRIAN ACCESS, COMMON AMENITY AREA, AND ADDRESS SIGN EASEMENT BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE 125TH ST. TOWNHOMES HOMEOWNERS ASSOCIATION



AN ADDRESS SIGN FOR ALL LOTS IS TO BE POSTED AT A LOCATION VISIBLE FROM N.E. 35TH AVE.

35TH AVE. N.E.



L = 55.21'
 R = 818.00'
 Δ = 03°52'02"

L = 24.19'
 R = 15.00'
 Δ = 92°23'40"

CURVE TABLE

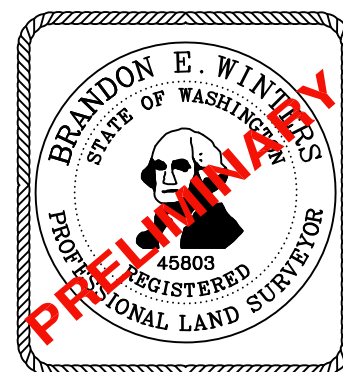
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	3.41'	821.00'	00°14'20"

LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°58'20" E	25.37'
L2	N 00°01'40" W	3.27'
L3	N 89°58'20" E	9.15'
L4	N 00°03'25" E	32.07'
L5	N 30°01'40" W	9.99'
L6	N 00°01'40" W	17.19'
L7	S 88°12'22" E	5.00'
L8	S 00°01'40" E	15.69'
L9	S 30°01'40" E	8.88'
L10	S 01°02'17" E	29.14'
L11	N 89°58'20" E	4.14'
L12	N 00°01'40" W	3.33'
L13	S 88°12'22" E	7.44'
L14	S 00°01'40" E	4.71'
L15	S 00°01'40" E	3.00'
L16	S 00°01'40" E	1.08'
L17	S 89°58'20" W	15.96'
L18	S 00°19'17" W	11.25'
L19	S 00°01'40" E	6.83'
L20	S 00°01'40" E	13.25'
L21	S 89°58'20" W	5.78'

N.E. 125TH ST.

GRADE LEVEL
ACCESS EASEMENT DETAIL



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
 SW 1/4, SW 1/4, SEC. 22, T. 26 N., R. 4 E., W.M.
 KING COUNTY, WASHINGTON

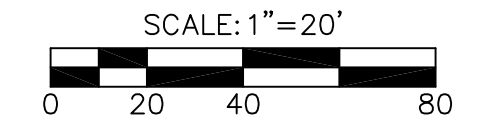
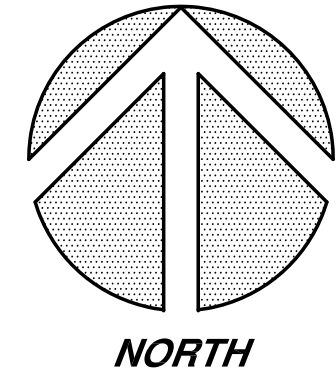
17-5786Y.DWG

DRAWN BY: SAL	DATE: 07-08-19	PROJECT #: 17-5786
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 9 OF 15

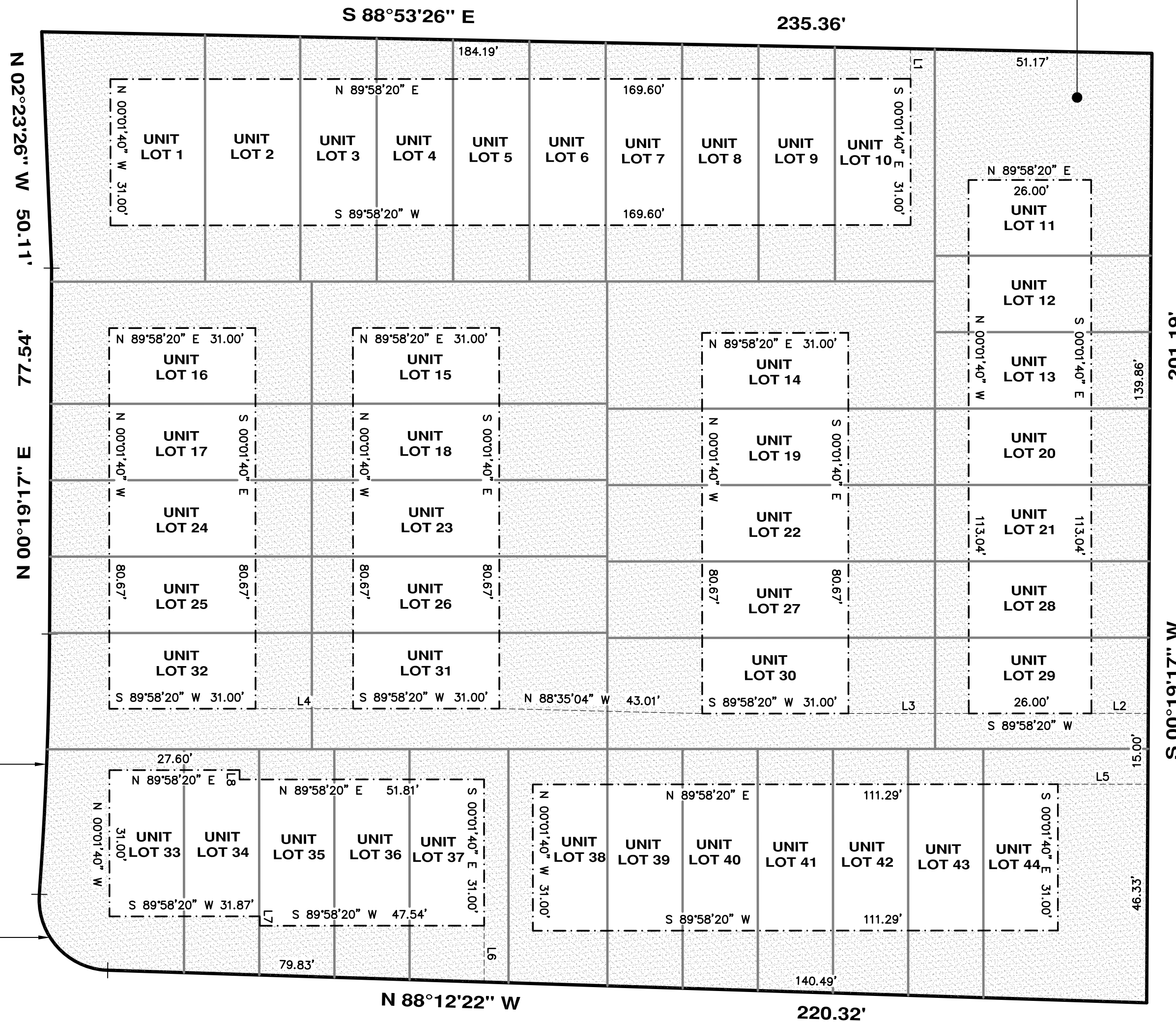
125TH ST. TOWNHOMES

SUBDIVISION NO. 3034212-LU

UTILITY & EMERGENCY ACCESS EASEMENT
 LOCATION OF EASEMENT AREA FOR UTILITIES AND FOR
 EMERGENCY ACCESS FOR SEATTLE FIRE DEPARTMENT
 BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND
 THE 125TH ST. TOWNHOMES HOMEOWNERS ASSOCIATION



35TH AVE. N.E.



L = 55.21'
 R = 818.00'
 Δ = 03°52'02"

L = 24.19'
 R = 15.00'
 Δ = 92°23'40"

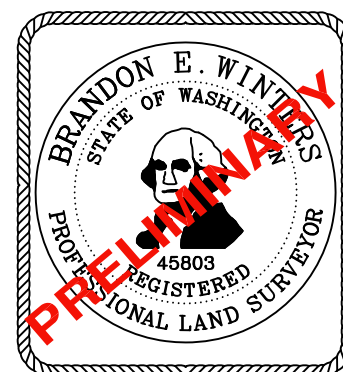
201.19'
 S 00°19'17" W

N.E. 125TH ST.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 00°01'40" E	6.38'
L2	S 89°58'20" W	12.04'
L3	S 89°58'20" W	25.50'
L4	S 89°58'20" W	20.67'
L5	S 89°58'20" W	19.08'
L6	S 00°01'40" E	11.95'
L7	N 00°01'40" W	2.00'
L8	S 00°01'40" E	2.00'

GRADE LEVEL
UTILITY & EMERGENCY ACCESS
EASEMENT DETAIL



DATE: _____

CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
 1422 N.W. 85TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

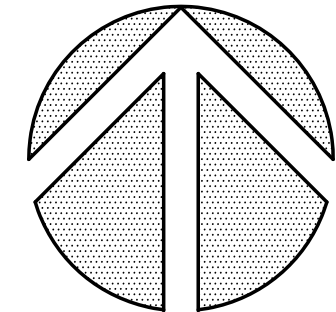
SURVEY IN:
 SW 1/4, SW 1/4, SEC. 22, T. 26 N., R. 4 E., W.M.
 KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 07-08-19	PROJECT #: 17-5786
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 10 OF 15

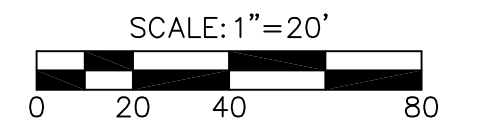
17-5786Y.DWG

125TH ST. TOWNHOMES

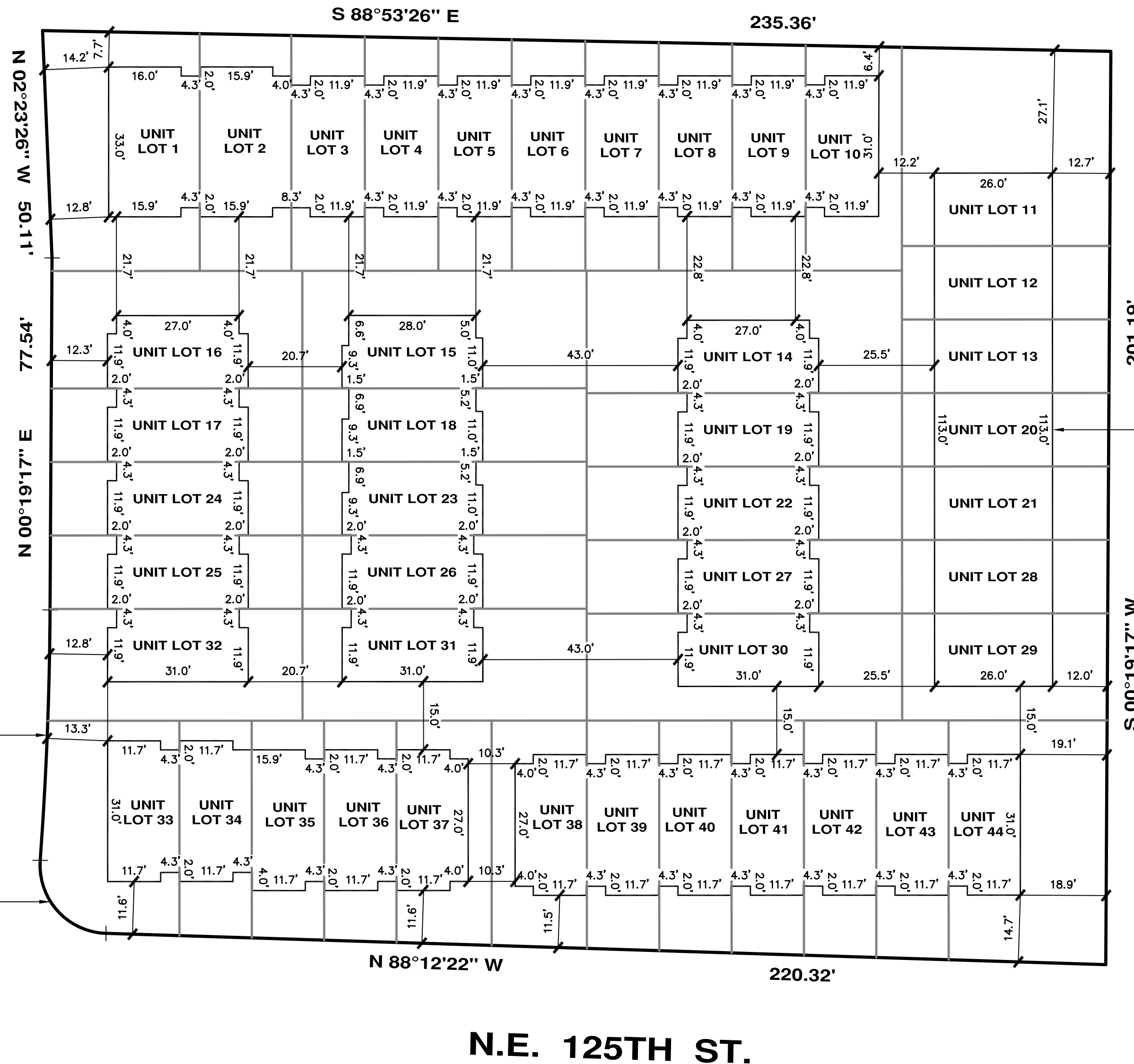
SUBDIVISION NO. 3034212-LU



NORTH



35TH AVE. N.E.



L = 55.21'
R = 818.00'
Δ = 03°52'02"

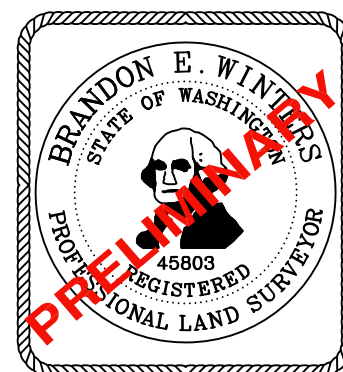
L = 24.19'
R = 15.00'
Δ = 92°23'40"

BUILDING FOOTPRINT (TYPICAL)

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

BUILDING DIMENSION DETAIL

(SEE "BUILDING NOTE")



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

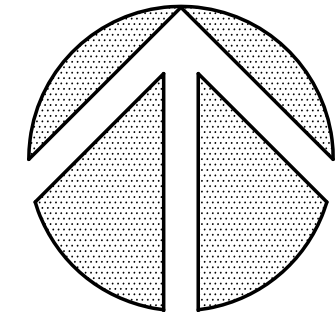
SW 1/4, SW 1/4, SEC. 22, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

17-5786Y.DWG

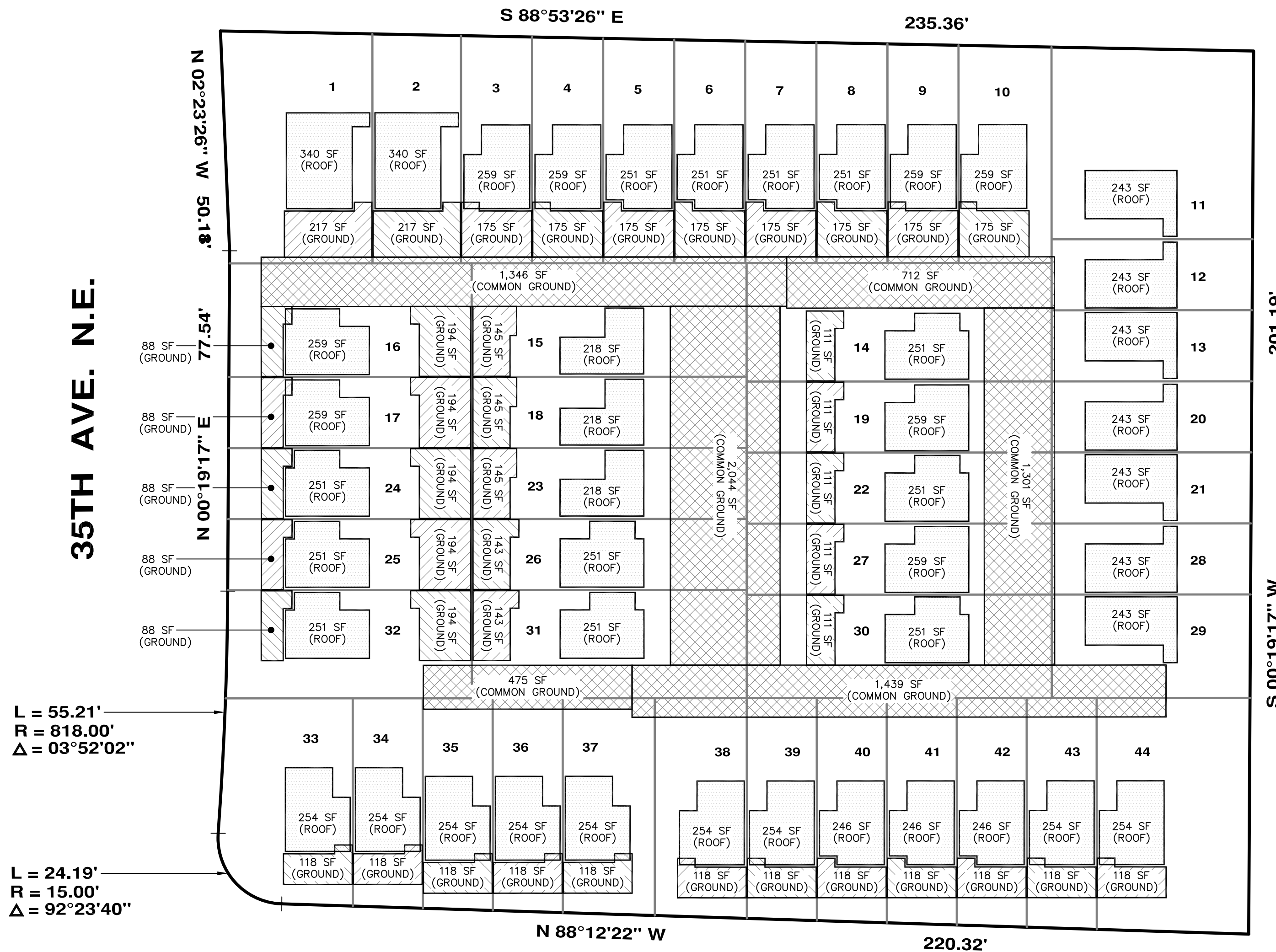
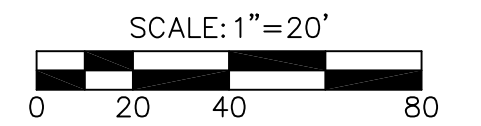
DRAWN BY: SAL	DATE: 07-08-19	PROJECT #: 17-5786
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 11 OF 15

125TH ST. TOWNHOMES

SUBDIVISION NO. 3034212-LU



NORTH



L = 55.21'
R = 818.00'
Δ = 03°52'02"

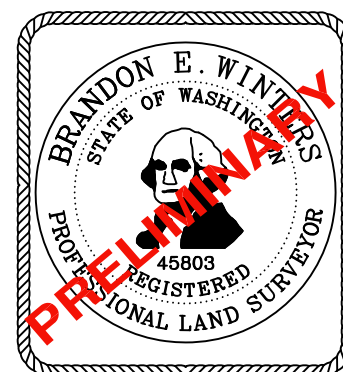
L = 24.19'
R = 15.00'
Δ = 92°23'40"

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

N.E. 125TH ST.

AMENITY AREA DETAIL

(SEE "AMENITY AREA NOTE")



DATE: _____

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
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SURVEY IN:
SW 1/4, SW 1/4, SEC. 22, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 07-08-19	PROJECT #: 17-5786
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 12 OF 15

17-5786Y.DWG

125TH ST. TOWNHOMES

SUBDIVISION NO. 3034212-LU

EASEMENT VERTICAL BOUNDARY NOTES:

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 SHEET 7 OF THIS SUBDIVISION AND IS GENERALLY DESCRIBED IN THE LEGAL DESCRIPTION OF THE GARAGE EASEMENT ON SHEET 14 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. 6594399-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 GRADE LEVEL). THE LOWER VERTICAL LIMIT OF THIS EASEMENT IS GENERALLY DEPICTED ON SHEET 7 OF THIS SUBDIVISION AND IS GENERALLY DESCRIBED IN THE LEGAL DESCRIPTION OF THE PEDESTRIAN EASEMENT ON SHEET 13 OF THIS SUBDIVISION. HOWEVER, THE ACTUAL LOWER VERTICAL LIMIT OF THE EASEMENT UPON 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. 6594399-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.

ACCESS EASEMENT

AN EASEMENT FOR PEDESTRIAN ACCESS, COMMON AMENITY AREA, AND ADDRESS SIGN BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION

THAT PORTION OF LOTS 12 & 13, BLOCK 8, CEDAR PARK ADDITION, AS RECORDED UNDER VOLUME 26 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID LOT 12; THENCE S 00°19'17"W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 26.78 FT.; THENCE S 89°58'20" W, 45.23 FT. TO THE **POINT OF BEGINNING**; THENCE S 00°01'40" E, 113.08 FT.; THENCE N 89°58'20" E, 25.37 FT.; THENCE S 00°01'40" E, 3.27 FT.; THENCE N 89°58'20" E, 9.15 FT.; THENCE S 00°03'25" E, 32.07 FT.; THENCE S 30°01'40" E, 9.99 FT.; THENCE S 00°01'40" E, 17.19 FT.; THENCE N 88°12'22" W, 5.00 FT.; THENCE N 00°01'40" W, 15.69 FT.; THENCE N 30°01'40" W, 8.88 FT.; THENCE N 01°02'17" W, 29.14 FT.; THENCE S 89°58'20" W, 4.14 FT.; THENCE S 00°01'10" E, 3.33 FT.; THENCE S 89°58'20" W, 112.89 FT.; THENCE S 00°03'20" E, 45.31 FT.; THENCE N 88°12'22" W, 7.44 FT.; THENCE N 00°03'19" W, 45.78 FT.; THENCE S 89°58'20" W, 53.11 FT.; THENCE N 00°0'40" W, 4.71 FT.; THENCE S 89°58'20" W, 40.74 FT. TO A NON-TANGENT POINT OF CURVATURE; THENCE NORTH ALONG A CURVE TO THE LEFT HAVING A RADIAL BEARING OF N 88°02'36" W, A CENTRAL ANGLE OF 00°14'20" AND A RADIUS OF 821.00 FT. FOR A DISTANCE OF 3.41 FT.; THENCE N 89°57'42" E, 44.90 FT.; THENCE N 00°01'40" W, 3.00 FT.; THENCE N 89°58'20" E, 36.66 FT.; THENCE N 00°01'40" E, 1.08 FT.; THENCE N 89°58'20" E, 15.96 FT.; THENCE N 00°01'40" W, 80.67 FT.; THENCE S 89°58'20" W, 96.76 FT.; THENCE N 00°19'17" E, 11.25 FT.; THENCE N 89°58'20" E, 133.53 FT.; THENCE N 00°01'40" W, 6.83 FT.; THENCE N 89°58'20" E, 48.56 FT.; THENCE N 00°01'40" W, 13.25 FT.; THENCE N 89°58'20" E, 5.78 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID LOT 12; THENCE S 88°53'26" E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 107.92 FT.; THENCE S 00°01'40" E, 60.67 FT. TO THE **POINT OF BEGINNING**; THENCE N 89°58'20" E, 46.50 FT.; THENCE S 00°01'40" E, 81.33 FT.; THENCE S 89°58'20" W, 46.50 FT.; THENCE N 00°01'40" W, 81.33 FT. TO THE **POINT OF BEGINNING**.

UTILITY & EMERGENCY ACCESS EASEMENT

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

LOTS 12 & 13, BLOCK 8, CEDAR PARK ADDITION, AS RECORDED UNDER VOLUME 26 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WA.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE, A MUNICIPAL CORPORATION BY DEED RECORDED AUGUST 23, 1968 UNDER RECORDING NO. 6396175

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

COMMENCING AT THE N.E. CORNER OF SAID LOT 12; THENCE S 88°53'26" E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 51.17 FT.; THENCE S 00°01'40" E, 6.38 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 00°01'40" E, 31.00 FT.; THENCE S 89°58'20" W, 169.60 FT.; THENCE N 00°01'40" W, 31.00 FT.; THENCE N 89°58'20" E, 169.60 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID LOT 12; THENCE S 00°19'17" W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 139.86 FT.; THENCE S 89°58'20" W, 12.04 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 89°58'20" W, 26.00 FT.; THENCE N 00°01'40" W, 113.04 FT.; THENCE N 89°58'20" E, 26.00 FT.; THENCE S 00°01'40" E, 113.04 FT. TO THE **POINT OF BEGINNING**.

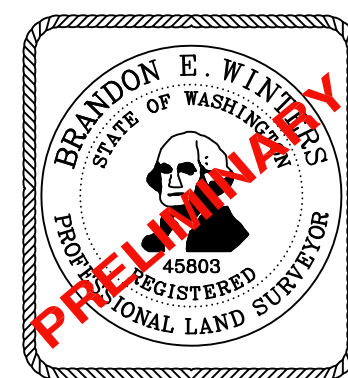
AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID LOT 12; THENCE S 00°19'17" W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 139.86 FT.; THENCE S 89°58'20" W, 63.54 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 89°58'20" W, 31.00 FT.; THENCE N 00°01'40" W, 80.67 FT.; THENCE S 89°58'20" W, 31.00 FT.; THENCE S 00°01'40" E, 80.67 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID LOT 12; THENCE S 00°19'17" W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 139.86 FT.; THENCE S 89°58'20" W, 94.54 FT.; THENCE N 88°35'04" W, 43.01 FT. TO THE **POINT OF BEGINNING**; THENCE S 89°58'20" W, 31.00 FT.; THENCE N 00°01'40" W, 80.67 FT.; THENCE N 89°58'20" E, 31.00 FT.; THENCE S 00°01'40" E, 80.67 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID LOT 12; THENCE S 00°19'17" W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 139.86 FT.; THENCE S 89°58'20" W, 94.54 FT.; THENCE N 88°35'04" W, 43.01 FT.; THENCE S 89°58'20" W, 51.67 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 89°58'20" W, 31.00 FT.; THENCE N 00°01'40" W, 80.67 FT.; THENCE N 89°58'20" E, 31.00 FT.; THENCE S 00°01'40" E, 80.67 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID LOT 12; THENCE S 00°19'17" W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 154.56 FT.; THENCE S 89°58'20" W, 19.08 FT. TO THE **POINT OF BEGINNING**; THENCE S 00°01'40" E, 31.00 FT.; THENCE S 89°58'20" W, 111.29 FT.; THENCE N 00°01'40" W, 31.00 FT.; THENCE N 89°58'20" E, 111.29 FT.; TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID LOT 12; THENCE S 00°19'17" W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 201.19 FT.; THENCE N 88°12'22" W, 140.49 FT.; THENCE N 00°01'40" W, 11.95 FT. TO THE **POINT OF BEGINNING**; THENCE S 89°58'20" W, 47.54 FT.; THENCE N 00°01'40" W, 2.00 FT.; THENCE S 89°58'20" W, 31.87 FT.; THENCE N 00°01'40" W, 31.00 FT.; THENCE N 89°58'20" E, 27.60 FT.; THENCE S 00°01'40" E, 2.00 FT.; THENCE N 89°58'20" E, 51.81 FT.; THENCE S 00°01'40" E, 31.00 FT. TO THE **POINT OF BEGINNING**.



DATE: _____

**CHADWICK
WINTERS**

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

**SW 1/4, SW 1/4, SEC. 22, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON**

17-5786X.DWG

DRAWN BY: SAL

DATE: 07-08-19

PROJECT #: 17-5786

CHK. BY: RHW

SCALE: N/A

SHEET: 13 OF 15

125TH ST. TOWNHOMES

SUBDIVISION NO. 3034212-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 LOTS WITHIN THIS SUBDIVISION

THAT PORTION OF LOTS 12 & 13, BLOCK 8, CEDAR PARK ADDITION, AS RECORDED UNDER VOLUME 26 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID LOT 12; THENCE S 88°53'26" E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 235.36 FT.; THENCE S 02°23'26" E, 10.00 FT. TO THE POINT OF BEGINNING; THENCE N 89°58'20" E, 183.74 FT.; THENCE S 00°01'40" E, 30.54 FT.; THENCE N 89°58'20" E, 12.77 FT.; THENCE S 00°01'40" E, 108.50 FT.; THENCE N 89°58'20" E, 3.00 FT.; THENCE S 00°01'40" E, 11.00 FT.; THENCE S 89°58'20" W, 67.00 FT.; THENCE N 00°01'40" W, 91.17 FT.; THENCE S 89°58'20" W, 16.17 FT.; THENCE S 00°01'40" E, 79.67 FT.; THENCE S 89°58'20" W, 66.00 FT.; THENCE N 00°01'40" W, 114.54 FT.; THENCE S 89°58'20" W, 49.35 FT.; THENCE N 02°23'26" W, 24.02 FT. TO THE POINT OF BEGINNING.

SEE SHEET 7 FOR UPPER AND LOWER VERTICAL LIMITS

RAMP EASEMENT

AN EASEMENT FOR PEDESTRIAN AND ADA ACCESS BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION

THAT PORTION OF LOTS 12 & 13, BLOCK 8, CEDAR PARK ADDITION, AS RECORDED UNDER VOLUME 26 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID LOT 12; THENCE S 88°53'26" E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 235.36 FT.; THENCE S 02°23'26" E, 10.00 FT.; THENCE N 89°58'20" E, 183.74 FT.; THENCE S 00°01'40" E, 30.54 FT.; THENCE N 89°58'20" E, 12.77 FT.; THENCE S 00°01'40" E, 108.50 FT.; THENCE N 89°58'20" E, 3.00 FT.; THENCE S 00°01'40" E, 11.00 FT.; THENCE S 89°58'20" W, 67.00 FT.; THENCE N 00°01'40" W, 11.50 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°01'40" W, 79.67 FT.; THENCE S 89°58'20" W, 16.17 FT.; THENCE S 00°01'40" E, 79.67 FT.; THENCE N 89°58'20" E, 16.17 FT. TO THE POINT OF BEGINNING.

SEE SHEET 7 FOR UPPER AND LOWER VERTICAL LIMITS

STAIR EASEMENT "A"

AN EASEMENT FOR PEDESTRIAN ACCESS BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION

THAT PORTION OF LOT 13, BLOCK 8, CEDAR PARK ADDITION, AS RECORDED UNDER VOLUME 26 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF LOT 12, SAID BLOCK 8; THENCE S 88°53'26" E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 235.36 FT.; THENCE S 02°23'26" E, 10.00 FT.; THENCE N 89°58'20" E, 183.74 FT.; THENCE S 00°01'40" E, 30.54 FT.; THENCE N 89°58'20" E, 12.77 FT.; THENCE S 00°01'40" E, 108.50 FT.; THENCE N 89°58'20" E, 3.00 FT.; THENCE S 00°01'40" E, 11.00 FT.; THENCE S 89°58'20" W, 67.00 FT.; THENCE N 00°01'40" W, 11.50 FT.; THENCE S 89°58'20" W, 57.50 FT. TO THE POINT OF BEGINNING; THENCE S 00°01'40" E, 4.17 FT.; THENCE S 89°58'20" W, 21.29 FT.; THENCE N 00°01'40" W, 4.17 FT.; THENCE N 89°58'20" E, 21.29 FT. TO THE POINT OF BEGINNING.

SEE SHEET 7 FOR UPPER AND LOWER VERTICAL LIMITS

STAIR EASEMENT "A"

AN EASEMENT FOR PEDESTRIAN ACCESS BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION

THAT PORTION OF LOT 13, BLOCK 8, CEDAR PARK ADDITION, AS RECORDED UNDER VOLUME 26 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF LOT 12, SAID BLOCK 8; THENCE S 88°53'26" E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 235.36 FT.; THENCE S 02°23'26" E, 10.00 FT.; THENCE N 89°58'20" E, 183.74 FT.; THENCE S 00°01'40" E, 30.54 FT.; THENCE N 89°58'20" E, 12.77 FT.; THENCE S 00°01'40" E, 103.50 FT. TO THE POINT OF BEGINNING; THENCE N 89°58'20" E, 18.38 FT.; THENCE S 00°01'40" E, 10.00 FT.; THENCE S 89°58'20" W, 15.38 FT.; THENCE N 00°01'40" W, 5.00 FT.; THENCE S 89°58'20" W, 3.00 FT.; THENCE N 00°01'40" W, 5.00 FT. TO THE POINT OF BEGINNING.

SEE SHEET 7 FOR UPPER AND LOWER VERTICAL LIMITS

SEWER JOINT USE / MAINTENANCE AGREEMENT

THE COST OF MAINTENANCE, REPAIRS, OR RECONSTRUCTION OF THAT PORTION OF THE SIDE SEWER LINE USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE SIDE SEWER ABOVE THEIR CONNECTION; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE SEWER LINE, THE PARTIES TO THIS AGREEMENT SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

EASEMENT CONVEYANCE NOTE:

THE ACCESS EASEMENT AND ELEVATOR EASEMENT AS LEGALLY DESCRIBED UPON THIS SHEET AND GRAPHICALLY DEPICTED ON SHEET 9 ARE HEREBY GRANTED AND CONVEYED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS. THE 125TH ST. TOWNHOMES HOMEOWNERS' ASSOCIATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENT AND ELEVATOR EASEMENT AND ALL APPURTENANCES THERETO LYING WITHIN SAID EASEMENTS.

THE GARAGE EASEMENT AS LEGALLY DESCRIBED UPON THIS SHEET AND GRAPHICALLY DEPICTED ON SHEET 8 IS HEREBY GRANTED AND CONVEYED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS. THE 125TH ST. TOWNHOMES HOMEOWNERS' ASSOCIATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE GARAGE EASEMENT AND ALL APPURTENANCES THERETO LYING WITHIN SAID EASEMENT.

THE UTILITY AND EMERGENCY ACCESS EASEMENT AS LEGALLY DESCRIBED UPON THIS SHEET AND GRAPHICALLY DEPICTED ON SHEET 10 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 125TH ST. 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.

EASEMENT MAINTENANCE AGREEMENT

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

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

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITION WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS

ELECTRICAL, TELEPHONE & CABLE T.V. EASEMENT AGREEMENT

WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE OWNERS OF THE PARCELS OR UNIT LOTS WITHIN THIS SUBDIVISION THAT:

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

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

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

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

125TH ST. TOWNHOMES HOMEOWNERS' ASSOCIATION NOTE

IN THE EVENT THAT THE 125TH ST. TOWNHOMES HOMEOWNERS' ASSOCIATION IS DISSOLVED OR CEASES TO BE A FUNCTIONING ENTITY, THE OWNERS OF LOTS 1 THROUGH 44, INCLUSIVE, SHALL SHARE EQUALLY IN THE MAINTENANCE OBLIGATIONS OF THE 125TH ST. TOWNHOMES HOMEOWNERS' ASSOCIATION.



DATE: _____

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
SW 1/4, SW 1/4, SEC. 22, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

17-5786X.DWG

DRAWN BY: SAL	DATE: 07-08-19	PROJECT #: 17-5786
CHK. BY: RHW	SCALE: N/A	SHEET: 14 OF 15

125TH ST. TOWNHOMES

SUBDIVISION NO. 3034212-LU

JOINT USE / MAINTENANCE AGREEMENT

SEE CC&R'S AS RECORDED UNDER KING COUNTY RECORDING NO. _____

COMMON AMENITY AREA AGREEMENT

SEE CC&R'S AS RECORDED UNDER KING COUNTY RECORDING NO. _____

ADDRESS SIGN MAINTENANCE AGREEMENT

SEE CC&R'S AS RECORDED UNDER KING COUNTY RECORDING NO. _____

COMMON WALL AGREEMENT

SEE CC&R'S AS RECORDED UNDER KING COUNTY RECORDING NO. _____

ELECTRICAL, TELEPHONE & CABLE TV EASEMENT AGREEMENT

SEE CC&R'S AS RECORDED UNDER KING COUNTY RECORDING NO. _____

EASEMENT MAINTENANCE AGREEMENT

SEE CC&R'S AS RECORDED UNDER KING COUNTY RECORDING NO. _____

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE SUBDIVISION NO. 3034212-LU
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR'S TAX PARCEL NO. 1453602500, 1453602480 & 1453602481

THIS EASEMENT GRANTS TO THE CITY OF SEATTLE (HEREAFTER REFERRED TO AS GRANTEE), ITS SUCCESSORS AND ASSIGNS, THE RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, ERECT, ALTER, IMPROVE, REMOVE, REPAIR, ENERGIZE, OPERATE AND MAINTAIN ELECTRIC OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES, WHICH CONSIST OF POLES WITH BRACES, GUYS AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER NECESSARY OR CONVENIENT APPURTENANCES TO MAKE SAID UNDERGROUND AND OVERHEAD INSTALLATIONS AN INTEGRATED ELECTRIC SYSTEM. ALL SUCH ELECTRIC SYSTEM MAY BE LOCATED ANYWHERE ACROSS, OVER, UPON AND UNDER THE FOLLOWING DESCRIBED LANDS AND PREMISES ("PROPERTY") SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON:

LOTS 12 & 13, BLOCK 8, CEDAR PARK ADDITION, AS RECORDED UNDER VOLUME 26 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WA.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE, A MUNICIPAL CORPORATION BY DEED RECORDED AUGUST 23, 1968 UNDER RECORDING NO. 6396175

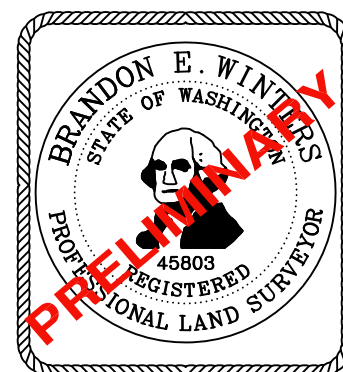
TOGETHER WITH THE RIGHT AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF INGRESS TO AND EGRESS FROM THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, REMOVING, RENEWING, ALTERING, CHANGING, PATROLLING, ENERGIZING AND OPERATING SAID ELECTRIC SYSTEM.

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

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

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

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL SUCH TIME AS THE GRANTEE, ITS SUCCESSORS AND ASSIGNS SHALL PERMANENTLY REMOVE SAID ELECTRIC SYSTEM FROM SAID LANDS OR SHALL OTHERWISE PERMANENTLY ABANDON SAID ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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SHEET: 15 OF 15