

GRANTOR (Owners) CONTACT PERSON
WILLOW INVESTMENT, LLC JULIAN WEBER, AIA
1257 SOUTH KING STREET
SEATTLE, WA 98144
(206) 953-1305

WILLOW HOMES
PORTION OF SE 1/4 OF NW 1/4
SECTION 27, TOWNSHIP 24N, RANGE 4E, WM
UNIT LOT SUBDIVISION NO. 3025597-LU

APPROVALS

CITY OF SEATTLE, DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____, 20__
BY: _____ DIRECTOR, LAND USE DIVISION

NOTE: APPROVAL OF THIS SUBDIVISION BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.22 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

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

DIRECTOR OF TRANSPORTATION
EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____, 20__
TRAFFIC ENGINEER

CITY OF SEATTLE, DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS AND ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR ALLEY OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.
ON THIS ____ DAY OF _____, 20__
DIRECTOR, DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES

CITY OF SEATTLE, CITY LIGHT DEPARTMENT

EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____, 20__
GENERAL MANAGER AND CHIEF EXECUTIVE OFFICER

CITY OF SEATTLE, CITY CLERK

I HEREBY CERTIFY THAT THE PLAT OF WILLOW HOMES WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. _____.
APPROVED BY ME THIS ____ DAY OF _____, 20__
CITY CLERK

KING COUNTY DEPARTMENT OF FINANCE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.
ON THIS ____ DAY OF _____, 20__

OFFICE OF THE COMPTROLLER, TREASURY DIVISION
MANAGER FINANCE DIVISION
DEPUTY

KING COUNTY DEPARTMENT OF ASSESSMENTS

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

PARCEL Z N/A NO. 3024280 363 267
LOTS BLOCK SUBDIVISION VOL. PG.
(SECTION 27, TOWNSHIP 24 NORTH, RANGE 4 EAST, WM)

ZONING
LR2

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT #333300-2820
REFERENCE NUMBERS FOR RELATED PROJECTS: LBA #3024280

DECLARATION & DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILLOW INVESTMENT, LLC, A LIMITED LIABILITY COMPANY, ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON, THE OWNER(S) 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 2 AND 3 OF 7.

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

THE SEATTLE CITY LIGHT EASEMENT, AS DESCRIBED ON SHEETS 2 OF 7 IS HEREBY DEDICATED TO THE CITY OF SEATTLE UNDER, OVER, ACROSS, THROUGH AND UPON THIS PLAT UNDER THE TERMS AND CONDITIONS DESCRIBED IN THE SEATTLE CITY LIGHT EASEMENT PROVISION ON SHEET 2 OF 7 HEREOF.

FURTHER, THE UNDERSIGNED OWNER OF LAND HEREBY GRANTS AND CONVEYS TO ALL OWNERS OF UNIT LOTS WITHIN THIS SUBDIVISION THE PEDESTRIAN INGRESS AND EGRESS EASEMENT, THE COMMON AMENITY AREA EASEMENTS, THE INGRESS, EGRESS AND UTILITIES EASEMENT AND THE EMERGENCY ACCESS EASEMENT AS SHOWN ON SHEETS 2 AND 6 OF 7 AND DESCRIBED ON SHEETS 2 AND 3 OF 7 HEREIN, SAID EASEMENTS SHALL RUN WITH THE LAND AND BIND THE HEIRS, SUCCESSORS AND ASSIGNS.

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

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

WILLOW INVESTMENT, LLC, A LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

State of Washington)
)SS
County of King)

On this ____ day of _____, 20__ before me the undersigned, a Notary Public, personally appeared _____ to me known, or proved on the basis of satisfactory evidence, to be _____ of Willow Investment, LLC that executed the foregoing instrument, and acknowledged to me that he/she signed the same as the free and voluntary act and deed of said Willow Investment, LLC, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, 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 _____

SHEET INDEX

- 1. DECLARATION & DEDICATION, ACKNOWLEDGMENTS, CONDITIONS, CONSENT TO SUBDIVISION AND APPROVALS
2. VICINITY MAP, PARENT LOT AND EASEMENT DESCRIPTIONS
3. EASEMENT AGREEMENTS
4. SURVEY CONTROL MAP
5. PARENT LOT TOPOGRAPHY INFORMATION
6. PLAT MAP
7. UTILITY PLAN

CONDITIONS OF SUBDIVISION

EACH UNIT LOT IS NOT A SEPARATE BUILDABLE LOT, AND ADDITIONAL DEVELOPMENT OF THE INDIVIDUAL UNIT LOTS MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT LOT.

SUBSEQUENT PLATTING ACTIONS, ADDITIONS OR MODIFICATIONS TO THE STRUCTURES MAY NOT CREATE OR INCREASE ANY NONCONFORMITY OF THE PARENT LOT (SMC 23.22.062C).

EACH LOT SHALL BE DESIGNATED AT LEAST ONE (1) PARKING STALL. A DESIGNATED PARKING STALL MAY ONLY BE USED BY THE LOT TO WHICH IT IS DESIGNATED AND/OR THAT LOT OWNER'S GUESTS AND INVITEES. DESIGNATED PARKING STALLS ARE AS SHOWN ON _____ ATTACHED TO THE CC&RS (RECORDING NO. _____).

_____ IS RESPONSIBLE FOR MAINTAINING AND REPAIRING THE PARKING AREAS, AND IS HEREBY GRANTED AN EASEMENT FOR THAT PURPOSE FROM THE OWNERS OF LOTS A, E, G AND M PROVIDED, HOWEVER, IF A PARKING AREA IS DAMAGED AS A RESULT OF A NEGLIGENT OR WRONGFUL ACT OR OMISSION OF AN OWNER OR INVITEE THEREOF THEN SAID OWNER SHALL PAY TO REPAIR THAT PORTION OF THE PARKING AREA.

CONSENT TO SUBDIVISION

THE UNDERSIGNED BENEFICIARY ("LENDER") HAS A SECURITY INTEREST IN THE PROPERTY COMMONLY KNOWN AS THE PLAT OF _____ (ALSO KNOWN AS KING COUNTY TAX PARCEL NUMBER _____), AS EVIDENCED BY DEED OF TRUST DATED _____ AND RECORDED ON _____ AS AUDITOR FILE NUMBER _____ RECORDS OF KING COUNTY, WASHINGTON, SAID LENDER HAS CONSENTED TO THE SUBDIVISION OF THE PROPERTY AS REFLECTED ON THIS FINAL PLAT UNIT LOT SUBDIVISION. SAID LENDER DOES NOT CONTEST THE DEDICATION OF UTILITY EASEMENTS OR OTHER EASEMENTS DESCRIBED ON THIS FINAL PLAT UNIT LOT SUBDIVISION.

_____BANK OF WASHINGTON

BY: _____ ITS _____
NAME _____

CERTIFICATE OF ACKNOWLEDGMENT

State of Washington)
)SS
County of King)

On this ____ day of _____, 20__ before me _____ 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/her authorized capacity, and the entity upon behalf of which the person acted and executed the instrument.

IN WITNESS WHEREOF, 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 _____

KING COUNTY RECORDER

Filed for record this ____ day of _____, 20__ at ____ M.
in book _____ of _____ at Page _____
Recording Number _____
at the request of James R. Watkins.

County Auditor Deputy Auditor

LAND SURVEYOR'S CERTIFICATION

I hereby certify that this plat of Willow Homes is based upon an actual survey and subdivision of section 27, township 24, north, range 4 east, w.m., that the distances and courses are shown hereon correctly; and that I have fully complied with the provisions of the statutes and platting regulations.

Signed and Sealed by James R. Watkins, Professional Land Surveyor
Certificate Number: 40524
Business Name: Allied Land Surveying, Inc.
Business Address: 2312 168th Street Southeast, Bothell, WA. 98012



Allied Land Surveying, Inc.
JAMES R. WATKINS, PLS
ADDRESS: 2312 168th Street Southeast, Bothell, WA. 98012
PHONE: (425) 482-0223
JOB #18030-Z

WILLOW HOMES
PORTION OF SE 1/4 OF NW 1/4
SECTION 27, TOWNSHIP 24N, RANGE 4E, WM
UNIT LOT SUBDIVISION NO. 3025597-LU

SDCI PROJECT NO. 6622005

JOINT USE / MAINTENANCE AGREEMENT

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

- 1) EACH OWNER IS RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND WELL KEEPING OF THEIR INDIVIDUAL RESIDENCE/TOWNHOME. EACH OWNER SHALL KEEP THEIR RESIDENCE/TOWNHOME AND PROPERTY IN GOOD STATE OF REPAIR AND WILL KEEP THE DRIVEWAY (PERMANENT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES) CLEAR AT ALL TIME. EASEMENTS HAVE BEEN GRANTED AND ARE PART OF THIS SHORT SUBDIVISION FOR WALKING ACCESS, STREET ENTRY AND PARKING IN DESIGNATED AREAS. ALL OWNERS ARE TO SHARE EQUALLY IN THE MAINTENANCE AND REPAIR OF THE INGRESS AND EGRESS EASEMENT AREAS. LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS BUT IT IS EXPECTED THAT ALL USERS OF THE ACCESS EASEMENT WILL DO SO WITH CARE AND RESPECT FOR THE APPEARANCE OF THE WALKWAYS AND DRIVEWAYS.
- 2) EACH ROOF SHALL BE CARED FOR AND MAINTAINED BY THE OWNERS OF THE PROPERTY UPON WHICH THE ROOF IS LOCATED. IN THE EVENT THAT PROPERTY OWNERS 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 OWNERS MAKING THE ROOF REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL ROOF REPLACEMENT FOR A BUILDING WITHIN THIS SHORT SUBDIVISION, THE COST WILL BE SHARED EQUITABLY IN BETWEEN THE PROPERTY OWNERS IN PROPORTION OF EACH OWNERS AREA OF THE 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 OWNERS OF THAT BUILDING.
- 3) SIDING AND EXTERIOR TRIM SHALL BE CARED FOR AND MAINTAINED BY THE OWNERS OF THE PROPERTY UPON WHICH THE SIDING AND THE TRIM IS LOCATED. IN THE EVENT A PROPERTY OWNER INTENDS TO REPAIR OR REPLACE THEIR SIDING AND/OR TRIM, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL SIDING AND/OR TRIM, UNLESS MUTUALLY AGREED UPON, AND THE COST OF SUCH IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS MAKING THE SIDING AND/OR TRIM REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF THE TOTAL SIDING AND/OR TRIM REPLACEMENT FOR A BUILDING, COST WILL BE SHARED EQUITABLY BETWEEN THE PROPERTY OWNERS IN PROPORTION TO EACH OWNERS AREA OF EXTERIOR SIDING AND/OR TRIM ON THAT BUILDING.
- 4) COSTS RELATED TO THE MAINTENANCE AND REPAIR OF THE COMMON SIDE SEWER AND STORM DRAINAGE SYSTEM WILL BE SHARED EQUITABLY BETWEEN THE PROPERTY OWNERS.
- 5) THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON ALL AFOREMENTIONED PARTIES AND THEIR ASSIGNS AND THEIR HEIRS, ASSIGNS AND SUCCESSORS FOREVER.

PRIVATE AMENITY AREA AGREEMENT

THE PERMANENT, DEDICATED PRIVATE AMENITY AND LANDSCAPE AREAS DEPICTED ON SHEET 6 ARE 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 AND LANDSCAPE AREA OF OTHER UNIT LOT OWNERS WITHOUT THE PERMISSION OF SAID UNIT LOT OWNERS.

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

COMMON AMENITY AREA AGREEMENT

THE PERMANENT, DEDICATED COMMON AMENITY AND LANDSCAPE AREAS DEPICTED ON SHEET 6 AND DESCRIBED ON SHEET 2 ARE FOR THE GENERAL USE OF ALL THE UNIT LOTS ASSOCIATED WITH THIS SHORT SUBDIVISION FOR ACTIVE AND/OR PASSIVE RECREATIONAL USE AND IS TO BE MAINTAINED EQUALLY BY THE OWNERS OF THE UNIT LOTS.

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

COMMON WALL AGREEMENT

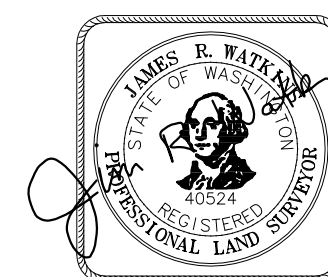
WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE PARTIES THAT:

- 1) 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 AND EXTERIOR TRIM.
- 2) 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.
- 3) 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.
- 4) WHEN NECESSARY TO REPAIR OR RECONSTRUCT THE "COMMON WALL", THE PARTIES TO THIS AGREEMENT SHALL HAVE THE RIGHT OF ENTRY FOR THAT PURPOSE.
- 5) THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON ALL AFOREMENTIONED PARTIES AND THEIR ASSIGNS AND THEIR HEIRS, ASSIGNS AND SUCCESSORS FOREVER.

ELECTRICAL, TELEPHONE AND CABLE TV EASEMENT AGREEMENT

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

- 1) 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 UNIT LOT OR PARCEL.
- 2) THERE SHALL BE A COMMON CONNECTION AND THE LINES SHALL BE AS CONSTRUCTED FOR THE USE AND BENEFIT FOR ALL PROPERTIES WITHIN THIS UNIT LOT SUBDIVISION.
- 3) 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 OR OTHER PERSONS OCCUPYING OR USING THEIR RESPECTIVE HOUSES IS RESPONSIBLE, THEN THAT OWNER SHALL BE RESPONSIBLE FOR THE COST.
- 4) THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON ALL AFOREMENTIONED PARTIES AND THEIR ASSIGNS AND THEIR HEIRS, ASSIGNS AND SUCCESSORS FOREVER.



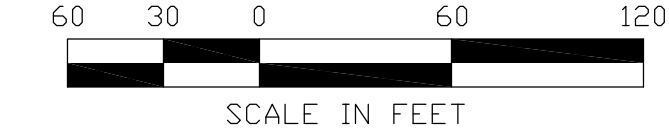
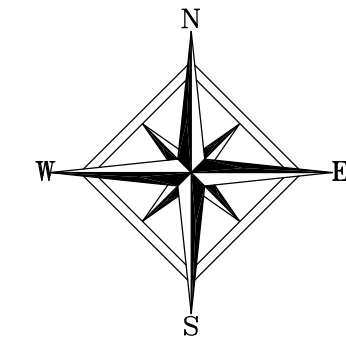
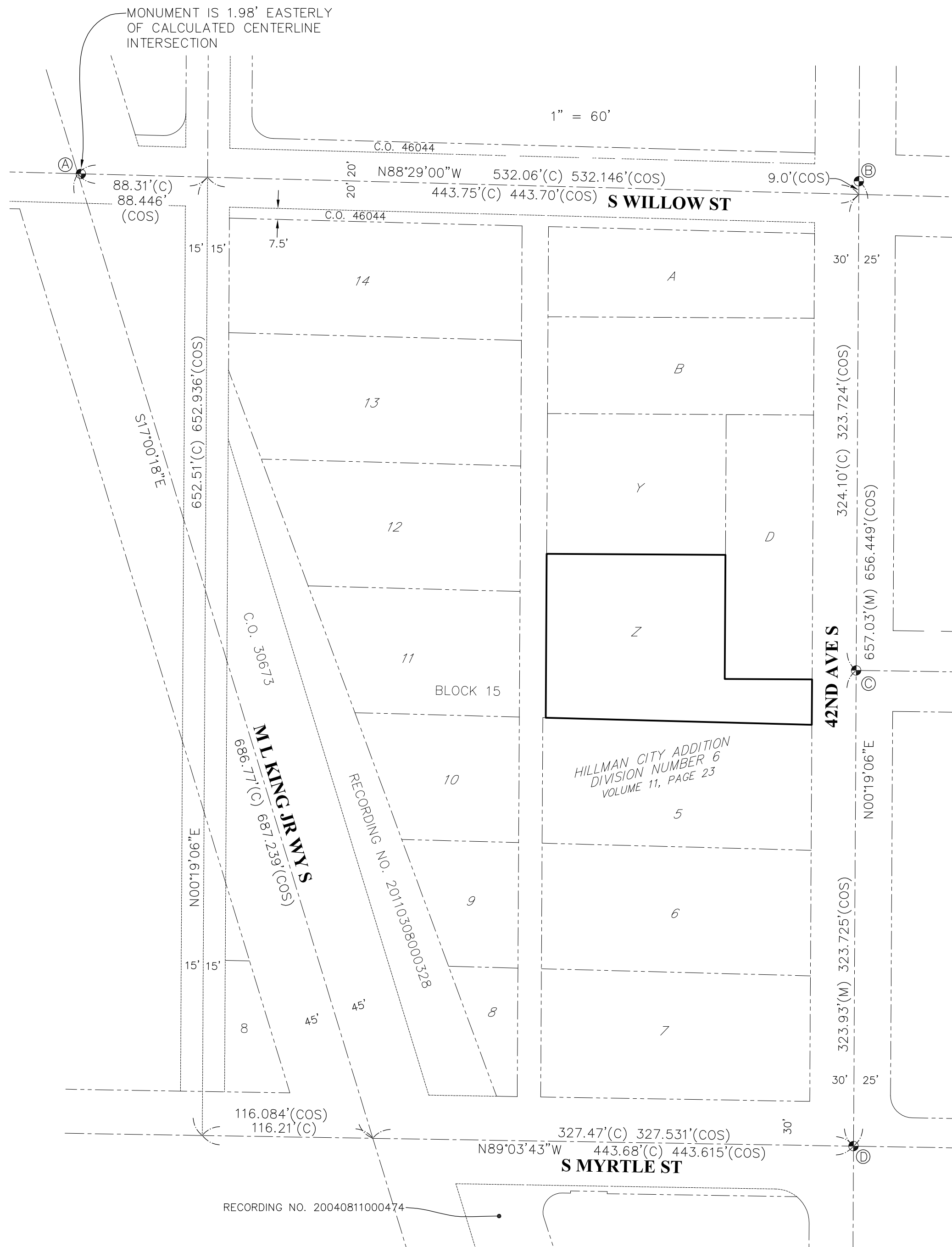
DATE: 4-15-2020

Allied Land Surveying, Inc.

JAMES R. WATKINS, PLS
ADDRESS: 2312 168th Street Southeast, Bothell, WA. 98012
PHONE: (425) 482-0223
JOB #18030-Z

WILLOW HOMES
 PORTION OF SE 1/4 OF NW 1/4
 SECTION 27, TOWNSHIP 24N, RANGE 4E, WM
 UNIT LOT SUBDIVISION NO. 3025597-LU

SDCI PROJECT NO. 6622005



SYMBOL LEGEND

⊙ FOUND CONCRETE MONUMENT AS NOTED

CONTROL LEGEND

- Ⓐ FOUND 2" DOMED BRASS DISK WITH PUNCH C.O.S. 3639 1601
- Ⓑ FOUND 2" BRASS SURFACE MON WITH PUNCH
- Ⓒ FOUND CONCRETE MONUMENT WITH 2" BRASS DISK WITH PUNCH IN CASE DOWN 0.80'
- Ⓓ FOUND CONCRETE MONUMENT WITH 1/4" PIN IN CASE DOWN 1.40'

BASIS OF BEARINGS

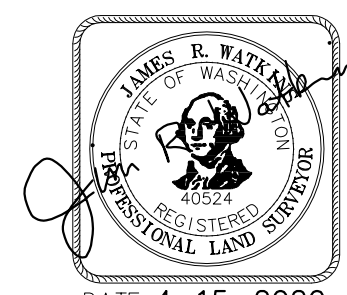
NAD 83/2011 EPOCH 2010

NOTES

INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA 530R TOTAL STATION.

PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

BOUNDARY LINES SHOWN REPRESENT THE DEED DESCRIPTION BOUNDARY. OWNERSHIP RIGHTS MAY VARY.



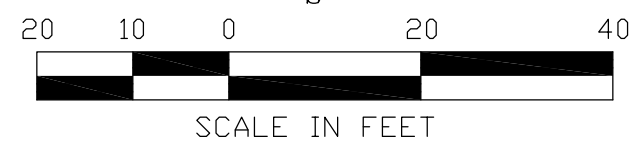
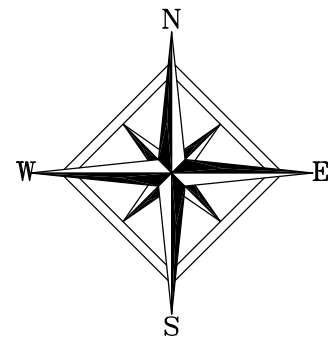
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WILLOW HOMES

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SYMBOL LEGEND

- ⊙ FOUND CONCRETE MONUMENT AS NOTED
- SET 1/2" REBAR/CAP #40524
- UTILITY POLE
- ⊕ UTILITY POLE WITH LUMINAIRE
- ⊠ POWER METER
- ⊡ WATER METER
- ⊕ HYDRANT
- ⊗ WATER VALVE
- ⊠ CATCH BASIN
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- OH- APPROX. OVERHEAD UTILITY LINE LOCATION
- (M) MEASURED DIMENSION
- (COS) CITY OF SEATTLE DIMENSION
- (C) CALCULATED DIMENSION
- DECIDUOUS TREE
- ★ CONIFEROUS TREE

CONTROL LEGEND

- ⊙ FOUND CONCRETE MONUMENT WITH 2" BRASS DISK WITH PUNCH IN CASE DOWN 0.80'

BASIS OF BEARINGS

NAD 83/2011 EPOCH 2010

REFERENCES

-THE PLAT KNOWN AS "HILLMAN CITY ADDITION TO THE CITY OF SEATTLE DIVISION NUMBER 6" RECORDED IN VOLUME 11, PAGE 23

-LOT BOUNDARY ADJUSTMENT NO. 3017709 RECORDING #20141121900005

-STATUTORY WARRANTY DEED RECORDING #20160201000432

-CITY OF SEATTLE ENGINEERS QUARTER SECTION MAP

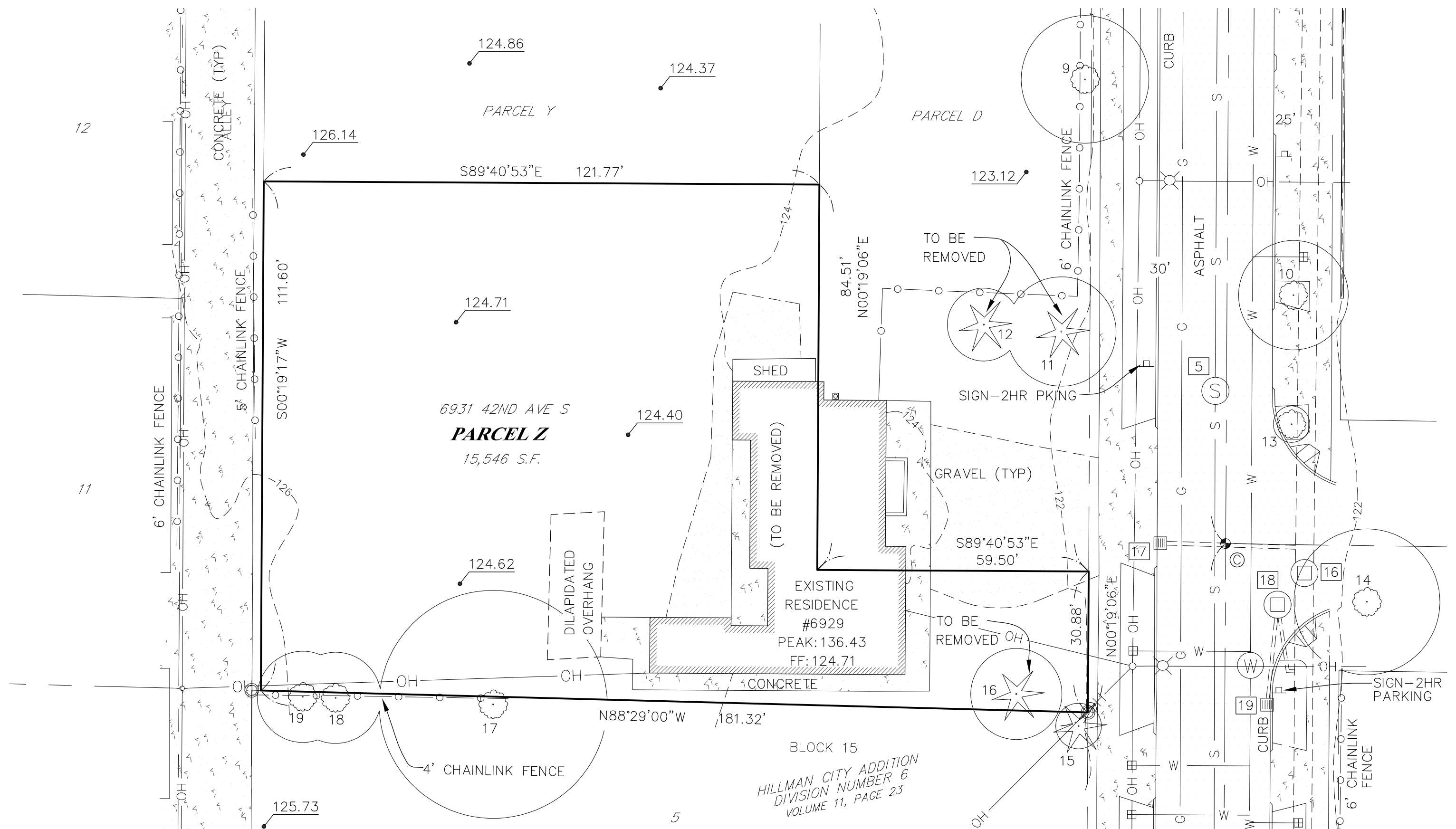
VERTICAL DATUM

NAVD88:

SOURCE: WGS SURVEY DATA WAREHOUSE
DB ID#: 48191

DESCRIPTION: FOUND 2" BRASS CAP STAMPED 3639-1602

LOCATION: AT TOP OF CURB 36FT SOUTH OF CENTERLINE OF SOUTH MYRTLE STREET AND 13FT WEST OF WESTERLY SOUND TRANSIT RAIL NEXT TO CROSSWALK ON CONC ISLAND.
ELEVATION: 124.015



STRUCTURE LEGEND

- ⊙ SANITARY SEWER MANHOLE
RIM = 120.83
IE(N,S) 109.73
- ⊙ STORM DRAIN MANHOLE
RIM = 120.85
IE(N,S) 108.30
- ⊙ CATCH BASIN
RIM = 120.73
IE(E) OIL/WATER SEPARATOR = 116.93
- ⊙ STORM DRAIN MANHOLE
RIM = 120.75
IE(SE) 8"DI = 116.85
IE(SW) OIL/WATER SEPARATOR = 118.45
- ⊙ CATCH BASIN
RIM 120.69
IE(N) 8"DI = 119.79

TREE TABLE		
#	SIZE / TYPE	DLR
9	OAK CLUSTER	14'
10	12" CHERRY	12'
11	18" SPRUCE	12'
12	14" PINE	8'
13	6" CHERRY	4'
14	18" CHERRY	16'
15	10" PINE	5'
16	6" & 8" TWIN CEDAR	10'
17	28" WALNUT	25'
18	12" DECIDUOUS	10'
19	10" WALNUT	10'

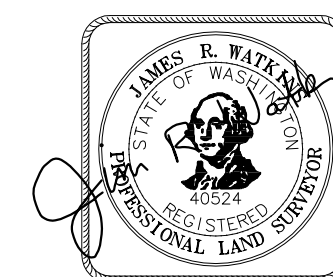
DLR = DRIP LINE RADIUS

NOTES

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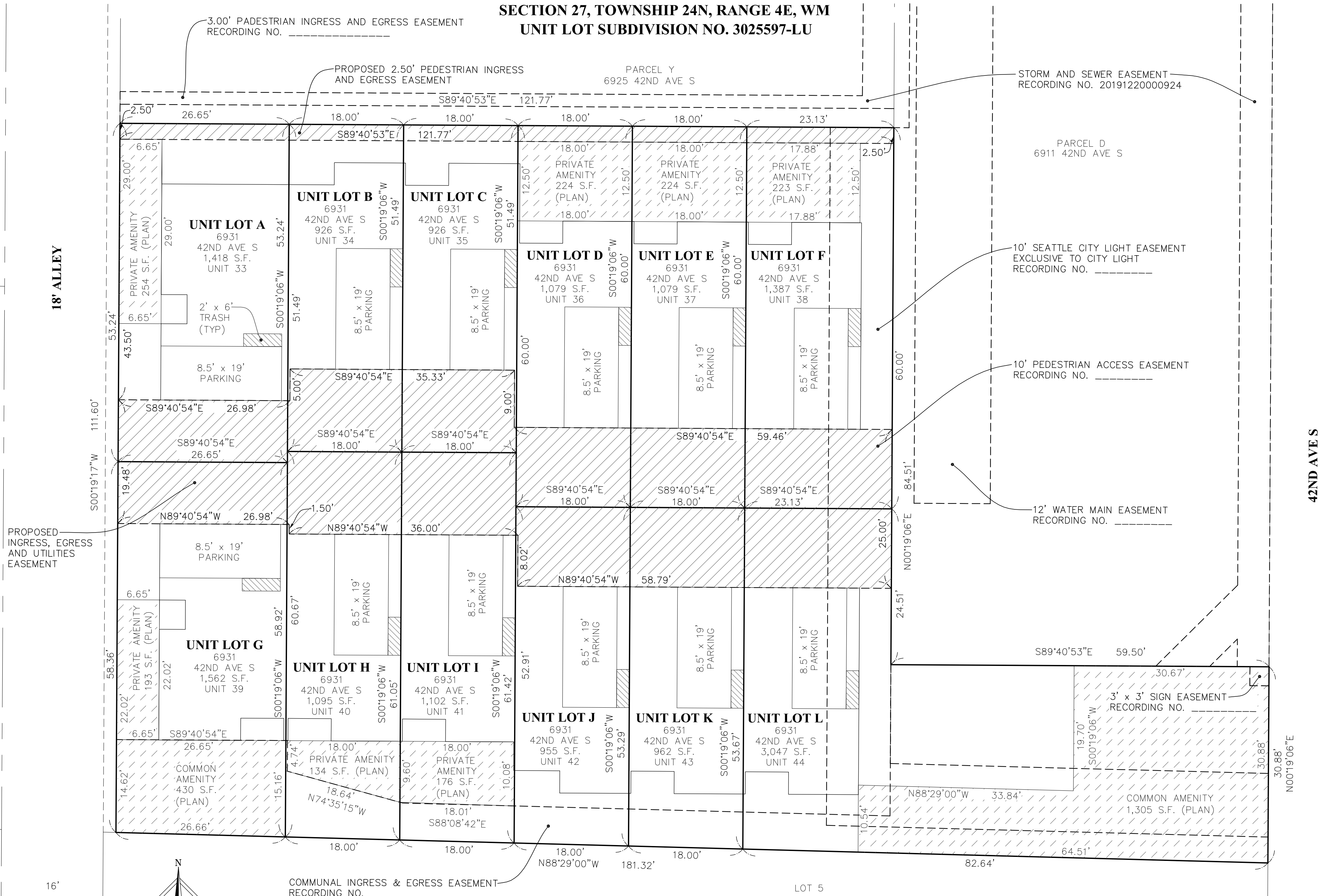
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PROPOSED INGRESS, EGRESS AND UTILITIES EASEMENT

3.00' PEDESTRIAN INGRESS AND EGRESS EASEMENT
RECORDING NO. _____

PROPOSED 2.50' PEDESTRIAN INGRESS AND EGRESS EASEMENT

STORM AND SEWER EASEMENT
RECORDING NO. 2019122000924

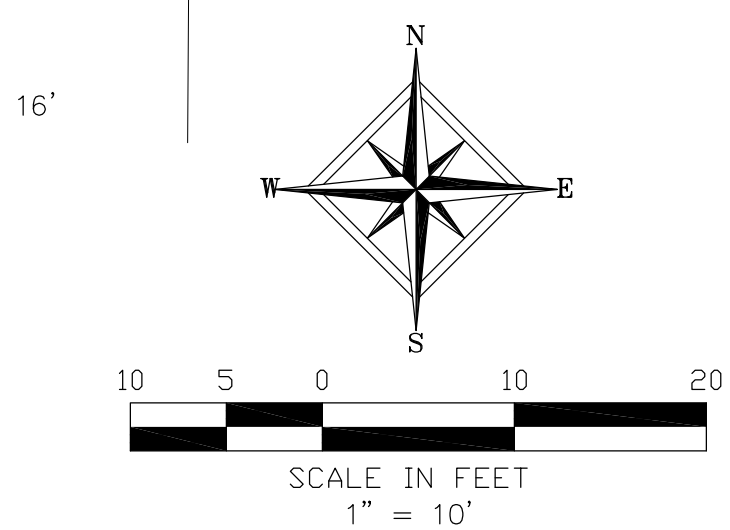
10' SEATTLE CITY LIGHT EASEMENT
EXCLUSIVE TO CITY LIGHT
RECORDING NO. _____

10' PEDESTRIAN ACCESS EASEMENT
RECORDING NO. _____

12' WATER MAIN EASEMENT
RECORDING NO. _____

3' x 3' SIGN EASEMENT
RECORDING NO. _____

COMMUNAL INGRESS & EGRESS EASEMENT
RECORDING NO. _____

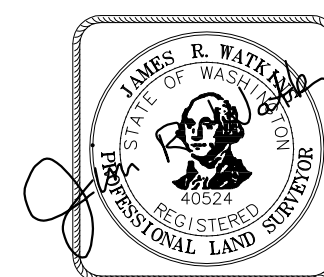


NOTES

INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA 530R TOTAL STATION.

PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

BOUNDARY LINES SHOWN REPRESENT THE DEED DESCRIPTION BOUNDARY. OWNERSHIP RIGHTS MAY VARY.



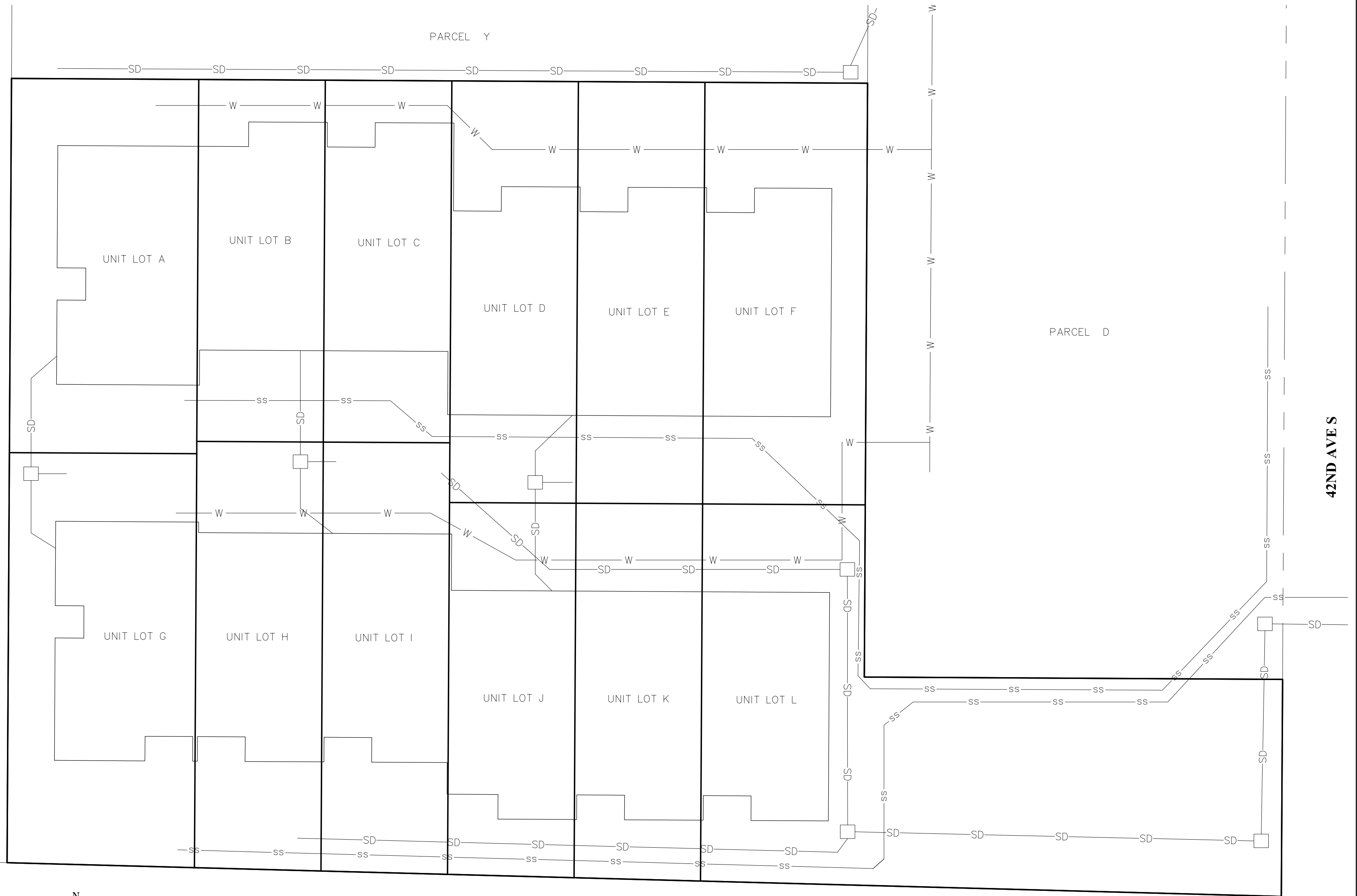
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ADDRESS: 2312 168th Street Southeast, Bothell, WA. 98012
PHONE: (425) 482-0223
JOB #18030-Z

WILLOW HOMES
 PORTION OF SE 1/4 OF NW 1/4
 SECTION 27, TOWNSHIP 24N, RANGE 4E, WM
 UNIT LOT SUBDIVISION NO. 3025597-LU

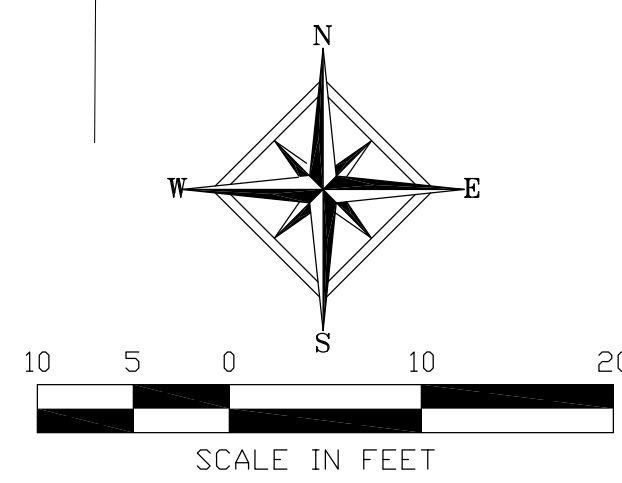
UTILITY NOTE

UTILITIES AND UTILITY LINES SHOWN ARE
 APPROXIMATE LOCATIONS PER PBG ROADWAY/UTILITY
 PLAN AND PROFILE SHEET 2 OF 6

18' ALLEY



16'

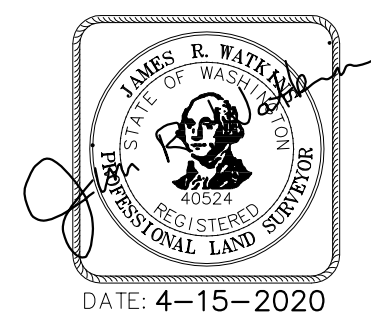


LEGEND

- ss— APPROX. SIDE SEWER LINE
- W— APPROX. WATER LINE
- SD— APPROX. STORM DRAIN LINE
- APPROX. CATCH BASIN LOCATION

NOTES

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