

Clerk File No. 309678

# The City of Seattle – Legislative Department

Clerk File sponsored by: No Sponsor Required

Clerk File No. 309678  
Full unit lot subdivision application of Brittani Ard to subdivide one parcel into twelve unit lots at 2114 NE 89th Street (Project No. 3009815/Type III).

## Committee Action:

Date	Recommendation	Vote

This file is complete and ready for presentation to Full Council.

## Full Council Action:

Date	Decision	Vote
12.5.11	Granted	9-0

Related Legislation File: \_\_\_\_\_

Date Introduced and Referred: <b>1-5-09</b>	To: (committee): <b>Full Council</b>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <b>12.5.11</b>	Disposition: <b>Granted</b>

**12-12-08**

**Data Filed with City Clerk**

*by*

# **Clerk File No. 309678**

**Title: Full unit lot subdivision application of Brittani Ard to  
subdivide one parcel into twelve unit lots at 2114 NE 89th  
Street (Project No. 3009815/Type III).**

**Date Filed with City Clerk 20081212**

- [Election Code Administration](#)
- [Seattle Hearing Examiner](#)
- [Business Tax Rules](#)
- [Taxicab and For-Hire Vehicles](#)
- [Public Corporations](#)



## City of Seattle Hearing Examiner Decision

*Information retrieved December 1, 2011 10:31 AM*

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### FINDINGS AND DECISION OF THE HEARING EXAMINER FOR THE CITY OF SEATTLE

In the Matter of the Application of VITALIY AFICHUCK, for LINDEN AVENUE, LLC for approval of a preliminary subdivision.

**Hearing Examiner File:** MUP-11-009 (SD)  
**Department Reference Numbers:** 3009815  
**Date:** August 2, 2011  
**Type:** Subdivision  
**Examiner:** Sue A. Tanner

#### Introduction

The Applicant seeks preliminary approval of a 12-unit lot subdivision of property located in the Maple Leaf neighborhood. The Director, Department of Planning and Development (Director or Department) recommended approval of the subdivision. There were no requests for further consideration of the Director's recommendation.

A public hearing on the subdivision application was held before the Examiner on July 27, 2011. The Applicant, Linden Avenue, LLC, was represented by Vitaliy Afichuk, *pro se*, and the Director was represented by Stephanie Haines, Senior Land Use Planner. No members of the public attended the hearing. The record was held open following the hearing for the Examiner's site visit, which occurred on July 30, 2011.

For purposes of this decision, all section numbers refer to the Seattle Municipal Code (SMC or Code) unless otherwise indicated. After considering the evidence in the record and visiting the site, the Examiner enters the following findings of fact, conclusions and decision.

#### Findings of Fact

##### Site and Vicinity

1. The proposal site is addressed as 2114 Northeast 89th Street and is located at the northwest corner of the intersection of Northeast 89th Street and the heavily vegetated unopened 23rd Avenue Northeast right-of-way. The site is approximately 15,140 square feet in size, rectangular in shape, and has gentle to moderate slopes at the east, west and north property lines.
2. The site is zoned Multifamily Lowrise 2 (LR2). To the west, property is zoned Commercial 1 with a 65-foot height limit and developed with a storage facility. Property to the north is zoned LR2 and is undeveloped. To the east is one block of LR2-zoned property improved with a condominium development. Further east, across Ravenna Avenue Northeast, is Single-Family 5000 zoning. To the south is LR1 zoning developed with a mix of multifamily and single-family residences.
3. The site is mapped as an environmentally critical area (ECA) for steep slopes and liquefaction-prone soils. However, the steep slope is actually located on an adjacent site to the northwest, with only the 15

-foot steep slope buffer located on the subject property. Following geotechnical review, the Department granted an ECA exemption for the project because proposed development will be located outside the ECA buffer. The applicant recorded an ECA covenant for liquefaction, per Code.

4. Contaminated soils were found on the far north and west portions of the site. They are believed to have resulted from contamination on a property northwest of the site that is included on the Washington State Department of Ecology's contaminated sites lists. According to a geotechnical report and subsurface investigation report submitted in conjunction with MUP 3009134, excavation for the proposed development is not expected to reach the level of the contaminated soils, and remediation will be required only if contaminated soils are encountered during construction. The Director imposed SEPA conditions in MUP 3009134 to address the potential impacts of the contaminated soils.

#### Proposal

5. On August 3, 2009, the Director issued a decision conditionally approving MUP 3009134 to establish use for construction of three duplex and two triplex townhouse structures on the site, along with four parking spaces located within four of the townhouse units and eight additional parking spaces. The decision noted that a 12 unit lot full subdivision was anticipated as part of the project, Exhibit 5 at 1, and evaluated the long-term impacts of the subdivision on drainage, transportation and the demand for public services as part of the SEPA review for MUP 3009134. Exhibit 5 at 6-8. The SEPA Determination of Nonsignificance issued for the proposal was not appealed.

6. The Applicant now seeks to subdivide the property into the anticipated 12 unit lots, with vehicle access provided from Northeast 89th Street.

7. No dedications are required. Street improvements were required conjunction with MUP 3009134, and SDOT has issued a street improvement permit for construction of the improvements, which will include sidewalks within Northeast 89th Street adjacent to the site. See Exhibit 20. SDOT indicates that both the security bond and construction phase deposit have been received for that permit. Exhibit 11. There are stops for multiple transit routes nearby.

8. Private easements are shown on the preliminary plat for vehicular ingress and egress, pedestrian access and access to all parking. Exhibit 1.

9. Private usable open space will be provided for each unit on the same lot that it serves, and will be directly accessible to the unit. Exhibit 1.

10. The preliminary plat includes a mailbox/address sign easement and a private utility easement. It also includes a notation that the unit lots are not separate buildable lots and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot. Exhibit 1.

11. The Applicant has submitted a draft "Declaration of Covenants and Easements" that allocates responsibilities for maintenance and repair of common areas, including easements. Exhibit 2.

#### Director's Review of Unit Lot Subdivision

12. The Director received one written comment on the subdivision application from a member of the public. The comment expressed concern about the removal of several mature trees on the site.

13. The Director circulated a request for comment on the subdivision to agencies and City departments and received the following responses:

- a. The Fire Department recommended approval of the preliminary subdivision;
- b. Seattle City Light recommended approval of the subdivision subject to an easement for electrical facilities to provide power to the proposed unit lots, and supplied the language for the easement;
- c. The area is served with domestic water. Seattle Public Utilities issued a Water Availability Certificate for the project on January 6, 2009. However the Certificate is valid for "no more than 18 months from the date of certification," and therefore needs to be renewed. Exhibit 14 at 1.
- d. DPD Drainage and Sewer Review indicated that the subject property is connected to the public sanitary sewer and served by the public drainage system, and recommended no conditions for the

project;

e. DPD Structural and Ordinance Review approved the project with no conditions;

f. Seattle Department of Transportation required street improvements, the plans for which have been approved and bonded as noted above;

g. The Director of Housing recommended approval of the project; and

h. The Superintendent of Parks and Recreation, Director of Public Health and King County-METRO had no comment on the project.

14. As part of the Department's zoning review for the associated MUP application it was determined that the subdivision as a whole will meet all minimum development standards for the zone.

15. The Director recommends approval of the subdivision.

#### Applicable Code Provisions

16. SMC 23.22.054, entitled "Public use and interest," lists some of the factors the Hearing Examiner must consider in determining whether to approve a subdivision:

The Hearing Examiner shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. The Hearing Examiner shall consider all relevant facts to determine whether the public interest will be served by the subdivision and dedication, and if it finds that the proposed plat makes appropriate provision for the public health, safety and general welfare and for open spaces, drainage ways, streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, fire protection facilities, parks, playgrounds, sites for school and schoolgrounds, sidewalks and other planning features that assure safe walking conditions for students who walk to and from school, and that the public use and interest will be served by the platting of the subdivision, then it shall be approved. If the Hearing Examiner finds that the proposed plat does not provide the appropriate elements, or that the public use and interest will not be served, then the Hearing Examiner may disapprove the proposed plat.

17. SMC 23.22.052 provides that:

A. Every subdivision shall include adequate provision for dedication of drainage ways, streets, alleys, pedestrian access and circulation, easements, slope rights, parks and other public open spaces for general purposes as may be required to protect the public health, safety and welfare.

B. Protective improvements and easements to maintain the improvements shall be dedicated at the discretion of the City.

C. Sidewalks shall be provided on dedicated streets, and must be convenient for pedestrians and contiguous to each other and to any private sidewalks within the subdivision and to existing sidewalks contiguous to the subdivision.

D. Vehicular access to every lot shall be from a dedicated street ....

18. SMC 25.09.240.A excludes unit lot subdivisions from the requirements of that section for subdivisions located within environmentally critical areas.

19. SMC 23.22.062 provides for unit lot subdivision of townhouse development as follows:

. . . .

B. [S]ites developed or proposed to be developed . . . may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private, usable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves.

C. Subsequent platting actions, additions or modifications to the structure (s) may not create or increase any nonconformity of the parent lot.

D. Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard open spaces for cottage housing), and other similar features, as recorded with the Director of the King County Department of Records and Elections.

E. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the Director of the King County Department of Records and Elections.

F. The fact that the unit lot is not a separate buildable lot and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the King County Department of Records and Elections.

### Conclusions

1. The Hearing Examiner has jurisdiction over this matter pursuant to Chapters 23.76 and 23.22 SMC.
2. The public comment concerning removal of trees from the site is addressed to actions taken as part of the townhouse construction under MUP 3009134, issued in August of 2009, and is not relevant to the present application for subdivision approval.
3. The proposal requires no dedications, takes vehicular access from a dedicated street, and will provide sidewalks along Northeast 89th Street. It meets the requirements of SMC 23.22.052.
4. The proposal also meets the requirements of SMC 23.22.062 for unit lot subdivisions. The development as a whole will meet the development standards applicable to the parent lot; the required parking, easements and private, usable open space are provided; and the required disclosures and joint use and maintenance agreements will be provided as part of the final plat.
5. As conditioned, the subdivision makes appropriate provision for the public health, safety and general welfare. It complies with Code requirements for ECA steep slopes and liquefaction prone soils, and required measures are in place to deal with the contaminated soils on the northwest part of the site. The record shows that the subdivision also makes appropriate provision for open spaces, drainage ways, streets, transit stops, potable water, sanitary wastes, fire protection facilities, parks and playgrounds, and sidewalks that assure safe walking conditions for students who walk to and from school.
6. The proposal will promote individual ownership of the 12 residential units which will be constructed in a configuration that is compatible with the surrounding neighborhood. As conditioned, the subdivision will serve the public use and interest.





City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D.M. Sugimura, Director

**MEMORANDUM- LAND USE REFERRAL**

**DPD#: 3009815 ADDRESS: 2114 NE 89TH ST**

**DATE:** December 11, 2008

**TO:** Subdivision Reviewers (including all locations) may need to update normal routing locations

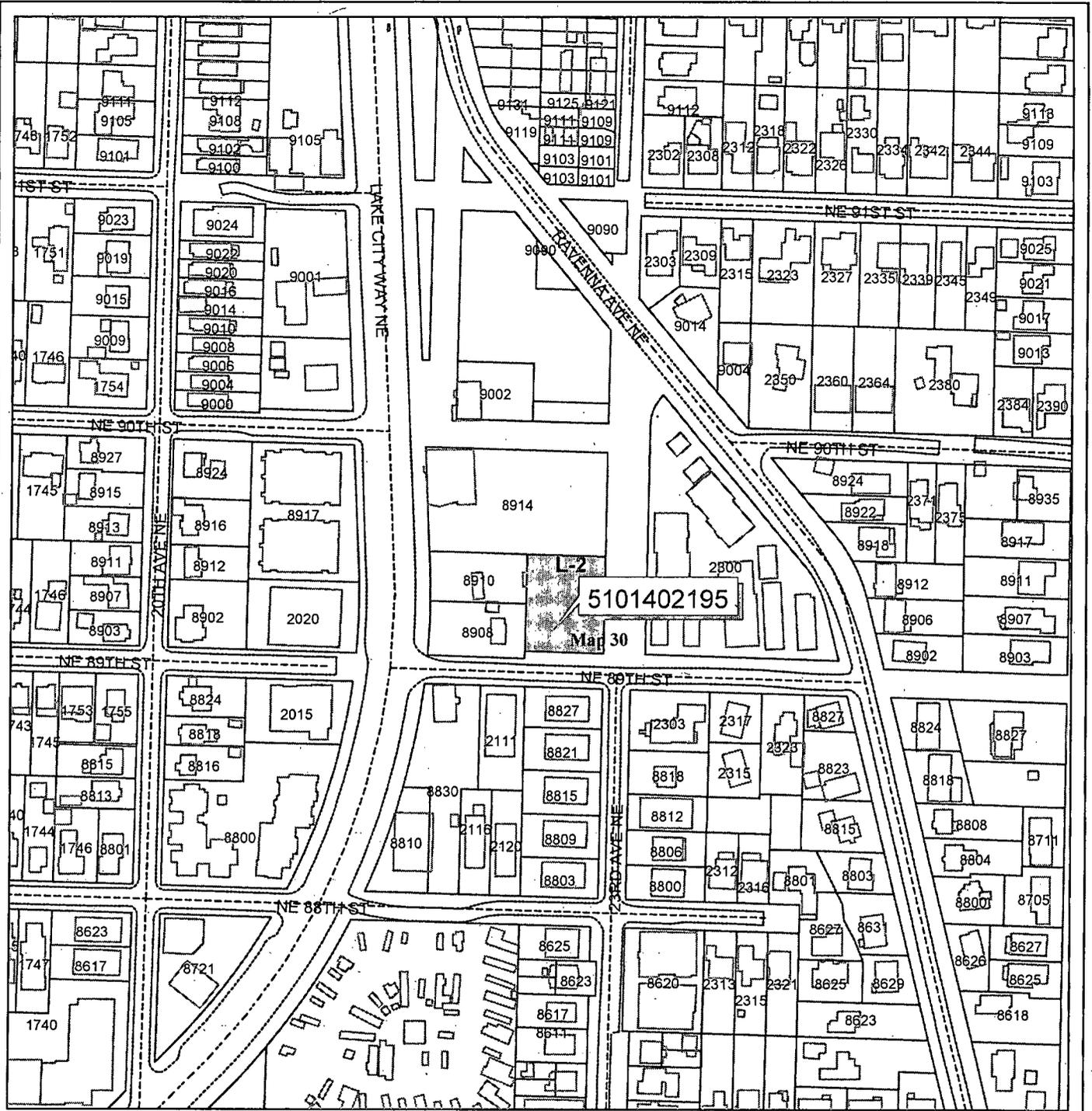
- **Transportation –Street Use: Tammy Frederick:** (SMT-39-00)
- **Fire, Ken Mitchell** (TM 02-04) (normal routing location Plans Routing bin)
- **Public Utilities (SPU Water, Real Property),** Audrey Hansen, (ST 49-00)  
-Will need WAC review from engineering services; please forward
- **City Light**  
-Full Subdivision: **City Light Plan Review** (SMT 3624) (normal routing- inter office)  
-Unit Lot Full Subdivision: **City Light Real Estate** (SMT 3012)
- **Addressing Review, DPD- in house review**
- **Zoning Review, DPD in house review**
- **Ordinance & Structural, DPD- in house review**
- **Drainage Review, DPD- in house review**
- **Department of Parks and Recreation, Terry Dunning** (PK-01-01) inter-office
- **City Clerk-MS: CH 03-10 (SEPA checklist, Notice language, GIS map, Hansen application, copy of plat)**
- **King County Metro-Transit Division, Gary Kriedt** (201 S. Jackson St., (MS KSC-TR-0431), Seattle, WA 98104-3856)- inter office
- **Dept. of Public Health, (MLK-PH-1100)**  
Receives Referral: Michelle Pederson ([pederson@kingcounty.gov](mailto:pederson@kingcounty.gov)) 206-296-4792; Address: 401 5th Ave., Ste. 1100 Seattle 98104  
Reviewer: Lee Dorigan ([lee.dorigan@kingcounty.gov](mailto:lee.dorigan@kingcounty.gov)) ph: 206.263.8494
- **Office of Housing, Adrienne Quinn** (ST-57-00) inter-office(206.615.1561) [adrienne.quinn@seattle.gov](mailto:adrienne.quinn@seattle.gov)

Please find the preliminary version of the proposed subdivision. In an effort to complete the (DPD) Director's recommendation to the Hearing Examiner, we will need a written response within 30 days of approval, denial with comments, requests for clarifying information and requests for plan corrections **submitted to Mail Stop SMT 21-00, Attention: North Team Permit Technician, Andrea Aldridge** [andrea.aldrige@seattle.gov](mailto:andrea.aldrige@seattle.gov) Tel: (206) 684-0802

09 DEC 12 AM 9:46  
 CITY CLERK  
 CITY OF SEATTLE







3009815  
 Full Unit Lot Subdivsn  
 2114 NE 89th St



Scale: 1" = 208'

Prepared by DPD, December 10, 2008

No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

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- Pavement Edge
- Building Outlines
- Parcels
- Streets - All (SND)
- ECA - New Potential Slide
- ECA - New Known Slide Areas
- ECA - Wildlife
- ECA - New Landfill
- Abandoned Landfill
- 1,000' Methane Buffer
- ECA - Shoreline Habitat Buffer

DATE: DECEMBER 10TH , 2008 (RENOTICE)

RE: LANGUAGE FOR ENVIRONMENTAL SIGN

## NOTICE OF PROPOSED LAND USE ACTION

Master Use Project #3009134

Address: 2114 NE 89<sup>TH</sup> ST

Applicant Contact: BRITTANI ARD Phone #: 206-282-7990

DPD IS CONDUCTING AN ENVIRONMENTAL REVIEW OF THE FOLLOWING PROJECT:

TO CONSTRUCT THREE DUPLEX TOWNHOUSE STRUCTURES AND TWO TRIPLEX TOWNHOUSE STRUCTURES FOR A TOTAL OF 12 RESIDENTIAL UNITS IN AN ENVIRONMENTALLY CRITICAL AREA. SURFACE PARKING FOR EIGHT VEHICLES TO BE PROVIDED AND PARKING FOR FOUR VEHICLES TO BE PROVIDED WITHIN SOME STRUCTURES FOR A TOTAL OF 12 VEHICLES.

ENVIRONMENTAL REVIEW INCLUDES FUTURE FULL UNIT LOT SUBDIVISION INTO 12 UNITS LOTS (3009815)

SPACE FOR  
PROJECT LOCATION  
MAP

The comment period ends \_\_\_\_\_ but may be extended to \_\_\_\_\_ by written request. To submit written comments or to obtain additional information, contact Seattle's Department of Planning and Development (DPD), 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124 -4019. Contact by phone (206) 684-8467 or email [PRC@seattle.gov](mailto:PRC@seattle.gov). Be sure to refer to Master Use Project #3009134.

3009134

**A. BACKGROUND**

1. Name of proposed project, if applicable:

2. Name of applicant:

**Brittani Ard**

3. Address and phone number of applicant and contact person:

**PO Box 99486**

**Seattle, WA 98139-0486**

4. Date checklist prepared:

**6/26/08**

5. Agency requesting checklist:

**Department of Planning and Development**

6. Proposed timing or schedule (including phasing, if applicable):

**6-8 months for permitting. 9-12 months for construction.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**Full Unit Lot subdivision**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**Geotech Report**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**Unknown**

REFER FOR ONLY

LAND USE FULL C MF \$0 2114 NE 89TH ST  
Appl: 7/3/2008 Prj: Filed at 2114 NE 89TH ST Use: N  
Land Use Application to allow three duplex townhouse structures and two triplex townhouse structures for a total of 12 residential units in an environmentally critical area. Surface parking for eight vehicles  
Parent: Related AP: 6151545 Build ID: NONE 3009134

RECEIVED  
JUL 1 2008  
DEPT OF PLANNING AND DEVELOPMENT

10. List any government approvals or permits that will be needed for your proposal, if known.

**Water Availability Certificate. Construction application, Full Unit Lot Subdivision**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**Construct 3-Duplexes and 2-Triplex Townhomes. 8 Open Parking, 4 within units**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

2114 NE 89<sup>th</sup> St

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, other:

**See Survey.**

b. What is the steepest slope on the site (approximate percent slope)?

**See Survey**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**See Geotech Report**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**Unknown**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**Approximately 1200 cubic yards of excavation. Max cut of 4.25'**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Unlikely**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**Approx 9000 SF of impervious area.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**Follow all CSC requirements and current DPD regulations.**

## **2. Air**

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**See attached checklist**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**No**

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

### 3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No**

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

**No**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**None**

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**All storm water tight lined to DPD approved discharge location.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

**No**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**None**

4. Plants

- a. Check or circle types of vegetation found on the site:
  - deciduous tree: alder, maple, aspen, other
  - evergreen tree: fir, cedar, pine, other
  - shrubs
  - grass
  - pasture
  - crop or grain
  - wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
  - water plants: water lily, eelgrass, milfoil, other
  - other types of vegetation

SEE ATTACHED ARBOREST REPORT

- b. What kind and amount of vegetation will be removed or altered?

All to be cleared and replaced per Landscape Plan

- c. List threatened or endangered species known to be on or near the site.

None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Per DPD approved landscape plan.

5. Animals

- a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds,  
other: \_\_\_\_\_

mammals: deer, bear, elk, beaver,  
other: \_\_\_\_\_

fish: bass, salmon, trout, herring, shellfish,  
other: \_\_\_\_\_

- b. List any threatened or endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

**No**

d. Proposed measures to preserve or enhance wildlife, if any:

**None**

## **6. Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Electric, Natural Gas**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**No**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**None**

## **7. Environmental Health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

**No**

1) Describe special emergency services that might be required.

None

2) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?

None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from site.

**Short term construction noises.**

3) Proposed measures to reduce or control noise impacts, if any:

None

**8. Land and Shoreline Use**

a. What is the current use of the site and adjacent properties?

**Vacant**

b. Has the site been used for agriculture? If so, describe.

**No**

c. Describe any structures on the site.

**None**

d. Will any structures be demolished? If so, what?

**N/A**

e. What is the current zoning classification of the site?

**Lowrise-2**

f. What is the current comprehensive plan designation of the site?

**Unknown**

g. If applicable, what is the current shoreline master program designation of the site?

**None**

h. Has any part of the site been classified as an "environmentally critical" area? If so, specify.

**Steep Slope, Liquefaction, Floodprone**

- i. Approximately how many people would reside or work in the completed project?

**12-48**

- j. Approximately how many people would the completed project displace?

**None**

- k. Proposed measures to avoid or reduce displacement impacts, if any:

**N/A**

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**Application is per current Land Use and Building code requirements.**

**9. Housing**

- a. Approximately how many units would be provided, if any?  
Indicate whether high, middle, or low-income housing.

**12-Middle**

- b. Approximately how many units, if any, would be eliminated?  
Indicate whether high, middle, or low-income housing.

**None**

- c. Proposed measures to reduce or control housing impacts, if any:

**None**

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**See Plan.**

- b. What views in the immediate vicinity would be altered or obstructed?

**Unknown.**

- c. Proposed measures to reduce or control aesthetic impacts, if any:

**None**

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**None**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

**No**

- c. What existing off-site sources of light or glare may affect your proposal?

**None**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**None**

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**Unknown**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**None**

## 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**No**

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

**None**

- c. Proposed measures to reduce or control impacts, if any:

**None**

## 14. Transportation

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

**Lake City Way NE, NE 89<sup>th</sup> St**

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**No- Public transit within 3 blocks.**

c. How many parking spaces would the completed project have? How many would the project eliminate?

**12 proposed spots. 0 eliminated.**

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**None**

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**No**

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**24-96**

g. Proposed measures to reduce or control transportation impacts, if any.

**None**

### **15. Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

**No**

b. Proposed measures to reduce or control direct impacts on public services, if any.

**No**

**16. Utilities**

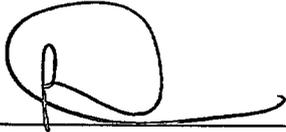
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
  
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity which might be needed.

**All utilities needed currently available on-site.**

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_



Date submitted: 6/26/2008

This checklist was reviewed by: \_\_\_\_\_

Land Use Planner, Department of Design, Construction and Land Use

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

\_\_\_\_\_

# Tree Identification

Location: 2114 NE 89th

- ✓ T1 is a 6.5" DBH Black Cottonwood (*Populus trichocarpa*)  
The height is 41 feet and the crown spread is 10 feet.  
This is a healthy tree.
- ✓ T2 is a 7" DBH Black Cottonwood (*Populus trichocarpa*)  
The height is 40 feet and the crown spread is 10 feet.  
This is a healthy tree.
- ✓ T3 is a 28" DBH Black Cottonwood (*Populus trichocarpa*)  
The height is 73 feet and the crown spread is 28 feet.  
This is a healthy tree.
- ✓ T4 is a 15" DBH Black Cottonwood (*Populus trichocarpa*)  
The height is 65 feet and the crown spread is 21 feet.  
This is a healthy tree.
- ✓ T5 is a 12" DBH Black Cottonwood (*Populus trichocarpa*)  
The height is 50 feet and the crown spread is 19 feet.  
This is a healthy tree.
- ✓ T6 is a 32" DBH Black Cottonwood (*Populus trichocarpa*)  
The height is 75 feet and the crown spread is 29 feet.  
This is a healthy tree.
- ✓ T7 is a 10" DBH Big Leaf Maple (*Acer macrophyllum*)  
The height is 35 feet and the crown spread is 12 feet.  
This is a healthy tree.

ARD CONSULTING

MAY 16 2008

SCANNED

Q  
1050

T10A





47310678

SHORT PLAT NO. 3009815

GRANTOR (Owners): METRO SELF STORAGE

GRANTEE: CITY OF SEATTLE KING COUNTY, WASHINGTON

4-6 LOTS, 26 BLOCK, VACATED MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE SUBDIVISION, 02 VOL, 115 PG

ASSESSOR'S PROPERTY TAX PARCEL# 510140-2195

RELATED PROJECT NO. 3009134 615 1545

CONTACTS:

THOMAS WOLDENDORP 1505 NW MALL STREET ISSAQUAH, WA 98027 TEL: 425.837.8083 BRITANI ARD 1916 23RD AVE S SEATTLE, WA TEL: 206.282.7990

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.

METRO SELF STORAGE ITS REPRESENTATIVE

NOTARY:

STATE OF WASHINGTON, )ss. COUNTY OF KING)

ON THIS DAY PERSONALLY APPEARED BEFORE ME TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS A FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF 2009

PRINT NAME: NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING at: COMMISSION EXPIRES

APPROVAL

CITY OF SEATTLE DEPARTMENT OF PLANNING & DEVELOPMENT DIANE SUGIMURA, DIRECTOR

EXAMINED AND APPROVED THIS DAY OF 2009

BY: FOR DIRECTOR, DPD

(NOTE: APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING & DEVELOPMENT 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 DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS DAY OF 2009

ASSESSOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 2008 AT M IN BOOK OF PLAT, PAGE AT THE REQUEST OF SITE SURVEY & MAPPING, INC.

MANAGER SUPT. OF RECORDS

ORIGINAL LEGAL DESCRIPTION

LOTS 4, 5 AND 6, ACRE 5, TRACT 26, VACATED MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE,

ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10 FEET OF SAID LOT 6, AS CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NUMBER 7103250754.

(LEGAL DESCRIPTION PER STEWART TITLE COMMERCIAL DIVISION, ORDER NUMBER 200359691.)

UNIT LOT A LEGAL DESCRIPTION

A PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOTS 4, 5 AND 6, ACRE 5, TRACT 26, VACATED MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10 FEET OF SAID LOT 6, AS CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NUMBER 7103250754;

SAID PORTION BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL, THENCE, ALONG THE NORTH BOUNDARY OF SAID PARCEL, S88°17'16"E 43.30 FEET; THENCE S01°01'57"W 45.14 FEET; THENCE N88°58'03"W 43.33 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF SAID PARCEL;

CONTAINING IN ALL 1,966 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, PARKING AND UTILITY EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3009815 OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

LOTS 4, 5 AND 6, ACRE 5, TRACT 26, VACATED MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10 FEET OF SAID LOT 6, AS CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NUMBER 7103250754;

SAID EASEMENT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL, THENCE, ALONG THE WEST BOUNDARY OF SAID PARCEL, N01°04'55"E 100.54 FEET; THENCE S88°58'03"E 43.32 FEET; THENCE S01°01'57"W 2.00 FEET; THENCE S88°12'47"E 3.40 FEET; THENCE S01°04'30" 8.29 FEET; THENCE N88°58'03"W 8.61 FEET; THENCE S01°04'30"W 46.00 FEET; THENCE S88°58'03"E 8.42 FEET; THENCE S01°01'57"W 8.25 FEET; THENCE S88°58'03"E 3.17 FEET; THENCE N01°01'57"E 2.50 FEET; THENCE N88°58'03"W 16.10 FEET; THENCE, THROUGH A NON TANGENT CURVE TO THE RIGHT, HAVING A 22.75 FOOT RADIUS, THE CENTER OF WHICH BEARS N87°44'45"W, A DISTANCE OF 19.30 FEET; THENCE, THROUGH A NON TANGENT CURVE TO THE LEFT, HAVING A 13.50 FOOT RADIUS, THE CENTER OF WHICH BEARS S42°24'39"E, A DISTANCE OF 12.71 FEET; THENCE S01°04'30"W 5.19 FEET, MORE OR LESS, TO THE NORTH MARGIN OF NE 89TH STREET; THENCE, ALONG SAID NORTH MARGIN, N88°17'54"W 15.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A PEDESTRIAN ACCESS EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3009815 OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

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SAID EASEMENT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL, THENCE, ALONG THE NORTH MARGIN OF NE 89TH STREET, S88°17'54"E 66.91 FEET, TO THE POINT OF BEGINNING; THENCE N01°01'57"E 44.99 FEET; THENCE N88°58'03"W 28.75 FEET; THENCE N01°04'30"E 3.00 FEET; THENCE S88°58'03"E 33.00 FEET; THENCE N01°01'57"E 40.00 FEET; THENCE S88°58'03"E 33.00 FEET;

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 JAMES TJOA IN DECEMBER, 2008

CERTIFICATE NO.: 38964

UNIT LOT A LEGAL DESCRIPTION CONT'D

THENCE N01°38'36"E 3.00 FEET; THENCE S88°58'03"E 28.72 FEET; THENCE N01°01'57"E 38.33 FEET; THENCE S88°58'03"E 4.00 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 1.00 FEET; THENCE S01°01'57"W 9.83 FEET; THENCE S88°58'03"E 1.00 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 1.00 FEET; THENCE S01°01'57"W 9.83 FEET; THENCE S88°58'03"E 5.25 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 1.00 FEET; THENCE S01°01'57"W 40.24 FEET; THENCE S88°58'03"E 1.00 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 5.25 FEET; THENCE S01°01'57"W 9.83 FEET; THENCE S88°58'03"E 1.00 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 1.00 FEET; THENCE S01°01'57"W 9.83 FEET; THENCE S88°58'03"E 1.00 FEET; THENCE S01°01'57"W 13.96 FEET, MORE OR LESS, TO SAID NORTH MARGIN; THENCE, ALONG SAID MARGIN, N88°17'54"W 4.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SEATTLE CITY LIGHT EASEMENT

XXXXX

RECORDING NO.

VOL./PAGE

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 TOWNHOME. EACH OWNER SHALL KEEP THEIR TOWNHOME AND PROPERTY IN GOOD STATE OF REPAIR AND WILL KEEP THE DRIVEWAY (PERMANENT EASEMENT FOR INGRESS, EGRESS, PARKING AND UTILITIES) CLEAR AT ALL TIMES. EASEMENTS HAVE BEEN GRANTED AND ARE PART OF THIS SHORT PLAT FOR WALKING ACCESS, STREET ENTRY AND PARKING IN DESIGNATED AREAS. ALL OWNERS ARE TO SHARE EQUALLY IN THE MAINTENANCE AND REPAIR OF THE INGRESS AND EGRESS EASEMENT AREAS. LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER(S) BUT IT IS EXPECTED THAT ALL USERS OF THE ACCESS EASEMENTS WILL DO SO WITH CARE AND RESPECT FOR THE APPEARANCES OF THE WALKWAYS AND DRIVEWAYS.

EACH ROOF SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE ROOF IS LOCATED. IN THE EVENT THAT PROPERTY OWNER(S) INTEND TO REPAIR OR REPLACE THEIR ROOF, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL ROOF, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER(S) MAKING THE ROOF OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL ROOF REPLACEMENT FOR A BUILDING WITHIN THIS SHORT SUBDIVISION, THE COSTS WILL BE SHARED EQUITABLY IN BETWEEN THE PROPERTY OWNERS IN PROPORTION WITH EACH OWNERS AREA OF ROOF ON THAT BUILDING, SUCH A ROOF REPLACEMENT WILL BE REQUIRED EVERY 20 YEARS (OR AS WARRANTED BY THE ROOFING MATERIAL MANUFACTURER) UNLESS DELAYED BY MUTUAL AGREEMENT OF THE OWNERS OF THAT BUILDING.

SHARED WALLS, SIDING AND EXTERIOR TRIM SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE SHARED WALLS, SIDING TRIM IS LOCATED. IN THE EVENT A PROPERTY OWNER INTENDS TO REPAIR OR REPLACE THEIR SHARED WALLS, SIDING AND OR TRIM, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL WALLS, SIDING AND/OR TRIM, UNLESS MUTUALLY AGREED UPON, AND THE COST OF SUCH IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER(S) MAKING THE WALLS, SIDING AND/OR TRIM REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL WALL, SIDING AND/OR TRIM REPLACEMENT FOR A BUILDING, COSTS WILL BE SHARED EQUITABLY BETWEEN THE PROPERTY OWNERS IN PROPORTION WITH EACH OWNERS AREA OF EXTERIOR WALLS, SIDING AND/OR TRIM ON THAT BUILDING.

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.

NOTES

SAID INGRESS, EGRESS, PARKING AND UTILITY EASEMENT, INCLUDING UNDERGROUND WATER SERVICE LINES OF THIS SHORT PLAT, ARE TO BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE UNIT LOTS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS, UNLESS AND UNTIL SUCH ACCESS EASEMENTS AND UTILITY SERVICE LINES ARE IMPROVED TO CITY OF SEATTLE STANDARDS AND ARE DEDICATED AND ACCEPTED BY THE CITY OF SEATTLE FOR MAINTENANCE.

CLEARANCE 7.00 FEET ABOVE GRADE, OVER INGRESS AND EGRESS AREAS.

TREES WILL BE INSTALLED PER MUP BUILDING PERMIT LANDSCAPING PLAN. ANY TREE, REMOVAL OR REPLACEMENT IS SUBJECT TO THE REQUIREMENTS OF SEATTLE MUNICIPAL CODE - 23.44.008 SAID EASEMENT FOR AN ADDRESS SIGN OF THIS SHORT SUBDIVISION IS TO BE EQUALLY MAINTAINED AND REPAIRED BY THE OWNERS OF THE PARCELS OF SAID SHORT SUBDIVISION ADDITIONAL DEVELOPMENT ON ANY INDIVIDUAL UNIT LOT IN THIS 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, CHAPTER 23 OF THE SEATTLE MUNICIPAL CODE.

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.

GENERAL NOTES

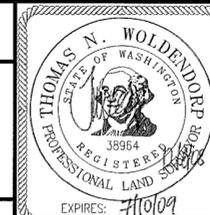
- 1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NPL 352 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER 2008 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. ALL MONUMENTS WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

PROJECT#: 08022 SHEET: 1 OF 6

SE 1/4, SW 1/4, SEC 33, TWP 26N, RNG 4E, W.M.

SHORT PLAT

JAMES TJOA 2114 NE 89TH ST SEATTLE, WA



Site Survey & Mapping, Inc. logo and contact information: www.sitesurveymapping.com 4906 Alpen Glow Place NW Issaquah WA 98027 Phone: 425.644.2076





UNIT LOT J LEGAL DESCRIPTION CONT'D

LOTS 4, 5 AND 6, ACRE 5, TRACT 26, VACATED MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, IN KING COUNTY, WASHINGTON;

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SAID EASEMENT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE, ALONG THE WEST BOUNDARY OF SAID PARCEL, N01°04'55"E 100.54 FEET; THENCE S88°58'03"E 43.32 FEET; THENCE S01°01'57"W 2.00 FEET; THENCE S88°12'47"E 3.40 FEET; THENCE S01°04'30" 8.29 FEET; THENCE N88°58'03"W 8.61 FEET; THENCE S01°04'30"W 46.00 FEET; THENCE S88°58'03"E 8.42 FEET; THENCE S01°01'57"W 8.25 FEET; THENCE S88°58'03"E 3.17 FEET; THENCE N01°01'57"E 2.50 FEET; THENCE N88°58'03"W 16.10 FEET; THENCE, THROUGH A NON TANGENT CURVE TO THE RIGHT, HAVING A 22.75 FOOT RADIUS, THE CENTER OF WHICH BEARS N87°44'45"W, A DISTANCE OF 19.30 FEET; THENCE, THROUGH A NON TANGENT CURVE TO THE LEFT, HAVING A 13.50 FOOT RADIUS, THE CENTER OF WHICH BEARS S42°24'39"E, A DISTANCE OF 12.71 FEET; THENCE S01°04'30"W 5.19 FEET, MORE OR LESS, TO THE NORTH MARGIN OF NE 89TH STREET; THENCE, ALONG SAID NORTH MARGIN, N88°17'54"W 15.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A PEDESTRIAN ACCESS EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3009815 OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

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UNIT LOT K LEGAL DESCRIPTION

A PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOTS 4, 5 AND 6, ACRE 5, TRACT 26, VACATED MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10 FEET OF SAID LOT 6, AS CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NUMBER 7103250754;

SAID PORTION BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL; THENCE, ALONG THE WEST BOUNDARY OF SAID PARCEL, S01°04'55"W 91.65 FEET, TO THE POINT OF BEGINNING; THENCE S88°58'03"E 43.37 FEET; THENCE S01°01'57"W 44.72 FEET, MORE OR LESS, TO THE NORTH MARGIN OF NORTHEAST 89TH STREET; THENCE, ALONG SAID NORTH MARGIN, N88°17'54"W 43.41 FEET, MORE OR LESS, TO SAID WEST BOUNDARY; THENCE, ALONG SAID WEST BOUNDARY, N01°04'55"E 44.21 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,929 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, PARKING AND UTILITY EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3009815 OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

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UNIT LOT K LEGAL DESCRIPTION CONT'D

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EXCEPT THE SOUTH 10 FEET OF SAID LOT 6, AS CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NUMBER 7103250754;

SAID EASEMENT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE, ALONG THE NORTH MARGIN OF NE 89TH STREET, S88°17'54"E 66.91 FEET, TO THE POINT OF BEGINNING; THENCE N01°01'57"E 44.99 FEET; THENCE N88°58'03"W 28.75 FEET; THENCE N01°04'30"E 3.00 FEET; THENCE S88°58'03"E 33.00 FEET; THENCE N01°01'57"E 40.00 FEET; THENCE S88°58'03"E 28.72 FEET; THENCE N01°01'57"E 38.33 FEET; THENCE S88°58'03"E 4.00 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 1.00 FEET; THENCE S01°01'57"W 9.83 FEET; THENCE S88°58'03"E 1.00 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 1.00 FEET; THENCE S01°01'57"W 9.83 FEET; THENCE S88°58'03"E 5.25 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 1.00 FEET; THENCE S01°01'57"W 40.24 FEET; THENCE S88°58'03"E 1.00 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 5.25 FEET; THENCE S01°01'57"W 9.83 FEET; THENCE S88°58'03"E 1.00 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 1.00 FEET; THENCE S01°01'57"W 9.83 FEET; THENCE S88°58'03"E 1.00 FEET; THENCE S01°01'57"W 13.96 FEET, MORE OR LESS, TO SAID NORTH MARGIN; THENCE, ALONG SAID MARGIN, N88°17'54"W 4.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

UNIT LOT L LEGAL DESCRIPTION

A PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOTS 4, 5 AND 6, ACRE 5, TRACT 26, VACATED MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10 FEET OF SAID LOT 6, AS CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NUMBER 7103250754;

SAID PORTION BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL; THENCE, ALONG THE WEST BOUNDARY OF SAID PARCEL, S01°04'55"W 66.65 FEET, TO THE POINT OF BEGINNING; THENCE S88°58'03"E 71.10 FEET; THENCE S01°01'57"W 27.25 FEET; THENCE N88°58'03"W 4.25 FEET; THENCE N01°01'57"E 4.25 FEET; THENCE N88°58'03"W 66.87 FEET, MORE OR LESS, TO SAID WEST BOUNDARY; THENCE, ALONG SAID WEST BOUNDARY, N01°04'55"E 23.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,654 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS, PARKING AND UTILITY EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3009815 OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

LOTS 4, 5 AND 6, ACRE 5, TRACT 26, VACATED MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, IN KING COUNTY, WASHINGTON;

UNIT LOT L LEGAL DESCRIPTION CONT'D

EXCEPT THE SOUTH 10 FEET OF SAID LOT 6, AS CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NUMBER 7103250754;

SAID EASEMENT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE, ALONG THE WEST BOUNDARY OF SAID PARCEL, N01°04'55"E 100.54 FEET; THENCE S88°58'03"E 43.32 FEET; THENCE S01°01'57"W 2.00 FEET; THENCE S88°12'47"E 3.40 FEET; THENCE S01°04'30" 8.29 FEET; THENCE N88°58'03"W 8.61 FEET; THENCE S01°04'30"W 46.00 FEET; THENCE S88°58'03"E 8.42 FEET; THENCE S01°01'57"W 8.25 FEET; THENCE S88°58'03"E 3.17 FEET; THENCE N01°01'57"E 2.50 FEET; THENCE N88°58'03"W 16.10 FEET; THENCE, THROUGH A NON TANGENT CURVE TO THE RIGHT, HAVING A 22.75 FOOT RADIUS, THE CENTER OF WHICH BEARS N87°44'45"W, A DISTANCE OF 19.30 FEET; THENCE, THROUGH A NON TANGENT CURVE TO THE LEFT, HAVING A 13.50 FOOT RADIUS, THE CENTER OF WHICH BEARS S42°24'39"E, A DISTANCE OF 12.71 FEET; THENCE S01°04'30"W 5.19 FEET, MORE OR LESS, TO THE NORTH MARGIN OF NE 89TH STREET; THENCE, ALONG SAID NORTH MARGIN, N88°17'54"W 15.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO SUBJECT TO AND TOGETHER WITH A PEDESTRIAN ACCESS EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3009815 OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

LOTS 4, 5 AND 6, ACRE 5, TRACT 26, VACATED MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10 FEET OF SAID LOT 6, AS CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NUMBER 7103250754;

SAID EASEMENT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE, ALONG THE NORTH MARGIN OF NE 89TH STREET, S88°17'54"E 66.91 FEET, TO THE POINT OF BEGINNING; THENCE N01°01'57"E 44.99 FEET; THENCE N88°58'03"W 28.75 FEET; THENCE N01°04'30"E 3.00 FEET; THENCE S88°58'03"E 33.00 FEET; THENCE N01°01'57"E 40.00 FEET; THENCE S88°58'03"E 28.72 FEET; THENCE N01°01'57"E 38.33 FEET; THENCE S88°58'03"E 4.00 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 1.00 FEET; THENCE S01°01'57"W 9.83 FEET; THENCE S88°58'03"E 1.00 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 1.00 FEET; THENCE S01°01'57"W 9.83 FEET; THENCE S88°58'03"E 5.25 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 1.00 FEET; THENCE S01°01'57"W 40.24 FEET; THENCE S88°58'03"E 1.00 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 5.25 FEET; THENCE S01°01'57"W 9.83 FEET; THENCE S88°58'03"E 1.00 FEET; THENCE S01°01'57"W 7.17 FEET; THENCE N88°58'03"W 1.00 FEET; THENCE S01°01'57"W 9.83 FEET; THENCE S88°58'03"E 1.00 FEET; THENCE S01°01'57"W 13.96 FEET, MORE OR LESS, TO SAID NORTH MARGIN; THENCE, ALONG SAID MARGIN, N88°17'54"W 4.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

UNIT LOT M LEGAL DESCRIPTION

A PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOTS 4, 5 AND 6, ACRE 5, TRACT 26, VACATED MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10 FEET OF SAID LOT 6, AS CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NUMBER 7103250754;

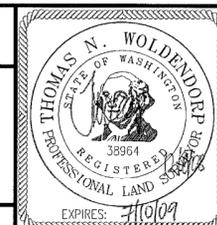
SAID PORTION BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL; THENCE, ALONG THE WEST BOUNDARY OF SAID PARCEL, S01°04'55"W 45.65 FEET, TO THE POINT OF BEGINNING; THENCE S88°58'03"E 66.83 FEET; THENCE N01°01'57"E 4.33 FEET; THENCE S88°58'03"E 4.25 FEET; THENCE S01°01'57"W 27.33 FEET; THENCE N88°58'03"W 71.10 FEET, MORE OR LESS, TO SAID WEST BOUNDARY; THENCE, ALONG SAID WEST BOUNDARY, N01°04'55"E 23.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,653 SQUARE FEET.

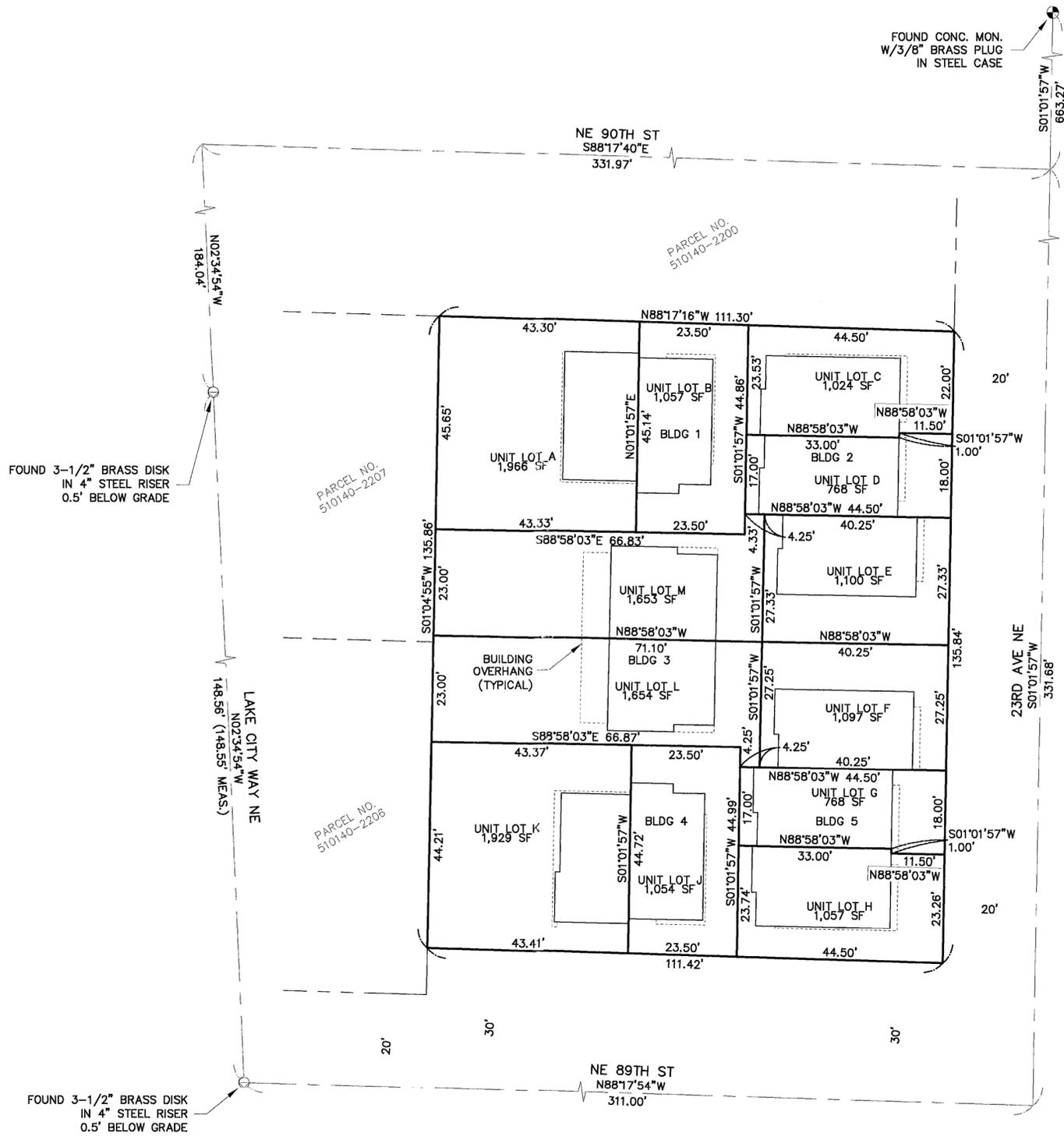
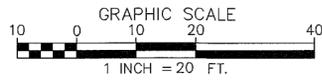
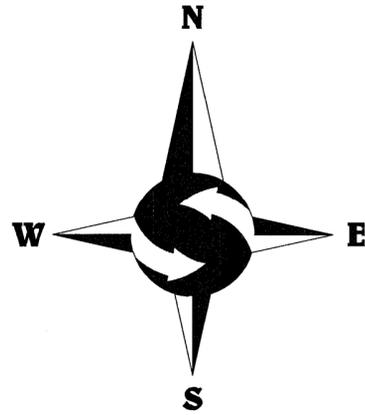
SHORT PLAT

JAMES TJOA  
2114 NE 89TH ST  
SEATTLE, WA



PROJECT#: 08022 SHEET: 4 OF 6

SE 1/4, SW 1/4, SEC 33, TWP 26N, RNG 4E, W.M.



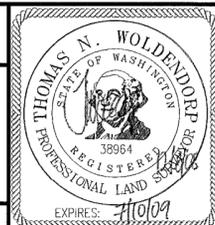
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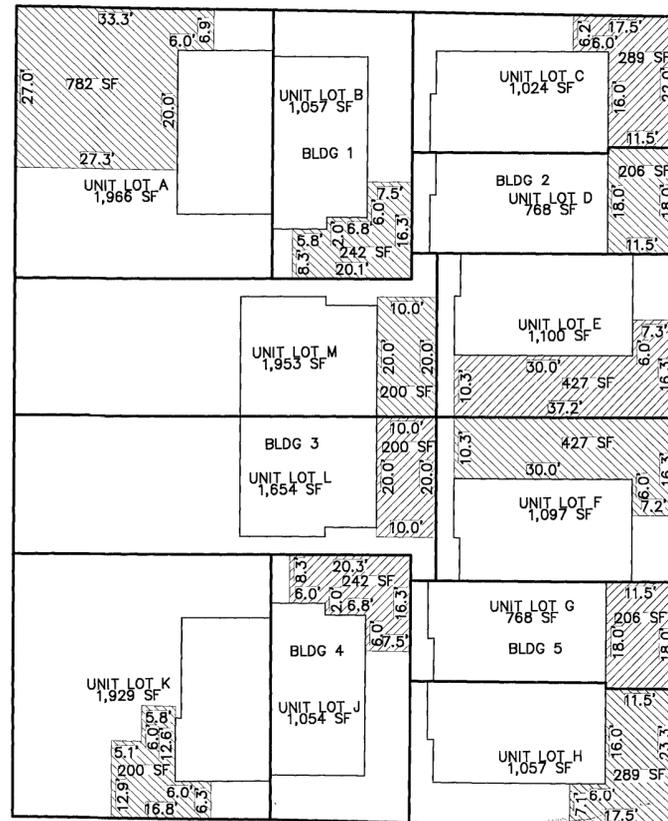
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SE 1/4, SW 1/4, SEC 33, TWP 26N, RNG 4E, W.M.

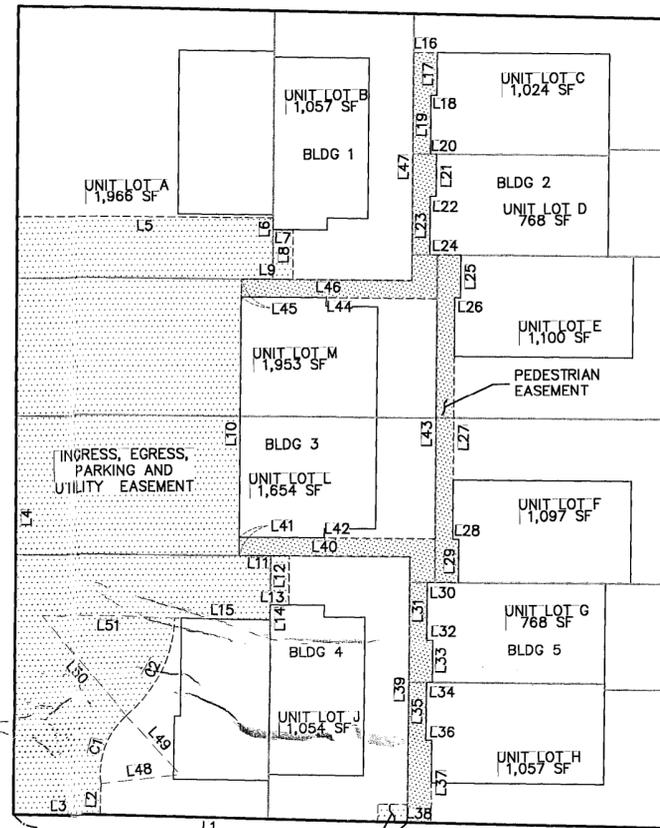
SHORT PLAT

JAMES TJOA  
2114 NE 89TH ST  
SEATTLE, WA





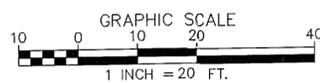
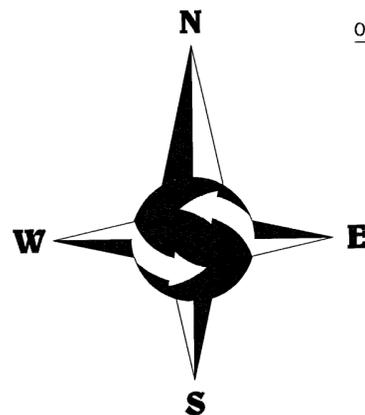
OPEN SPACE DETAIL



EASEMENT DETAIL

LINE TABLE		
LINE	LENGTH	BEARING
L1	66.91'	S88°17'54"E
L2	5.19'	S01°04'30"W
L3	15.13'	N88°17'54"W
L4	100.54'	N01°04'55"E
L5	43.32'	S88°58'03"E
L6	2.00'	S01°01'57"W
L7	3.40'	S88°12'47"E
L8	8.29'	S01°04'30"W
L9	8.61'	N88°58'03"W
L10	46.00'	S01°04'30"W
L11	8.42'	S88°58'03"E
L12	8.25'	S01°01'57"W
L13	3.17'	N88°58'03"W
L14	2.50'	S01°01'57"W
L15	16.10'	N88°58'03"W
L16	4.00'	S88°58'03"E
L17	7.17'	S01°01'57"W
L18	1.00'	N88°58'03"W
L19	9.83'	S01°01'57"W
L20	1.00'	S88°58'03"E
L21	7.17'	S01°01'57"W
L22	1.00'	N88°58'03"W
L23	9.83'	S01°01'57"W
L24	5.25'	S88°58'03"E
L25	7.17'	S01°01'57"W
L26	1.00'	N88°58'03"W
L27	40.24'	S01°01'57"W
L28	1.00'	S88°58'03"E
L29	7.17'	S01°01'57"W
L30	5.25'	N88°58'03"W
L31	9.83'	S01°01'57"W
L32	1.00'	S88°58'03"E
L33	7.17'	S01°01'57"W
L34	1.00'	N88°58'03"W
L35	9.83'	S01°01'57"W
L36	1.00'	S88°58'03"E
L37	13.96'	S01°01'57"W
L38	4.00'	N88°17'54"W
L39	44.99'	N01°01'57"E
L40	28.75'	N88°58'03"W
L41	3.00'	N01°04'30"E
L42	33.00'	S88°58'03"E
L43	40.00'	N01°01'57"E
L44	33.00'	N88°58'03"W
L45	3.00'	N01°38'36"E
L46	28.72'	S88°58'03"E
L47	38.33'	S01°01'57"E
L48	13.50'	N83°38'37"E
L49	13.50'	N42°24'39"W
L50	22.75'	N39°07'40"W
L51	22.75'	S87°44'45"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	12.71'	13.50'	53°56'44"
C2	19.30'	22.75'	48°37'05"



PROJECT#: 08022 SHEET: 6 OF 6

SE 1/4, SW 1/4, SEC 33, TWP 26N, RNG 4E, W.M.

SHORT PLAT

JAMES TJOA  
2114 NE 89TH ST  
SEATTLE, WA

