UNIT LOT SUBDIVISION NO. 3031633
GRANTOR (Owners): FLANIGAN GROUP DEVELOPMENT, LLC
GRANTEE: CITY OF SEATTLE
KING COUNTY, WASHINGTON
14, 15 & 16 28 GILMAN PARK 3 / 40
LOT BLOCK PLAT VOL / PAGE
ASSESSOR'S PROPERTY TAX PARCEL# 276760-3050
RELATED PROJECT NO. 6558573
CONTACTS: THOMAS WOLDENDORP
21923 NE 11TH STREET SAMMAMISH, WA 98074
TEL: 425.298.4412
DECLARATION:
WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO
RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT PLAT 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.
ED FLANIGAN
ED FLANIGAN
NOTARY:
STATE OF WASHINGTON)) ss.
COUNTY OF KING)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ED FLANIGAN IS THE PERSON WHO APPEARED BEFORE ME, AND HE
ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED
IT AS THE MANAGER OF ORCAS HOMES, LLC TO BE THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE USES AND PURPOSES
MENTIONED IN THE INSTRUMENT.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF
, 2018.
SIGNATURE:
NAME AS COMMISSIONED:
TITLE:
MY APPOINTMENT EXPIRES:
APPROVAL
CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION &
INSPECTIONS NATHAN TORGELSON, DIRECTOR
EXAMINED AND APPROVED THISDAY OF,2018
DV.
BY: FOR DIRECTOR, SDCI
(NOTE: APPROVAL OF THIS UNIT LOT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION &
INSPECTIONS UNDER CHAPTER 23,24 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER ARRIVED BY LEGISLATION OF RECULATIONS.
OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.)
KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THISDAY OF,2018
ASSESSOR

RECORDER'S CERTIFICATE

_____, 2018 AT M IN _AT THE REQUEST OF SITE

SUPT. OF RECORDS

FILED FOR RECORD THIS DAY OF_

SURVEYING, INC.

MANAGER

__OF SURVEYS, PAGE__

PARENT LEGAL DESCRIPTION

THAT PORTION OF LOTS 13, 14, 15 AND 16, BLOCK 28, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF LOT 16; THENCE, ALONG THE NORTH BOUNDARY OF SAID LOTS, S89°35'38"E 77.84 FEET, TO THE POINT OF BEGINNING; THENCE S00°24'22"W 49.00 FEET; THENCE N89°35'26"W 38.87 FEET; THENCE S00°24'34"W 50.99 FEET, TO THE SOUTH BOUNDARY OF SAID LOTS; THENCE, ALONG SAID SOUTH BOUNDARY, S89°35'26"E 90.71 FEET; THENCE N00°24'33"E 100.00 FEET, TO THE NORTH BOUNDARY OF SAID LOTS; THENCE ALONG SAID NORTH BOUNDARY, N89°35'38"W 51.84 FEET, TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL B OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029487)

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

UNIT LOT U LEGAL DESCRIPTION

THE EAST 17.09 FEET, AS MEASURED ALONG THE SOUTH BOUNDARY LINE OF PARCEL B OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029487

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITY AND PARKING EASEMENT OVER THAT PORTION OF PARCEL B OF KING COUNTY LOT BOUNDARY ADJUSTMENT NO. 3029487; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE, ALONG THE NORTH BOUNDARY OF SAID PARCEL B, N89°35'38"W 51.84 FEET, TO THE WEST BOUNDARY OF SAID PARCEL B; THENCE, ALONG SAID WEST BOUNDARY, S00°24'22"E 49.00 FEET; THENCE N89°35'26"W 38.87 FEET; THENCE S00°24'34"W 50.99 FEET, TO THE NORTH MARGIN OF 20TH AVENUE NORTHWEST; THENCE, ALONG SAID NORTH MARGIN, S89°35'26"E 3.51 FEET; THENCE N00°24'33"E 44.66 FEET; THENCE S89°35'27"E 45.37 FEET; THENCE N00°24'33"E 14.34 FEET; THENCE S89°35'27"E 38.32 FEET; THENCE S00°24'33"W 59.00 FEET, TO THE NORTH MARGIN OF 20TH AVENUE NORTHWEST; THENCE, ALONG SAID NORTH MARGIN, S89°35'26"E 3.50 FEET, TO THE EAST BOUNDARY OF SAID PARCEL B; THENCE, ALONG SAID EAST BOUNDARY, N00°24'33"E 100.00 FEET, TO THE POINT OF BEGINNING:

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, DRAINAGE AND UTILITY EASMENT OVER THE NORTH 10 FEET OF PARCEL B AND C OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029487;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

UNIT LOT V LEGAL DESCRIPTION

THE WEST 13.03 FEET OF THE EAST 30.12 FEET, AS MEASURED ALONG THE SOUTH BOUNDARY LINE OF PARCEL B OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029487

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITY AND PARKING EASEMENT OVER THAT PORTION OF PARCEL B OF KING COUNTY LOT BOUNDARY ADJUSTMENT NO. 3029487; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE, ALONG THE NORTH BOUNDARY OF SAID PARCEL B, N89°35'38"W 51.84 FEET, TO THE WEST BOUNDARY OF SAID PARCEL B; THENCE, ALONG SAID WEST BOUNDARY, S00°24'22"E 49.00 FEET; THENCE N89°35'26"W 38.87 FEET; THENCE S00°24'34"W 50.99 FEET, TO THE NORTH MARGIN OF 20TH AVENUE NORTHWEST; THENCE, ALONG SAID NORTH MARGIN, S89°35'26"E 3.51 FEET; THENCE N00°24'33"E 44.66 FEET; THENCE S89°35'27"E 45.37 FEET; THENCE N00°24'33"E 14.34 FEET; THENCE S89°35'27"E 38.32 FEET; THENCE S00°24'33"W 59.00 FEET, TO THE NORTH MARGIN OF 20TH AVENUE NORTHWEST; THENCE, ALONG SAID NORTH MARGIN, S89°35'26"E 3.50 FEET, TO THE EAST BOUNDARY OF SAID PARCEL B; THENCE, ALONG SAID EAST BOUNDARY, N00°24'33"E 100.00 FEET, TO THE POINT OF

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, DRAINAGE AND UTILITY EASMENT OVER THE NORTH 10 FEET OF PARCEL B AND C OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029487;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

UNIT LOT W LEGAL DESCRIPTION

THE WEST 13.33 FEET OF THE EAST 43.45 FEET, AS MEASURED ALONG THE SOUTH BOUNDARY LINE OF PARCEL B OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029487

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITY AND PARKING EASEMENT OVER THAT PORTION OF PARCEL B OF KING COUNTY LOT BOUNDARY ADJUSTMENT NO. 3029487; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE, ALONG THE NORTH BOUNDARY OF SAID PARCEL B, N89°35'38"W 51.84 FEET, TO THE WEST BOUNDARY OF SAID PARCEL B; THENCE, ALONG SAID WEST BOUNDARY, S00°24'22"E 49.00 FEET; THENCE N89°35'26"W 38.87 FEET; THENCE S00°24'34"W 50.99 FEET, TO THE NORTH MARGIN OF 20TH AVENUE NORTHWEST; THENCE, ALONG SAID NORTH MARGIN, S89°35'26"E 3.51 FEET; THENCE N00°24'33"E 44.66 FEET; THENCE S89°35'27"E 45.37 FEET; THENCE N00°24'33"E 14.34 FEET; THENCE S89°35'27"E 38.32 FEET; THENCE S00°24'33"W 59.00 FEET, TO THE NORTH MARGIN OF 20TH AVENUE NORTHWEST; THENCE, ALONG SAID NORTH MARGIN, S89°35'26"E 3.50 FEET, TO THE EAST BOUNDARY OF SAID PARCEL B; THENCE, ALONG SAID EAST BOUNDARY, N00°24'33"E 100.00 FEET, TO THE POINT OF BEGINNING:

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, DRAINAGE AND UTILITY EASMENT OVER THE NORTH 10 FEET OF PARCEL B AND C OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029487;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

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 FLANIGAN GROUP DEVELOPMENT, LLC IN

APRIL 2018.

CERTIFICATE NO.: 38964

UNIT LOT X LEGAL DESCRIPTION

THE WEST 13.33 FEET OF THE EAST 56.78 FEET, AS MEASURED ALONG THE SOUTH BOUNDARY LINE OF PARCEL B OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029487

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITY AND PARKING EASEMENT OVER THAT PORTION OF PARCEL B OF KING COUNTY LOT BOUNDARY ADJUSTMENT NO. 3029487; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE, ALONG THE NORTH BOUNDARY OF SAID PARCEL B, N89°35'38"W 51.84 FEET, TO THE WEST BOUNDARY OF SAID PARCEL B; THENCE, ALONG SAID WEST BOUNDARY, S00°24'22"E 49.00 FEET; THENCE N89°35'26"W 38.87 FEET; THENCE S00°24'34"W 50.99 FEET, TO THE NORTH MARGIN OF 20TH AVENUE NORTHWEST; THENCE, ALONG SAID NORTH MARGIN, S89°35'26"E 3.51 FEET; THENCE N00°24'33"E 44.66 FEET; THENCE S89°35'27"E 45.37 FEET; THENCE N00°24'33"E 14.34 FEET; THENCE S89°35'27"E 38.32 FEET; THENCE S00°24'33"W 59.00 FEET, TO THE NORTH MARGIN OF 20TH AVENUE NORTHWEST; THENCE, ALONG SAID NORTH MARGIN, S89°35'26"E 3.50 FEET, TO THE EAST BOUNDARY OF SAID PARCEL B; THENCE, ALONG SAID EAST BOUNDARY, N00°24'33"E 100.00 FEET, TO THE POINT OF

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, DRAINAGE AND UTILITY EASMENT OVER THE NORTH 10 FEET OF PARCEL B AND C OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029487:

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

UNIT LOT Y LEGAL DESCRIPTION

THE WEST 13.33 FEET OF THE EAST 70.11 FEET, AS MEASURED ALONG THE SOUTH BOUNDARY LINE OF PARCEL B OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029487

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITY AND PARKING EASEMENT OVER THAT PORTION OF PARCEL B OF KING COUNTY LOT BOUNDARY ADJUSTMENT NO. 3029487; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE, ALONG THE NORTH BOUNDARY OF SAID PARCEL B, N89°35'38"W 51.84 FEET, TO THE WEST BOUNDARY OF SAID PARCEL B; THENCE, ALONG SAID WEST BOUNDARY, S00°24'22"E 49.00 FEET; THENCE N89°35'26"W 38.87 FEET; THENCE S00°24'34"W 50.99 FEET, TO THE NORTH MARGIN OF 20TH AVENUE NORTHWEST; THENCE, ALONG SAID NORTH MARGIN, S89°35'26"E 3.51 FEET; THENCE N00°24'33"E 44.66 FEET; THENCE S89°35'27"E 45.37 FEET; THENCE N00°24'33"E 14.34 FEET; THENCE S89°35'27"E 38.32 FEET; THENCE S00°24'33"W 59.00 FEET, TO THE NORTH MARGIN OF 20TH AVENUE NORTHWEST; THENCE, ALONG SAID NORTH MARGIN, S89°35'26"E 3.50 FEET, TO THE EAST BOUNDARY OF SAID PARCEL B; THENCE, ALONG SAID EAST BOUNDARY, N00°24'33"E 100.00 FEET, TO THE POINT OF BEGINNING:

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, DRAINAGE AND UTILITY EASMENT OVER THE NORTH 10 FEET OF PARCEL B AND C OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029487;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

UNIT LOT Z LEGAL DESCRIPTION

ALL OF PARCEL B OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO.

EXCEPT THE EAST 70.11 FEET, AS MEASURED ALONG THE SOUTH BOUNDARY

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITY AND PARKING EASEMENT OVER THAT PORTION OF PARCEL B OF KING COUNTY LOT BOUNDARY ADJUSTMENT NO. 3029487; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE, ALONG THE NORTH BOUNDARY OF SAID PARCEL B, N89°35'38"W 51.84 FEET, TO THE WEST BOUNDARY OF SAID PARCEL B; THENCE, ALONG SAID WEST BOUNDARY, S00°24'22"E 49.00 FEET; THENCE N89°35'26"W 38.87 FEET; THENCE S00°24'34"W 50.99 FEET, TO THE NORTH MARGIN OF 20TH AVENUE NORTHWEST; THENCE, ALONG SAID NORTH MARGIN, S89°35'26"E 3.51 FEET; THENCE N00°24'33"E 44.66 FEET; THENCE S89°35'27"E 45.37 FEET; THENCE N00°24'33"E 14.34 FEET; THENCE S89°35'27"E 38.32 FEET; THENCE S00°24'33"W 59.00 FEET, TO THE NORTH MARGIN OF 20TH AVENUE NORTHWEST; THENCE, ALONG SAID NORTH MARGIN, S89°35'26"E 3.50 FEET, TO THE EAST BOUNDARY OF SAID PARCEL B; THENCE, ALONG SAID EAST BOUNDARY, N00°24'33"E 100.00 FEET, TO THE POINT OF BEGINNING:

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, DRAINAGE AND UTILITY EASMENT OVER THE NORTH 10 FEET OF PARCEL B AND C OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029487;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

SUBDIVISION NOTES

THE UNIT LOTS CREATED BY THIS UNIT LOT SUBDIVISION ARE NOT SEPARATE BUILDING LOTS. ADDITIONAL DEVELOPMENT ON ANY INDIVIDUAL UNIT LOT IN THIS UNIT LOT SUBDIVISION MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT LOT PURSUANT TO APPLICABLE PROVISIONS OF THE SEATTLE LAND USE CODE.

AN EASEMENT HAS BEEN GRANTED TO SEATTLE CITY LIGHT AS SHOWN ON SHEET 1 OF 5.

UTILITY EASEMENT

A UTILITY EASEMENT HAS BEEN GRANTED FOR THE BENEFIT OF UNIT LOTS WITHIN THIS UNIT LOT SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT PARCEL. THIS EASEMENT SHAL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.

SEATTLE CITY LIGHT EASEMENT

RECORDING NO.

CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3031633 EASEMENT (OVERHEAD AND UNDERGROUND) KING COUNTY ASSESSOR/S TAX PARCEL NO. 276760-3050

THIS EASEMENT GRANTS TO THE CITY OF SEATTLE (HEREAFTER REFERRED TO AS GRANTEE), ITS SUCCESSORS AND ASSIGNS, THE RIGHT, PRIVILEGE AND AUTHORITY 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, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER NECESSARY OR CONVENIENT APPURTENANCES TO MAKE SAID UNDERGROUND AND OVERHEAD INSTALLATIONS AN INTEGRATED ELECTRIC SYSTEM. ALL SUCH ELECTRIC SYSTEM MAY BE LOCATED ANYWHERE ACROSS, OVER, UPON AND UNDER THE FOLLOWING DESCRIBED LANDS AND PREMISES ("PROPERTY") SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON:

VOL./PAGE

PARCEL B OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029487;

(BEING AN EASEMENT OVER THE ENTIRE AREA OF THIS CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3031633; EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID SUBDIVISION.)

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 SAID ELECTRIC SYSTEM.

TOGETHER WITH 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 SYSTEM, OR CONSTITUTE A MENACE OR DANGER TO SAID ELECTRIC SYSTEM.

IT IS FURTHER COVENANTED AND AGREED THAT NO STRUCTURE OR FIRE HAZARDS WILL BE ERECTED OR PERMITTED WITHIN THE ABOVE DESCRIBED PROPERTY, OTHER THAN THOSE PROPOSED STRUCTURES SHOWN ON THIS SUBDIVISION, WITHOUT PRIOR WRITTEN APPROVAL FROM THE GRANTEE, ITS SUCCESSORS AND ASSIGNS; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE'S 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 GRANTEE'S FACILITIES.

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

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 ELECTRIC SYSTEM FROM SAID LANDS OR SHALL OTHERWISE PERMANENTLY ABANDON SAID ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.

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 SEATTLE SHORT SUBDIVISION THAT:

EACH OWNER IS RESPONSIBLE FOR THE MAINTENANCE REPAIR AND WELL KEEPING OF THEIR INDIVIDUAL HOME ON THAT OWNER'S LOT. EACH OWNER SHALL KEEP THEIR HOME AND PROPERTY IN GOOD STATE OF REPAIR AND WILL KEEP THE INGRESS, EGRESS AND UTILITIES EASEMENT CLEAR AT ALL TIMES. LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNIED(S)

EACH OWNER SHALL SHARE EQUALLY IN THE COSTS FOR MAINTENANCE AND REPAIR OF THE COMMON DRAINAGE AND SIDE SEWER FACILITIES.

ALL PARTIES UNDERSTAND THAT CERTAIN UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, TELEPHONE, CABLE, SANITARY SEWER, STORM WATER AND WATER, MAY CROSS ABOVE, BELOW OR THROUGH SAID PROPERTIES. EACH PARTY AGREES NOT TO ALTER OR DAMAGE SUCH UTILITIES AND THAT ACCESS SHALL BE GRANTED IN ORDER TO REPAIR OR MAINTAIN SUCH UTILITIES AND THAT THE REPAIR AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE BENEFITTING OWNER(S).

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

PROJECT#: 17-380-M

SHEET: 1 OF 5

NE 1/4, NE 1/4, SEC 11, TWP 25N, RNG 3E, W.M.



Samme.

2010 NW 60TH STREET SEATTLE, WA

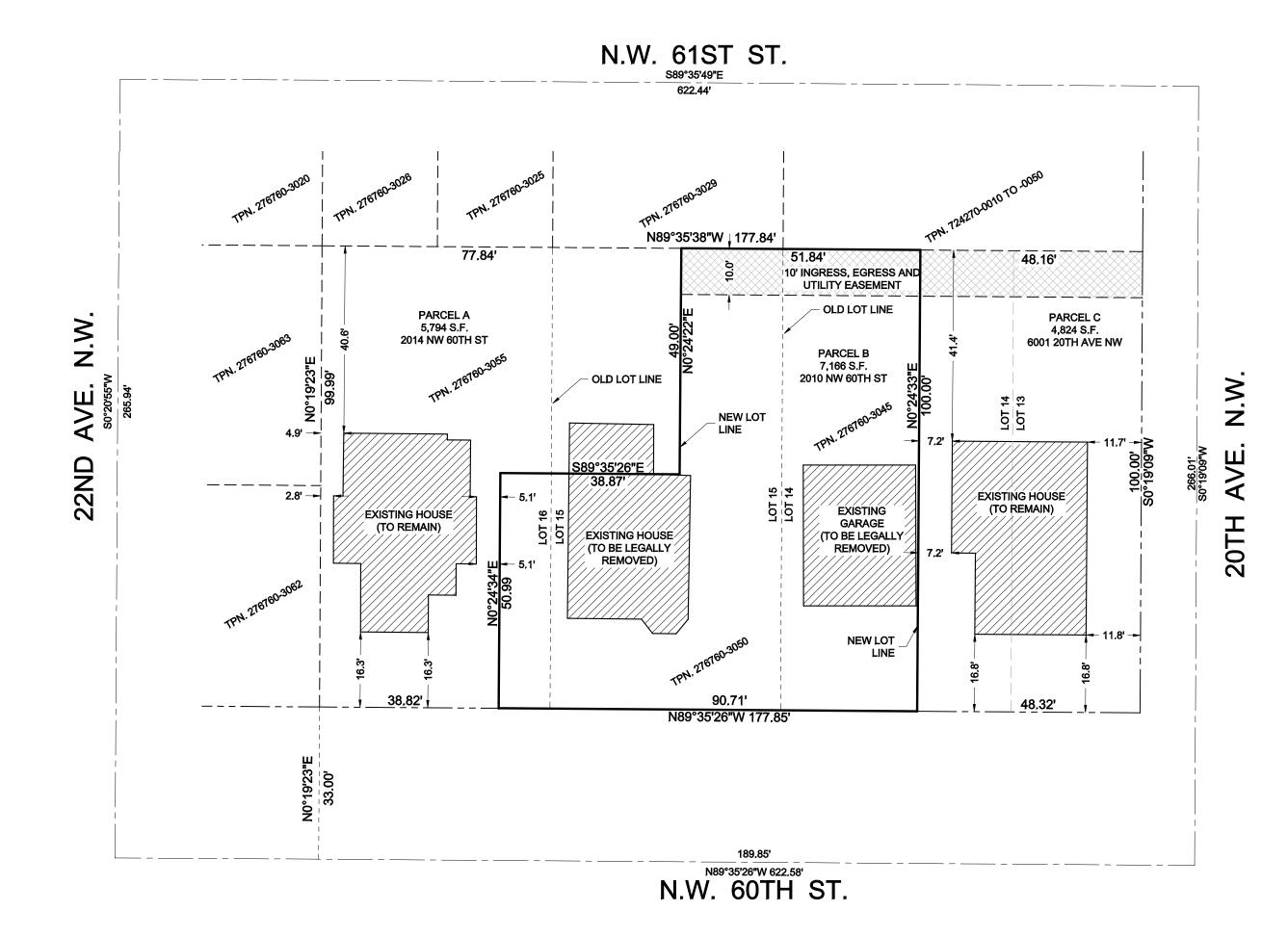
UNIT LOT SUBDIVISION

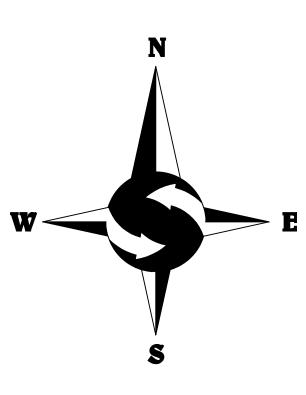
FLANIGAN GROUP DEVELOPMENT, LLC

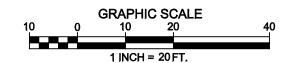
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dm_nc;www.sitesurveymapping.com 21923 NE 11th Street Sammamish, WA 98074 Phone: 425.298.4412

RECORDING NO. VOL./PAGE







PROJECT#: 17-380-M SHEET: 2 OF 5

NE 1/4, NE 1/4, SEC 11, TWP 25N, RNG 3E, W.M.

GENERAL NOTES

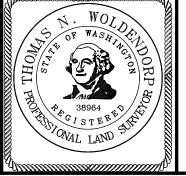
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- 2. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN OCTOBER 2015.
- 3. ALL MONUMENTS WERE LOCATED DURING THE COURSE OF OF A SURVEY CONDUCTED IN AUGUST OF 2013 UNLESS OTHERWISE NOTED.

UNIT LOT SUBDIVISION

FLANIGAN GROUP DEVELOPMENT, LLC

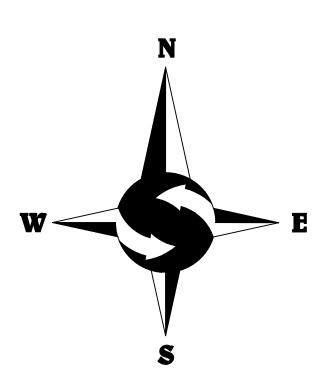
2010 NW 60TH STREET SEATTLE, WA

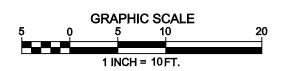
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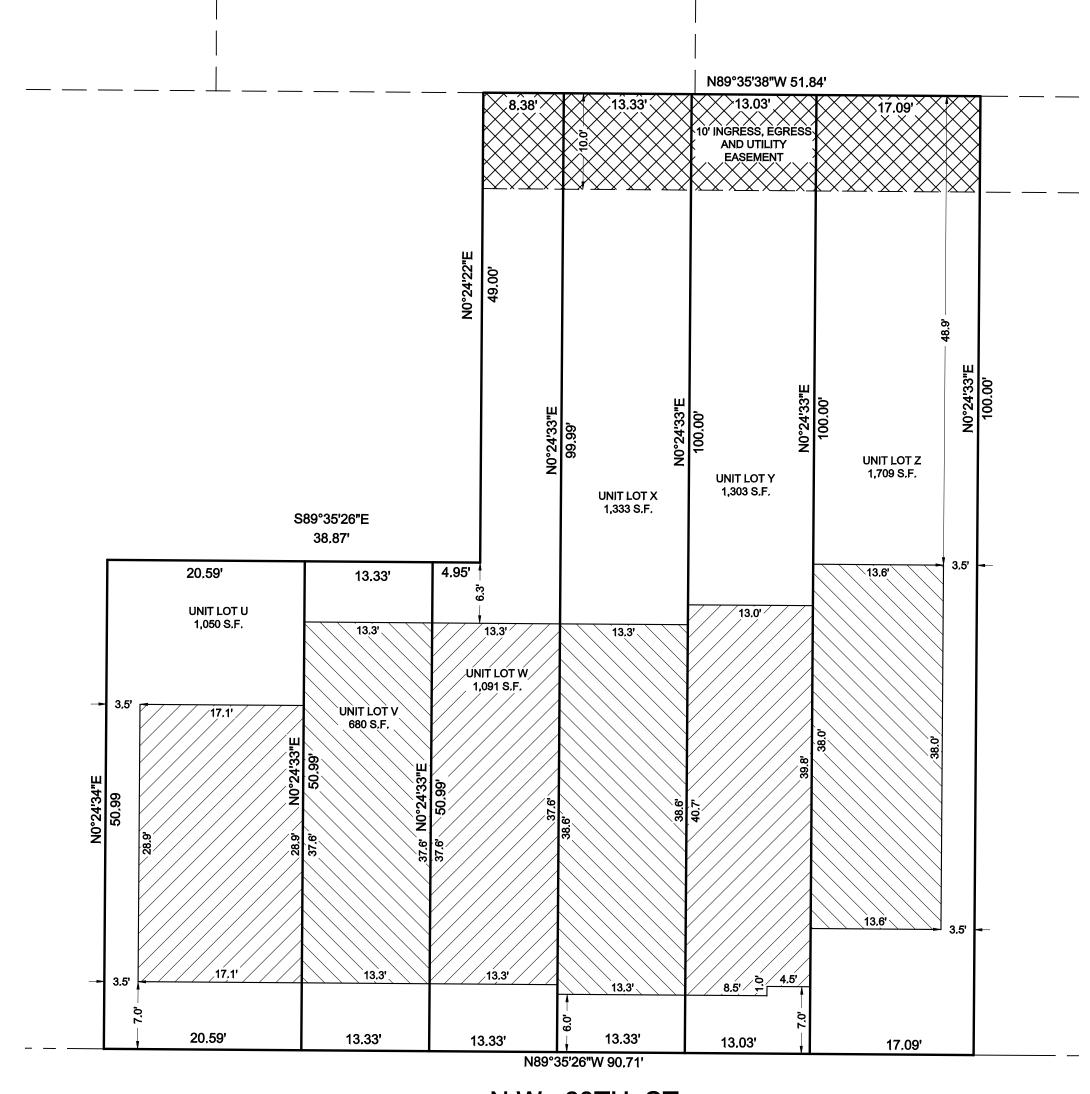




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N.W. 60TH ST.

BOUNDARY AND BUILDING EXHIBIT

PROJECT#: 17-380-M SHEET: 3 OF 5

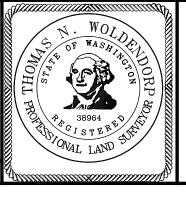
NE 1/4, NE 1/4, SEC 11, TWP 25N, RNG 3E, W.M.

UNIT LOT SUBDIVISION

FLANIGAN GROUP DEVELOPMENT, LLC

2010 NW 60TH STREET SEATTLE, WA

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