

SHORT SUBDIVISION NO. 3028431

GRANTOR: SOUND EQUITIES, INC.
3641 22ND AVE. W.
SEATTLE, WA 98199

CONTACT PERSON: IZABELLA PHILLIPS
206.297.0996
IZABELLAP@CHADWICKWINTERS.COM

GRANTEE: CITY OF SEATTLE
KING CO., WA.

ABBREVIATED LEGAL: LOT 21, BLOCK 12, GILMAN'S
ADDITION TO THE CITY OF SEATTLE
VOL. 5 OF PLATS, PG. 93

PROPERTY ADDRESS: 3641 22ND AVE. W.

ASSESSOR'S PARCEL #: 2770601655

REFERENCE NO.'S FOR RELATED PROJECTS:

APPROVAL: CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017

BY: _____ DIRECTOR

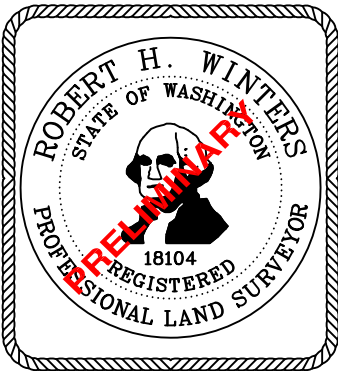
NOTE:
APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.24 OF THE
SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION
OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017

ASSESSOR: _____

DEPUTY ASSESSOR: _____



DATE: _____

EXISTING LEGAL DESCRIPTION (5,999 SQ.FT.)

LOT 21, BLOCK 12, GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WA.

NOTES:

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED
WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS
SET FORTH IN WAC CHAPTER 332-130-090.
2. BASIS OF BEARINGS = N 00°59'41" E BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF 23RD AVE. W.
AS SHOWN HEREON.
3. ALL EXISTING STRUCTURES AS SHOWN ON SHEET 3 ARE TO BE LEGALLY REMOVED UNDER SEPARATE PERMIT.
4. NO CURBCUTS OR VEHICULAR ACCESS FROM 22ND AVENUE W. WILL BE GRANTED FOR ANY FUTURE DEVELOPMENT
PERMITS ASSOCIATED WITH PROPOSED PARCEL A.

DECLARATION:

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)]
OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF
PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT 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.

NAME: _____

NAME: _____

STATE OF WASHINGTON)
COUNTY OF KING)SS

ON THIS _____ DAY OF _____ 2017 BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED
AND SWORN, PERSONALLY APPEARED LOREN LANDERHOLM, MEMBER OF SOUND
EQUITIES, INC., TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO
EXECUTED THE FOREGOING INSTRUMENT FOR THEMSELVES, AND ACKNOWLEDGED TO
ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT FOR
THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN
THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2017
AT _____ M. IN VOLUME _____ OF SURVEYS,
PAGE _____ AT THE REQUEST OF CHADWICK & WINTERS.

DEPARTMENT OF RECORDS & ELECTIONS

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 LOREN LANDERHOLM
IN _____, 2017.

R.H. WINTERS, L.S. 18104

CHADWICK
WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

NW 1/4, SE 1/4, SEC. 14, T. 25 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

17-5841X.DWG

DRAWN BY: ACH

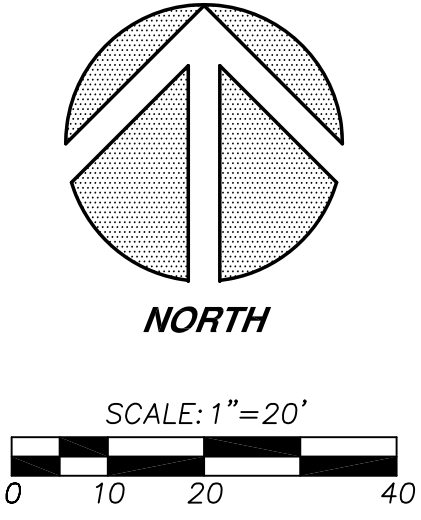
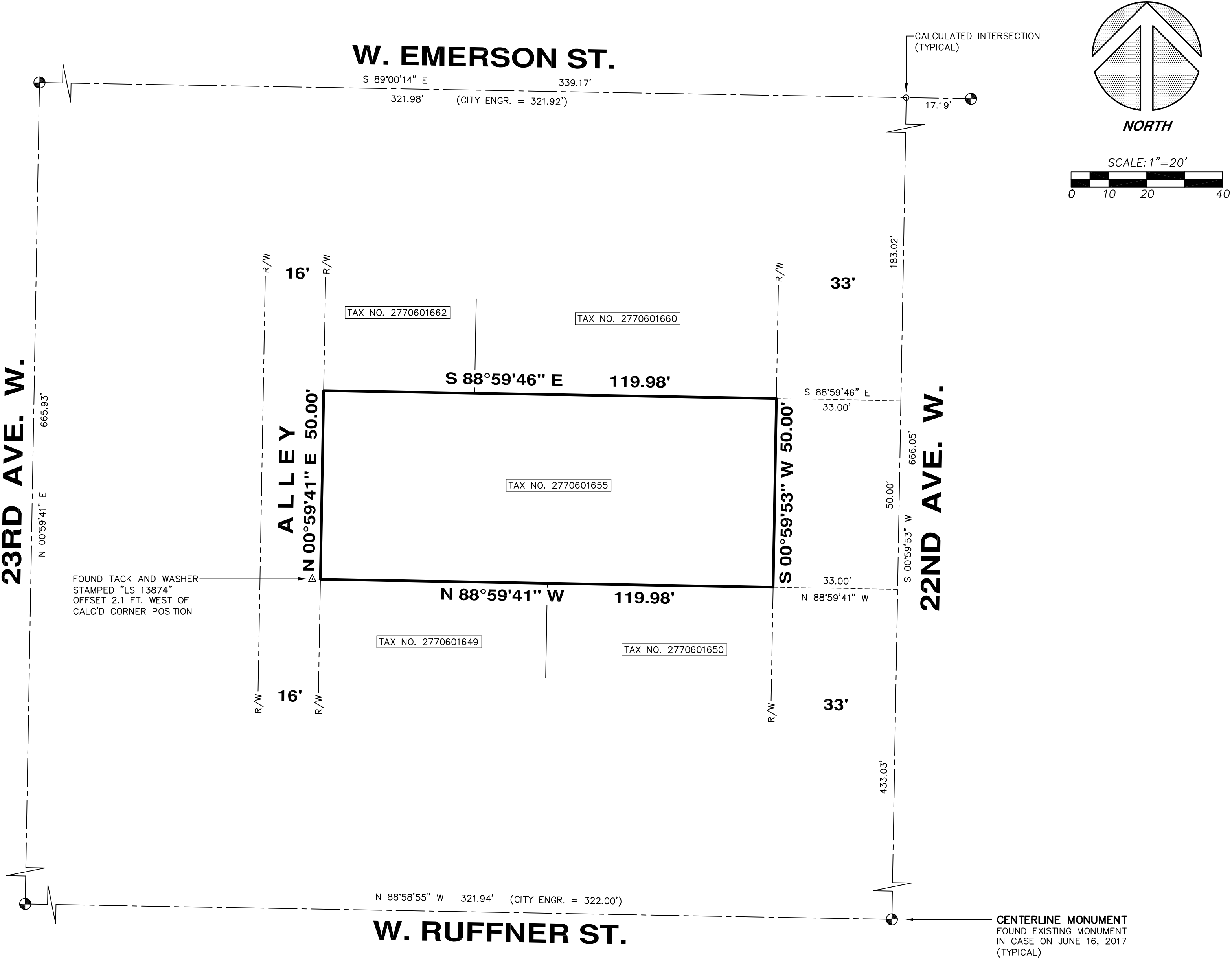
DATE: 06-28-17

PROJECT #: 17-5841

CHK. BY: RHW

SCALE: N/A

SHEET: 1 OF 5



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

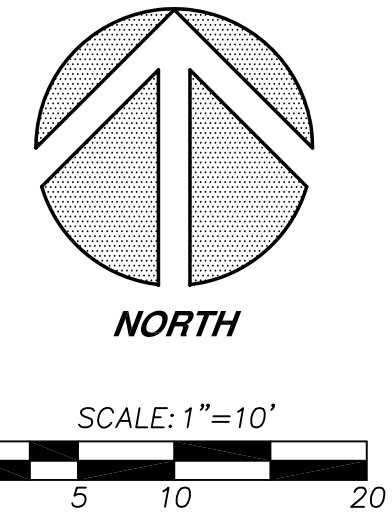
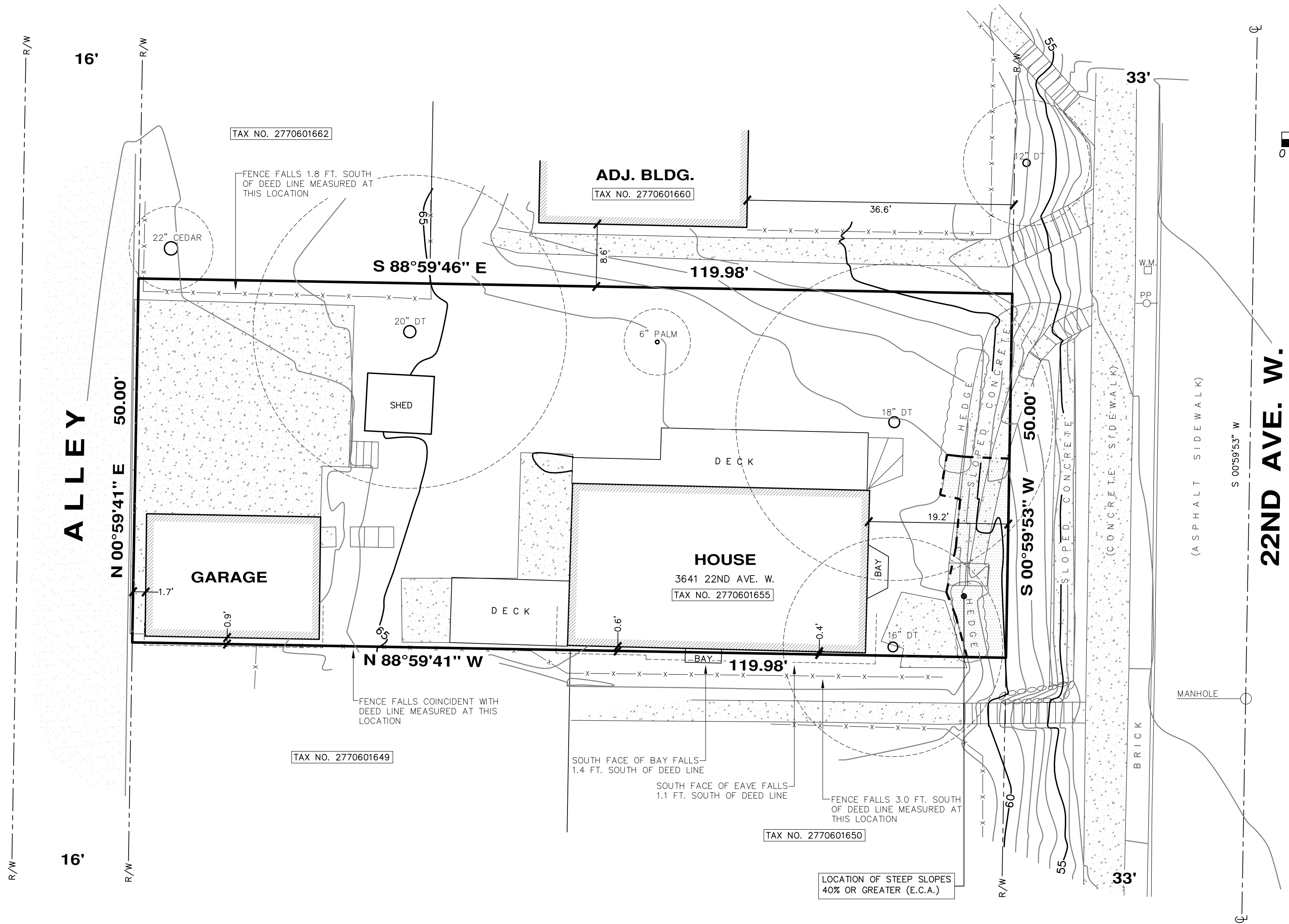
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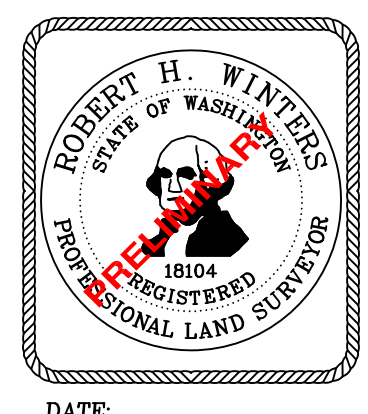
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN: NW 1/4, SE 1/4, SEC. 14, T. 25 N., R. 3 E., W.M. KING COUNTY, WASHINGTON		
DRAWN BY: ACH	DATE: 06-28-17	PROJECT #: 17-5841
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 2 OF 5

SHORT SUBDIVISION NO. 3028431



***EXISTING SITE
CONDITIONS DETAIL***



DATE: _____

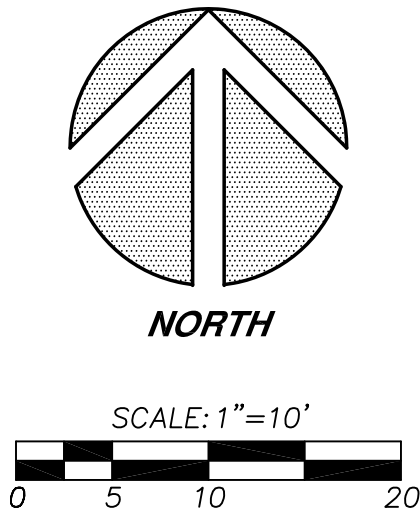
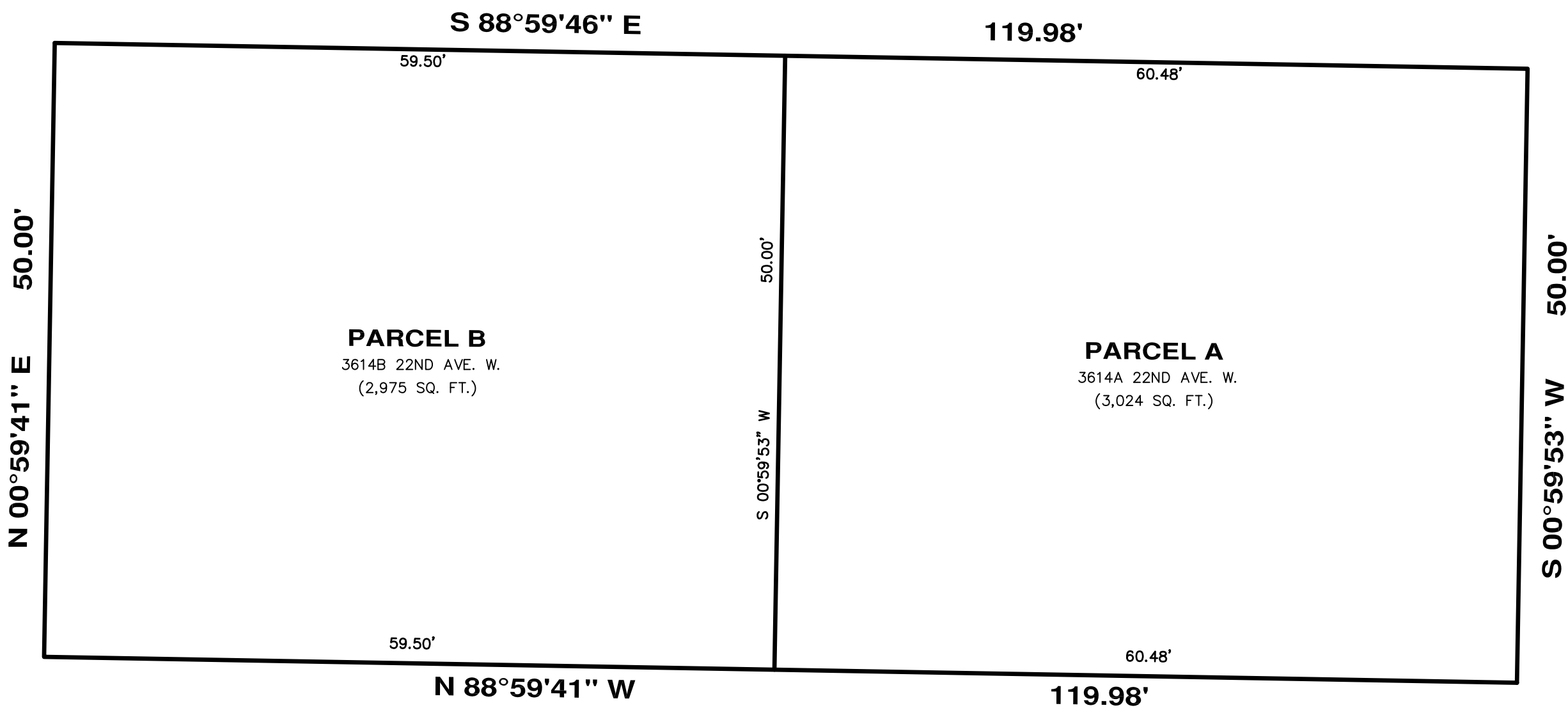
**CHADWICK
WINTERS**
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NW 1/4, SE 1/4, SEC. 14, T. 25 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

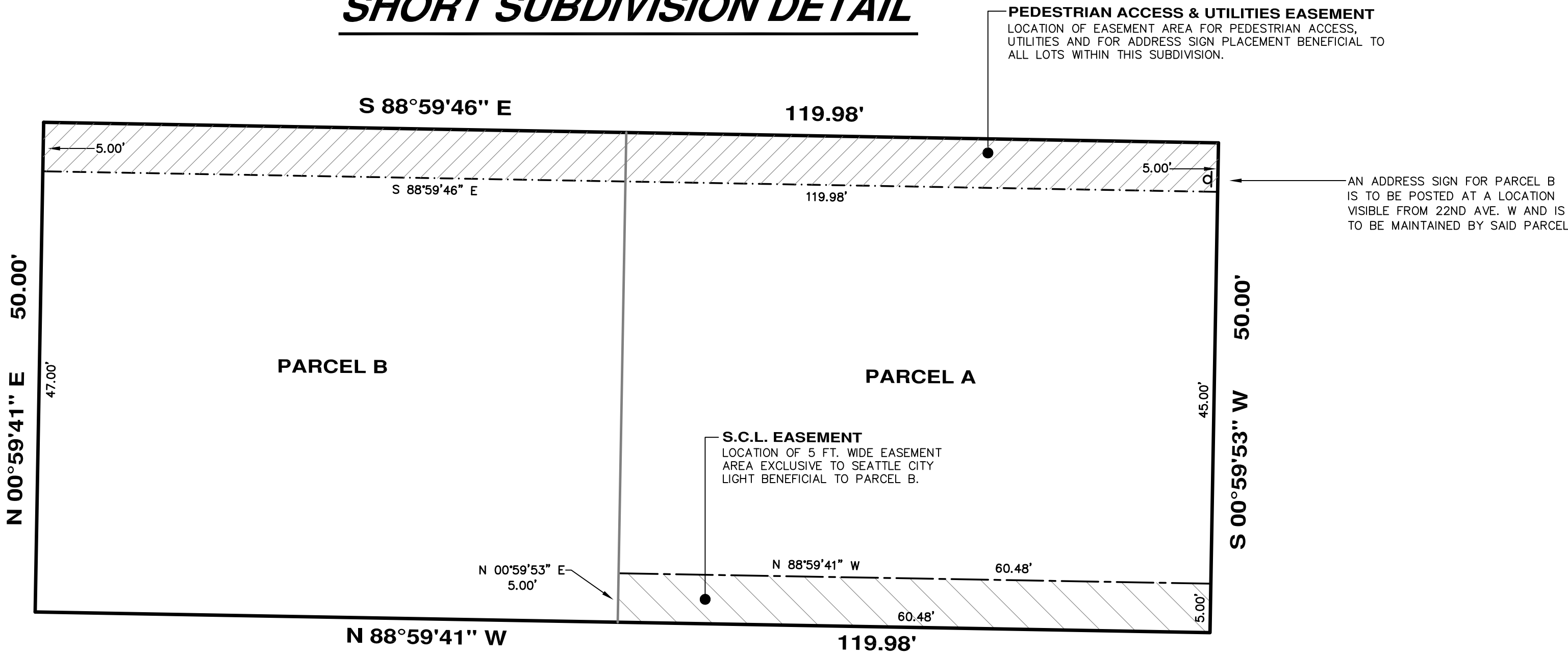
DRAWN BY: ACH	DATE: 06-28-17	PROJECT #: 17-5841
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 3 OF 5

17-5841Y.DWG

SHORT SUBDIVISION NO. 3028431



SHORT SUBDIVISION DETAIL



EASEMENT DETAILS



DATE: _____

CHADWICK WINTERS
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SURVEY IN:
NW 1/4, SE 1/4, SEC. 14, T. 25 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

17-5841Y.DWG		
DRAWN BY: ACH	DATE: 06-28-17	PROJECT #: 17-5841
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 4 OF 5

SHORT SUBDIVISION NO. 3028431

PROPOSED PARCEL DESCRIPTIONS:

PARCEL A (3,024 SQ. FT.)

THAT PORTION OF LOT 21, BLOCK 12, GILMAN’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID LOT 21; THENCE S 00°59’53” W, ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 50.00 FT.; THENCE N 88°59’41” W, 60.48 FT.; THENCE N 00°59’53” E, 50.00 FT.; THENCE S 88°59’46” E, 60.48 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS, UTILITIES AND ADDRESS SIGN PLACEMENT AS SHOWN AND DESCRIBED AS ”PEDESTRIAN ACCESS & UTILITIES EASEMENT” ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.

PARCEL B (2,975 SQ. FT.)

THAT PORTION OF LOT 21, BLOCK 12, GILMAN’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID LOT 21; THENCE N 00°59’41” E, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 50.00 FT.; THENCE S 88°59’46” E, 59.50 FT.; THENCE S 00°59’53” W, 50.00 FT.; THENCE N 88°59’41” W, 59.50 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS, UTILITIES AND ADDRESS SIGN PLACEMENT AS SHOWN AND DESCRIBED AS ”PEDESTRIAN ACCESS & UTILITIES EASEMENT” ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.

PEDESTRIAN ACCESS & UTILITIES EASEMENT

AN EASEMENT FOR PEDESTRIAN ACCESS, UTILITIES AND ADDRESS SIGN PLACEMENT BENEFICIAL TO ALL LOTS WITHIN THIS SHORT SUBDIVISION

THAT PORTION OF LOT 21, BLOCK 12, GILMAN’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING N.W. CORNER OF SAID LOT 21; THENCE S 88°59’46” E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF, 119.98 FT.; THENCE S 00°59’53” W., 5.00 FT.; THENCE N 88°59’46” W, 119.98 FT.; THENCE N 00°59’41” E, 5.00 FT. TO THE **POINT OF BEGINNING**.

EASEMENT MAINTENANCE AGREEMENT

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

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

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

ADDRESS SIGN MAINTENANCE AGREEMENT

ANY PARCEL BENEFITING FROM THE POSTING OF THE ADDRESS SIGN AS SHOWN HEREON IS RESPONSIBLE FOR THE MAINTENANCE, SHARING EQUALLY IN THE COST OF REPAIR AND\OR MAINTENANCE TO SAID ADDRESS SIGN.

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3028431
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR’S TAX PARCEL NO. 2770601655

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 SEATTLE CITY LIGHT EASEMENT LYING WITHIN PARCEL A OF THIS CITY OF SEATTLE SHORT PLAT NO. 3028431 WHICH SHALL BE OCCUPIED AND CONTROLLED EXCLUSIVELY BY SEATTLE CITY LIGHT, A DEPARTMENT OF THE CITY OF SEATTLE.

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BEGINNING AT THE S.E. CORNER OF SAID LOT 21; THENCE N 88°59’41” W, ALONG THE SOUTH LINE OF SAID LOT FORA DISTANCE OF 60.48 FT.; THENCE N 00°59’53” E, 5.00 FT.; THENCE S 88°59’41” S, 60.48 FT.; THENCE S 00°59’53” W, 5.00 FT. TO THE **POINT OF BEGINNING**.

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

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

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

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

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



DATE: _____

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WINTERS

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KING COUNTY, WASHINGTON

17-5841X.DWG

<i>DRAWN BY:</i> ACH	<i>DATE:</i> 06-28-17	<i>PROJECT #:</i> 17-5841
<i>CHK. BY:</i> RHW	<i>SCALE:</i> N/A	<i>SHEET: 5 OF 5</i>