

Ordinance No. 122157

Council Bill No. 115632
115632

AN ORDINANCE approving and confirming the plat of "Sylvan Ridge Townhomes" in a portion of Section 25, Township 24 North, Range 3 East, W.M., in King County, Washington.

CF No. _____

Date Introduced: JUL 10 2006		
Date 1st Referred: JUL 10 2006	To: (committee)	FULL COUNCIL
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage: 7-17-06	Full Council Vote: 9-0	
Date Presented to Mayor: 7-17-06	Date Approved: 7/24/06	
Date Returned to City Clerk: 7/24/06	Date Published: 58X	T.O. <input checked="" type="checkbox"/> F.T. <input type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: Peter Steinmark
Councilmember

Committee Action:

7-17-06 Passed 9-0

This file is complete and ready for presentation to Full Council. Committee: _____
(initial/date)

Law Department

Law Dept. Review

OMP
Review

City Clerk
Review

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ORDINANCE 122157

AN ORDINANCE approving and confirming the plat of "Sylvan Ridge Townhomes" in a portion of Section 25, Township 24 North, Range 3 East, W.M., in King County, Washington.

WHEREAS, a proposed plat of "Sylvan Ridge Townhomes" has been submitted for approval (Subdivision Application No. 2307322, 2308663, 2308664, 2308665); and

WHEREAS, following the review thereof by the various City departments having jurisdiction in the matter and by the Hearing Examiner of The City of Seattle, the Hearing Examiner recommended approval subject to certain conditions on August 13, 2004; and

WHEREAS, the Director of the Seattle Department of Transportation and the Director of the Department of Planning and Development have approved the final drawing of the unit lot subdivision and have reported that the final drawing meets all of the requirements of the State platting law (RCW Ch. 58.17) and of the Seattle Municipal Code (SMC 23.22), except for the execution of the required certifications by the King County Assessor and the King County Comptroller; and

WHEREAS, the Director of the Seattle Department of Transportation and the Director of the Department of Planning and Development have approved the final plat with the attachments in C.F. No. 306509 and report that the plat of Sylvan Ridge Townhomes is now complete and ready for City Council approval; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. With respect to the plat of "Sylvan Ridge Townhomes", a subdivision of Section 27, Township 24 North, Range 4 East, W.M., in King County, Washington, a platting of property described as follows:

PARCEL A:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST W.M., LYING SOUTHERLY OF SYLVAN WAY S.W. AND EASTERLY OF 28TH AVENUE S.W. AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 246857 PURSUANT TO ORDINANCE NOS. 61480 AND 61993; EXCEPT THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;
THENCE NORTH 89°36'25" WEST ON THE SOUTH LINE OF SAID SOUTH HALF
A DISTANCE OF 104.83 FEET TO THE SOUTHERLY TERMINUS OF THE LINE
DESCRIBED HEREIN; THENCE NORTH 1853'01" WEST A DISTANCE OF 338.51
FEET TO THE SOUTHERLY MARGIN OF SYLVAN WAY S.W. AS CONDEMNED
IN KING COUNTY SUPERIOR COURT CAUSE NO. 246857 PURSUANT TO CITY
OF SEATTLE ORDINANCE NOS. 61480 AND 61993 AND THE NORTHERLY
TERMINUS OF THE LINE DESCRIED THEREIN;

(ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT
APPLICATION NO. 9502266, RECORDED IN KING COUNTY UNDER
RECORDING NO. 9505040424);

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

PARCEL B

LOTS 11 THROUGH 19 IN BLOCK 14 AND LOTS 1 THROUGH 5 IN BLOCK 15 OF
SUNRISE HEIGHTS ADDITION TO THE CITY OF SEATTLE, AS PER PLAT
RECORDED IN VOLUME 23 OF PLATS, PAGE 39, RECORDS OF KING COUNTY;

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

PARCEL C

LOT 1 IN BLOCK 16 OF SUNRISE HEIGHTS ADDITION TO THE CITY OF
SEATTLE AS PER PLAT RECORDED IN VOLUME 23 OF PLATS, PAGE 39,
RECORDS OF KING COUNTY;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 7618'14"
WEST ON THE SOUTHERLY LINE OF SAID LOT A DISTANCE OF 71.19 FEET;

THENCE NORTH 0340'01" WEST A DISTANCE OF 110.94 FEET;

THENCE NORTH 1853'01" WEST A DISTANCE OF 68.15 FEET TO THE NORTH
LINE OF SAID LOT 1;

THENCE SOUTH 8936'25" EAST ON SAID LINE A DISTANCE OF 99.56 FEET TO
THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 0027'02" WEST ON THE
EAST LINE OF SAID LOT A DISTANCE OF 157.66 FEET TO THE POINT OF
BEGINNING; (ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE
REMAINDER LOT APPLICATION NO. 9502282, RECORDED IN KING COUNTY
UNDER RECORDING NO. 9505040850);

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

3 PARCEL D

4 LOT 2 IN BLOCK 16 OF SUNRISE HEIGHTS ADDITION TO THE CITY OF
5 SEATTLE, AS PER PLAT RECORDED IN VOLUME 23 OF PLATS, PAGE 39,
6 RECORDS OF KING COUNTY;

7 EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE
8 NORTHEAST CORNER OF SAID LOT 2;

9 THENCE SOUTH 0027'02" WEST ON THE EAST LINE OF SAID LOT A DISTANCE
10 OF 54.34 FEET;

11 THENCE NORTH 7442'23" WEST A DISTANCE OF 70.00 FEET; THENCE NORTH
12 0340'01" WEST A DISTANCE OF 19.06 FEET TO THE NORTHERLY LINE OF SAID
13 LOT 2;

14 THENCE NORTH 76 18'14" EAST ON SAID LINE A DISTANCE OF 71.19 FEET TO
15 THE POINT OF BEGINNING;

16 ALSO EXCEPT THAT PORTION OF LOT 2 DESCRIBED AS FOLLOWS:
17 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2;

18 THENCE NORTH 6150'56" WEST ON THE SOUTHERLY LINE OF SAID LOT 2 A
19 DISTANCE OF 289.06 FEET;

20 THENCE NORTH 7508'19" EAST A DISTANCE OF 166.87 FEET;

21 THENCE SOUTH 8937'50" EAST A DISTANCE OF 95.00 FEET TO THE EAST LINE
22 OF SAID LOT 2;

23 THENCE SOUTH 0027'02" WEST ON THE EAST LINE OF SAID LOT 2 A
24 DISTANCE OF 178.56 FEET TO THE POINT OF BEGINNING;

25 (ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT
26 APPLICATION NO. 9502283, RECORDED IN KING COUNTY UNDER
27 RECORDING NO. 9505040848);

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

PARCEL E

LOT 3 IN BLOCK 16 OF SUNRISE HEIGHTS ADDITION TO THE CITY OF
SEATTLE, AS PER PLAT RECORDED IN VOLUME 23 OF PLATS, PAGE 39,
RECORDS OF KING COUNTY;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT;

THENCE NORTH 8937'50" WEST ON THE SOUTH LINE THEREOF A DISTANCE
OF 302.00 FEET;

THENCE NORTH 0807'35" EAST A DISTANCE OF 250.00 FEET; THENCE NORTH
7508'19" EAST A DISTANCE OF 13.13 FEET TO THE NORTHERLY LINE OF SAID
LOT 3;

THENCE SOUTH 6150'56" EAST ON SAID LINE A DISTANCE OF 289.06 FEET TO
THE NORTHEAST CORNER OF LOT 3;

THENCE SOUTH 0027'02" WEST ON THE EAST LINE OF SAID LOT A DISTANCE
OF 116.44 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT
APPLICATION NO. 9502285, RECORDED IN KING COUNTY UNDER
RECORDING NO. 9505040849);

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

also together with any interest in abutting streets, and all dedications therein contained, as
executed by West Sylvan Partners, LLC, Inc. a Oregon Limited Liability Company and The City
of Seattle, a Washington municipal corporation, and approved by the Director of the Seattle
Department of Transportation and the Director of the Department of Planning and Development,
the following findings are hereby made:

(a) The unit lot subdivision is in substantial conformance with the approved preliminary
unit lot subdivision;

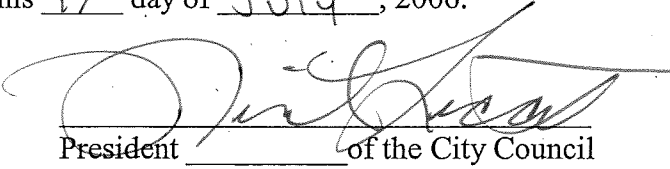
(b) When both the King County Assessor and King County Comptroller have affixed
their certifications as required by R.C.W. 58.17.160(4), the requirements of State law and City
ordinances which were in effect at the time of preliminary plat approval will also have been
satisfied by the subdivider;

(c) The public use and interest will be served by the establishment of the unit lot subdivision and dedication, and the plat makes appropriate provision for the public health, safety and general welfare.

Section 2. The plat of "Sylvan Ridge Townhomes", a subdivision of Section 25, Township 24 North, Range 3 East, W.M., King County, Washington including dedications therein, is in all respects approved and the plat confirmed and accepted, subject to certification by the King County Assessor and King County Comptroller, and the City Clerk is hereby authorized and directed to execute a certificate upon the face of such plat attesting to the approval thereof as evidenced by enactment of this ordinance.

Section 3. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 17th day of July, 2006, and signed by me in open session in authentication of its passage this 17th day of July, 2006.


President _____ of the City Council

Approved by me this 24th day of July, 2006.


Gregory J. Nickels, Mayor

Filed by me this 24th day of July, 2006.


Acting City Clerk

(Seal)



City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

June 13, 2006

Honorable Nick Licata
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Licata:

I am pleased to transmit the attached proposed Council Bill that approves a unit lot subdivision. The subdivision, called Sylvan Ridge Townhomes, divides six parcels into 176 unit lots at 6901 Sylvan Way SW, 7100 27th Avenue SW, 7101 27th Avenue SW, and 7100 Shinkle Place SW. The subdivision is located in the Sunrise Heights neighborhood of West Seattle, which is bordered by Sylvan Way on the north, SW Othello Street on the south, the City's Longfellow Creek open space on the east, and 28th Avenue SW on the west.

Development of the site was approved under Master Use Permit (MUP)-04-016, which was issued on June 22, 2004. At a public hearing on August 13, 2004, the Hearing Examiner approved the preliminary unit lot subdivision subject to certain conditions, which have now been met. The Director of the Seattle Department of Transportation and the Director of the Department of Planning and Development have approved the final drawing of the subdivision and have reported that it meets all of the requirements of the State platting law and of the Seattle Municipal Code, except for the execution of the required certifications by the King County Assessor and the King County Comptroller.

Thank you for your consideration of this legislation. Should you have questions, please contact Tammy Frederick at 615-0927.

Sincerely,

A handwritten signature in dark ink, appearing to read "Greg Nickels", written over a horizontal line.

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Seattle Department of Transportation	Tammy Frederick 615-0927	Jennifer Devore 615-1328

Legislation Title:

AN ORDINANCE approving and confirming the plat of "Sylvan Ridge Townhomes" in a portion of Section 25, Township 24 North, Range 3 East, W.M., in King County, Washington.

• **Summary of the Legislation:**

This legislation approves a 176 unit lot subdivision from existing lots at 6901 Sylvan Way SW, 7100 27th Avenue SW, 7101 27th Avenue SW, and 7100 Shinkle Place SW. The Department of Planning and Development (DPD) has recommended approval, and the Hearing Examiner approved the preliminary unit lot subdivision on August 13, 2004 at a public hearing, subject to certain conditions, which have now been met.

• **Background:** *(Include brief description of the purpose and context of legislation and include record of previous legislation and funding history, if applicable):*

The proposed unit lot subdivision divides six parcels (parcel numbers 2524039047, 8122101340, 8122101385, 8122101410, 8122101415 and 8122101421) into 176 unit lots for the purpose of sale. All of the parcels are platted lots that were previously approved under Master Use Permit (MUP)-04-016.

• *Please check one of the following:*

X **This legislation does not have any financial implications.** *(Stop here and delete the remainder of this document prior to saving and printing.)*



ORDINANCE FILE No. 122157

9 Sheets

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STATE OF WASHINGTON – KING COUNTY

--SS.

200988
CITY OF SEATTLE, CLERKS OFFICE

No. TITLE ONLY

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

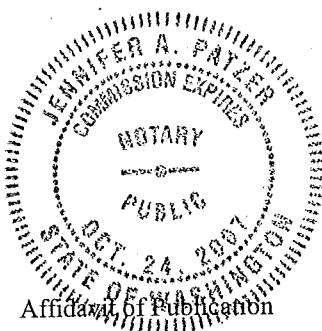
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a


CT:122157-122160

was published on

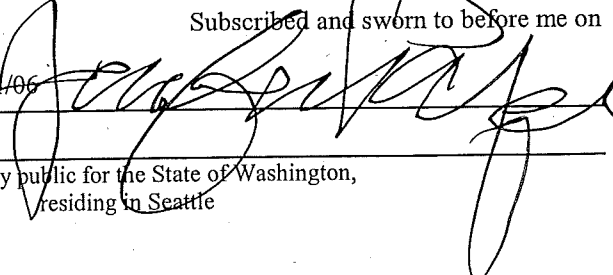
07/31/06

The amount of the fee charged for the foregoing publication is the sum of \$ 55.20, which amount has been paid in full.




Subscribed and sworn to before me on

07/31/06


Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following ordinances, passed by the City Council on July 17, 2006, and published here by title only, will be mailed upon request, or can be accessed electronically at <http://clerk.ci.seattle.wa.us>. For further information, contact the Seattle City Clerk at 684-8344.

ORDINANCE NO. 122160

AN ORDINANCE relating to the City Light Department, accepting various easements for overhead and underground electrical distribution rights in King County, Washington; and placing said easements under the jurisdiction of the City Light Department.

ORDINANCE NO. 122159

AN ORDINANCE relating to the City Light Department, accepting various easements, granting to the City underground and surface rights for electrical distribution purposes in King County, Washington; and placing said easements under the jurisdiction of the City Light Department.

ORDINANCE NO. 122157

AN ORDINANCE approving and confirming the plat of "Sylvan Ridge Townhomes" in a portion of Section 26, Township 24 North, Range 3 East, W.M., in King County, Washington.

ORDINANCE NO. 122158

AN ORDINANCE authorizing the Fleets and Facilities Department to execute a lease agreement with T&L Enterprises for property at 1318 North 128th Street on behalf of Seattle Public Utilities.

Publication ordered by JUDITH PIPPIN,
City Clerk

Date of publication in the Seattle Daily
Journal of Commerce, July 31, 2006.

7/31(200988)

SUBDIVISION PLAT

DD #122157
A PORTION OF THE NW. AND SW. 1/4 SEC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WEST SYLVAN PARTNERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, WALKWAYS, ALLEYS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH USE THEREOF FOR PUBLIC HIGHWAY AND UTILITIES PURPOSES, TOGETHER WITH THE RIGHT TO CONSTRUCT AND MAINTAIN UPON PROPERTY ABUTTING THE ABOVE DESCRIBED PROPERTY, CUT AND FILL SLOPES OF TWO (2) FOOT FOR EACH FOOT OF ELEVATION OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING LATERAL SUPPORT FOR THE STREET TO BE ESTABLISHED OVER AND ACROSS THE LANDS DESCRIBED ABOVE WHEN IMPROVED TO THE FULL WIDTH OF THE RIGHT-OF-WAY IN CONFORMITY WITH THE EXISTING CENTERLINE GRADES, AND THERE IS RESERVED TO THE GRANTOR(S) ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO REMOVE SAID SLOPES AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT. PUBLIC UTILITY EASEMENTS DEDICATED HEREBY ARE GRANTED UNDER, OVER AND UPON THE PUBLIC UTILITY EASEMENT AREAS SHOWN ON THIS PLAT TO INSTALL, REPAIR, REPLACE AND OPERATE UTILITIES TOGETHER WITH ALL APPURTENANCES FOR THE BENEFIT OF ALL THE LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

THE GRANTOR(S) OF THIS PLAT, THEIR HEIRS, SUCCESSORS AND ASSIGNS, WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AUTHORITY, WHICH MAY BE OCCASIONED TO THE ADJACENT LAND, BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED STREETS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 21 DAY OF April 2006.

WEST SYLVAN PARTNERS, LLC,
AN OREGON LIMITED LIABILITY COMPANY

BY: DLB & ASSOCIATES, LLC
AN OREGON LIMITED LIABILITY COMPANY
ITS MEMBER

BY: Derek L. Brown
DEREK L. BROWN
ITS MEMBER

ACKNOWLEDGMENT:
STATE OF OREGON)
COUNTY OF CLACKAMAS) SS

THIS TO CERTIFY THAT ON THIS 21 DAY OF April 2006 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED DEREK L. BROWN TO ME KNOWN TO BE A MEMBER OF DEREK L. BROWN AND ASSOCIATES, LLC, AN OREGON LIMITED LIABILITY COMPANY AND MEMBER OF WEST SYLVAN PARTNERS, LLC, THE OREGON LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

APPROVALS

CITY OF SEATTLE
SEATTLE DEPARTMENT OF TRANSPORTATION:

EXAMINED AND APPROVED BY ME THIS 5th DAY OF May, 2006

SEATTLE DEPARTMENT OF TRANSPORTATION:

Grace Crumman
DIRECTOR, SEATTLE DEPARTMENT OF TRANSPORTATION

CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT

EXAMINED AND APPROVED BY ME THIS 4th DAY OF May, 2006

DEPARTMENT OF PLANNING AND DEVELOPMENT

Michael M. Dray, for
DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF SEATTLE
SEATTLE PUBLIC UTILITIES

EXAMINED AND APPROVED BY ME THIS 4 DAY OF May, 2006

SEATTLE PUBLIC UTILITIES

Cheryl Clark
DIRECTOR, SEATTLE PUBLIC UTILITIES

CITY OF SEATTLE, CITY CLERK:

I HEREBY CERTIFY THAT THE WITHIN PLAT OF SYLVAN RIDGE TOWNHOMES, WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. _____, APPROVED THIS _____ DAY OF _____, 20____.

CITY OF SEATTLE, CITY CLERK

KING COUNTY
DEPARTMENT OF ASSESSMENTS:

EXAMINED AND APPROVED BY ME THIS _____ OF _____, 20____

DEPARTMENT OF ASSESSMENTS

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

KING COUNTY
TREASURER'S CERTIFICATION:

I HEREBY CERTIFY THAT ALL PROPERTY PAID, THAT THERE ARE NO DELINQUENT ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION OF THE PROPERTY HEREIN CONTAINED IN STREETS, ALLEYS, OR FOR OTHER PUBLIC PURPOSES, HAVE BEEN PAID IN FULL THIS _____ DAY OF _____, 20____.

KING COUNTY TREASURY CERTIFICATE DIVISION
OFFICE OF THE COMPTROLLER

MANAGER, FINANCE DIVISION

DEPUTY

LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SYLVAN RIDGE TOWNHOMES IS BASED UPON THE SURVEY OF VOLUME 183 OF SURVEYS, PAGES 10-11, COUNTY, WASHINGTON. THAT THE DISTANCES ARE SHOWN HEREON CORRECTLY; THAT THE CORNERS WILL BE STAKED CORRECTLY UPON COMPLETION OF CONSTRUCTION AND FULLY COMPLIED WITH THE PROVISIONS OF PLATTING REGULATIONS.

Keith R. Brown

LAT

0041122157
A PORTION OF THE NW. AND SW. 1/4 SEC. 25, T.24 N., R.3 E., W.M.

0041122157
VOL./PAGE

APPROVALS

CITY OF SEATTLE
SEATTLE DEPARTMENT OF TRANSPORTATION:

EXAMINED AND APPROVED BY ME THIS 5th DAY
OF May, 20 06

SEATTLE DEPARTMENT OF TRANSPORTATION:

Grace Crunican
DIRECTOR, SEATTLE DEPARTMENT OF TRANSPORTATION

CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT

EXAMINED AND APPROVED BY ME THIS 4th DAY
OF May, 20 06

DEPARTMENT OF PLANNING AND DEVELOPMENT

Michael D. Gray, for
DIRECTOR, DEPARTMENT OF PLANNING AND
DEVELOPMENT

CITY OF SEATTLE
SEATTLE PUBLIC UTILITIES

EXAMINED AND APPROVED BY ME THIS 4 DAY
OF May, 20 06

SEATTLE PUBLIC UTILITIES

Cheryl Clark
DIRECTOR, SEATTLE PUBLIC UTILITIES

CITY OF SEATTLE, CITY CLERK:

I HEREBY CERTIFY THAT THE WITHIN PLAT OF
SYLVAN RIDGE TOWNHOMES, WAS DULY APPROVED
BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
SEATTLE BY ORDINANCE NO. _____,
APPROVED THIS _____ DAY OF _____,
20 ____.

CITY OF SEATTLE, CITY CLERK

KING COUNTY
DEPARTMENT OF ASSESSMENTS:

EXAMINED AND APPROVED BY ME THIS _____ DAY
OF _____, 20 ____

DEPARTMENT OF ASSESSMENTS

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

KING COUNTY
TREASURER'S CERTIFICATION:

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE
PAID, THAT THERE ARE NO DELINQUENT SPECIAL
ASSESSMENTS CERTIFIED TO THIS OFFICE FOR
COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS
CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY
OF THE PROPERTY HEREIN CONTAINED DEDICATED AS
STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE
PAID IN FULL THIS _____ DAY OF _____,
20 ____.

KING COUNTY TREASURY CERTIFICATE DIVISION
OFFICE OF THE COMPTROLLER

MANAGER, FINANCE DIVISION

DEPUTY

LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SYLVAN RIDGE
TOWNHOMES IS BASED UPON THE SURVEY RECORDED IN
VOLUME 183 OF SURVEYS, PAGES 10-12, RECORDS OF KING
COUNTY, WASHINGTON. THAT THE DISTANCES AND COURSES
ARE SHOWN HEREON CORRECTLY; THAT THE LOT AND BLOCK
CORNERS WILL BE STAKED CORRECTLY UPON THE GROUND
UPON COMPLETION OF CONSTRUCTION AND THAT I HAVE
FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND
PLATTING REGULATIONS.

Keith P. Anderson

EASEMENT PROVISIONS

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS DEDICATED HEREBY ARE GRANTED
UNDER, OVER AND UPON THE PUBLIC UTILITY EASEMENT AREAS
SHOWN ON THIS PLAT TO INSTALL, INSPECT, REPAIR, REPLACE,
OPERATE AND MAINTAIN UTILITIES TOGETHER WITH ALL
APPURTENANCES FOR THE BENEFIT OF THE PUBLIC, TOGETHER
WITH THE RIGHT TO ENTER UPON SAID EASEMENT AREAS AT
ALL TIMES FOR THE PURPOSES STATED. SAID EASEMENT AREAS
SHALL INCLUDE FIVE FEET IN ALL DIRECTIONS OF FIRE
HYDRANTS, EVEN IF NOT SHOWN ON THE PLAT.

THE GRANTOR(S) OF THIS PLAT, THEIR HEIRS, SUCCESSORS
AND ASSIGNS, WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY
GOVERNMENT AUTHORITY, WHICH MAY BE OCCASIONED TO THE
ADJACENT LAND, BY THE ESTABLISHMENT, CONSTRUCTION,
DRAINAGE AND MAINTENANCE OF SAID DEDICATED STREETS AND
EASEMENT AREAS.

THE EASEMENTS FOR PUBLIC UTILITY PURPOSES HEREBY
GRANTED TO THE CITY OF SEATTLE PUBLIC UTILITIES, ITS
SUCCESSORS AND ASSIGNS, IS FOR THE RIGHT, PRIVILEGE AND
AUTHORITY TO INSTALL, INSPECT, CONSTRUCT, RECONSTRUCT,
ERECT, ALTER, IMPROVE, REPAIR, OPERATE AND MAINTAIN
PUBLIC UTILITY FACILITIES AND THEIR RELATED APPURTENANCES
IN THE PUBLIC UTILITY EASEMENT AREAS SHOWN ON THIS
PLAT. THE SEATTLE PUBLIC UTILITIES SHALL BE RESPONSIBLE
FOR THE MAINTENANCE OF SAID FACILITIES AND
APPURTENANCES.

NO BUILDINGS, FENCES, WALLS, ROCKERIES, TREES,
SHRUBBERY OR OBSTRUCTION OF ANY KIND SHALL BE
ERECTED OR PLANTED, OR ANY FILL MATERIAL PLACED WITHIN
THE BOUNDARIES OF SAID EASEMENT AREAS WITHOUT THE
WRITTEN PERMISSION OF THE CITY OF SEATTLE'S DIRECTOR OF
SEATTLE PUBLIC UTILITIES. THE CITY SHALL NOT BE
RESPONSIBLE FOR THE RESTORATION OR REPAIR OF ANY OF
GRANTOR'S IMPROVEMENTS DESTROYED OR DAMAGED WITHIN
THE BOUNDARIES OF SAID EASEMENT AREAS THAT WERE
INSTALLED WITHOUT THE WRITTEN PERMISSION OF THE CITY OF
SEATTLE'S DIRECTOR OF SEATTLE PUBLIC UTILITIES, EXCEPT
WHERE EXCAVATION IS REQUIRED IN PAVED AREAS, THE CITY
SHALL BACKFILL AND RESTORE THE AREA USING STANDARD
CITY PATCHING PROCEDURE. GRANTORS SHALL BE RESPONSIBLE
FOR ALL OTHER PAVING RESTORATION.

GRANTORS HEREBY AGREE THAT NO OTHER UTILITY FACILITIES,
SUCH AS CONDUITS, CABLES, PIPELINES, VAULTS, POLES,
POSTS, WHETHER PUBLIC OR PRIVATE, WILL BE INSTALLED
WITHIN FIVE (5) HORIZONTAL FEET OF CITY OWNED WATER
MAINS. ALL CROSSINGS MUST MAINTAIN A MINIMUM VERTICAL
CLEARANCE OF 18 INCHES FROM SAID WATER MAINS. CROSSING
OF SAID UTILITIES UNDER HYDRANT BRANCHES MUST MAINTAIN
A MINIMUM VERTICAL CLEARANCE OF 6 INCHES FROM THE
BOTTOM OF SAID HYDRANT BRANCH, AND THE SURFACE LEVEL
OF THE GROUND WITHIN THE EASEMENT AREA SHALL BE
MAINTAINED AT THE SAME ELEVATION AS THE BASE OF THE
HYDRANT WHERE ADJACENT TO ANY HYDRANT. NO EXCAVATION
SHALL BE MADE WITHIN THREE FEET OF SAID WATER MAIN,
AND THAT THE EARTH COVER OVER SAID WATER MAIN SHALL
BE MAINTAINED AT NOT LESS THAN 35 INCHES NOR MORE
THAN 48 INCHES.

VEHICLE PARKING OR STORAGE OF MATERIALS OVER WATER
METER, VALVE BOXES, OR PUBLIC UTILITY MAINTENANCE
COVERS WILL NOT BE ALLOWED. VEHICLES OR MATERIALS MAY
BE MOVED OR IMPOUNDED AT THE EXPENSE OF OWNER AND
THE CITY SHALL BE HELD HARMLESS FROM ANY DAMAGE TO
SAID VEHICLE OR MATERIAL.

ACKNOWLEDGMENT:
STATE OF OREGON)
COUNTY OF CLACKAMAS) SS

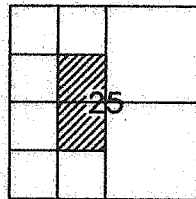
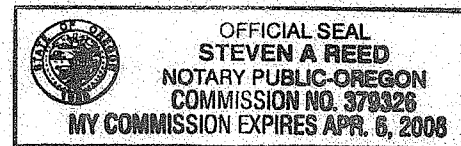
THIS TO CERTIFY THAT ON THIS 21 DAY OF April,
2006 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC,
PERSONALLY APPEARED DEREK L. BROWN TO ME KNOWN TO BE A
MEMBER OF DEREK L. BROWN AND ASSOCIATES, LLC, AN OREGON
LIMITED LIABILITY COMPANY AND MEMBER OF WEST SYLVAN PARTNERS,
LLC, THE OREGON LIMITED LIABILITY COMPANY THAT EXECUTED THE
WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED
AND SEALED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED
OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN
MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO
EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE
CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED
MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF OREGON

RESIDING AT Lake Oswego

MY COMMISSION EXPIRES April 6, 2008



SECTION INDEX

SEATTLE PUBLIC UTILITIES

Cheryl Clark
DIRECTOR, SEATTLE PUBLIC UTILITIES

CITY OF SEATTLE, CITY CLERK:

I HEREBY CERTIFY THAT THE WITHIN PLAT OF
SYLVAN RIDGE TOWNHOMES, WAS DULY APPROVED
BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
SEATTLE BY ORDINANCE NO. _____,
APPROVED THIS _____ DAY OF _____,
20 _____.

CITY OF SEATTLE, CITY CLERK

CITY CLERK

CITY OF SEATTLE DEPARTMENT OF EXECUTIVE
ADMINISTRATION:

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT
ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS
CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY
OF THE PROPERTY HEREIN CONTAINED DEDICATED AS
STREETS OR ALLEYS, OR FOR OTHER PUBLIC USE,
ARE PAID IN FULL THIS _____ DAY OF _____
20 _____.

DEPARTMENT OF EXECUTIVE ADMINISTRATION

Keith L. Damann
DIRECTOR, DEPARTMENT OF EXECUTIVE
ADMINISTRATION

LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SYLVAN
TOWNHOMES IS BASED UPON THE SURVEY RECORD
VOLUME 183 OF SURVEYS, PAGES 10-12, REC-
COUNTY, WASHINGTON. THAT THE DISTANCES AND
ARE SHOWN HEREON CORRECTLY; THAT THE LOT
CORNERS WILL BE STAKED CORRECTLY UPON THE
UPON COMPLETION OF CONSTRUCTION AND THAT
FULLY COMPLIED WITH THE PROVISIONS OF THE
PLATTING REGULATIONS.

Keith L. Damann
KEITH L. DAMANN NO. 30445

THE ABOVE CERTIFICATE IS BASED UPON WORK
ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL
SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY
EXPRESSED OR IMPLIED.

SEATTLE CITY LIGHT EASEMENT

THIS EASEMENT GRANTS TO THE CITY OF SEATTLE
REFERRED TO AS GRANTEE), ITS SUCCESSORS AND
THE RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL,
RECT, ALTER, IMPROVE, REPAIR, ENERGIZE, OPERATE
MAINTAIN ELECTRIC OVERHEAD AND UNDERGROUND
FACILITIES AT DEPTHS NOT EXCEEDING 15 FEET,
CONSIST OF POLES WITH BRACES, GUYS AND ANCHORS,
CROSSARMS, TRANSFORMERS, DUCTS, VAULTS, MAN
CABINETS, CONTAINERS CONDUITS, WIRES AND OTHER
NECESSARY OR CONVENIENT APPURTENANCES TO
UNDERGROUND AND OVERHEAD INSTALLATIONS AND
ELECTRIC SYSTEM. ALL SUCH ELECTRICAL DISTRIBUTION
FACILITIES INCLUDING THE 26 KV PADMOUNT SWITCH
ALL DISTRIBUTION FACILITIES FROM THE STREET
ELECTRICAL METERS TO BE LOCATED ACROSS, OVER
AND UNDER ALL LOTS WITH THE PLAT OF SYLVAN
TOWNHOMES, SITUATED IN THE COUNTY OF KING
WASHINGTON. TOGETHER WITH THE RIGHT AT ALL
GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF INGRESS
EGRESS FROM SAID LANDS WITHIN SAID PLAT.

FUTURE LAND USE AND LAND DIVISION ACTIONS:

FUTURE LAND USE AND LAND DIVISION ACTIONS, ACCESS EASEMENTS,
COVENANTS, DEED RESTRICTIONS OR OTHER INSTRUMENTS AND/OR
ACTIONS MAY BE REQUIRED TO ENSURE THAT FUTURE USES MEET
APPLICATION DEVELOPMENT STANDARDS AND THE APPROVED PLAT
DRAINAGE COVENANT. 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 MUNICIPAL CODE, AND PURSUANT TO THE REQUIREMENTS
OF THE SUBDIVISION DRAINAGE PLAN AS SET FORTH IN THIS FINAL
PLAT AND AS IT MAY BE AMENDED.

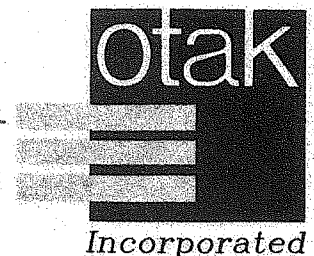
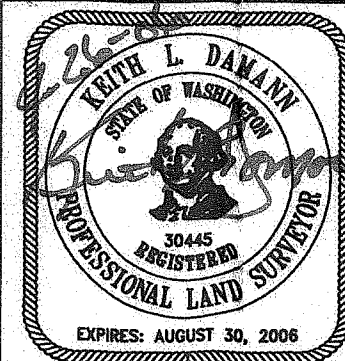
RECORDER'S CERTIFICATE

FILED FOR RECORD THIS DAY OF, 20 AT ...M
IN BOOK OF AT PAGE AT THE REQUEST OF

..... KEITH L. DAMANN
SURVEYOR'S NAME

.....
MANAGER

.....
SUPT. OF RECORDS



10230 NE Points Drive
Suite 400
Kirkland, Washington 98033
Phone: (425) 822-4444
FAX: (425) 827-9577
Internet: WWW.otak.com

EXAMINED AND APPROVED BY ME THIS 4 DAY
OF May, 20 26

SEATTLE PUBLIC UTILITIES

Cheryl Clark
DIRECTOR, SEATTLE PUBLIC UTILITIES

CITY OF SEATTLE, CITY CLERK:

I HEREBY CERTIFY THAT THE WITHIN PLAT OF
SYLVAN RIDGE TOWNHOMES, WAS DULY APPROVED
BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
SEATTLE BY ORDINANCE NO. _____,
APPROVED THIS _____ DAY OF _____,
20 _____.

CITY OF SEATTLE, CITY CLERK

CITY CLERK

CITY OF SEATTLE DEPARTMENT OF EXECUTIVE
ADMINISTRATION:

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT
ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS
CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY
OF THE PROPERTY HEREIN CONTAINED DEDICATED AS
STREETS OR ALLEYS, OR FOR OTHER PUBLIC USE,
ARE PAID IN FULL THIS _____ DAY OF _____,
20 _____.

DEPARTMENT OF EXECUTIVE ADMINISTRATION

Randy M. ...
DIRECTOR, DEPARTMENT OF EXECUTIVE
ADMINISTRATION

DEPUTY

LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SYLVAN RIDGE
TOWNHOMES IS BASED UPON THE SURVEY RECORDED IN
VOLUME 183 OF SURVEYS, PAGES 10-12, RECORDS OF KING
COUNTY, WASHINGTON. THAT THE DISTANCES AND COURSES
ARE SHOWN HEREON CORRECTLY; THAT THE LOT AND BLOCK
CORNERS WILL BE STAKED CORRECTLY UPON THE GROUND
UPON COMPLETION OF CONSTRUCTION AND THAT I HAVE
FULLY COMPLIED WITH THE PROVISIONS OF THE STATUES AND
PLATTING REGULATIONS.

Keith L. Damann
KEITH L. DAMANN NO. 30445

THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN
ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL
SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER
EXPRESSED OR IMPLIED.

SEATTLE CITY LIGHT EASEMENT

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, REPAIR, ENERGIZE, OPERATE AND
MAINTAIN ELECTRIC OVERHEAD AND UNDERGROUND DISTRIBUTION
FACILITIES AT DEPTHS NOT EXCEEDING 15 FEET, WHICH
CONSIST OF POLES WITH BRACES, GUYS AND ANCHORS,
CROSSARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES,
CABINETS, CONTAINERS CONDUITS, WIRES AND OTHER
NECESSARY OR CONVENIENT APPURTENANCES TO MAKE SAID
UNDERGROUND AND OVERHEAD INSTALLATIONS AN INTEGRATED
ELECTRIC SYSTEM. ALL SUCH ELECTRICAL DISTRIBUTION
FACILITIES INCLUDING THE 26 KV PADMOUNT SWITCH GEAR AND
ALL DISTRIBUTION FACILITIES FROM THE STREET TO THE
ELECTRICAL METERS TO BE LOCATED ACROSS, OVER, UPON
AND UNDER ALL LOTS WITH THE PLAT OF SYLVAN RIDGE
TOWNHOMES, SITUATED IN THE COUNTY OF KING, STATE OF
WASHINGTON. TOGETHER WITH THE RIGHT AT ALL TIMES TO THE
GRANTEE, ITS SUCCESSORS AN ASSIGNS, OF INGRESS TO AND
EGRESS FROM SAID LANDS WITHIN SAID PLAT.

SEATTLE'S DIRECTOR OF SEATTLE PUBLIC UTILITIES, EXCEPT
WHERE EXCAVATION IS REQUIRED IN PAVED AREAS, THE CITY
SHALL BACKFILL AND RESTORE THE AREA USING STANDARD
CITY PATCHING PROCEDURE. GRANTORS SHALL BE RESPONSIBLE
FOR ALL OTHER PAVING RESTORATION.

GRANTORS HEREBY AGREE THAT NO OTHER UTILITY FACILITIES,
SUCH AS CONDUITS, CABLES, PIPELINES, VAULTS, POLES,
POSTS, WHETHER PUBLIC OR PRIVATE, WILL BE INSTALLED
WITHIN FIVE (5) HORIZONTAL FEET OF CITY OWNED WATER
MAINS. ALL CROSSINGS MUST MAINTAIN A MINIMUM VERTICAL
CLEARANCE OF 18 INCHES FROM SAID WATER MAINS. CROSSING
OF SAID UTILITIES UNDER HYDRANT BRANCHES MUST MAINTAIN
A MINIMUM VERTICAL CLEARANCE OF 6 INCHES FROM THE
BOTTOM OF SAID HYDRANT BRANCH, AND THE SURFACE LEVEL
OF THE GROUND WITHIN THE EASEMENT AREA SHALL BE
MAINTAINED AT THE SAME ELEVATION AS THE BASE OF THE
HYDRANT WHERE ADJACENT TO ANY HYDRANT. NO EXCAVATION
SHALL BE MADE WITHIN THREE FEET OF SAID WATER MAIN,
AND THAT THE EARTH COVER OVER SAID WATER MAIN SHALL
BE MAINTAINED AT NOT LESS THAN 35 INCHES NOR MORE
THAN 48 INCHES.

VEHICLE PARKING OR STORAGE OF MATERIALS OVER WATER
METER, VALVE BOXES, OR PUBLIC UTILITY MAINTENANCE
COVERS WILL NOT BE ALLOWED. VEHICLES OR MATERIALS MAY
BE MOVED OR IMPOUNDED AT THE EXPENSE OF OWNER AND
THE CITY SHALL BE HELD HARMLESS FROM ANY DAMAGE TO
SAID VEHICLE OR MATERIAL.

THE CITY OR ITS AGENTS SHALL HAVE THE RIGHT WITHOUT
PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING AT LAW, AT
SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID
EASEMENT AREAS FOR THE PURPOSES HEREIN DESCRIBED,
WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY
THEREFOR. GRANTOR AGREES TO ALLOW THE CITY, ITS AGENTS
OR ASSIGNS, THE USE OF SUCH ADDITIONAL AREA IMMEDIATELY
ADJACENT TO SAID EASEMENT AREAS, AS SHALL BE REQUIRED
FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND
OPERATION OF SAID PUBLIC UTILITY FACILITIES. SAID AREAS
WILL BE RETURNED TO AS GOOD A CONDITION AS IT WAS
IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY
THE CITY OR ITS AGENTS.

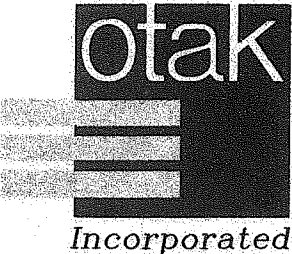
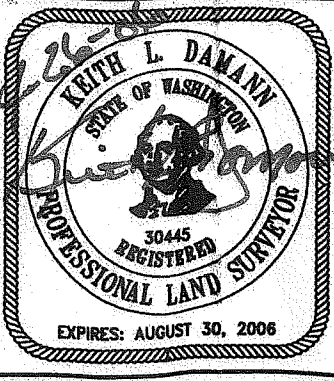
ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS
INCLUDE BUT ARE NOT LIMITED TO SURFACE DRAINAGE, WATER,
SANITARY SEWER, STORM SEWER AND ELECTRICITY.

GRANTORS SHALL HAVE THE RIGHT TO USE SAID PROPERTY IN
ANY WAY AND FOR ANY OTHER LEGAL PURPOSE NOT
INCONSISTENT WITH THE RIGHTS HEREIN GRANTED.

IN AN EMERGENCY THE CITY SHALL HAVE THE RIGHT TO CLOSE
THE EASEMENT AREA AND TO CUT INTO ANY PRIVATE ROADWAY
WITHOUT PRIOR NOTICE.

GRANTORS WAIVE ANY PRESENT OR FUTURE CLAIM AGAINST
THE CITY RELATING TO HAZARDOUS SUBSTANCES, POLLUTANTS,
OR CONTAMINANTS, AND SHALL INDEMNIFY AND DEFEND THE
CITY FROM ANY SUCH CLAIM, INCLUDING ENFORCEMENT ACTION
BY A REGULATORY AGENCY, UNLESS THE HAZARDOUS
SUBSTANCES, POLLUTANTS OR CONTAMINANTS RESULT FROM
THE CITY'S OPERATIONS.

ORDER'S CERTIFICATE
RECORD THIS DAY OF, 20 AT ...M
.....OF..... AT PAGE.....AT THE REQUEST OF
L. DAMANN
YOR'S NAME
.....
MANAGER
.....
SUPT. OF RECORDS



10230 NE Points Drive
Suite 400
Kirkland, Washington 98033
Phone: (425) 822-4446
FAX: (425) 827-9577
Internet: WWW.Otak.COM

PLAT OF SYLVAN RIDGE TOWNHOMES			VOL./PG.
DWN. BY	DATE 4/18/06	JOB NO. 30620	
CHKD. BY KLD	SCALE	SHEET 1 OF 9	

EASEMENT PROVISIONS (CON'T.)

SEATTLE PUBLIC UTILITY EASEMENT:

A TEN FOOT (10') WIDE PUBLIC UTILITY EASEMENT FOR WATERLINES AND ASSOCIATED APPURTENANCES IS HEREBY GRANTED TO SEATTLE PUBLIC UTILITIES, LYING FIVE FEET (5') EACH SIDE OF THE CENTERLINE OF THE GRANTEE'S FACILITIES AS CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED, OR RELOCATED, LYING WITHIN ALL TRACTS AND LOTS WITHIN THIS PLAT.

PRIVATE EASEMENTS:

1. THE PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENTS LOCATED WITHIN THE BLOCKS OF THE PLAT BENEFIT AND BURDEN THE LOT OWNERS WITHIN EACH SUCH BLOCK. IN THE EVENT A LOT BOUNDARY ADJUSTMENT OR DEVELOPMENT PERMIT IS SOUGHT BY THE OWNERS OF LOTS WITHIN ANY SUCH BLOCK, THE LOCATION OF THE PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENTS MAYBE MODIFIED, OR THE EASEMENTS MAYBE RELEASED, AS PART OF THE LOT BOUNDARY ADJUSTMENT REVIEW PROCESS AND DEVELOPMENT PERMIT SUBJECT TO THE APPROVAL OF THE LOT OWNERS WITHIN THE BLOCK AND OF THE APPLICABLE GOVERNMENTAL APPROVAL AUTHORITY.

OWNERSHIP OF THOSE LOTS BURDENED BY THE PRIVATE ACCESS AND UTILITY EASEMENTS INCLUDES AN EQUAL AND UNDIVIDED INTEREST IN SAID EASEMENTS. SAID EASEMENTS SHALL BE MAINTAINED BY THE SYLVAN RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION (THE "ASSOCIATION") IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SYLVAN RIDGE TOWNHOMES RECORDED CONCURRENTLY HEREWITH AND REFERENCED IN THE SITE NOTES BELOW (THE "CC&Rs").

2. THE FIVE FOOT (5') WIDE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 162 THROUGH 178 AND TRACT 6A IS FOR THE BENEFIT OF THE SYLVAN RIDGE HOMEOWNERS ASSOCIATION. THE SYLVAN RIDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES CONTAINED THEREIN.

3. THE FIVE FOOT (5') WIDE PRIVATE UTILITY EASEMENTS (PUE) AS SHOWN ON THE PLAT HEREIN ARE HEREBY GRANTED TO THE OWNERS OF THOSE LOTS WHICH BENEFIT FROM THE PRIVATE UTILITIES SHARED IN COMMON CONTAINED THEREIN. SAID EASEMENTS SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE CC&Rs.

4. THE OWNERS OF THE UNIT LOT GROUPS AS SHOWN IN THE TABLE ON SHEET 2 WHICH ARE SERVED BY PRIVATE UTILITIES NOT CONTAINED WITHIN THE PRIVATE UTILITY EASEMENTS (PUE) AS SHOWN ON THE PLAT HEREIN ARE HEREBY GRANTED MUTUAL AND RECIPROCAL PRIVATE UTILITY EASEMENTS OVER AND UPON THE PRIVATE UTILITIES SHARED IN COMMON WHICH SERVE THE UNIT LOTS CONTAINED WITHIN THE UNIT LOT GROUPS. SAID EASEMENTS SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE CC&Rs.

ALL EASEMENTS DESIGNATED AS PRIVATE UTILITY EASEMENTS INCLUDE BUT ARE NOT LIMITED TO SURFACE DRAINAGE, WATER, SANITARY SEWER, STORM SEWER, GAS, CABLE TV, TELEPHONE, ELECTRICITY, ROOF AND FOOTING DRAINS.

JOINT USE DRIVEWAYS

THOSE LOTS WHICH ACCESS FROM THE JOINT USE DRIVEWAYS SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE FACILITIES USED IN COMMON.

RESTRICTIONS

TRACT NOTES

1. TRACT 1B IS HEREBY CONVEYED TO THE CITY OF SEATTLE UPON THE RECORDING OF THIS PLAT FOR STORMWATER FACILITIES AND UTILITIES.

2. TRACT 6B IS A PRIVATE TRACT FOR ACCESS AND UTILITIES FOR THE BENEFIT OF LOT 176 THROUGH LOT 178. OWNERSHIP OF LOT 176 THROUGH LOT 178 WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT 6B.

3. TRACT 1A, TRACT 3A THROUGH TRACT 3C, TRACT 4A, TRACT 4B, TRACT 5A AND TRACT 6A (COMMON OPEN SPACE TRACT) ARE HEREBY CONVEYED TO THE SYLVAN RIDGE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SAID TRACTS WILL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE CC&Rs.

SITE NOTES

SITE ADDRESS:
6901 SYLVAN WAY SW.
SEATTLE, WASHINGTON

TAX ACCOUNT NOS.:
252403-9047-06
812210-1340-01
812210-1385-07
812210-1410-06
812210-1415-01
812210-1421-03

ZONING:
THE PROPERTY IS ZONED L-1 (LOWRISE).

HEARING EXAMINER FILE:
MUP-04-016 (SD)

ZONING AGENCY:
CITY OF SEATTLE
D.P.D.
700 5TH AVE., SUITE 2000
SEATTLE, WA 98104-5070
(206) 684-8850

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0636F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.

NO CELLULAR TELEPHONE TOWERS ARE PERMITTED WITHIN THE COMMUNICATION EASEMENTS SHOWN ON THE FACE OF THIS PLAT.

PROPERTIES WITHIN THIS PLAT ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SYLVAN RIDGE TOWNHOMES RECORDED UNDER KING COUNTY RECORDING NO. _____ CONCURRENTLY HEREWITH (THE CC&Rs). IN THE EVENT OF ANY CONFLICT BETWEEN THE TERMS OF THIS PLAT AND THE TERMS OF THE CC&Rs, THE CC&Rs SHALL CONTROL.

PLAT PAVING AND UTILITY REQUIREMENTS:

WEST SYLVAN PARTNERS, LLC MUST INSTALL ALL REQUIRED STREETS, UTILITIES AND OTHER INFRASTRUCTURE PRIOR TO OCCUPANCY OF ANY DEVELOPMENT SITE WITH THE EXCEPTION THAT THE FINAL LIFT OF ASPHALT MAY BE COMPLETED AT A LATER TIME. THE DEVELOPMENT FRONTAGE STREET MUST HAVE FINAL PAVEMENT NOT

LEGAL DESCRIPTION (REFER TO SHEET 4)

PARCEL A:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, WASHINGTON, LYING SOUTHERLY OF SYLVAN WAY SOUTHWEST AND E AVENUE SOUTHWEST AS CONDEMNED IN KING COUNTY SUPERIOR COURT CASE NO. 246857 PURSUANT TO ORDINANCE NOS. 61480 AND 61993; EXCEPT THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE N 89°36'25" W ON THE SOUTH LINE OF SAID SOUTH HALF 104.83 FEET TO THE SOUTHERLY TERMINUS OF THE LINE DESCRIBED; THENCE N 18°53'01" W A DISTANCE OF 338.51 FEET TO THE SOUTHWEST CORNER OF SYLVAN WAY SOUTHWEST AS CONDEMNED IN KING COUNTY SUPERIOR COURT CASE NO. 246857 PURSUANT TO CITY OF SEATTLE ORDINANCE NO. 61480 AND 61993; NORTHERLY TERMINUS OF THE LINE DESCRIBED THEREIN;

(ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT 9502266, RECORDED IN KING COUNTY UNDER RECORDING NUMBER 9502266,

PARCEL B:

LOTS 11 THROUGH 19, BLOCK 14, AND LOTS 1 THROUGH 5, BLOCK 15, SUNRISE HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 23 OF PLATS, PAGE 39, IN KING COUNTY, WASHINGTON;

PARCEL C:

LOT 1, BLOCK 16, SUNRISE HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 23 OF PLATS, PAGE 39, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1; THENCE S 76°18'14" W ON THE SOUTHERLY LINE OF SAID LOT A DISTANCE OF 110.94 FEET; THENCE N 03°40'01" W A DISTANCE OF 68.15 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE N 18°53'01" W A DISTANCE OF 68.15 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE S 89°36'25" E ON SAID LINE A DISTANCE OF 99.56 FEET TO THE SOUTHWEST CORNER OF LOT 1; THENCE S 00°27'02" W ON THE EAST LINE OF SAID LOT A DISTANCE OF 71.19 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT 9502282, RECORDED IN KING COUNTY UNDER RECORDING NUMBER 9502282,

PARCEL D:

LOT 2, BLOCK 16, SUNRISE HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 23 OF PLATS, PAGE 39, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S 00°27'02" W ON THE EAST LINE OF SAID LOT A DISTANCE OF 70.00 FEET; THENCE N 74°42'23" W A DISTANCE OF 70.00 FEET; THENCE N 03°40'01" W A DISTANCE OF 19.06 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE N 76°18'14" E ON SAID LINE A DISTANCE OF 71.19 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PORTION OF LOT 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N 61°50'56" W ON THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 166.87 FEET; THENCE N 75°08'19" E A DISTANCE OF 166.87 FEET; THENCE S 89°37'50" E A DISTANCE OF 95.00 FEET TO THE EAST LINE OF SAID LOT 2; THENCE S 00°27'02" W ON THE EAST LINE OF SAID LOT 2 A DISTANCE OF 71.19 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT 9502282, RECORDED IN KING COUNTY UNDER RECORDING NUMBER 9502282,

TRACT NOTES

1. TRACT 1B IS HEREBY CONVEYED TO THE CITY OF SEATTLE UPON THE RECORDING OF THIS PLAT FOR STORMWATER FACILITIES AND UTILITIES.
2. TRACT 6B IS A PRIVATE TRACT FOR ACCESS AND UTILITIES FOR THE BENEFIT OF LOT 176 THROUGH LOT 178. OWNERSHIP OF LOT 176 THROUGH LOT 178 WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT 6B.
3. TRACT 1A, TRACT 3A THROUGH TRACT 3C, TRACT 4A, TRACT 4B, TRACT 5A AND TRACT 6A (COMMON OPEN SPACE TRACT) ARE HEREBY CONVEYED TO THE SYLVAN RIDGE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SAID TRACTS WILL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE CC&Rs.

SITE NOTES

SITE ADDRESS:
6901 SYLVAN WAY SW.
SEATTLE, WASHINGTON

TAX ACCOUNT NOS.:
252403-9047-06
812210-1340-01
812210-1385-07
812210-1410-06
812210-1415-01
812210-1421-03

ZONING:
THE PROPERTY IS ZONED L-1 (LOWRISE).

HEARING EXAMINER FILE:
MUP-04-016 (SD)

ZONING AGENCY:
CITY OF SEATTLE
D.P.D.
700 5TH AVE., SUITE 2000
SEATTLE, WA 98104-5070
(206) 684-8850

FLOOD ZONE:
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NO CELLULAR TELEPHONE TOWERS ARE PERMITTED WITHIN THE COMMUNICATION EASEMENTS SHOWN ON THE FACE OF THIS PLAT.

PROPERTIES WITHIN THIS PLAT ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SYLVAN RIDGE TOWNHOMES RECORDED UNDER KING COUNTY RECORDING NO. _____ CONCURRENTLY HEREWITH (THE CC&Rs). IN THE EVENT OF ANY CONFLICT BETWEEN THE TERMS OF THIS PLAT AND THE TERMS OF THE CC&Rs, THE CC&Rs SHALL CONTROL.

PLAT PAVING AND UTILITY REQUIREMENTS:

WEST SYLVAN PARTNERS, LLC MUST INSTALL ALL REQUIRED STREETS, UTILITIES AND OTHER INFRASTRUCTURE PRIOR TO OCCUPANCY OF ANY DEVELOPMENT SITE WITH THE EXCEPTION THAT THE FINAL LIFT OF ASPHALT MAY BE COMPLETED AT A LATER TIME. THE DEVELOPMENT FRONTAGE STREET MUST HAVE FINAL PAVEMENT NOT

LEGAL DESCRIPTION (REFER TO SHEET 4)

PARCEL A:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF SYLVAN WAY SOUTHWEST AND EASTERLY OF 28TH AVENUE SOUTHWEST AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 246857 PURSUANT TO ORDINANCE NOS. 61480 AND 61993; EXCEPT THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;
THENCE N 89°36'25" W ON THE SOUTH LINE OF SAID SOUTH HALF A DISTANCE OF 104.83 FEET TO THE SOUTHERLY TERMINUS OF THE LINE DESCRIBED HEREIN;
THENCE N 18°53'01" W A DISTANCE OF 338.51 FEET TO THE SOUTHERLY MARGIN OF SYLVAN WAY SOUTHWEST AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 246857 PURSUANT TO CITY OF SEATTLE ORDINANCE NO. 61480 AND 61993 AND THE NORTHERLY TERMINUS OF THE LINE DESCRIBED THEREIN;

(ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT APPLICATION NO. 9502266, RECORDED IN KING COUNTY UNDER RECORDING NUMBER 9505040424).

PARCEL B:

LOTS 11 THROUGH 19, BLOCK 14, AND LOTS 1 THROUGH 5, BLOCK 15, SUNRISE HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 23 OF PLATS, PAGE 39, IN KING COUNTY, WASHINGTON.

PARCEL C:

LOT 1, BLOCK 16, SUNRISE HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 23 OF PLATS, PAGE 39, IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1;
THENCE S 76°18'14" W ON THE SOUTHERLY LINE OF SAID LOT A DISTANCE OF 71.19 FEET;
THENCE N 03°40'01" W A DISTANCE OF 110.94 FEET;
THENCE N 18°53'01" W A DISTANCE OF 68.15 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE S 89°36'25" E ON SAID LINE A DISTANCE OF 99.56 FEET TO THE NORTHEAST CORNER OF LOT 1;
THENCE S 00°27'02" W ON THE EAST LINE OF SAID LOT A DISTANCE OF 157.66 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT APPLICATION NO. 9502282, RECORDED IN KING COUNTY UNDER RECORDING NUMBER 9505040850).

PARCEL D:

LOT 2, BLOCK 16, SUNRISE HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 23 OF PLATS, PAGE 39, IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;
THENCE S 00°27'02" W ON THE EAST LINE OF SAID LOT A DISTANCE OF 54.34 FEET;
THENCE N 74°42'23" W A DISTANCE OF 70.00 FEET;
THENCE N 03°40'01" W A DISTANCE OF 19.06 FEET TO THE NORTHERLY LINE OF SAID LOT 2;
THENCE N 76°18'14" E ON SAID LINE A DISTANCE OF 71.19 FEET TO THE POINT OF BEGINNING;
ALSO EXCEPT THAT PORTION OF LOT 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE N 61°50'56" W ON THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 289.06 FEET;
THENCE N 75°08'19" E A DISTANCE OF 166.87 FEET;
THENCE S 89°37'50" E A DISTANCE OF 95.00 FEET TO THE EAST LINE OF SAID LOT 2;
THENCE S 00°27'02" W ON THE EAST LINE OF SAID LOT 2 A DISTANCE OF 178.56 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT APPLICATION NO.

ENVIRONMENTALLY CRITICAL AREA COVENANT
RUNNING WITH THE LAND WITH PERMANENT
CONDITIONS, ACKNOWLEDGEMENT OF RISK,
DUTY TO INFORM, AND NOTICE

VOL./PAGE

THIS COVENANT ("COVENANT") IS EXECUTED IN FAVOR OF THE CITY OF SEATTLE ("GRANTEE") BY THE UNDERSIGNED OWNER(S) ("GRANTOR") OF THE REAL PROPERTY DESCRIBED IN LEGAL DESCRIPTION (THE "PROPERTY"). THE UNDERSIGNED WARRANTS THAT ALL OWNERS OF THE PROPERTY HAVE EXECUTED THIS DOCUMENT.

ACKNOWLEDGEMENT OF RISK
THE GRANTOR ACKNOWLEDGES THAT THE PROPERTY OR A PORTION OF THE PROPERTY IS LOCATED IN AN ENVIRONMENTALLY CRITICAL AREA AS DESCRIBED IN SMC 25.09.020 AND IS SUBJECT TO THE PROVISIONS OF SMC CHAPTER 25.09 AND THE RULES AND REGULATIONS ADOPTED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT. THE CITY HAS APPROVED AN APPLICATION FOR A SUBDIVISION PURSUANT TO HEARING EXAMINER MUP-04-016 (SD), SUBJECT TO CERTAIN CONDITIONS. BY THIS RECORDING, THE CITY IS APPROVING A MODIFICATION TO THE STEEP SLOPE BUFFERS ON UNIT LOTS 144-148 and 163, AS DEPICTED ON SHEETS 6 AND 7 HEREIN.

GRANTOR UNDERSTANDS AND ACKNOWLEDGES THAT THERE ARE RISKS OF LOSS AND/OR INJURY ASSOCIATED WITH DEVELOPMENT IN ENVIRONMENTALLY CRITICAL AREAS. RISKS INCLUDE POTENTIAL PROPERTY DAMAGE AND/OR INJURY AND POTENTIAL PERSONAL INJURIES. GRANTOR AGREES TO ACCEPT ANY AND ALL RISKS OF LOSS AND/OR INJURY ASSOCIATED WITH RISKS POSED BY PROPOSED DEVELOPMENT IN AN ENVIRONMENTALLY CRITICAL AREA.

DUTY TO INFORM
GRANTOR AND ALL HEIRS, SUCCESSORS AND ASSIGNS AGREE TO INFORM ALL SUBSEQUENT HEIRS, SUCCESSORS AND ASSIGNS OF THE PROPERTY THAT THE PROPERTY IS IN AN ENVIRONMENTALLY CRITICAL AREA AND THAT THERE ARE RISKS ASSOCIATED WITH THE PROPERTY AND DEVELOPMENT THEREON. GRANTOR AND ALL HEIRS, SUCCESSORS AND ASSIGNS FURTHER AGREE TO INFORM SUCH SUBSEQUENT HEIRS, SUCCESSORS AND ASSIGNS OF ANY CONDITIONS OR PROHIBITIONS ON DEVELOPMENT IMPOSED BY THE CITY AND OF ANY FEATURES OF THE PROPERTY AND/OR THE DEVELOPMENT THAT WILL REQUIRE MAINTENANCE OR MODIFICATION TO ADDRESS THE RISKS.

PLACEMENT OF PERMANENT MARKERS
GRANTOR AGREES TO PLACE AND MAINTAIN PERMANENT VISIBLE MARKERS AS SHOWN ON SHEETS 6, 7 AND 8 DELINEATING THE BOUNDARY BETWEEN THE STEEP SLOPE AREA AND ITS BUFFER AND THE REMAINDER OF THE PROPERTY.

LIMITATION ON DEVELOPMENT AND LAND-DISTURBING ACTIVITIES
GRANTOR UNDERSTANDS AND ACKNOWLEDGES THAT LAND DISTURBING ACTIVITIES SUCH AS CONSTRUCTION, EXCAVATION OR GRADING MAY NOT OCCUR IN THE ENVIRONMENTALLY CRITICAL AREA OR ITS BUFFER (TOGETHER REFERRED TO AS THE "COVENANT AREA") UNLESS IN ACCORDANCE WITH THE REGULATIONS CONTAINED IN SMC CHAPTER 25.09 AND/OR MAY REQUIRE CITY PERMITS.

GRANTOR UNDERSTANDS, ACKNOWLEDGES AND AGREES THAT PURSUANT TO SMC 25.09.240A, DEVELOPMENT IS LIMITED TO THE PORTIONS OF THE PROPERTY THAT ARE OUTSIDE OF THE COVENANT AREA IDENTIFIED ON SHEETS 6, 7 AND 8 HEREIN. SHEETS 6, 7 AND 8 SHOW THE COVENANT AREA, THE LOCATION OF THE PERMANENT MARKERS AND THE AREA OF THE LIMITED EXEMPTION.

REMOVAL AND CLEARING OF TREES AND OTHER VEGETATION AND ACTIONS DETRIMENTAL TO TREES, SUCH AS TREE-TOPPING, ARE NOT PERMITTED IN THE COVENANT AREA EXCEPT IN ACCORDANCE WITH SMC 25.09.320.

RIGHT TO ENTER
THIS COVENANT SHALL NOT BE INTERPRETED TO PROHIBIT ENTRY TO OR NORMAL USE AND MAINTENANCE OF THE COVENANT AREA.

VIOLATIONS
IF THE CITY DETERMINES THAT A VIOLATION OF THIS COVENANT IS OCCURRING, HAS OCCURRED, OR IS THREATENED, THE CITY MAY DEMAND CORRECTIVE ACTION SUFFICIENT TO CURE THE VIOLATION INCLUDING WITHOUT

4. THE OWNERS OF THE UNIT LOT GROUPS AS SHOWN IN THE TABLE ON SHEET 2 WHICH ARE SERVED BY PRIVATE UTILITIES NOT CONTAINED WITHIN THE PRIVATE UTILITY EASEMENTS (PUE) AS SHOWN ON THE PLAT HEREIN ARE HEREBY GRANTED MUTUAL AND RECIPROCAL PRIVATE UTILITY EASEMENTS OVER AND UPON THE PRIVATE UTILITIES SHARED IN COMMON WHICH SERVE THE UNIT LOTS CONTAINED WITHIN THE UNIT LOT GROUPS. SAID EASEMENTS SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE CC&Rs.

ALL EASEMENTS DESIGNATED AS PRIVATE UTILITY EASEMENTS INCLUDE BUT ARE NOT LIMITED TO SURFACE DRAINAGE, WATER, SANITARY SEWER, STORM SEWER, GAS, CABLE TV, TELEPHONE, ELECTRICITY, ROOF AND FOOTING DRAINS.

JOINT USE DRIVEWAYS

THOSE LOTS WHICH ACCESS FROM THE JOINT USE DRIVEWAYS SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE FACILITIES USED IN COMMON.

RESTRICTIONS

1. SUBJECT TO EASEMENT FOR AERIAL POLE LINE AS RECORDED UNDER REC. NO. 6334757.

2. SUBJECT TO EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC TRANSMISSION LINES AS RECORDED UNDER REC. NO. 6670602.

3. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN PER REC. NO. 1686088.

4. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN PER REC. NO.S 9505040424, 9505040848, 9505040849 AND 9505040850.

5. SUBJECT TO THE RIGHT TO DAMAGE PROPERTY BY CHANGING AND ESTABLISHING STREET GRADES, AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 246857, PURSUANT TO ORDINANCE NO. 61480.

6. SUBJECT TO THE RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AS DEDICATED PER PLAT.

7. MATTERS DISCLOSED BY UNRECORDED SURVEY PREPARED BY TRIAD ASSOCIATES DATED OCTOBER 25, 1994, JOB NUMBER 94-253, CONSTRUCTIVE NOTICE OF WHICH SURVEY IS GIVEN BY RECITAL CONTAINED IN DEED RECORDED UNDER REC. NO. 20000103000471.

8. COVENANT RUNNING WITH THE LAND WITH ACKNOWLEDGEMENT AND ACCEPTANCE OF RISK, DUTY TO INFORM, NEED FOR INSURANCE, INDEMNITY AND WAIVER, AND THE TERMS AND CONDITIONS THEREOF PER REC. NO. 20050118001556.

9. ENVIRONMENTALLY CRITICAL/AREA COVENANT AND PERMANENT CONDITIONS, AND THE TERMS AND CONDITIONS THEREOF PER REC. NO. 20050201000046.

10. RECORD OF SURVEY AND MATTERS RELATING THERETO PER REC. NO. 20050222900013.

11. EACH UNIT LOT IS NOT A SEPARATE BUILDABLE LOT AND ADDITIONAL DEVELOPMENT OF THE INDIVIDUAL UNIT LOTS MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT LOT.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0636F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.

NO CELLULAR TELEPHONE TOWERS ARE PERMITTED WITHIN THE COMMUNICATION EASEMENTS SHOWN ON THE FACE OF THIS PLAT.

PROPERTIES WITHIN THIS PLAT ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SYLVAN RIDGE TOWNHOMES RECORDED UNDER KING COUNTY RECORDING NO. _____ CONCURRENTLY HEREWITH (THE CC&Rs). IN THE EVENT OF ANY CONFLICT BETWEEN THE TERMS OF THIS PLAT AND THE TERMS OF THE CC&Rs, THE CC&Rs SHALL CONTROL.

PLAT PAVING AND UTILITY REQUIREMENTS:

WEST SYLVAN PARTNERS, LLC MUST INSTALL ALL REQUIRED STREETS, UTILITIES AND OTHER INFRASTRUCTURE PRIOR TO OCCUPANCY OF ANY DEVELOPMENT SITE WITH THE EXCEPTION THAT THE FINAL LIFT OF ASPHALT MAY BE COMPLETED AT A LATER TIME. THE DEVELOPMENT FRONTAGE STREET MUST HAVE FINAL PAVEMENT NOT MORE THAN 18 MONTHS AFTER THE DEVELOPMENT OF EACH PHASE IS OCCUPIED. STREET TREES SHALL BE INSTALLED WITHIN 4 MONTHS OF THE FINAL LIFT OF ASPHALT FOR EACH PHASE.

UNIT LOT GROUPS

THE FOLLOWING UNIT LOT GROUPS SHARE MUTUAL AND RECIPROCAL EASEMENTS SEE PRIVATE EASEMENT NOTE 4, SHEET 2.

LOTS 1 THROUGH 3	LOTS 60 THROUGH 62	LOTS 118 THROUGH 120
LOTS 4 THROUGH 7	LOTS 63 THROUGH 66	LOTS 121 THROUGH 124
LOTS 8 THROUGH 10	LOTS 67 THROUGH 69	LOTS 125 THROUGH 127
LOTS 11 THROUGH 13	LOTS 70 AND 71	LOTS 128 THROUGH 131
LOTS 14 THROUGH 17	LOTS 72 THROUGH 74	LOTS 132 THROUGH 134
LOTS 18 THROUGH 20	LOTS 75 THROUGH 77	LOTS 135 THROUGH 138
LOTS 21 THROUGH 23	LOTS 78 THROUGH 81	LOTS 139 THROUGH 141
LOTS 24 THROUGH 27	LOTS 82 THROUGH 85	LOTS 142 THROUGH 145
LOTS 28 THROUGH 31	LOTS 86 THROUGH 88	LOTS 146 THROUGH 148
LOTS 32 THROUGH 34	LOTS 89 THROUGH 92	LOTS 149 THROUGH 151
LOTS 35 THROUGH 38	LOTS 93 THROUGH 96	LOTS 152 THROUGH 155
LOTS 39 THROUGH 41	LOTS 97 THROUGH 99	LOTS 156 THROUGH 159
LOTS 42 THROUGH 44	LOTS 100 THROUGH 102	LOTS 160 THROUGH 162
LOTS 45 THROUGH 47	LOTS 103 THROUGH 106	LOTS 163 THROUGH 165
LOTS 48 THROUGH 50	LOTS 107 THROUGH 109	LOTS 166 THROUGH 169
LOTS 51 THROUGH 53	LOTS 110 AND 111	LOTS 170 THROUGH 172
LOTS 54 THROUGH 56	LOTS 112 AND 113	LOTS 173 THROUGH 175
LOTS 57 THROUGH 59	LOTS 114 THROUGH 117	LOTS 176 THROUGH 178

(ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT APP 9502282, RECORDED IN KING COUNTY UNDER RECORDING NUMBER 9502

PARCEL D:

LOT 2, BLOCK 16, SUNRISE HEIGHTS ADDITION TO THE CITY OF SEATTLE THE PLAT THEREOF RECORDED IN VOLUME 23 OF PLATS, PAGE 39, IN KING COUNTY WASHINGTON;
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;
THENCE S 00°27'02" W ON THE EAST LINE OF SAID LOT A DISTANCE OF 70.00 FEET;
THENCE N 74°42'23" W A DISTANCE OF 70.00 FEET;
THENCE N 03°40'01" W A DISTANCE OF 19.06 FEET TO THE NORTHERLY CORNER OF LOT 2;
THENCE N 76°18'14" E ON SAID LINE A DISTANCE OF 71.19 FEET TO THE POINT OF BEGINNING;
ALSO EXCEPT THAT PORTION OF LOT 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE N 61°50'56" W ON THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 166.87 FEET;
THENCE N 75°08'19" E A DISTANCE OF 166.87 FEET;
THENCE S 89°37'50" E A DISTANCE OF 95.00 FEET TO THE EAST LINE OF SAID LOT 2 A DISTANCE OF 19.06 FEET TO THE POINT OF BEGINNING;

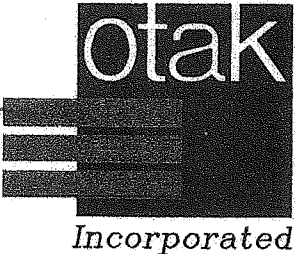
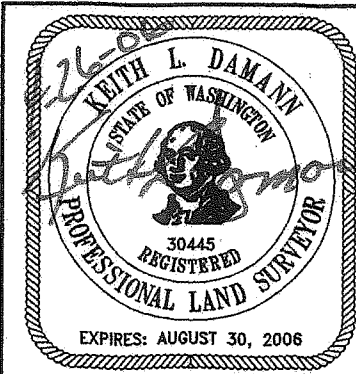
(ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT APP 9502283, RECORDED IN KING COUNTY UNDER RECORDING NUMBER 9502

PARCEL E:

LOT 3, BLOCK 16, SUNRISE HEIGHTS ADDITION TO THE CITY OF SEATTLE, THE PLAT THEREOF RECORDED IN VOLUME 23 OF PLATS, PAGE 39, IN KING COUNTY WASHINGTON;
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT;
THENCE N 89°37'50" W ON THE SOUTH LINE THEREOF A DISTANCE OF 250.00 FEET;
THENCE N 08°07'35" E A DISTANCE OF 250.00 FEET;
THENCE N 75°08'19" E A DISTANCE OF 13.13 FEET TO THE NORTHERLY CORNER OF LOT 3;
THENCE S 61°50'56" E ON SAID LINE A DISTANCE OF 289.06 FEET TO THE POINT OF BEGINNING;
THENCE S 00°27'02" W ON THE EAST LINE OF SAID LOT A DISTANCE OF 13.13 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT APP 9502285, RECORDED IN KING COUNTY UNDER RECORDING NUMBER 9502



10230 NE Points Drive
Suite 400
Kirkland, Washington 98033
Phone: (425) 822-4444
FAX: (425) 827-9577
Internet: WWW.Otak.CO

DD ZONE:
SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP,
D MAY 16, 1995, COMMUNITY PANEL NO. 53033C0636F, AND IS
ATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR
DDPLAIN.

CELLULAR TELEPHONE TOWERS ARE PERMITTED WITHIN THE
MUNICIPATION EASEMENTS SHOWN ON THE FACE OF THIS PLAT.

PERTIES WITHIN THIS PLAT ARE SUBJECT TO THAT CERTAIN
ARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
AN RIDGE TOWNHOMES RECORDED UNDER KING COUNTY
ORDING NO. _____ CONCURRENTLY
EWITH (THE CC&Rs). IN THE EVENT OF ANY CONFLICT BETWEEN
TERMS OF THIS PLAT AND THE TERMS OF THE CC&Rs, THE
Rs SHALL CONTROL.

PAVING AND UTILITY REQUIREMENTS:

T SYLVAN PARTNERS, LLC MUST INSTALL ALL REQUIRED STREETS,
ITIES AND OTHER INFRASTRUCTURE PRIOR TO OCCUPANCY OF
DEVELOPMENT SITE WITH THE EXCEPTION THAT THE FINAL LIFT
ASPHALT MAY BE COMPLETED AT A LATER TIME. THE
LOPMENT FRONTAGE STREET MUST HAVE FINAL PAVEMENT NOT
E THAN 18 MONTHS AFTER THE DEVELOPMENT OF EACH PHASE
CCUPIED. STREET TREES SHALL BE INSTALLED WITHIN 4 MONTHS
THE FINAL LIFT OF ASPHALT FOR EACH PHASE.

UNIT LOT GROUPS

OLLOWING UNIT LOT GROUPS SHARE MUTUAL AND RECIPROCAL EASEMENTS
IVATE EASEMENT NOTE 4, SHEET 2.

THROUGH 3	LOTS 60 THROUGH 62	LOTS 118 THROUGH 120
THROUGH 7	LOTS 63 THROUGH 66	LOTS 121 THROUGH 124
THROUGH 10	LOTS 67 THROUGH 69	LOTS 125 THROUGH 127
THROUGH 13	LOTS 70 AND 71	LOTS 128 THROUGH 131
THROUGH 17	LOTS 72 THROUGH 74	LOTS 132 THROUGH 134
THROUGH 20	LOTS 75 THROUGH 77	LOTS 135 THROUGH 138
THROUGH 23	LOTS 78 THROUGH 81	LOTS 139 THROUGH 141
THROUGH 27	LOTS 82 THROUGH 85	LOTS 142 THROUGH 145
THROUGH 31	LOTS 86 THROUGH 88	LOTS 146 THROUGH 148
THROUGH 34	LOTS 89 THROUGH 92	LOTS 149 THROUGH 151
THROUGH 38	LOTS 93 THROUGH 96	LOTS 152 THROUGH 155
THROUGH 41	LOTS 97 THROUGH 99	LOTS 156 THROUGH 159
THROUGH 44	LOTS 100 THROUGH 102	LOTS 160 THROUGH 162
THROUGH 47	LOTS 103 THROUGH 106	LOTS 163 THROUGH 165
THROUGH 50	LOTS 107 THROUGH 109	LOTS 166 THROUGH 169
THROUGH 53	LOTS 110 AND 111	LOTS 170 THROUGH 172
THROUGH 56	LOTS 112 AND 113	LOTS 173 THROUGH 175
THROUGH 59	LOTS 114 THROUGH 117	LOTS 176 THROUGH 178

(ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT APPLICATION NO.
9502282, RECORDED IN KING COUNTY UNDER RECORDING NUMBER 9505040850).

PARCEL D:

LOT 2, BLOCK 16, SUNRISE HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 23 OF PLATS, PAGE 39, IN KING COUNTY,
WASHINGTON;
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;
THENCE S 00°27'02" W ON THE EAST LINE OF SAID LOT A DISTANCE OF 54.34 FEET;
THENCE N 74°42'23" W A DISTANCE OF 70.00 FEET;
THENCE N 03°40'01" W A DISTANCE OF 19.06 FEET TO THE NORTHERLY LINE OF SAID
LOT 2;
THENCE N 76°18'14" E ON SAID LINE A DISTANCE OF 71.19 FEET TO THE POINT OF
BEGINNING;
ALSO EXCEPT THAT PORTION OF LOT 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE N 61°50'56" W ON THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 289.06
FEET;
THENCE N 75°08'19" E A DISTANCE OF 166.87 FEET;
THENCE S 89°37'50" E A DISTANCE OF 95.00 FEET TO THE EAST LINE OF SAID LOT 2;
THENCE S 00°27'02" W ON THE EAST LINE OF SAID LOT 2 A DISTANCE OF 178.56 FEET
TO THE POINT OF BEGINNING;

(ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT APPLICATION NO.
9502283, RECORDED IN KING COUNTY UNDER RECORDING NUMBER 9505040848).

PARCEL E:

LOT 3, BLOCK 16, SUNRISE HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 23 OF PLATS, PAGE 39, IN KING COUNTY,
WASHINGTON;
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT;
THENCE N 89°37'50" W ON THE SOUTH LINE THEREOF A DISTANCE OF 302.00 FEET;
THENCE N 08°07'35" E A DISTANCE OF 250.00 FEET;
THENCE N 75°08'19" E A DISTANCE OF 13.13 FEET TO THE NORTHERLY LINE OF SAID
LOT 3;
THENCE S 61°50'56" E ON SAID LINE A DISTANCE OF 289.06 FEET TO THE NORTHEAST
CORNER OF LOT 3;
THENCE S 00°27'02" W ON THE EAST LINE OF SAID LOT A DISTANCE OF 116.44 FEET TO
THE POINT OF BEGINNING;

(ALSO KNOWN AS REMAINDER LOT OF OPEN SPACE REMAINDER LOT APPLICATION NO.
9502285, RECORDED IN KING COUNTY UNDER RECORDING NUMBER 9505040849).

PROPERTY.

LIMITATION ON DEVELOPMENT AND LAND-DISTURBING ACTIVITIES
GRANTOR UNDERSTANDS AND ACKNOWLEDGES THAT LAND DISTURBING
ACTIVITIES SUCH AS CONSTRUCTION, EXCAVATION OR GRADING MAY NOT
OCCUR IN THE ENVIRONMENTALLY CRITICAL AREA OR ITS BUFFER (TOGETHER
REFERRED TO AS THE "COVENANT AREA") UNLESS IN ACCORDANCE WITH THE
REGULATIONS CONTAINED IN SMC CHAPTER 25.09 AND/OR MAY REQUIRE CITY
PERMITS.

GRANTOR UNDERSTANDS, ACKNOWLEDGES AND AGREES THAT PURSUANT TO
SMC 25.09.240A, DEVELOPMENT IS LIMITED TO THE PORTIONS OF THE
PROPERTY THAT ARE OUTSIDE OF THE COVENANT AREA IDENTIFIED ON
SHEETS 6, 7 AND 8 HEREIN. SHEETS 6, 7 AND 8 SHOW THE COVENANT
AREA, THE LOCATION OF THE PERMANENT MARKERS AND THE AREA OF THE
LIMITED EXEMPTION.

REMOVAL AND CLEARING OF TREES AND OTHER VEGETATION AND ACTIONS
DETRIMENTAL TO TREES, SUCH AS TREE-TOPPING, ARE NOT PERMITTED IN
THE COVENANT AREA EXCEPT IN ACCORDANCE WITH SMC 25.09.320.

RIGHT TO ENTER

THIS COVENANT SHALL NOT BE INTERPRETED TO PROHIBIT ENTRY TO OR
NORMAL USE AND MAINTENANCE OF THE COVENANT AREA.

VIOLATIONS

IF THE CITY DETERMINES THAT A VIOLATION OF THIS COVENANT IS
OCCURRING, HAS OCCURRED, OR IS THREATENED, THE CITY MAY DEMAND
CORRECTIVE ACTION SUFFICIENT TO CURE THE VIOLATION, INCLUDING WITHOUT
LIMITATION, RESTORATION OR REMEDIATION OF THE COVENANT AREA AND
REMOVAL OF ANY IMPROVEMENTS NOT PERMITTED BY THE CITY. THE CITY
HEREBY RESERVES ITS EXISTING RIGHTS AT LAW AND EQUITY WITH RESPECT
TO ANY VIOLATION OF THIS COVENANT BY THE OWNER.

RECORDING

THIS COVENANT SHALL BE IN EFFECT UPON RECORDING OF THIS PLAT IN
THE REAL ESTATE RECORDS OF THE OFFICE OF RECORDS AND ELECTIONS OF
KING COUNTY.

RUNNING COVENANT

THE PARTIES INTEND THAT THIS COVENANT SHALL RUN WITH THE LAND AND
BE BINDING ON THE GRANTOR AND ON THE GRANTOR'S HEIRS, SUCCESSORS
AND ASSIGNS.

SEVERABILITY

IF ANY PROVISION OF THIS COVENANT IS HELD INVALID, THE REMAINDER OF
THE COVENANT IS NOT AFFECTED. IF THE APPLICATION OF THIS COVENANT
TO ANY PERSON OR CIRCUMSTANCE IS HELD INVALID, THE APPLICATION OF
THE COVENANT TO OTHER PERSONS OR CIRCUMSTANCES IS NOT AFFECTED.

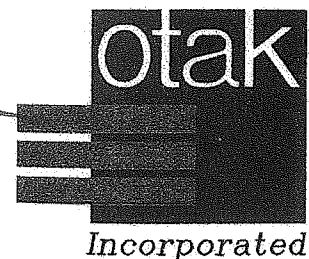
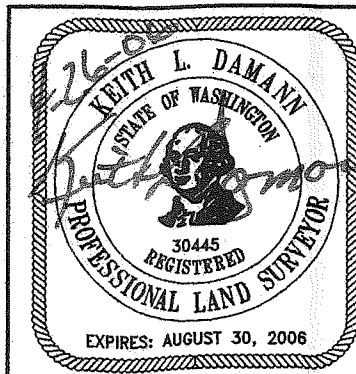
AMENDMENT

THIS COVENANT MAY NOT BE AMENDED OR MODIFIED EXCEPT BY WRITTEN
DOCUMENT EXECUTED AND ACKNOWLEDGED BY THE CITY AND GRANTOR.

PERMANENT CONDITIONS

PURSUANT TO SMC 25.09.060 B3 THE FOLLOWING ARE PERMANENT
CONDITIONS OF THE DEVELOPMENT APPROVAL UNDER MUP-04-016 (SD).

NO REMOVAL OF VEGETATION SHALL BE PERMITTED WITHIN THE COVENANT
AREA, EXCEPT AS OTHERWISE PERMITTED BY CHAPTER 25.09 (SMC).

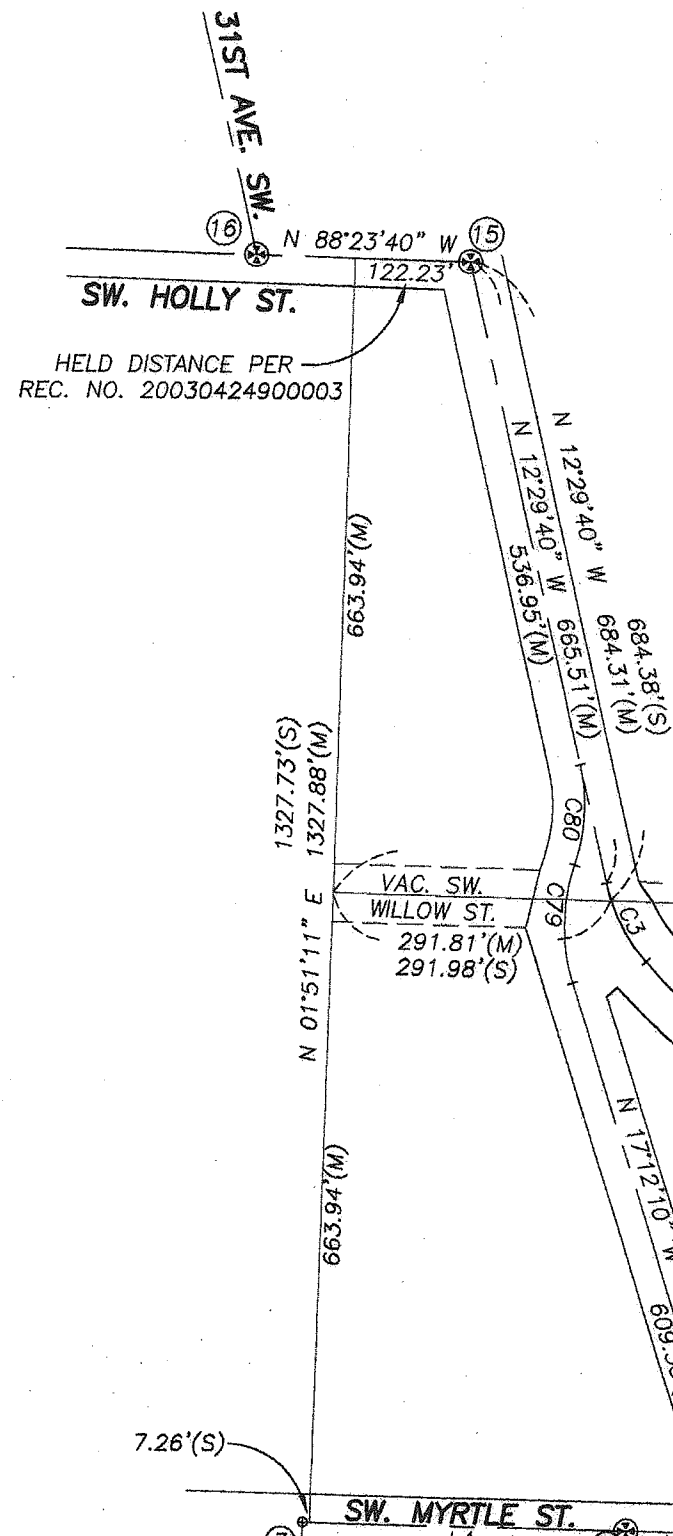
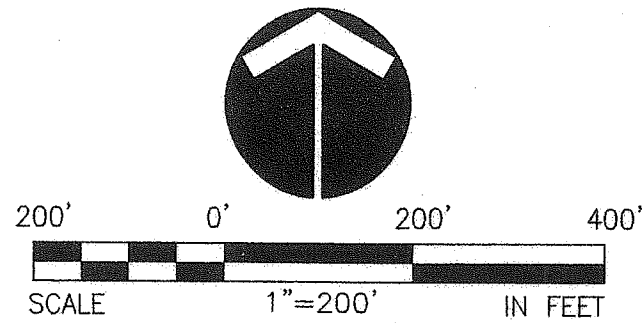


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PLAT OF SYLVAN RIDGE TOWNHOMES

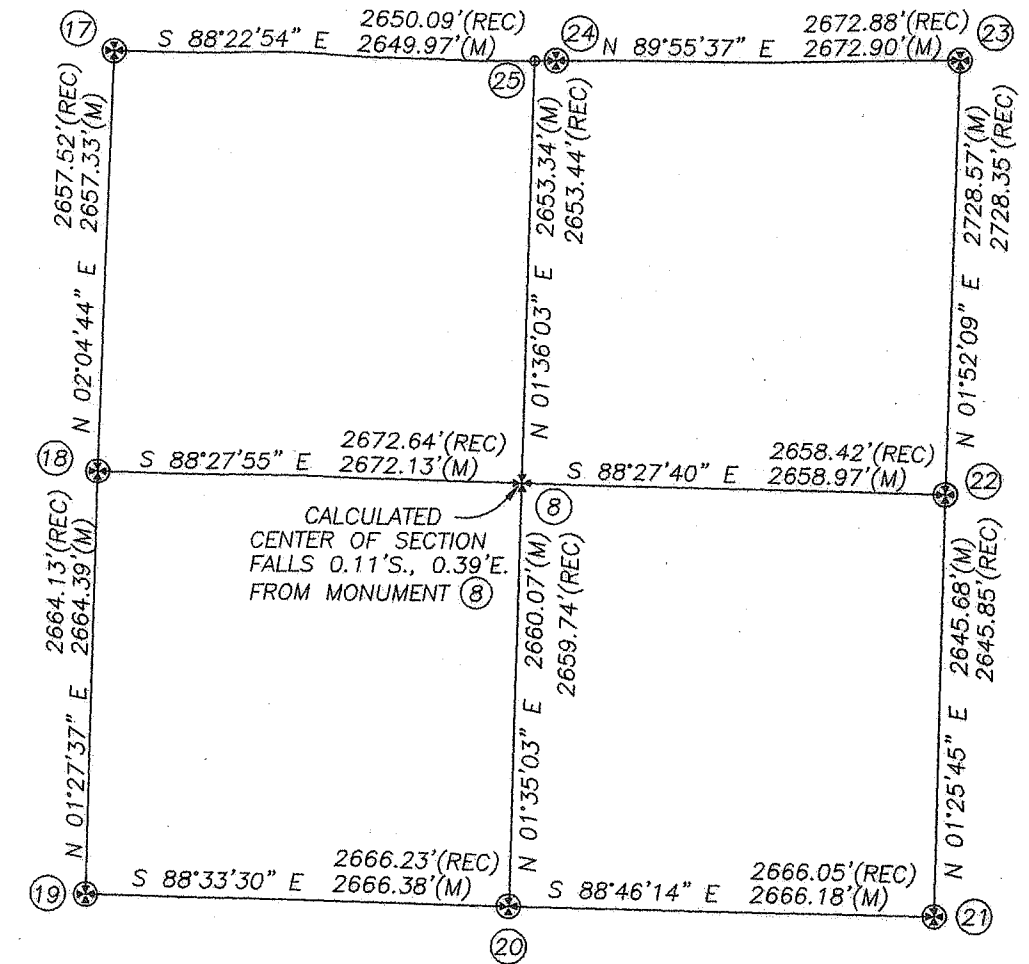
DWN. BY	DATE 4/18/06	JOB NO. 30620
CHKD. BY KLD	SCALE	SHEET 2 OF 9

VOL./PG.



LINE TABLE			
LINE	BEARING	DISTANCE	(REC)
L1	N 12°32'27" W	217.31'	217.16'
L2	S 88°29'40" E	282.45'	282.40'
L3	S 88°30'56" E	340.98'	341.02'
L4	S 88°27'49" E	341.01'	341.01'
L5	S 88°25'51" E	121.00'	120.98'
L6	N 86°58'59" W	240.05'	239.98'
L7	S 01°35'03" W	264.88'	264.94'
L8	N 66°57'13" W	534.04'	534.23'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	(REC)
C1	62°21'08"	350.00'	380.89'	380.95'
C2	45°23'42"	740.00'	586.30'	586.30'
C3	29°05'37"	183.00'	92.92'	92.79'
C69	96°13'56"	220.00'	369.51'	
C79	35°41'53"	200.33'	124.82'	124.80'
C80	30°59'23"	200.00'	108.17'	108.30'

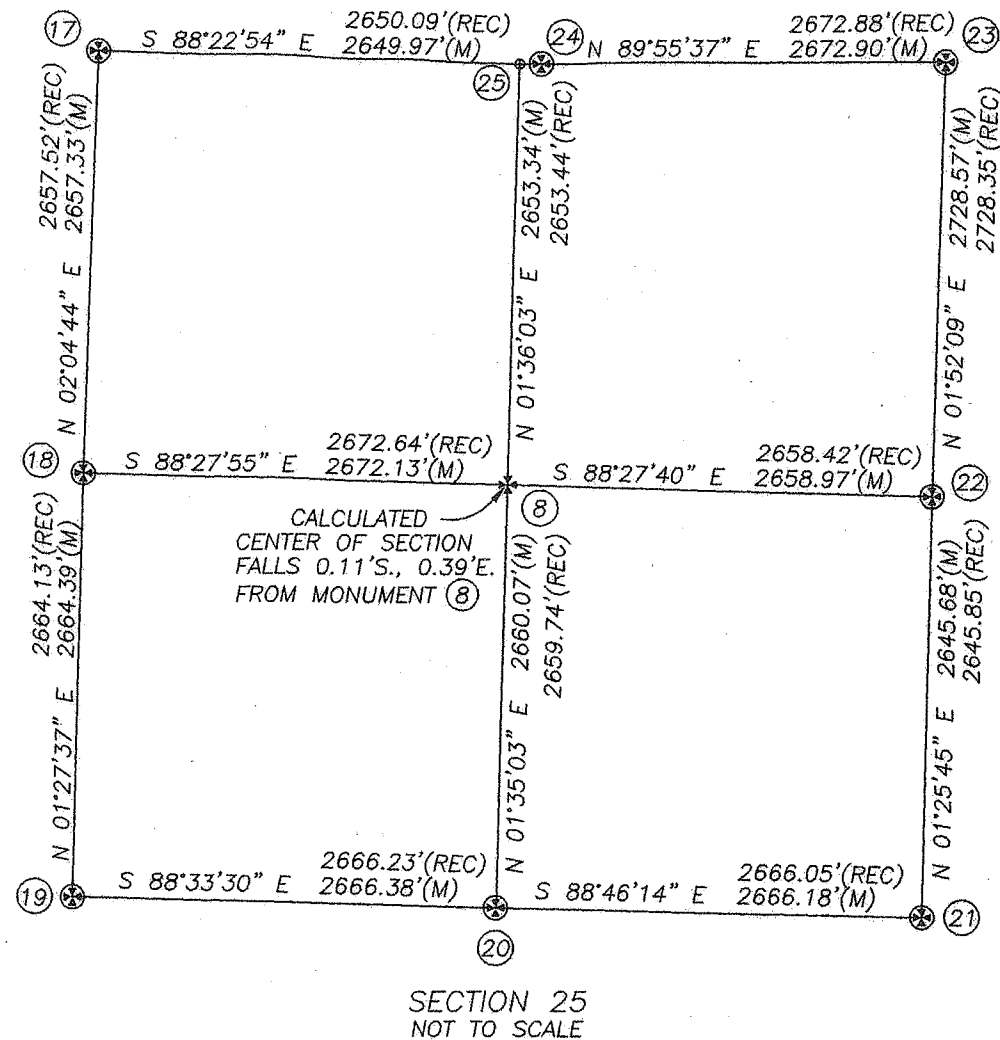


DATUM NOTES

1. HORIZONTAL DATUM: NAD 83/91 WASHINGTON STATE PLANE NORTH ZONE
2. BASIS OF BEARINGS: GPS NETWORK CONSTRAINED TO CITY OF SEATTLE CONTROL POINTS 93H-145 AND 93H-839.
3. COORDINATE BASIS: WASHINGTON STATE PLANE NORTH ZONE
MONUMENT 93H-839: N. 192504.090, E. 1254182.932
MONUMENT 93H-145: N. 203969.029, E. 1264740.389

LINE TABLE			
BEARING	DISTANCE	(REC)	
N 12°32'27" W	217.31'	217.16'	
S 88°29'40" E	282.45'	282.40'	
S 88°30'56" E	340.98'	341.02'	
S 88°27'49" E	341.01'	341.01'	
S 88°25'51" E	121.00'	120.98'	
N 86°58'59" W	240.05'	239.98'	
S 01°35'03" W	264.88'	264.94'	
N 66°57'13" W	534.04'	534.23'	

CURVE TABLE			
DELTA	RADIUS	LENGTH	(REC)
62°21'08"	350.00'	380.89'	380.95'
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35°41'53"	200.33'	124.82'	124.80'
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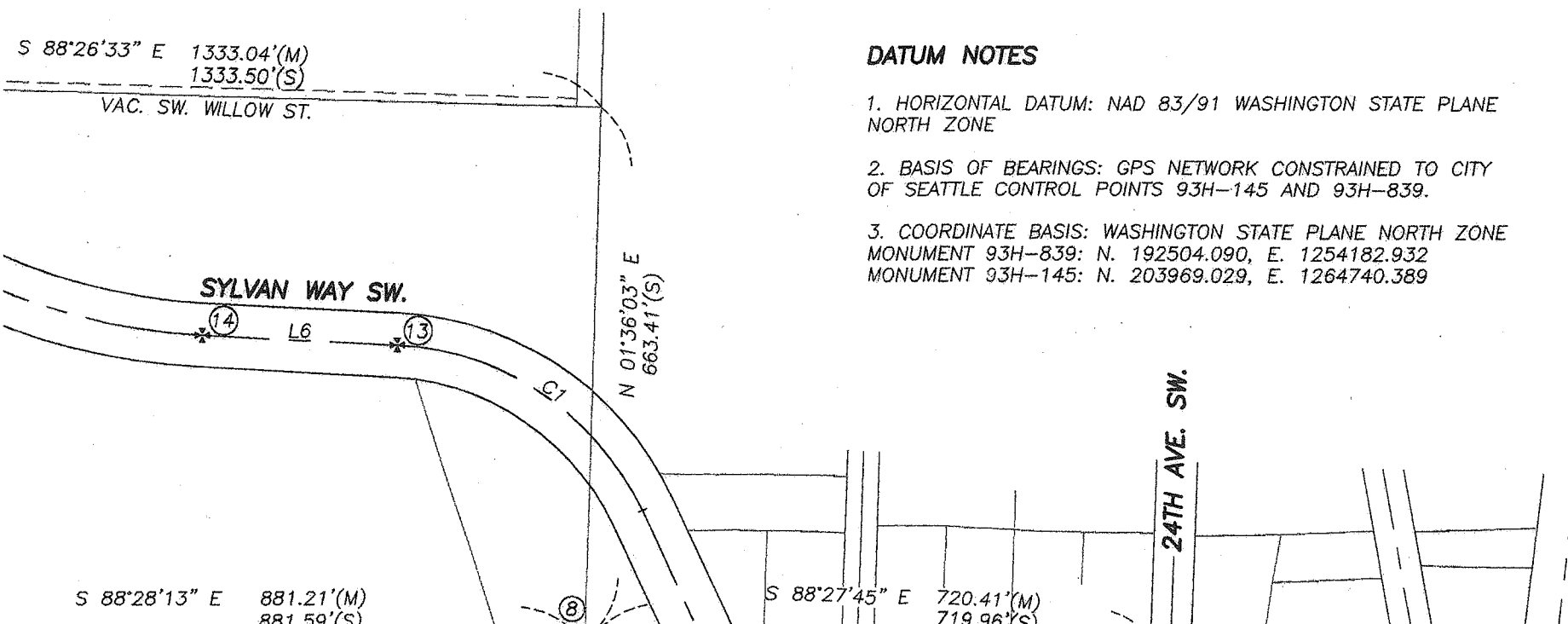


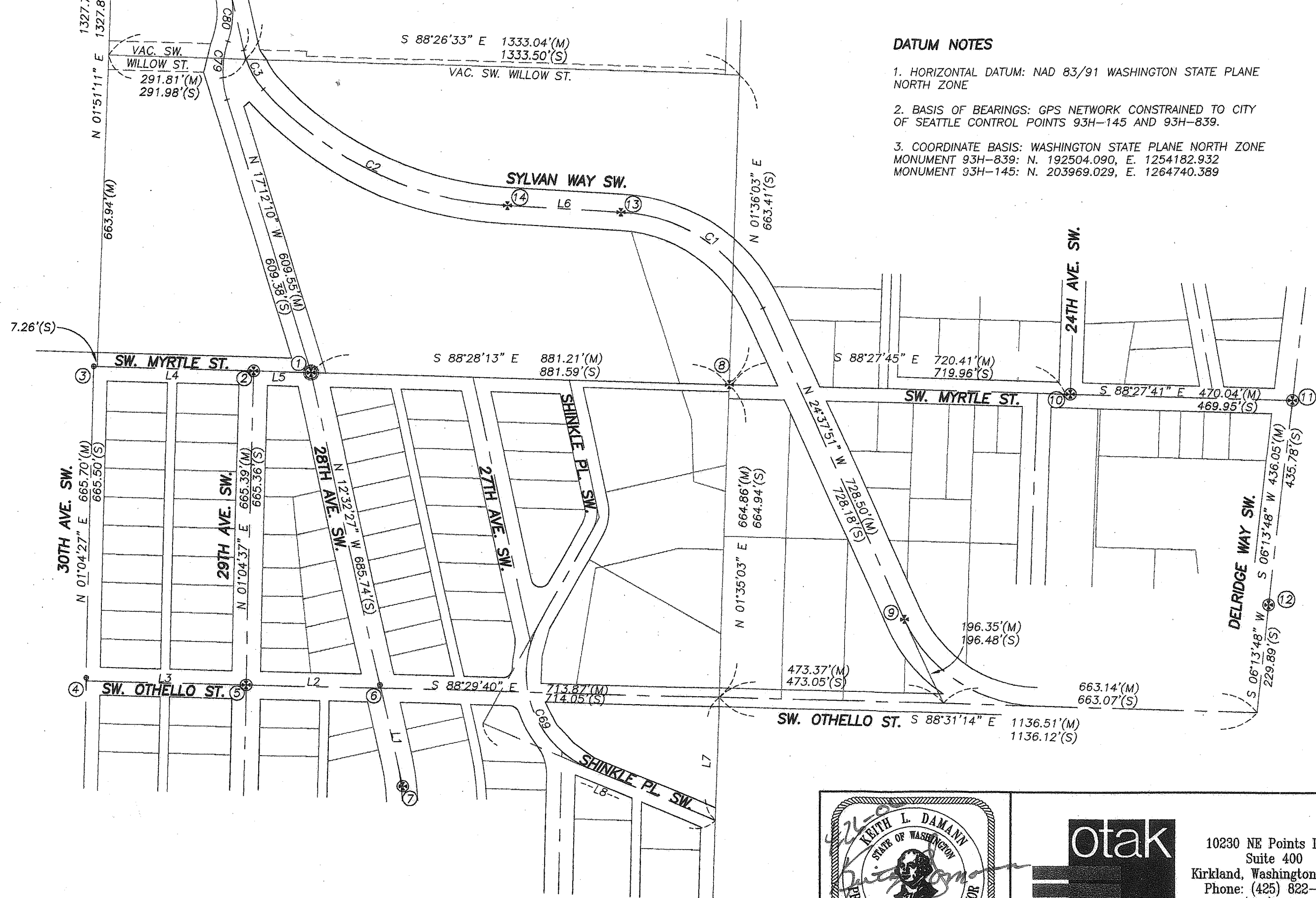
DATUM NOTES

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2. BASIS OF BEARINGS: GPS NETWORK CONSTRAINED TO CITY OF SEATTLE CONTROL POINTS 93H-145 AND 93H-839.
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MONUMENT 93H-839: N. 192504.090, E. 1254182.932
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MONUMENT LEGEND

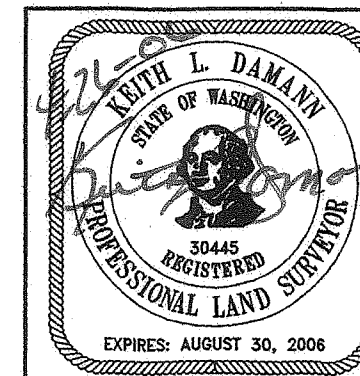
- ① MON. CASE (NO MONUMENT)
- ② HELD MON. IN CASE 3" DIAMETER CONC. MON. W/ BRASS PIN DOWN 1.3'
- ③ HELD SURFACE MON. 4" BRASS DISC
- ④ HELD 3" BRASS DISC ON NORTH EDGE TRAFFIC ISLAND 7.0' NORTH OF INTERSECTION (FIELD BOOK 2083FF, PAGE 33)
- ⑤ HELD MON. IN CASE 3" DIAMETER CONC. MON. W/ BRASS PIN DOWN 0.3'
- ⑥ HELD 2" BRASS DISC ON NORTH EDGE TRAFFIC ISLAND 7.0' NORTH OF INTERSECTION (FIELD BOOK 2083FF, PAGE 34)
N. 199802.7412
E. 1261193.7100
- ⑦ HELD MON. IN CASE 6"x6" CONC. MON W/ BRASS PIN DOWN 1.0'
N. 199583.7798
E. 1261242.4162
- ⑧ CENTER SECTION 25-24-03 HELD 4"x4" CONC. MON. W/ BRASS PIN
N. 200441.7613
E. 1261927.2306
- ⑨ HELD 2"x2" CONC. MON W/ BRASS PIN (NO CASE) DOWN 0.8'
N. 199943.4135
E. 1262300.2334
- ⑩ HELD MON. IN CASE 4"x4" CONC. MON W/ 3" BRASS DISC
- ⑪ HELD MON. IN CASE 4"x4" CONC. MON W/ BRASS PIN DOWN 1.5'
- ⑫ HELD MON. IN CASE 4"x4" CONC. MON W/ BRASS PIN DOWN 1.7'
- ⑬ HELD 2"x2" CONC. MON W/ BRASS PIN (NO CASE) DOWN 1.2'
N. 200809.2758
E. 1261696.8825
- ⑭ HELD MON. IN CASE 2"x2" CONC. MON W/ BRASS PIN DOWN 1.1'
- ⑮ HELD MON. IN CASE 2"x2" CONC. MON W/ BRASS PIN DOWN 0.9'
- ⑯ HELD MON. IN CASE AT INTERSECTION OF 35TH AVE. S.W. AND S.W. GRAHAM ST. 4" DIAMETER CONC. MON. W/ BRASS PIN DOWN 1.3'
- ⑰ HELD MON. IN CASE AT INTERSECTION OF 35TH AVE. S.W. AND S.W. MYRTLE ST. 5" DIAMETER CONC. MON. W/ PUNCH DOWN 1.1'
- ⑱ HELD MON. IN CASE AT INTERSECTION OF 35TH AVE. S.W. AND S.W. KENYON ST. 5" DIAMETER CONC. MON. W/ BRASS PIN DOWN 1.3'
- ⑲ HELD MON. IN CASE AT 26TH AVE. S.W. AND S.W. KENYON ST. 5.0' WEST OF INTERSECTION (FIELD BOOK 2841, PAGE 23) 4" DIAMETER CONC. MON. W/ BRASS PIN DOWN 1.1'
- ⑳ HELD MON. IN CASE AT INTERSECTION OF 16TH AVE. S.W. AND S.W. KENYON ST. 4" DIAMETER CONC. MON. W/ BRASS PIN DOWN 0.6'
- ㉑ HELD MON. IN CASE AT INTERSECTION OF 16TH AVE. S.W. AND S.W. MYRTLE ST. 5" DIAMETER CONC. MON. W/ BRASS PIN DOWN 0.6'
- ㉒ HELD MON. IN CASE AT INTERSECTION OF 16TH AVE. S.W. AND S.W. GRAHAM ST. 5" DIAMETER CONC. MON. W/ BRASS PIN DOWN 0.9'
- ㉓ MON. IN CASE AT INTERSECTION OF 26TH AVE. S.W. AND S.W. GRAHAM ST. 5" DIAMETER CONC. MON. W/ BRASS PIN DOWN 0.7'
- ㉔ HELD MON. (NO CASE) IN ASPHALT WALK 14.73' WEST OF INTERSECTION OF 26TH AVE. S.W.



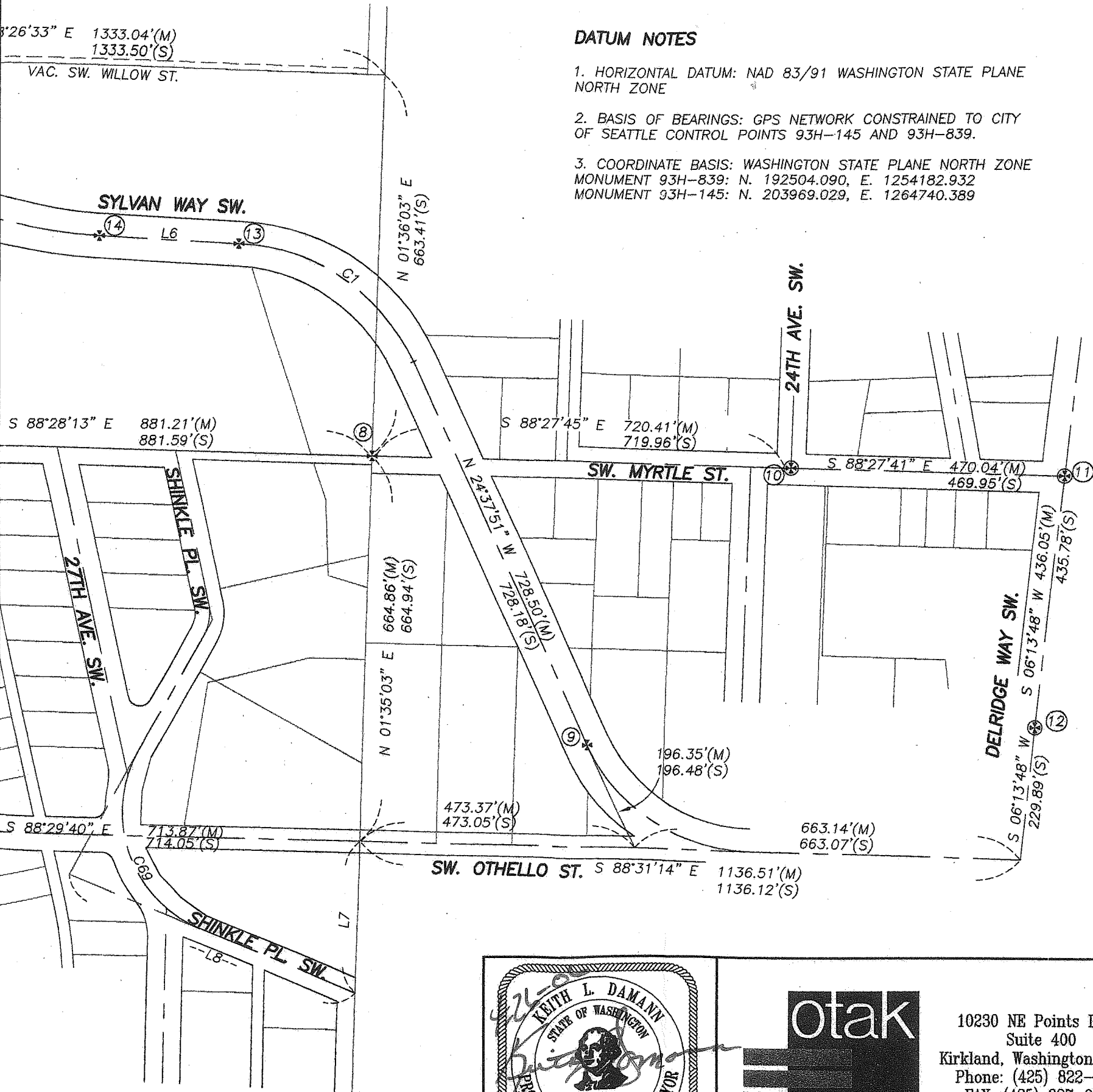


DATUM NOTES

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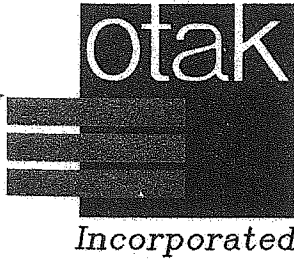
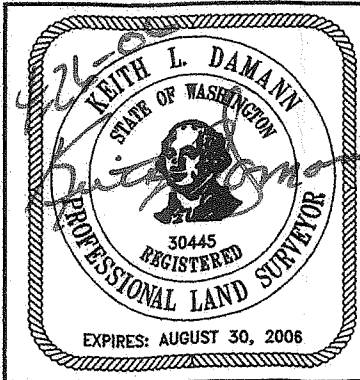
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MONUMENT 93H-839: N. 192504.090, E. 1254182.932
MONUMENT 93H-145: N. 203969.029, E. 1264740.389

- ⑨ HELD
2"x2" CONC. MON
W/ BRASS PIN (NO CASE)
DOWN 0.8'
N. 199943.4135
E. 1262300.2334
- ⑩ HELD MON. IN CASE
4"x4" CONC. MON
W/ 3" BRASS DISC
- ⑪ HELD MON. IN CASE
4"x4" CONC. MON
W/ BRASS PIN
DOWN 1.5'
- ⑫ HELD MON. IN CASE
4"x4" CONC. MON
W/ BRASS PIN
DOWN 1.7'
- ⑬ HELD
2"x2" CONC. MON
W/ BRASS PIN (NO CASE)
DOWN 1.2'
N. 200809.2758
E. 1261696.8825
- ⑭ HELD
2"x2" CONC. MON
W/ BRASS PIN (NO CASE)
DOWN 1.2'
N. 200821.9097
E. 1261457.1651
- ⑮ HELD MON. IN CASE AT
INTERSECTION OF 16TH AVE. S.W.
AND S.W. MYRTLE ST.
5" DIAMETER CONC. MON.
W/ BRASS PIN
DOWN 0.6'
- ⑯ HELD MON. IN CASE AT
INTERSECTION OF 16TH AVE. S.W.
AND S.W. GRAHAM ST.
5" DIAMETER CONC. MON.
W/ BRASS PIN
DOWN 0.9'
- ⑰ MON. IN CASE AT
INTERSECTION OF 26TH AVE. S.W.
AND S.W. GRAHAM ST.
5" DIAMETER CONC. MON.
W/ BRASS PIN
DOWN 0.7'
- ⑱ HELD MON. (NO CASE) IN
ASPHALT WALK 14.73' WEST OF
INTERSECTION OF 26TH AVE. S.W.
AND S.W. GRAHAM ST.
5" DIAMETER CONC. MON.
W/ BRASS PIN
DOWN 1.1'
N 203094.0630
E 1262001.3580

LEGEND

- ⊗ * - FOUND MONUMENT AS NOTED
PER MONUMENT LEGEND
- (S) - DISTANCE PER SEATTLE ENGINEERING DEPARTMENT
QUARTER SECTION SHEETS
- (M) - MEASURED
- (D) - DEED
- (REC) - RECORD DATA PER DEED, PLAT OR
SEATTLE ENGINEERING DEPARTMENT

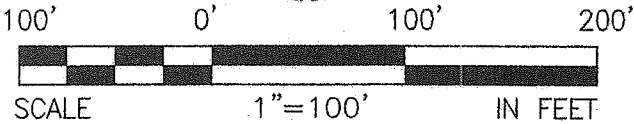
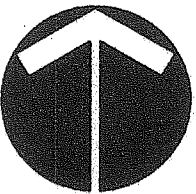


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PLAT OF
SYLVAN RIDGE TOWNHOMES

DWN. BY	DATE 4/18/06	JOB NO. 30620
CHKD. BY KLD	SCALE 1"=200'	SHEET 3 OF 9

VOL./PG.



LINE TABLE			
LINE	BEARING	DISTANCE	(REC)
L9	N 02°47'10" E	58.75'	58.72'
L10	N 15°38'33" E	59.70'	59.70'
L11	N 88°29'40" W	95.00'	95.00'
L12	N 73°35'40" W	70.00'	70.00'
L13	N 02°32'04" W	130.00'	130.00'
L14	N 17°44'49" W	68.15'	68.15'
L15	N 48°24'43" E	14.57'	14.57'
L16	N 12°32'27" W	271.19'	271.32'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	(REC)
C1	62°21'08"	350.00'	380.89'	380.95'
C2	45°23'42"	740.00'	586.30'	586.30'
C3	29°05'37"	183.00'	92.92'	92.79'
C4	4°32'18"	310.00'	24.55'	24.98'
C5	45°23'42"	780.00'	617.99'	617.98'
C6	23°26'06"	100.00'	40.90'	40.24'
C7	8°29'23"	250.00'	37.04'	35.05'
C8	89°06'04"	20.00'	31.10'	31.16'
C9	138°10'50"	20.00'	48.23'	48.23'
C10	41°49'10"	50.00'	36.49'	36.50'
C11	41°49'10"	75.00'	54.74'	54.77'
C12	41°49'10"	100.00'	72.99'	73.01'
C13	39°46'45"	220.00'	152.74'	---
C69	96°13'56"	220.00'	369.51'	---

MONUMENT LEGEND

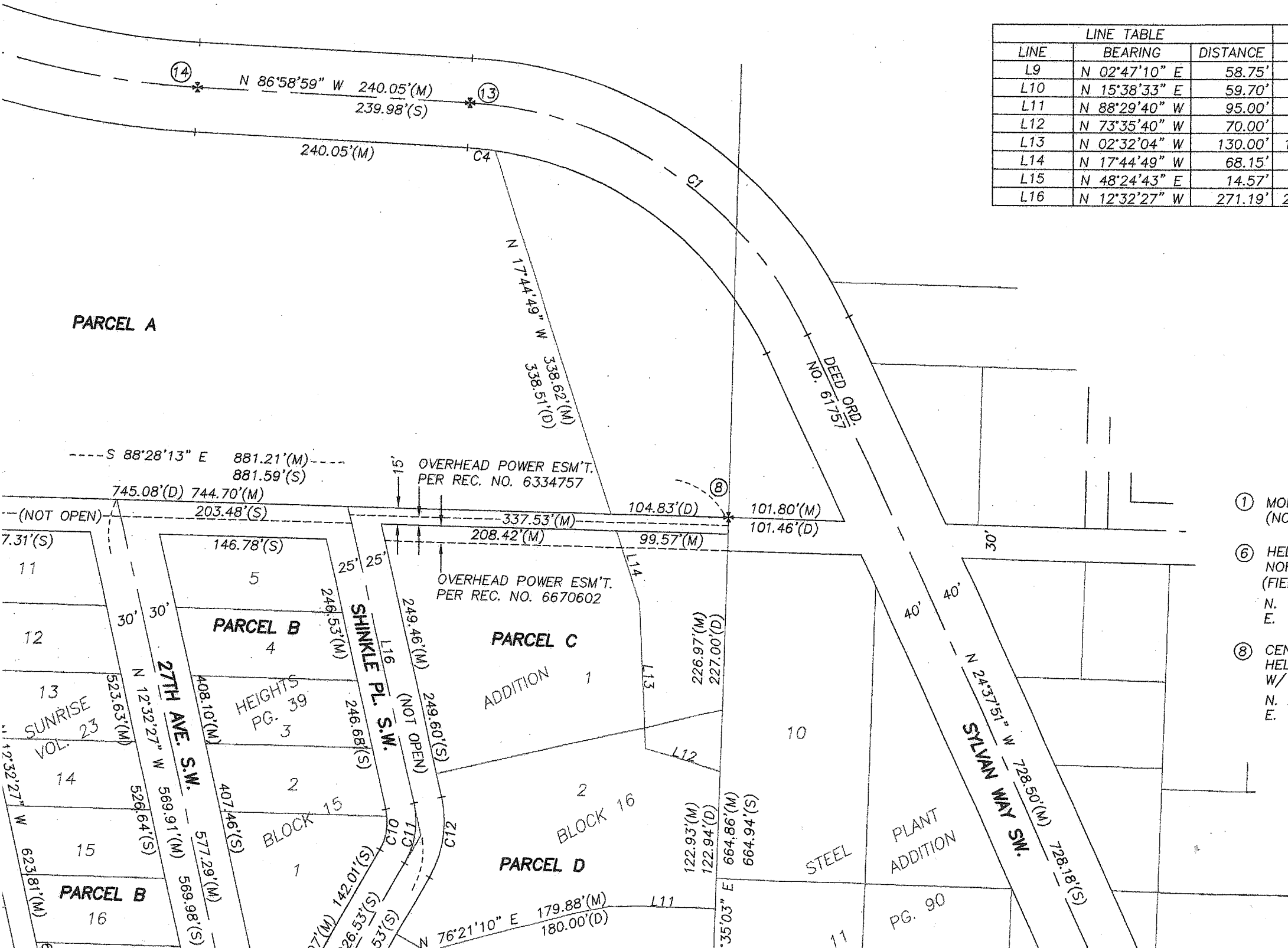
- ① MON. CASE
(NO MONUMENT)

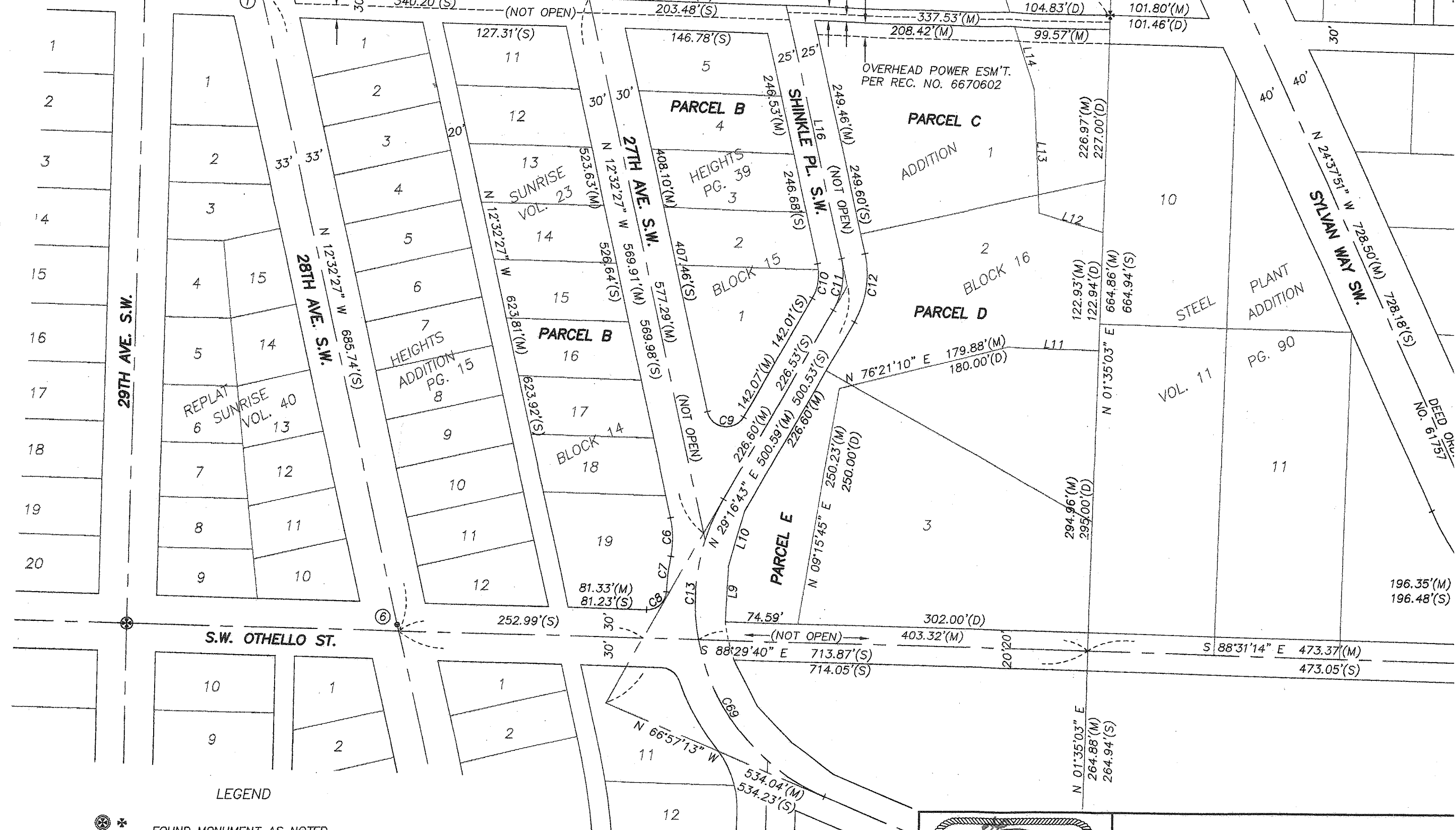
⑥ HELD 2" BRASS DISC ON
NORTH EDGE ISLAND
(FIELD BOOK 2083FF, PAGE 34)
N. 199802.7412
E. 1261193.7100

⑧ CENTER SECTION 25-24-03
HELD 4"x4" CONC. MON.
W/ BRASS PIN
N. 200441.7613
E. 1261927.2306
- ⑨ HELD
2"x2" CONC. MON
W/ BRASS PIN (NO CASE)
DOWN 0.8'
N. 199943.4135
E. 1262300.2334

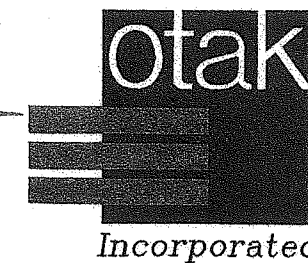
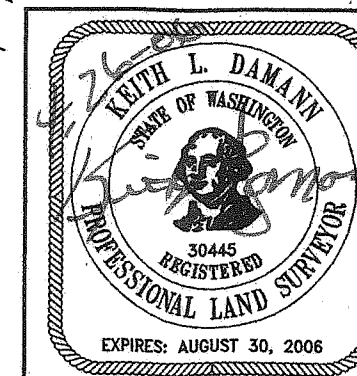
⑬ HELD
2"x2" CONC. MON
W/ BRASS PIN (NO CASE)
DOWN 1.2'
N. 200809.2758
E. 1261696.8825

⑭ HELD
2"x2" CONC. MON
W/ BRASS PIN (NO CASE)
DOWN 1.2'
N. 200821.9097
E. 1261457.1651





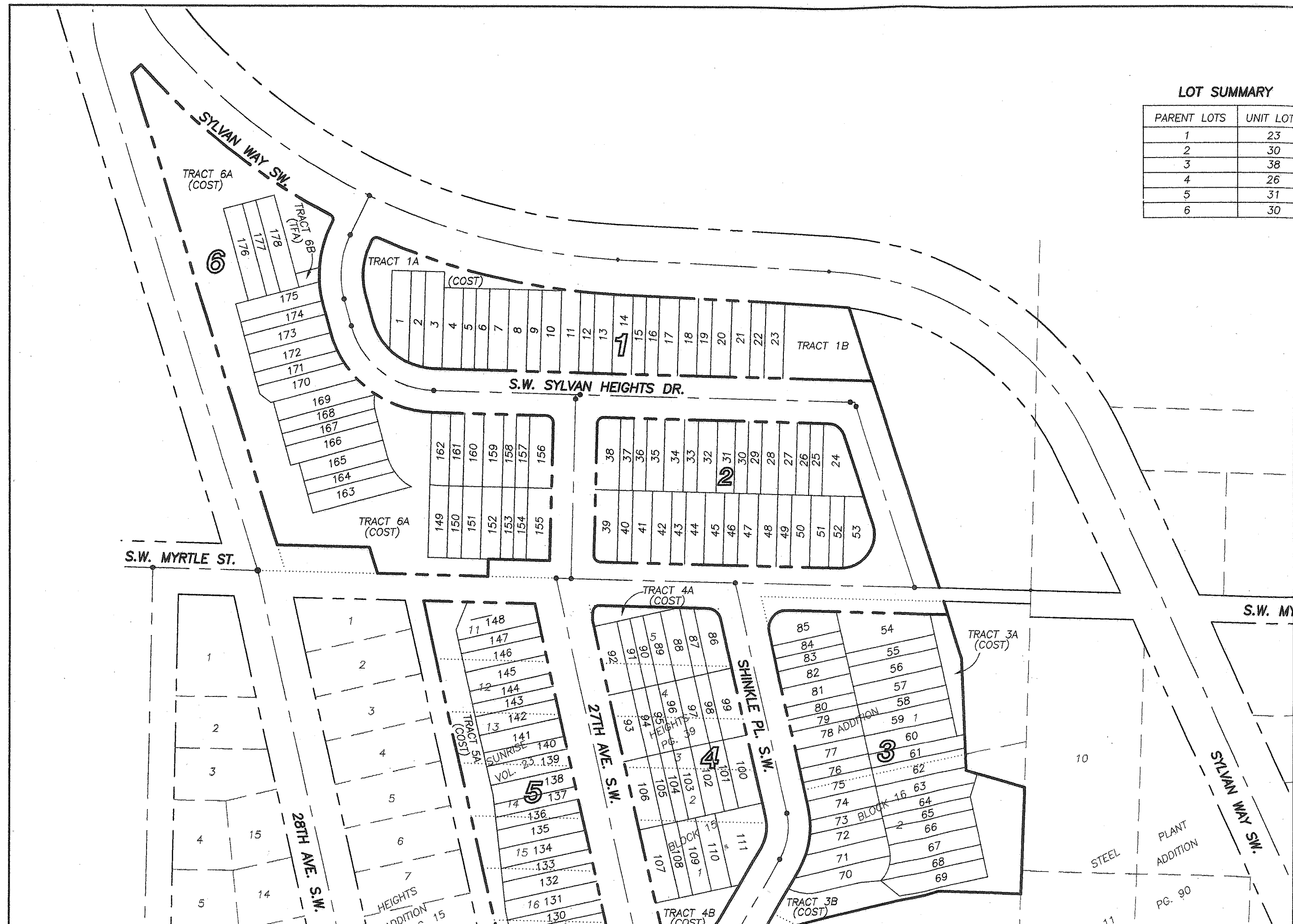
- * - FOUND MONUMENT AS NOTED
 PER MONUMENT LEGEND
 (S) - DISTANCE PER SEATTLE ENGINEERING DEPARTMENT
 QUARTER SECTION SHEETS
 (M) - MEASURED
 (D) - DEED
 (REC) - RECORD DATA PER DEED, PLAT OR
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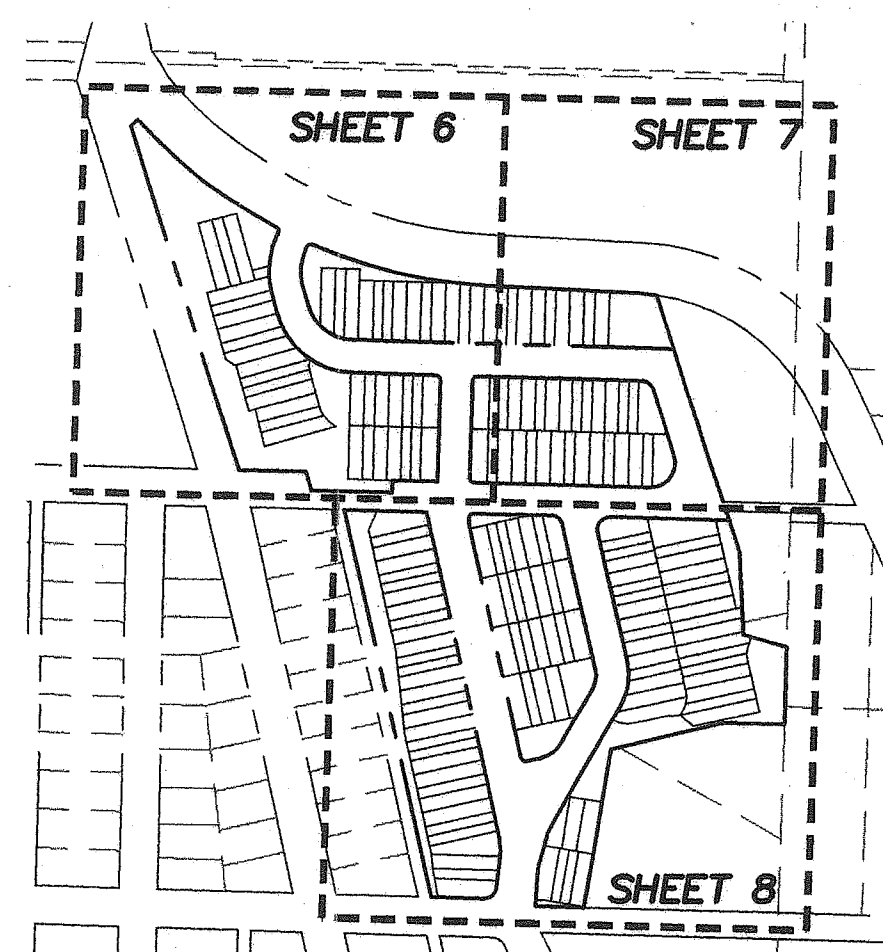
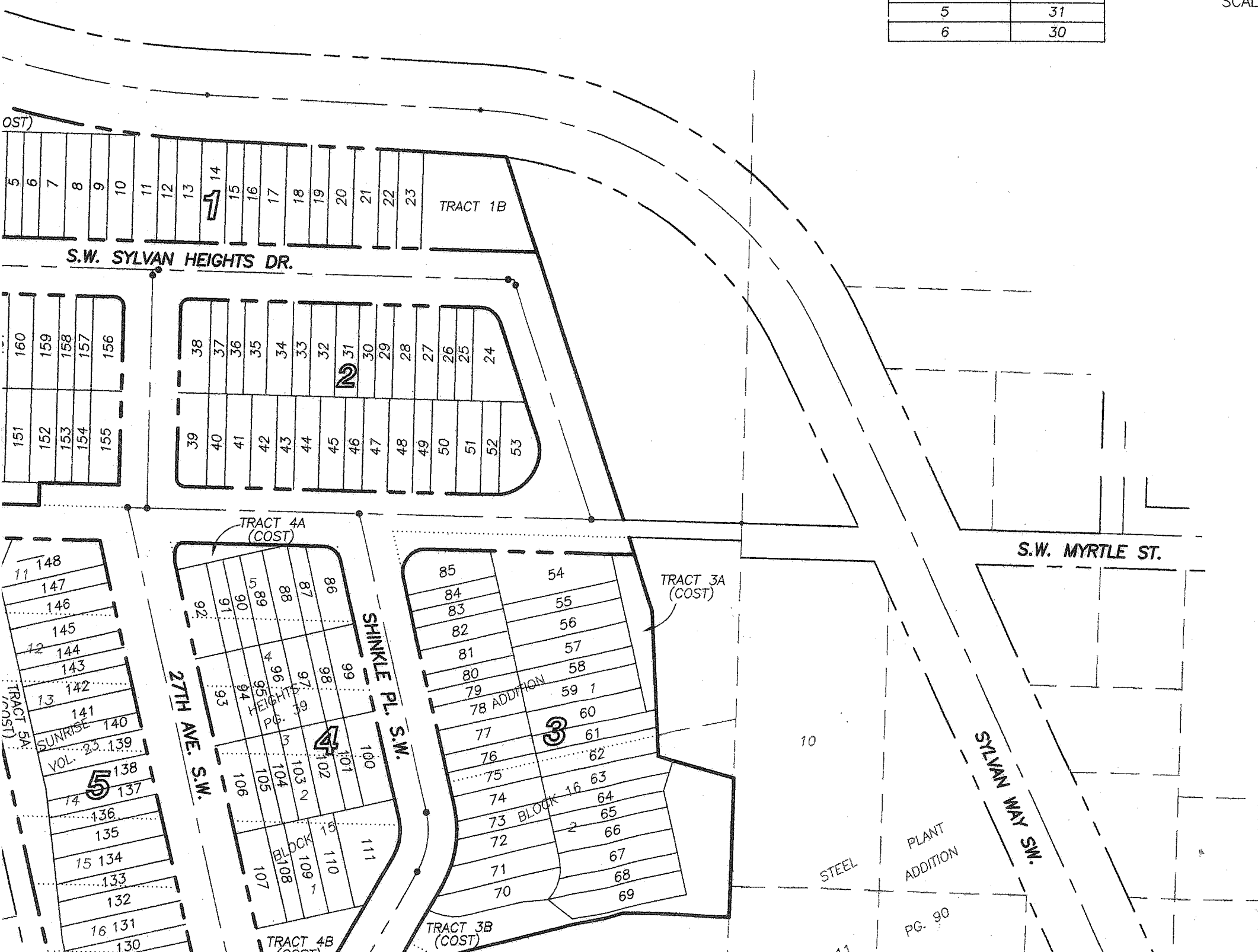
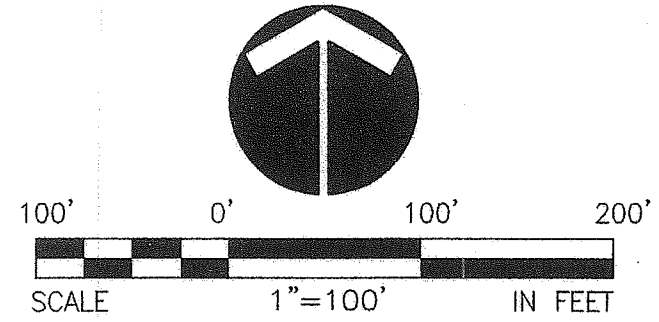
LOT SUMMARY

PARENT LOTS	UNIT LOT
1	23
2	30
3	38
4	26
5	31
6	30

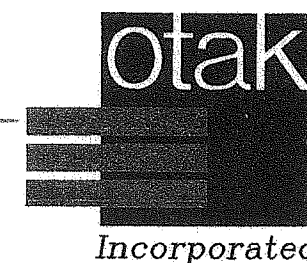
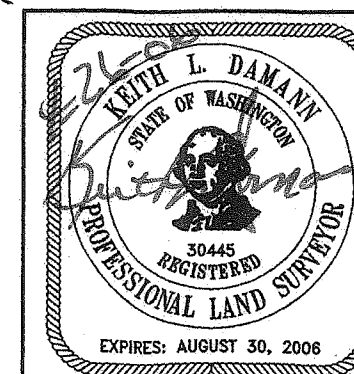
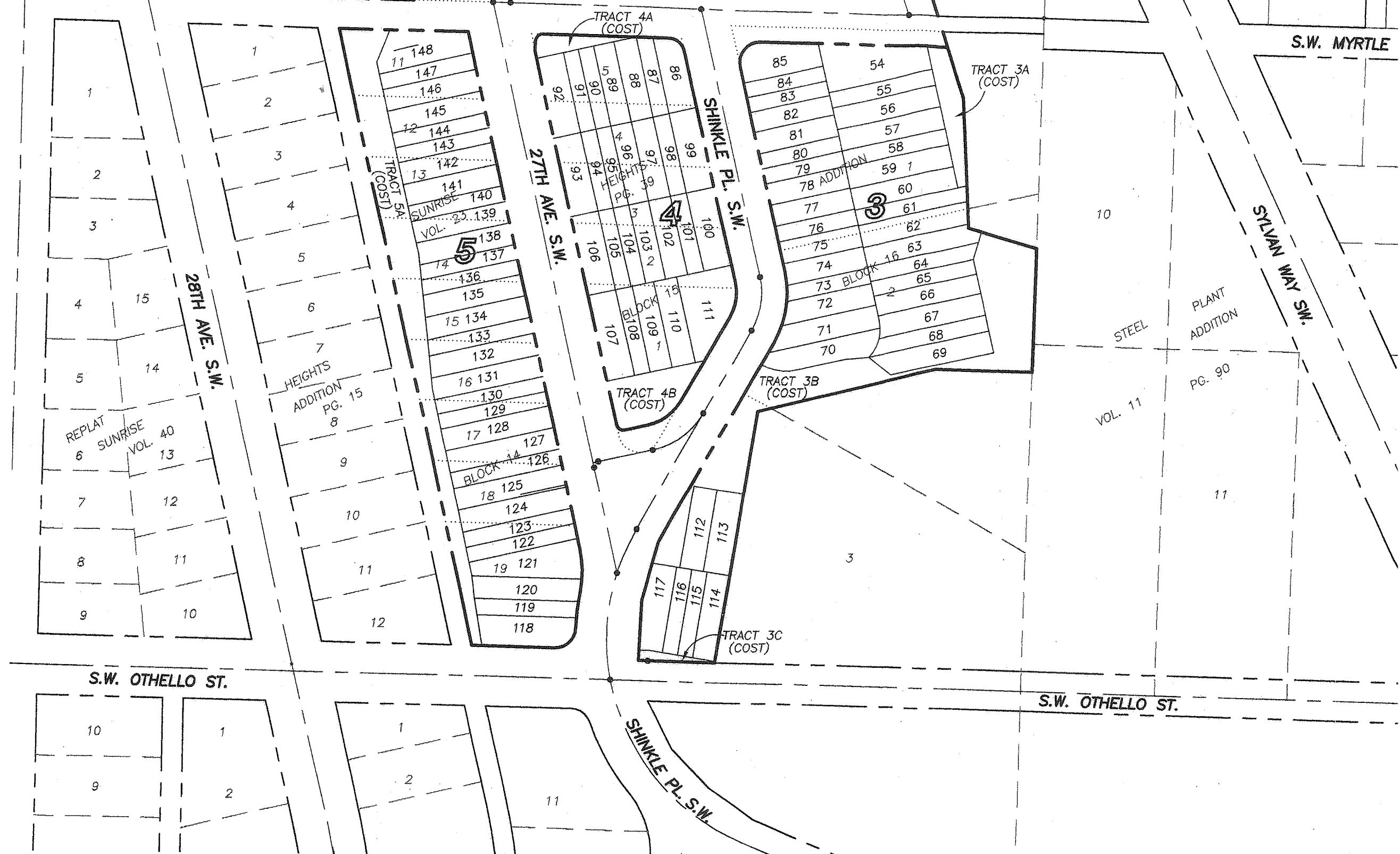


LOT SUMMARY

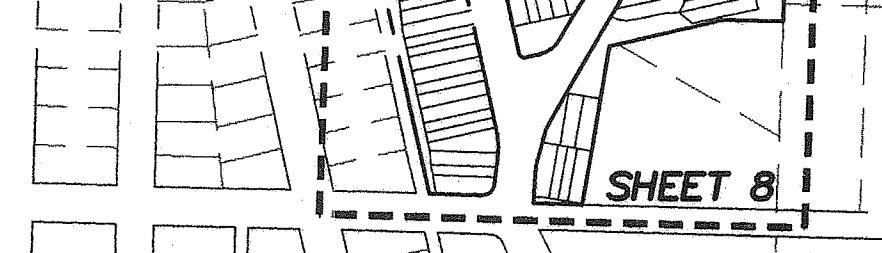
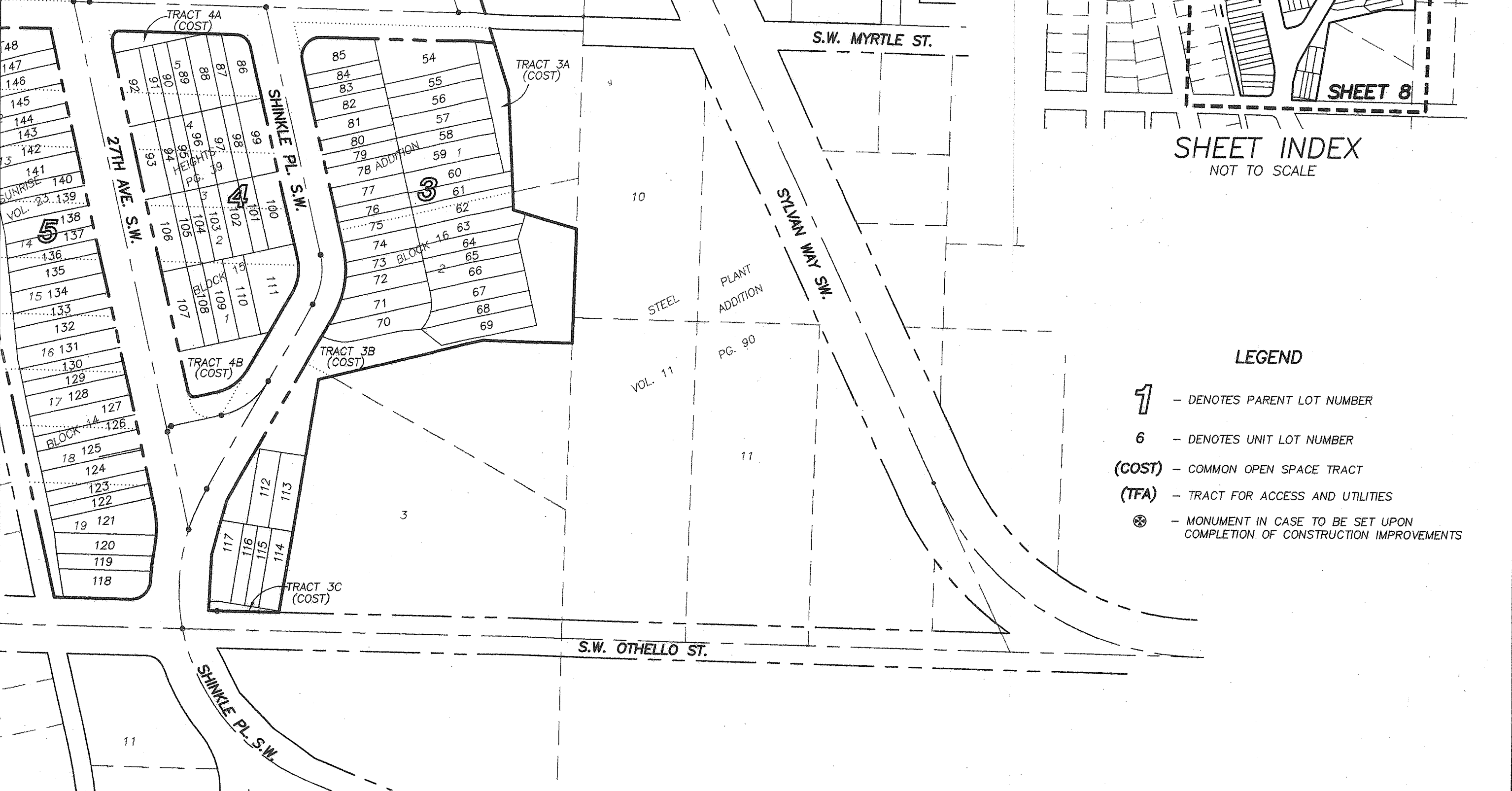
PARENT LOTS	UNIT LOTS
1	23
2	30
3	38
4	26
5	31
6	30



LEGEND



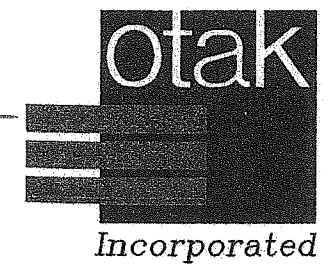
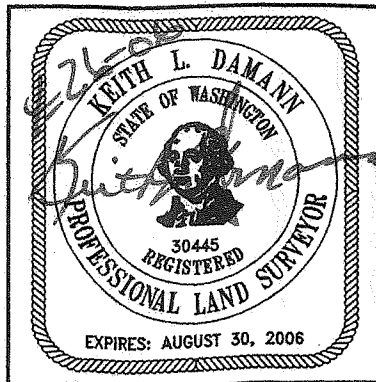
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Kirkland, Washington 98
Phone: (425) 822-444
FAX: (425) 827-9577
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SHEET INDEX
NOT TO SCALE

LEGEND

- 1 - DENOTES PARENT LOT NUMBER
- 6 - DENOTES UNIT LOT NUMBER
- (COST) - COMMON OPEN SPACE TRACT
- (TFA) - TRACT FOR ACCESS AND UTILITIES
- ⊗ - MONUMENT IN CASE TO BE SET UPON COMPLETION OF CONSTRUCTION IMPROVEMENTS

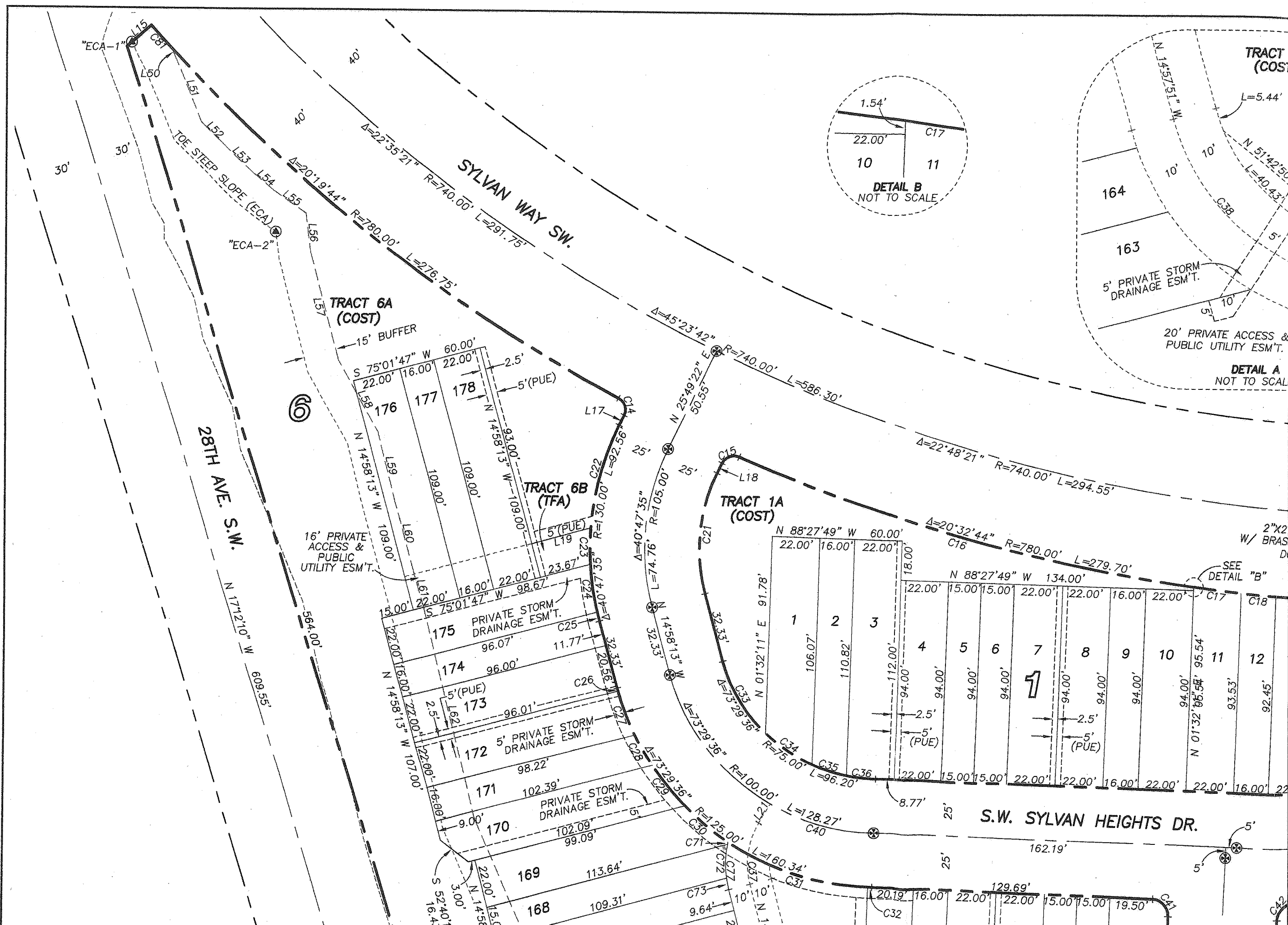


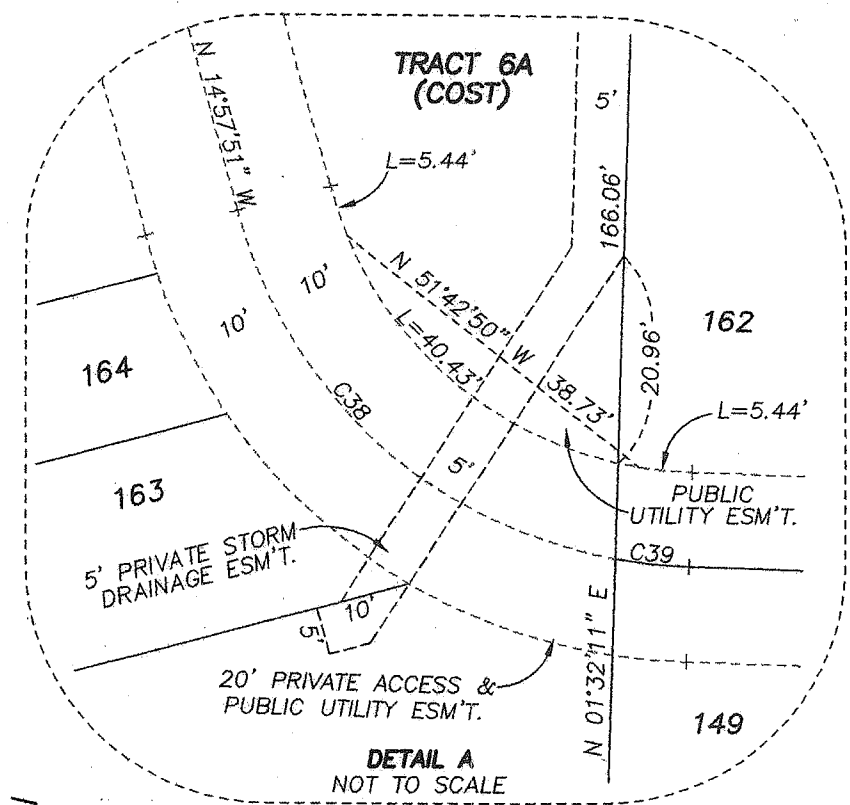
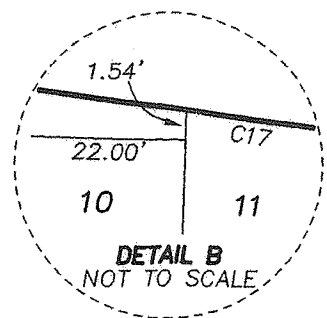
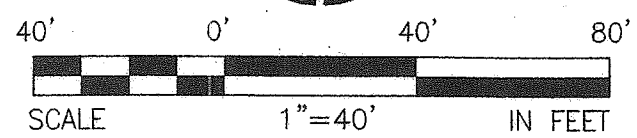
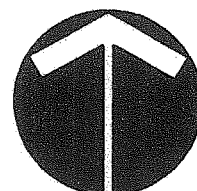
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PLAT OF
SYLVAN RIDGE TOWNHOMES

DWN. BY	DATE	JOB NO.
CHKD. BY	SCALE	SHEET
KLD	4/18/06 1"=100'	30620 5 OF 9

VOL./PG.



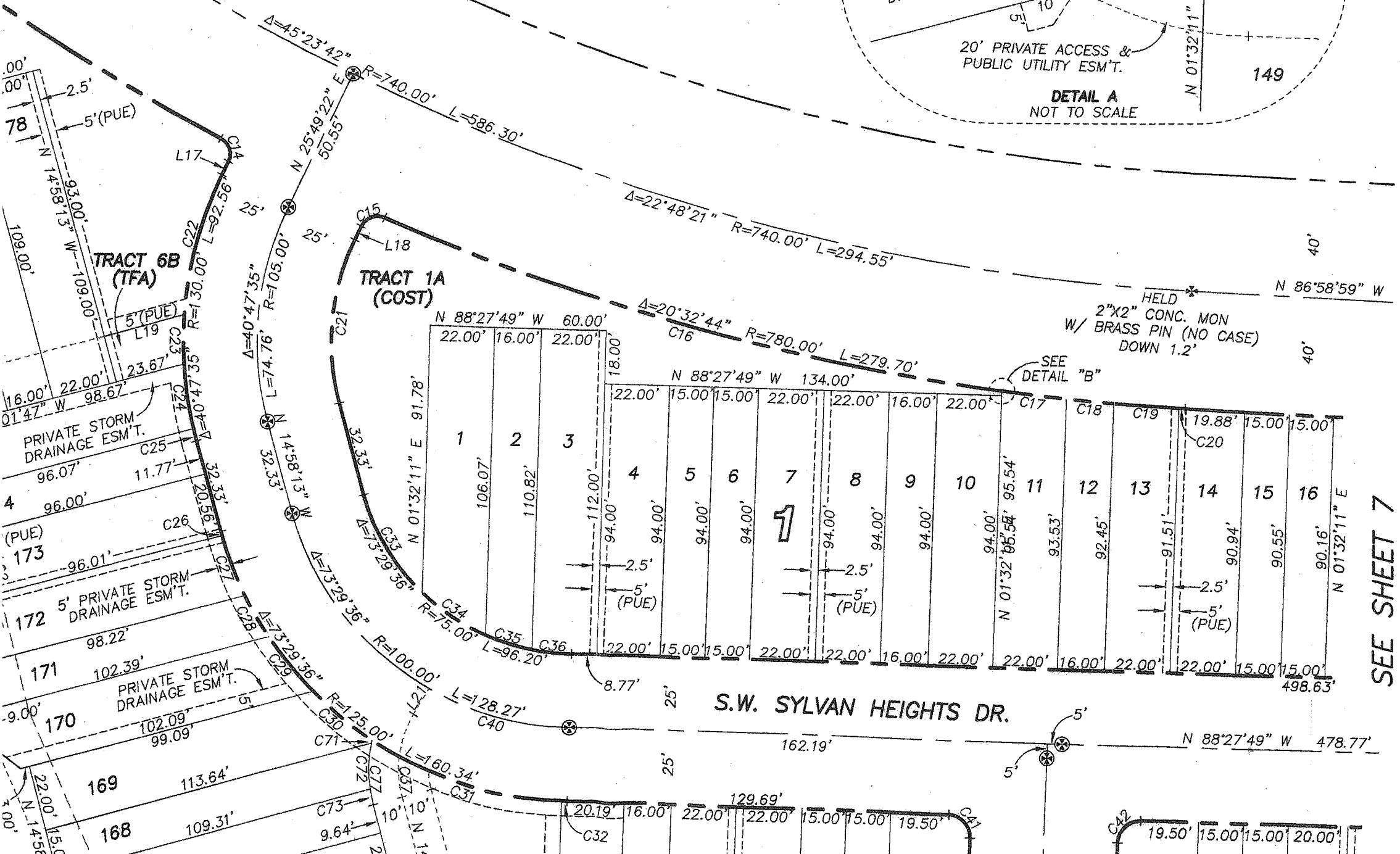


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C14	87°44'23"	6.00'	9.19'
C15	87°44'23"	6.00'	9.19'
C16	15°58'16"	780.00'	217.42'
C17	1°37'22"	780.00'	22.09'
C18	1°10'41"	780.00'	16.04'
C19	1°37'03"	780.00'	22.02'
C20	0°09'22"	780.00'	2.13'
C21	40°47'35"	80.00'	56.96'
C22	21°50'18"	130.00'	49.55'
C23	7°18'57"	130.00'	16.60'
C24	9°46'33"	130.00'	22.18'
C25	1°51'47"	130.00'	4.23'
C26	0°39'36"	125.00'	1.44'
C27	10°08'53"	125.00'	22.14'
C28	7°35'02"	125.00'	16.55'
C29	11°02'54"	125.00'	24.10'
C30	11°53'13"	125.00'	25.93'
C31	31°20'06"	125.00'	68.36'
C32	0°49'52"	125.00'	1.81'
C33	30°24'40"	75.00'	39.81'
C34	20°08'44"	75.00'	26.37'
C35	12°46'40"	75.00'	16.73'
C36	10°09'32"	75.00'	13.30'
C37	45°10'05"	37.00'	29.17'
C38	64°17'22"	50.00'	56.10'
C39	9°12'36"	50.00'	8.04'
C40	28°40'03"	100.00'	50.03'
C41	90°00'00"	7.50'	11.78'
C42	90°00'00"	7.50'	11.78'
C46	90°00'24"	7.50'	11.78'
C71	1°13'00"	47.00'	1.00'
C72	19°07'21"	47.00'	15.69'
C73	6°32'58"	47.00'	5.37'
C74	4°00'47"	60.00'	4.20'
C75	15°39'35"	60.00'	16.40'
C76	25°01'07"	60.00'	26.20'
C77	26°53'19"	47.00'	22.06'
C78	44°41'29"	60.00'	46.80'
C81	0°58'38"	780.00'	13.30'
C82	156°11'24"	15.00'	40.89'

ECA MONUMENT TABLE

"ECA-1"	N 201035.4474 E 1260904.0494
"ECA-2"	N 200948.1163 E 1260971.3052
"ECA-3"	N 200526.7622

SYLVAN WAY SW.



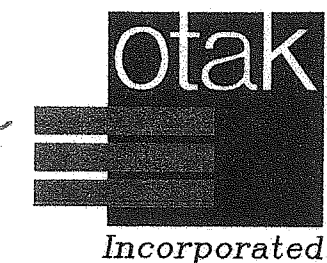
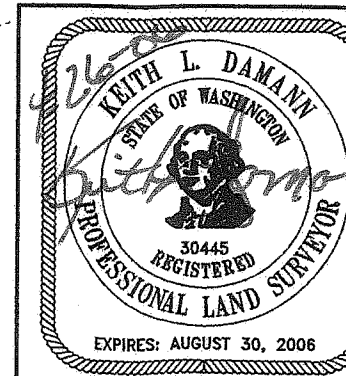
SEE SHEET 7

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N 48°24'43" E	14.57'
L17	S 25°49'22" W	5.16'
L18	S 25°49'22" W	5.16'
L19	S 75°01'47" W	28.05'
L21	S 30°12'14" W	10.03'
L27	S 88°28'13" E	17.18'
L40	N 15°20'45" W	11.41'
L41	N 66°59'50" W	6.98'
L42	S 89°59'02" W	18.97'
L50	S 25°06'29" E	5.46'
L51	S 22°09'49" E	32.66'
L52	S 47°02'02" E	14.71'
L53	S 45°57'28" E	19.12'
L54	S 50°47'37" E	12.42'
L55	S 55°35'30" E	18.13'
L56	S 07°04'40" E	18.10'
L57	S 14°45'29" E	51.35'
L58	S 28°57'47" E	37.68'
L59	S 14°00'34" E	32.90'
L60	S 15°21'13" E	31.36'
L61	S 15°14'03" E	19.15'
L62	S 13°45'42" E	101.44'
L63	S 23°42'23" E	149.24'
L64	S 80°57'42" E	5.44'
L65	N 71°20'42" E	65.16'
L66	S 55°57'09" E	34.85'
L67	S 42°34'07" W	25.09'
L68	S 11°23'52" W	16.70'
L69	S 15°22'30" E	22.25'

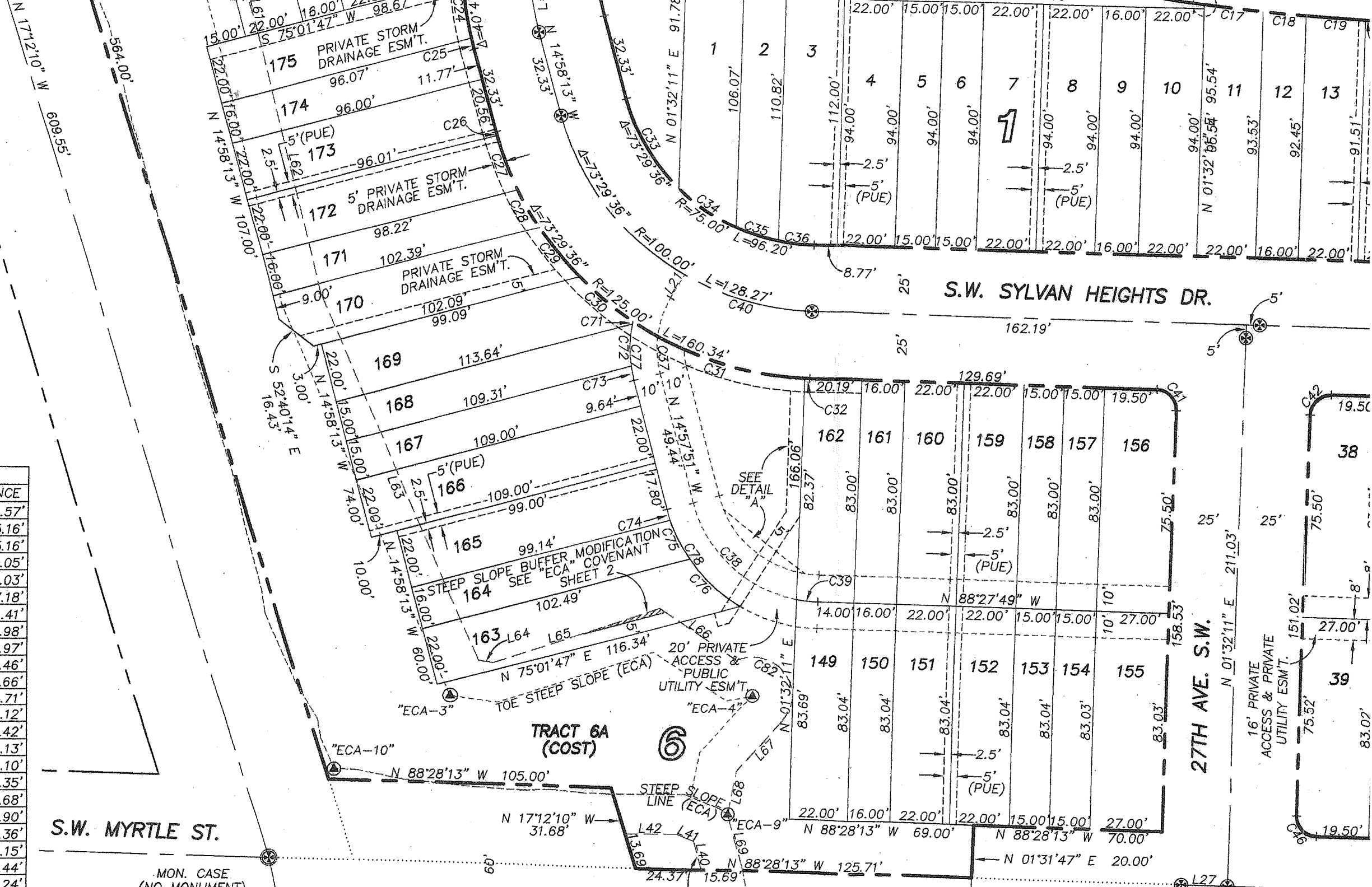
S.W. MYRTLE ST.

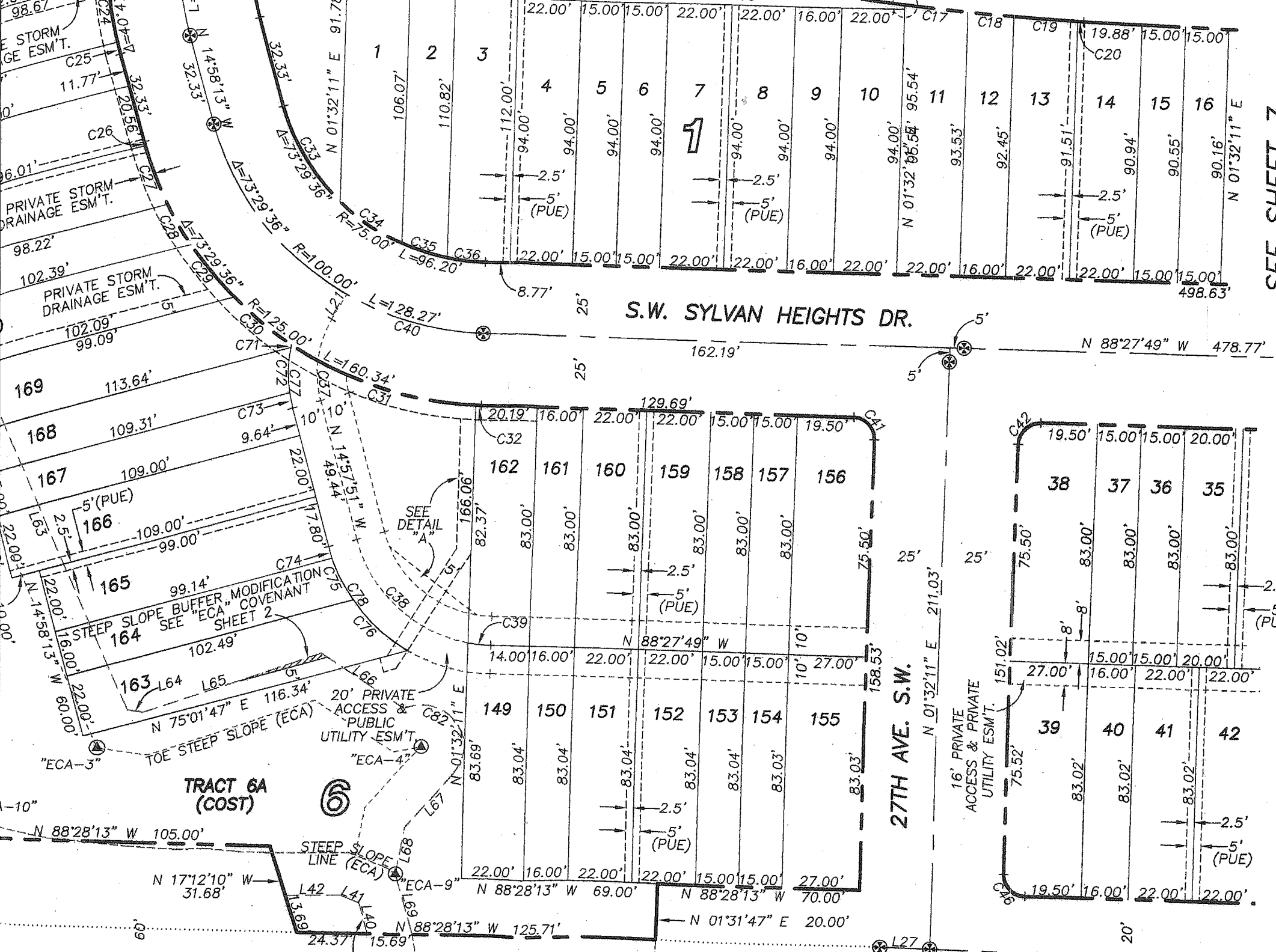
MON. CASE
(NO MONUMENT)

SEE SHEET 7



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SEE SHEET 7

C37	45°10'05"	37.00'	29.17'
C38	64°17'22"	50.00'	56.10'
C39	9°12'36"	50.00'	8.04'
C40	28°40'03"	100.00'	50.03'
C41	90°00'00"	7.50'	11.78'
C42	90°00'00"	7.50'	11.78'
C46	90°00'24"	7.50'	11.78'
C71	1°13'00"	47.00'	1.00'
C72	19°07'21"	47.00'	15.69'
C73	6°32'58"	47.00'	5.37'
C74	4°00'47"	60.00'	4.20'
C75	15°39'35"	60.00'	16.40'
C76	25°01'07"	60.00'	26.20'
C77	26°53'19"	47.00'	22.06'
C78	44°41'29"	60.00'	46.80'
C81	0°58'38"	780.00'	13.30'
C82	156°11'24"	15.00'	40.89'

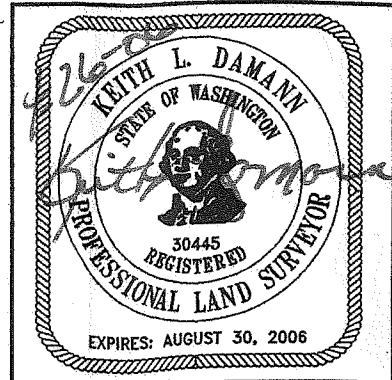
ECA MONUMENT TABLE

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"ECA-2"	N 200948.1163 E 1260971.3052
"ECA-3"	N 200526.7622 E 1261113.9006
"ECA-4"	N 200527.0248 E 1261226.3332
"ECA-9"	N 200482.0246 E 1261217.1066
"ECA-10"	N 200498.6390 E 1261070.5853

LEGEND

- 1** - DENOTES PARENT LOT NUMBER
- 6** - DENOTES UNIT LOT NUMBER
- (COST)** - COMMON OPEN SPACE TRACT
- (TFA)** - TRACT FOR ACCESS AND UTILITIES
- ⊗ - MONUMENT IN CASE TO BE SET UPON COMPLETION OF CONSTRUCTION IMPROVEMENTS
- ⊙ - SET REBAR WITH ALUMINUM CAP STAMPED "OTAK, INC." AND "ECA" NUMBER
- (PUE)** - 5' WIDE PRIVATE UTILITY EASEMENT SEE PRIVATE EASEMENT NOTE 3, SHEET 2

SEE SHEET 7



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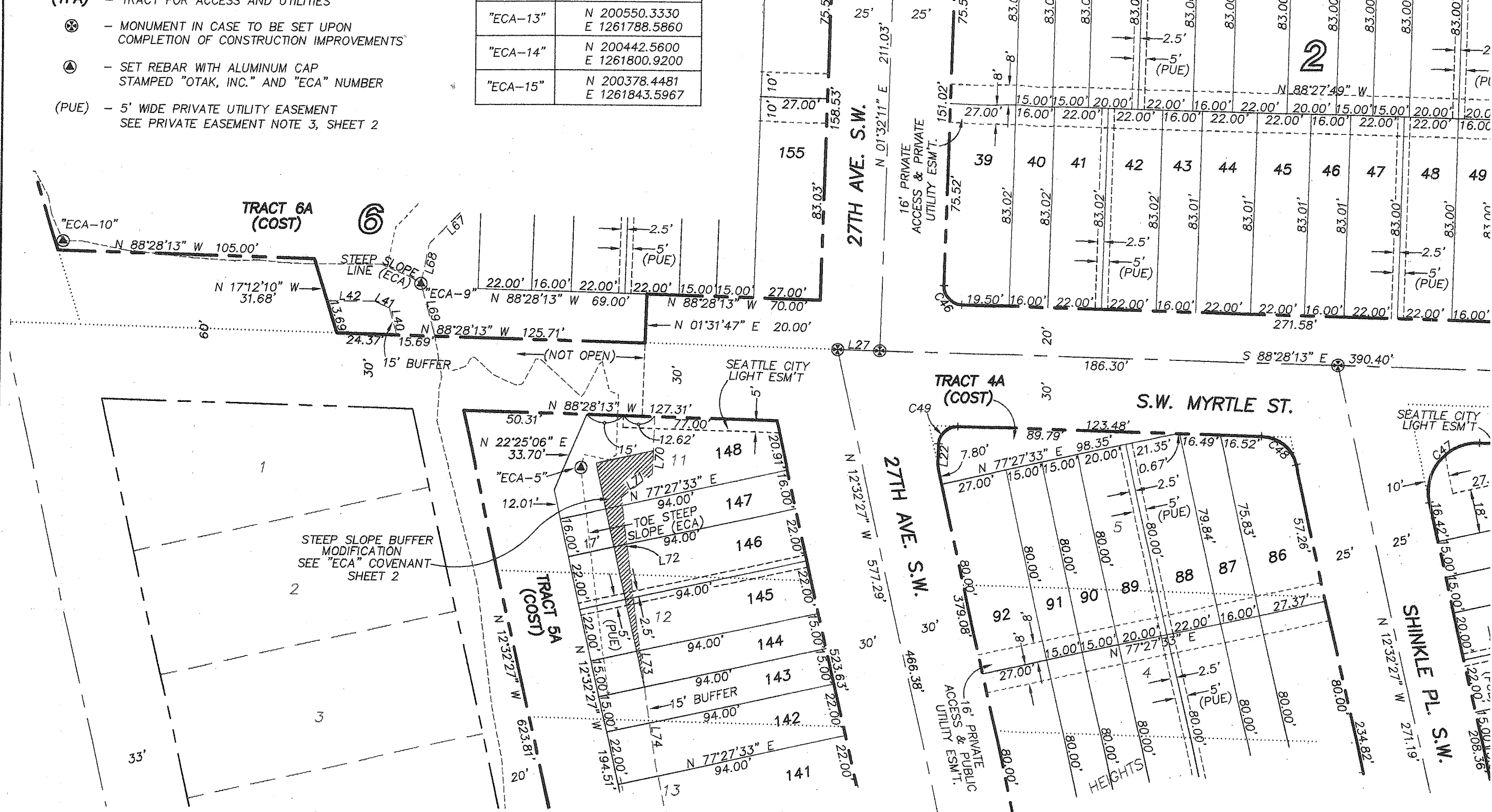
**PLAT OF
SYLVAN RIDGE TOWNHOMES**

DWN. BY	DATE	JOB NO.
	4/18/06	30620
CHKD. BY	SCALE	SHEET
KLD	1"=40'	6 OF 9

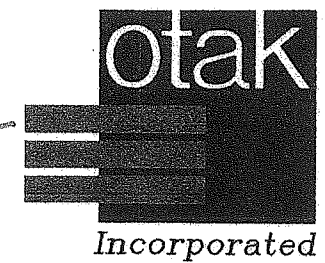
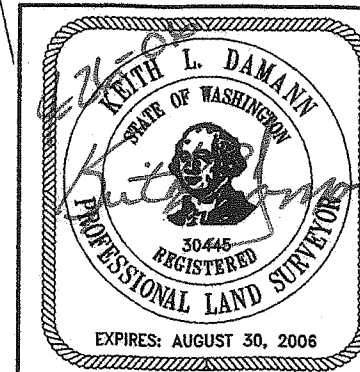
VOL./PG.

- (177) - TRACT FOR ACCESS AND UTILITIES
- ⊗ - MONUMENT IN CASE TO BE SET UPON COMPLETION OF CONSTRUCTION IMPROVEMENTS
 - ⊙ - SET REBAR WITH ALUMINUM CAP STAMPED "OTAK, INC." AND "ECA" NUMBER
 - (PUE) - 5' WIDE PRIVATE UTILITY EASEMENT SEE PRIVATE EASEMENT NOTE 3, SHEET 2

"ECA-13"	N 200550.3330 E 1261788.5860
"ECA-14"	N 200442.5600 E 1261800.9200
"ECA-15"	N 200378.4481 E 1261843.5967

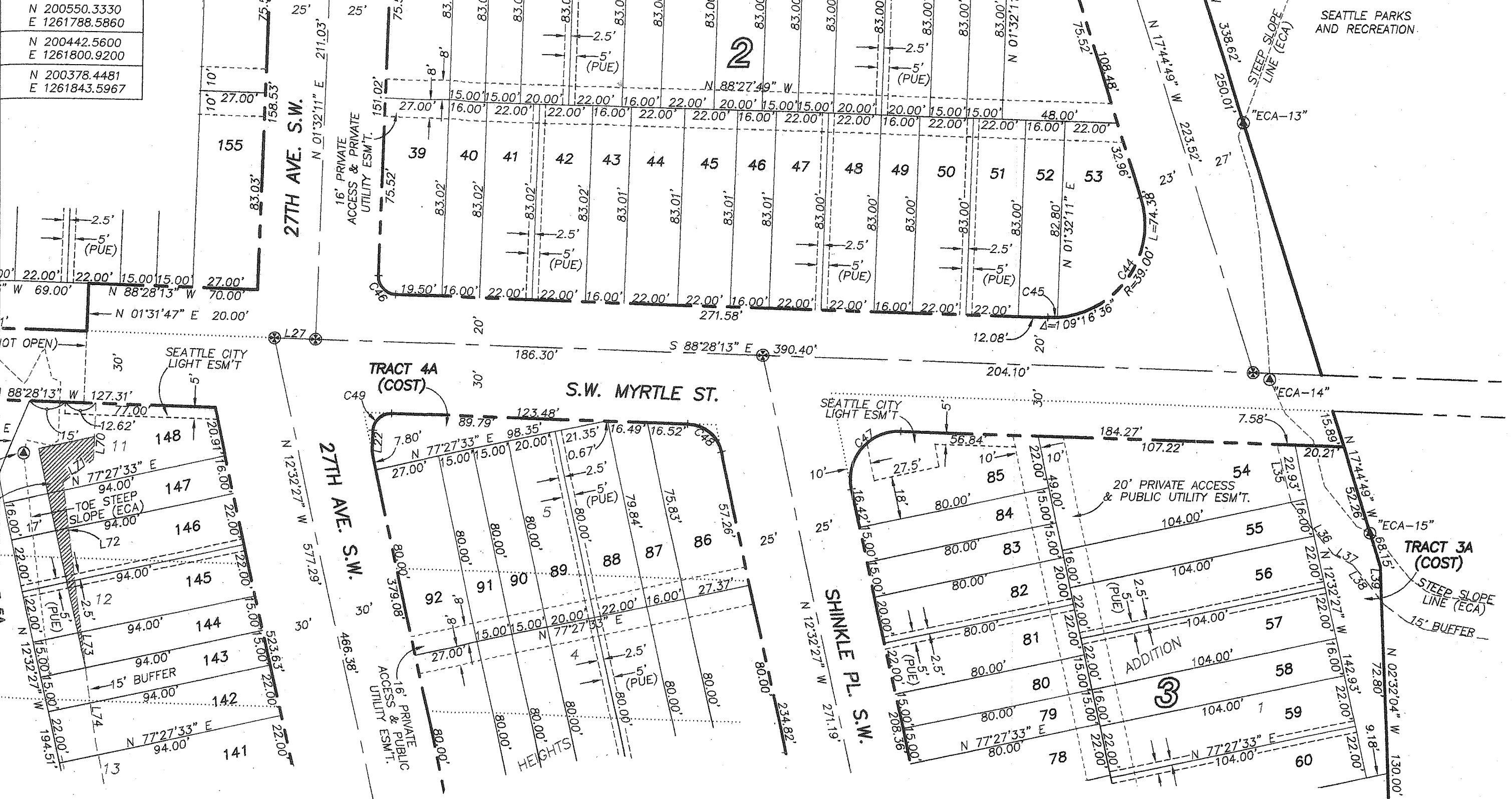


SEE SHEET 8

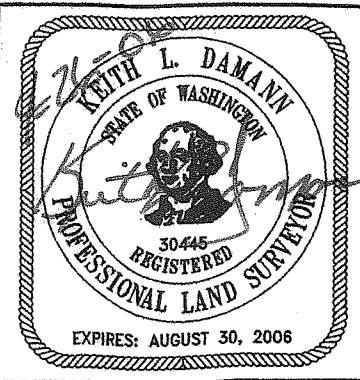


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N 200550.3330 E 1261788.5860
N 200442.5600 E 1261800.9200
N 200378.4481 E 1261843.5967



SEE SHEET 8



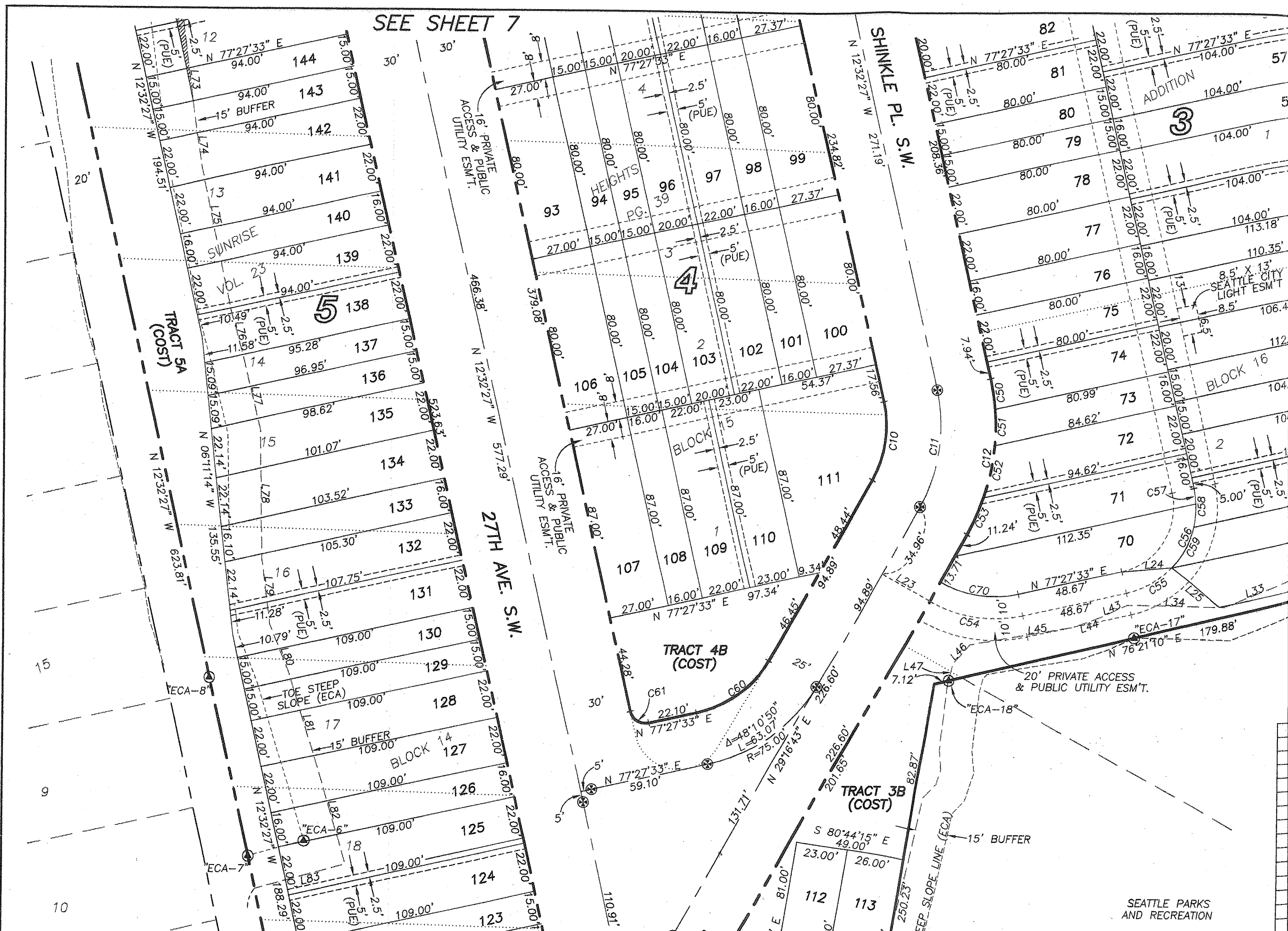
10230 NE Points Drive
Suite 400
Kirkland, Washington 98033
Phone: (425) 822-4446
FAX: (425) 827-9577
Internet: WWW.Otak.COM

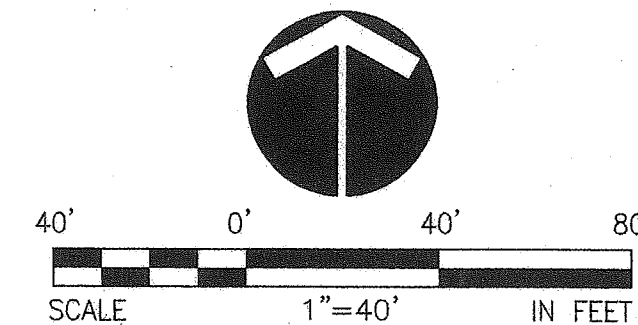
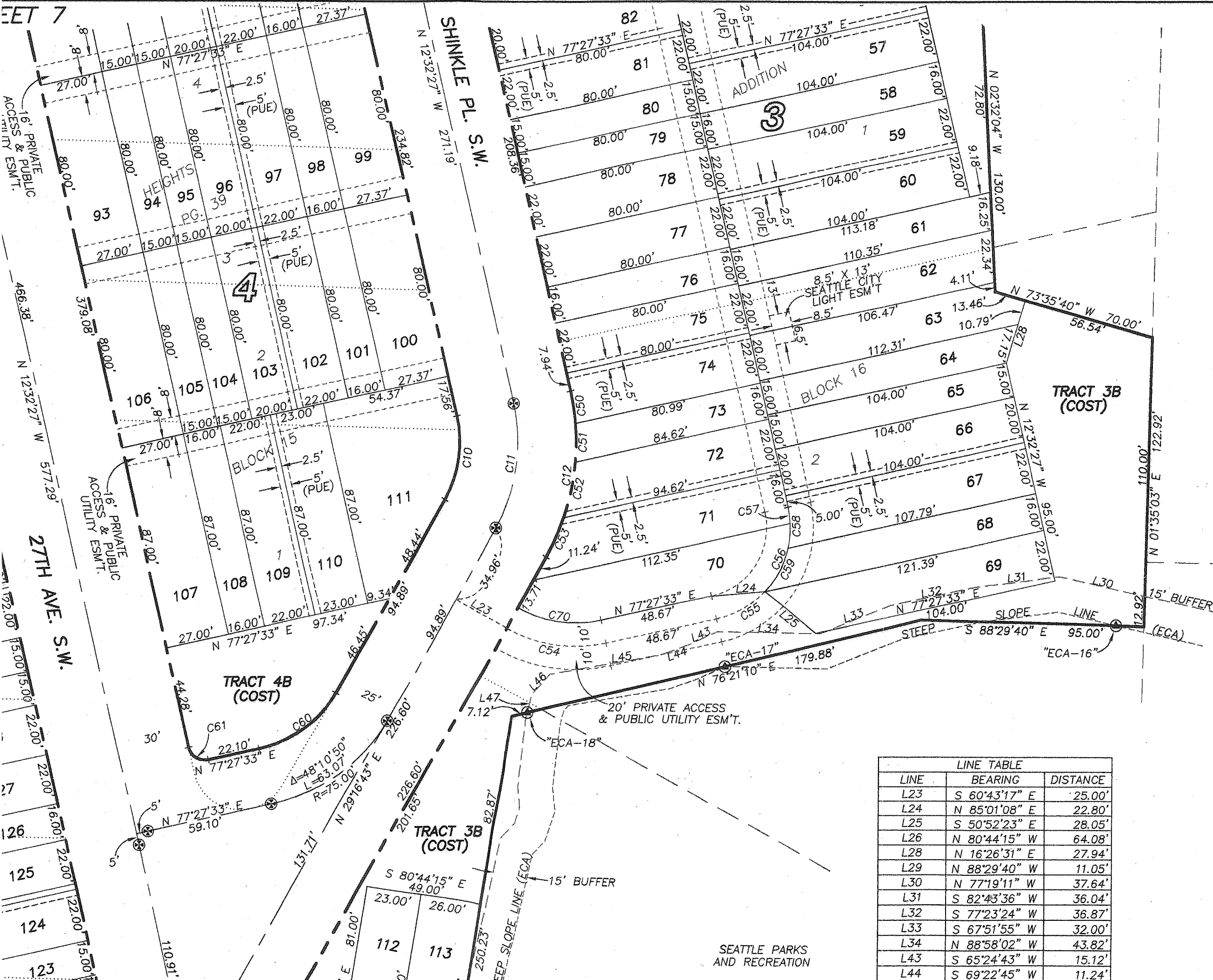
PLAT OF SYLVAN RIDGE TOWNHOMES

DWN. BY	DATE	JOB NO.
CHKD. BY	SCALE	SHEET
KLD	1"=40'	7 OF 9

VOL./PG.

SEE SHEET 7





ECA MONUMENT TABLE

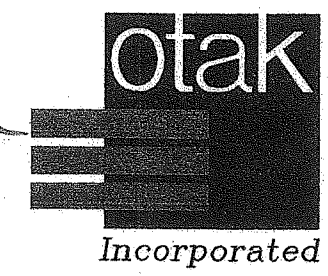
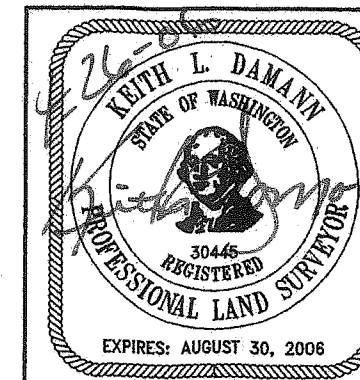
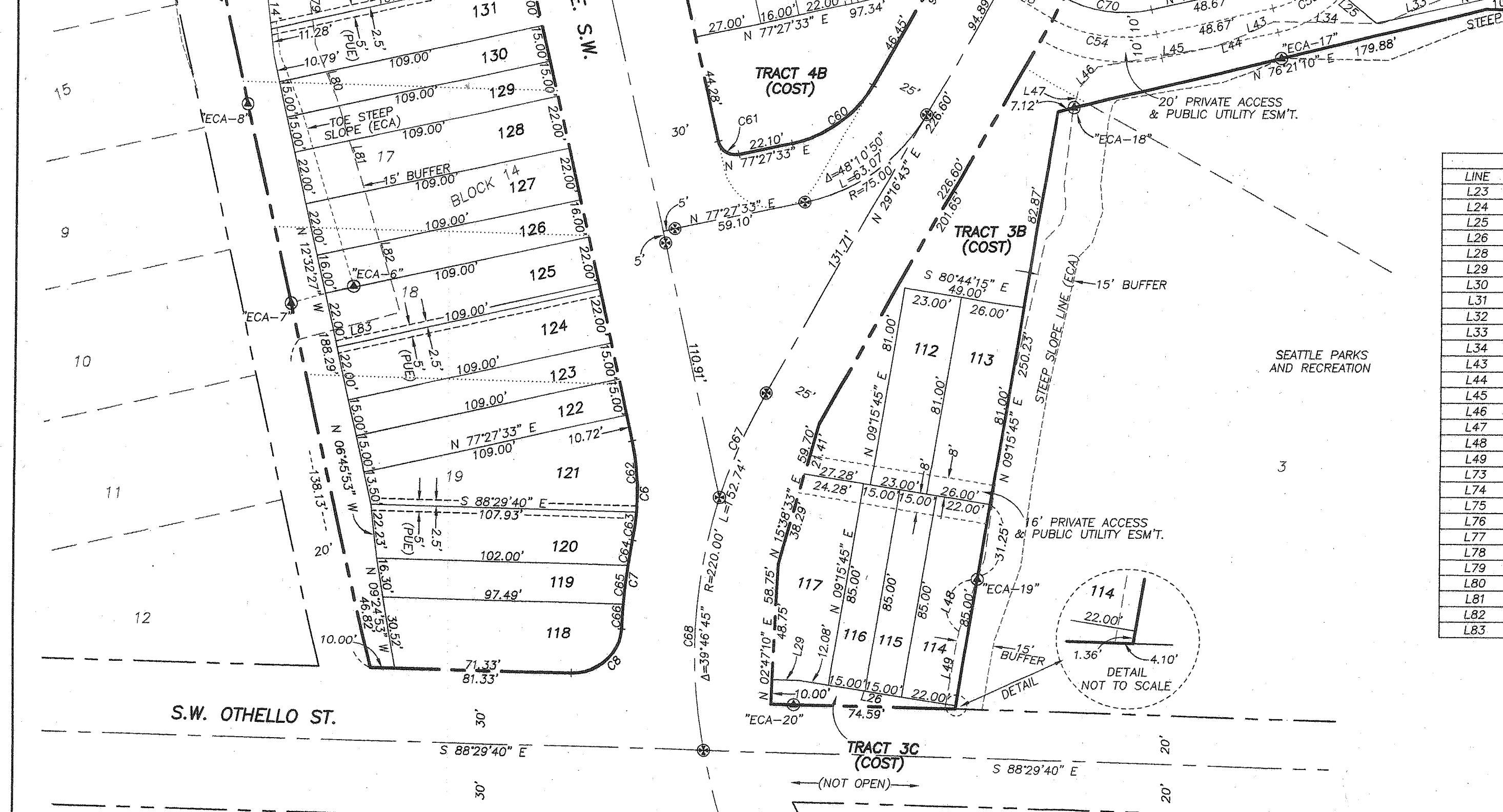
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"ECA-7"	N 199970.8044 E 1261337.1397
"ECA-8"	N 200053.3731 E 1261318.7729
"ECA-16"	N 200092.3114 E 1261905.5736
"ECA-17"	N 200074.2349 E 1261739.1576
"ECA-18"	N 200053.7296 E 1261654.7035
"ECA-19"	N 199859.4682 E 1261616.3778
"ECA-20"	N 199806.7970 E 1261542.1729

CURVE TABLE

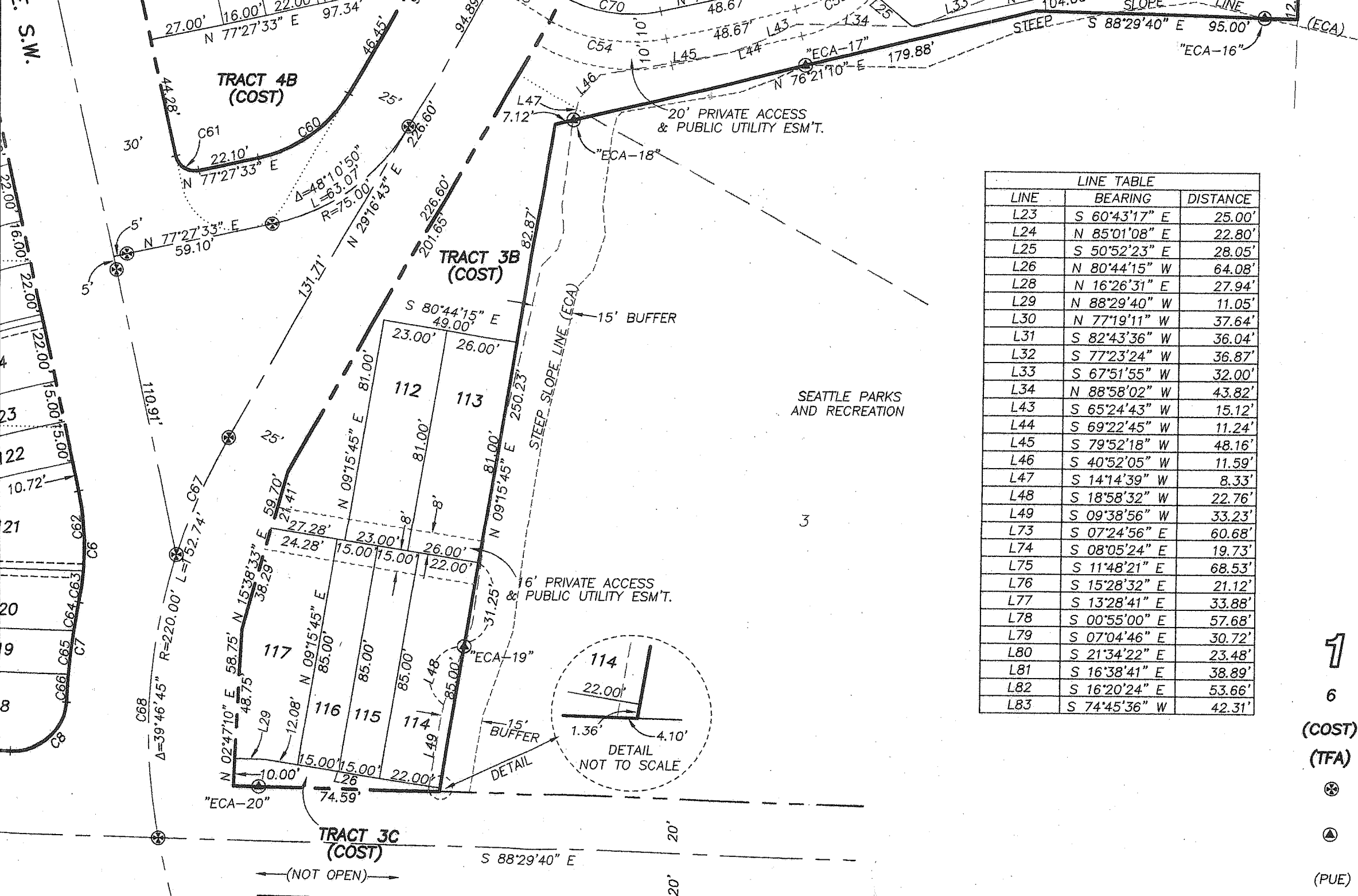
CURVE	DELTA	RADIUS	LENGTH
C6	23°26'06"	100.00'	40.90'
C7	8°29'23"	250.00'	37.04'
C8	89°06'04"	20.00'	31.10'
C10	41°49'10"	50.00'	36.49'
C11	41°49'10"	75.00'	54.74'
C12	41°49'10"	100.00'	72.99'
C50	8°04'49"	100.00'	14.10'
C51	9°24'40"	100.00'	16.43'
C52	13°52'43"	100.00'	24.22'
C53	10°26'59"	100.00'	18.24'
C54	41°49'10"	60.16'	43.91'
C55	34°24'41"	40.00'	24.02'
C56	45°30'36"	40.00'	31.77'
C57	10°04'43"	40.00'	7.04'
C58	25°09'03"	40.00'	17.56'
C59	30°26'16"	40.00'	21.25'
C60	48°10'50"	50.00'	42.05'
C61	90°00'00"	7.00'	11.00'
C62	16°50'53"	100.00'	29.41'
C63	6°35'13"	100.00'	11.50'
C64	2°26'55"	250.00'	10.68'

LINE TABLE

LINE	BEARING	DISTANCE
L23	S 60°43'17" E	25.00'
L24	N 85°01'08" E	22.80'
L25	S 50°52'23" E	28.05'
L26	N 80°44'15" W	64.08'
L28	N 16°26'31" E	27.94'
L29	N 88°29'40" W	11.05'
L30	N 77°19'11" W	37.64'
L31	S 82°43'36" W	36.04'
L32	S 77°23'24" W	36.87'
L33	S 67°51'55" W	32.00'
L34	N 88°58'02" W	43.82'
L43	S 65°24'43" W	15.12'
L44	S 69°22'45" W	11.24'



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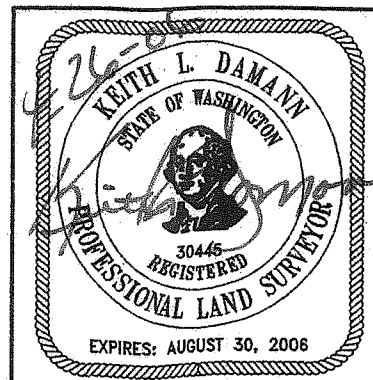


LINE TABLE		
LINE	BEARING	DISTANCE
L23	S 60°43'17" E	25.00'
L24	N 85°01'08" E	22.80'
L25	S 50°52'23" E	28.05'
L26	N 80°44'15" W	64.08'
L28	N 16°26'31" E	27.94'
L29	N 88°29'40" W	11.05'
L30	N 77°19'11" W	37.64'
L31	S 82°43'36" W	36.04'
L32	S 77°23'24" W	36.87'
L33	S 67°51'55" W	32.00'
L34	N 88°58'02" W	43.82'
L43	S 65°24'43" W	15.12'
L44	S 69°22'45" W	11.24'
L45	S 79°52'18" W	48.16'
L46	S 40°52'05" W	11.59'
L47	S 14°14'39" W	8.33'
L48	S 18°58'32" W	22.76'
L49	S 09°38'56" W	33.23'
L73	S 07°24'56" E	60.68'
L74	S 08°05'24" E	19.73'
L75	S 11°48'21" E	68.53'
L76	S 15°28'32" E	21.12'
L77	S 13°28'41" E	33.88'
L78	S 00°55'00" E	57.68'
L79	S 07°04'46" E	30.72'
L80	S 21°34'22" E	23.48'
L81	S 16°38'41" E	38.89'
L82	S 16°20'24" E	53.66'
L83	S 74°45'36" W	42.31'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	23°26'06"	100.00'	40.90'
C7	8°29'23"	250.00'	37.04'
C8	89°06'04"	20.00'	31.10'
C10	41°49'10"	50.00'	36.49'
C11	41°49'10"	75.00'	54.74'
C12	41°49'10"	100.00'	72.99'
C50	8°04'49"	100.00'	14.10'
C51	9°24'40"	100.00'	16.43'
C52	13°52'43"	100.00'	24.22'
C53	10°26'59"	100.00'	18.24'
C54	41°49'10"	60.16'	43.91'
C55	34°24'41"	40.00'	24.02'
C56	45°30'36"	40.00'	31.77'
C57	10°04'43"	40.00'	7.04'
C58	25°09'03"	40.00'	17.56'
C59	30°26'16"	40.00'	21.25'
C60	48°10'50"	50.00'	42.05'
C61	90°00'00"	7.00'	11.00'
C62	16°50'53"	100.00'	29.41'
C63	6°35'13"	100.00'	11.50'
C64	2°26'55"	250.00'	10.68'
C65	3°40'56"	250.00'	16.07'
C66	2°21'32"	250.00'	10.29'
C67	12°08'08"	220.00'	46.60'
C68	27°38'38"	220.00'	106.14'
C69	96°13'56"	220.00'	369.51'
C70	41°49'10"	50.16'	36.61'

LEGEND

- 1 - DENOTES PARENT LOT NUMBER
- 6 - DENOTES UNIT LOT NUMBER
- (COST) - COMMON OPEN SPACE TRACT
- (TFA) - TRACT FOR ACCESS AND UTILITIES
- ⊗ - MONUMENT IN CASE TO BE SET UPON COMPLETION OF CONSTRUCTION IMPROVEMENTS
- ⊙ - SET REBAR WITH ALUMINUM CAP STAMPED "OTAK, INC." AND "ECA" NUMBER
- (PUE) - 5' WIDE PRIVATE UTILITY EASEMENT SEE PRIVATE EASEMENT NOTE 3, SHEET 2

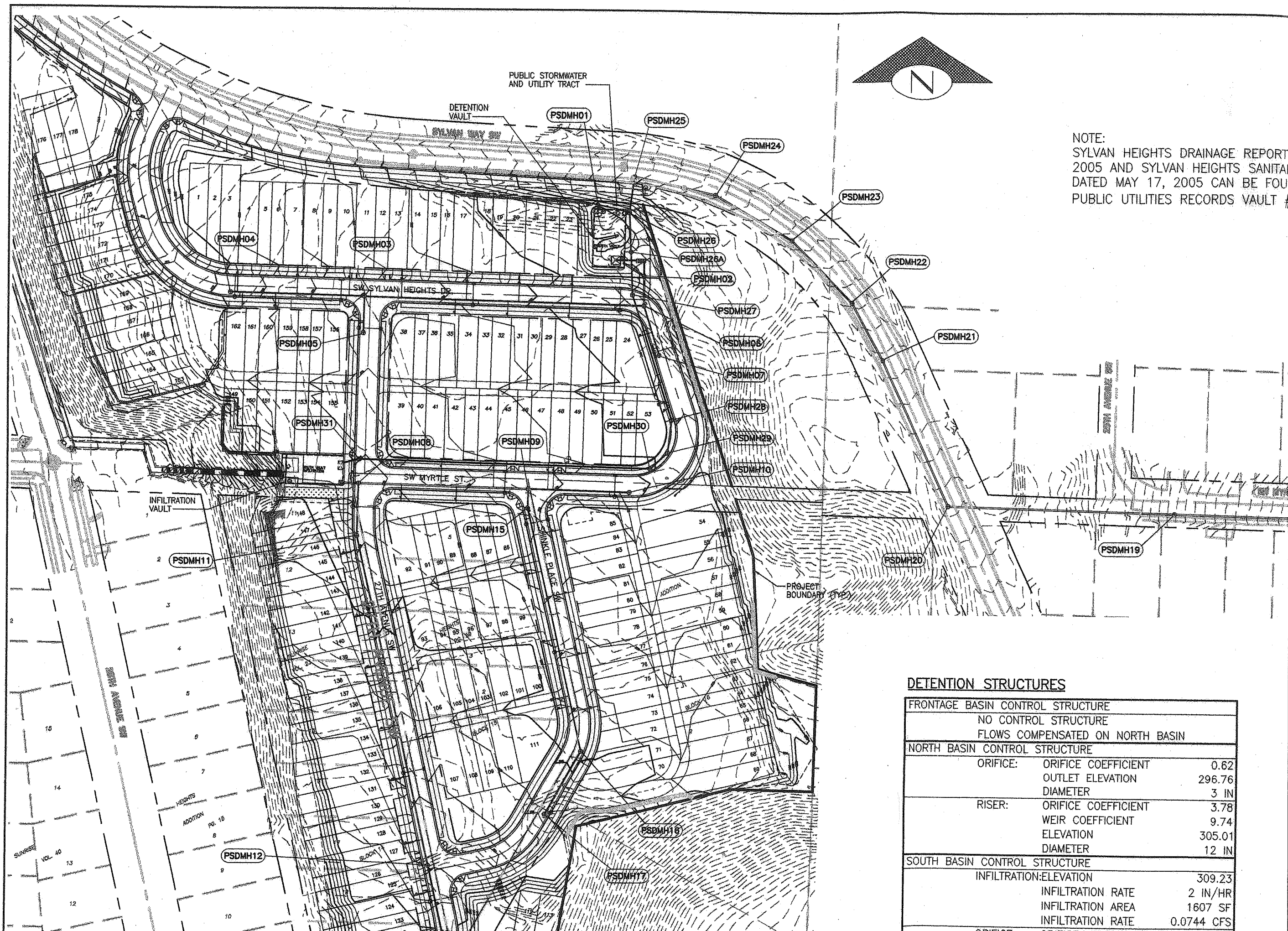


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PLAT OF SYLVAN RIDGE TOWNHOMES

DWN. BY	DATE	JOB NO.
CHKD. BY	SCALE	SHEET
KLD	1"=40'	8 OF 9

VOL./PG.



NOTE:
 SYLVAN HEIGHTS DRAINAGE REPORT
 2005 AND SYLVAN HEIGHTS SANITA
 DATED MAY 17, 2005 CAN BE FO
 PUBLIC UTILITIES RECORDS VAULT #

DETENTION STRUCTURES

FRONTAGE BASIN CONTROL STRUCTURE		
NO CONTROL STRUCTURE		
FLOWS COMPENSATED ON NORTH BASIN		
NORTH BASIN CONTROL STRUCTURE		
ORIFICE:	ORIFICE COEFFICIENT	0.82
	OUTLET ELEVATION	296.76
	DIAMETER	3 IN
RISER:	ORIFICE COEFFICIENT	3.78
	WEIR COEFFICIENT	9.74
	ELEVATION	305.01
	DIAMETER	12 IN
SOUTH BASIN CONTROL STRUCTURE		
INFILTRATION:ELEVATION		309.23
INFILTRATION RATE		2 IN/HR
INFILTRATION AREA		1607 SF
INFILTRATION RATE		0.0744 CFS

GENERAL SEWER AND DRAINAGE NOTES

1. THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS WHICH ARE ON FILE IN THE SEATTLE STREET USE DEPARTMENT RECORDS. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE CITY OF SEATTLE PUBLIC UTILITIES.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF STORM DRAIN CONNECTION POINTS PRIOR TO CONSTRUCTION.
3. CONCRETE PIPE LESS THAN 12" DIAMETER SHALL BE CONCRETE PER ASTM C14 CLASS 3.
4. CONCRETE PIPE 12" AND 15" DIAMETER SHALL BE CONCRETE PER ASTM C76 CLASS V.
5. PVC PIPE AND FITTINGS FOR SIDE SEWERS AND SERVICE DRAINS SHALL BE PER ASTM D3034, SDR35 WITH RUBBER GASKET JOINTS.
6. UNLESS OTHERWISE NOTED, BEDDING SHALL BE CLASS B FOR ALL PIPE EXCEPT DUCTILE IRON PIPE, WHICH SHALL BE CLASS D UNLESS OTHERWISE NOTED. BEDDING MATERIAL FOR PVC PIPE SHALL BE MINERAL AGGREGATE TYPE 22 UNLESS NOTED OTHERWISE. BEDDING MATERIAL FOR CONCRETE PIPE SHALL BE TYPE 9. BEDDING MATERIAL FOR PVC PIPE SHALL BE MECHANICALLY COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS MEASURED USING MODIFIED PROCTOR TEST IN ACCORDANCE WITH ASTM D-1557.
7. TEES ON NEW PIPE LESS THAN 24" DIAMETER SHALL BE PREFABRICATED. TEES ON EXISTING PIPE OR ON NEW PIPE WITHOUT PREFABRICATED TEES SHALL BE CONNECTED BY CORE DRILLING AND FLEXIBLE CONNECTION. SEE SPECIFICATIONS.
8. CATCH BASIN CONNECTIONS AND INLET CONNECTIONS SHALL BE 8" DIAMETER PIPE UNLESS OTHERWISE NOTED ON PLANS & SPECIFICATIONS.
9. TEES, CATCH BASIN CONNECTIONS, SIDE SEWERS, AND SERVICE DRAINS SHALL BE PLACED AT A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 50%. INLET CONNECTIONS SHALL BE PLACED AT A MINIMUM SLOPE OF 5% AND A MAXIMUM SLOPE OF 50%.
10. RECONNECTION OF EXISTING CATCH BASINS SHALL INCLUDE NEW TRAPS, CONNECTION TO STORM DRAINS, AND REMOVAL OF EXISTING TRAPS.
11. SERVICE DRAINS AND SIDE SEWERS SHALL BE CONNECTED OR RECONNECTED AS APPROVED BY THE CITY INSPECTOR.
12. RELAY EXISTING SERVICE DRAINS AND SIDE SEWERS TO CLEAR OVER OR UNDER THE NEW UTILITY AS APPROVED BY THE CITY INSPECTOR.
13. WHERE A NEW PIPE CLEARS AN EXISTING OR NEW UTILITY BY 6" OR LESS, POLYETHYLENE PLASTIC FOAM SHALL BE PLACED AS A CUSHION BETWEEN THE UTILITIES.
14. SERVICE DRAINS AND SIDE SEWERS SHALL NOT BE BACKFILLED UNTIL THE PIPE LOCATION AND DEPTH IS RECORDED BY CONTRACTOR FOR AS-BUILD RECORDS, AND HAS BEEN INSPECTED AND APPROVED AND THE LOCATION AND DEPTH IS RECORDED BY THE INSPECTOR.
15. THE CONTRACTOR SHALL PROVIDE SUPPORTS FOR POWER POLES NEAR EXCAVATIONS PER SEATTLE CITY LIGHT STANDARDS NO. D3-6.
16. PIPE 12" IN DIAMETER AND LARGER TO BE ABANDONED SHALL BE FILLED WITH PORTLAND CEMENT AND SAND MIXTURE. SEE SPECIFICATIONS.
17. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS DURING TRENCH

NOTE:
SYLVAN HEIGHTS DRAINAGE REPORT DATED JUNE 6, 2005 AND SYLVAN HEIGHTS SANITARY SEWER ANALYSIS DATED MAY 17, 2005 CAN BE FOUND IN SEATTLE PUBLIC UTILITIES RECORDS VAULT #774-295.

DETENTION STRUCTURES

FRONTAGE BASIN CONTROL STRUCTURE			
NO CONTROL STRUCTURE			
FLOWS COMPENSATED ON NORTH BASIN			
NORTH BASIN CONTROL STRUCTURE			
ORIFICE:	ORIFICE COEFFICIENT	0.62	
	OUTLET ELEVATION	296.76	
	DIAMETER	3 IN	
RISER:	ORIFICE COEFFICIENT	3.78	
	WEIR COEFFICIENT	9.74	
	ELEVATION	305.01	
	DIAMETER	12 IN	
SOUTH BASIN CONTROL STRUCTURE			
	INFILTRATION: ELEVATION	309.23	
	INFILTRATION RATE	2 IN/HR	
	INFILTRATION AREA	1607 SF	
	INFILTRATION RATE	0.0744 CFS	
	ORIFICE COEFFICIENT	0.62	



BENCH (NAVD-88): SNV-5345: BRASS CAP SO. END CONC. RET. WALL,
E. SIDE SYLVAN WAY SW
260' SO. OF ENTRANCE TO FOREST LAWN CEMETERY
EL. 361.612(ft) (SURVEY CONTROL DATA WAREHOUSE)

DETENTION STRUCTURES

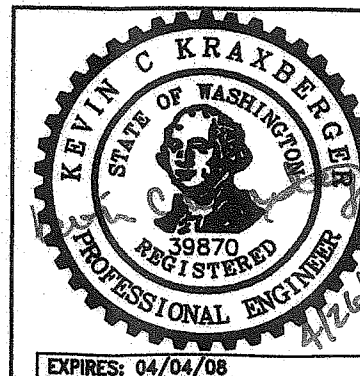
FRONTAGE BASIN CONTROL STRUCTURE		
NO CONTROL STRUCTURE		
FLOWS COMPENSATED ON NORTH BASIN		
NORTH BASIN CONTROL STRUCTURE		
ORIFICE:	ORIFICE COEFFICIENT	0.62
	OUTLET ELEVATION	296.76
	DIAMETER	3 IN
RISER:	ORIFICE COEFFICIENT	3.78
	WEIR COEFFICIENT	9.74
	ELEVATION	305.01
	DIAMETER	12 IN
SOUTH BASIN CONTROL STRUCTURE		
	INFILTRATION:ELEVATION	309.23
	INFILTRATION RATE	2 IN/HR
	INFILTRATION AREA	1607 SF
	INFILTRATION RATE	0.0744 CFS
ORIFICE:	ORIFICE COEFFICIENT	0.62
	OUTLET ELEVATION	312.73
	DIAMETER	4.375 IN
ORIFICE:	ORIFICE COEFFICIENT	0.62
	OUTLET ELEVATION	318.98
	DIAMETER	7.75 IN

SOURCES: 03/31/05 STORMSHED ANALYSIS, APPENDIX C, SYLVAN HEIGHTS DRAINAGE REPORT, DATED JUNE 6, 2005; 12/13/04 TECHNICAL MEMORANDUM, GEOENGINEERS, APPENDIX B, SYLVAN HEIGHTS DRAINAGE REPORT.

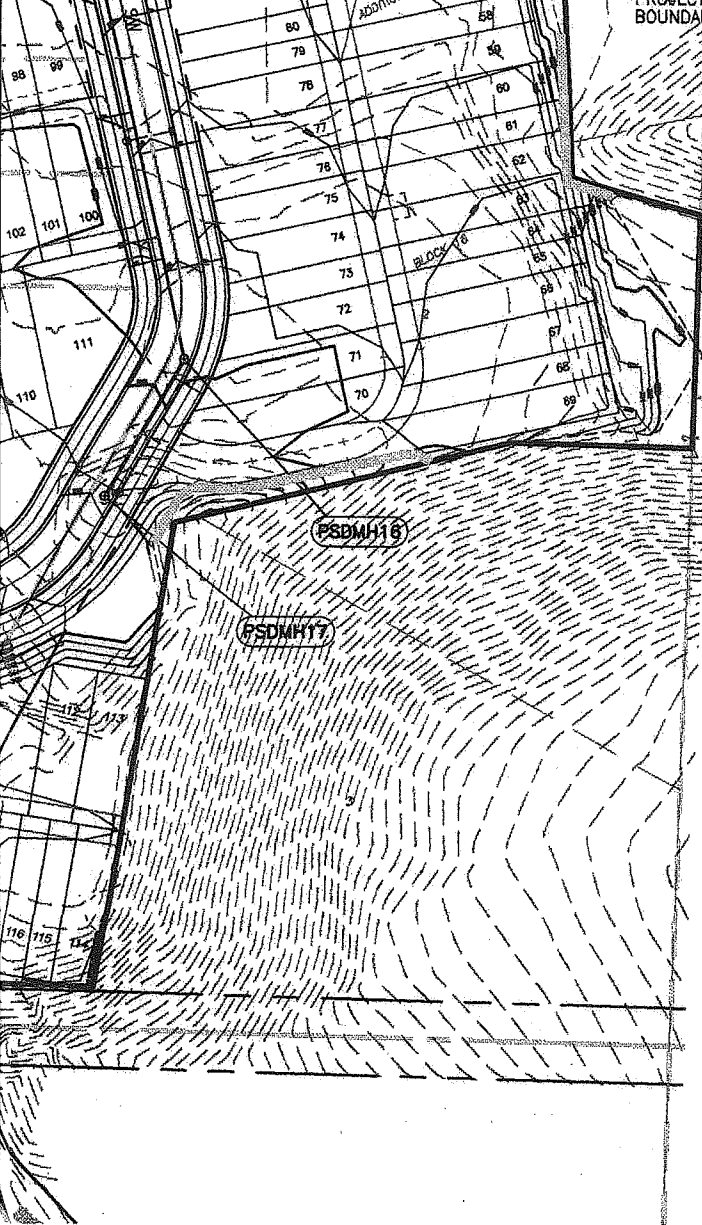
DETENTION CALCULATIONS

BASIN	IMPERVIOUS			PERVIOUS			TOTAL	
	AREA (ACRES)	CN	Tc (HRS)	AREA (ACRES)	CN	Tc (HRS)	AREA (ACRES)	T (HRS)
FRONTAGE	0.0733	98	0.05	1.3660	85	0.37	1.4393	0.37
NORTH	3.4500	98	0.05	2.4900	85	0.41	5.9400	0.41
SOUTH	4.1100	98	0.06	2.3800	85	0.19	6.4900	0.19

SOURCE: 03/31/05 STORMSHED ANALYSIS, APPENDIX C, SYLVAN HEIGHTS DRAINAGE REPORT, DATED JUNE 6, 2005.



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DETENTION STRUCTURES

FRONTAGE BASIN CONTROL STRUCTURE		
NO CONTROL STRUCTURE FLOWS COMPENSATED ON NORTH BASIN		
NORTH BASIN CONTROL STRUCTURE		
ORIFICE:	ORIFICE COEFFICIENT	0.62
	OUTLET ELEVATION	296.76
	DIAMETER	3 IN
RISER:	ORIFICE COEFFICIENT	3.78
	WEIR COEFFICIENT	9.74
	ELEVATION	305.01
	DIAMETER	12 IN
SOUTH BASIN CONTROL STRUCTURE		
INFILTRATION:	ELEVATION	309.23
	INFILTRATION RATE	2 IN/HR
	INFILTRATION AREA	1607 SF
ORIFICE:	INFILTRATION RATE	0.0744 CFS
	ORIFICE COEFFICIENT	0.62
	OUTLET ELEVATION	312.73
ORIFICE:	DIAMETER	4.375 IN
	ORIFICE COEFFICIENT	0.62
	OUTLET ELEVATION	318.98
ORIFICE:	DIAMETER	7.75 IN

SOURCES: 03/31/05 STORMSHED ANALYSIS, APPENDIX C, SYLVAN HEIGHTS DRAINAGE REPORT, DATED JUNE 6, 2005; 12/13/04 TECHNICAL MEMORANDUM, GEOENGINEERS, APPENDIX B, SYLVAN HEIGHTS DRAINAGE REPORT.

DETENTION CALCULATIONS

BASIN	IMPERVIOUS			PERVIOUS			TOTAL	
	AREA (ACRES)	CN	Tc (HRS)	AREA (ACRES)	CN	Tc (HRS)	AREA (ACRES)	Tc (HRS)
FRONTAGE	0.0733	98	0.05	1.3660	85	0.37	1.4393	0.42
NORTH	3.4500	98	0.05	2.4900	85	0.41	5.9400	0.46
SOUTH	4.1100	98	0.06	2.3800	85	0.19	6.4900	0.25

SOURCE: 03/31/05 STORMSHED ANALYSIS, APPENDIX C, SYLVAN HEIGHTS DRAINAGE REPORT, DATED JUNE 6, 2005.

10. RECONNECTION OF EXISTING CATCH BASINS SHALL INCLUDE NEW TRAPS, CONNECTION TO STORM DRAINS, AND REMOVAL OF EXISTING TRAPS.

11. SERVICE DRAINS AND SIDE SEWERS SHALL BE CONNECTED OR RECONNECTED AS APPROVED BY THE CITY INSPECTOR.

12. RELAY EXISTING SERVICE DRAINS AND SIDE SEWERS TO CLEAR OVER OR UNDER THE NEW UTILITY AS APPROVED BY THE CITY INSPECTOR.

13. WHERE A NEW PIPE CLEARS AN EXISTING OR NEW UTILITY BY 6" OR LESS, POLYETHYLENE PLASTIC FOAM SHALL BE PLACED AS A CUSHION BETWEEN THE UTILITIES.

14. SERVICE DRAINS AND SIDE SEWERS SHALL NOT BE BACKFILLED UNTIL THE PIPE LOCATION AND DEPTH IS RECORDED BY CONTRACTOR FOR AS-BUILD RECORDS, AND HAS BEEN INSPECTED AND APPROVED AND THE LOCATION AND DEPTH IS RECORDED BY THE INSPECTOR.

15. THE CONTRACTOR SHALL PROVIDE SUPPORTS FOR POWER POLES NEAR EXCAVATIONS PER SEATTLE CITY LIGHT STANDARDS NO. D3-6.

16. PIPE 12" IN DIAMETER AND LARGER TO BE ABANDONED SHALL BE FILLED WITH PORTLAND CEMENT AND SAND MIXTURE. SEE SPECIFICATIONS.

17. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS DURING TRENCH EXCAVATION TO PROTECT EXISTING UTILITIES FROM DAMAGE AND SETTLEMENT. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

18. ALL TYPE 240, 241, AND 242 CONNECTIONS SHALL BE PER COS STD PLAN NO. 261.

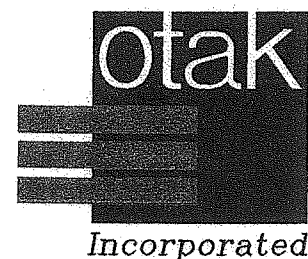
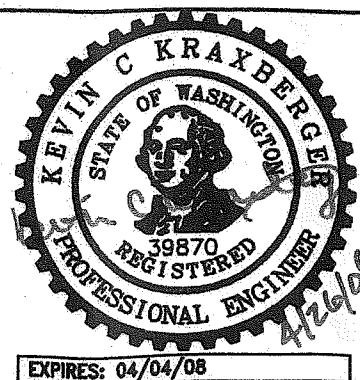
19. ALL TYPE 250 INLET CONNECTIONS WHICH PASS OVER WATER MAINS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT.

20. AT ALL EXISTING MAINTENANCE HOLES WHERE NEW CONNECTIONS ARE MADE, CONTRACTOR SHALL RECHANNEL MAINTENANCE HOLES.

21. SPU DRAINAGE AND WASTEWATER CREWS SHALL PERFORM ALL CORE DRILLING FOR NEW CONNECTIONS TO EXISTING MAINS. NOTIFY SPU'S STRATEGIC OPERATIONS DIVISION PLANNING AND SCHEDULING UNIT AT LEAST 48 HOURS IN ADVANCE OF EACH CORE CUT (206-615-0511).

22. CATCH BASINS AND ASSOCIATED DRAIN PIPES LOCATED WITHIN PRIVATE ALLEYS TO BE PRIVATELY MAINTAINED. ALL SEWER LINES IN PRIVATE ALLEYS WILL BE PRIVATELY MAINTAINED.

RET. WALL,
WN CEMETERY
(A WAREHOUSE)



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PLAT OF SYLVAN RIDGE TOWNHOMES

DWN. BY
VLS

DATE
4/18/06

JOB NO.
30620

CHKD. BY
KLD/KCK

SCALE
1"=100'

SHEET
9 OF 9

VOL./PG.