

# RAINIER VALLEY HOMES

**SUBDIVISION NO. 3039811-LU**

**GRANTOR:** JABOODA PROPERTIES 4, LLC.  
1 EDEN LANE  
MERCER ISLAND, WA 98040

**CONTACT PERSON:** KELSEY ELLIOTT  
206.297.0996  
KELSEYE@CHADWICKWINTERS.COM

**GRANTEE:** CITY OF SEATTLE  
KING CO., WA.

**ABBREVIATED LEGAL:** PTN OF N.E. 1/4 OF THE S.E.  
 1/4 OF THE N.E. 1/4 OF SEC.  
 27, T. 24 N., R. 4 E., W.M.

**PROPERTY ADDRESS:** 6730 RAINIER AVE. S.

**ASSESSOR'S PARCEL #:** 2724049050 & 2724049180

**ZONING CLASSIFICATION:** ALL PARCELS BEING SUBDIVIDED AS  
 SHOWN HEREON ARE ZONED LR3 (M)

**REFERENCE NO.'S FOR RELATED PROJECTS:** 6860349-CN

**UNIT LOT SUBDIVISION NOTE**

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

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS PERMIT APPLICATION NOS. 6860349-CN

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS MASTER USE PERMIT NO. 3038640-LU

**KING COUNTY DEPARTMENT OF RECORDS AND ELECTIONS**

FILED FOR RECORD AT THE REQUEST OF THE DIRECTOR OF TRANSPORTATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_, AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_, RECORDS OF KING COUNTY, WASHINGTON.

\_\_\_\_\_  
 MANAGER  
 \_\_\_\_\_  
 SUPERINTENDENT OF RECORDS

**SURVEYOR'S CERTIFICATION**

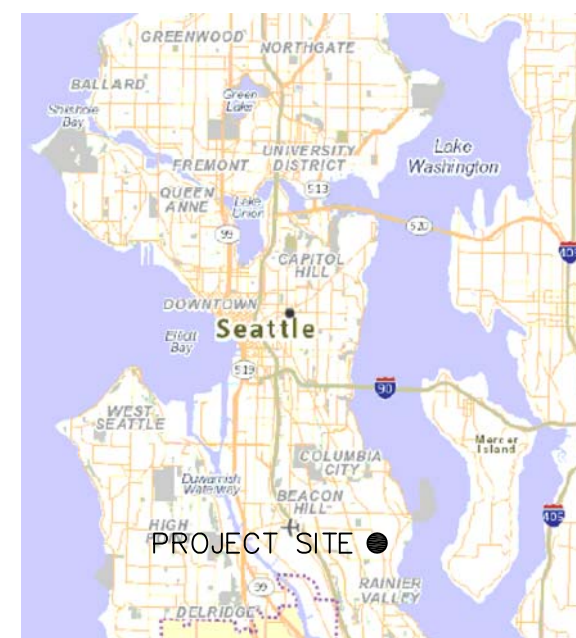
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JABOODA PROPERTIES 4, LLC. ON MAY 17, 2022.

I HEREBY CERTIFY THAT THIS MAP FOR RAINIER VALLEY HOMES IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

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

**SHEET INDEX**

- SHEET 1: APPROVALS / CERTIFICATES
- SHEET 2: SIGNATURES / LEGAL DESCRIPTION
- SHEET 3: BLOCK & BOUNDARY DETAIL
- SHEET 4: EXISTING SITE CONDITIONS
- SHEET 5: LANDSCAPE PLAN DETAIL
- SHEET 6: PROPOSED PLAT DETAIL
- SHEET 7: ACCESS EASEMENT DETAIL
- SHEET 8: UTILITY & EMERGENCY ACCESS DETAIL
- SHEET 9: BUILDING DIMENSION DETAIL
- SHEET 10: AMENITY AREA DETAIL
- SHEET 11: EASEMENT LEGAL DESCRIPTIONS
- SHEET 12: EASEMENT AGREEMENTS



**VICINITY MAP**  
 (NOT TO SCALE)

**APPROVALS:**

**CITY OF SEATTLE, DEPARTMENT OF TRANSPORTATION**  
 EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023  
 \_\_\_\_\_  
 DIRECTOR OF TRANSPORTATION

**SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**  
 EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023  
 \_\_\_\_\_  
 DIRECTOR

**SEATTLE PUBLIC UTILITIES**  
 EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023  
 \_\_\_\_\_  
 DIRECTOR OF SEATTLE PUBLIC UTILITIES

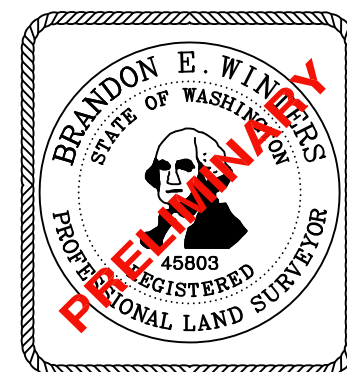
**CITY OF SEATTLE, CITY LIGHT DEPARTMENT**  
 EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023  
 \_\_\_\_\_  
 GENERAL MANAGER AND CHIEF EXECUTIVE OFFICER

**CITY OF SEATTLE, CITY CLERK**  
 I HEREBY CERTIFY THAT THE PLAT OF RAINIER VALLEY HOMES WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. \_\_\_\_\_, APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
 \_\_\_\_\_  
 CITY CLERK

**CITY OF SEATTLE, DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES**  
 I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR ALLEY, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023  
 \_\_\_\_\_  
 DIRECTOR, EPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES

**KING COUNTY, DEPARTMENT OF ASSESSMENTS**  
 EXAMINED AND APPROVED BY ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023  
 \_\_\_\_\_  
 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 \_\_\_\_\_ 2023  
 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, NE 1/4, SEC. 27, T. 24 N., R. 4 E., W.M.**  
**KING COUNTY, WASHINGTON**

<small>DRAWN BY:</small> SAL	<small>DATE:</small> 05-17-22	<small>PROJECT #:</small> 21-7208
<small>CHK. BY:</small> RHW	<small>SCALE:</small> N/A	<small>SHEET:</small> 1 OF 14

21-7208X.DWG

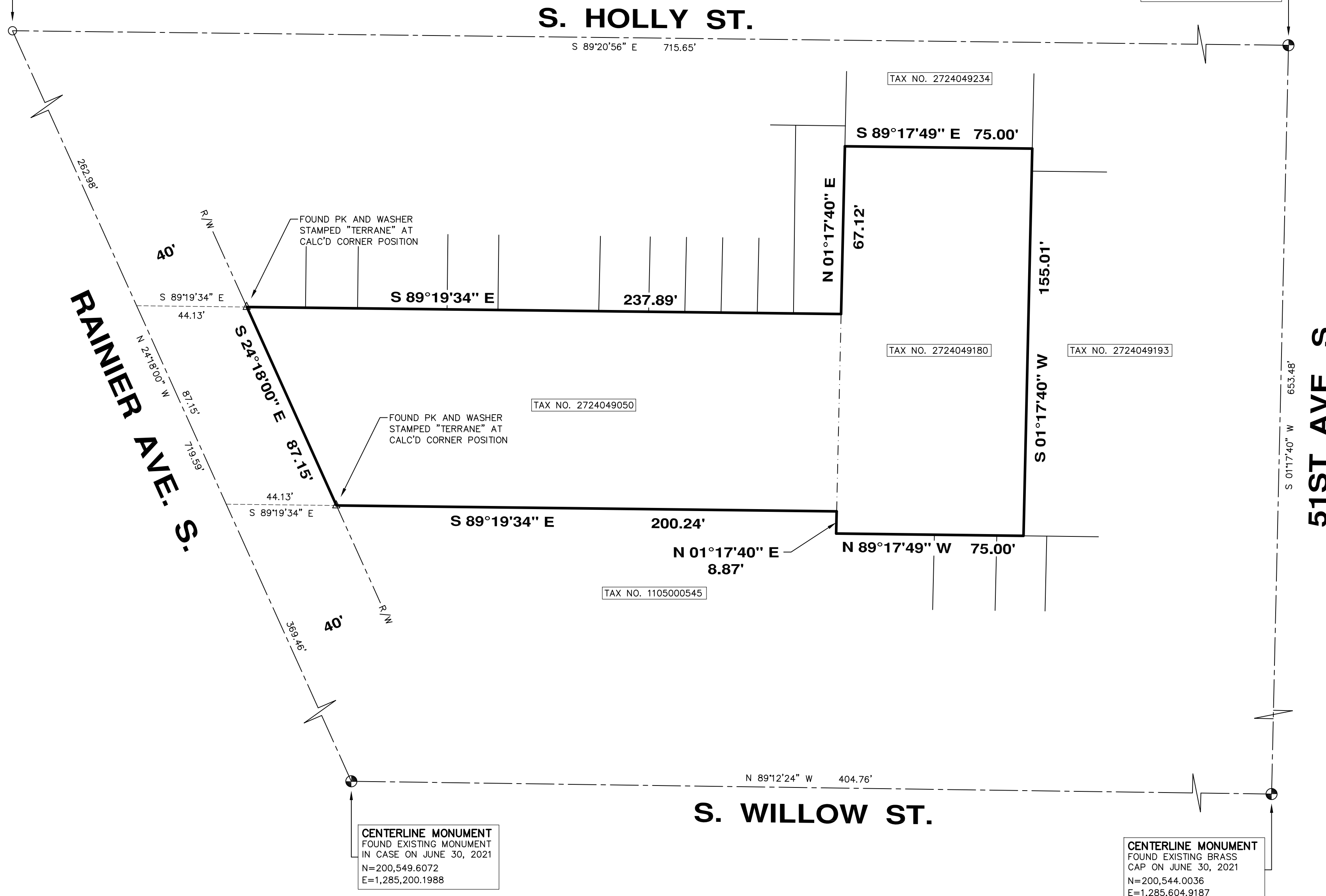
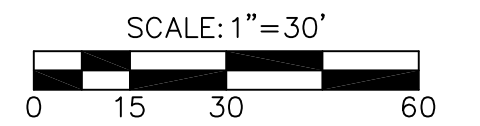
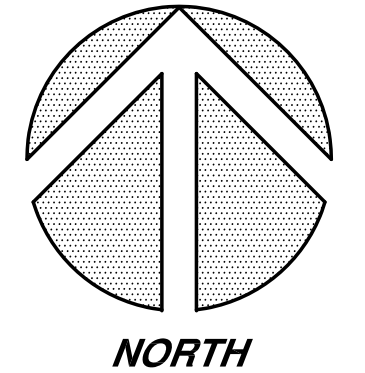


# RAINIER VALLEY HOMES

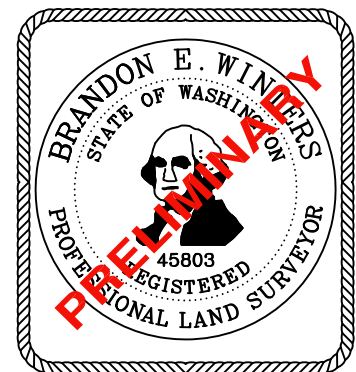
SUBDIVISION NO. 3039811-LU

CALCULATED INTERSECTION  
AS PER VOLUME 416 OF  
SURVEYS, PAGE 262  
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E=1,284,904.0762

CENTERLINE MONUMENT  
FOUND EXISTING BRASS  
CAP ON JUNE 30, 2021  
N=201,197.3120  
E=1,285,619.6800



## BLOCK & BOUNDARY DETAIL



DATE: \_\_\_\_\_

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

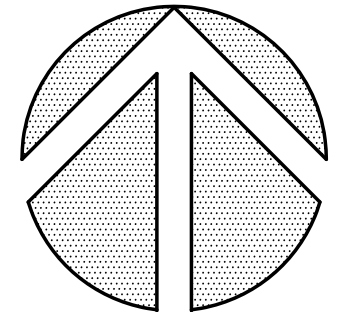
**SURVEY IN:**  
 SE 1/4, NE 1/4, SEC. 27, T. 24 N., R. 4 E., W.M.  
 KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 05-17-22	PROJECT #: 21-7208
CHK. BY: RHW	SCALE: 1" = 30'	SHEET: 3 OF 14

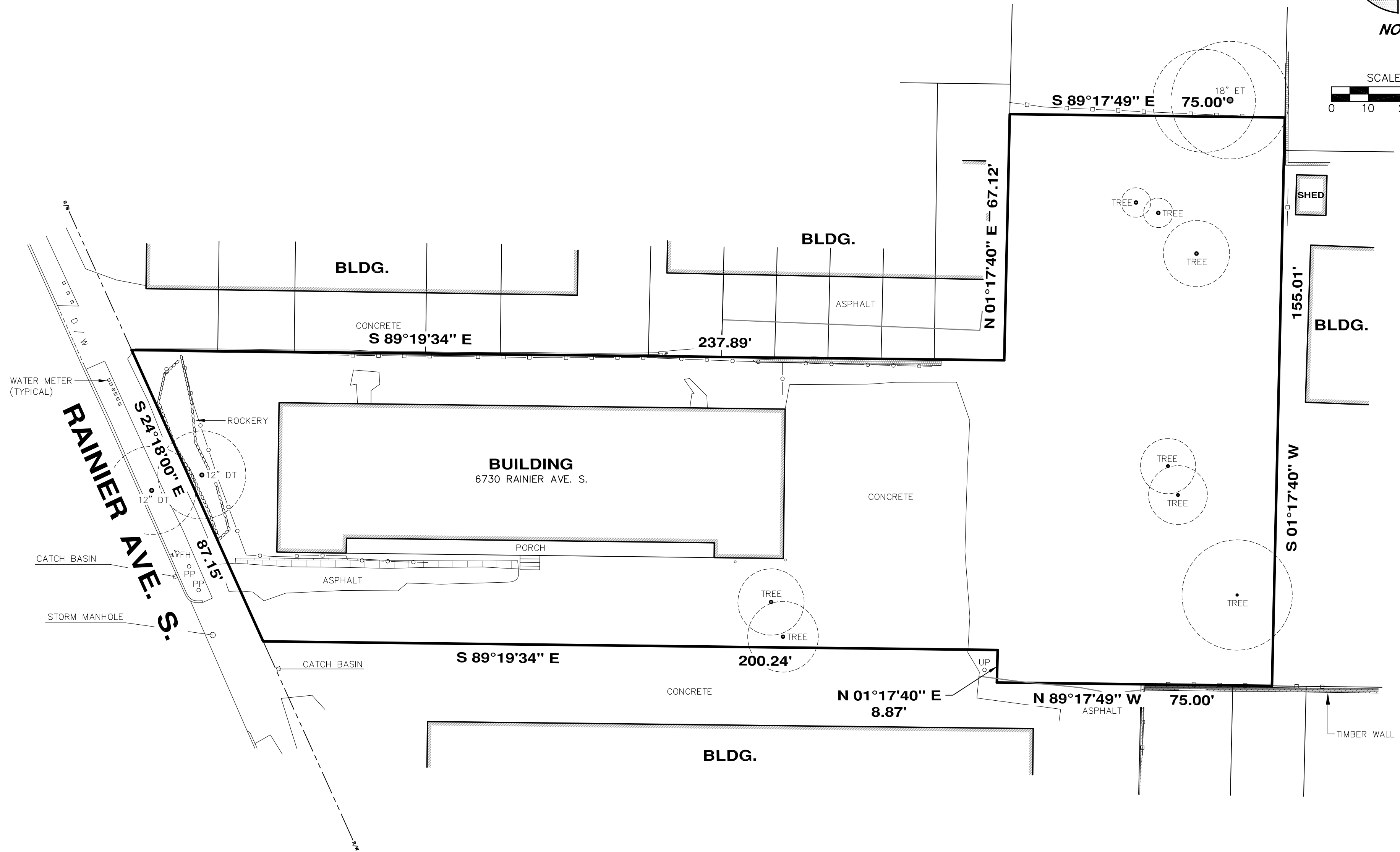
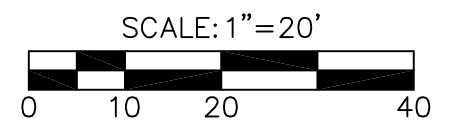
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# RAINIER VALLEY HOMES

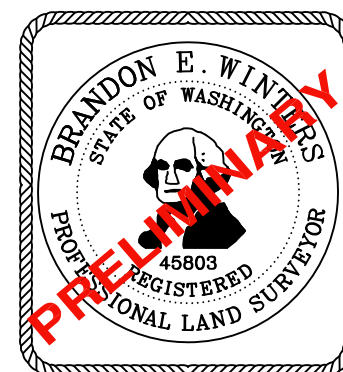
SUBDIVISION NO. 3039811-LU



NORTH



## EXISTING SITE CONDITIONS DETAIL



DATE: \_\_\_\_\_

## CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

### SURVEY IN:

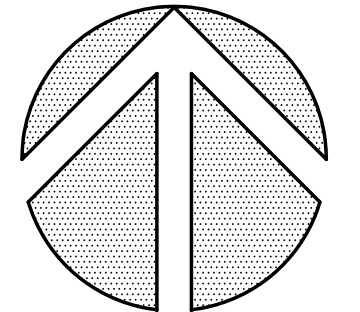
SE 1/4, NE 1/4, SEC. 27, T. 24 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON

21-7208Y.DWG

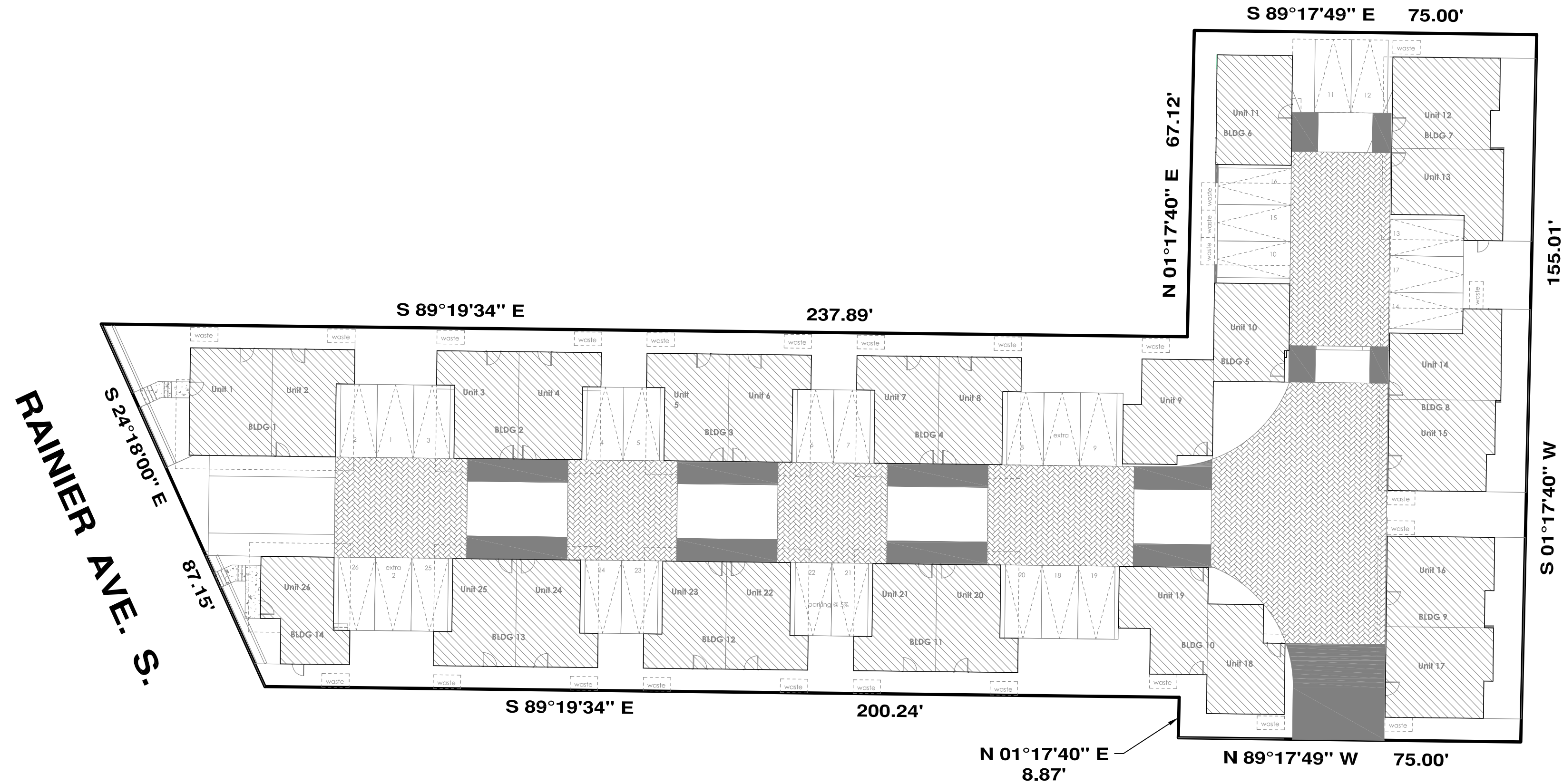
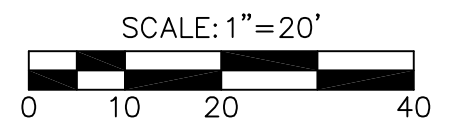
DRAWN BY: SAL	DATE: 05-17-22	PROJECT #: 21-7208
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 4 OF 14

# RAINIER VALLEY HOMES

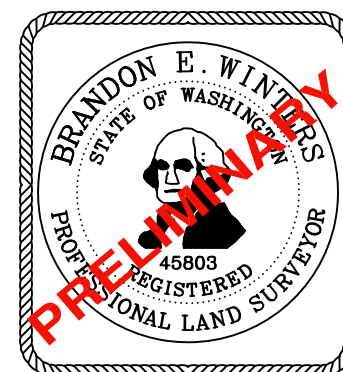
SUBDIVISION NO. 3039811-LU



NORTH



## ARCHITECTURAL DETAIL



DATE: \_\_\_\_\_

### CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

**SURVEY IN:**

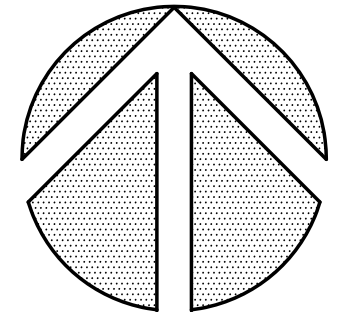
**SE 1/4, NE 1/4, SEC. 27, T. 24 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

21-7208Y.DWG

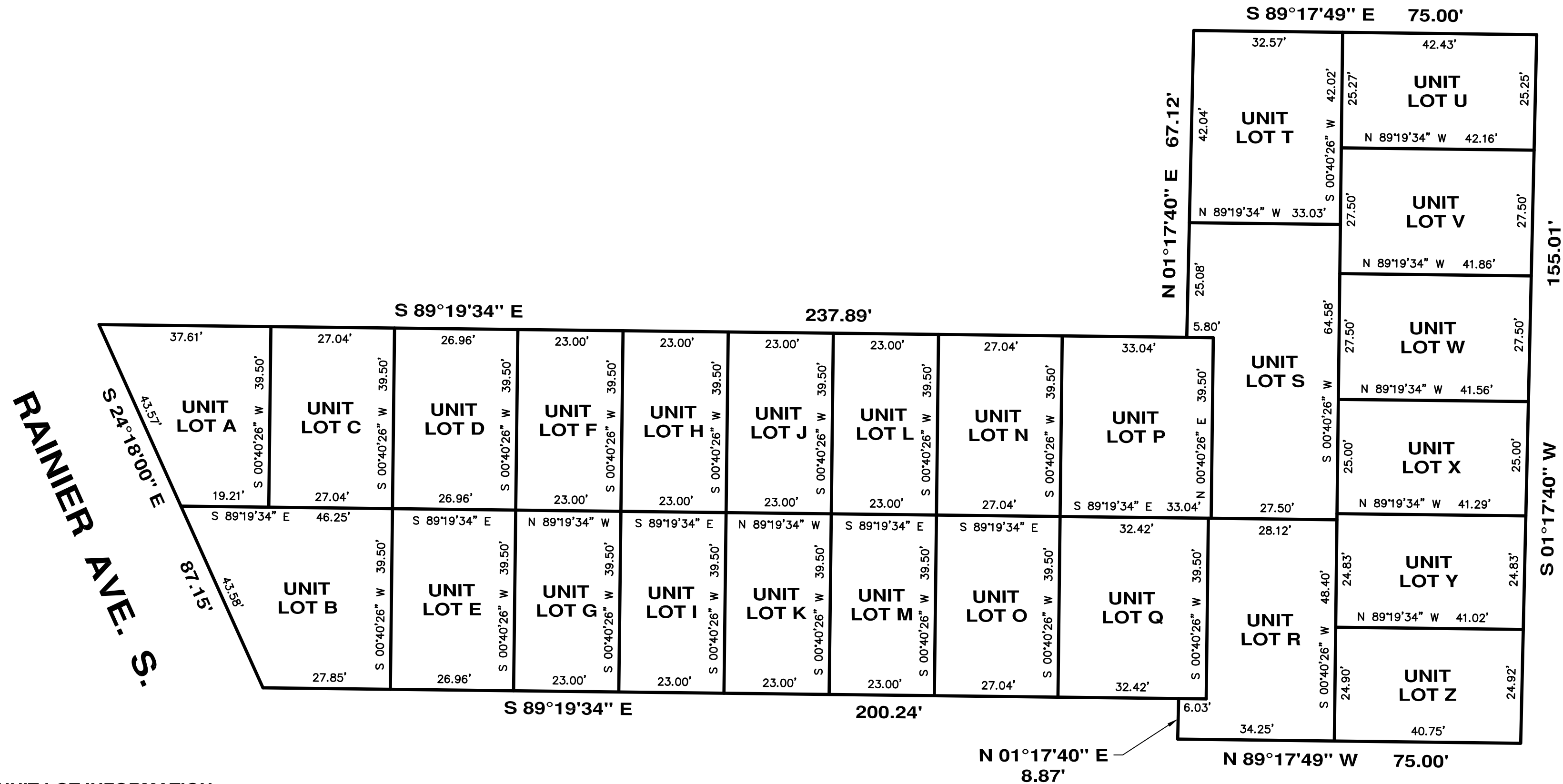
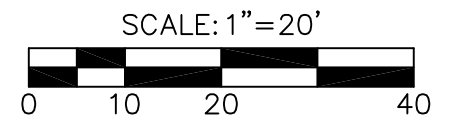
DRAWN BY: SAL	DATE: 05-17-22	PROJECT #: 21-7208
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 5 OF 14

# RAINIER VALLEY HOMES

SUBDIVISION NO. 3039811-LU



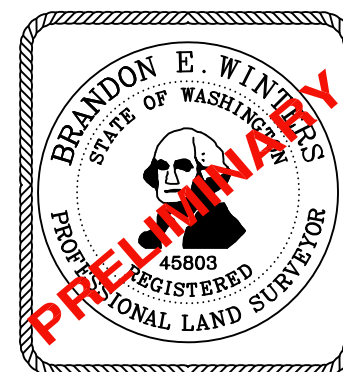
NORTH



### UNIT LOT INFORMATION

UNIT LOT	AREA	ADDRESS
A	1,122 SQ. FT.	67XX RAINIER AVE. S.
B	1,464 SQ. FT.	67XX RAINIER AVE. S.
C	1,068 SQ. FT.	67XX RAINIER AVE. S.
D	1,065 SQ. FT.	67XX RAINIER AVE. S.
E	1,065 SQ. FT.	67XX RAINIER AVE. S.
F	908 SQ. FT.	67XX RAINIER AVE. S.
G	908 SQ. FT.	67XX RAINIER AVE. S.
H	908 SQ. FT.	67XX RAINIER AVE. S.
I	908 SQ. FT.	67XX RAINIER AVE. S.
J	908 SQ. FT.	67XX RAINIER AVE. S.
K	908 SQ. FT.	67XX RAINIER AVE. S.
L	908 SQ. FT.	67XX RAINIER AVE. S.
M	908 SQ. FT.	67XX RAINIER AVE. S.
N	1,068 SQ. FT.	67XX RAINIER AVE. S.
O	1,068 SQ. FT.	67XX RAINIER AVE. S.
P	1,305 SQ. FT.	67XX RAINIER AVE. S.
Q	1,281 SQ. FT.	67XX RAINIER AVE. S.
R	1,415 SQ. FT.	67XX RAINIER AVE. S.
S	1,918 SQ. FT.	67XX RAINIER AVE. S.
T	1,379 SQ. FT.	67XX RAINIER AVE. S.
U	1,068 SQ. FT.	67XX RAINIER AVE. S.
V	1,155 SQ. FT.	67XX RAINIER AVE. S.
W	1,147 SQ. FT.	67XX RAINIER AVE. S.
X	1,036 SQ. FT.	67XX RAINIER AVE. S.
Y	1,022 SQ. FT.	67XX RAINIER AVE. S.
Z	1,018 SQ. FT.	67XX RAINIER AVE. S.

## UNIT LOT SUBDIVISION DETAIL



DATE: \_\_\_\_\_

## CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

**SURVEY IN:**

**SE 1/4, NE 1/4, SEC. 27, T. 24 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

21-7208Y.DWG

DRAWN BY: SAL

DATE: 05-17-22

PROJECT #: 21-7208

CHK. BY: RHW

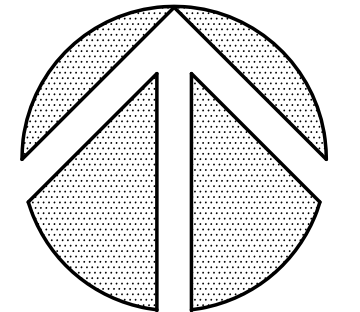
SCALE: 1" = 20'

SHEET: 6 OF 14

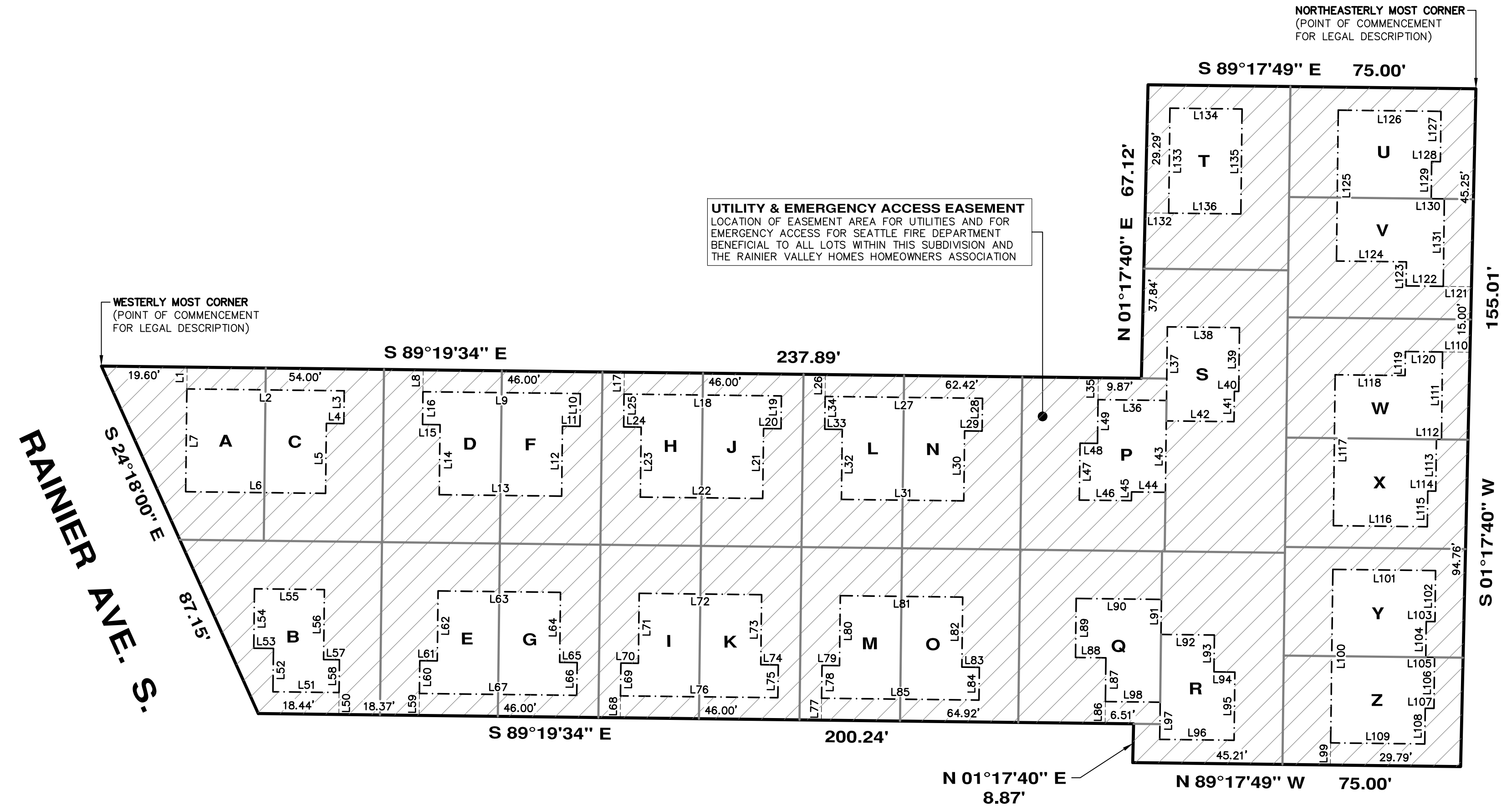
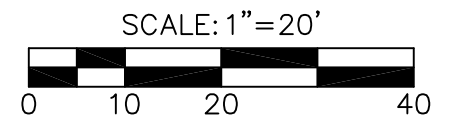


# RAINIER VALLEY HOMES

SUBDIVISION NO. 3039811-LU



NORTH



**UTILITY & EMERGENCY ACCESS EASEMENT**  
 LOCATION OF EASEMENT AREA FOR UTILITIES AND FOR  
 EMERGENCY ACCESS FOR SEATTLE FIRE DEPARTMENT  
 BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND  
 THE RAINIER VALLEY HOMES HOMEOWNERS ASSOCIATION

## UTILITY & EMERGENCY ACCESS EASEMENT DETAIL

(SEE SHEET 9 FOR LINE TABLE)



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, NE 1/4, SEC. 27, T. 24 N., R. 4 E., W.M.  
 KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 05-17-22	PROJECT #: 21-7208
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 8 OF 14

21-7208Y.DWG

# RAINIER VALLEY HOMES

SUBDIVISION NO. 3039811-LU

## LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°40'26" E	5.00'
L2	S 89°19'34" E	36.00'
L3	S 00°40'26" W	7.50'
L4	N 89°19'34" W	4.00'
L5	S 00°40'26" W	16.00'
L6	N 89°19'34" W	32.00'
L7	N 00°40'26" E	23.50'
L8	N 00°40'26" E	5.00'
L9	N 89°19'34" W	36.00'
L10	N 00°40'26" E	7.50'
L11	S 89°19'34" E	4.00'
L12	N 00°40'26" E	16.00'
L13	S 89°19'34" E	28.00'
L14	S 00°40'26" W	16.00'
L15	S 89°19'34" E	4.00'
L16	S 00°40'26" W	7.50'
L17	N 00°40'26" E	5.00'
L18	N 89°19'34" W	36.00'
L19	N 00°40'26" E	7.50'
L20	S 89°19'34" E	4.00'
L21	N 00°40'26" E	16.00'
L22	S 89°19'34" E	28.00'
L23	S 00°40'26" W	16.00'
L24	S 89°19'34" E	4.00'
L25	S 00°40'26" W	7.50'
L26	N 00°40'26" E	5.00'
L27	N 89°19'34" W	36.00'
L28	N 00°40'26" E	7.50'
L29	S 89°19'34" E	4.00'
L30	N 00°40'26" E	16.00'
L31	S 89°19'34" E	28.00'
L32	S 00°40'26" W	16.00'
L33	S 89°19'34" E	4.00'
L34	S 00°40'26" W	7.50'
L35	N 00°40'26" E	5.00'
L36	S 89°19'34" E	15.67'
L37	N 00°40'26" E	16.83'
L38	S 89°19'34" E	16.50'
L39	S 00°40'26" W	14.58'
L40	N 89°19'34" W	1.00'
L41	S 00°40'26" W	6.92'
L42	N 89°19'34" W	15.50'
L43	S 00°40'26" W	16.33'
L44	N 89°19'34" W	7.75'
L45	S 00°40'26" W	2.00'

L46	N 89°19'34" W	11.92'
L47	N 00°40'26" E	13.00'
L48	S 89°19'34" E	4.00'
L49	N 00°40'26" E	10.00'
L50	N 00°40'26" E	5.00'
L51	S 89°19'34" E	15.12'
L52	S 00°40'26" W	9.91'
L53	S 89°19'34" E	4.50'
L54	S 00°40'26" W	13.59'
L55	N 89°19'34" W	16.00'
L56	N 00°40'26" E	16.00'
L57	N 89°19'34" W	3.62'
L58	N 00°40'26" E	7.50'
L59	N 00°40'26" E	5.00'
L60	S 00°40'26" W	7.50'
L61	N 89°19'34" W	4.00'
L62	S 00°40'26" W	16.00'
L63	N 89°19'34" W	28.00'
L64	N 00°40'26" E	16.00'
L65	N 89°19'34" W	4.00'
L66	N 00°40'26" E	7.50'
L67	S 89°19'34" E	36.00'
L68	N 00°40'26" E	5.00'
L69	S 00°40'26" W	7.50'
L70	N 89°19'34" W	4.00'
L71	S 00°40'26" W	16.00'
L72	N 89°19'34" W	28.00'
L73	N 00°40'26" E	16.00'
L74	N 89°19'34" W	4.00'
L75	N 00°40'26" E	7.50'
L76	S 89°19'34" E	36.00'
L77	N 00°40'26" E	5.00'
L78	S 00°40'26" W	7.50'
L79	N 89°19'34" W	4.00'
L80	S 00°40'26" W	16.00'
L81	N 89°19'34" W	28.00'
L82	N 00°40'26" E	16.00'
L83	N 89°19'34" W	4.00'
L84	N 00°40'26" E	7.50'
L85	S 89°19'34" E	36.00'
L86	N 00°40'26" E	5.00'
L87	N 00°40'26" E	10.00'
L88	N 89°19'34" W	6.96'
L89	N 00°40'26" E	13.50'
L90	S 89°19'34" E	19.50'
L91	S 00°40'26" W	8.00'

L92	S 89°19'34" E	12.21'
L93	S 00°40'26" W	8.42'
L94	S 89°19'34" E	4.79'
L95	S 00°40'26" W	15.58'
L96	N 89°19'34" W	17.02'
L97	N 00°48'51" E	8.50'
L98	N 89°19'34" W	12.54'
L99	N 00°40'26" E	5.07'
L100	N 00°44'02" E	39.67'
L101	S 89°19'34" E	23.50'
L102	S 00°40'26" W	11.67'
L103	N 89°19'34" W	2.00'
L104	S 00°40'26" W	8.17'
L105	S 89°19'34" E	2.00'
L106	S 00°40'26" W	11.67'
L107	N 89°19'34" W	2.00'
L108	S 00°40'26" W	8.17'
L109	N 89°19'34" W	21.54'
L110	N 89°19'34" W	6.28'
L111	S 00°40'26" W	20.00'
L112	N 89°19'34" W	1.17'
L113	S 00°40'26" W	11.83'
L114	N 89°19'34" W	1.83'
L115	S 00°40'26" W	8.17'
L116	N 89°19'34" W	21.50'
L117	N 00°40'26" E	34.50'
L118	S 89°19'34" E	16.00'
L119	N 00°40'26" E	5.50'
L120	S 89°19'34" E	8.50'
L121	N 89°19'34" W	6.44'
L122	N 89°19'34" W	8.50'
L123	N 00°40'26" E	5.50'
L124	N 89°19'34" W	16.00'
L125	N 00°40'26" E	34.50'
L126	S 89°19'34" E	23.50'
L127	S 00°40'26" W	11.50'
L128	N 89°19'34" W	2.00'
L129	S 00°40'26" W	8.50'
L130	S 89°19'34" E	3.00'
L131	S 00°40'26" W	20.00'
L132	N 89°19'34" W	5.39'
L133	N 00°40'26" E	24.00'
L134	S 89°19'34" E	16.50'
L135	S 00°40'26" W	24.00'
L136	N 89°19'34" W	16.50'



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, NE 1/4, SEC. 27, T. 24 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON

21-7208Y.DWG

DRAWN BY: SAL

DATE: 05-17-22

PROJECT #: 21-7208

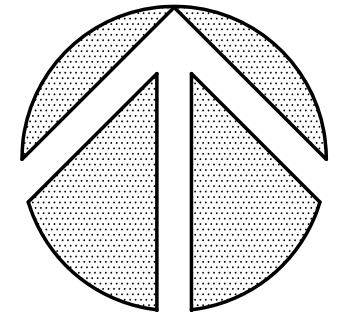
CHK. BY: RHW

SCALE: 1" = 20'

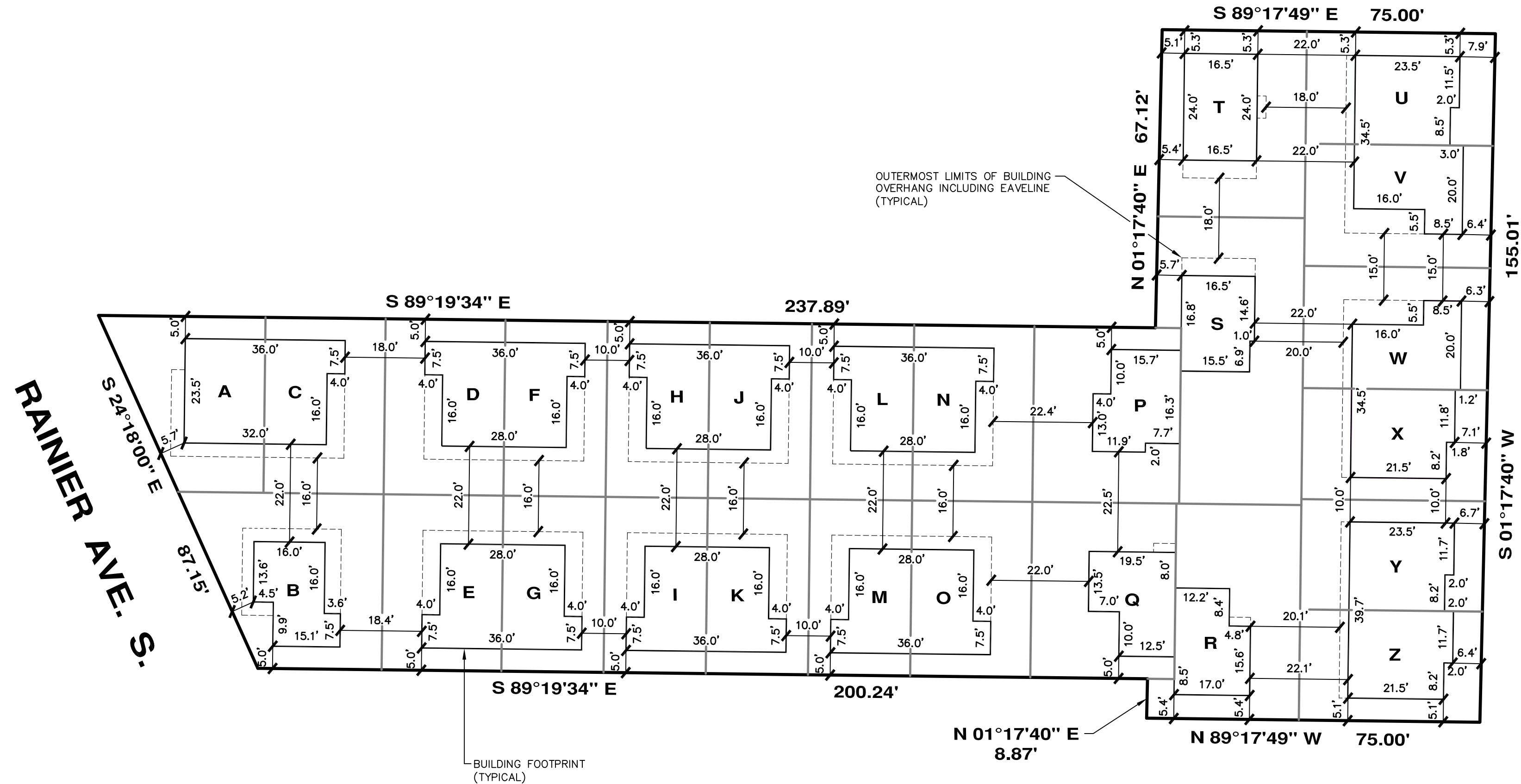
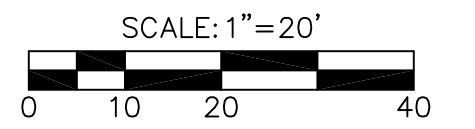
SHEET: 9 OF 14

# RAINIER VALLEY HOMES

SUBDIVISION NO. 3039811-LU



NORTH

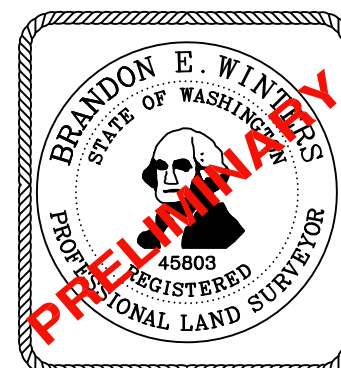


## BUILDING DIMENSION DETAIL

(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 JULIAN WEBER ARCHITECTS, LTD. WE PROVIDE NO CERTIFICATION THAT THESE FOOTPRINTS, DIMENSIONS, OR OFFSETS ARE AS CONSTRUCTED.



DATE: \_\_\_\_\_

### CHADWICK WINTERS

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**SURVEY IN:**

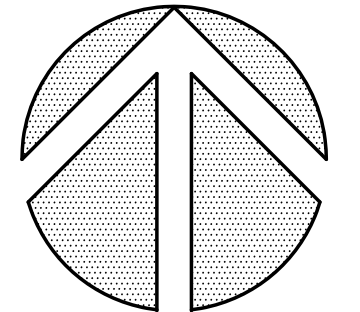
**SE 1/4, NE 1/4, SEC. 27, T. 24 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

21-7208Y.DWG

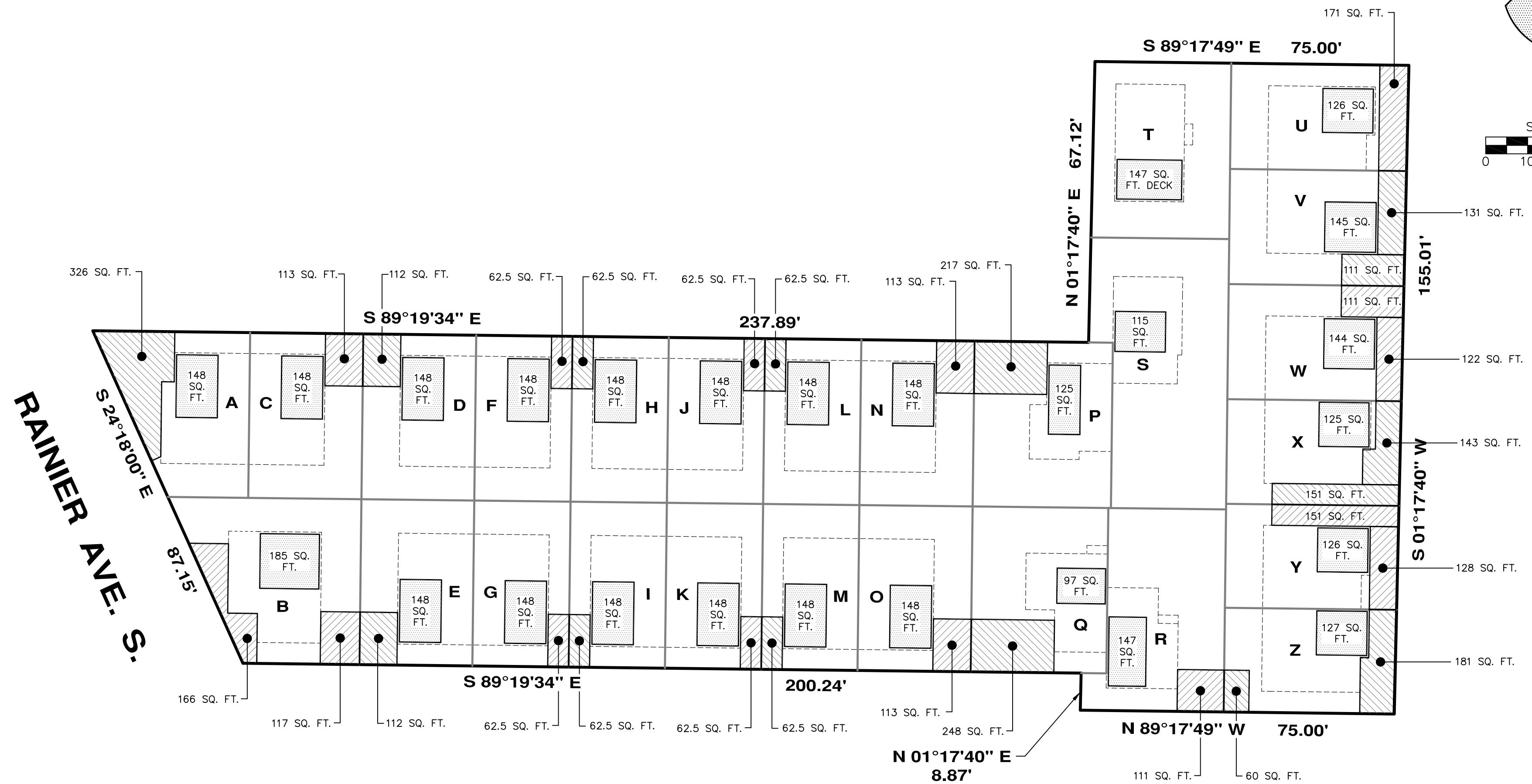
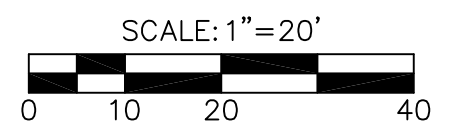
DRAWN BY: SAL	DATE: 05-17-22	PROJECT #: 21-7208
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 10 OF 14

# RAINIER VALLEY HOMES

SUBDIVISION NO. 3039811-LU



NORTH



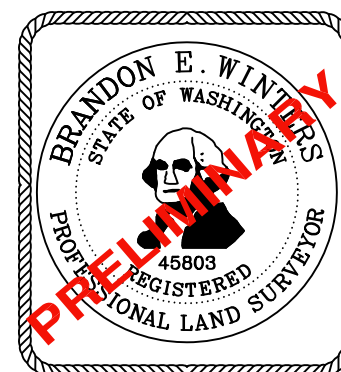
## AMENITY AREA DETAIL

(SEE "AMENITY AREA NOTE")

### AMENITY AREA NOTE:

THE LOCATION AND AREA OF AMENITY AREAS AS SHOWN HEREON ARE AS PER ARCHITECTURAL PLANS PREPARED BY JULIAN WEBER ARCHITECTS, LTD.

- = GROUND LEVEL PRIVATE AMENITY AREA
- = DECK LEVEL PRIVATE AMENITY AREA



DATE: \_\_\_\_\_

## CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

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### SURVEY IN:

SE 1/4, NE 1/4, SEC. 27, T. 24 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON

21-7208Y.DWG

DRAWN BY: SAL	DATE: 05-17-22	PROJECT #: 21-7208
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 11 OF 14

# RAINIER VALLEY HOMES

SUBDIVISION NO. 3039811-LU

## EASEMENT CONVEYANCE NOTE:

THE ACCESS EASEMENT AS LEGALLY DESCRIBED UPON THIS SHEET AND GRAPHICALLY DEPICTED ON SHEET 7 IS HEREBY GRANTED AND CONVEYED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS. THE RAINIER VALLEY HOMES HOMEOWNERS' ASSOCIATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS AND ALL APPURTENANCES THERETO LYING WITHIN SAID EASEMENTS.

THE UTILITY AND EMERGENCY ACCESS EASEMENT AS LEGALLY DESCRIBED UPON SHEET 13 AND GRAPHICALLY DEPICTED ON SHEET 8 IS HEREBY GRANTED AND CONVEYED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, AND ASSIGNS; TO ALL UTILITY PURVEYORS; AND TO THE CITY OF SEATTLE FIRE DEPARTMENT. THE RAINIER VALLEY HOMES HOMEOWNERS' ASSOCIATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY AND EMERGENCY ACCESS EASEMENT AND ALL APPURTENANCES THERETO LYING WITHIN SAID UTILITY AND EMERGENCY ACCESS EASEMENT.

## ACCESS EASEMENT

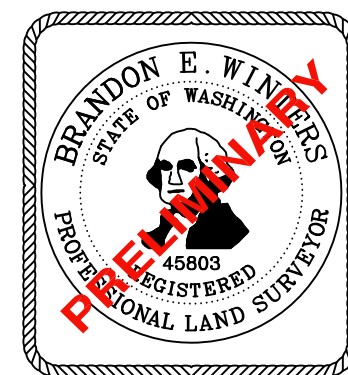
AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, ADDRESS SIGN, LIMITED OFF-STREET PARKING, AND LIMITED REFUSE & RECYCLE CONTAINER STORAGE BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE RAINIER VALLEY HOMES HOMEOWNERS' ASSOCIATION AS SHOWN UPON SHEET 7.

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE N.E. 1/4 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 27, T. 24 N., R. 4 E., W.M., IN KING COUNTY, WA., LYING EASTERLY OF RAINIER AVENUE AND SOUTHERLY OF A LINE 75.32 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION AND NORTHERLY OF A LINE 154.32 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION

TOGETHER WITH THAT PORTION OF THE SOUTH 155 FEET OF THE WEST 75 FEET OF THE EAST 320 FEET OF THE NORTH HALF OF THE N.E. 1/4 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 27, T. 24 N., R. 4 E., W.M., IN KING COUNTY, WA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE S 24°18'00" E ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 34.51 FT. TO THE **POINT OF BEGINNING**; THENCE N 65°41'26" E, 6.60 FT.; THENCE S 89°19'34" E, 40.10 FT.; THENCE N 00°40'26" E, 16.00 FT.; THENCE S 89°19'34" E, 8.00 FT.; THENCE S 00°40'26" W, 16.00 FT.; THENCE S 89°19'34" E, 138.00 FT.; THENCE N 00°40'26" E, 16.00 FT.; THENCE S 89°19'34" E, 8.00 FT.; THENCE S 00°40'26" W, 16.00 FT.; THENCE S 89°19'34" E, 19.30 FT. TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIAL BEARING OF N 00°40'26" E, A CENTRAL ANGLE OF 69°34'38", AND A RADIUS OF 28.00 FT. FOR A DISTANCE OF 34.00 FT.; THENCE N 00°40'26" E, 23.35 FT.; THENCE N 89°19'34" W, 22.16 FT.; THENCE N 01°17'40" E, 24.00 FT.; THENCE S 89°19'34" E, 21.90 FT.; THENCE N 00°40'26" E, 30.03 FT.; THENCE S 89°17'49" E, 22.00 FT.; THENCE S 00°40'26" W, 48.81 FT.; THENCE S 89°19'34" E, 16.00 FT.; THENCE S 00°40'26" W, 8.00 FT.; THENCE N 89°19'34" W, 16.00 FT.; THENCE S 00°40'26" W, 86.79 FT.; THENCE N 89°19'34" W, 20.24 FT. TO A NON-TANGENT POINT OF CURVATURE; THENCE NORTHERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIAL BEARING OF N 89°19'53" W, A CENTRAL ANGLE OF 68°12'29", AND A RADIUS OF 28.00 FT. FOR A DISTANCE OF 33.33 FT.; THENCE N 89°19'34" W, 29.69 FT.; THENCE S 00°40'26" W, 16.00 FT.; THENCE N 89°19'34" W, 8.00 FT.; THENCE N 00°40'26" E, 16.00 FT.; THENCE N 89°19'34" W, 138.00 FT.; THENCE S 00°40'26" W, 16.00 FT.; THENCE N 89°19'34" W, 8.00 FT.; THENCE N 00°40'26" E, 16.00 FT.; THENCE N 89°19'34" W, 37.13 FT.; THENCE N 24°18'00" W, 21.19 FT. TO THE **POINT OF BEGINNING**.



DATE: \_\_\_\_\_

**CHADWICK  
WINTERS**

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

**SURVEY IN:**

**SE 1/4, NE 1/4, SEC. 27, T. 24 N., R. 4 E., W.M.  
KING COUNTY, WASHINGTON**

21-7208X.DWG

DRAWN BY: SAL

DATE: 05-17-22

PROJECT #: 21-7208

CHK. BY: RHW

SCALE: N/A

SHEET: 12 OF 14

# RAINIER VALLEY HOMES

SUBDIVISION NO. 3039811-LU

## 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 BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION AND THE RAINIER VALLEY HOMES HOMEOWNERS' ASSOCIATION AS SHOWN UPON SHEET 8.

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE N.E. 1/4 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 27, T. 24 N., R. 4 E., W.M., IN KING COUNTY, WA., LYING EASTERLY OF RAINIER AVENUE AND SOUTHERLY OF A LINE 75.32 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION AND NORTHERLY OF A LINE 154.32 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION

TOGETHER WITH THE SOUTH 155 FEET OF THE WEST 75 FEET OF THE EAST 320 FEET OF THE NORTH HALF OF THE N.E. 1/4 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 27, T. 24 N., R. 4 E., W.M., IN KING COUNTY, WA.

EXCEPT THOSE PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE S 89°19'34" E ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 19.60 FT.; THENCE S 00°40'26" W, 5.00 FT. TO THE POINT OF BEGINNING; THENCE S 89°19'34" E, 36.00 FT.; THENCE S 00°40'26" W, 7.50 FT.; THENCE N 89°19'34" W, 4.00 FT.; THENCE S 00°40'26" W, 16.00 FT.; THENCE N 89°19'34" W, 32.00 FT.; THENCE N 00°40'26" E, 23.50 FT. TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE WESTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE S 89°19'34" E ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 73.60 FT.; THENCE S 00°40'26" W, 5.00 FT. TO THE POINT OF BEGINNING; THENCE S 89°19'34" E, 36.00 FT.; THENCE S 00°40'26" W, 7.50 FT.; THENCE N 89°19'34" W, 4.00 FT.; THENCE S 00°40'26" W, 16.00 FT.; THENCE N 89°19'34" W, 28.00 FT.; THENCE N 00°40'26" E, 16.00 FT.; THENCE N 89°19'34" W, 4.00 FT.; THENCE N 00°40'26" E, 7.50 FT. TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE WESTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE S 89°19'34" E ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 119.60 FT.; THENCE S 00°40'26" W, 5.00 FT. TO THE POINT OF BEGINNING; THENCE S 89°19'34" E, 36.00 FT.; THENCE S 00°40'26" W, 7.50 FT.; THENCE N 89°19'34" W, 4.00 FT.; THENCE S 00°40'26" W, 16.00 FT.; THENCE N 89°19'34" W, 28.00 FT.; THENCE N 00°40'26" E, 16.00 FT.; THENCE N 89°19'34" W, 4.00 FT.; THENCE N 00°40'26" E, 7.50 FT. TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE WESTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE S 89°19'34" E ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 165.60 FT.; THENCE S 00°40'26" W, 5.00 FT. TO THE POINT OF BEGINNING; THENCE S 89°19'34" E, 36.00 FT.; THENCE S 00°40'26" W, 7.50 FT.; THENCE N 89°19'34" W, 4.00 FT.; THENCE S 00°40'26" W, 16.00 FT.; THENCE N 89°19'34" W, 28.00 FT.; THENCE N 00°40'26" E, 16.00 FT.; THENCE N 89°19'34" W, 4.00 FT.; THENCE N 00°40'26" E, 7.50 FT. TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE WESTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE S 89°19'34" E ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 228.02 FT.; THENCE S 00°40'26" W, 5.00 FT. TO THE POINT OF BEGINNING; THENCE S 89°19'34" E, 15.67 FT.; THENCE N 00°40'26" E, 16.83 FT.; THENCE S 89°19'34" E, 16.83 FT.; THENCE S 00°40'26" W, 14.58 FT.; THENCE N 89°19'34" W, 1.00 FT.; THENCE S 00°40'26" W, 6.92 FT.; THENCE N 89°19'34" W, 15.50 FT.; THENCE S 00°40'26" W, 16.33 FT.; THENCE N 89°19'34" W, 7.75 FT.; THENCE S 00°40'26" W, 2.00 FT.; THENCE N 89°19'34" W, 11.92 FT.; THENCE N 00°40'26" E, 13.00 FT.; THENCE S 89°19'34" E, 4.00 FT.; THENCE N 00°40'26" E, 10.00 FT. TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE WESTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE S 24°18'00" E ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 87.15 FT.; THENCE S 89°19'34" E, 18.44 FT.; THENCE N 00°40'26" E, 5.00 FT. TO THE POINT OF BEGINNING; THENCE N 89°19'34" W, 15.12 FT.; THENCE N 00°40'26" E, 9.91 FT.; THENCE N 89°19'34" W, 4.50 FT.; THENCE N 00°40'26" E, 13.59 FT.; THENCE S 89°19'34" E, 16.00 FT.; THENCE S 00°40'26" W, 16.00 FT.; THENCE S 89°19'34" E, 3.62 FT.; THENCE S 00°40'26" W, 7.50 FT. TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE WESTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE S 24°18'00" E ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 87.15 FT.; THENCE S 89°19'34" E, 36.81 FT.; THENCE N 00°40'26" E, 5.00 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°40'26" E, 7.50 FT.; THENCE S 89°19'34" E, 4.00 FT.; THENCE N 00°40'26" E, 16.00 FT.; THENCE S 89°19'34" E, 28.00 FT.; THENCE S 00°40'26" W, 16.00 FT.; THENCE S 89°19'34" E, 4.00 FT.; THENCE S 00°40'26" W, 7.50 FT.; THENCE N 89°19'34" W, 36.00 FT. TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE WESTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE S 24°18'00" E ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 87.15 FT.; THENCE S 89°19'34" E, 82.81 FT.; THENCE N 00°40'26" E, 5.00 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°40'26" E, 7.50 FT.; THENCE S 89°19'34" E, 4.00 FT.; THENCE N 00°40'26" E, 16.00 FT.; THENCE S 89°19'34" E, 28.00 FT.; THENCE S 00°40'26" W, 16.00 FT.; THENCE S 89°19'34" E, 4.00 FT.; THENCE S 00°40'26" W, 7.50 FT.; THENCE N 89°19'34" W, 36.00 FT. TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE WESTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE S 24°18'00" E ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 87.15 FT.; THENCE S 89°19'34" E, 128.81 FT.; THENCE N 00°40'26" E, 5.00 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°40'26" E, 7.50 FT.; THENCE S 89°19'34" E, 4.00 FT.; THENCE N 00°40'26" E, 16.00 FT.; THENCE S 89°19'34" E, 28.00 FT.; THENCE S 00°40'26" W, 16.00 FT.; THENCE S 89°19'34" E, 4.00 FT.; THENCE S 00°40'26" W, 7.50 FT.; THENCE N 89°19'34" W, 36.00 FT. TO THE POINT OF BEGINNING.

## UTILITY & EMERGENCY ACCESS EASEMENT (CONTINUED)

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE WESTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE S 24°18'00" E ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 87.15 FT.; THENCE S 89°19'34" E, 110.92 FT.; THENCE N 00°40'26" E, 5.00 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°40'26" E, 10.00 FT.; THENCE N 89°19'34" W, 6.96 FT.; THENCE N 00°40'26" E, 13.50 FT.; THENCE S 89°19'34" E, 19.50 FT.; THENCE S 00°40'26" W, 8.00 FT.; THENCE S 89°19'34" E, 12.21 FT.; THENCE S 00°40'26" W, 8.42 FT.; THENCE S 89°19'34" E, 4.79 FT.; THENCE S 00°40'26" W, 15.58 FT.; THENCE N 89°19'34" W, 17.02 FT.; THENCE N 00°48'51" 8.50 FT.; THENCE N 89°19'34" W, 12.54 FT. TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE NORTHEASTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE S 01°17'40" W ALONG THE EAST LINE OF SAID PARCEL FOR A DISTANCE OF 155.01 FT.; THENCE N 89°17'49" W, 29.79 FT.; THENCE N 00°40'26" E, 5.07 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°40'26" E, 39.67 FT.; THENCE S 89°19'34" E, 23.50 FT.; THENCE S 00°40'26" W, 11.67 FT.; THENCE N 89°19'34" W, 2.00 FT.; THENCE S 00°40'26" W, 8.17 FT.; THENCE S 89°19'34" E, 2.00 FT.; THENCE S 00°40'26" W, 11.67 FT.; THENCE N 89°19'34" W, 2.00 FT.; THENCE S 00°40'26" W, 8.17 FT.; THENCE N 89°19'34" W, 21.54 FT. TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE NORTHEASTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE S 01°17'40" W ALONG THE EAST LINE OF SAID PARCEL FOR A DISTANCE OF 60.25 FT.; THENCE N 89°19'34" W, 6.28 FT. TO THE POINT OF BEGINNING; THENCE S 00°40'26" W, 20.00 FT.; THENCE N 89°19'34" W, 1.17 FT.; THENCE S 00°40'26" W, 11.83 FT.; THENCE N 89°19'34" W, 1.83 FT.; THENCE S 00°40'26" W, 8.17 FT.; THENCE N 89°19'34" W, 21.50 FT.; THENCE N 00°40'26" E, 34.50 FT.; THENCE S 89°19'34" E, 16.00 FT.; THENCE N 00°40'26" E, 5.50 FT.; THENCE S 89°19'34" E, 8.50 FT. TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE NORTHEASTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE S 01°17'40" W ALONG THE EAST LINE OF SAID PARCEL FOR A DISTANCE OF 45.25 FT.; THENCE N 89°19'34" W, 6.44 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING N 89°19'34" W, 8.50 FT.; THENCE N 00°40'26" E, 5.50 FT.; THENCE N 89°19'34" W, 16.00 FT.; THENCE N 00°40'26" E, 34.50 FT.; THENCE S 89°19'34" E, 23.50 FT.; THENCE S 00°40'26" W, 11.50 FT.; THENCE N 89°19'34" W, 2.00 FT.; THENCE S 00°40'26" W, 8.50 FT.; THENCE S 89°19'34" E, 3.00 FT.; THENCE S 00°40'26" W, 20.00 FT. TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE NORTHEASTERLY MOST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE N 89°17'49" W ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 75.00 FT.; THENCE S 01°17'40" W, 29.29 FT.; THENCE S 89°19'34" E, 5.39 FT. TO THE POINT OF BEGINNING; THENCE N 00°40'26" E, 24.00 FT.; THENCE S 89°19'34" E, 16.50 FT.; THENCE S 00°40'26" W, 24.00 FT.; THENCE N 89°19'34" W, 16.50 FT. TO THE POINT OF BEGINNING.

## 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.



DATE: \_\_\_\_\_

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**KING COUNTY, WASHINGTON**

21-7208X.DWG

DRAWN BY: SAL	DATE: 05-17-22	PROJECT #: 21-7208
CHK. BY: RHW	SCALE: N/A	SHEET: 13 OF 14

# RAINIER VALLEY HOMES

**SUBDIVISION NO. 3039811-LU**

## 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 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 SUBDIVISION FOR WALKING ACCESS, STREET ENTRY AND PARKING IN DESIGNATED AREAS. UNLESS OTHERWISE SPECIFIED HEREIN, 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 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 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.

## EASEMENT MAINTENANCE AGREEMENT

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

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

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

## PRIVATE AMENITY AREA AGREEMENT

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

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

## ADDRESS SIGN MAINTENANCE AGREEMENT

THE RAINIER VALLEY HOMES HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE, AND/OR REPAIR TO ALL ADDRESS SIGNS WITHIN THIS SUBDIVISION.

## RAINIER VALLEY HOMES HOMEOWNERS ASSOCIATION NOTE

IN THE EVENT THAT THE RAINIER VALLEY HOMES HOMEOWNERS ASSOCIATION IS DISSOLVED OR CEASES TO BE A FUNCTIONING ENTITY, THE OWNERS OF LOTS 1 THROUGH 26, INCLUSIVE, SHALL SHARE EQUALLY IN THE MAINTENANCE OBLIGATIONS OF THE RAINIER VALLEY HOMES HOMEOWNERS ASSOCIATION.

## ELECTRICAL, TELEPHONE & CABLE T.V. EASEMENT AGREEMENT

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

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

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

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

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

## SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3039811-LU  
EASEMENT (OVERHEAD AND UNDERGROUND)  
KING COUNTY ASSESSOR'S TAX PARCEL NO. 2724049050 & 2724049180

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

AN EASEMENT OVER THE ENTIRE AREA OF THIS CITY OF SEATTLE SUBDIVISION NO. 3039811-LU; EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID SUBDIVISION.

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

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

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

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

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



DATE: \_\_\_\_\_

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