



Land Use Referrals

Type of Approvals: **Unit Lot Subdivision** CITY CLERK

Project Number: **3020260**

Site Address: **4809 S WILLOW ST**

Environmental Review Required? **No**

Full Subdivision	PCD/Public Projects	Rezone/Council Cond. Use	Major Inst. Master Plan/PD's	Short Plat/LBA	Shoreline Permit	Other
X						

Selected Agencies	Please Review the attached application and send your response within fourteen (14) days to: LU Routing Coordinator: PRC E-Mail: prc@seattle.gov Fax #: (206) 233-7901 Mail Stop: SMT-21-00 Assigned Planner: has not been assigned yet Email: @seattle.gov
	Addressing
	Building Plans Examiner
X	City Clerk (CH 03-10)-DPD EPLAN APPLICATION ATTN: Emillia Sanchez, Jodee Schwinn
	City Light Plan Review Team (SMT 3460) - LBA, SPs, Full Subs only
	City Light Real Estate (SMT 3012) - Unit Lot Sub and Full Unit Lot Sub only
	Department of Natural Resources
	Drainage Review
	Fire (FM 02-04) ** Fire review not required for short ULS when ONLY creating unit lots **
	Geo-technical Engineer
	Health (PH-1100)
	Metro – Environmental Planning
	Office of Housing –SMT-57-00
	Other
	Parks & Recreation (PK 01-01)
	SDOT – Street Use (SMT - 3900)
	Sign Inspector
	Water (SMT 49-00)
	WSDOT- To: Local Area Manager PO Box 330310, Seattle, WA 98133-9710
	Zoning Review

Application Date: 9/24/2015

Date Referred: 9/15/2024

2 Week Target Date: Click here to enter a date. 4 Week Target Date: Click here to enter a date.

DPD

700 5th Ave Ste 2000, PO Box 34019
Seattle, WA 98124-4019
(206) 684-8600

LAND USE Application

Report Date 09/24/2015 11:46 AM

Submitted By

Page 1

A/P # 3020260 DISCRETIONARY LAND USE ACTION

Application Information

Stages

	Date / Time	By	Date / Time	By
Processed	09/24/2015 07:21	STALLWM	Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Associated Information				Valuation	
Type of Work	FULL C FULL REVIEW (COMPLEX)	# Plans	1	Declared Valuation	0.00
Dept of Commerce	MF MULTIFAMILY	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group		Actual Valuation	0.00

Description of Work

Land Use application to subdivide one parcel into 26 unit lots. Parcel sizes range from 1,120sf to 2,262sf. The construction of residential units has been approved under Project #6146807. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. Environmental review has been conducted under 3007798.

Parent A/P #

Project #	Size/Area	Proposed Start	% Complete Formula	Project/Phase Name	Size Description	Proposed Stop	Phase #	Subdivision Code	% Completed
3020260	0.00								0.00

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC230538 Foreign

Effective Expire

Name MICHAEL & VEENY VAN LAI

Day Phone (206)310-3325 Eve Phone Organization

Pager PIN # Position

Fax Mobile Profession

E-Mail

Address 1700 21ST AVE S SUITE 100 SEATTLE, WA 98144

Comments No Comments

Special Inspections

Special Inspection Qualifications

Principal

FILED
CITY OF SEATTLE
2015 SEP 28 AM 10:03
CITY CLERK

SI Qualifications

SI Category	Suspended	Susp-End Dt	Expired	Comments
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There are no items in this list

Primary N Capacity OTHER Other FIN RESP Contact ID AC230538 Foreign

Effective Expire

Name MICHAEL & VEENY VAN LAI

Day Phone (206)310-3325 Eve Phone Organization

Pager PIN # Position

Fax Mobile Profession

E-Mail

Address 1700 21ST AVE S SUITE 100 SEATTLE, WA 98144

Comments No Comments

700 5th Ave Ste 2000, PO Box 34019
Seattle, WA 98124-4019
(206) 684 -8600

Report Date 09/24/2015 11:46 AM

Submitted By

Page 2

Special Inspections

Special Inspection Qualifications

Principal

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
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There are no items in this list

Primary Y Capacity APPL Contact ID AC42411 Foreign
 Effective Expire
 Name THOMAS WOLDENDORP
 Day Phone (425)298-4412 Eve Phone Organization SITE SURVEYING
 Payer PIN # Position PRINCIPAL
 Fax (425)298-4414 Mobile Profession
 E-Mail
 Address 21923 NE 11TH STREET
 SAMMAMISH, WA 98074
 Comments No Comments
 Special Inspections

Special Inspection Qualifications

Principal

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
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There are no items in this list

Contractors

No Contractors

Template Type	A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
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No Log Entries



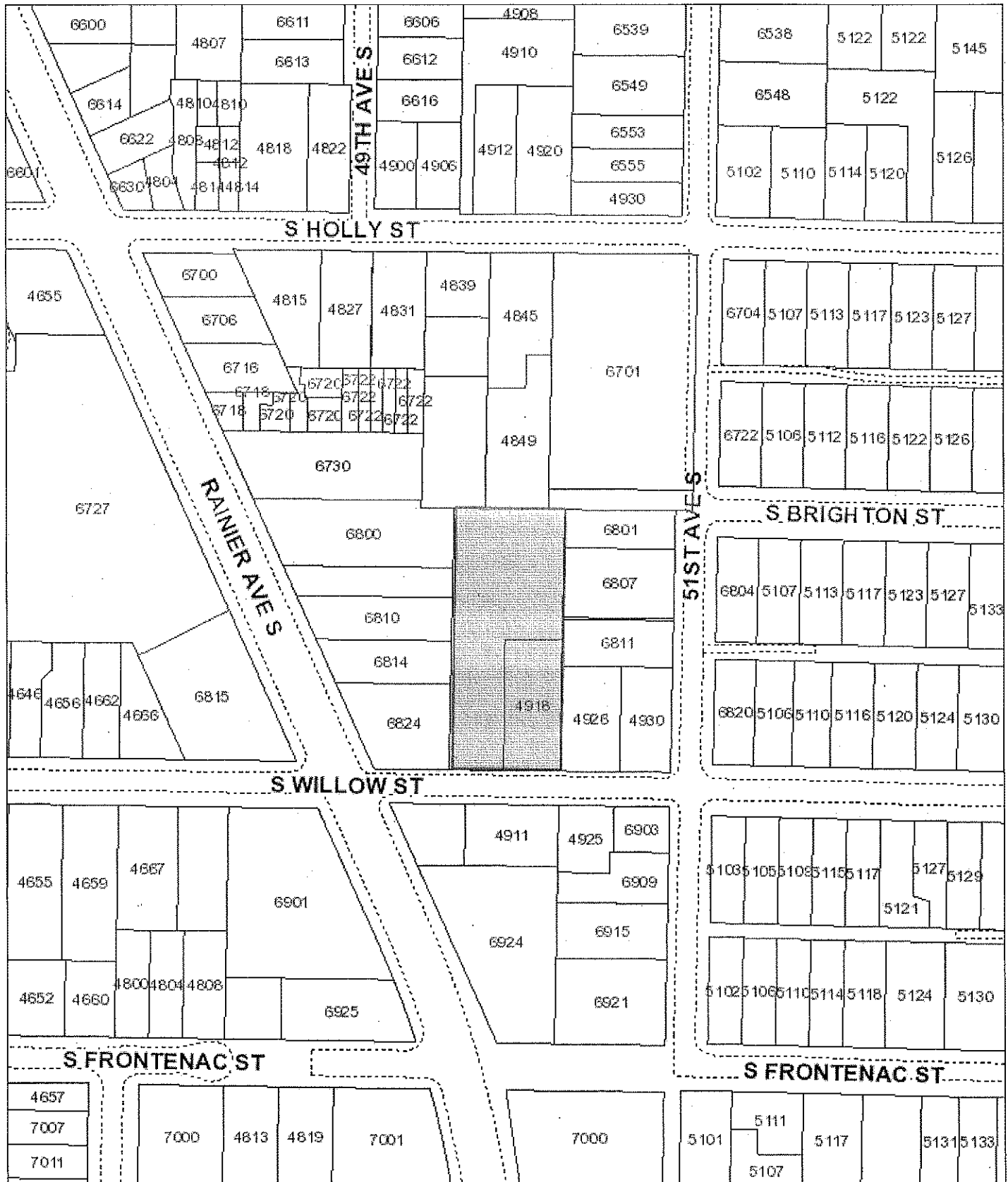
3020260 Full Unit Lot Subdivision

4809 S WILLOW ST
MAP 174



Feet

0 150



UNIT LOT SUBDIVISION NO. 3020260

GRANTOR (Owners) SEATTLE MODERN LIVING, LLC
GRANTEE: CITY OF SEATTLE
KING COUNTY, WASHINGTON
TRACT 59 BLOCK BRIGHTON BEACH ACRES TRACTS PLAT 9143

ASSESSOR'S PROPERTY TAX PARCEL# 110690-0655 & 110690-0680
RELATED PROJECT NO. 6357288
THOMAS WOLDENDORP
21923 NE 11TH ST
SAMMAMISH, WA 98074
PH: 425-298-4412

DECLARATION: WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE (AND CONTRACT PURCHASER(S)) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THROUGH PURSUANT TO THE LAND USE AND DEVELOPMENT CODE OF THE CITY OF SEATTLE AND THE SUBDIVISION OF SAME AND THAT SAID SHORT PLAT HAS BEEN MADE IN THE BEST INTEREST OF THE PUBLIC AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S), IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

SEATTLE MODERN LIVING, LLC ITS REPRESENTATIVE
STATE OF WASHINGTON)
COUNTY OF KING) ss.

I CERTIFY THAT KNOW OR HAVE SATISFACTORY EVIDENCE THAT IS THE PERSON WHO APPEARED BEFORE ME, AND HE ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON DASH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT, AND THAT HE/SHE IS FULLY COMPETENT TO EXECUTE THIS INSTRUMENT, AND THAT HE/SHE IS NOT UNDER ANY LEGAL RESTRICTIONS OR DISABILITIES THAT WOULD PREVENT HIM/HER FROM DOING SO. AND HE/SHE HAS BEEN ADVISED OF THE NATURE AND CONSEQUENCES OF HIS/HER ACTIONS AND PURPOSES MENTIONED IN THE INSTRUMENT.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS DAY OF 2015.

SIGNATURE:
NAME AS COMMISSIONER:
TITLE:
MY APPOINTMENT EXPIRES:
APPROVAL:
CITY OF SEATTLE
DEPARTMENT OF PLANNING & DEVELOPMENT
DAVE SIGMUND, DIRECTOR

EXAMINED AND APPROVED THIS DAY OF 2015 FOR DIRECTOR, DPD
BY:
KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS DAY OF 2015
ASSESSOR

MANAGER
SUPT. OF RECORDS
RECORDERS CERTIFICATE
FILED FOR RECORD THIS DAY OF 2015 AT M IN BOOK OF SURVEYS, PAGE AT THE REQUEST OF SITE SURVEYING, INC.

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 INTEREST IN THIS SEATTLE SHORT SUBDIVISION THAT:
EACH OWNER IS RESPONSIBLE FOR THE MAINTENANCE REPAIR AND WELL KEEPING OF THEIR INDIVIDUAL HOME ON THAT OWNERS LOT. EACH OWNER SHALL KEEP THEIR HOME AND PROPERTY IN GOOD STATE OF REPAIR AND WILL KEEP THE INGRESS, EGRESS AND UTILITIES EASEMENT CLEAR AT ALL TIMES. LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER(S).
EACH OWNER SHALL SHARE EQUALLY IN THE COSTS FOR MAINTENANCE AND REPAIR OF THE COMMON DRAINAGE AND SIDE SEWER FACILITIES. ALL PARTIES UNDERSTAND THAT CERTAIN UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, TELEPHONE, CABLE, SANITARY SEWER, STORM WATER AND WATER, MAY CROSS ABOVE, BELOW OR THROUGH SAID PROPERTIES. EACH PARTY AGREES NOT TO ALTER OR DAMAGE SUCH UTILITIES AND THAT ACCESS SHALL BE GRANTED IN ORDER TO REPAIR OR MAINTAIN SUCH UTILITIES AND THAT THE REPAIR AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE BENEFITING OWNERS.

THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL ACCELERATED PARTIES AND THEIR HEIRS ASSIGNS AND SUCCESSORS FOREVER.
GENERAL NOTES
1. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON N160 5.0 TOTAL STATION PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 325.190-090.

NOTES
THE UNIT LOTS CREATED BY THIS UNIT LOT SUBDIVISION ARE NOT SEPARATE BUILDING LOTS. ADDITIONAL DEVELOPMENT ON ANY INDIVIDUAL UNIT LOT IN THIS UNIT LOT SUBDIVISION MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT LOT PURSUANT TO APPLICATION PROVISIONS OF THE SEATTLE LAND USE CODE.
AN EASEMENT HAS BEEN GRANTED TO SEATTLE CITY LIGHT AS SHOWN ON SHEET 1 OF 10.

SEATTLE CITY LIGHT EASEMENT
CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3020260
EASEMENT (OVERHEAD AND UNDERGROUND) PARCEL NO. 110690-0655 & 110690-0680 KING COUNTY ASSESSORS TAX PARCEL NO. 110690-0655 & 110690-0680
THIS EASEMENT GRANTS TO THE CITY OF SEATTLE THE RIGHT, PRIME AND AUTHORITY TO INSTALL, CONSTRUCT, ELECT, 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, VALVES, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUIT, WIRES AND OTHER NECESSARY OR CONVENIENT APPURTENANCES TO MAKE SAID UNDERGROUND AND OVERHEAD INSTALLATIONS AN INTEGRATED ELECTRIC SYSTEM. ALL SUCH ELECTRICAL SYSTEMS SHALL BE LOCATED AND THEREAFTER ACCESS, OVER, UPON, AND THROUGH THE LANDS SHOWN ON THIS INSTRUMENT (PROPERTY) SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

TRACT 59, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON.
(BEING AN EASEMENT OVER THE ENTIRE AREA OF THIS CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3020260, 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, REPAIRING, ENERGIZING, OPERATING AND MAINTAINING ELECTRIC SYSTEMS, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO CONDUCT SURVEYS, 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 HAZARD TO SAID ELECTRIC SYSTEM.
IT IS FURTHER COVENANTED AND AGREED THAT NO STRUCTURE OR FIRE HAZARD 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 OR DAMAGE FACILITIES ON THEIR SOLIDITY OR UNDERWIRE ANY PORTION THEREOF AND THAT NO STRUCTURE OR SIGN, WHETHER PERMANENTLY OR TEMPORARILY, SHALL BE ERECTED OR PLACED ON THE PROPERTY WHICH WILL INTERFERE WITH THE OPERATION AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.

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 AND TELEPHONE SYSTEMS OR SAID ELECTRIC SYSTEMS SHALL BE REINSTALLED AND OPERATIONAL. THE GRANTEE, ITS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID ELECTRIC SYSTEM.
ANY DAMAGE TO THE GRANTEE THROUGHOUT ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID ELECTRIC SYSTEM.
SURVEYORS CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SEATTLE MODERN LIVING, LLC IN FEBRUARY 2015

CERTIFICATE NO.: 38964
RECORDING NO.
VOL. PAGE

PARENT PARCEL LEGAL DESCRIPTION

TRACT 59, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO KING COUNTY, WASHINGTON.
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

UNIT LOT A LEGAL DESCRIPTION
THAT PORTION OF TRACT 59, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 59, THENCE, ALONG THE NORTH MARSH OF SOUTH WILLOW STREET, S89°40'17"W 37.65 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 10°55'E 55.56 FEET, TO THE EAST BOUNDARY OF SAID TRACT 59, THENCE, ALONG SAID EAST BOUNDARY, S00°10'35"W 35.91 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, UTILITY, TRASH ENCLOSURE AND PEDESTRIAN ACCESS EASEMENT OVER THAT PORTION OF TRACT 59, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON.
DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 59, THENCE, ALONG THE NORTH MARSH OF SOUTH WILLOW STREET, S89°40'17"W 42.65 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 10°55'E 213.18 FEET, THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 16.50 FEET, A DISTANCE OF 29.08 FEET THROUGH A CENTRAL ANGLE OF 89°39'57", THENCE, S89°46'28"E 24.12 FEET, TO THE EAST BOUNDARY OF SAID TRACT 59, THENCE, ALONG SAID EAST BOUNDARY, N00°10'31"E 22.00 FEET, TO THE WEST BOUNDARY OF SAID TRACT 59, THENCE, ALONG SAID WEST BOUNDARY, S89°46'28"E 42.50 FEET, TO THE POINT OF BEGINNING, THENCE, THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 16.50 FEET, A DISTANCE OF 29.08 FEET THROUGH A CENTRAL ANGLE OF 89°39'57", THENCE, S89°46'28"E 66.00 FEET, TO THE WEST BOUNDARY OF SAID TRACT 59, THENCE, ALONG SAID WEST BOUNDARY, S00°10'35"W 20.00 FEET, THENCE, ALONG SAID WEST BOUNDARY, S00°10'35"W 99.23 FEET, THENCE, S89°46'28"E 66.00 FEET, TO THE WEST BOUNDARY OF SAID TRACT 59, THENCE, ALONG SAID WEST BOUNDARY, S00°10'35"W 20.00 FEET, TO THE WEST BOUNDARY OF SAID TRACT 59, THENCE, ALONG SAID WEST BOUNDARY, S00°10'35"W 41.65 FEET, THENCE, S84°23'28"W 14.34 FEET, TO THE NORTH MARSH OF SOUTH WILLOW STREET, THENCE, ALONG SAID NORTH MARSH, N89°40'17"E 32.00 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO AN ADDRESS SIGN AND SIGN MAINTENANCE EASEMENT OVER THAT PORTION OF TRACT 59, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON.
DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 59, THENCE, ALONG THE NORTH MARSH OF SOUTH WILLOW STREET, S89°40'17"W 37.65 FEET, TO THE POINT OF BEGINNING, THENCE, CONTINUING ALONG SAID NORTH MARSH, S89°40'17"W 5.00 FEET, THENCE, NORTH 10°55'E 3.00 FEET, THENCE, S89°46'28"E 5.00 FEET, THENCE, S00°10'35"E 5.00 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN EMERGENCY EGRESS EASEMENT OVER THE EAST 3.00 FEET OF UNIT LOTS A THROUGH J ON CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3020260.
SUBJECT TO AND TOGETHER WITH A WATER SERVICE EASEMENT AS RECORDED UNDER KING COUNTY AUDITORS FILE NO. 20160403000190.
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

UNIT LOT B LEGAL DESCRIPTION
THAT PORTION OF TRACT 59, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 59, THENCE, ALONG THE EAST BOUNDARY OF SAID TRACT 59, N00°10'31"E 39.15 FEET, TO THE POINT OF BEGINNING, THENCE, NORTH 10°55'E 55.56 FEET, TO THE POINT OF BEGINNING, THENCE, S89°46'28"E 66.00 FEET, TO THE WEST BOUNDARY OF SAID TRACT 59, THENCE, ALONG SAID WEST BOUNDARY, S00°10'35"W 20.00 FEET, TO THE WEST BOUNDARY OF SAID TRACT 59, THENCE, ALONG SAID WEST BOUNDARY, S00°10'35"W 99.23 FEET, THENCE, S89°46'28"E 66.00 FEET, TO THE WEST BOUNDARY OF SAID TRACT 59, THENCE, ALONG SAID WEST BOUNDARY, S00°10'35"W 20.00 FEET, TO THE WEST BOUNDARY OF SAID TRACT 59, THENCE, ALONG SAID WEST BOUNDARY, S00°10'35"W 41.65 FEET, TO THE NORTH MARSH OF SOUTH WILLOW STREET, THENCE, ALONG SAID NORTH MARSH, N89°40'17"E 32.00 FEET, TO THE POINT OF BEGINNING.

UNIT LOT C LEGAL DESCRIPTION
THAT PORTION OF TRACT 59, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 59, THENCE, ALONG THE NORTH MARSH OF SOUTH WILLOW STREET, S89°40'17"W 42.65 FEET, TO THE POINT OF BEGINNING, THENCE, CONTINUING ALONG SAID NORTH MARSH, S89°40'17"W 5.00 FEET, THENCE, NORTH 10°55'E 3.00 FEET, THENCE, S89°46'28"E 5.00 FEET, THENCE, S00°10'35"E 5.00 FEET, TO THE POINT OF BEGINNING.

SEATTLE MODERN LIVING, LLC
4918 S WILLOW STREET
SEATTLE, WA 98118
Site Surveying, Inc.
PROJECT#: 15-132 SHEET: 1 OF 10
SE 1/4, NE 1/4, SEC 27, TWP 24N, R10G 4E, W1M

UNIT LOT SUBDIVISION NO. 3020260

UNIT LOT 1 LEGAL DESCRIPTION

THAT PORTION OF TRACT 89, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS...

TOGETHER WITH AN ADDRESS SIGN AND SIGN MAINTENANCE EASEMENT OVER THAT PORTION OF TRACT 89, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON...

TOGETHER WITH AN EMERGENCY EGRESS EASEMENT OVER THE SOUTH 3.00 FEET OF THE WEST 21.00 UNIT LOT 9 OF CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3020260...

UNIT LOT U LEGAL DESCRIPTION
THAT PORTION OF TRACT 89, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON...

UNIT LOT V LEGAL DESCRIPTION

THAT PORTION OF TRACT 89, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS...

TOGETHER WITH AN ADDRESS SIGN AND SIGN MAINTENANCE EASEMENT OVER THAT PORTION OF TRACT 89, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON...

TOGETHER WITH AN EMERGENCY EGRESS EASEMENT OVER THE NORTH 3.00 FEET OF THE WEST 21.00 UNIT LOT 9 OF CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3020260...

UNIT LOT W LEGAL DESCRIPTION
THAT PORTION OF TRACT 89, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON...

TOGETHER WITH AN ADDRESS SIGN AND SIGN MAINTENANCE EASEMENT OVER THAT PORTION OF TRACT 89, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON...

TOGETHER WITH AN EMERGENCY EGRESS EASEMENT OVER THE NORTH 3.00 FEET OF THE WEST 21.00 UNIT LOT 9 OF CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3020260...

UNIT LOT X LEGAL DESCRIPTION

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TOGETHER WITH AN EMERGENCY EGRESS EASEMENT OVER THE NORTH 3.00 FEET OF THE WEST 21.00 UNIT LOT 9 OF CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3020260...

UNIT LOT Y LEGAL DESCRIPTION
THAT PORTION OF TRACT 89, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON...

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TOGETHER WITH AN EMERGENCY EGRESS EASEMENT OVER THE NORTH 3.00 FEET OF THE WEST 21.00 UNIT LOT 9 OF CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3020260...

RECORDING NO.

VOL/PAGE

UNIT LOT Z LEGAL DESCRIPTION

THAT PORTION OF TRACT 89, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS...

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TOGETHER WITH AN EMERGENCY EGRESS EASEMENT OVER THE NORTH 3.00 FEET OF THE WEST 21.00 UNIT LOT 9 OF CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3020260...

UNIT LOT A LEGAL DESCRIPTION

THAT PORTION OF TRACT 89, BRIGHTON BEACH ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS...

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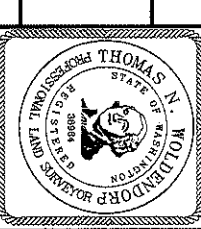
PROJECT#: 15-132 SHEET: 4 OF 10

SE 1/4, NE 1/4, SEC 27, TWP 24N, RNG 4E, W.M.

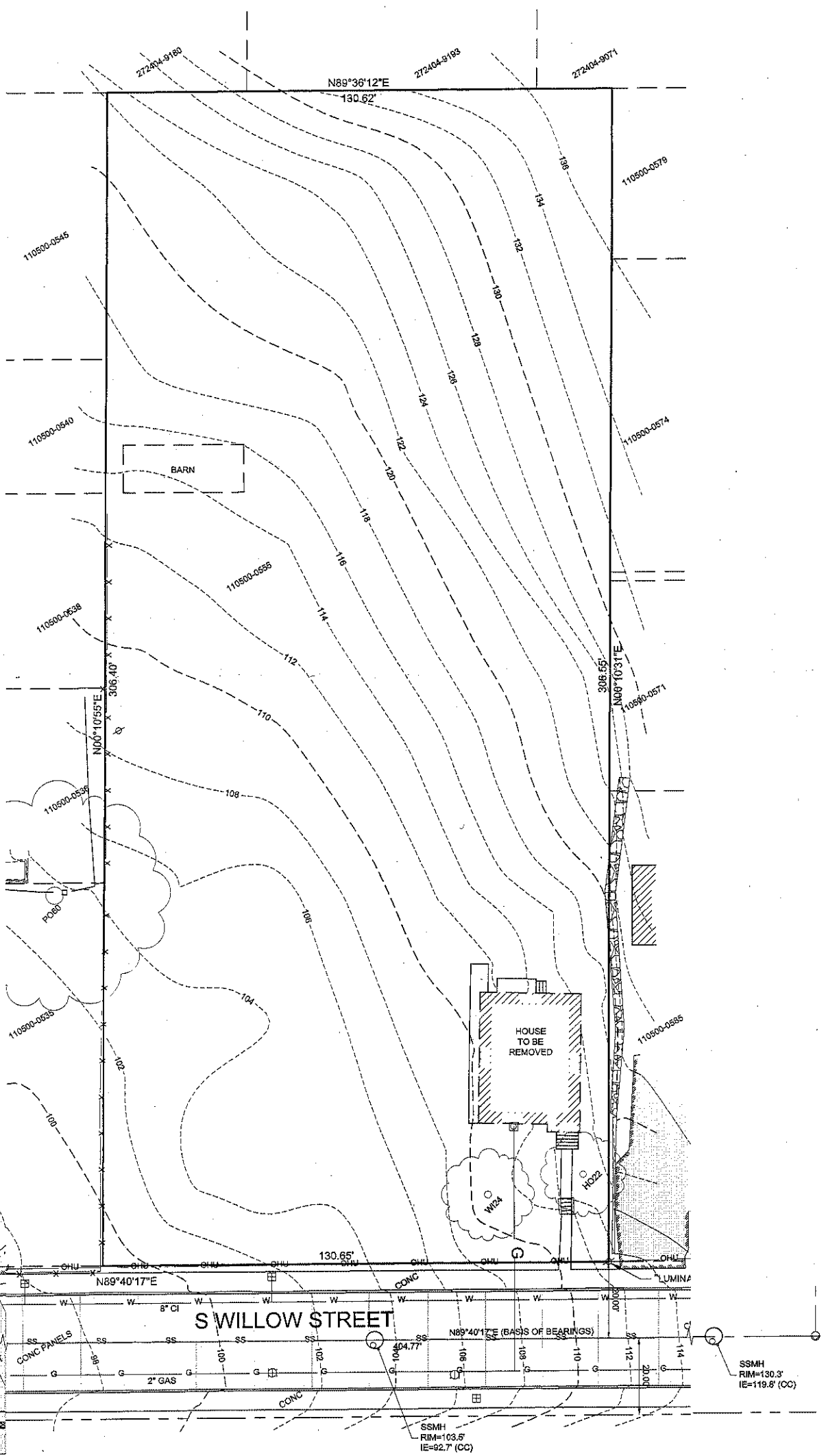
UNIT LOT SUBDIVISION

SEATTLE MODERN LIVING, LLC

4918 S WILLOW STREET SEATTLE, WA 98118

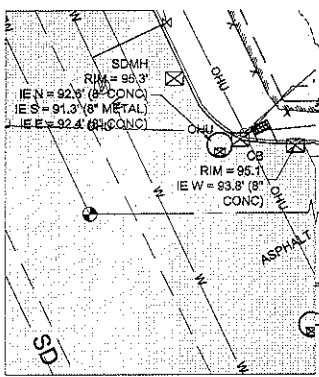
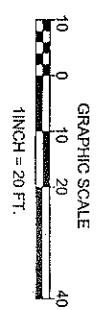
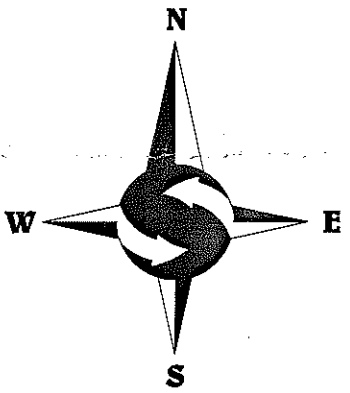


www.siteSURVEYING.com 21023 NE 11th Street, Sammamish, WA 98074 Phone: 425-298-4412



LEGEND

- | | | | |
|------|--|------|---------------------------------------|
| ● | FOUND MONUMENT AS DESCRIBED | —SD— | APPROXIMATE LOCATION STORM DRAIN LINE |
| ○ | SET REBAR & CAP (38984) AS PROPERTY CORNER | -X- | CHAINLINK FENCE |
| ⊗ | POWER METER | ▬ | CONCRETE WALL |
| ⊕ | GAS METER | — — | WOOD FENCE |
| ⊖ | CABLE VAULT | ▬ | BRICK PAVERS |
| ⊗ | CATCH BASIN | ▬ | ASPHALT SURFACE |
| ⊗ | STORM DRAIN MANHOLE | ▬ | CONCRETE SURFACE |
| ⊗ | SANITARY SEWER MANHOLE | ▬ | ROCKERY |
| ⊗ | WATER VALVE | DF | DOUGLAS FIR |
| ⊗ | FIRE HYDRANT | • | DENOTES MULTI-TRUNK |
| ⊗ | WATER METER | | |
| ⊗ | ELECTRICAL VAULT | | |
| —SS— | APPROXIMATE LOCATION SANITARY SEWER LINE | | |



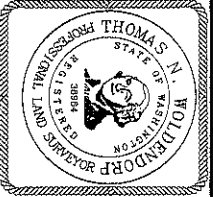
PROJECT#: 15-132 SHEET: 5 OF 10 SE 1/4, NE 1/4, SEC 27, TWP 24N, R1NG 4E, W.M.

UNIT LOT SUBDIVISION

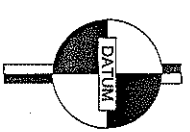
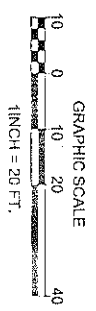
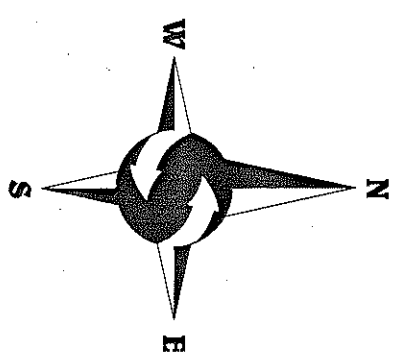
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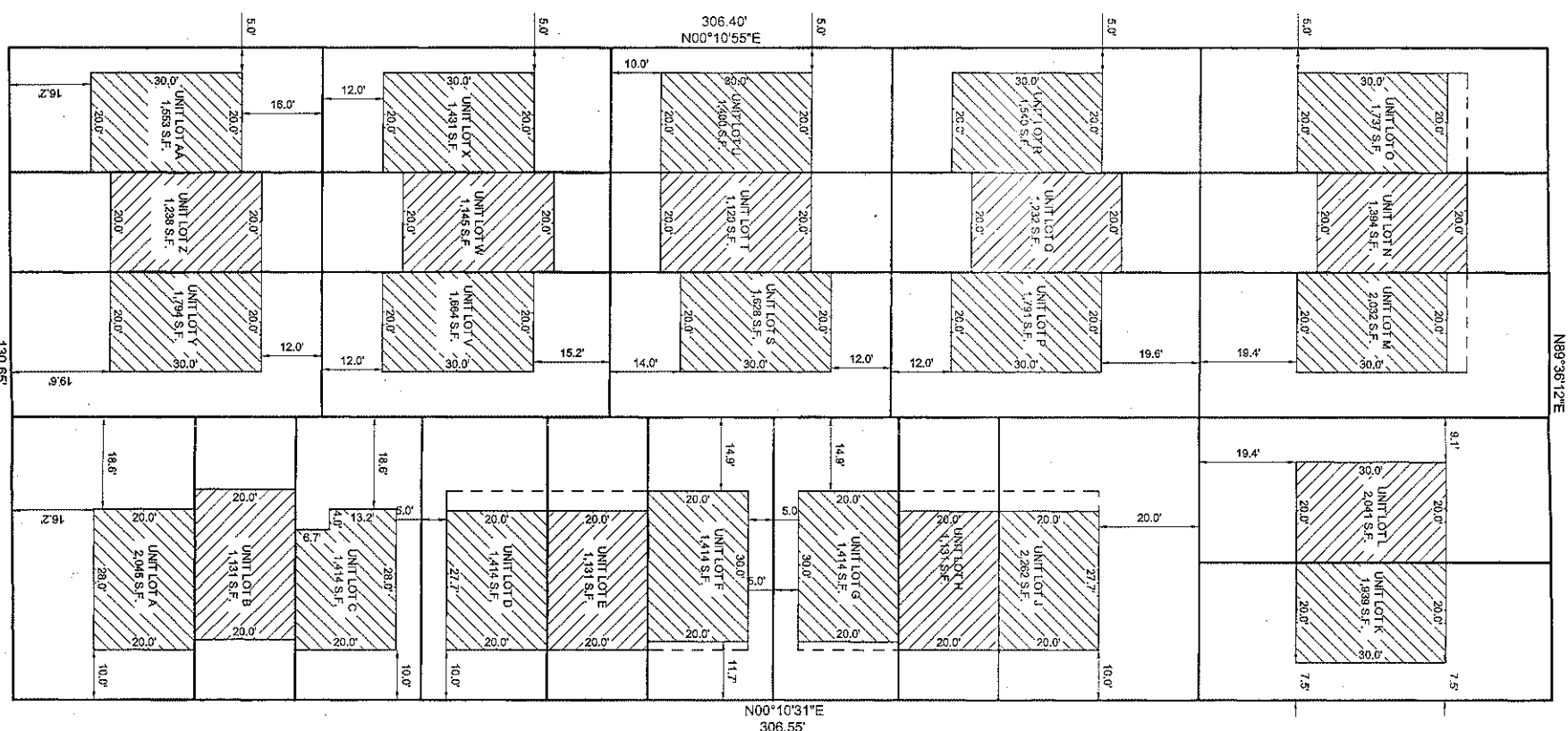


VERTICAL DATUM & CONTOUR INTERVAL

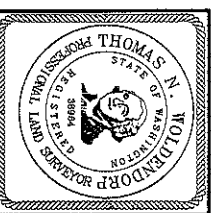
ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

POINT ID NO. SNV.2521
BRASS CAP IN THE SE CORNER OF THE INTERSECTION OF SOUTH MYRTLE STREET AND RAINIER AVENUE SOUTH
ELEVATION: 83.036 FEET NAVD 88.

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



BUILDING EXHIBIT



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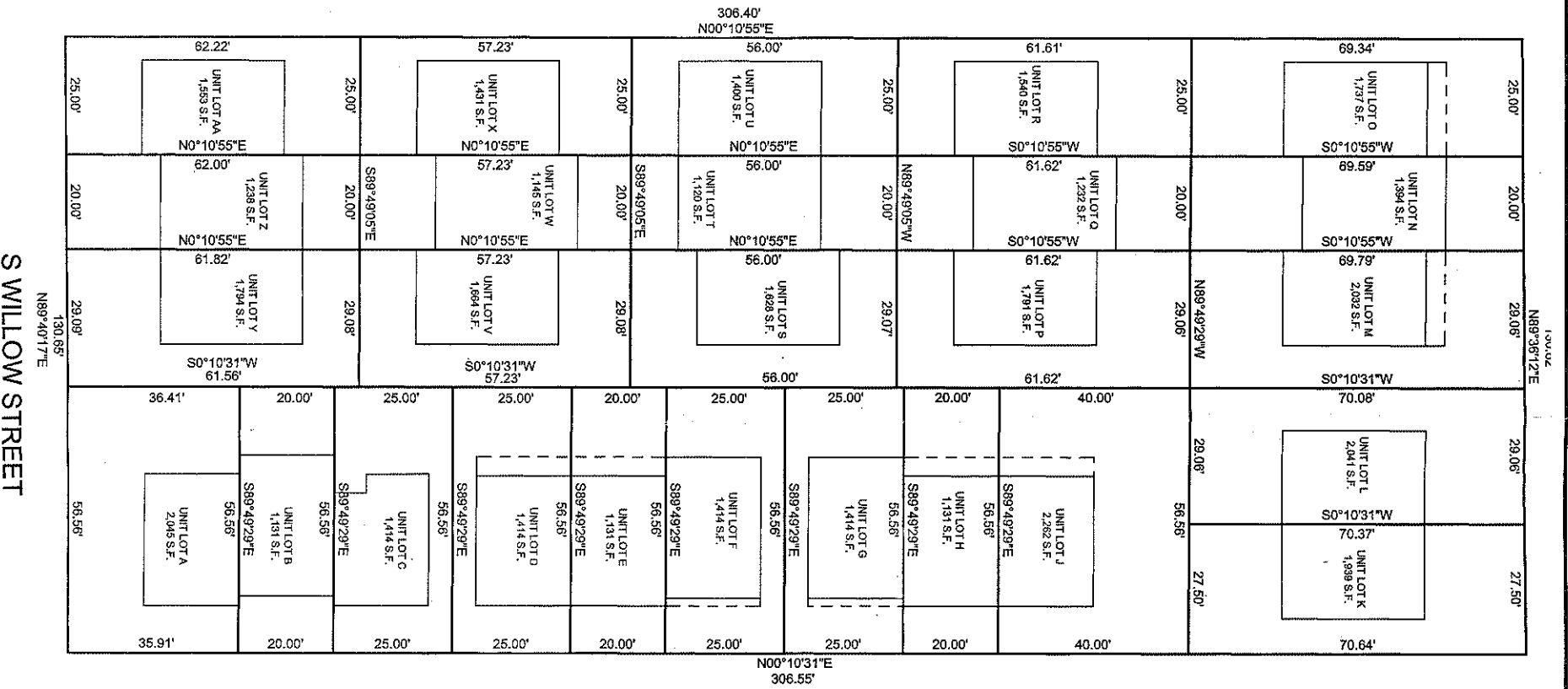
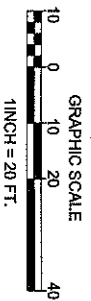
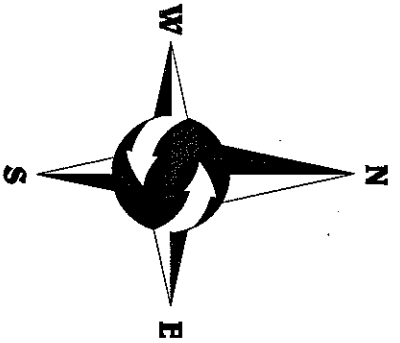
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PROJECT#: 15-132 SHEET: 6 OF 10

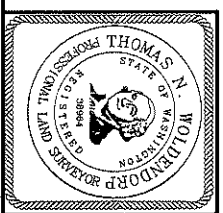
SE 1/4, NE 1/4, SEC 27, TWP 24N, RNG 4E, W.M.

UNIT LOT SUBDIVISION

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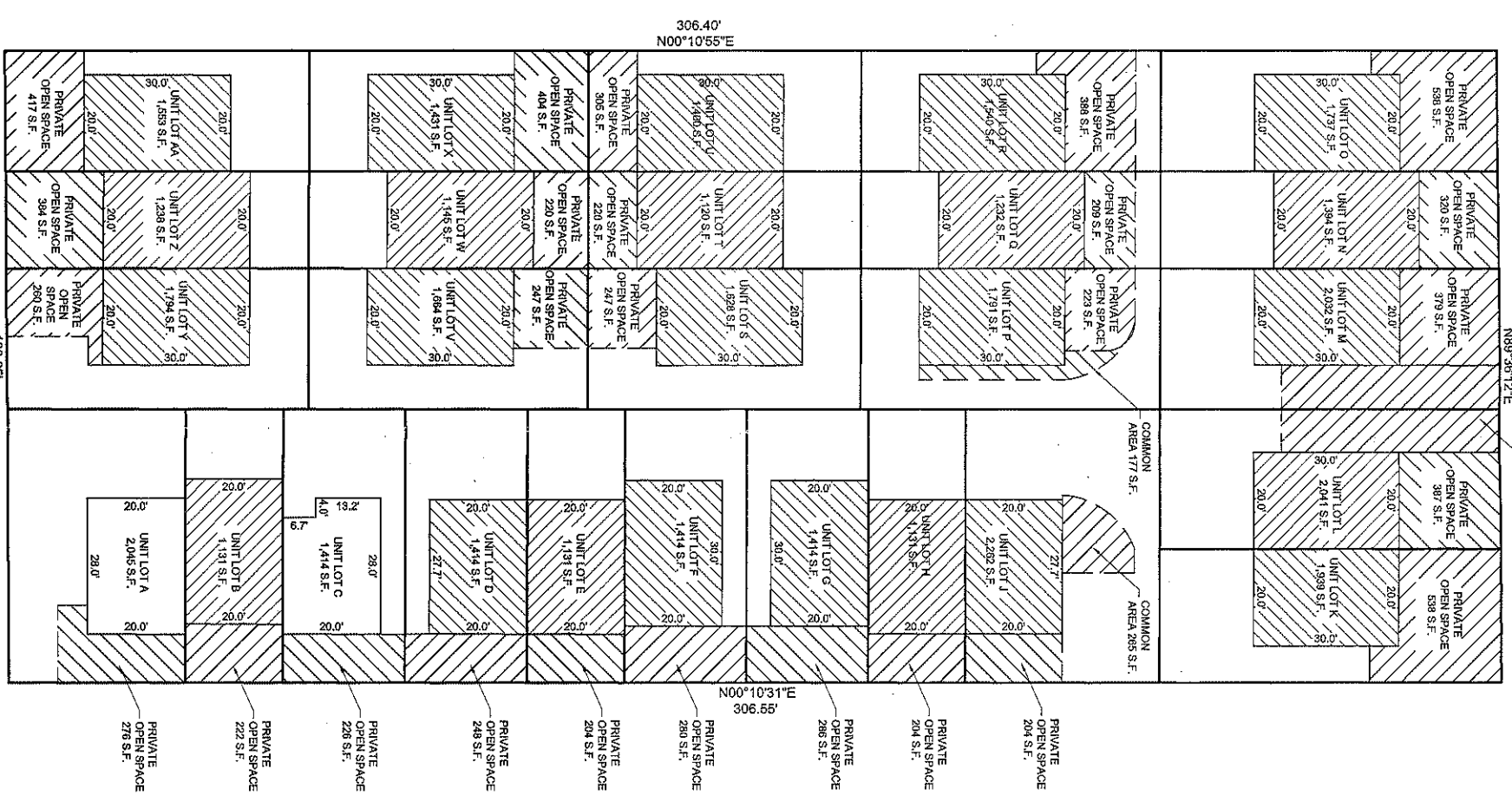
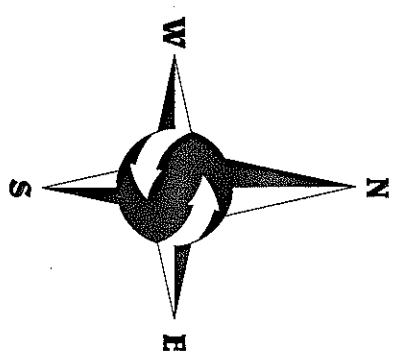


BOUNDARY EXHIBIT

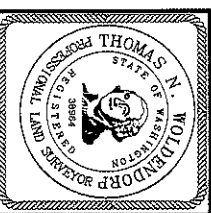


PROJECT#: 15-132 SHEET: 7 OF 10
 SE 1/4, NE 1/4, SEC 27, TWP 24N, RNG 4E, W.M.
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130.65'
N89°40'17\"/>

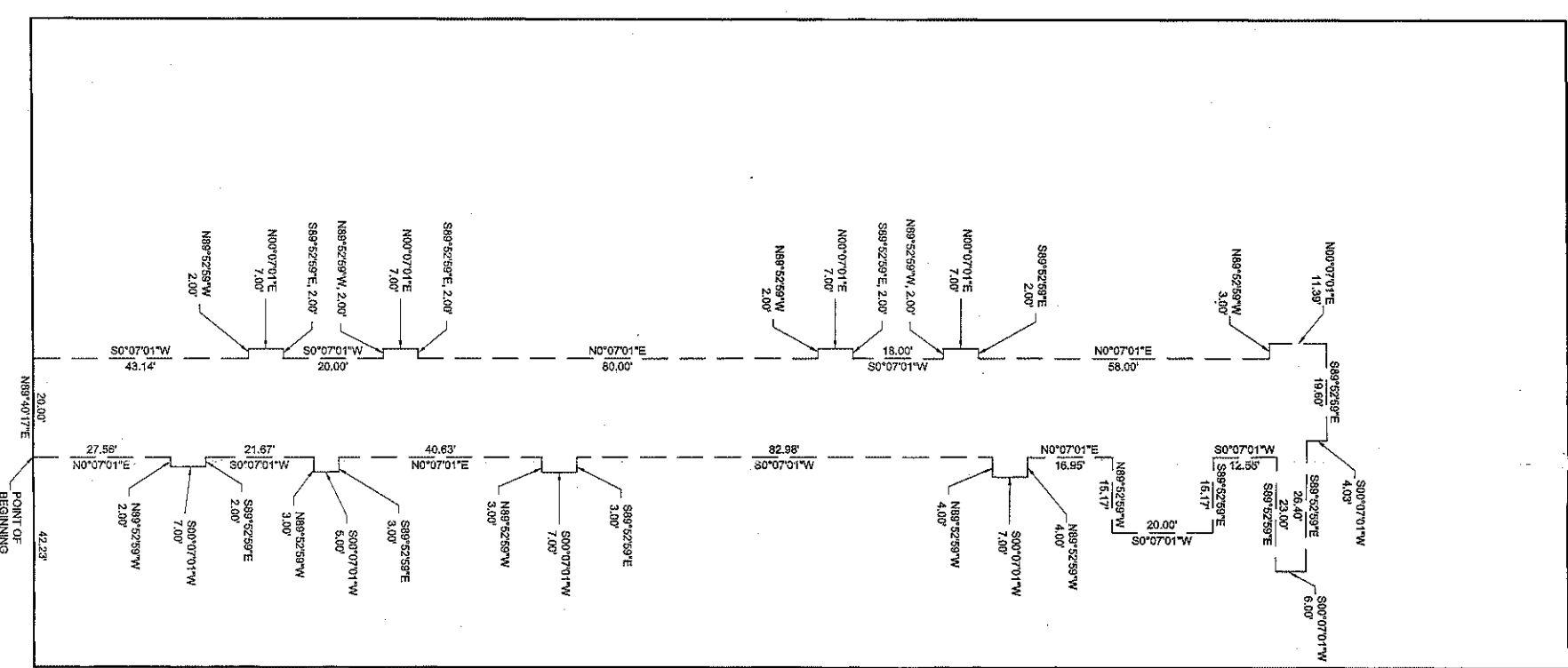
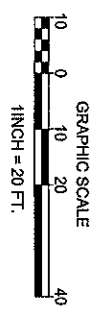
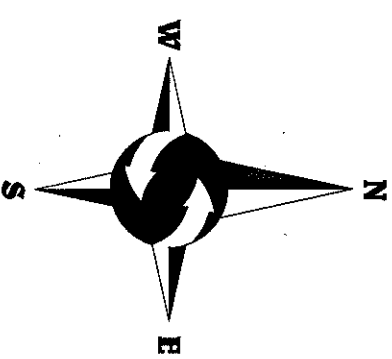


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PROJECT#: 15-132 SHEET: 8 OF 10
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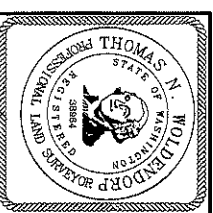
OPEN SPACE EXHIBIT



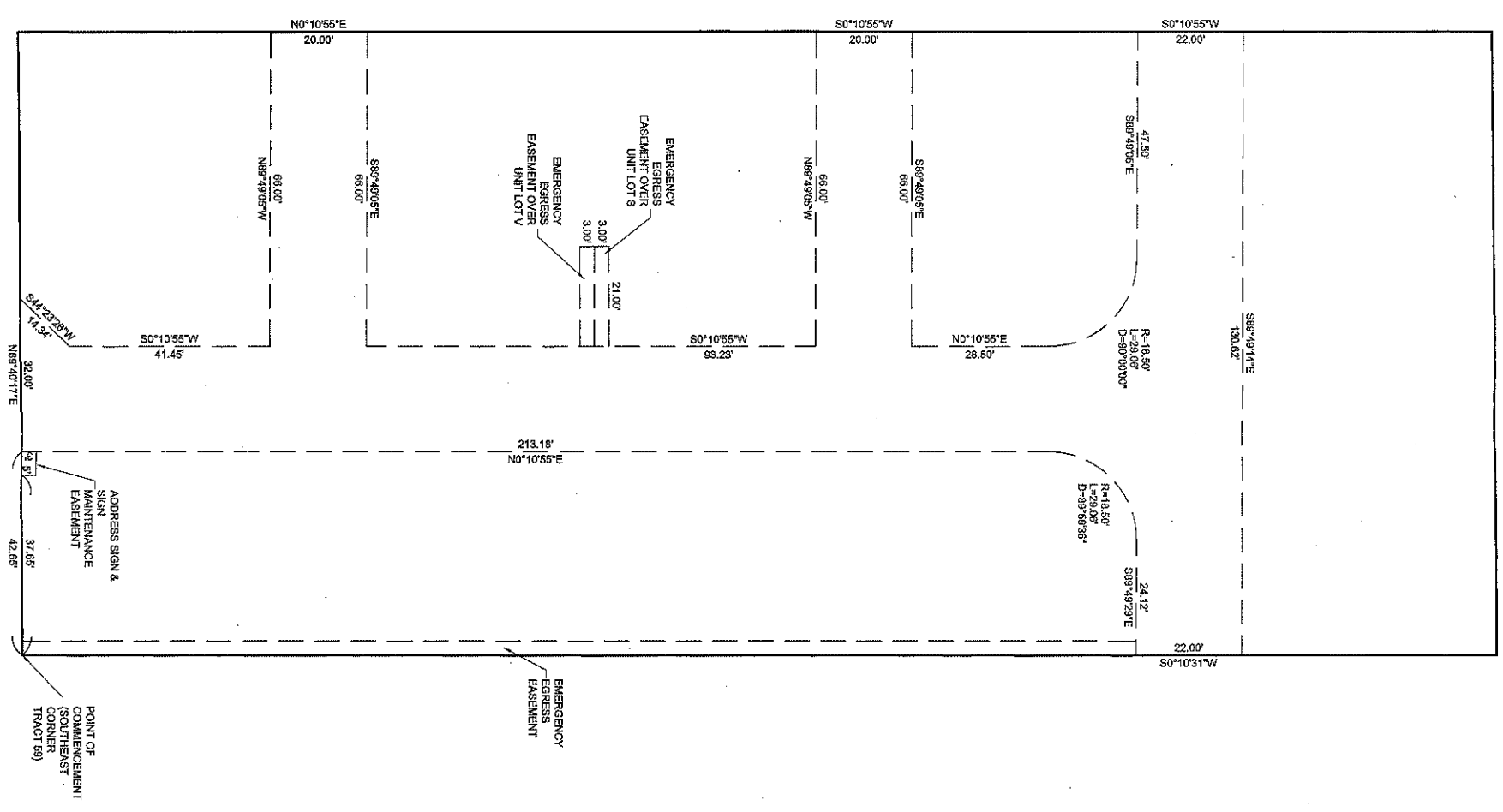
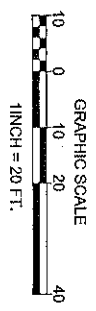
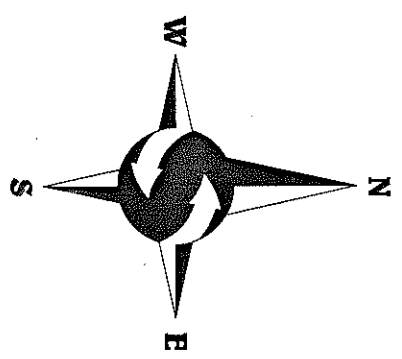
WATER EASEMENT EXHIBIT
 WATER SERVICE EASEMENT AS RECORDED UNDER AUSTORIS FILE NUMBER 2015040300150, RECORDS OF KING COUNTY, WASHINGTON.

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 58, THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 58, S 89°40'17\"/>

PROJECT#: 15-132	SHEET: 9 OF 10
SE 1/4, NE 1/4, SEC 27, TWP 24N, RNG 4E, W.M.	
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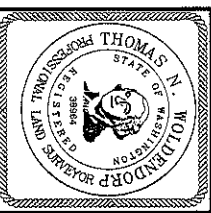


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INGRESS/EGRESS, TRASH ENCLOSURES,
 UTILITIES AND PEDESTRIAN EASEMENT
 EMERGENCY EGRESS EASEMENT
 EXHIBIT

S WILLOW STREET



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PROJECT#: 15-132	SHEET: 10 OF 10
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