

SUBDIVISION NO. 3035276-LU

GRANTOR (Owners)

CONTACT PERSON

BEACON7100, LLC
1520 N 149th CT
SHORELINE, WA 98133

SETH HALE
2562 DEXTER AVE N
SEATTLE, WA 98109
(206) 432-9121

GRANTEE: CITY OF SEATTLE
KING COUNTY, WASHINGTON

7, 8 1 MAPLEWOOD 11 52
LOTS BLOCK SUBDIVISION VOL. PG.
(SECTION 28, TOWNSHIP 24 NORTH, RANGE 4 EAST, WM)

ZONING
NC1-30

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT #512900-0040
REFERENCE NUMBERS FOR RELATED PROJECTS:
3025996-LU Master Use Permit; 6629965-CN 7110 Beacon Ave S Construction Permit
6629966-CN 7100 Beacon Ave S Construction Permit

DECLARATION & DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT BEACON7100, 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 SHEET 3 OF 8.

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 RELINQUISHING 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 INGRESS, EGRESS, AND UTILITY EASEMENT, THE COMMON AMENITY AREA EASEMENTS, REFUSE EASEMENT, THE UTILITIES EASEMENT AND THE EMERGENCY ACCESS EASEMENT AS SHOWN ON DESIGNATED SHEETS AND DESCRIBED ON DESIGNATED SHEETS 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.

BEACON7100, 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 Beacon7100, 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 Beacon7100, 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 \_\_\_\_\_

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 The Dao is based upon an actual survey and subdivision of section 28, 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

THE DAO
PORTION OF NE 1/4 OF SE 1/4
SECTION 28, TOWNSHIP 24N, RANGE 4E, WM

SURVEYORS
SHEET INDEX

- 1. COVER
2. VICINITY MAP, SCL & EMERGENCY EASEMENTS
3. AGREEMENTS
4. PARENT LOT TOPOGRAPHY INFORMATION
5. SURVEY CONTROL AND SUBDIVISION
6. UNIT LOT SUBDIVISION
7. EASEMENT DEPICTION AND DESCRIPTIONS
8. AMENITY DEPICTION AND DESCRIPTIONS
9. BUILDING FOUNDATION AND OFFSET DIMENSIONS
10. UTILITIES PLAN DEPICTION AND DESCRIPTIONS

OTHERS
SHEET INDEX

- CIVIL PLANS
CSC SOIL PLAN
DWC PLAN
CV1 - COVER SHEET AND GENERAL NOTES
CV2 - ROADWAY/UTILITY PLAN
CV3 - SITE DETAILS
CV4 - TESC PLAN AND DETAILS
LANDSCAPE PLANS
L1.0 - PLANTING PLAN
L1.1 - PLANTING SCHEDULE
L1.2 - RENDERED PLANTING PLAN
L1.3 - RENDERED PLANTING SCHEDULE
L1.4 - GREEN FACTOR CALCS AND DETAILS

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 \_\_\_\_\_ 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: NAME \_\_\_\_\_ ITS \_\_\_\_\_

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 acceded 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 \_\_\_\_\_

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 THE DAO 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

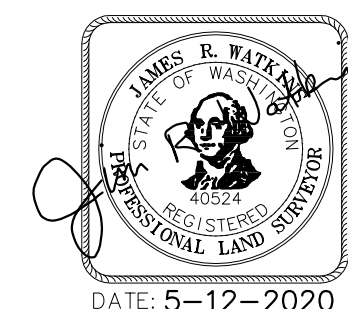
DEPUTY

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ASSESSOR

DEPUTY ASSESSOR



Allied Land Surveying, Inc.

JAMES R. WATKINS, PLS
ADDRESS: 2312 168th Street Southeast, Bothell, WA. 98012
PHONE: (425) 482-0223
JOB #20002

**THE DAO**  
 PORTION OF NE 1/4 OF SE 1/4  
 SECTION 28, TOWNSHIP 24N, RANGE 4E, WM

**PARENT LOT LEGAL DESCRIPTION**

LOTS 7 AND 8, BLOCK 1, MAPLE WOOD SUBDIVISION, LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON.

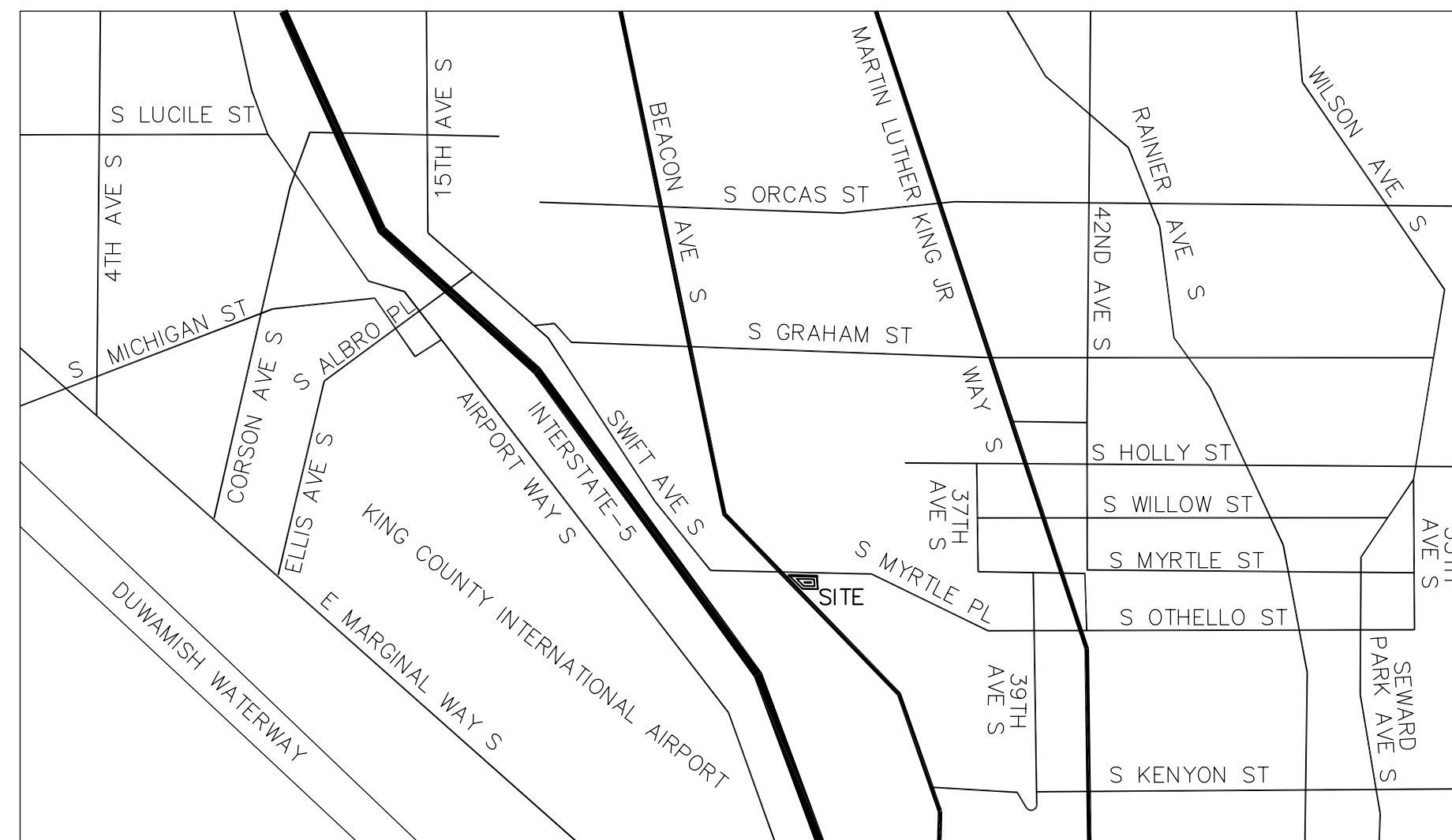
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SUBJECT TO THE FOLLOWING EASEMENTS:

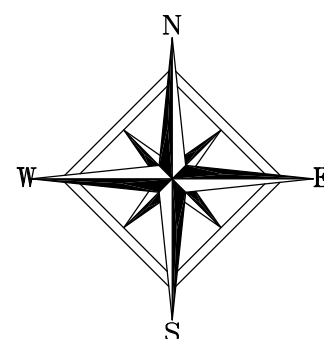
GRANTED TO : CITY OF SEATTLE  
 FOR : 10 INCH VITRIFIED PIPE CULVERT  
 RECORDED : OCTOBER 22, 1919 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 1356697  
 AFFECTS : AS CONSTRUCTED OVER A PORTION OF SAID PREMISES AND OTHER PROPERTY.  
 (UNALBE TO PLOT)

FOR : UTILITIES  
 RECORDED : SEPTEMBER 22, 2016 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20160922000691  
 AFFECTS : THE EAST 7.5 FEET  
 (SHOWN HEREON)

FOR : SIDE SEWER  
 RECORDED : DECEMBER 31, 2018 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20181231000420  
 AFFECTS : 6 FOOT WIDE ALONG THE LINE AS CONSTRUCTED  
 (SHOWN HEREON)



**VICINITY MAP**  
 NOT TO SCALE



**SEATTLE CITY LIGHT EASEMENT**

CITY OF SEATTLE LAND USE ACTION NO. 3035276-LU  
 EASEMENT (Overhead and Underground)  
 King County Assessor/s Tax Parcel No. 512900-0040

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, guy wires 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:

LOTS 7 AND 8, BLOCK 1, MAPLE WOOD SUBDIVISION, LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON.

An easement over the entire area of this City of Seattle Unit Lot Subdivision No. 3035276-LU; EXCEPT any portion thereof occupied by proposed buildings shown on said subdivision.

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 unearthen 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.



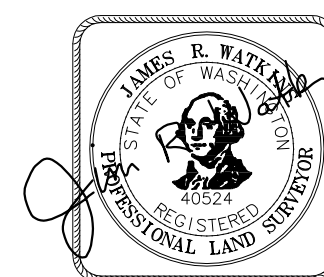
**EMERGENCY EGRESS EASEMENT DETAIL**  
 NOT TO SCALE

**EMERGENCY EGRESS EASEMENT**

LOTS 7 AND 8, BLOCK 1, MAPLE WOOD SUBDIVISION, LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS.

THIS EMERGENCY EGRESS EASEMENT HAS BEEN GRANTED FOR THE BENEFIT OF UNIT LOTS WITHIN THIS UNIT LOT SUBDIVISION OVER, UNDER AND ACROSS SAID SUBDIVISION.



DATE: 5-12-2020

**Allied Land Surveying, Inc.**

JAMES R. WATKINS, PLS  
 ADDRESS: 2312 168th Street Southeast, Bothell, WA. 98012  
 PHONE: (425) 482-0223  
 JOB #20002

**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 PARCEL OR UNIT LOT THE INDIVIDUAL SERVICE LINE SERVES. UTILITY SERVICE LINES WHICH SERVICE MORE THAN ONE PARCEL OR UNIT LOT SHALL BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE PARCEL OR UNIT LOT BEING SERVED.

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 SOELY 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.

**COMMON AMENITY AREA AGREEMENT**

THE PERMANENT, DEDICATED COMMON AMENITY AREAS DEPICTED ON SHEET 7 AND DESCRIBED ON SHEET 7 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.

**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.

**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.

**JOINT USE / MAINTENANCE AGREEMENT**

SEE CC&R'S AS RECORDED UNDER:  
KING COUNTY RECORDING NO.: \_\_\_\_\_

**COMMON AMENITY AREA AGREEMENT**

SEE CC&R'S AS RECORDED UNDER:  
KING COUNTY RECORDING NO.: \_\_\_\_\_

**PRIVATE AMENITY AREA AGREEMENT**

SEE CC&R'S AS RECORDED UNDER:  
KING COUNTY RECORDING NO.: \_\_\_\_\_

**ADDRESS SIGN MAINTENANCE AGREEMENT**

SEE CC&R'S AS RECORDED UNDER:  
KING COUNTY RECORDING NO.: \_\_\_\_\_

**COMMON WALL AGREEMENT**

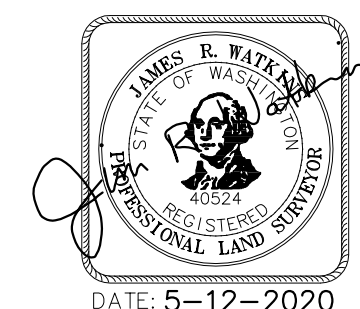
SEE CC&R'S AS RECORDED UNDER:  
KING COUNTY RECORDING NO.: \_\_\_\_\_

**ELECTRICAL, TELEPHONE & CABLE TV EASEMENT AGREEMENT**

SEE CC&R'S AS RECORDED UNDER:  
KING COUNTY RECORDING NO.: \_\_\_\_\_

**EASEMENT MAINTENANCE AGREEMENT**

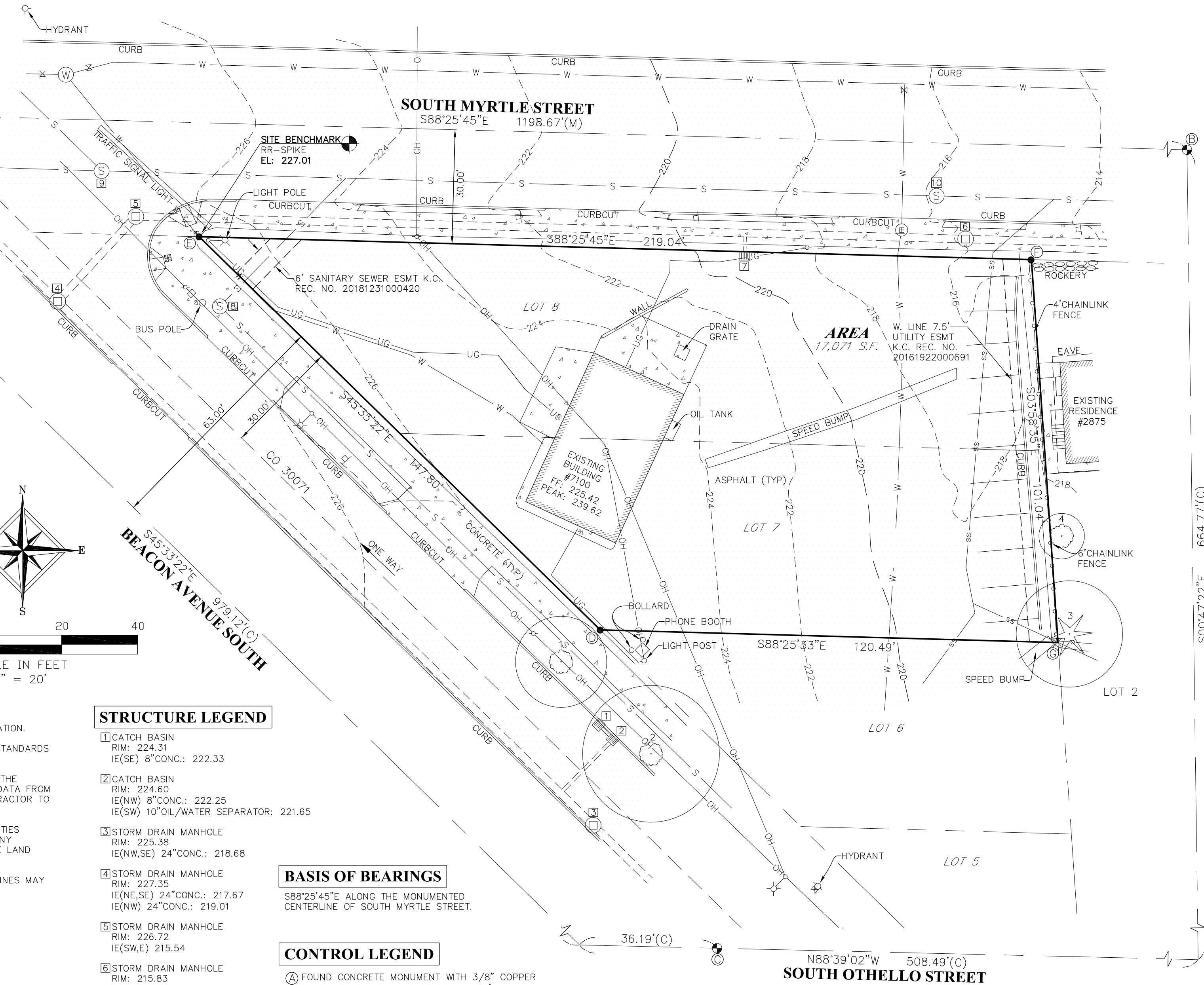
SEE CC&R'S AS RECORDED UNDER:  
KING COUNTY RECORDING NO.: \_\_\_\_\_



**Allied Land Surveying, Inc.**  
JAMES R. WATKINS, PLS  
ADDRESS: 2312 168th Street Southeast, Bothell, WA. 98012  
PHONE: (425) 482-0223  
JOB #20002

# THE DAO

PORTION OF NE 1/4 OF SE 1/4  
SECTION 28, TOWNSHIP 24N, RANGE 4E, WM

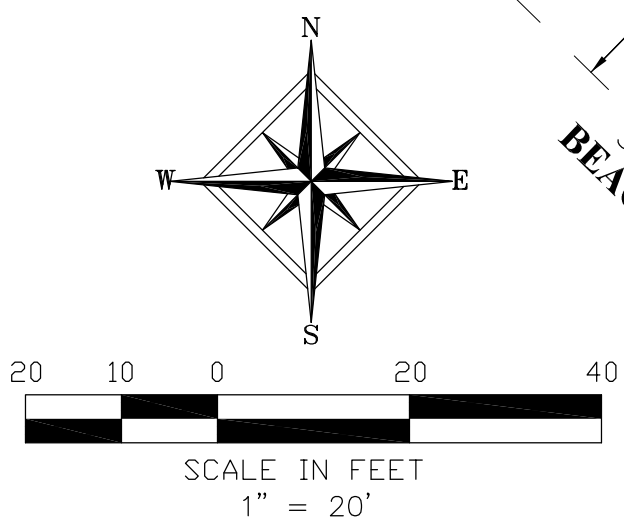


**LEGEND**

- FOUND CONCRETE MONUMENT AS NOTED
- FOUND REBAR/CAP AS NOTED
- × FOUND TACK IN LEAD AS NOTED
- ⊙ WATER MANHOLE
- ⊙ HYDRANT
- ⊙ WATER VALVE
- ⊙ POWER BOX
- ⊙ UTILITY POLE WITH LUMINAIRE
- ⊙ SANITARY SEWER MANHOLE
- S- APPROX. SANITARY SEWER LINE LOCATION
- OH- APPROX. OVERHEAD UTILITY LINE LOCATION
- W- APPROX. WATER LINE LOCATION
- UG- APPROX. UNDERGROUND POWER LINE LOCATION
- (M) MEASURED DIMENSION
- (COS) CITY OF SEATTLE DIMENSION
- DECIDUOUS TREE
- ★ CONIFEROUS TREE

**DATUM**

NAVD88  
PER WGS SURVEY DATA WAREHOUSE  
DESIGNATION: SNV-2609  
DB ID: 2146  
DESCRIPTION: 2" BRASS CAP  
LOCATION: AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 28TH AVENUE SOUTH AND BEACON AVENUE SOUTH.  
ELEVATION: 232.054



**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  
ALL UTILITIES SHOWN WERE DERIVED FROM PHYSICAL LOCATIONS ON THE GROUND SURFACE AT TIME OF SURVEY. SIDE SEWER LOCATION PER DATA FROM THE SEATTLE DEVELOPMENT SERVICES OFFICE RESEARCH MAP. CONTRACTOR TO VERIFY PRIOR TO ANY EXCAVATION.  
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.  
BOUNDARY LINES SHOWN REPRESENT DEED LOCATIONS, OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

**REFERENCES**

- QUIT CLAIM DEED RECORDING NO.: 20040601000817
- PLAT OF "MAPLEWOOD SUBDIVISION LOT 42 SOMERVILLE" VOLUME 11, PAGE 52.
- RECORD OF SURVEY RECORDING NO.: 20141215900004
- CITY OF SEATTLE ENGINEERS QUARTER SECTION MAP

**LEGAL DESCRIPTION**

LOTS 7 AND 8, BLOCK 1, MAPLEWOOD SUBDIVISION, BLOCK 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON.  
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO.: 5207166101 DATED: AUGUST 22, 2019)

**STRUCTURE LEGEND**

- 1 CATCH BASIN  
RIM: 224.31  
IE(SE) 8" CONC.: 222.33
- 2 CATCH BASIN  
RIM: 224.60  
IE(NW) 8" CONC.: 222.25  
IE(SW) 10" OIL/WATER SEPARATOR: 221.65
- 3 STORM DRAIN MANHOLE  
RIM: 225.38  
IE(NW,SE) 24" CONC.: 218.68
- 4 STORM DRAIN MANHOLE  
RIM: 227.35  
IE(NE,SE) 24" CONC.: 217.67  
IE(NW) 24" CONC.: 219.01
- 5 STORM DRAIN MANHOLE  
RIM: 226.72  
IE(SW,E) 215.54
- 6 STORM DRAIN MANHOLE  
RIM: 215.83  
IE(E,W) 24" CONC.: 208.43
- 7 CATCH BASIN  
RIM: 219.02  
IE(N) 8" CONC.: 217.38
- 8 SANITARY SEWER MANHOLE  
RIM: 226.88  
IE(SE,NE) 213.55
- 9 SANITARY SEWER MANHOLE  
RIM: 227.22  
IE(E,W,NW) 214.20
- 10 SANITARY SEWER MANHOLE  
RIM: 215.79  
IE(E,W) 204.46

**BASIS OF BEARINGS**

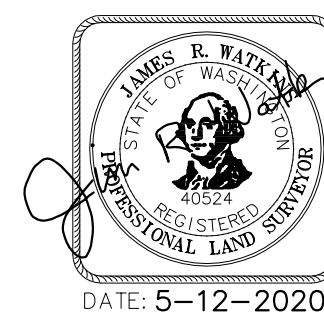
S88°25'45"E ALONG THE MONUMENTED CENTERLINE OF SOUTH MYRTLE STREET.

**CONTROL LEGEND**

- A FOUND CONCRETE MONUMENT WITH 3/8" COPPER PLUG WITH PUNCH IN CASE DOWN 0.70'
- B FOUND CONCRETE MONUMENT WITH 3/8" COPPER PLUG WITH PUNCH IN CASE DOWN 0.40'
- C FOUND HUB IN CASE DOWN 1.1'
- D FOUND RR-SPIKE AT CALCULATED POSITION
- E FOUND RR-SPIKE AT CALCULATED POSITION
- F FOUND 1/2" REBAR/CAP #23604 SOUTH 0.1' x WEST 0.1' OF CALCULATED POSITION
- G FOUND PK-NAIL IN CONCRETE FOOTING OF FENCE POST WEST 0.2' OF CALCULATED POSITION

TREE TABLE		
#	SIZE / TYPE	DLR
1	8" MAPLE	12'
2	12" MAPLE	18'
3	18" PINE	14'
4	14" PLUM	6'

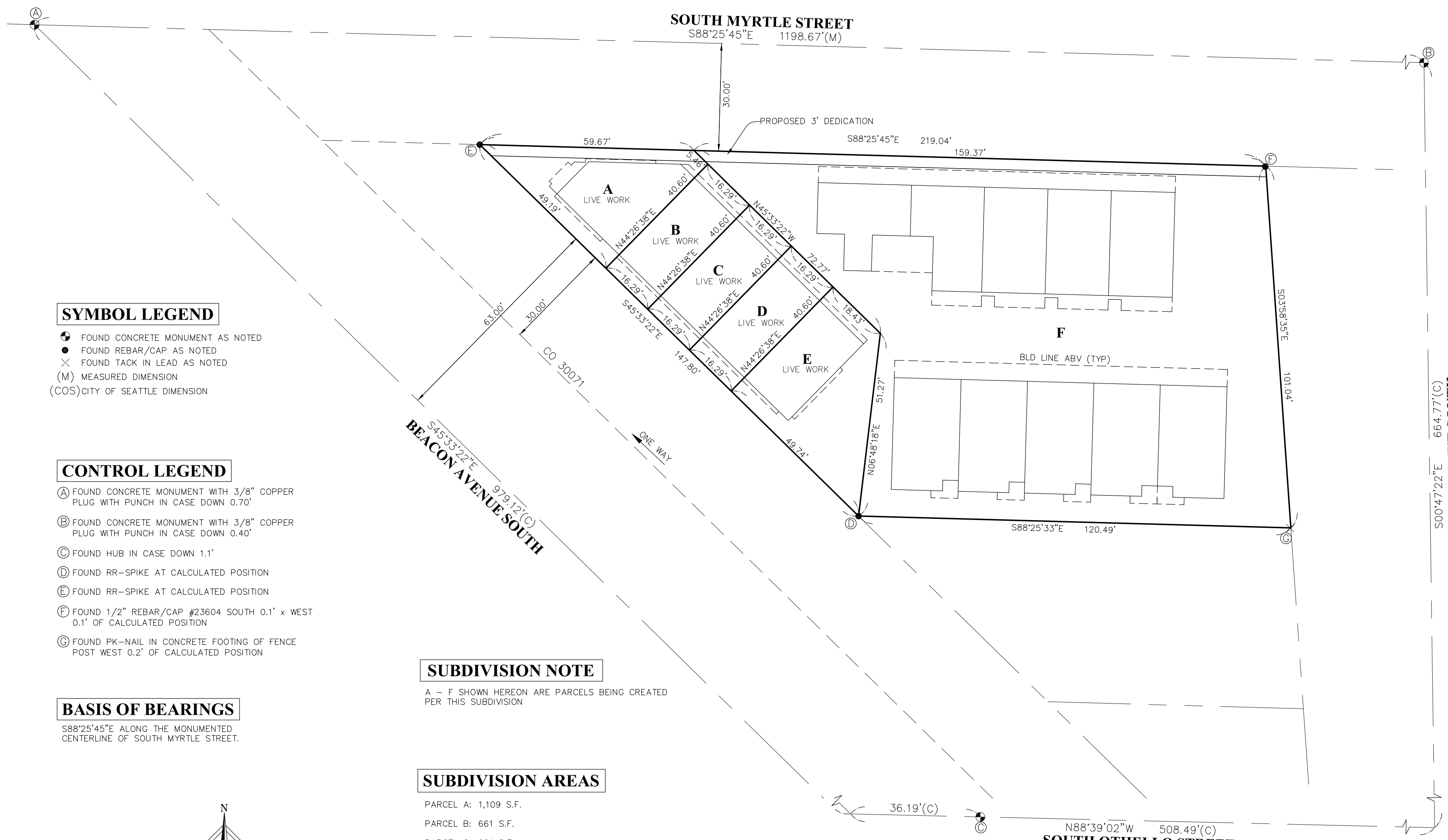
DLR=DRIP LINE RADIUS



**Allied Land Surveying, Inc.**  
JAMES R. WATKINS, PLS  
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PHONE: (425) 482-0223  
JOB #20002

# THE DAO

PORTION OF NE 1/4 OF SE 1/4  
SECTION 28, TOWNSHIP 24N, RANGE 4E, WM



**SYMBOL LEGEND**

- FOUND CONCRETE MONUMENT AS NOTED
- FOUND REBAR/CAP AS NOTED
- × FOUND TACK IN LEAD AS NOTED
- (M) MEASURED DIMENSION
- (COS) CITY OF SEATTLE DIMENSION

**CONTROL LEGEND**

- Ⓐ FOUND CONCRETE MONUMENT WITH 3/8" COPPER PLUG WITH PUNCH IN CASE DOWN 0.70'
- Ⓑ FOUND CONCRETE MONUMENT WITH 3/8" COPPER PLUG WITH PUNCH IN CASE DOWN 0.40'
- Ⓒ FOUND HUB IN CASE DOWN 1.1'
- Ⓓ FOUND RR-SPIKE AT CALCULATED POSITION
- Ⓔ FOUND RR-SPIKE AT CALCULATED POSITION
- Ⓕ FOUND 1/2" REBAR/CAP #23604 SOUTH 0.1' x WEST 0.1' OF CALCULATED POSITION
- Ⓖ FOUND PK-NAIL IN CONCRETE FOOTING OF FENCE POST WEST 0.2' OF CALCULATED POSITION

**BASIS OF BEARINGS**

S88°25'45"E ALONG THE MONUMENTED CENTERLINE OF SOUTH MYRTLE STREET.

**SUBDIVISION NOTE**

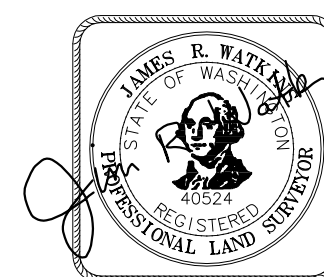
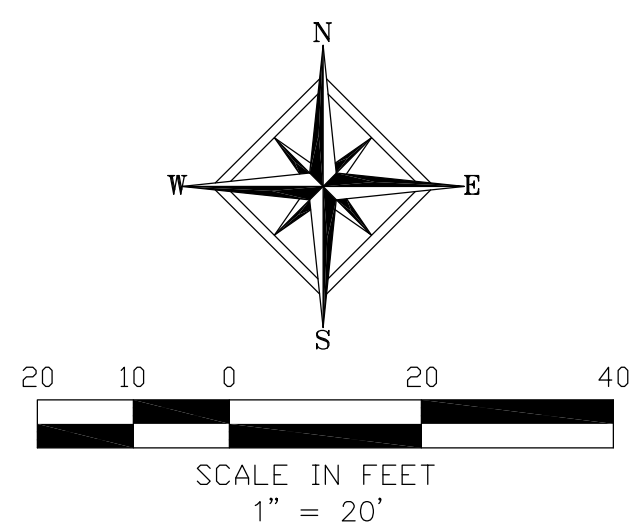
A - F SHOWN HEREON ARE PARCELS BEING CREATED PER THIS SUBDIVISION

**SUBDIVISION AREAS**

- PARCEL A: 1,109 S.F.
- PARCEL B: 661 S.F.
- PARCEL C: 661 S.F.
- PARCEL D: 661 S.F.
- PARCEL E: 1,383 S.F.
- PARCEL F: 12,594 S.F.

**NOTES**

INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA CX-65 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.



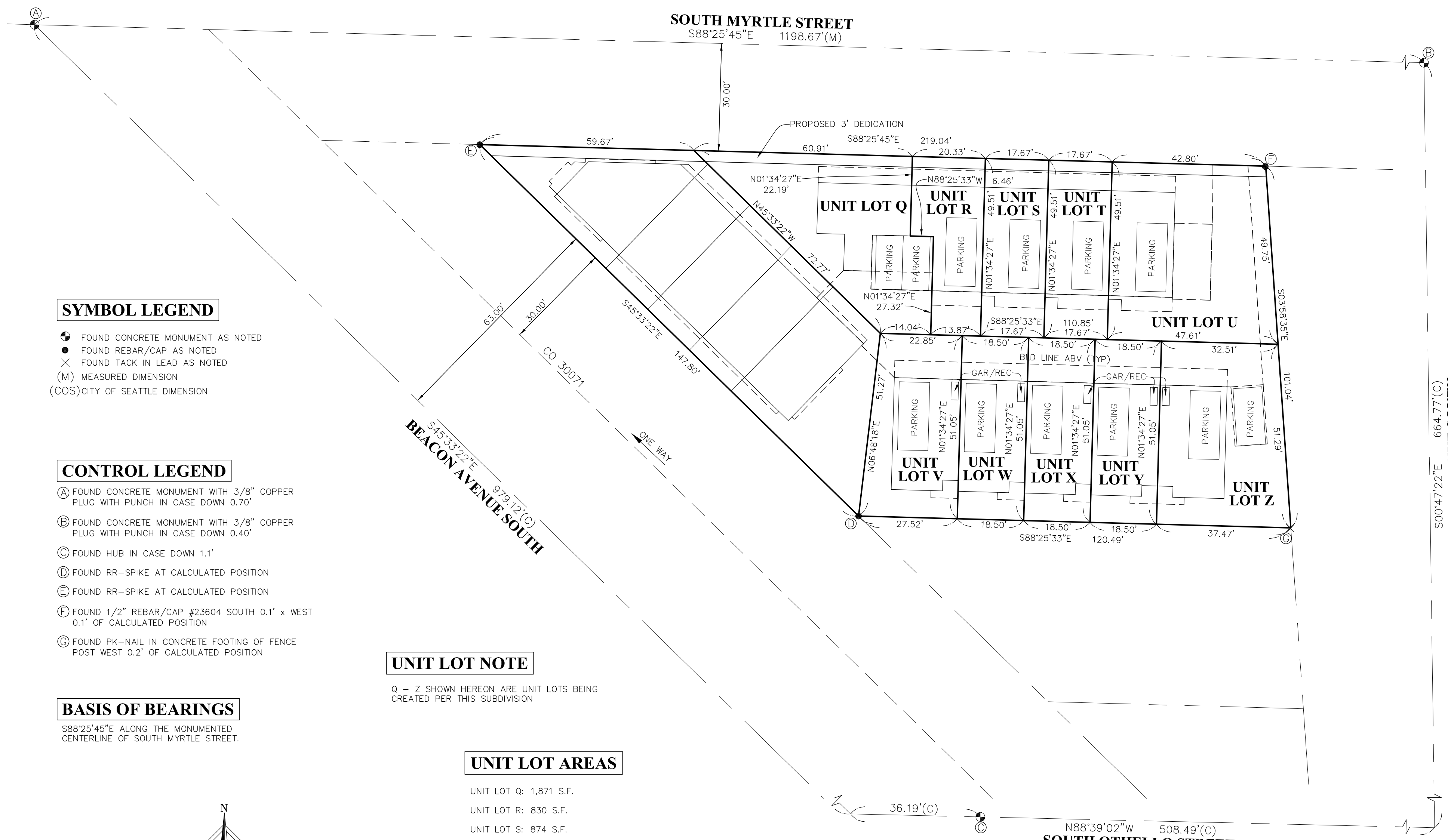
DATE: 5-12-2020

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# THE DAO

PORTION OF NE 1/4 OF SE 1/4  
SECTION 28, TOWNSHIP 24N, RANGE 4E, WM



**SYMBOL LEGEND**

- FOUND CONCRETE MONUMENT AS NOTED
- FOUND REBAR/CAP AS NOTED
- × FOUND TACK IN LEAD AS NOTED
- (M) MEASURED DIMENSION
- (COS) CITY OF SEATTLE DIMENSION

**CONTROL LEGEND**

- Ⓐ FOUND CONCRETE MONUMENT WITH 3/8" COPPER PLUG WITH PUNCH IN CASE DOWN 0.70'
- Ⓑ FOUND CONCRETE MONUMENT WITH 3/8" COPPER PLUG WITH PUNCH IN CASE DOWN 0.40'
- Ⓒ FOUND HUB IN CASE DOWN 1.1'
- Ⓓ FOUND RR-SPIKE AT CALCULATED POSITION
- Ⓔ FOUND RR-SPIKE AT CALCULATED POSITION
- Ⓕ FOUND 1/2" REBAR/CAP #23604 SOUTH 0.1' x WEST 0.1' OF CALCULATED POSITION
- Ⓖ FOUND PK-NAIL IN CONCRETE FOOTING OF FENCE POST WEST 0.2' OF CALCULATED POSITION

**BASIS OF BEARINGS**

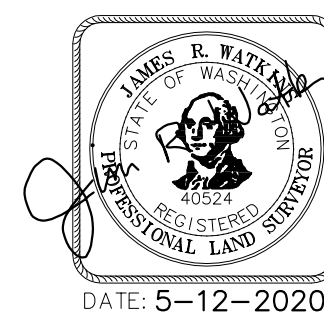
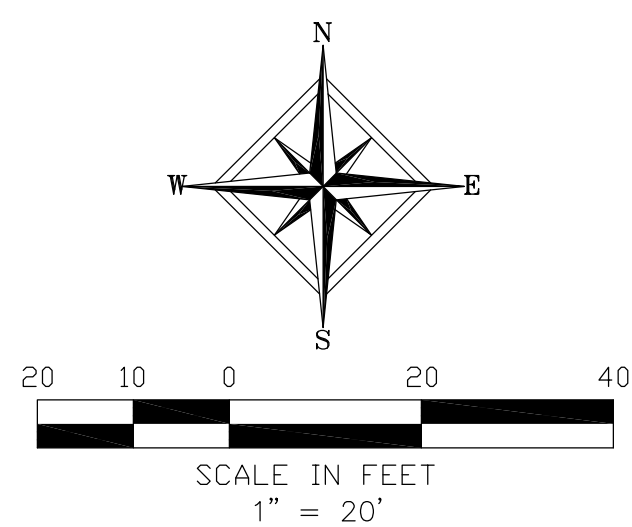
S88°25'45"E ALONG THE MONUMENTED CENTERLINE OF SOUTH MYRTLE STREET.

**UNIT LOT NOTE**

Q - Z SHOWN HEREON ARE UNIT LOTS BEING CREATED PER THIS SUBDIVISION

**UNIT LOT AREAS**

- UNIT LOT Q: 1,871 S.F.
- UNIT LOT R: 830 S.F.
- UNIT LOT S: 874 S.F.
- UNIT LOT T: 874 S.F.
- UNIT LOT U: 2,238 S.F.
- UNIT LOT V: 1,285 S.F.
- UNIT LOT W: 944 S.F.
- UNIT LOT X: 944 S.F.
- UNIT LOT Y: 944 S.F.
- UNIT LOT Z: 1,786 S.F.



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**THE DAO**  
 PORTION OF NE 1/4 OF SE 1/4  
 SECTION 28, TOWNSHIP 24N, RANGE 4E, WM

**PARKING EASEMENT - 1**

THAT PORTION OF LOTS 7 AND 8, BLOCK 1, MAPLE WOOD SUBDIVISION, LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

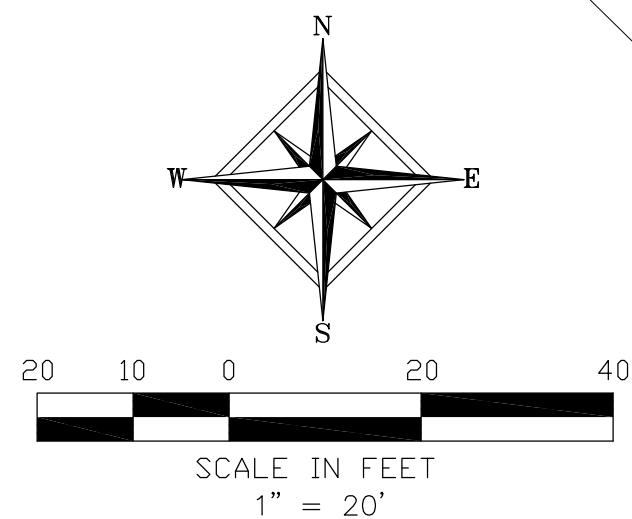
COMMENCING AT THE NORTHEAST CORNER OF SAID LOTS 7 AND 8;  
 THENCE N88°25'45"W ALONG THE SOUTH MARGIN OF SOUTH MYRTLE STREET,  
 A DISTANCE OF 98.47 FEET;  
 THENCE S01°34'27"W, 22.19 FEET  
 THENCE S88°25'33"E, 6.46 FEET TO THE POINT OF BEGINNING;  
 THENCE S01°34'27"W, 15.08 FEET;  
 THENCE N88°25'33"W, 17.00 FEET;  
 THENCE N01°34'27"E, 15.08 FEET;  
 THENCE S88°25'33"E, 17.00 FEET TO THE POINT OF BEGINNING.

**PARKING EASEMENT - 2**

THAT PORTION OF LOTS 7 AND 8, BLOCK 1, MAPLE WOOD SUBDIVISION, LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8;  
 THENCE N88°25'45"W ALONG THE SOUTH MARGIN OF SOUTH MYRTLE STREET,  
 A DISTANCE OF 4.95 FEET TO THE POINT OF BEGINNING;  
 THENCE S03°58'44"E, 61.17 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING S03°58'44"E, 16.55 FEET;  
 THENCE S86°01'25"W, 9.00 FEET;  
 THENCE N03°58'44"W, 16.55 FEET;  
 THENCE N86°01'25"E, 9.00 FEET TO THE POINT OF BEGINNING.

SOUTH MYRTLE STREET



**NOTES**

INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA CX-65 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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.17	S03°58'44"E
L2	9.00	S86°01'25"W
L3	93.83	N88°25'33"W
L4	12.73	S45°33'22"E
L5	0.75	N44°26'38"E
L6	18.28	S45°33'22"E
L7	10.69	S44°26'38"W
L8	7.75	N88°25'33"W
L9	5.00	N01°34'27"E
L10	84.00	S88°25'33"E
L11	0.49	N01°34'27"E
L12	10.56	N88°25'45"W
L13	23.17	S01°34'10"W
L14	14.60	N00°23'29"W
L15	10.00	S88°25'45"E
L16	15.08	S01°34'27"W
L17	17.00	N88°25'33"W
L18	15.08	N01°34'27"E
L19	17.00	S88°25'33"E
L20	21.17	N01°34'27"E
L21	10.56	N88°25'45"W
L22	21.17	S01°34'15"W
L23	16.55	S03°58'44"E
L24	9.00	S86°01'25"W
L25	16.55	N03°58'44"W

**INGRESS, EGRESS AND UTILITIES EASEMENT**

THAT PORTION OF LOTS 7 AND 8, BLOCK 1, MAPLE WOOD SUBDIVISION, LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8;  
 THENCE N88°25'45"W ALONG THE SOUTH MARGIN OF SOUTH MYRTLE STREET, A  
 DISTANCE OF 4.95 FEET TO THE POINT OF BEGINNING;  
 THENCE S03°58'44"E, 61.17 FEET;  
 THENCE S86°01'25"W, 9.00 FEET;  
 THENCE N88°25'33"W, 93.83 FEET;  
 THENCE N45°33'22"W, 12.73 FEET;  
 THENCE N44°26'38"E, 0.75 FEET;  
 THENCE N45°33'22"W, 18.28 FEET;  
 THENCE N44°26'38"E, 10.69 FEET;  
 THENCE S88°25'33"E, 7.75 FEET;  
 THENCE S01°34'27"W, 5.00 FEET;  
 THENCE S88°25'33"E, 84.00 FEET;  
 THENCE S01°34'27"W, 0.49 FEET;  
 THENCE S88°25'45"E, 10.56 FEET;  
 THENCE N01°34'10"E, 23.17 FEET;  
 THENCE N00°23'29"W, 14.60 FEET TO THE SOUTH MARGIN OF SOUTH MYRTLE  
 STREET;  
 THENCE S88°25'45"E ALONG THE SOUTH MARGIN OF SOUTH MYRTLE STREET,  
 10.00 FEET TO THE POINT OF BEGINNING.

**REFUSE EASEMENT**

THAT PORTION OF LOTS 7 AND 8, BLOCK 1, MAPLE WOOD SUBDIVISION, LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

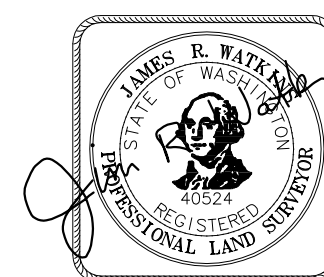
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8;  
 THENCE N88°25'45"W ALONG THE SOUTH MARGIN OF SOUTH MYRTLE STREET,  
 A DISTANCE OF 14.95 FEET;  
 THENCE S00°23'29"E, 14.60 FEET;  
 THENCE S01°34'10"W, 23.17 FEET TO THE POINT OF BEGINNING;  
 THENCE N88°25'45"W, 10.56 FEET;  
 THENCE N01°34'27"E, 21.17 FEET;  
 THENCE S88°25'45"E, 10.56 FEET;  
 THENCE S01°34'15"W, 21.17 FEET TO THE POINT OF BEGINNING.

BEACON AVENUE SOUTH

ONE WAY

SOUTH OTHELLO STREET

32ND AVENUE SOUTH



**Allied Land Surveying, Inc.**  
 JAMES R. WATKINS, PLS  
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 PHONE: (425) 482-0223  
 JOB #20002

DATE: 5-12-2020

**THE DAO**  
 PORTION OF NE 1/4 OF SE 1/4  
 SECTION 28, TOWNSHIP 24N, RANGE 4E, WM

**COMMON AMENITY AREA EASEMENT - C**

THAT PORTION OF LOTS 7 AND 8, BLOCK 1, MAPLE WOOD SUBDIVISION, LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7;  
 THENCE N88°25'33"W ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 18.84 FEET;  
 THENCE N01°34'27"E, 22.08 FEET;  
 THENCE N86°01'25"E, 16.62 FEET TO THE EAST LINE OF SAID LOT 7;  
 THENCE S03°58'35"E ALONG THE EAST LINE OF SAID LOT 7, 23.80 FEET TO THE POINT OF BEGINNING.

SOUTH MYRTLE STREET

BEACON AVENUE SOUTH

ONE WAY

**COMMON AMENITY AREA EASEMENT - A**

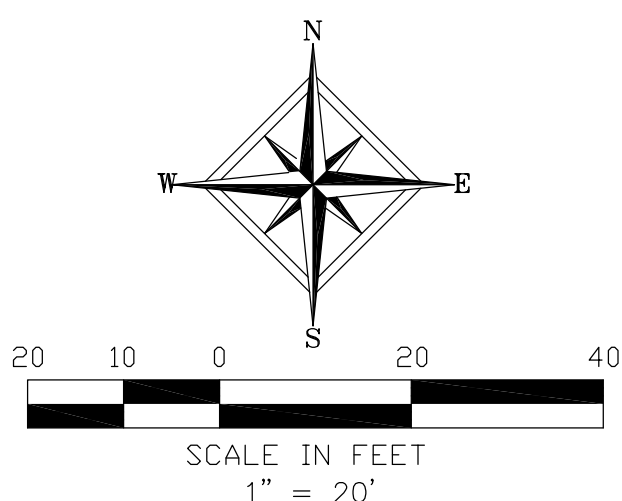
THAT PORTION OF LOTS 7 AND 8, BLOCK 1, MAPLE WOOD SUBDIVISION, LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8;  
 THENCE N88°25'45"W ALONG THE SOUTH MARGIN OF SOUTH MYRTLE STREET, A DISTANCE OF 159.37 FEET;  
 THENCE S45°33'22"E, 13.05 FEET;  
 THENCE S88°25'33"E, 8.93 FEET TO THE POINT OF BEGINNING;  
 THENCE N15°36'44"E, 2.92 FEET;  
 THENCE S88°25'33"E, 15.66 FEET;  
 THENCE S01°34'27"W, 16.14 FEET;  
 THENCE S88°25'33"E, 7.75 FEET;  
 THENCE S01°34'27"W, 10.08 FEET;  
 THENCE S44°26'38"W, 10.69 FEET;  
 THENCE N45°33'22"W, 41.93 FEET;  
 THENCE N44°26'38"E, 3.68 FEET;  
 THENCE S88°25'33"E, 11.39 FEET TO THE POINT OF BEGINNING.

**COMMON AMENITY AREA EASEMENT - B**

THAT PORTION OF LOTS 7 AND 8, BLOCK 1, MAPLE WOOD SUBDIVISION, LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7;  
 THENCE N88°25'33"W ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 120.49 FEET;  
 THENCE N45°33'22"W ALONG THE NORTHERLY MARGIN OF BEACON AVENUE SOUTH, 9.09 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING N45°33'22"W ALONG THE NORTHERLY MARGIN OF BEACON AVENUE SOUTH, 23.53 FEET;  
 THENCE N44°26'38"E, 34.50 FEET;  
 THENCE S45°33'22"E, 10.00 FEET;  
 THENCE S44°26'38"W, 8.28 FEET;  
 THENCE S01°33'48"W, 28.42 FEET;  
 THENCE N88°26'12"W, 7.93 FEET TO THE POINT OF BEGINNING.



**NOTES**

INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA CX-65 TOTAL STATION.  
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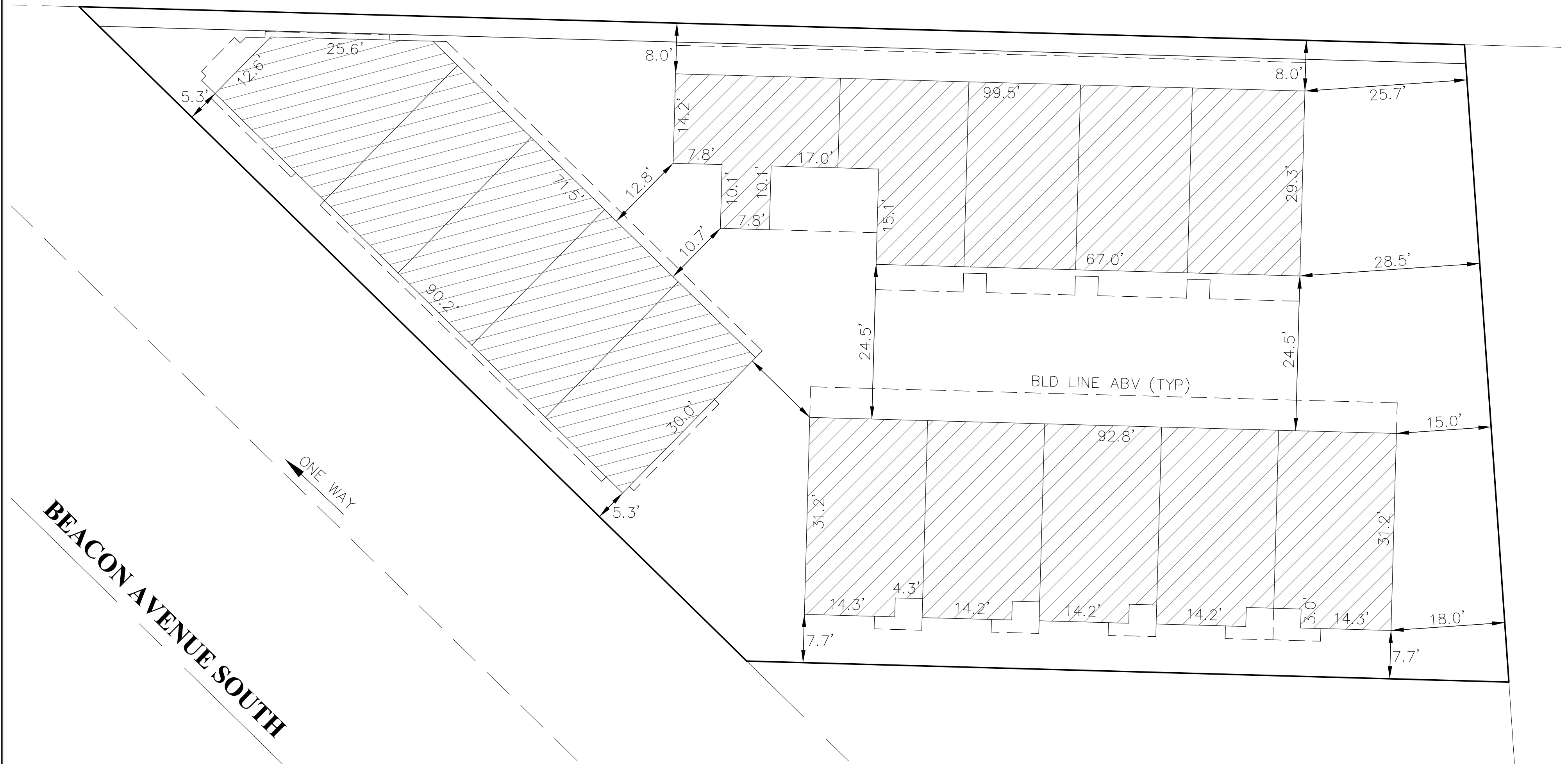
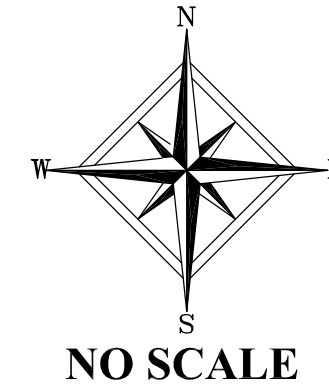
LINE TABLE		
LINE	LENGTH	BEARING
L26	2.92	N15°36'44"E
L27	15.66	S88°25'33"E
L28	16.14	S01°34'27"W
L29	7.75	S88°25'33"E
L30	10.08	S01°34'27"W
L31	10.69	S44°26'38"W
L32	41.93	N45°33'22"W
L33	3.68	S44°26'38"W
L34	11.39	S88°25'33"E
L35	23.53	N45°33'22"W
L36	34.50	S44°26'38"W
L37	10.00	N45°33'22"W
L38	8.28	N44°26'38"E
L39	28.42	N01°33'48"E
L40	7.93	S88°26'12"E
L41	18.84	S88°25'33"E
L42	22.08	N01°34'27"E
L43	16.62	N86°01'25"E
L44	23.80	S03°58'35"E



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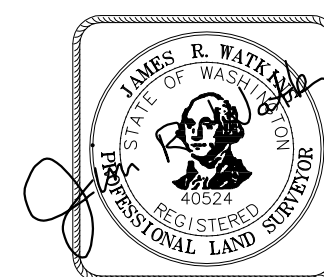


**THE DAO**  
PORTION OF NE 1/4 OF SE 1/4  
SECTION 28, TOWNSHIP 24N, RANGE 4E, WM



**BUILDING NOTE**

ALL BUILDING DIMENSIONS, FOOTPRINTS AND BUILDING OFFSET DISTANCES SHOWN HEREON ARE FROM INFORMATION SHOWN ON THE ARCHITECTURAL PLANS PREPARED BY MAS ARCHITECTURE, LLC ON BEHALF OF BEACON 7100, LLC. WE PROVIDE NO CERTIFICATION THAT THESE FOOTPRINTS, OR OFFSETS ARE AS CONSTRUCTED.



DATE: 5-12-2020

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# THE DAO

PORTION OF NE 1/4 OF SE 1/4  
SECTION 28, TOWNSHIP 24N, RANGE 4E, WM

## SOUTH MYRTLE STREET

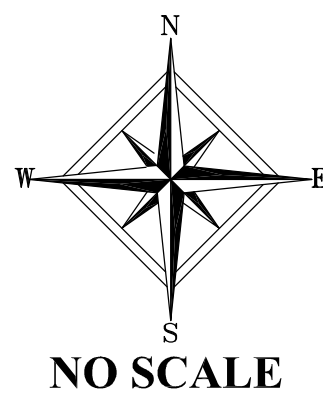
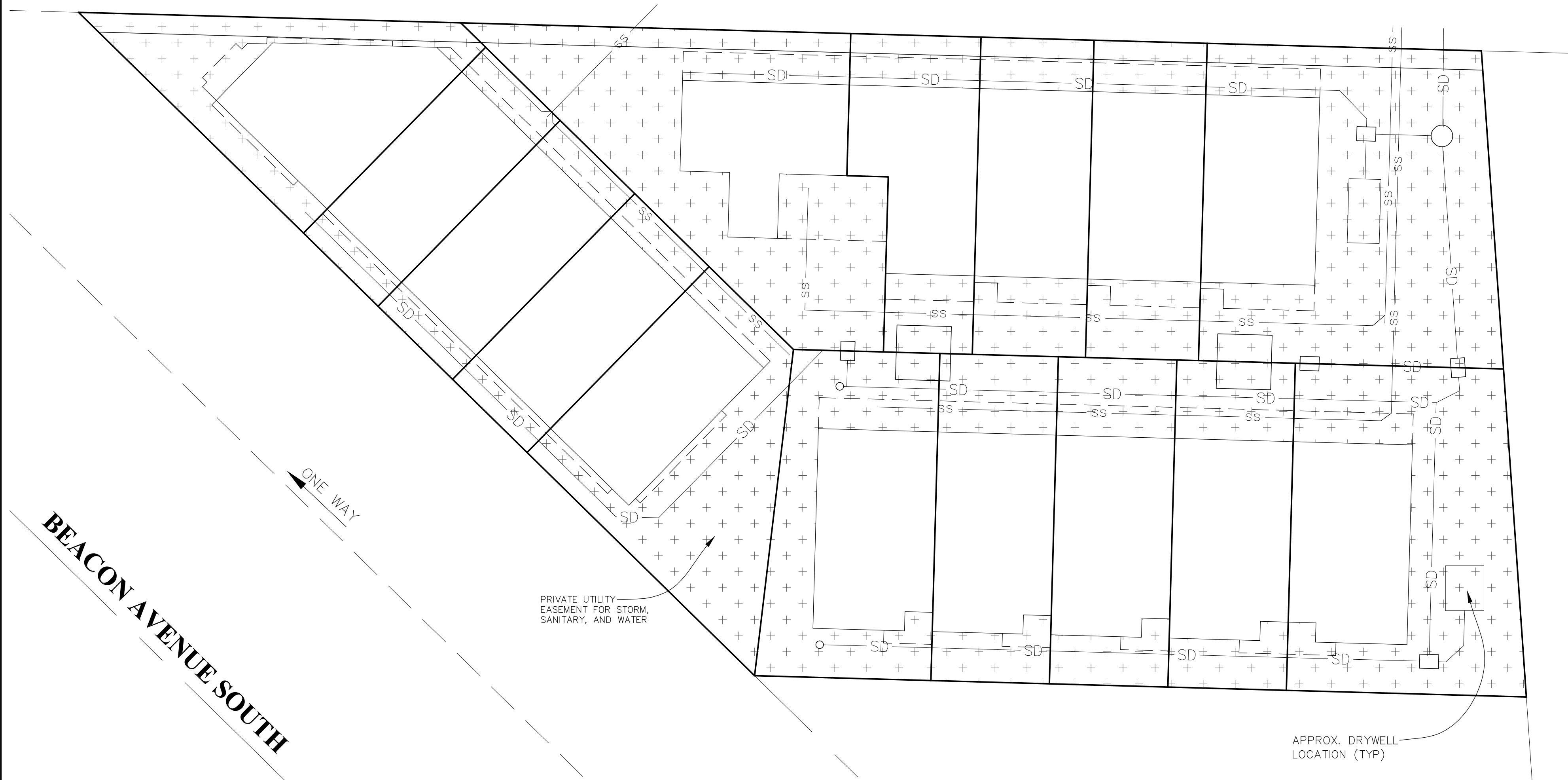
### UTILITY NOTE

UTILITIES AND UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS PER PBG ROADWAY/UTILITY PLAN SHEET 2 OF 4

### UTILITY EASEMENT

THAT PORTION OF LOTS 7 AND 8, BLOCK 1, MAPLE WOOD SUBDIVISION, LOT 42 SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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



### LEGEND

- ss— APPROX. SIDE SEWER LINE
- SD— APPROX. STORM DRAIN LINE
- APPROX. CATCH BASIN LOCATION
- APPROX. CATCH BASIN TYPE 2 LOCATION

### ADDRESS SIGNAGE NOTE

AN ADDRESS SIGN FOR UNIT LOTS 1 THROUGH 10 IS TO BE POSTED AT A LOCATION VISIBLE FROM \_\_\_\_\_ AND IS TO BE MAINTAINED BY SAID UNIT LOTS OF THIS SUBDIVISION. FOR ADDRESS SIGN MAINTENANCE AGREEMENT SEE CC&R'S AS RECORDED UNDER KING COUNTY RECORDING NO. \_\_\_\_\_

### NOTES

INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA CX-65 TOTAL STATION.

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



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