

**PLAT OF ALKI 12
SUBDIVISION NO. 3026422**

GRANTOR: SAMMAY PROPERTY, LTD.
925 FOUTH AVE. SUITE 2900
SEATTLE, WA 98104-1158

CONTACT PERSON:
BRANDON WINTERS
(206) 297-0996
BRANDONW@CHADWICKWINTERS.COM

GRANTEE: CITY OF SEATTLE
KING CO., WA.

ABBREVIATED LEGAL: LOTS 13, 14, 15 AND 16, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, VOL. 17 OF PLATS, PAGE 63

PROPERTY ADDRESS: 6016 S.W. ADMIRAL WAY, 3050 & 3046 61ST AVE SW

ASSESSOR'S PARCEL #: 5323100150, 5323100152, 5323100151 AND 5323100141

ZONING CLASSIFICATION: ALL PARCELS BEING SUBDIVIDED AS SHOWN HEREON ARE ZONED LR1

REFERENCE NO.'S FOR RELATED PROJECTS:

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.

DEPARTMENT OF PLANNING AND DEVELOPMENT PERMIT APPLICATION NO. _____
DEPARTMENT OF PLANNING AND DEVELOPMENT MASTER USE PERMIT NO. _____

DEPARTMENT OF RECORDS AND ELECTIONS

FILED FOR RECORD AT THE REQUEST OF THE DIRECTOR OF TRANSPORTATION THIS _____ DAY OF _____, 2017, AT _____ MINUTES PAST _____, AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF _____ BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 3 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.

ROBERT H. WINTERS, PLS
LICENSE NO. 18104

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

DATE: _____

APPROVALS:

CITY OF SEATTLE, DEPARTMENT OF TRANSPORTATION
EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2017

DIRECTOR OF TRANSPORTATION

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____ 2017

DIRECTOR

CITY OF SEATTLE, CITY CLERK

I HEREBY CERTIFY THAT THE PLAT OF _____ WAS DULY APPROVED APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. _____, APPROVED THE _____ DAY OF _____, 2017

CITY CLERK

CITY OF SEATTLE, DEPARTMENT OF EXECUTIVE ADMINISTRATION

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 _____ 2017

DIRECTOR, DEPARTMENT OF EXECUTIVE ADMINISTRATION

KING COUNTY, DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED BY ME ON THIS _____ DAY OF _____ 2017

KING COUNTY ASSESSOR

DEPUTY, KING COUNTY ASSESSOR

KING COUNTY, COMPTROLLER

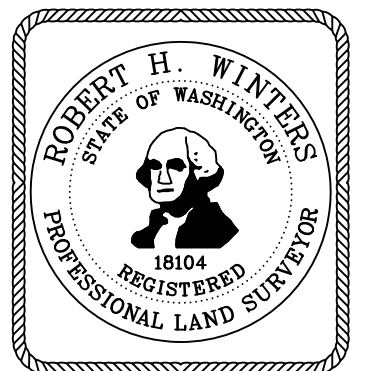
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED STREETS, ALLEYS, OR FOR OTHER PUBLIC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

ON THIS _____ DAY OF _____ 2017

OFFICE OF THE COMPTROLLER, TREASURY DIVISION

MANAGER, FINANCE DIVISION

DEPUTY



DATE: _____

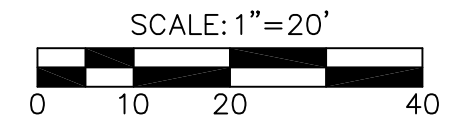
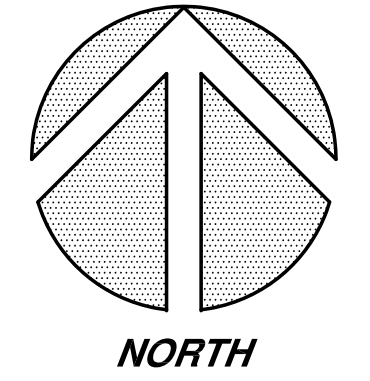
**CHADWICK
WINTERS**
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
SE 1/4, SW 1/4, SEC. 10, T. 24 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

<small>DRAWN BY:</small> ACH	<small>DATE:</small> 12-21-16	<small>PROJECT #:</small> 16-5549
<small>CHK. BY:</small> RHW	<small>SCALE:</small> N/A	<small>SHEET:</small> 1 OF 15

16-5549X.DWG

**PLAT OF ALKI 12
SUBDIVISION NO. 3026422**



FOUND TACK AND WASHER OFFSET 3 FT. WEST OF CALC'D CORNER POSITION (ELEV.=26.63 FT.)

FOUND EXISTING REBAR AND CAP STAMPED "LS 30581" AT CALC'D CORNER POSITION

CENTERLINE MONUMENT FOUND EXISTING MONUMENT IN CASE ON JULY 12, 2016 (TYPICAL)

SET TACK AND BRASS WASHER STAMPED "LS 18104" OFFSET 3 FT. SOUTH OF CALC'D CORNER POSITION

CALCULATED INTERSECTION AS PER CITY ENGINEER'S 1/4 SECTION MAP INFO (TYPICAL)

61ST AVE. S.W.

S.W. STEVENS ST.

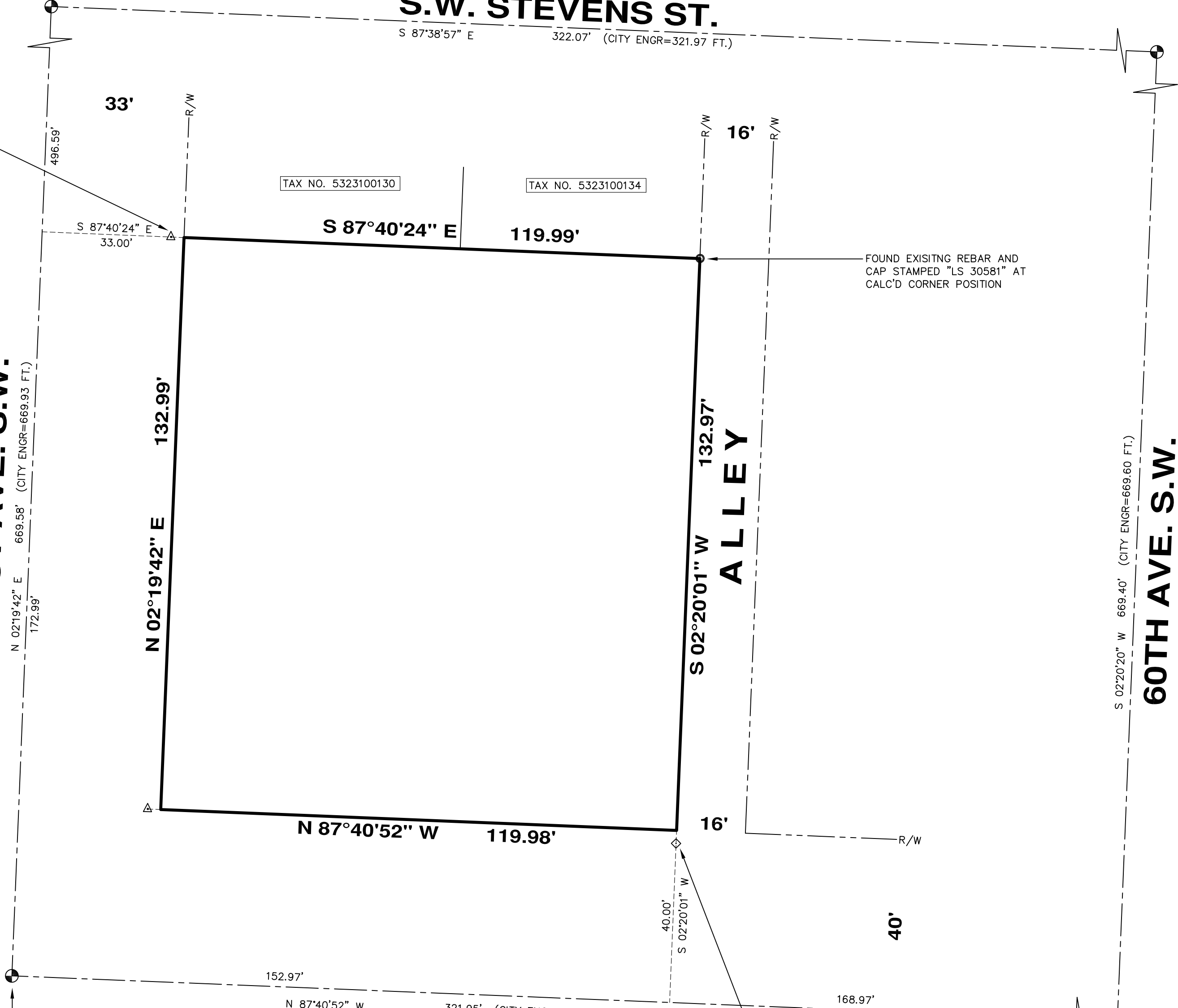
60TH AVE. S.W.

S.W. ADMIRAL WAY

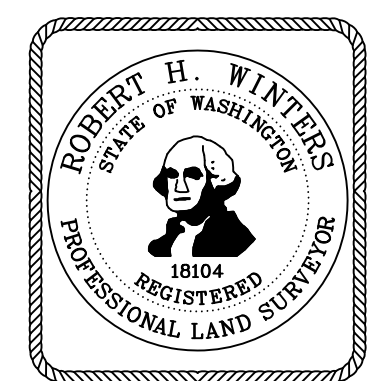
ALLEY

TAX NO. 5323100130

TAX NO. 5323100134



BLOCK & BOUNDARY DETAIL



DATE: _____

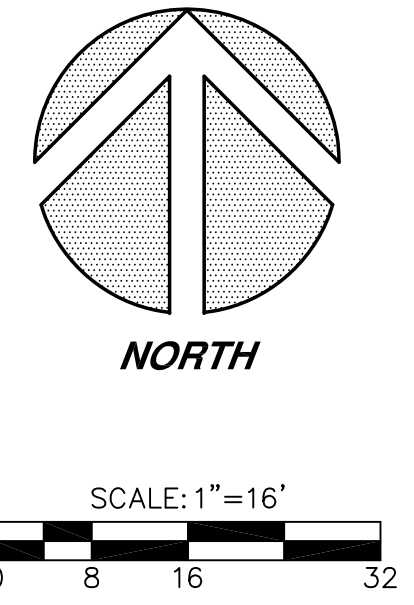
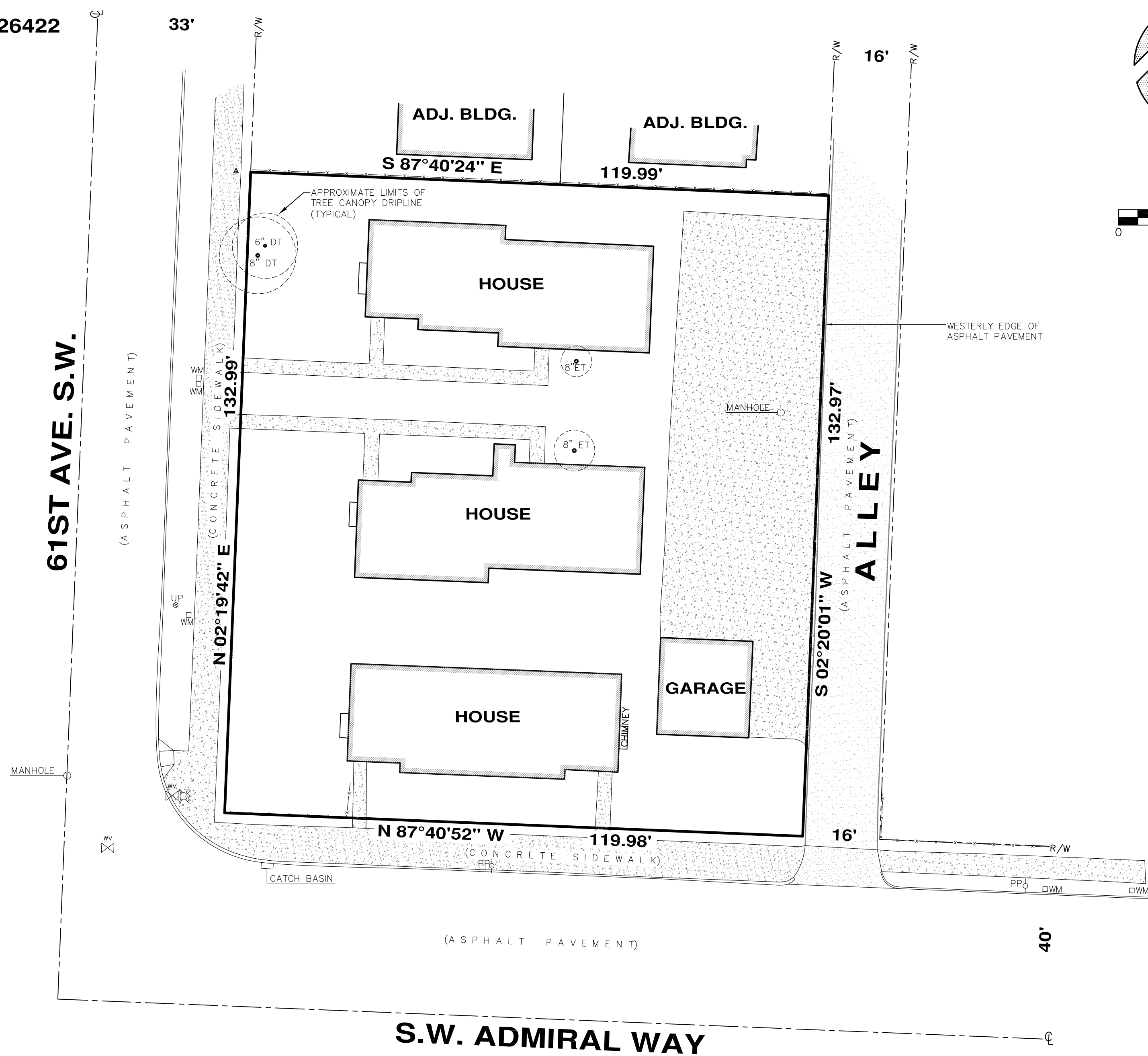
CHADWICK WINTERS
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KING COUNTY, WASHINGTON

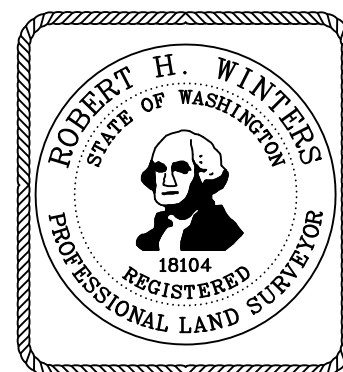
DRAWN BY: ACH	DATE: 12-21-16	PROJECT #: 16-5549
CHK. BY: RHW	SCALE: N/A	SHEET: 3 OF 15

16-5549X.DWG

PLAT OF ALKI 12
SUBDIVISION NO. 3026422



**EXISTING SITE
CONDITIONS DETAIL**



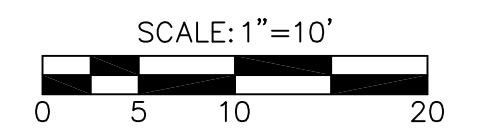
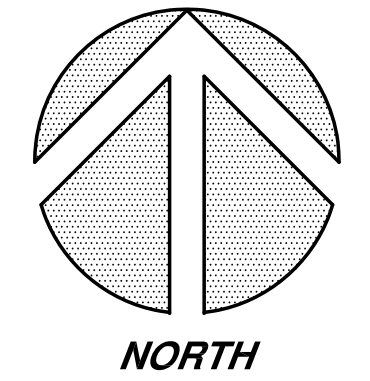
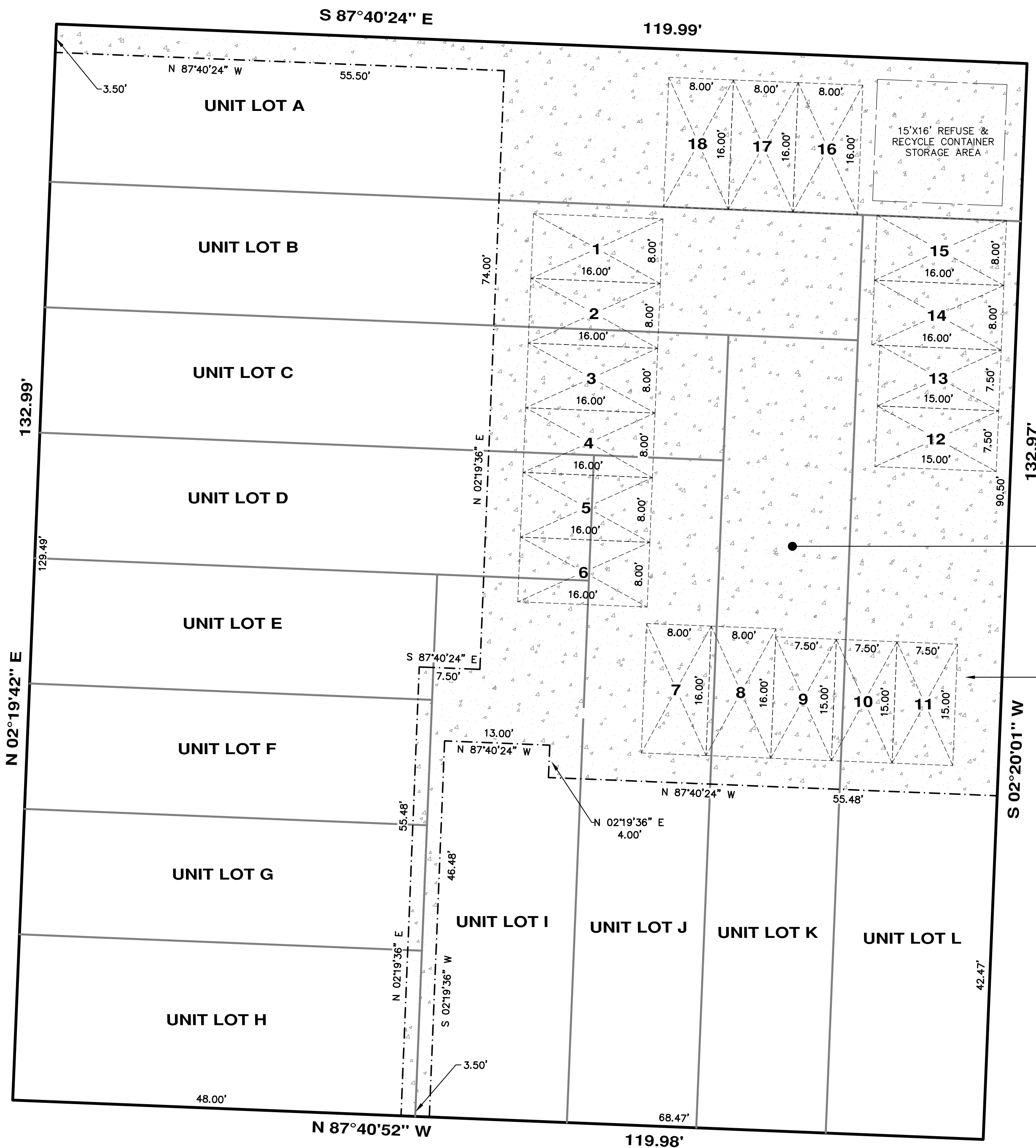
DATE: _____

CHADWICK WINTERS
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SURVEY IN:
SE 1/4, SW 1/4, SEC. 10, T. 24 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

16-5549Y.DWG		
DRAWN BY: ACH	DATE: 12-21-16	PROJECT #: 16-5549
CHK. BY: RHW	SCALE: 1" = 16'	SHEET: 4 OF 15

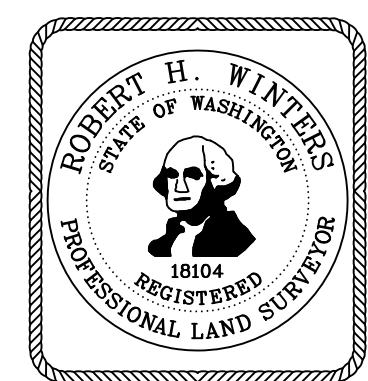
**PLAT OF ALKI 12
SUBDIVISION NO. 3026422**



ACCESS EASEMENT
LOCATION OF EASEMENT AREA FOR INGRESS, EGRESS, OFF STREET PARKING, PEDESTRIAN ACCESS AND REFUSE & RECYCLING CONTAINER STORAGE BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION

LOCATION OF OFF STREET PARKING SPACE TO BE ASSIGNED BY A SUBSEQUENT RECORDED DOCUMENT

ACCESS EASEMENT DETAIL



DATE: _____

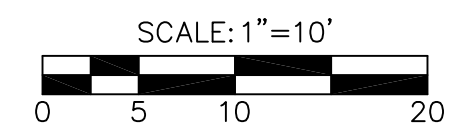
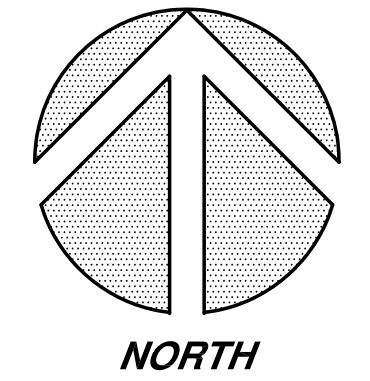
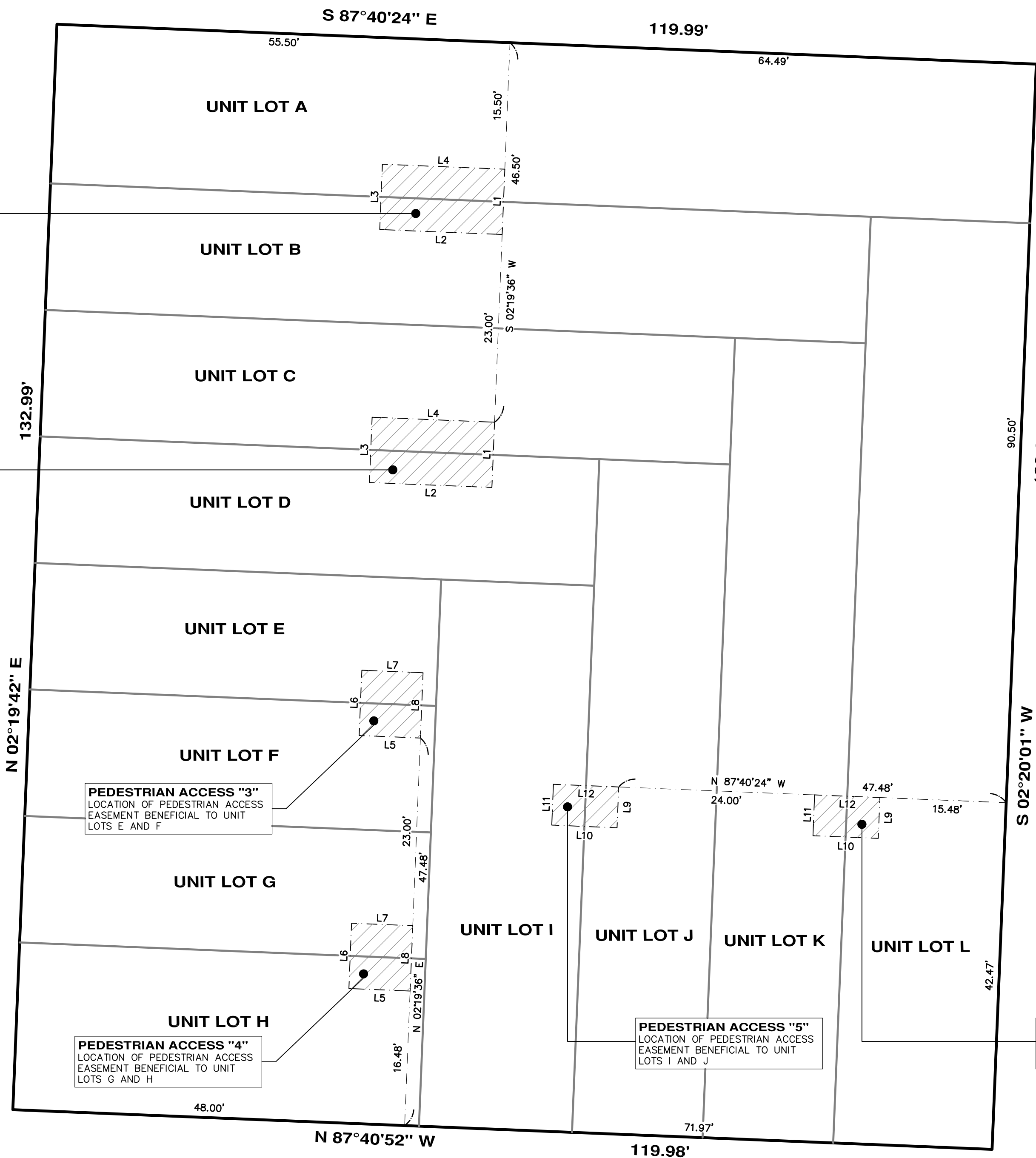
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SURVEY IN:
SE 1/4, SW 1/4, SEC. 10, T. 24 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

DRAWN BY: ACH	DATE: 12-21-16	PROJECT #: 16-5549
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 6 OF 15

16-5549Z.DWG

**PLAT OF ALKI 12
SUBDIVISION NO. 3026422**



PEDESTRIAN ACCESS "1"
LOCATION OF PEDESTRIAN ACCESS
EASEMENT BENEFICIAL TO UNIT
LOTS A AND B

PEDESTRIAN ACCESS "2"
LOCATION OF PEDESTRIAN ACCESS
EASEMENT BENEFICIAL TO UNIT
LOTS C AND D

PEDESTRIAN ACCESS "3"
LOCATION OF PEDESTRIAN ACCESS
EASEMENT BENEFICIAL TO UNIT
LOTS E AND F

PEDESTRIAN ACCESS "4"
LOCATION OF PEDESTRIAN ACCESS
EASEMENT BENEFICIAL TO UNIT
LOTS G AND H

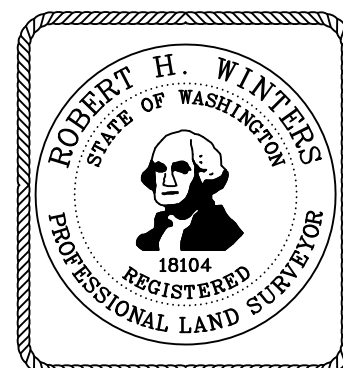
PEDESTRIAN ACCESS "5"
LOCATION OF PEDESTRIAN ACCESS
EASEMENT BENEFICIAL TO UNIT
LOTS I AND J

PEDESTRIAN ACCESS "6"
LOCATION OF PEDESTRIAN ACCESS
EASEMENT BENEFICIAL TO UNIT
LOTS K AND L

LINE TABLE:

LINE	BEARING	LENGTH
L1	S 02°19'36" W	8.00
L2	N 87°40'24" W	15.00
L3	N 02°19'36" E	8.00
L4	S 87°40'24" E	15.00
L5	N 87°40'24" W	7.50
L6	N 02°19'36" E	8.00
L7	S 87°40'24" E	7.50
L8	S 02°19'36" W	8.00
L9	S 02°19'36" W	5.00
L10	N 87°40'24" W	8.00
L11	N 02°19'36" E	5.00
L12	S 87°40'24" E	8.00

PEDESTRIAN EASEMENTS DETAIL



DATE: _____

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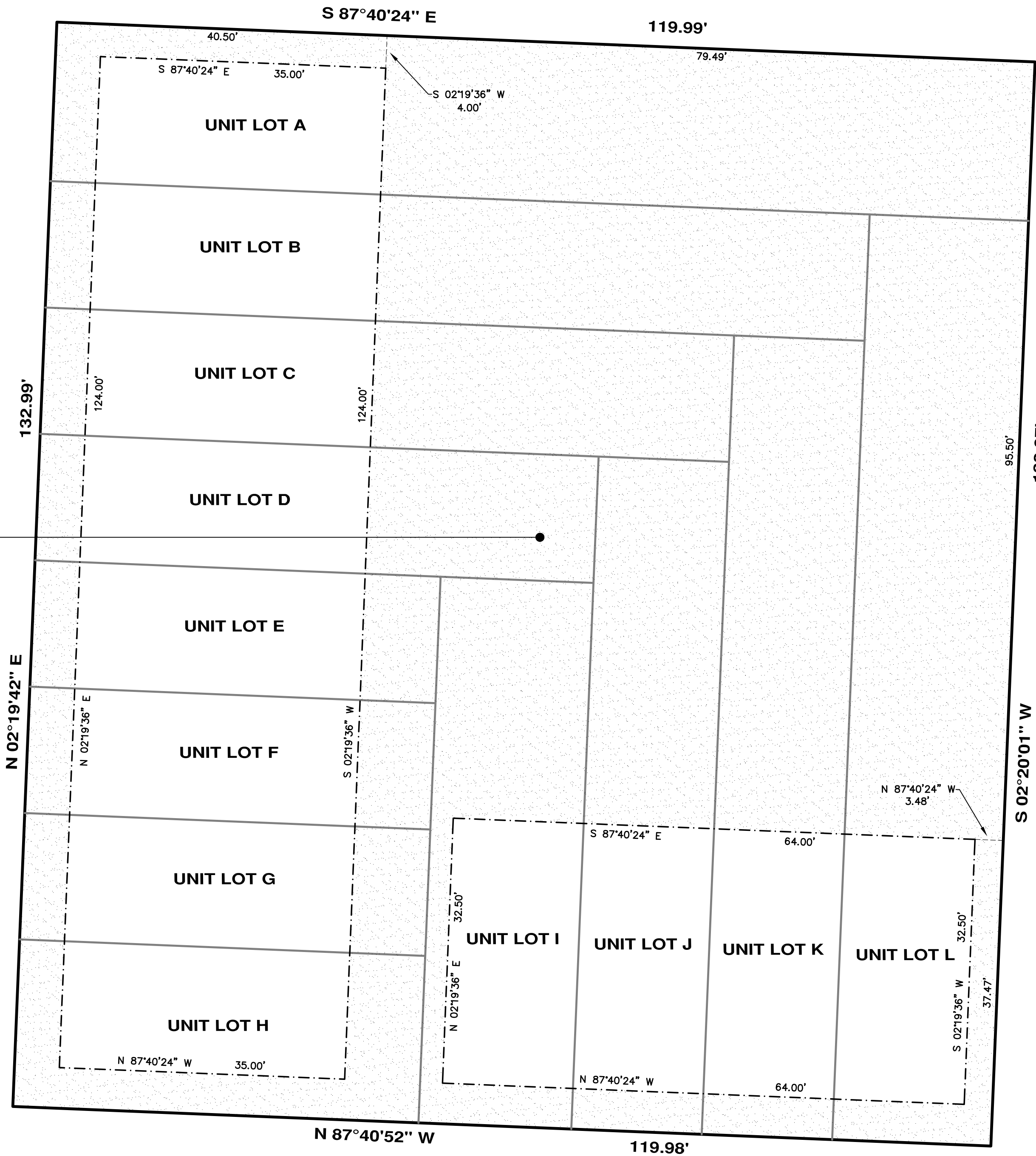
SURVEY IN:

**SE 1/4, SW 1/4, SEC. 10, T. 24 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON**

16-5549Z.DWG

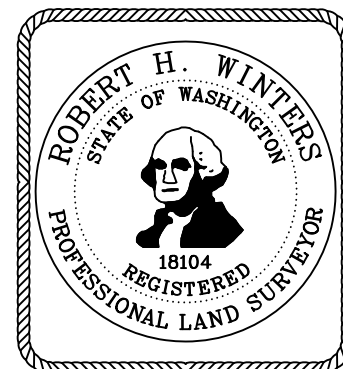
DRAWN BY: ACH	DATE: 12-21-16	PROJECT #: 16-5549
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 7 OF 15

**PLAT OF ALKI 12
SUBDIVISION NO. 3026422**



UTILITY & EMERGENCY ACCESS EASEMENT
LOCATION OF EASEMENT AREA FOR UTILITIES AND FOR EMERGENCY ACCESS FOR SEATTLE FIRE DEPARTMENT BENEFICIAL TO ALL LOTS AND PARCELS WITHIN THIS SUBDIVISION

UTILITY & EMERGENCY ACCESS
EASEMENT DETAIL



DATE: _____

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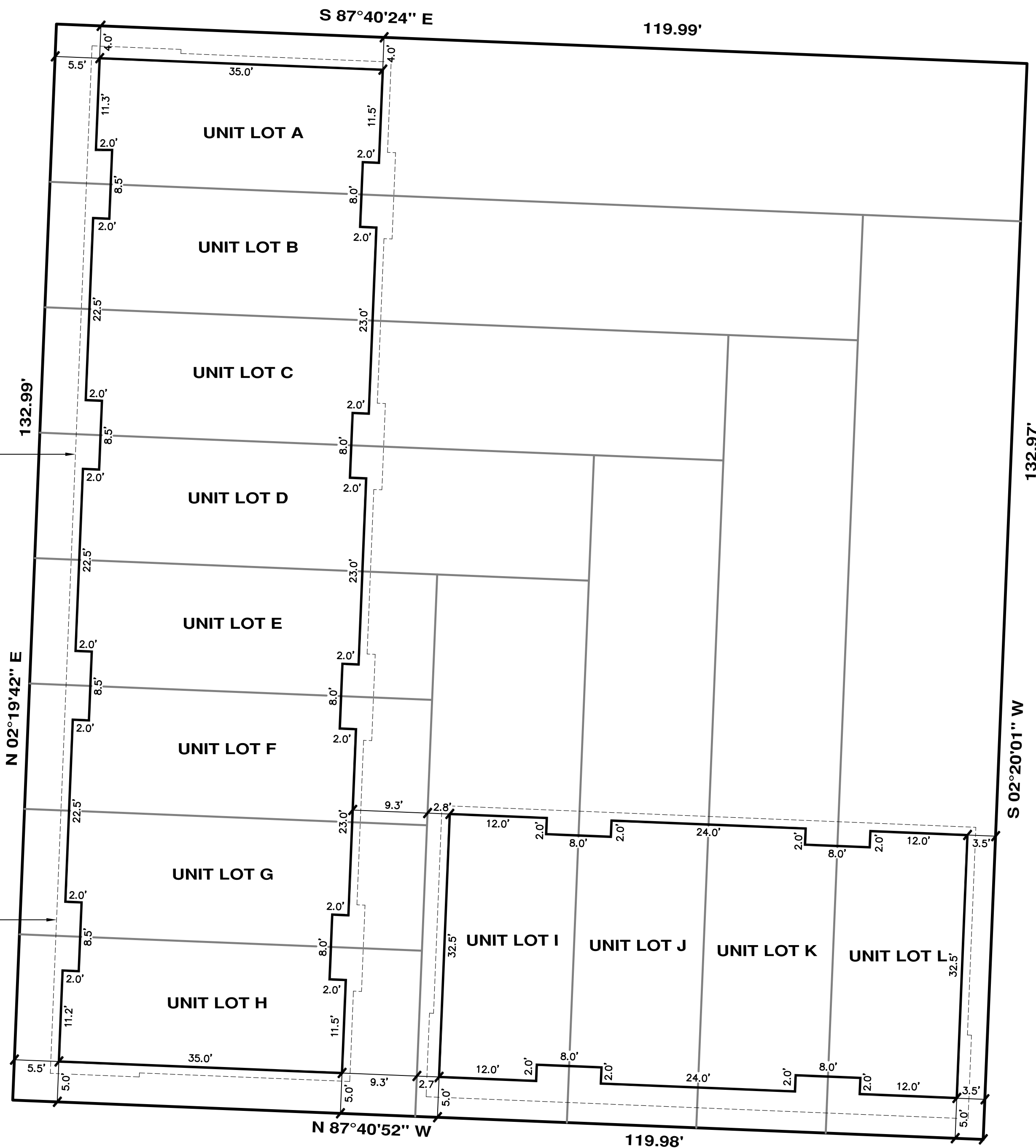
<small>DRAWN BY:</small> ACH	<small>DATE:</small> 12-21-16	<small>PROJECT #:</small> 16-5549
<small>CHK. BY:</small> RHW	<small>SCALE:</small> 1" = 10'	<small>SHEET:</small> 8 OF 15

16-5549Z.DWG

**PLAT OF ALKI 12
SUBDIVISION NO. 3026422**

LOCATION OF BUILDING
FOOTPRINT AT "FIRST
FLOOR GRADE"
(TYPICAL)

OUTERMOST LIMITS OF
ROOF/EAVE LINE
(TYPICAL)

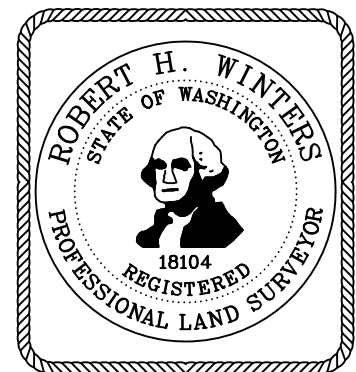


BUILDING DIMENSION DETAIL

(SEE "BUILDING NOTE")

BUILDING NOTE:

ALL BUILDING DIMENSIONS, FOOTPRINTS AND BUILDING OFFSET DISTANCES SHOWN HEREON ARE FROM INFORMATION SHOWN ON THE ARCHITECTURAL PLANS PREPARED BY NOVION GROUP, INC. ON BEHALF OF U DISTRICT INVESTMENTS, LLC. WE PROVIDE NO CERTIFICATION THAT THESE FOOTPRINTS, DIMENSIONS, OR OFFSETS ARE AS CONSTRUCTED.



DATE: _____

CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
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SURVEY IN:
 SE 1/4, SW 1/4, SEC. 10, T. 24 N., R. 3 E., W.M.
 KING COUNTY, WASHINGTON

DRAWN BY: ACH	DATE: 12-21-16	PROJECT #: 16-5549
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 9 OF 15

16-5549Z.DWG

**PLAT OF ALKI 12
SUBDIVISION NO. 3026422**

LOCATION OF ROOF PRIVATE AMENITY AREA BENEFICIAL TO UNIT LOT A. (783 SQ. FT.)

LOCATION OF ROOF PRIVATE AMENITY AREA BENEFICIAL TO UNIT LOT B. (735 SQ. FT.)

LOCATION OF ROOF PRIVATE AMENITY AREA BENEFICIAL TO UNIT LOT C. (735 SQ. FT.)

LOCATION OF ROOF PRIVATE AMENITY AREA BENEFICIAL TO UNIT LOT D. (735 SQ. FT.)

LOCATION OF ROOF PRIVATE AMENITY AREA BENEFICIAL TO UNIT LOT E. (735 SQ. FT.)

LOCATION OF ROOF PRIVATE AMENITY AREA BENEFICIAL TO UNIT LOT F. (645 SQ. FT.)

LOCATION OF ROOF PRIVATE AMENITY AREA BENEFICIAL TO UNIT LOT G. (645 SQ. FT.)

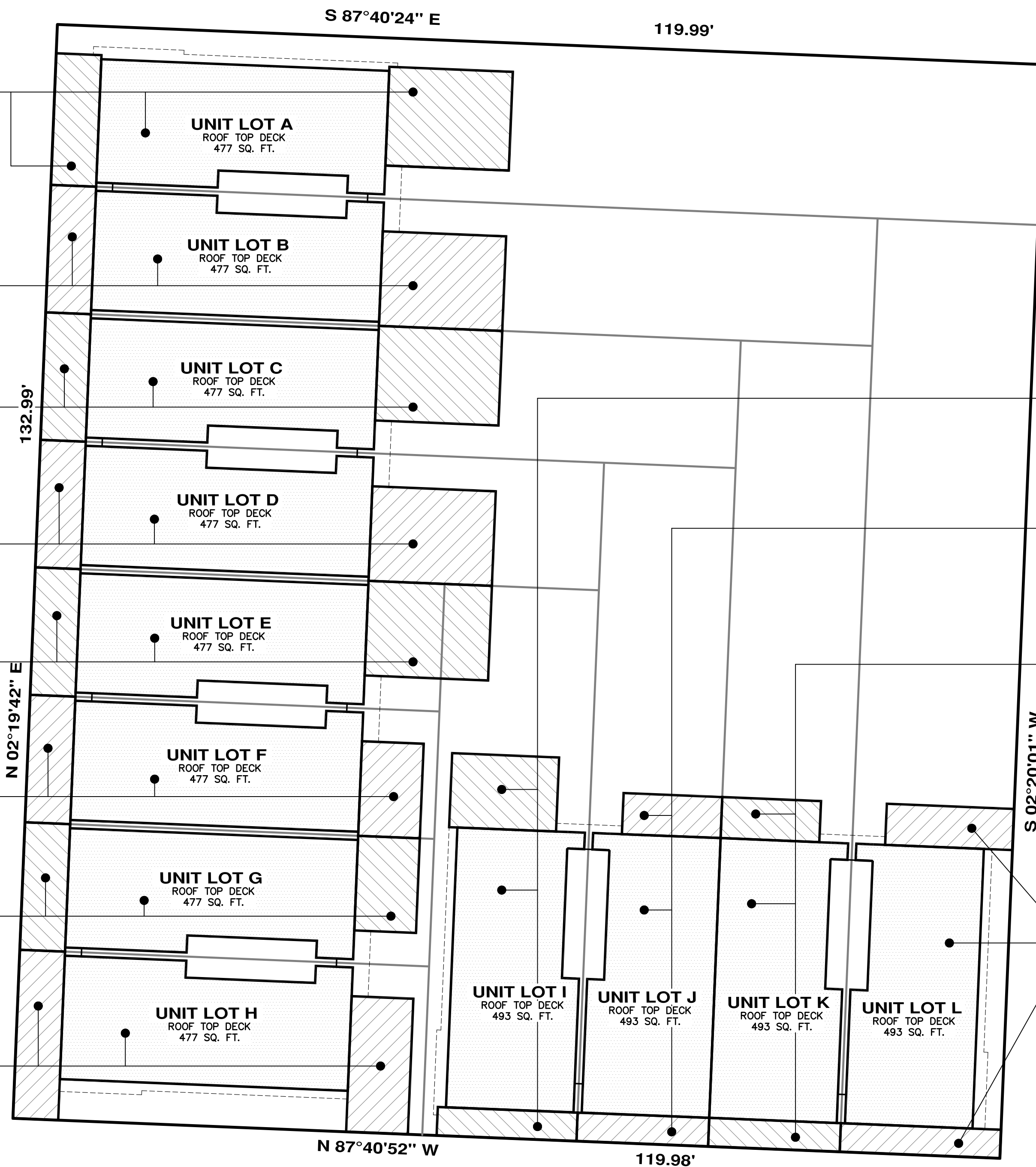
LOCATION OF ROOF PRIVATE AMENITY AREA BENEFICIAL TO UNIT LOT H. (691 SQ. FT.)

LOCATION OF ROOF PRIVATE AMENITY AREA BENEFICIAL TO UNIT LOT I. (670 SQ. FT.)

LOCATION OF ROOF PRIVATE AMENITY AREA BENEFICIAL TO UNIT LOT J. (616 SQ. FT.)

LOCATION OF ROOF PRIVATE AMENITY AREA BENEFICIAL TO UNIT LOT K. (616 SQ. FT.)

LOCATION OF ROOF PRIVATE AMENITY AREA BENEFICIAL TO UNIT LOT L. (647 SQ. FT.)

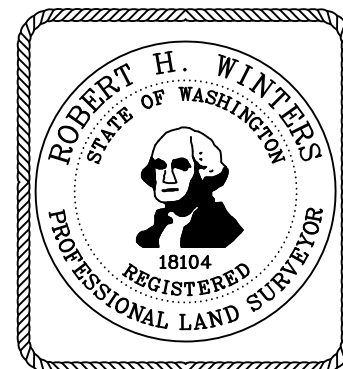


PRIVATE AMENITY AREA DETAIL

(SEE "PRIVATE AMENITY AREA NOTE")

PRIVATE AMENITY AREA NOTE:

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



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

**SE 1/4, SW 1/4, SEC. 10, T. 24 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON**

16-5549Z.DWG

DRAWN BY: ACH	DATE: 12-21-16	PROJECT #: 16-5549
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 10 OF 15

**PLAT OF ALKI 12
SUBDIVISION NO. 3026422**

PROPOSED UNIT LOT DESCRIPTIONS:

UNIT LOT A (2,340 SQ. FT.)

THAT PORTION OF LOT 13, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID LOT 13; THENCE S 00°20'01" W, ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 19.50 FT.; THENCE N 87°40'24" W, 119.99 FT.; THENCE N 02°19'42" E, 19.50 FT.; THENCE S 87°40'24" E, 119.99 FT. TO THE **POINT OF BEGINNING**

SUBJECT TO AND TOGETHER WITH 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 PERSONNEL AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS 1" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OFF STREET PARKING AND REFUSE & RECYCLE CONTAINER STORAGE AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.

UNIT LOT B (1,558 SQ. FT.)

THAT PORTION OF LOT 13, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID LOT 13; THENCE S 02°19'42" W, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 19.50 FT. TO THE **POINT OF BEGINNING**; THENCE S 87°40'24" E, 100.50 FT.; THENCE S 02°19'36" W, 15.50 FT.; THENCE N 87°40'24" W, 100.50 FT.; THENCE N 02°19'42" E, 15.50 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH 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 PERSONNEL AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS 1" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OFF STREET PARKING AND REFUSE & RECYCLE CONTAINER STORAGE AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.

UNIT LOT C (1,310 SQ. FT.)

THAT PORTION OF LOTS 13, 14, 15 AND 16, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID LOT 13; THENCE S 02°19'42" W, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 35.00 FT. TO THE **POINT OF BEGINNING**; THENCE S 87°40'24" E, 84.50 FT.; THENCE S 02°19'36" W, 15.50 FT.; THENCE N 87°40'24" W, 84.50 FT.; THENCE N 02°19'42" E, 15.50 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH 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 PERSONNEL AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS 2" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OFF STREET PARKING AND REFUSE & RECYCLE CONTAINER STORAGE AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.

UNIT LOT D (1,062 SQ. FT.)

THAT PORTION OF LOTS 14 AND 15, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID LOT 13; THENCE S 02°19'42" W, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 50.50 FT. TO THE **POINT OF BEGINNING**; THENCE S 87°40'24" E, 68.50 FT.; THENCE S 02°19'36" W, 15.50 FT.; THENCE N 87°40'24" W, 68.50 FT.; THENCE N 02°19'42" E, 15.50 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH 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 PERSONNEL AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS 2" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OFF STREET PARKING AND REFUSE & RECYCLE CONTAINER STORAGE AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.

UNIT LOT E (771 SQ. FT.)

THAT PORTION OF LOTS 14 AND 15, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

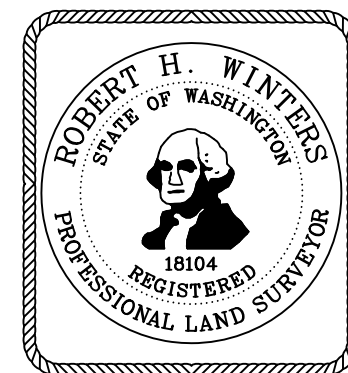
COMMENCING AT THE N.W. CORNER OF SAID LOT 13; THENCE S 02°19'42" W, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 66.00 FT. TO THE **POINT OF BEGINNING**; THENCE S 87°40'24" E, 49.75 FT.; THENCE S 02°19'36" W, 15.50 FT.; THENCE N 87°40'24" W, 49.75 FT.; THENCE N 02°19'42" E, 15.50 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH 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 PERSONNEL AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS 3" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OFF STREET PARKING AND REFUSE & RECYCLE CONTAINER STORAGE AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.



DATE: _____

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

SURVEY IN:
SE 1/4, SW 1/4, SEC. 10, T. 24 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

16-5549X.DWG

DRAWN BY: ACH	DATE: 12-21-16	PROJECT #: 16-5549
CHK. BY: RHW	SCALE: N/A	SHEET: 11 OF 15

**PLAT OF ALKI 12
SUBDIVISION NO. 3026422**

UNIT LOT F (771 SQ. FT.)

THAT PORTION OF LOTS 14 AND 15, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID LOT 13; THENCE S 02°19'42" W, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 81.50 FT. TO THE **POINT OF BEGINNING**; THENCE S 87°40'24" E, 49.75 FT.; THENCE S 02°19'36" W, 15.50 FT.; THENCE N 87°40'24" W, 49.75 FT.; THENCE N 02°19'42" E, 15.50 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH 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 PERSONNEL AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS 3" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OFF STREET PARKING AND REFUSE & RECYCLE CONTAINER STORAGE AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.

UNIT LOT G (771 SQ. FT.)

THAT PORTION OF LOTS 14 AND 16, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID LOT 13; THENCE S 02°19'42" W, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 97.00 FT. TO THE **POINT OF BEGINNING**; THENCE S 87°40'24" E, 49.75 FT.; THENCE S 02°19'36" W, 15.50 FT.; THENCE N 87°40'24" W, 49.75 FT.; THENCE N 02°19'42" E, 15.50 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH 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 PERSONNEL AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS 4" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OFF STREET PARKING AND REFUSE & RECYCLE CONTAINER STORAGE AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.

UNIT LOT H (1,019 SQ. FT.)

THAT PORTION OF LOTS 14 AND 15, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID LOT 13; THENCE S 02°19'42" W, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 112.50 FT. TO THE **POINT OF BEGINNING**; THENCE S 87°40'24" E, 49.75 FT.; THENCE S 02°19'36" W, 20.48 FT.; THENCE N 87°40'52" W, 49.75 FT.; THENCE N 02°19'42" E, 20.49 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH 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 PERSONNEL AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS 4" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OFF STREET PARKING AND REFUSE & RECYCLE CONTAINER STORAGE AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.

UNIT LOT I (1,256 SQ. FT.)

THAT PORTION OF LOT 15, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID LOT 13; THENCE S 02°20'01" W, ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 132.97 FT.; THENCE N 87°40'52" W, 51.48 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING N 87°40'52" W, 18.75 FT.; THENCE N 02°19'36" E, 66.98 FT.; THENCE S 87°40'24" E, 18.75 FT.; THENCE S 02°19'36" W, 66.98 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH 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 PERSONNEL AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS 5" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OFF STREET PARKING AND REFUSE & RECYCLE CONTAINER STORAGE AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.

UNIT LOT J (1,320 SQ. FT.)

THAT PORTION OF LOTS 15 AND 16, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

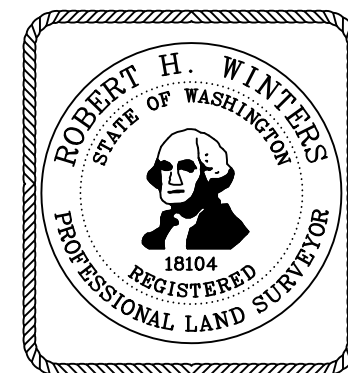
COMMENCING AT THE N.E. CORNER OF SAID LOT 13; THENCE S 02°20'01" W, ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 132.98 FT.; THENCE N 87°40'52" W, 35.47 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING N 87°40'52" W, 16.00 FT.; THENCE N 02°19'36" E, 82.48 FT.; THENCE S 87°40'24" E, 16.00 FT.; THENCE S 02°19'36" W, 82.48 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH 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 PERSONNEL AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS 5" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OFF STREET PARKING AND REFUSE & RECYCLE CONTAINER STORAGE AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.



DATE: _____

**CHADWICK
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SURVEY IN:
SE 1/4, SW 1/4, SEC. 10, T. 24 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

16-5549X.DWG

DRAWN BY: ACH	DATE: 12-21-16	PROJECT #: 16-5549
CHK. BY: RHW	SCALE: N/A	SHEET: 12 OF 15

**PLAT OF ALKI 12
SUBDIVISION NO. 3026422**

UNIT LOT K (1,568 SQ. FT.)

THAT PORTION OF LOT 16, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID LOT 13; THENCE S 02°20'01" W, ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 132.97 FT.; THENCE N 87°40'52" W, 19.48 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING N 87°40'52" W, 16.00 FT.; THENCE N 02°19'36" E, 97.98 FT.; THENCE S 87°40'24" E, 16.00 FT.; THENCE S 02°19'36" W, 97.98 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH 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 PERSONNEL AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS 6" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OFF STREET PARKING AND REFUSE & RECYCLE CONTAINER STORAGE AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.

UNIT LOT L (2,210 SQ. FT.)

THAT PORTION OF LOTS 16, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID LOT 13; THENCE S 02°20'01" W, ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 19.50 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 02°20'01" W, 113.47 FT.; THENCE N 87°40'52" W, 19.48 FT.; THENCE N 02°19'36" E, 113.48 FT.; THENCE S 87°40'24" E, 19.49 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH 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 PERSONNEL AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS 6" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OFF STREET PARKING AND REFUSE & RECYCLE CONTAINER STORAGE AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.

ACCESS EASEMENT

AN EASEMENT FOR INGRESS, EGRESS, OFF STREET PARKING, PEDESTRIAN ACCESS AND REFUSE & RECYCLING CONTAINER STORAGE BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION

THAT PORTION OF LOTS 13, 15 AND 16, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID LOT 13; THENCE S 02°20'01" W, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 90.50 FT.; THENCE N 87°40'24" W, 55.48 FT.; THENCE N 02°19'36" E, 4.00 FT.; THENCE N 87°40'24" W, 13.00 FT.; THENCE S 02°19'36" W, 46.48 FT.; THENCE N 87°40'52" W, 3.50 FT.; THENCE N 02°19'36" E, 55.48 FT.; THENCE S 87°40'24" E, 7.50 FT.; THENCE N 02°19'36" E, 74.00 FT.; THENCE N 87°40'24" W, 55.50 FT.; THENCE N 02°19'42" E, 3.50 FT.; THENCE S 87°40'24" E, 119.99 FT. TO THE **POINT OF BEGINNING**.

PEDESTRIAN ACCESS "1"

AN EASEMENT FOR PEDESTRIAN ACCESS BENEFICIAL TO UNIT LOTS A AND B

THAT PORTION OF LOT 13, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID LOT 13; THENCE S 87°40'34" E, ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 55.50 FT.; THENCE S 02°19'36" W, 15.50 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 02°19'36" W, 8.00 FT.; THENCE N 87°40'24" W, 15.00 FT.; THENCE N 02°19'36" E, 8.00 FT.; THENCE S 87°40'24" E, 15.00 FT. TO THE **POINT OF BEGINNING**.

PEDESTRIAN ACCESS "2"

AN EASEMENT FOR PEDESTRIAN ACCESS BENEFICIAL TO UNIT LOTS C AND D

THAT PORTION OF LOT 15, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID LOT 13; THENCE S 87°40'34" E, ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 55.50 FT.; THENCE S 02°19'36" W, 46.50 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 02°19'36" W, 8.00 FT.; THENCE N 87°40'24" W, 15.00 FT.; THENCE N 02°19'36" E, 8.00 FT.; THENCE S 87°40'24" E, 15.00 FT. TO THE **POINT OF BEGINNING**.

PEDESTRIAN ACCESS "3"

AN EASEMENT FOR PEDESTRIAN ACCESS BENEFICIAL TO UNIT LOTS E AND F

THAT PORTION OF LOT 15, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

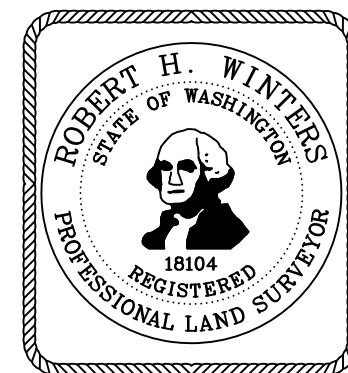
COMMENCING AT THE N.W. CORNER OF SAID LOT 13; THENCE S 02°19'42" W, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 132.99 FT.; THENCE S 87°40'52" E, 48.00 FT.; THENCE N 02°19'36" E, 47.48 FT. TO THE **POINT OF BEGINNING**; THENCE N 87°40'24" W, 7.50 FT.; THENCE N 02°19'36" E, 8.00 FT.; THENCE S 87°40'24" E, 7.50 FT.; THENCE S 02°19'36" W, 8.00 FT. TO THE **POINT OF BEGINNING**.

PEDESTRIAN ACCESS "4"

AN EASEMENT FOR PEDESTRIAN ACCESS BENEFICIAL TO UNIT LOTS G AND H

THAT PORTION OF LOT 15, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID LOT 13; THENCE S 02°19'42" W, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 132.99 FT.; THENCE S 87°40'52" E, 48.00 FT.; THENCE N 02°19'36" E, 16.48 FT. TO THE **POINT OF BEGINNING**; THENCE N 87°40'24" W, 7.50 FT.; THENCE N 02°19'36" E, 8.00 FT.; THENCE S 87°40'24" E, 7.50 FT.; THENCE S 02°19'36" W, 8.00 FT. TO THE **POINT OF BEGINNING**.



DATE: _____

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KING COUNTY, WASHINGTON

16-5549X.DWG

DRAWN BY: ACH	DATE: 12-21-16	PROJECT #: 16-5549
CHK. BY: RHW	SCALE: N/A	SHEET: 13 OF 15

**PLAT OF ALKI 12
SUBDIVISION NO. 3026422**

PEDESTRIAN ACCESS "5"

AN EASEMENT FOR PEDESTRIAN ACCESS BENEFICIAL TO UNIT LOTS I AND J

THAT PORTION OF LOT 15, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID LOT 13; THENCE S 02°20'01" W, ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 90.50 FT.; THENCE N 87°40'24" W, 47.48 FT. TO THE **POINT OF BEGINNING**; THENCE S 02°19'36" W, 5.00 FT.; THENCE N 87°40'24" W, 8.00 FT.; THENCE N 02°19'36" E, 5.00 FT.; THENCE S 87°40'24" E, 8.00 FT. TO THE **POINT OF BEGINNING**.

PEDESTRIAN ACCESS "6"

AN EASEMENT FOR PEDESTRIAN ACCESS BENEFICIAL TO UNIT LOTS K AND L

THAT PORTION OF LOT 16, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID LOT 13; THENCE S 02°20'01" W, ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 90.50 FT.; THENCE N 87°40'24" W, 15.48 FT. TO THE **POINT OF BEGINNING**; THENCE S 02°19'36" W, 5.00 FT.; THENCE N 87°40'24" W, 8.00 FT.; THENCE N 02°19'36" E, 5.00 FT.; THENCE S 87°40'24" E, 8.00 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 UNIT LOT SUBDIVISION

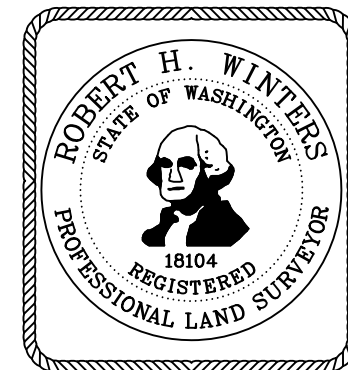
LOTS 13, 14, 15 AND 16, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA.

EXCEPT THOSE PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID LOT 13; THENCE S 87°40'24" E, ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 40.50 FT.; THENCE S 02°19'36" W, 4.00 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 02°19'36" W, 124.00 FT.; THENCE N 87°40'24" W, 35.00 FT.; THENCE N 02°19'36" E, 124.00 FT.; THENCE S 87°40'24" E, 35.00 FT. TO THE **POINT OF BEGINNING**.

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE N.E. CORNER OF SAID LOT 13; THENCE S 02°20'01" W, ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 95.50 FT.; THENCE N 87°40'24" W, 3.48 FT. TO THE **POINT OF BEGINNING**; THENCE S 02°19'36" W, 32.50 FT.; THENCE N 87°40'24" W, 64.00 FT.; THENCE N 02°19'36" E, 32.50 FT.; THENCE S 87°40'24" E, 64.00 FT. TO THE **POINT OF BEGINNING**.

AND ALSO EXCEPT THAT PORTION OF LOTS 14, 15 AND 16 HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 91104 FOR WEST HANFORD STREET AS PROVIDED BY CITY OF SEATTLE ORDINANCE NO. 29062.



DATE: _____

COMMON WALL AGREEMENT

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

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

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

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

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

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

ELECTRICAL, TELEPHONE & CABLE T.V. EASEMENT AGREEMENT

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

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

EASEMENT MAINTENANCE AGREEMENT

SAID EASEMENTS OF THIS SHORT PLAT 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

**CHADWICK
WINTERS** *RS*
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1422 N.W. 85TH ST., SEATTLE, WA 98117
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WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
SE 1/4, SW 1/4, SEC. 10, T. 24 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

<small>DRAWN BY:</small> ACH	<small>DATE:</small> 12-21-16	<small>PROJECT #:</small> 16-5549
<small>CHK. BY:</small> RHW	<small>SCALE:</small> N/A	<small>SHEET:</small> 14 OF 15

16-5549X.DWG

**PLAT OF ALKI 12
SUBDIVISION NO. 3026422**

JOINT USE / MAINTENANCE AGREEMENT

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

1ST - EACH OWNER IS RESPONSIBLE FOR THE MAINTENANCE REPAIR AND WELL-KEEPING OF THEIR INDIVIDUAL TOWNHOME. EACH OWNER SHALL KEEP THEIR TOWNHOME AND PROPERTY IN GOOD STATE OF REPAIR, AND WILL KEEP THE DRIVEWAY (PERMANENT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES) CLEAR AT ALL TIMES. EASEMENTS HAVE BEEN CREATED AND ARE PART OF THIS SHORT 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 SHORT SUBDIVISION, THE COSTS WILL BE SHARED EQUITABLY IN BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER(S) AREA OF ROOF ON THAT BUILDING. SUCH A ROOF REPLACEMENT WILL BE REQUIRED EVERY 25 YEARS (OR AS WARRANTED BY THE ROOFING MATERIAL MANUFACTURER) UNLESS DELAYED BY MUTUAL AGREEMENT OF THE OWNER(S) OF THAT BUILDING

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

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

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

PRIVATE AMENITY AREA AGREEMENT

THE UNIT LOTS SHOWN HEREON, HAVING A PERMANENT, DEDICATED PRIVATE AMENITY AREA, AS SHOWN ON THE FACE OF THE SHORT PLAT, 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.

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

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

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3026422
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR'S TAX PARCEL NO.'S 5323100150, 5323100152,
5323100151 AND 5323100141

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 13, 14, 15 AND 16, BLOCK 2, MCGINNIS REPLAT OF THE WEST HALF OF LOT 12, PLAT OF ALKI POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WA.

EXCEPT THAT PORTION OF LOTS 14, 15 AND 16 HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 91104 FOR WEST HANFORD STREET AS PROVIDED BY CITY OF SEATTLE ORDINANCE NO. 29062.

(BEING AN EASEMENT OVER THE ENTIRE AREA OF THIS CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3026422; EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID SUBDIVISION.)

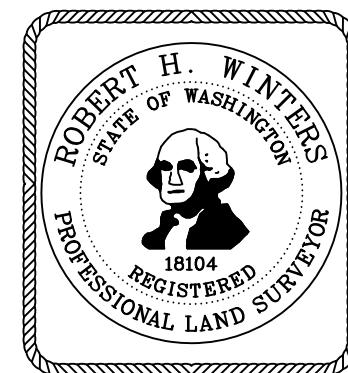
TOGETHER WITH THE RIGHT AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF INGRESS TO AND EGRESS FROM THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, REMOVING, RENEWING, ALTERING, CHANGING, PATROLLING, ENERGIZING AND OPERATING SAID ELECTRIC SYSTEM.

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

IT IS FURTHER COVENANTED AND AGREED THAT NO STRUCTURE OR FIRE HAZARDS WILL BE ERECTED OR PERMITTED WITHIN THE ABOVE DESCRIBED PROPERTY, OTHER THAN THOSE PROPOSED STRUCTURES SHOWN ON THIS SUBDIVISION, WITHOUT PRIOR WRITTEN APPROVAL FROM THE GRANTEE, ITS SUCCESSORS AND ASSIGNS; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE'S 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**
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SE 1/4, SW 1/4, SEC. 10, T. 24 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

16-5549X.DWG

DRAWN BY: ACH	DATE: 12-21-16	PROJECT #: 16-5549
CHK. BY: RHW	SCALE: N/A	SHEET: 15 OF 15

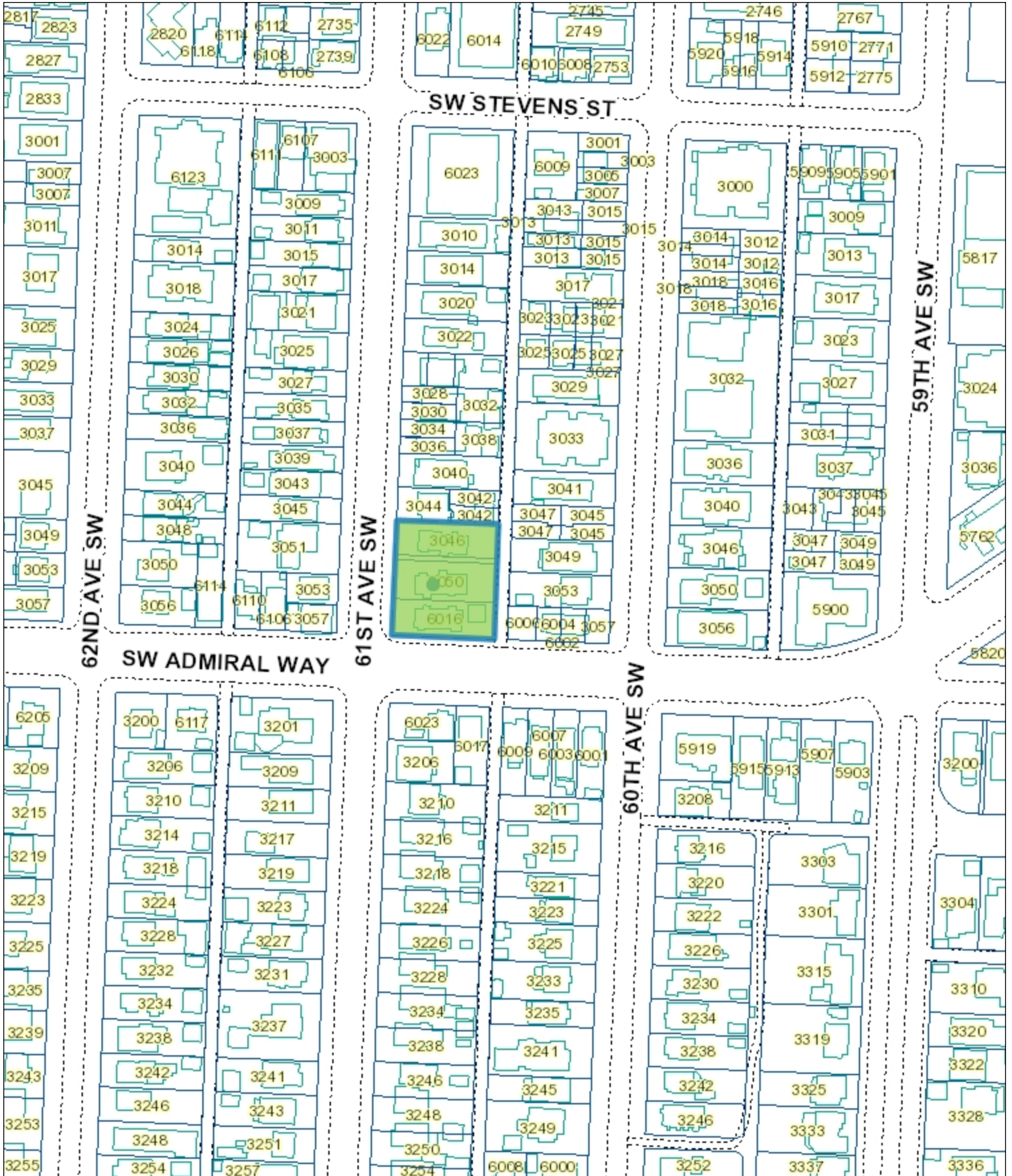


3026422-FULL UNIT LOT SUB

30350 61ST AVE SW
MAP PAGE: 122



Feet
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Permit Number:
3026422



CITY OF SEATTLE

Land Use Permit

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700)
P.O.
Seatt
(206

APN #:
532310-0141
532310-0150
532310-0151
532310-0152

Site Address: 3050 61ST AVE SW, SEATTLE, WA
Building ID(s): NONE
Location:
Legal Description: LOTS 13,14,15,16 BLOCK 2, MC GINNIS REPL AT WEST HALF OF LOT 12 OF 4 LESS STREET
Records Filed At: 3050 61ST AVE SW

OWNER
MARK BRASETH
 3835 WEST MARGINAL WAY SW
 5120 SW WAITE ST SEATTLE WA 98116
 SEATTLE, WA 98106
 Ph: (206) 841-4445

APPLICANT
BRANDON WINTERS
 1422 NW 85TH ST
 SEATTLE, WA 98117
 Ph: (206) 297-0996 Fax: (206) 297-0996

Primary Applicant

Application Date
Approved for Issuance Date:
Expiration Date

Fees Paid:
As of Print Date

Description of Project: Land Use Application to subdivide one development site into 12 unit lots (Full Unit Lot Subdivision). subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied parcel and not to each of the new unit lots. Environmental review conducted under #3025537.

Permit Remarks:

Use: TRAO Applies: Land Use Conditions: N Decision Type: III	Approved Uses	Location	Zoning/Overlays: Lowrise-1 Liquefaction Prone Soils Alki Parking Overlay Dis Scenic View Within 500 F Arterial Within 100ft

Land Use Component Information

Component Type	Component Detail	Outcome
SUBDIVISION PLAT	UNIT LOT SUBDIVISION	

A/P #	Related Cases/Permits	Project Contacts	Name
None			

Applicant Signature: _____ **Date:** _____

Schwinn, Jodee

From: City Clerk Filing
Sent: Friday, January 20, 2017 2:07 PM
To: Sanchez, Emilia; Schwinn, Jodee; Barron, Linda
Subject: FW: Land Use Filing - FW: 3026422- 3050 61st Ave SW Full Subdivision

From: Freeman, Ketil
Sent: Friday, January 20, 2017 2:06:51 PM (UTC-08:00) Pacific Time (US & Canada)
To: City Clerk Filing
Subject: Land Use Filing - FW: 3026422- 3050 61st Ave SW Full Subdivision

Hello Emilia and Jodee:

Here's a Full subdivision that came in earlier this month. I would title the CF thusly:

Full unit lot subdivision application of Mark Braseth, to subdivide one parcel into 12 unit lots at 3050 61st Avenue Southwest (Project No. 3026422, Type III).

Ketil, 48178

From: Brown, Sherri L
Sent: Tuesday, January 03, 2017 4:04 PM
To: Freeman, Ketil <Ketil.Freeman@seattle.gov>
Subject: 3026422- 3050 61st Ave SW Full Subdivision



3026422- FULL
SUB PLAT.pdf



3026422-FULL ULS
MAP.pdf

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3026422- FULL
SUB PLAT.pdf



3026422-FULL ULS
MAP.pdf

Permit Number:
3026422



CITY OF SEATTLE

Land Use Permit

Seatt
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7001
P.O.
Seatt
(206

APN #:
532310-0141
532310-0150
532310-0151
532310-0152

Site Address: **3050 61ST AVE SW, SEATTLE, WA**

Building ID(s): NONE
Location:

Legal Description: LOTS 13,14,15,16 BLOCK 2, MC GINNIS REPL AT WEST HALF OF LOT 12 OF A
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Records Filed At: 3050 61ST AVE SW

OWNER
MARK BRASETH
3835 WEST MARGINAL WAY SW
5120 SW WAITE ST SEATTLE WA 98116
SEATTLE, WA 98106
Ph: (206) 841-4445

APPLICANT
BRANDON WINTERS
1422 NW 85TH ST
SEATTLE, WA 98117
Ph: (206) 297-0996 Fax: (206) 297-0996

Primary Applicant

Application Date
Approved For Iss
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Fees Paid:
As of Print Date

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Use:
TRAO Applies:
Land Use Conditions: N
Decision Type: III

Approved Uses	Location

Zoning/Overlays:
Lowrise-1
Liquefaction Prone Soils
Alki Parking Overlay Dis
Scenic View Within 500 F
Arterial Within 100ft

Land Use Component Information

Component Type	Component Detail	Outcome
SUBDIVISION PLAT	UNIT LOT SUBDIVISION	

A/P#	Related Cases/Permits
None	

Project Contacts	Name

Applicant Signature: _____ Date: _____

Thank you,



Sherri Brown

Address/Land Use Intake Specialist II

City of Seattle Department of Construction and Inspections

P.O. Box 34019, Seattle, WA 98124-4019

P: 206.615-0599 | F: 206.233-7866 sherri.brown@seattle.gov

Thank you,



Sherri Brown

Address/Land Use Intake Specialist II

City of Seattle Department of Construction and Inspections

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