Instrument Number: 20190226900007 Book:SURVEY Vol: 399 Page: 140 Document:SPM
Record Date: 2/26/2019 9:23 AM Rec: $198.00 In King County, WA

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3029553-LU

12051 20TH AVE SHORT PLAT

RECORDING NO.	VOL./PAGE
20190226900007	399/140

GRANTOR: 12051 20TH AVE NE, LLC
3723 BROADWAY #301
EVERETT, WA 98201

GRANTEE: CITY OF SEATTLE
KING COUNTY, WA

CONTACT PERSON: ANDY McANDREWS
TERRANE, INC
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
(425) 458-4488
AndyM@Terrane.net

NW 1/4, NW 1/4, SEC. 28, TWN 26N, R4E, W.M., (UNPLATTED)
LOT(S) BLOCK SUBDIVISION VOL/PG

TAX PARCEL NO. 282604-9073

ADDRESS: 12051 20th Ave NE
SEATTLE, WA 98125

REFERENCE NO. FOR RELATED PROJECTS: _____

ORIGINAL LEGAL DESCRIPTION:

PARCEL NO. 282604-9073
THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.
EXCEPT THE EAST 30 FEET THEREOF FOR ROAD.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

APPROVAL:

CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI)
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS 4th DAY OF Feb. 2019

BY: _____ DIRECTOR, SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

NOTE: APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.24 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS:

EXAMINED AND APPROVED THIS 22nd DAY OF February 2019

John Wilson David Kissinger
ASSESSOR: Deputy Assessor

DECLARATION:

WE THE UNDERSIGNED, OWNER (S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

12051 20TH AVE NE, LLC — DATE: 10-26-18

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRUCE MCKINNON, THE MANAGING MEMBER OF 12051 20TH AVE NE, LLC, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 26th DAY OF October 2018

NOTARY PUBLIC IN AND FOR THE STATE
RESIDING AT: Everett
MY COMMISSION EXPIRES: 2/8/22
PRINT NAME: Kailey Stanifer

KAILEY STANIFER — COMMISSION EXPIRES — NOTARY PUBLIC — 02-08-2022 — STATE OF WASHINGTON

SURVEYOR'S NOTES:

1) ORIGINAL PROPERTY AREA 24,914 SQ. FT.
2) ZONED SF7200 PER CITY OF SEATTLE.
3) PROPOSED 3 LOT SHORT PLAT.
4) SEWER AND WATER UTILITY FROM PUBLIC SERVICE.
5) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER OF 2017. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
6) THE FOUND MONUMENTS WERE FIELD VISITED ON SEPTEMBER 22, 2017.

CONDITIONS OF APPROVAL:

1. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED OR MOVED ONTO ANY OF THESE PROPOSED PARCELS MUST COMPLY WITH THE THEN CURRENT SEATTLE FIRE CODE CHAPTER 5 AND REFERENCED APPENDICES, DEPENDING ON LOCATION OF FUTURE STRUCTURES ON THE LOTS. THESE PROVISIONS MAY REQUIRE APPROVED FIRE DEPARTMENT VEHICLE ACCESS ROADS, TURNAROUNDS, WATER SUPPLIES FOR FIRE PROTECTION, AND OTHER POSSIBLE FIRE PROTECTION RELATED ITEMS PRIOR TO APPROVAL OF BUILDING PERMIT.
2. THE SUBDIVISION OF THE PROPERTY WILL NOT REDUCE THE REQUIREMENTS OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE. FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE INTENT OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE, THE PROPOSED PARCELS WITHIN THIS SHORT PLAT WILL MEET THE STANDARDS REQUIRED BY THE HIGHER AREA THRESHOLD OF THE ENTIRE PROPERTY BEING SUBDIVIDED, RATHER THAN THE STANDARDS REQUIRED FOR EACH OF THE PROPOSED PARCELS INDIVIDUALLY.
3. COMPREHENSIVE DRAINAGE REVIEW WAS REQUIRED PRIOR TO APPROVAL OF THIS SHORT SUBDIVISION. THE DRAINAGE AND SEWER FOR ALL CONSTRUCTION ON THE PROPOSED PARCELS IN THIS SHORT SUBDIVISON SHALL BE CONSTRUCTED PER THE APPROVED DRAINAGE REPORT AND CIVIL DRAINAGE PLANS PREPARED BY DAVIDO CONSULTING GROUP, INC. (DCG). THE APPROVED DRAINAGE REPORT AND CIVIL DRAINAGE PLANS MUST BE SUBMITTED WITH ALL FUTURE CONSTRUCTION PERMIT APPLICATIONS WITHIN THIS SHORT SUBDIVISION. REVISIONS TO THE APPROVED DRAINAGE REPORT AND CIVIL DRAINAGE PLANS WILL REQUIRE APPROVAL THROUGH THE CONSTRUCTION PERMIT APPLICATION PROCESS.

SEATTLE CITY LIGHT EASEMENT:

CITY OF SEATTLE LAND USE ACTION NO. 3029553-LU
EASEMENT (OVERHEAD AND UNDERGROUND)
P.M. #260428-2-034
KING COUNTY ASSESSOR/S TAX PARCEL NO. 282604-9073

THIS EASEMENT GRANTS TO THE CITY OF SEATTLE (HEREAFTER REFERRED TO AS GRANTEE), ITS SUCCESSORS AND ASSIGNS, THE RIGHT, PRIVILEGE AND AUTHORITY (AN "EASEMENT") TO INSTALL, CONSTRUCT, ERECT, ALTER, IMPROVE, REMOVE, REPAIR, ENERGIZE, OPERATE AND MAINTAIN ELECTRIC OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES, WHICH CONSIST OF POLES WITH BRACES, GUYS AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANIFOLDS, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER NECESSARY OR CONVENIENT APPURTENANCES TO MAKE SAID UNDERGROUND AND OVERHEAD INSTALLATIONS AN INTEGRATED ELECTRIC SYSTEM ("FACILITIES"). ALL SUCH EASEMENT AND FACILITIES ARE TO BE LOCATED ACROSS, OVER, UPON AND UNDER THE FOLLOWING DESCRIBED LANDS AND PREMISES ("PROPERTY") SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON:

THE ACCESS AND UTILITIES EASEMENT(S) LYING WITHIN PARCEL(S) A AND B (AKA EASEMENT NO. 1) OF THIS CITY OF SEATTLE SHORT SUBDIVISION NO. 3029553-LU.

LEGAL DESCRIPTION
BY WCM 11/9/2017

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

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

IT IS FURTHER COVENANTED AND AGREED THAT NO STRUCTURE OR FIRE HAZARDS WILL BE ERECTED OR PERMITTED WITHIN SETBACK LIMITATIONS FOR GRANTEE'S FACILITIES AS CONSTRUCTED, TO BE CONSTRUCTED, OR EXTENDED LYING WITHIN THE ABOVE DESCRIBED PROPERTY; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE EASEMENT AREA WHICH WILL IN ANY MANNER DISTURB THE FACILITIES OR THEIR SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF SAID FACILITIES.

THE CITY OF SEATTLE IS TO BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ITS FACILITIES ACROSS, OVER, UPON AND UNDER THE PROPERTY GRANTED IN THIS EASEMENT OR ADJACENT LAND THERETO.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL SUCH TIME AS THE GRANTEE, ITS SUCCESSORS AND ASSIGNS SHALL PERMANENTLY REMOVE SAID FACILITIES FROM SAID LANDS OR SHALL OTHERWISE PERMANENTLY ABANDON SAID FACILITIES, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.

Unofficial Copy

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 26 DAY OF FEB, 2019 AT 9:23 A M.
IN BOOK 399 OF SURVEYS. AT PAGE 140-143 AT THE REQUEST
OF TERRANE, INC.

MANAGER — SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF 12051 20TH AVE NE, LLC.

SEAN A. ROULETTE-MILLER CERTIFICATE NO. 51800 — DATE: 10-18-18

REFERENCES

R1. SHORT SUBDIVISION NO. 9900376, VOL. 130, PGS. 08-08B. RECORDS OF KING COUNTY, WASHINGTON.
R2. SHORT SUBDIVISION NO. 9506540, REC. NO. 9605100381. RECORDS OF KING COUNTY, WASHINGTON.

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

SEAN A. ROULETTE-MILLER — STATE OF WASHINGTON — 51800 — REGISTERED PROFESSIONAL LAND SURVEYOR — 10-18-18

CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, NW 1/4, SEC. 28, T. 26N., R. 04E., W.M.
12051 20th Ave SP
PARCEL NO. 282604-9073
12051 20th Ave NE
SEATTLE WA

JOB NO.:	171334
DATE:	8/1/18
DRAFTED BY:	JJK
CHECKED BY:	SRM
SCALE:	N. T. S.
	1 OF 4

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SHORT PLAT - MAP Rec: $198.00
Pages:4
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KING COUNTY, WA

Instrument Number: 20190226900007 Document:SPM Rec: $198.00 Page-2 of 4
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CITY OF SEATTLE
SHORT SUBDIVISION NO. 3029553-LU

TOPOGRAPHIC SURVEY

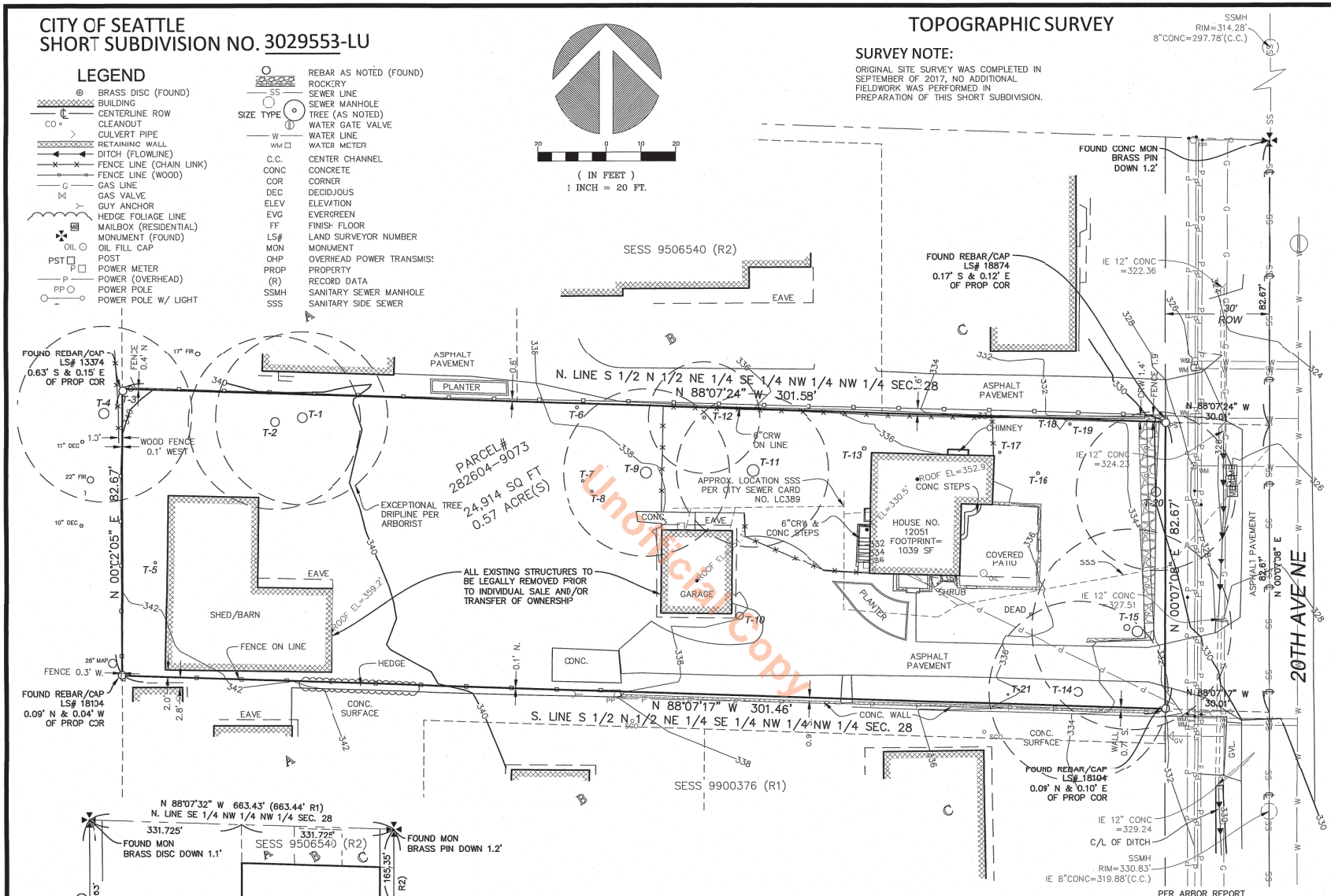
SURVEY NOTE:

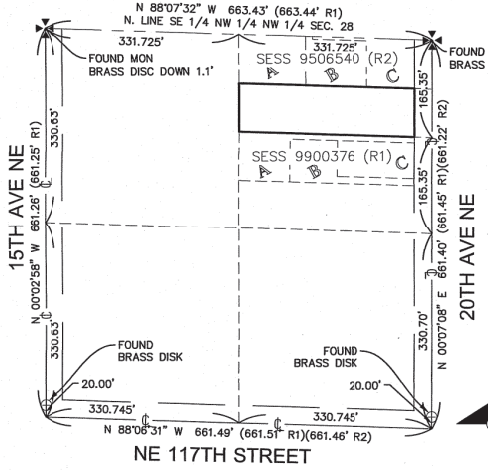
ORIGINAL SITE SURVEY WAS COMPLETED IN SEPTEMBER OF 2017, NO ADDITIONAL FIELDWORK WAS PERFORMED IN PREPARATION OF THIS SHORT SUBDIVISION.

LEGEND

- BRASS DISC (FOUND)
- BUILDING
- CENTERLINE ROW
- CO — CLEANOUT
- CULVERT PIPE
- RETAINING WALL
- DITCH (FLOWLINE)
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- G — GAS LINE
- GAS VALVE
- GUY ANCHOR
- HEDGE FOLIAGE LINE
- MB — MAILBOX (RESIDENTIAL)
- MONUMENT (FOUND)
- OIL — OIL FILL CAP
- PST — POST
- P — POWER METER
- P — POWER (OVERHEAD)
- PP — POWER POLE
- POWER POLE W/ LIGHT
- REBAR AS NOTED (FOUND)
- ROCKERY
- SS — SEWER LINE
- SEWER MANHOLE
- SIZE TYPE — TREE (AS NOTED)
- WATER GATE VALVE
- W — WATER LINE
- WM — WATER METER
- C.C. — CENTER CHANNEL
- CONC — CONCRETE
- COR — CORNER
- DEC — DECIDJOUS
- ELEV — ELEVATION
- EVG — EVERGREEN
- FF — FINISH FLOOR
- LS# — LAND SURVEYOR NUMBER
- MON — MONUMENT
- OHP — OVERHEAD POWER TRANSMISS
- PROP — PROPERTY
- (R) — RECORD DATA
- SSMH — SANITARY SEWER MANHOLE
- SSS — SANITARY SIDE SEWER

(IN FEET)
1 INCH = 20 FT.





BASIS OF BEARINGS:
NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS

VERTICAL DATUM:
NAVD 88 PER GPS OBSERVATIONS

CONTROL MAP
N.T.S.

TREE INVENTORY

PER ARBOR REPORT
BY: SHOFFNER CONSULTING
DATED: 11/07/2017

NUMBER	DBH	DRIP	TYPE/NAME
T-1*	44	50	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
T-2*	42	50	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
T-3	20	34	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
T-4*	34	40	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
T-5	10	30	BITTERCHERRY (PRUNUS EMARGINATA)
T-6	8	24	BLACK LOCUST (ROBINIA PSEUDOACACIA)
T-7	8	24	BLACK LOCUST (ROBINIA PSEUDOACACIA)
T-8	8	24	BLACK LOCUST (ROBINIA PSEUDOACACIA)
T-9*	48	48	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
T-10	25	34	BOULEVARD CYPRESS (CHAMAECYPARIS PISIFERA)
T-11*	54	44	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
T-12*	10	32	PACIFIC MADRONE (ARBUTUS MENZIESII)
T-13	14	25	AUSTRIAN BLACK PINE (PINUS NIGRA)
T-14*	34	52	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
T-15*	46	39 TO W	CEDAR OF LEBANON (CEDRUS LIBANI)
T-16	8	32	SAUCER MAGNOLIA (MAGNOLIA X. SOULANGEANA)
T-17	6	8	HINOKI CYPRESS (CHAMAECYPARIS OBTUSA)
T-18	6	20	BLACK LOCUST (ROBINIA PSEUDOACACIA)
T-19	8	15	HAWTHORN (CRATAEGUS MONOGYNA)
T-20*	33	23 TO W	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
T-21	11	18'	BIG-LEAF MAPLE (ACER MACROPHYLLUM)

* EXCEPTIONAL TREE PER REPORT

Terrane
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www.terrane.net

BRIAN A. ROULETTE-MILLER
STATE OF WASHINGTON
51800
REGISTERED PROFESSIONAL LAND SURVEYOR
10-18-18

CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, NW 1/4, SEC. 28, T. 26N., R. 04E., W.M.
12051 20th Ave SP
PARCEL NO. 282604-9073
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Record Date:2/26/2019 9:23 AM King County, WA

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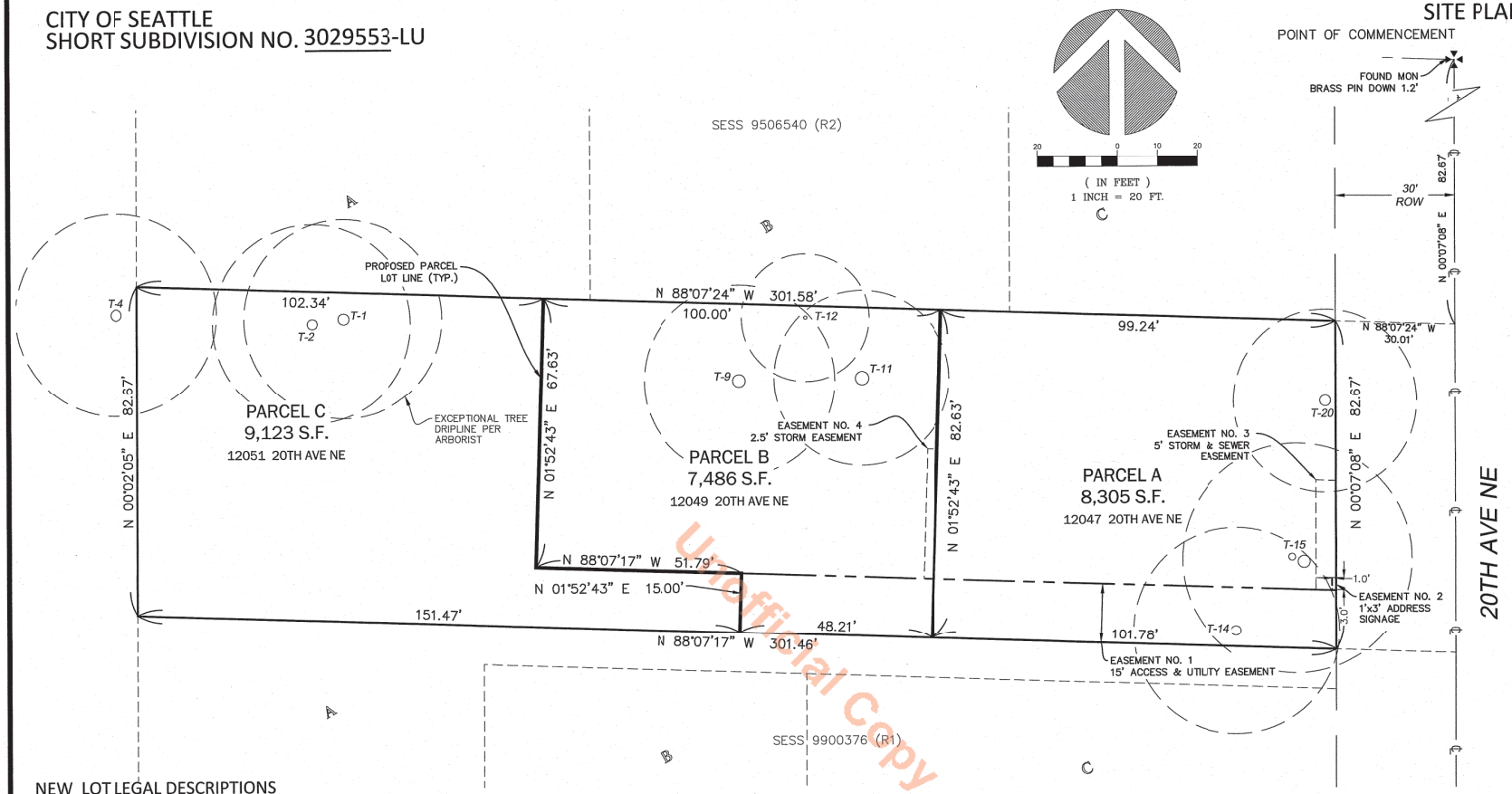
CITY OF SEATTLE
SHORT SUBDIVISION NO. 3029553-LU

SITE PLAN



Unofficial Copy

NEW LOT LEGAL DESCRIPTIONS

PARCEL A
THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;
THENCE SOUTH 00°07'08" WEST, ALONG THE MONUMENTED EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 82.67 FEET, TO THE INTERSECTION WITH THE NORTH LINE OF SAID SOUTH HALF;
THENCE CONTINUING SOUTH 00°07'08" WEST 82.67 FEET, TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SOUTH HALF;
THENCE NORTH 88°07'17" WEST, ALONG SAID SOUTH LINE, 30.01 FEET, TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID NORTHEAST QUARTER AND TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°07'17" WEST 101.78 FEET;
THENCE NORTH 01°52'43" EAST 82.63 FEET, TO A POINT ON SAID NORTH LINE;
THENCE SOUTH 88°07'24" EAST, ALONG SAID NORTH LINE, 99.24 FEET, TO THE INTERSECTION WITH SAID WEST LINE
THENCE SOUTH 00°07'08" WEST, ALONG SAID WEST LINE, 82.67 FEET, TO THE POINT OF BEGINNING;
TOGETHER WITH EASEMENT NUMBER 4, SHOWN AND DESCRIBED HEREON.
TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 1, SHOWN AND DESCRIBED HEREON;
SUBJECT TO EASEMENTS NUMBERED 2 AND 3, SHOWN AND DESCRIBED HEREON.

PARCEL B
THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;
THENCE SOUTH 00°07'08" WEST, ALONG THE MONUMENTED EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 82.67 FEET, TO THE INTERSECTION WITH THE NORTH LINE OF SAID SOUTH HALF;
THENCE CONTINUING SOUTH 00°07'08" WEST 82.67 FEET, TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SOUTH HALF;
THENCE NORTH 88°07'17" WEST, ALONG SAID SOUTH LINE, 30.01 FEET, TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID NORTHEAST QUARTER;
THENCE CONTINUING NORTH 88°07'17" WEST 101.78 FEET, TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°07'17" WEST 48.21 FEET;
THENCE NORTH 01°52'43" EAST 15.00 FEET;
THENCE NORTH 88°07'17" WEST 51.79 FEET;
THENCE NORTH 01°52'43" EAST 67.63 FEET, TO A POINT ON SAID NORTH LINE;
THENCE SOUTH 88°07'24" EAST, ALONG SAID NORTH LINE, 100.00 FEET, TO A POINT THAT BEARS NORTH 01°52'43" EAST FROM THE POINT OF BEGINNING;
THENCE SOUTH 01°52'43" WEST 82.63 FEET, TO THE POINT OF BEGINNING;
TOGETHER WITH EASEMENTS NUMBERED 2 AND 3, SHOWN AND DESCRIBED HEREON;
TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 1, SHOWN AND DESCRIBED HEREON;
SUBJECT TO EASEMENT NUMBER 4, SHOWN AND DESCRIBED HEREON.

PARCEL C
THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;
THENCE SOUTH 00°07'08" WEST, ALONG THE MONUMENTED EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 82.67 FEET, TO THE INTERSECTION WITH THE NORTH LINE OF SAID SOUTH HALF;
THENCE CONTINUING SOUTH 00°07'08" WEST 82.67 FEET, TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SOUTH HALF;
THENCE NORTH 88°07'17" WEST, ALONG SAID SOUTH LINE, 30.01 FEET, TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID NORTHEAST QUARTER;
THENCE CONTINUING NORTH 88°07'17" WEST 149.99 FEET, TO THE POINT OF BEGINNING;
THENCE NORTH 01°52'43" EAST 15.00 FEET;
THENCE NORTH 88°07'17" WEST 51.79 FEET;
THENCE NORTH 01°52'43" EAST 67.63 FEET, TO A POINT ON SAID NORTH LINE;
THENCE NORTH 88°07'24" WEST, ALONG SAID NORTH LINE, 102.34 FEET, TO THE INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST QUARTER;
THENCE SOUTH 00°02'05" WEST, ALONG SAID WEST LINE, 82.67 FEET, TO THE INTERSECTION WITH SAID SOUTH LINE;
THENCE SOUTH 88°07'17" EAST, ALONG SAID SOUTH LINE, 151.47 FEET, TO THE POINT OF BEGINNING;
TOGETHER WITH EASEMENTS NUMBERED 1, 2 AND 3, SHOWN AND DESCRIBED HEREON.

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
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ROULETTE-MILLER, SEAN A. STATE OF WASHINGTON 51600 REGISTERED PROFESSIONAL LAND SURVEYOR 10-18-18

CITY OF SEATTLE SHORT SUBDIVISION
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CITY OF SEATTLE
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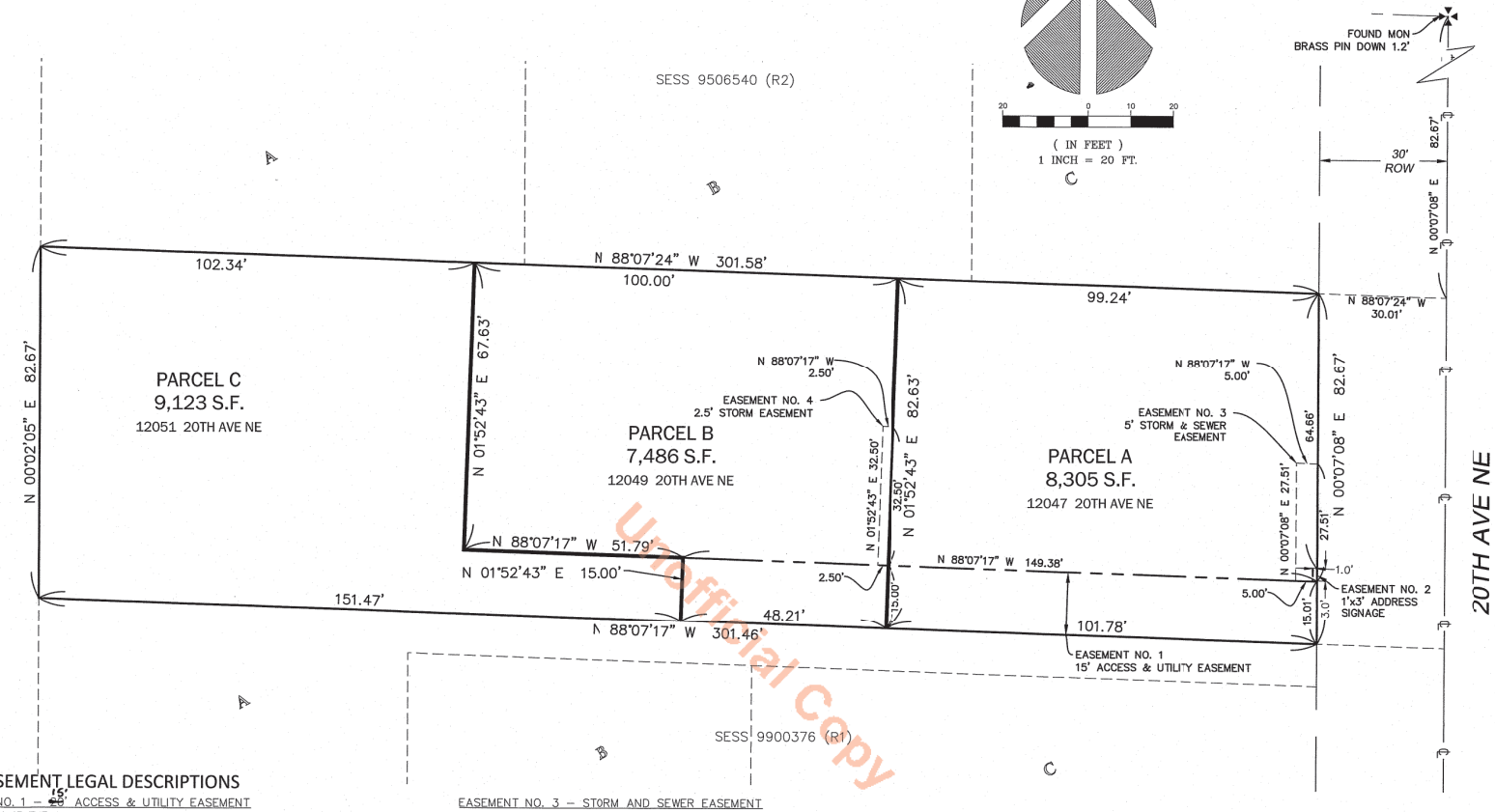
SITE PLAN



Unofficial Copy

NEW EASEMENT LEGAL DESCRIPTIONS

EASEMENT NO. 1 – ~~20~~ 15' ACCESS & UTILITY EASEMENT

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00°07'08" WEST, ALONG THE MONUMENTED EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 82.67 FEET, TO THE INTERSECTION WITH THE NORTH LINE OF SAID SOUTH HALF;

THENCE CONTINUNG SOUTH 00°07'08" WEST 82.67 FEET, TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SOUTH HALF;

THENCE NORTH 88°07'17" WEST, ALONG SAID SOUTH LINE, 30.01 FEET, TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID NORTHEAST QUARTER AND THE POINT OF BEGINNING;

THENCE CONTINUNG NORTH 88°07'17" WEST 149.99 FEET;

THENCE NORTH 01°52'43" EAST 15.00 FEET;

THENCE SOUTH 88°07'17" EAST 149.38 FEET, TO A POINT ON SAID WEST LINE;

THENCE SOUTH 00°07'08" WEST, ALONG SAID WEST LINE, 15.01 FEET, TO THE POINT OF BEGINNING.

EASEMENT NO. 2 – 1'x3' ADDRESS SIGN EASEMENT

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00°07'08" WEST, ALONG THE MONUMENTED EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 82.67 FEET, TO THE INTERSECTION WITH THE NORTH LINE OF SAID SOUTH HALF;

THENCE NORTH 88°07'24" WEST 30.01 FEET, TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00°07'08" WEST, ALONG SAID WEST LINE, A DISTANCE OF 64.66 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 88°07'24" WEST 1.00 FEET;

THENCE SOUTH 00°07'08" WEST 3.00 FEET;

THENCE SOUTH 88°07'24" EAST 1.00 FEET TO A POINT ON SAID WEST LINE;

THENCE NORTH 00°07'08" EAST, ALONG SAID WEST LINE, A DISTANCE OF 3.00 FEET, TO THE POINT OF BEGINNING.

EASEMENT NO. 3 – STORM AND SEWER EASEMENT

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00°07'08" WEST, ALONG THE MONUMENTED EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 82.67 FEET, TO THE INTERSECTION WITH THE NORTH LINE OF SAID SOUTH HALF;

THENCE CONTINUING SOUTH 00°07'08" WEST 82.67 FEET, TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SOUTH HALF;

THENCE NORTH 88°07'17" WEST, ALONG SAID SOUTH LINE, 30.01 FEET, TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID NORTHEAST QUARTER;

THENCE NORTH 00°07'08" EAST, ALONG SAID WEST LINE, A DISTANCE OF 15.01 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 88°07'24" WEST 5.00 FEET;

THENCE NORTH 00°07'08" EAST 27.51 FEET;

THENCE SOUTH 88°07'24" EAST 5.00 FEET TO A POINT ON SAID WEST LINE;

THENCE SOUTH 00°07'08" WEST, ALONG SAID WEST LINE, A DISTANCE OF 27.51 FEET, TO THE POINT OF BEGINNING.

EASEMENT NO. 4 – STORM EASEMENT

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00°07'08" WEST, ALONG THE MONUMENTED EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 82.67 FEET, TO THE INTERSECTION WITH THE NORTH LINE OF SAID SOUTH HALF;

THENCE CONTINUING SOUTH 00°07'08" WEST 82.67 FEET, TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SOUTH HALF;

THENCE NORTH 88°07'17" WEST, ALONG SAID SOUTH LINE, 30.01 FEET, TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID NORTHEAST QUARTER;

THENCE CONTINUING NORTH 88°07'17 WEST, ALONG SAID SOUTH LINE A DISTANCE OF 101.78 FEET;

THENCE NORTH 01°52'43" EAST 15.00 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 88°07'17" WEST 2.50 FEET;

THENCE NORTH 01°52'43" EAST 32.50 FEET;

THENCE SOUTH 88°07'43" EAST 2.50 FEET;

THENCE SOUTH 01°52'43" WEST 32.50 FEET, TO THE POINT OF BEGINNING.

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ROULETTE-MILLER SEAN A. STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, NW 1/4, SEC. 28, T. 26N., R. 04E., W.M.
12051 20th Ave SP
PARCEL NO. 282604-9073
12051 20th Ave NE
SEATTLE WA

JOB NO.:	171334
DATE:	8/1/18
DRAFTED BY:	JJK
CHECKED BY:	SRM
SCALE:	1" = 20'
	4 OF 4