GILMAN'S ADD.

CITY OF SEATTLE

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

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

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_ 20\_\_

LOT 15, BLOCK 4, GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT THEREOF,

RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON.

KING COUNTY DEPT. OF ASSESSMENTS:

ORIGINAL LEGAL DESCRIPTION:

SUBDIVISION

GRANTEE: CITY OF SEATTLE

TAX PARCEL NO. 277060-0515

SEATTLE, WA 98199

REFERENCE NO. FOR RELATED PROJECTS:

ADDRESS: 3411 23RD AVE W

**APPROVAL:** 

ASSESSOR:

MANAGER

LOT(S)

KING COUNTY, WA

**BLOCK** 

TERRANE, INC

BELLEVUE, WA 98004

(425) 458-4488

AndyM@Terrane.net

10801 MAIN STREET, SUITE 102

MGT4, LLC SHORT PLAT

CORDING	NO.	VOL./PA
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SURVEYOR'S	NOTES:

- 1) ORIGINAL PROPERTY AREA 7,002 SQ. FT.
- 2) ZONED LR1 PER CITY OF SEATTLE.
- 3) PROPOSED 2 LOT SHORT PLAT.
- 4) SEWER AND WATER UTILITY FROM PUBLIC SERVICE.
- 5) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER 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 OCTOBER 1, 2018.

#### **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.

#### **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.

IGT4, LLC	ITS.	DATE	

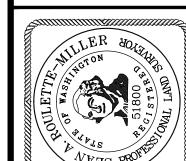
#### **ACKNOWLEDGMENT:**

STATE OF WASHINGTON )SS COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ THE \_\_\_\_\_ OF MGT4, 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 DAY OF 20
NOTARY PUBLIC IN AND FOR THE STATE
RESIDING AT:
MY COMMISSION EXPIRES:

PRINT NAME: \_\_\_\_\_



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# RECORDER'S CERTIFICATE

SUPT. OF RECORDS

FILED FOR RECORD THIS\_\_\_\_\_ DAY OF\_\_\_\_\_, 20\_\_. AT IN BOOK\_\_\_\_\_ OF SURVEYS. AT PAGE\_\_\_\_, AT THE REQUEST OF TERRANE, INC.

# 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 MGT4, LLC.

SEAN A. ROULETTE-MILLER CERTIFICATE NO. 51800 DATE

## REFERENCES

R1. RECORD OF SURVEY, VOL. 153, PG. 296. RECORDS OF KING COUNTY, WASHINGTON. JOB NO.: **181701** 

DATE: 3/29/19

DRAFTED BY: TLR

SCALE: N. T. S.

CHECKED BY: SRM

OF **4** 

CONTROL MAP SCALE: 1" = 50'

Street, le 425.4 10801 Main

CITY OF SEATTLE SHORT SUBDIVISION NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.

PARCEL NO. 277060-0515 3411 23RD AVE W MGT4, EL NO. 27

JOB NO.: **181701** 

DRAFTED BY: TLR

DATE: 3/29/19

CHECKED BY: SRM

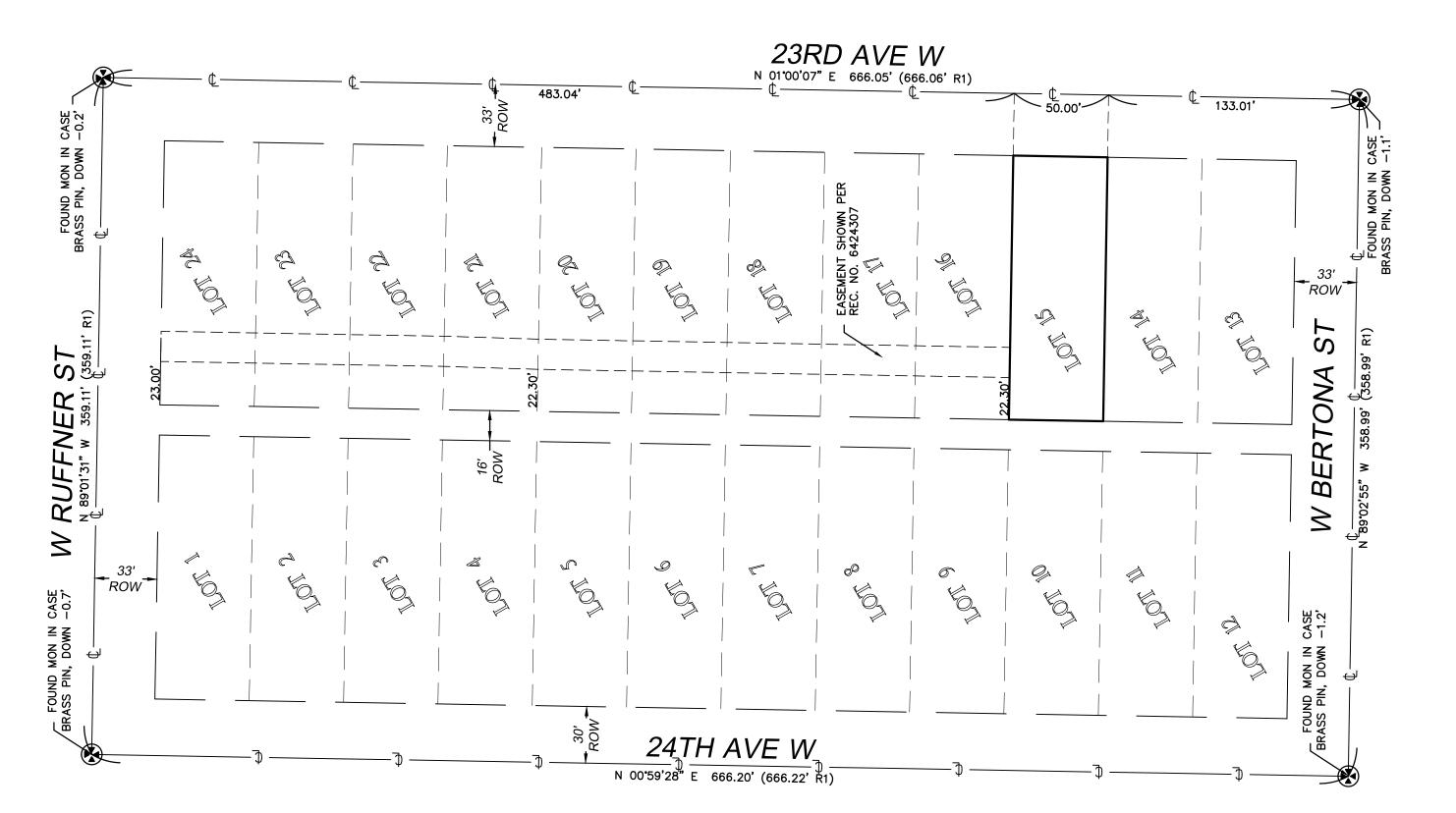
SCALE: 1" = 502 OF 4

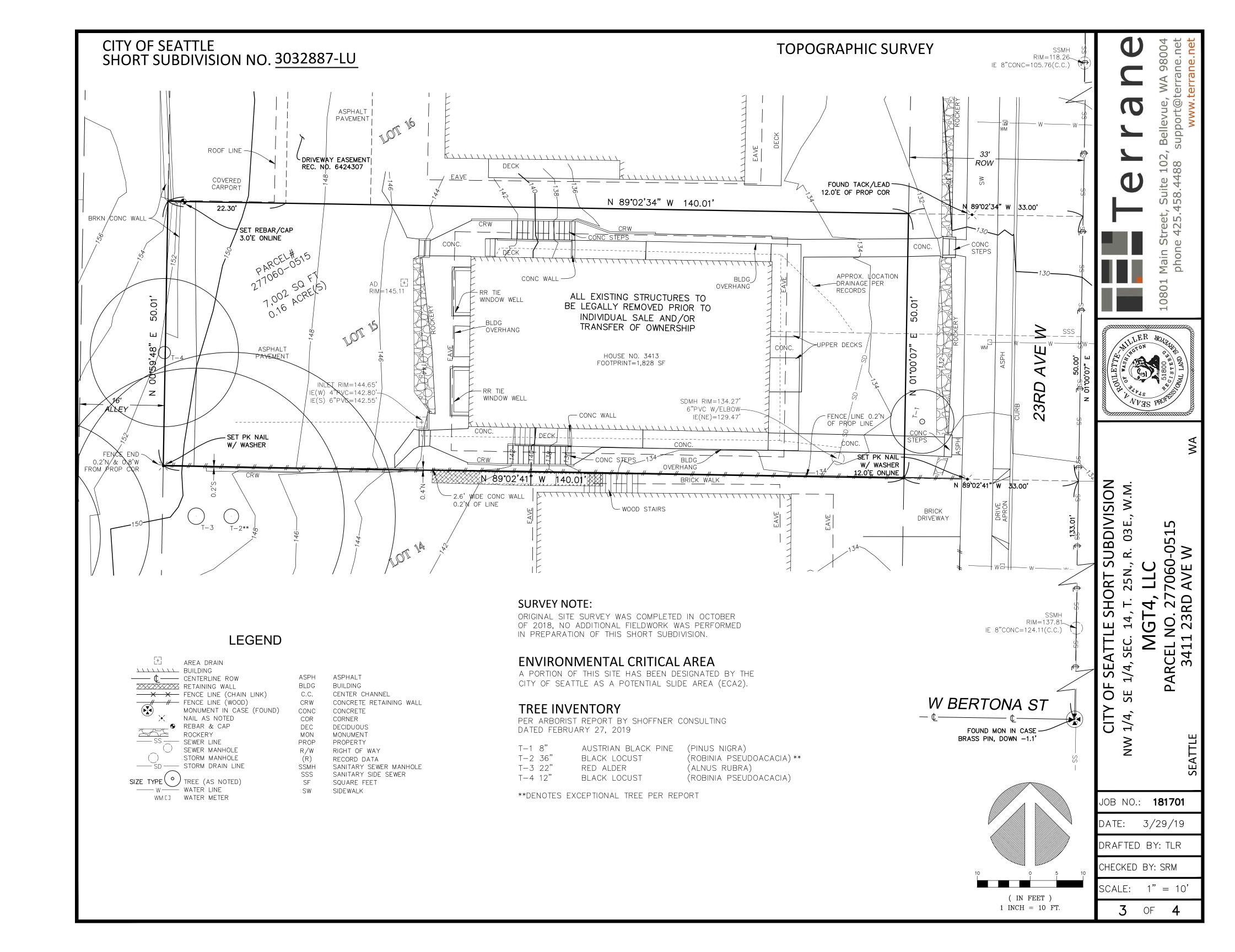
### BASIS OF BEARING:

NAD 83(2011) WASHINGTON NORTH COORDINATE SYSTEM PER GPS OBSERVATIONS.

#### VERTICAL DATUM:

NAVD 88 PER CITY OF SEATTLE BENCHMARK SNV-5151 BRASS CAP AT THE APPROX. MID PT OF CURVE AT INT. BACK CONC WALK IN THE SW COR INT. 24TH AVE W AND W DRAVUS ST ELEV=206.813'





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JOB NO.: **181701** 

DATE: 3/29/19

DRAFTED BY: TLR

CHECKED BY: SRM

SCALE: 1" = 10"OF

ATTACHMENT C SITE PLAN CITY OF SEATTLE SHORT SUBDIVISION NO. 3032887-LU ( IN FEET ) 1 INCH = 10 FT.DRIVEWAY EASEMENT REC. NO. 6424307 N 89°02'34" W 140.01 74.51 65.50 AN ADDRESS SIGN FOR PARCEL B SHALL BE POSTED AT A LOCATION VISIBLE FROM 23RD AVE W EASEMENT # AND IS TO BE MAINTAINED EXCLUSIVELY INGRESS, EGRESS, MANEUVERING, N 89°02'34" W | 53.53' BY SAID PARCEL B PEDESTRIAN ACCESS, ADDRESS SIGNAGE & UTILITIES PARCEL B 3,726 S.F. 3413 23RD AVE W **PARCEL A** 3,276 S.F. 3411 23RD AVE W EXISTING STRUCTURE TO BE LEGALLY REMOVED PRIOR TO INDIVIDUAL SALE

N 89°02'41" W

24.00

- NEW LOT LINE

65.50'

AND/OR TRANSFER OF

74.51

#### NEW PARCEL LEGAL DESCRIPTIONS

THE EAST 65.50 FEET OF LOT 15, BLOCK 4, GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 1, SHOWN AND DESCRIBED

PARCEL B

LOT 15, BLOCK 4, GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 65.50 FEET THEREOF;

TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 1, SHOWN AND DESCRIBED

#### NEW EASEMENT LEGAL DESCRIPTION

EASEMENT NO. 1 - INGRESS, EGRESS, MANEUVERING, PEDESTRIAN ACCESS, ADDRESS SIGNAGE AND UTILITIES

THAT PORTION OF LOT 15, BLOCK 4, GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15;

THENCE NORTH 89°02'34" WEST, ALONG THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 65.50 FEET;

THENCE SOUTH 54°17'37" WEST 15.01 FEET;

THENCE NORTH 00°57'19" EAST 25.05 FEET;

THENCE SOUTH 89°02'41" WEST 24.00 FEET;

THENCE NORTH 00°57'19" EAST 24.01 FEET;

THENCE SOUTH 89°02'34" EAST 53.33 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 15;

THENCE NORTH 01°00'07" EAST 10.00 FEET, TO THE POINT OF BEGINNING.

#### **EASEMENT MAINTENANCE AGREEMENT:**

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

N 89°02'41" W 140.01

INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM AND SANITARY SIDE SEWER LINES AND STORM DRAINAGE FACILITIES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PARCEL THAT IS SERVED BY SAID INDIVIDUAL SERVICE LINE/FACILITIES. UTILITY SERVICE LINES OR FACILITIES WHICH SERVE MORE THAN ONE PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL PARCELS SERVICED. EXCEPT THAT, NO PARCEL SHALL BE RESPONSIBLE FOR REPAIRS UPSTREAM OF THE CONNECTION POINT OF SAID PARCEL.

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 CONDITIONS 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.

#### SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3032887-LU EASEMENT (OVERHEAD AND UNDERGROUND) KING COUNTY ASSESSOR/S TAX PARCEL NO. 277060-0515

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:

THE INGRESS, EGRESS, AND/OR UTILITIES EASEMENT(S), EASEMENT NO. 1, LYING WITHIN PARCEL(S) A AND B OF THIS CITY OF SEATTLE NO. 3032887-LU.

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.