

Ordinance No. 124525

Council Bill No. 118136

AN ORDINANCE approving and confirming the plat of "Residences at Fairview Addition" in portions of Section 17 and Section 20, Township 25 North, Range 4 East, W.M. in King County, Washington, with a modified plat condition; accepting a surety bond under subsection 23.22.070.C of the Seattle Municipal Code; and setting a date for completion of required facilities and improvements.

Related Legislation File:

Date Introduced and Referred: <u>6/30/14</u>	To: (committee): <u>Full Council</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>7/7/14</u>	Date Presented to Mayor: <u>7/10/14</u>
Date Signed by Mayor: <u>7/15/14</u>	Date Returned to City Clerk: <u>7/15/14</u>
Published by Title Only <u>X</u>	Date Vetoed by Mayor:
Published in Full Text	
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

# The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: No Sponsor Required

## Committee Action:

Date	Recommendation	Vote

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

## Full Council Action:

Date	Decision	Vote
<u>7/7/14</u>	<u>Passed</u>	<u>9-0</u>

*Law Department*

**CITY OF SEATTLE**  
**ORDINANCE** 124525  
**COUNCIL BILL** 118136

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3  
4 AN ORDINANCE approving and confirming the plat of "Residences at Fairview Addition" in  
5 portions of Section 17 and Section 20, Township 25 North, Range 4 East, W.M. in King  
6 County, Washington, with a modified plat condition; accepting a surety bond under  
7 subsection 23.22.070.C of the Seattle Municipal Code; and setting a date for completion  
8 of required facilities and improvements.

9 WHEREAS, a proposed plat of "Residences at Fairview Addition" has been submitted for  
10 approval (DPD Subdivision Application No. 3011009); and

11 WHEREAS, a proposed plat of "Residences at Fairview Addition" includes a dedication to the  
12 City of Seattle of easements for electrical and public storm drain purposes; and

13 WHEREAS, following review and recommendations by the various City departments that have  
14 jurisdiction in this matter and a public hearing by the Hearing Examiner of the City of  
15 Seattle, the Hearing Examiner approved the preliminary plat of "Residences at Fairview  
16 Addition" subject to certain conditions on March 6, 2013; and

17 WHEREAS, the Director of Planning and Development and the Director of Transportation in  
18 consultation with the Director of Public Utilities determined that one of conditions  
19 imposed by the Hearing Examiner contained an error; and

20 WHEREAS, with consent of the subdividers of the plat of "Residences at Fairview Addition" as  
21 required by subsection 23.22.072.A of the Seattle Municipal Code (SMC), the Director of  
22 Planning and Development and the Director of Transportation recommend modification  
23 of Hearing Examiner Condition #4, by replacing:

24 "A 12-foot wide public storm drain easement exclusive to Seattle Public Utilities is  
25 required. Legislation for securing the drainage easement will occur with the final plat  
26 approval."

27 with

28 "A 12-foot wide public storm drain easement to Seattle Public Utilities is required.  
Legislation for securing the drainage easement will occur with the final plat approval.";

and



1 WHEREAS, the subdivider has not completed installation and construction of required facilities  
and improvements for the subdivision; and

2 WHEREAS, under RCW 58.17.130, the City may accept a bond or other secure method for  
3 providing for and securing the actual construction and installation of the required  
4 improvements; and

5 WHEREAS, the Director of Transportation has determined that a bond in the amount of  
\$250,000 is sufficient and the City Attorney's Office has approved the form; and

6 WHEREAS, the Director of Transportation and the Director of Planning and Development have,  
7 subject to Council approval of the modified plat condition, approved the final plat for the  
8 unit lot subdivision and have reported that the final plat now meets all of the  
9 requirements of the State platting law (RCW Ch. 58.17) and of the Seattle Municipal  
Code (SMC Ch. 23.22), and as modified from the approved plans of the preliminary plat,  
10 except for the execution of the required certifications by the King County Assessor and  
the King County Comptroller; and

11 WHEREAS, the Director of Transportation and the Director of Planning and Development report  
12 that the plat of "Residences at Fairview Addition", a copy of which is in C.F. No.  
13 310821, is now complete and ready for City Council approval; NOW, THEREFORE,

14 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

15  
16 Section 1. The plat of "Residences at Fairview Addition" a platting of portions of the  
17 Southeast Quarter of the Southwest Quarter of Section 17, Township 25 North, Range 4 East,  
18 W.M. and the Northeast Quarter of the Northwest Quarter of Section 20, Township 25 North,  
19 Range 4 East, W.M., all in King County, Washington, is legally described as follows:

20 **PARCEL A:**

21 THAT PORTION OF BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF  
22 SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF  
23 PLATS, PAGE 34, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
24 BEGINNING AT THE INTERSECTION OF THE EASTERLY MARGIN OF FAIRVIEW  
25 AVENUE EAST WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET;  
26 THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN, 267 FEET TO THE TRUE



1 POINT OF BEGINNING; THENCE EASTERLY, PARALLEL WITH THE SOUTHERLY  
2 MARGIN OF EAST SHELBY STREET, 75 FEET TO THE WESTERLY MARGIN OF THE  
3 ALLEY IN SAID BLOCK 20; THENCE SOUTH 27 DEGREES 33'37.4" WEST, ALONG  
4 THE WESTERLY MARGIN OF SAID ALLEY, 233 FEET; THENCE WESTERLY  
5 PARALLEL WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET 75 FEET,  
6 MORE OR LESS, TO THE EASTERLY MARGIN OF FAIRVIEW AVENUE EAST;  
7 THENCE NORTHERLY ALONG SAID EASTERLY MARGIN, 233 FEET TO THE TRUE  
8 POINT OF BEGINNING;

9 (ALSO KNOWN AS TRACTS 6, 7, 8, 9 AND 10, BLOCK 20, REPLAT OF DENNY-  
10 FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE  
11 UNRECORDED PLAT THEREOF).

12 PARCEL B:

13 TRACT 11 OF THE UNRECORDED PLAT OF BLOCK 20 DENNY-FUHRMAN ADDITION  
14 TO THE CITY OF SEATTLE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
15 BEGINNING ON THE EASTERLY MARGIN OF FAIRVIEW AVENUE AT A POINT 500  
16 FEET SOUTHERLY OF THE INTERSECTION OF SAID AVENUE AND THE SOUTHERLY  
17 MARGIN OF SHELBY STREET; THENCE EASTERLY, ON A LINE PARALLEL TO SAID  
18 SHELBY STREET A DISTANCE OF 75 FEET, MORE OR LESS, TO THE ALLEY IN SAID  
19 BLOCK 20; THENCE SOUTHERLY ALONG SAID ALLEY A DISTANCE OF 42.5 FEET;  
20 THENCE WESTERLY ON A LINE PARALLEL TO SAID SHELBY STREET A DISTANCE  
21 OF 75 FEET, MORE OR LESS, TO FAIRVIEW AVENUE; THENCE NORTHERLY ALONG  
22 SAID FAIRVIEW AVENUE A DISTANCE OF 42.5 FEET TO THE POINT OF BEGINNING;

23 PARCEL C:

24 THAT PORTION OF BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF  
25 SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF  
26 PLATS, PAGE 34, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
27  
28



1 BEGINNING AT THE INTERSECTION OF THE EASTERLY MARGIN OF FAIRVIEW  
2 AVENUE EAST WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET;  
3 THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN, 542.5 FEET TO THE TRUE  
4 POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY  
5 MARGIN OF EAST SHELBY STREET SOUTH 62 DEGREES 26'31" EAST TO THE  
6 WESTERLY MARGIN OF THE ALLEY IN SAID BLOCK 20; THENCE SOUTHERLY  
7 ALONG THE WESTERLY MARGIN OF SAID ALLEY, 42.5 FEET; THENCE WESTERLY  
8 PARALLEL WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET NORTH 62  
9 DEGREES 26'31" WEST TO THE EASTERLY MARGIN OF FAIRVIEW AVENUE EAST;  
10 THENCE NORTHERLY ALONG SAID EASTERLY MARGIN 42.5 FEET TO THE TRUE  
11 POINT OF BEGINNING;

12 (ALSO KNOWN AS TRACT 12, BLOCK 20, REPLAT OF DENNY-FUHRMAN ADDITION  
13 TO THE CITY OF SEATTLE, ACCORDING TO THE UNRECORDED PLAT THEREOF).

14 PARCEL D:

15 BEGINNING ON THE EASTERLY MARGIN OF FAIRVIEW AVENUE AT A POINT 585  
16 SOUTHWESTERLY OF THE INTERSECTION OF THE EASTERLY MARGIN WITH THE  
17 SOUTHERLY MARGIN OF SHELBY STREET; THENCE EASTERLY, PARALLEL WITH  
18 SAID SOUTHERLY MARGIN OF SHELBY STREET 75 FEET TO THE ALLEY IN BLOCK  
19 20, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE  
20 PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY,  
21 WASHINGTON; THENCE SOUTHERLY ALONG SAID ALLEY 41 FEET; THENCE  
22 SOUTH 81 DEGREES 03'31" WEST 79.18 FEET, MORE OR LESS, TO SAID EASTERLY  
23 MARGIN OF FAIRVIEW AVENUE; THENCE NORTHEASTERLY ALONG SAID  
24 EASTERLY MARGIN 66.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;  
25 (ALSO KNOWN AS TRACT 13, BLOCK 20, REPLAT OF DENNY-FUHRMAN ADDITION  
26 TO THE CITY OF SEATTLE, ACCORDING TO THE UNRECORDED PLAT THEREOF).

27 PARCEL E:



1 THAT PORTION OF BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF  
2 SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF  
3 PLATS, PAGE 34, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
4 BEGINNING AT THE INTERSECTION OF THE EASTERLY MARGIN OF FAIRVIEW  
5 AVENUE EAST WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET;  
6 THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN, 651.5 FEET TO THE TRUE  
7 POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 03'31" EAST 79.13 FEET, MORE  
8 OR LESS, TO THE WESTERLY MARGIN OF THE ALLEY IN SAID BLOCK 20; THENCE  
9 SOUTHERLY ALONG THE WESTERLY MARGIN OF SAID ALLEY, 39.5 FEET, MORE  
10 OR LESS TO A POINT BEING NORTH 27 DEGREES 33'34.04" EAST 64.95 FEET FROM  
11 THE INTERSECTION OF THE NORTHERLY MARGIN OF EAST HAMLIN STREET WITH  
12 THE WESTERLY MARGIN OF THE ALLEY; THENCE NORTH 88 DEGREES 58'27.6"  
13 WEST 83.79 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF FAIRVIEW  
14 AVENUE EAST; THENCE NORTHERLY ALONG SAID EASTERLY MARGIN 51.5 FEET,  
15 MORE OR LESS, TO THE TRUE POINT OF BEGINNING;  
16 (ALSO KNOWN AS TRACT 14, BLOCK 20, REPLAT OF DENNY-FUHRMAN ADDITION  
17 TO THE CITY OF SEATTLE, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

18 PARCEL F:

19 THAT PORTION OF TRACT 15 OF THE UNRECORDED RE-PLAT OF BLOCK 20,  
20 DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE  
21 PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY,  
22 WASHINGTON, DESCRIBED AS FOLLOWS:  
23 BEGINNING AT THE INTERSECTION OF THE EAST MARGIN OF FAIRVIEW AVENUE  
24 EAST AND THE NORTHERLY MARGIN OF EAST HAMLIN STREET, WHICH POINT  
25 SHALL BE THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE  
26 EAST MARGIN OF SAID FAIRVIEW AVENUE EAST 66.49 FEET; THENCE EASTERLY  
27 ON A LINE PARALLEL WITH SAID EAST HAMLIN STREET 38 FEET; THENCE SOUTH  
28 01 DEGREES 01'37.4" EAST 58.35 FEET TO THE NORTHERLY MARGIN OF EAST



1 HAMLIN STREET; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF  
2 EAST HAMLIN STREET TO THE TRUE POINT OF BEGINNING.

3 PARCEL G:

4 FRACTIONAL PART OF TRACT 15 OF THE UNRECORDED RE-PLAT OF BLOCK 20,  
5 DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE  
6 PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY,  
7 WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

8 COMMENCING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF HAMLIN  
9 STREET AND THE WESTERLY MARGIN OF THE ALLEY IN SAID BLOCK 20; THENCE  
10 NORTH 89 DEGREES 57'20.06" WEST 16.11 FEET; THENCE NORTH 01 DEGREES  
11 01'37.04" WEST 58.35 FEET; THENCE SOUTH 88 DEGREES 58'26.07" EAST 45.97 FEET;  
12 THENCE SOUTH 27 DEGREES 33'17.04" WEST 64.95 FEET TO THE POINT OF  
13 BEGINNING.

14 Section 2. A modification to a preliminary plat condition, Hearing Examiner Condition  
15 #4, recommended by the Director of Planning and Development and the Director of  
16 Transportation and consented to by the subdividers of the plat of "Residences at Fairview  
17 Addition", as required by subsection 23.22.072.A of the Seattle Municipal Code (SMC), is  
18 hereby approved as follows:  
19

20 Replace:

21 "A 12-foot wide public storm drain easement exclusive to Seattle Public Utilities is  
22 required. Legislation for securing the drainage easement will occur with the final plat  
23 approval."

24 with

25 "A 12-foot wide public storm drain easement to Seattle Public Utilities is required.  
26 Legislation for securing the drainage easement will occur with the final plat approval."  
27



1           Section 3. With respect to the plat of "Residences at Fairview Addition", together with  
2 any interest in abutting streets, and all dedications contained therein, as executed by Trinity at  
3 Wards Cove Investors LLC, a Washington Limited Liability Company, Trinity at Wards Cove  
4 Investors II, LLC, a Washington Limited Liability Company, and Trinity Yukon I, LLC, a  
5 Washington Limited Liability Company, and approved by the Director of Transportation and the  
6 Director of Planning and Development, the following findings are hereby made:  
7

8           (a)     The final plat of the unit lot subdivision is in substantial conformance with the  
9 approved preliminary plat of the unit lot subdivision, as modified in Section 2 above; and  
10

11           (b)     When both the King County Assessor and King County Comptroller have affixed  
12 their certifications as required by RCW 58.17.160(4), the requirements of State law and City  
13 ordinances that were in effect at the time of preliminary plat approval will also have been  
14 satisfied by the subdivider; and  
15

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

19           (d)     A bond in the amount of \$250,000 is sufficient to assure completion of required  
20 facilities and improvements for the unit lot subdivision; and

21           (e)     The required facilities and improvements must be completed within two years of  
22 the effective date of this ordinance.

23           Section 4. A bond in the amount of \$250,000 issued by Indemnity Company of  
24 California in a form approved by the City Attorney's Office and naming the City of Seattle as the  
25



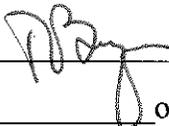
1 beneficiary to guarantee completion of the required facilities and improvements for the unit lot  
2 subdivision is hereby accepted.

3  
4 Section 5. The plat of "Residences at Fairview Addition", a subdivision of portion of the  
5 Southeast Quarter of the Southwest Quarter of Section 17, Township 25 North, Range 4 East and  
6 the Northeast Quarter of the Northwest Quarter of Section 20, Township 25 North, Range 4 East,  
7 W.M., King County, Washington, including dedications therein, is in all respects approved and  
8 the plat confirmed and accepted, subject to certification by the King County Assessor and King  
9 County Comptroller, and the City Clerk is hereby authorized and directed to execute a certificate  
10 upon the face of such plat attesting to the approval thereof as evidenced by enactment of this  
11 ordinance.  
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1 Section 6. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 7<sup>th</sup> day of July, 2014, and  
5 signed by me in open session in authentication of its passage this  
6 7<sup>th</sup> day of July, 2014.

7  
8   
9 President \_\_\_\_\_ of the City Council

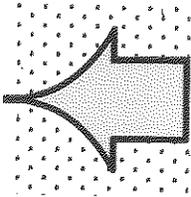
10  
11 Approved by me this 15<sup>th</sup> day of July, 2014.

12   
13 \_\_\_\_\_  
14 Edward B. Murray, Mayor

15  
16 Filed by me this 15<sup>th</sup> day of July, 2014.

17   
18 \_\_\_\_\_  
19 Monica Martinez Simmons, City Clerk

20 (Seal)



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Seattle Department of Transportation (SDOT)	Susan Paine 386-4681	Christie Parker/684-5211

**Legislation Title:** approving and confirming the plat of “Residences at Fairview Addition” in portions of Section 17 and Section 20, Township 25 North, Range 4 East, W.M. in King County, Washington, with a modified plat condition; accepting a surety bond under subsection 23.22.070.C of the Seattle Municipal Code; and setting a date for completion of required facilities and improvements.

**Summary of the Legislation:**

This legislation approves a 21-unit unit lot subdivision, including dedications, at 2808 Fairview Ave East in the Eastlake neighborhood. The Hearing Examiner held a public hearing on February 20, 2013 and issued her approval of the preliminary plat of the unit lot subdivision on March 6, 2013, subject to certain conditions that have now been met, subject to City Council approval of a modified condition. The legislation also accepts a surety bond required to guarantee the completion of the required improvements and sets a date for completion of improvements.

**Background:**

This unit lot subdivision divides a parent lot into 21 unit lots, which include one 4-story, 3-unit townhouse and six 3-story, 3-unit townhouse structures. This unit lot subdivision is consistent with the area zoning, which is Lowrise2/Residential Commercial. The Hearing Examiner held a public hearing on February 20, 2013 and made her decision approving the preliminary plat subject to certain conditions on March 6, 2013. The Director of Transportation has recommended that requirement for the bonding of required infrastructure improvements be approved by the City Council. The bond amount required is \$250,000. The Department of Transportation and the Department of Planning and Development have determined that all Hearing Examiner’s conditions have been satisfied, subject to City Council approval of the modification of the preliminary plat condition recommended by the Directors with the consent of the subdivider. The modification replaces the language for an exclusive storm drain easement for Seattle Public Utilities with a non-exclusive storm drain easement upon final plat approval.

**X** **This legislation does not have any financial implications.**

**Other Implications:**

- a) **Does the legislation have indirect financial implications, or long-term implications?**  
No.



- b) **What is the financial cost of not implementing the legislation?**  
None, although legislation is required per State law.
- c) **Does this legislation affect any departments besides the originating department?**  
Seattle City Light and Seattle Public Utilities each have easements on the plat.
- d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**  
Legislation is required by State law.
- e) **Is a public hearing required for this legislation?**  
No. A public hearing is required at the preliminary subdivision stage and this occurred on February 20, 2013.
- f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**  
No.
- g) **Does this legislation affect a piece of property?**  
Yes.
- h) **Other Issues:**

**List attachments to the fiscal note below:**

Attachment A: Map of Residences at Fairview Addition location





**City of Seattle**  
Edward B. Murray  
Mayor

June 17, 2014

Honorable Tim Burgess  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Burgess:

I am pleased to transmit the attached proposed Council Bill that approves a 21-unit lot subdivision, at 2808 Fairview Avenue East in the Eastlake neighborhood. The bill includes easements to the City for electrical purposes and for public drainage facility purposes, accepts a bond, and sets a date for the completion of the required infrastructure improvements.

The recommendation for development of this site was published on May 10, 2010 for Master Use Permit (MUP) 3011009. After a public hearing held on February 20, 2013, the Hearing Examiner issued approval of the preliminary plat on March 6, 2013. This approval was subject to certain conditions that have now been met. The Directors of Transportation and of Planning and Development have approved the final plat that divides the parent lot into 21 unit lots, which include one 4-story, 3-unit townhouse and six 3-story, 3-unit townhouse structures. Except for the execution of the required certifications by the King County Assessor and the King County Comptroller, the requirements of the state platting law and Seattle Municipal Code have been met, subject to Council approval of the modified plat condition.

Thank you for your consideration of this legislation. Should you have questions, please contact Susan Paine at 386-4681.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward B. Murray".

Edward B. Murray  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Office of the Mayor  
Seattle City Hall, 7<sup>th</sup> Floor  
600 Fourth Avenue  
PO Box 94749  
Seattle, Washington 98124-4749

Tel (206) 684-4000  
Fax: (206) 684-5360  
Hearing Impaired use the Washington Relay Service (7-1-1)  
[www.seattle.gov/mayor](http://www.seattle.gov/mayor)



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STATE OF WASHINGTON -- KING COUNTY

--SS.

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313722  
CITY OF SEATTLE, CLERKS OFFICE

No. 124525,526,527

**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 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

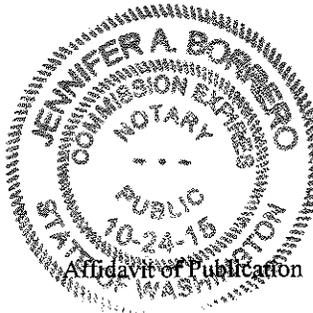
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:TITLE ONLY ORDINANCE

was published on

07/23/14

The amount of the fee charged for the foregoing publication is the sum of \$59.80 which amount has been paid in full.



*Janeen G. Meier*  
\_\_\_\_\_  
Subscribed and sworn to before me on  
07/23/2014 *[Signature]*  
\_\_\_\_\_  
Notary public for the State of Washington,  
residing in Seattle

## State of Washington, King County

### City of Seattle Title Only Ordinances

The full text of the following legislation, passed by the City Council on July 7, 2014, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Contact: Office of the City Clerk at (206) 684-8344.

#### ORDINANCE NO. 124525

AN ORDINANCE approving and confirming the plat of "Residences at Fairview Addition" in portions of Section 17 and Section 20, Township 25 North, Range 4 East, W.M. in King County, Washington, with a modified plat condition, accepting a surety bond under subsection 23.22.070.C of the Seattle Municipal Code; and setting a date for completion of required facilities and improvements.

#### ORDINANCE NO. 124526

AN ORDINANCE relating to taxicabs and for-hire vehicles; repealing Ordinance 124441 relating to companies and drivers of a new type of for-hire vehicle in order to create a pilot program for transportation network companies and affiliated drivers and vehicles.

#### ORDINANCE NO. 124527

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Date of publication in the Seattle Daily Journal of Commerce, July 23, 2014.

7/23(313722)

# RESIDENC

SE 1/4,  
NE 1/4,  
CITY OF

## DECLARATION AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TRINITY AT WARDS COVE INVESTORS LLC, TRINITY AT WARDS COVE INVESTORS II, LLC AND TRINITY YUKON I, LLC, ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON, THE OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND FOR THEMSELVES, THEIR HEIRS, SUCCESSORS, AND ASSIGNS DO HEREBY DEDICATE AND GRANT TO THE CITY OF SEATTLE THE PUBLIC UTILITY EASEMENTS UNDER, OVER, ACROSS, THROUGH AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISIONS ON SHEET 3 OF 9 AND SHEET 4 OF 9. THE SEATTLE CITY LIGHT EASEMENT IS HEREBY DEDICATED AND GRANTED TO THE CITY OF SEATTLE UNDER, OVER AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISION ON SHEET 3 OF 9. THE TWELVE (12) FOOT WIDE PUBLIC STORM DRAIN EASEMENT IS HEREBY DEDICATED AND GRANTED TO THE CITY OF SEATTLE UNDER, OVER AND UPON THOSE PORTIONS OF THE PLAT SHOWN ON SHEET 4 OF 9 AND FOR THE PURPOSES DESCRIBED ON SHEET 3 OF 9. THIS SUBDIVISION OF LAND IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF SEATTLE, ITS SUCCESSORS AND ASSIGNS, WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF STREET RIGHT-OF-WAY AND/OR DRAINAGE SYSTEMS WITHIN THE SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE CAUSED BY THE NEGLIGENT ACTS OR OMISSIONS OR WILLFUL MISCONDUCT OF THE CITY OF SEATTLE. FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF SEATTLE, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION; PROVIDED, HOWEVER, THAT THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING FROM LIABILITY FOR DAMAGES, INCLUDING COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF SEATTLE, ITS SUCCESSORS, OR ASSIGNS.

THIS DEDICATION AND DECLARATION, WITH WAIVER AND INDEMNITY, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

IN WITNESS WHEREOF SAID TRINITY AT WARDS COVE INVESTORS LLC, BY ITS MANAGING MEMBER, TRINITY REAL ESTATE HOLDINGS, INC, SIGNED BY RICHARD T. LEIDER, PRESIDENT OF TRINITY REAL ESTATE HOLDINGS, INC; AND SAID TRINITY AT WARDS COVE INVESTORS II, LLC, BY ITS MANAGING MEMBER, TRINITY REAL ESTATE HOLDINGS, INC, SIGNED BY RICHARD T. LEIDER, PRESIDENT OF TRINITY REAL ESTATE HOLDINGS, INC; AND SAID TRINITY YUKON I, LLC, BY ITS MANAGING MEMBER, TRINITY REAL ESTATE HOLDINGS, INC, SIGNED BY RICHARD T. LEIDER, PRESIDENT OF TRINITY REAL ESTATE HOLDINGS, INC, HAVE CAUSED THEIR LIMITED LIABILITY COMPANIES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS ..... DAY OF ....., 2014, WE SET OUR HANDS AND SEALS.

TRINITY AT WARDS COVE INVESTORS LLC,

BY: ~~TRINITY REAL ESTATE HOLDINGS, INC~~

BY: .....  
RICHARD T. LEIDER, PRESIDENT OF MANAGING MEMBER TRINITY REAL ESTATE HOLDINGS, INC

TRINITY AT WARDS COVE INVESTORS II, LLC,

BY: ~~TRINITY REAL ESTATE HOLDINGS, INC~~

BY: .....  
RICHARD T. LEIDER, PRESIDENT OF MANAGING MEMBER TRINITY REAL ESTATE HOLDINGS, INC

TRINITY YUKON I, LLC,

BY: ~~TRINITY REAL ESTATE HOLDINGS, INC~~

BY: .....  
RICHARD T. LEIDER, PRESIDENT OF MANAGING MEMBER TRINITY REAL ESTATE HOLDINGS, INC



## GEODIMENSIONS

EDWIN J. GREEN, JR., L.S. # 15025, JOB #9356. ADDRESS:  
10801 MAIN STREET, SUITE 102, BELLEVUE, WA 98004, PHONE: (425) 458-4488

## ACKNOW

STATE OF W

COUNTY OF

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PRESIDENT O  
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MY OFFICIAL

PRINT NAME:  
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WASHINGTON,  
MY COMMISS

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RICHARD T. L  
CORPORATION

IN WITNESS  
MY OFFICIAL

PRINT NAME:  
NOTARY PUB  
WASHINGTON,  
MY COMMISS



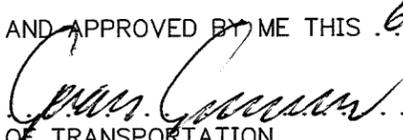
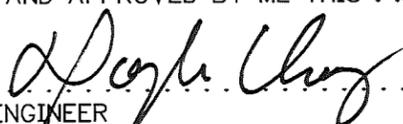




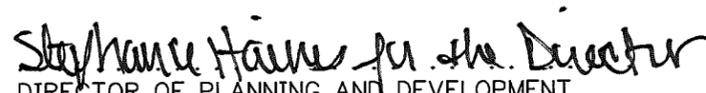
# RESIDENCES AT FAIRVIEW ADDITION

SE 1/4, SW 1/4, SEC. 17, T. 25 N., R. 4 E. &  
 NE 1/4, NW 1/4, SEC. 20, T. 25 N., R. 4 E.  
 CITY OF SEATTLE, KING COUNTY, WASHINGTON.

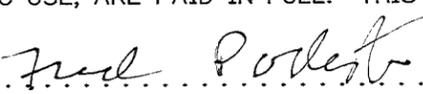
## APPROVALS

CITY OF SEATTLE, DEPARTMENT OF TRANSPORTATION  
 EXAMINED AND APPROVED BY ME THIS 6 DAY OF June, 2014  
  
 DIRECTOR OF TRANSPORTATION  
 EXAMINED AND APPROVED BY ME THIS 29 DAY OF May, 2014  
  
 TRAFFIC ENGINEER

SEATTLE PUBLIC UTILITIES  
 EXAMINED AND APPROVED BY ME THIS 27 DAY OF MAY, 2014  
  
 DIRECTOR OF SEATTLE PUBLIC UTILITIES

CITY OF SEATTLE, DEPARTMENT OF PLANNING AND DEVELOPMENT  
 EXAMINED AND APPROVED BY ME THIS 23 DAY OF May, 2014  
  
 DIRECTOR OF PLANNING AND DEVELOPMENT

CITY OF SEATTLE, CITY CLERK  
 I HEREBY CERTIFY THAT THE PLAT OF RESIDENCES AT FAIRVIEW  
 ADDITION WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE  
 CITY OF SEATTLE BY ORDINANCE NO. 124525, APPROVED THE  
15<sup>th</sup> DAY OF July, 2014  
  
 CITY OF SEATTLE, CITY CLERK

CITY OF SEATTLE, DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES  
 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 ALLEY, OR FOR OTHER  
 PUBLIC USE, ARE PAID IN FULL. THIS 21 DAY OF May, 2014  
  
 DIRECTOR, DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES

KING COUNTY, DEPARTMENT OF ASSESSMENTS  
 EXAMINED AND APPROVED BY ME THIS ... DAY OF ..., 2014  
 KING COUNTY ASSESSOR  
 DEPUTY KING COUNTY ASSESSOR

CITY OF SEATTLE, CITY LIGHT DEPARTMENT  
 EXAMINED AND APPROVED BY ME THIS 27<sup>th</sup> DAY OF MAY, 2014  
  
 GENERAL MANAGER AND CHIEF EXECUTIVE OFFICER

KING COUNTY, CO  
 I HEREBY CERTIFY  
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 ...  
 MANAGER, FINANCE  
 ...  
 DEPUTY

KING COUNTY REC  
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 2014, AT ...  
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 WASHINGTON.  
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 MANAGER  
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LAND SURVEYOR'S  
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 BUSINESS ADDRESS

...Y KNOWN AS RESIDENCES  
 ...ON (ALSO KNOWN AS TAX  
 ...-75, -80.)  
 ...D ON AUGUST 16TH, 2013  
 ...AT AMENDMENT TO SAID  
 ...INGTON RECORDING  
 ...UBDIVISION OF THE  
 ...T FAIRVIEW ADDITION,  
 ...PANY, LLC DOES NOT CONTEST  
 ...BED ON THIS FINAL PLAT OF  
 ...OF PROTECTIVE COVENANTS,  
 ...RESIDENCES AT FAIRVIEW  
 ...411-000763, AND FURTHER  
 ...ITIES CONTAINED IN THE  
 ...ORS LLC, TRINITY AT WARDS  
 ...THIS FINAL PLAT.

...ANAGER

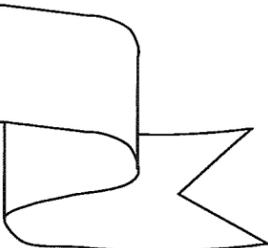
...M. MCFADDEN, A NOTARY  
 ...THE PERSON WHOSE  
 ...HE EXECUTED  
 ...WHICH THE PERSON

...MCFADDEN  
 ...of Nevada  
 ...Shoe County  
 ...August 4, 2018

# REVIEW ADDITION

# DPD PROJECT #3011009

25 N., R. 4 E. &  
25 N., R. 4 E.  
COUNTY, WASHINGTON.



TRANSPORTATION  
DAY OF *June* . . . , 2014  
.....  
DAY OF *May* . . . . . , 2014  
.....

DAY OF *MAY* . . . . . , 2014  
.....

PLANNING AND DEVELOPMENT  
DAY OF *May* . . . . . , 2014  
*at*

RESOLUTIONS AT FAIRVIEW  
CITY MANAGER AND CITY COUNCIL OF THE  
COUNTY OF KING, APPROVED THE  
PLAT . . . . .

ENGINEERING AND ADMINISTRATIVE SERVICES  
DELINQUENT  
TAXES CERTIFIED TO THIS  
PROPERTY HEREIN  
FOR OTHER  
REASONS  
DAY OF *May* . . . . . , 2014  
.....  
ADMINISTRATIVE SERVICES

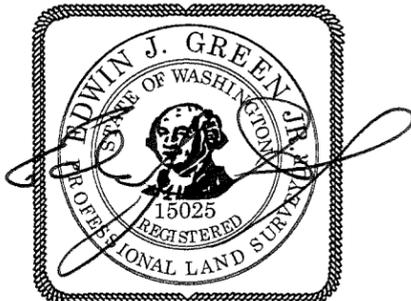
PLAT  
DAY OF . . . . . , 2014  
.....  
.....

PLAT  
DAY OF *MAY* . . . . . , 2014  
.....  
OFFICER

KING COUNTY, COMPTROLLER  
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 . . . . . , 2014  
OFFICE OF THE COMPTROLLER,  
TREASURY DIVISION  
.....  
MANAGER, FINANCE DIVISION  
.....  
DEPUTY

KING COUNTY RECORDER  
FILED FOR RECORD AT THE REQUEST OF THE DIRECTOR OF TRANSPORTATION THIS . . . DAY OF . . . . . , 2014, AT . . . . . MINUTES PAST . . . . . , AND RECORDED IN VOLUME . . . . . OF PLATS, PAGE . . . . . , RECORDS OF KING COUNTY, WASHINGTON.  
.....  
MANAGER  
.....  
SUPERINTENDENT OF RECORDS

LAND SURVEYOR'S CERTIFICATION  
I HEREBY CERTIFY THAT THIS PLAT OF RESIDENCES AT FAIRVIEW ADDITION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 17, TOWNSHIP 25, NORTH, RANGE 4 EAST, W.M., AND SECTION 20, TOWNSHIP 25, NORTH, RANGE 4 EAST, W.M., THAT THE DISTANCES AND COURSES ARE SHOWN HEREON CORRECTLY; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY UPON THE GROUND AT THE COMPLETION OF THE PROJECT, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.  
*Edwin J. Green, Jr.* DATE: *5/7/14*  
SIGNED AND SEALED BY EDWIN J. GREEN, JR., LAND SURVEYOR  
CERTIFICATE NUMBER: 15025  
BUSINESS NAME: GEODIMENSIONS LAND SURVEYING  
BUSINESS ADDRESS: 10801 MAIN STREET, SUITE 102, BELLEVUE, WA 98004.

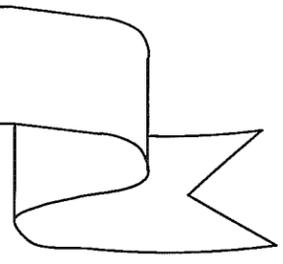


## CONSENT TO SUBDIVISION AND APPROVALS



# RESIDENCES AT FAIRVIEW ADDITION

SE 1/4, SW 1/4, SEC. 17, T. 25 N., R. 4 E. &  
NE 1/4, NW 1/4, SEC. 20, T. 25 N., R. 4 E.  
CITY OF SEATTLE, KING COUNTY, WASHINGTON.



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#

## CONDITIONS OF APPROVAL:

UNDER THE SEATTLE LAND USE CODE, SUBSEQUENT PLATTING ACTIONS, ADDITIONS OR MODIFICATIONS TO THE STRUCTURE(S) MAY NOT CREATE OR INCREASE ANY NON-CONFORMITY OF THE PARENT LOT (SMC 23.22.062C) AND THE UNIT LOTS ARE NOT SEPARATE BUILDABLE LOTS, AND ADDITIONAL DEVELOPMENT OF THE INDIVIDUAL UNIT LOTS MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT LOT (SMC 23.22.062F).

DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, PARTY WALL PROVISIONS, CONDITIONS AND RESTRICTIONS FOR RESIDENCES AT FAIRVIEW ARE RECORDED WITH THE KING COUNTY RECORDER'S OFFICE UNDER RECORDING NUMBER 20140411-000763

ALLEY RETAINING WALLS LOCATED WITHIN THE ALLEY RIGHT-OF-WAY AND ON UNIT LOTS D AND E, AND PAVING WITHIN THE ALLEY RIGHT-OF-WAY ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPMENT. AN ANNUAL STREET USE PERMIT WITH A RECORDED INDEMNITY AGREEMENT WILL BE REQUIRED.

ELECTRICAL EASEMENT PROVISION TO PLAT OF RESIDENCES AT FAIRVIEW ADDITION, SUBDIVISION NO. 3011009  
P.M.#250420-2-020  
KCA#196620-0030, 196620-0035, 196620-0040, 196620-0045, 196620-0050, 196620-0055, 196620-0060, 196620-0065, 196620-0070, 196620-0075, 196620-0080.

## EASEMENT (OVERHEAD AND UNDERGROUND)

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 ELECTRIC SYSTEM IS TO BE LOCATED ACROSS, OVER, UPON AND UNDER THE FOLLOWING DESCRIBED LANDS SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, TO WIT:

FOR COMPLETE LEGAL DESCRIPTION, SEE SHEET 7 OF 9.

(BEING AN EASEMENT OVER THE ENTIRE AREA OF UNIT LOTS A THROUGH U, CITY OF SEATTLE SUBDIVISION NO. 3011009; EXCEPT ANY PORTION OF THE PROPOSED BUILDINGS ON SAID SUBDIVISION.)

TOGETHER WITH THE RIGHT AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF SAID UNIT LOT SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, RENEWING, ALTERING, CHANGING, PATROLLING, ENERGIZING AND OPERATING SAID ELECTRIC SYSTEM, AND THE RIGHT AT ANY TIME TO REMOVE ALL OR ANY PART OF SAID ELECTRIC SYSTEM FROM SAID LANDS.

ALSO THE RIGHT TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AT ALL TIMES TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON SAID EASEMENT AREA AND ADJACENT LANDS WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF THE SYSTEM, OR CONSTITUTE A MENACE OR DANGER TO SAID ELECTRIC SYSTEM.

IT IS FURTHER COVENANTED AND AGREED THAT NO STRUCTURE OR FIRE HAZARDS WILL BE ERECTED OR PERMITTED WITHIN THE ABOVE DESCRIBED EASEMENT AREA WITHOUT PRIOR WRITTEN APPROVAL FROM THE GRANTEE, ITS SUCCESSORS AND ASSIGNS; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE EASEMENT AREA WHICH WILL IN ANY MANNER DISTURB THE FACILITIES OR THEIR SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF SAID LINES AND APPURTENANCES.

THE CITY OF SEATTLE IS TO BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID ELECTRIC SYSTEM ACROSS, OVER, UPON AND UNDER SAID EASEMENT AREA AND ADJACENT LANDS.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL SUCH TIME AS THE GRANTEE, ITS SUCCESSORS, ASSIGNS SHALL PERMANENTLY REMOVE SAID POLES, WIRES AND APPURTENANCES FROM SAID LANDS OR SHALL OTHERWISE PERMANENTLY ABANDON SAID ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.

## PUBLIC UTILITY EASEMENT:

TWELVE (12) FOOT WIDE PUBLIC STORM DRAIN EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, THAT TRINITY AT WARDS COVE INVESTORS II, LLC, AND TRINITY AT WARDS COVE INVESTORS I, LLC, BY AND THROUGH THEIR ATTORNEYS AT LAW, THE LAWS OF THE STATE OF WASHINGTON, THE OWNERS AND ASSIGNS HEREBY PLATTED ("GRANTORS"), HEREBY DEDICATE, GRANT AND ASSIGNS TO THE CITY OF SEATTLE ("GRANTEE"), FOR USE OF THE PUBLIC FOREVER AND FOREVERMORE, A PUBLIC STORM DRAIN EASEMENT SHOWN HEREON (THE "EASEMENT") ON SHEET 4 OF 9 AND LEGALLY DESCRIBED ON SHEET 9 OF 9, TO CROSS OVER, UNDER AND UPON THE AREA SHOWN ON THIS PLAT, TO RECONSTRUCT, ALTER, IMPROVE, REPAIR, OPERATE AND MAINTAIN ANY PUBLIC UTILITY FACILITY TOGETHER WITH ALL APPURTENANCES

TWELVE (12) FOOT WIDE PUBLIC STORM DRAIN EASEMENT

GRANTORS, THEIR SUCCESSORS AND ASSIGNS HEREBY ADOPT AND GRANT TO THE CITY OF SEATTLE A TWELVE (12) FOOT WIDE PUBLIC STORM DRAIN UTILITY FACILITY AND SPECIFICALLY GRANT TO GRANTEE, ITS EMPLOYEES AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY AS FOLLOWS:  
1. TO ENTER UPON SAID EASEMENT AREA FOR THE PURPOSE OF THE PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING AT LAW, WITHOUT NECESSARY WITHOUT INCURRING ANY LEGAL OBLIGATION TO THE GRANTEE. GRANTEE SHALL NOT BE RESPONSIBLE FOR THE RESTORATION OF IMPROVEMENTS DESTROYED OR DAMAGED BY AFORESAID UTILITY FACILITY, EXCEPT THAT WHERE EXCAVATION IS REQUIRED TO REPAIR OR BACKFILL AND RESTORE THE AREA USING STANDARD CITY OF SEATTLE PROCEDURES PER THE THEN CURRENT CITY OF SEATTLE MANUAL. GRANATORS SHALL BE RESPONSIBLE FOR ALL COSTS OF SUCH RESTORATION.  
2. GRANATORS, THEIR SUCCESSORS AND ASSIGNS AGREE TO MAINTAIN TREES, SHRUBBERY OR OBSTRUCTION OF ANY KIND SHOWN ON THE PLAT MATERIAL PLACED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WITHOUT PERMISSION OF THE GRANTEE.

3. GRANATORS, THEIR SUCCESSORS AND ASSIGNS AGREE TO MAINTAIN CONDUITS, CABLE, PIPELINES, VAULTS, POLES, POSTS AND OTHER UTILITY FACILITIES INSTALLED WITHIN FIVE (5) HORIZONTAL FEET OF THE BOUNDARIES OF THE EASEMENT AREA. ALL CROSSINGS MUST MAINTAIN A MINIMUM VERTICAL CLEARANCE OF FIVE (5) FEET FROM SAID PUBLIC STORM DRAIN UTILITY FACILITY. SEVEN (7) FEET MINIMUM VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES FROM ANY OTHER UTILITY FACILITY.

4. GRANATORS, THEIR SUCCESSORS AND ASSIGNS AGREE TO MAINTAIN ALL MATERIALS OVER SAID EASEMENT WILL BE ALLOWED TO REMAIN UNMOVED OR IMPOUNDED AT THE EXPENSE OF GRANATORS AND ASSIGNS. HARMLESS FROM ANY DAMAGE TO SAID VEHICLES OR MATERIALS.  
5. IN AN EMERGENCY, GRANTEE SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT TO CUT INTO IT WITHOUT PROVIDING GRANATOR PRIOR NOTICE.  
6. GRANATORS, THEIR SUCCESSORS AND ASSIGNS WAIVE AND RELEASE GRANTEE AGAINST THE GRANTEE RELATING TO HAZARDOUS SUBSTANCES, POLLUTANTS, AND SHALL INDEMNIFY AND DEFEND THE GRANTEE FROM ANY CLAIM, INCLUDING ENFORCEMENT ACTION BY A REGULATORY AGENCY FOR HAZARDOUS SUBSTANCES, POLLUTANTS OR CONTAMINANTS ARISING FROM GRANTEE'S OPERATIONS.

7. GRANATORS, THEIR SUCCESSORS AND ASSIGNS SHALL HOLD GRANTEE HARMLESS IN ANY WAY AND FOR ANY OTHER LEGAL PURPOSE NOT EXPRESSLY PROVIDED HEREIN GRANTED.

8. THIS AGREEMENT AND EACH OF THE TERMS, PROVISIONS AND CONDITIONS HEREIN SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF GRANTEE AND THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.

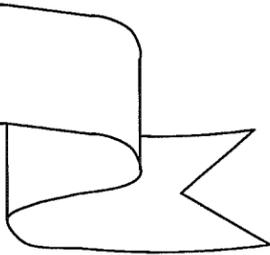
PROPERTY  
CONDITIONS  
APPROVALS  
CITY OF SEATTLE  
AND SEATTLE  
UTILITIES

# FAIRVIEW ADDITION

# DPD PROJECT

# # 3011009

T. 25 N., R. 4 E. &  
T. 25 N., R. 4 E.  
COUNTY, WASHINGTON.



## PUBLIC UTILITY EASEMENT:

TWELVE (12) FOOT WIDE PUBLIC STORM DRAIN EASEMENT DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT TRINITY AT WARDS COVE INVESTORS LLC, TRINITY AT WARDS COVE INVESTORS II, LLC, AND TRINITY YUKON I, LLC, ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON, THE OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED ("GRANTORS"), HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF SEATTLE ("GRANTEE"), FOR USE OF THE PUBLIC FOREVER THE TWELVE (12) FOOT WIDE PUBLIC STORM DRAIN EASEMENT SHOWN HEREON (THE "EASEMENT AREA"), (DEPICTED ON SHEET 4 OF 9 AND LEGALLY DESCRIBED ON SHEET 9 OF 9). THE EASEMENT AREA IS GRANTED OVER, UNDER AND UPON THE AREA SHOWN ON THIS PLAT TO INSTALL, CONSTRUCT, RECONSTRUCT, ALTER, IMPROVE, REPAIR, OPERATE AND MAINTAIN A PUBLIC STORM DRAIN UTILITY FACILITY TOGETHER WITH ALL APPURTENANCES THERETO (THE "PURPOSE(S)").

TWELVE (12) FOOT WIDE PUBLIC STORM DRAIN EASEMENT PROVISIONS:

GRANTORS, THEIR SUCCESSORS AND ASSIGNS HEREBY AGREE TO THE HEREIN DEDICATED TWELVE (12) FOOT WIDE PUBLIC STORM DRAIN UTILITY EASEMENT TERMS AND CONDITIONS AND SPECIFICALLY GRANT TO GRANTEE, ITS EMPLOYEES, AGENTS, INVITEES, SUCCESSORS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY AS FOLLOWS:

1. TO ENTER UPON SAID EASEMENT AREA FOR THE PURPOSE HEREIN DESCRIBED, WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING AT LAW, AT SUCH TIMES AS MAY BE NECESSARY WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR, AND GRANTEE SHALL NOT BE RESPONSIBLE FOR THE RESTORATION OR REPAIR OF ANY GRANTOR IMPROVEMENTS DESTROYED OR DAMAGED BY AFORESAID PUBLIC STORM DRAIN UTILITY FACILITY, EXCEPT THAT WHERE EXCAVATION IS REQUIRED IN PAVED AREAS, GRANTEE SHALL BACKFILL AND RESTORE THE AREA USING STANDARD CITY OF SEATTLE/KING COUNTY PATCHING PROCEDURES PER THE THEN CURRENT CITY OF SEATTLE STANDARDS PLAN & SPECIFICATIONS MANUAL. GRANTORS SHALL BE RESPONSIBLE FOR ALL OTHER RESTORATION.
2. GRANTORS, THEIR SUCCESSORS AND ASSIGNS AGREE NO BUILDING, FENCE, WALL, ROCKERY, TREES, SHRUBBERY OR OBSTRUCTION OF ANY KIND SHALL BE ERECTED OR PLANTED, OR ANY FILL MATERIAL PLACED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WITHOUT WRITTEN PERMISSION OF THE GRANTEE.
3. GRANTORS, THEIR SUCCESSORS AND ASSIGNS AGREE NO OTHER UTILITY FACILITIES, SUCH AS CONDUITS, CABLE, PIPELINES, VAULTS, POLES, POSTS WHETHER PUBLIC OR PRIVATE WILL BE INSTALLED WITHIN FIVE (5) HORIZONTAL FEET OF THE PUBLIC STORM DRAIN UTILITY FACILITY, ALL CROSSINGS MUST MAINTAIN A MINIMUM VERTICAL CLEARANCE OF TWELVE (12) INCHES FROM SAID PUBLIC STORM DRAIN UTILITY FACILITY. SEWER CROSSINGS MUST MAINTAIN A MINIMUM VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES FROM SAID PUBLIC STORM DRAIN UTILITY FACILITY.
4. GRANTORS, THEIR SUCCESSORS AND ASSIGNS AGREE NO VEHICULAR PARKING OR STORAGE OF MATERIALS OVER SAID EASEMENT WILL BE ALLOWED. VEHICLES OR MATERIAL MAY BE MOVED OR IMPOUNDED AT THE EXPENSE OF GRANTORS AND THE GRANTEE SHALL BE HELD HARMLESS FROM ANY DAMAGE TO SAID VEHICLES OR MATERIAL.
5. IN AN EMERGENCY, GRANTEE SHALL HAVE THE RIGHT TO CLOSE THE EASEMENT AREA AND TO CUT INTO IT WITHOUT PROVIDING GRANTOR PRIOR NOTICE.
6. GRANTORS, THEIR SUCCESSORS AND ASSIGNS WAIVE ANY PRESENT OR FUTURE CLAIM AGAINST THE GRANTEE RELATING TO HAZARDOUS SUBSTANCES, POLLUTANTS, OR CONTAMINANTS, AND SHALL INDEMNIFY AND DEFEND THE GRANTEE FROM ANY SUCH CLAIM, INCLUDING ENFORCEMENT ACTION BY A REGULATORY AGENCY, UNLESS THE HAZARDOUS SUBSTANCES, POLLUTANTS OR CONTAMINANTS RESULT FROM THE GRANTEE'S OPERATIONS.
7. GRANTORS, THEIR SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT TO USE SAID PROPERTY IN ANY WAY AND FOR ANY OTHER LEGAL PURPOSE NOT INCONSISTENT WITH THE RIGHTS HEREIN GRANTED.
8. THIS AGREEMENT AND EACH OF THE TERMS, PROVISIONS, CONDITIONS AND COVENANTS HEREIN SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE PARTIES HERETO AND THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.

QUENT PLATTING  
THE STRUCTURE(S)  
NFORMITY OF THE  
LOTS ARE NOT  
DEVELOPMENT OF  
AS A RESULT OF THE  
TO THE PARENT LOT

EASEMENTS, PARTY WALL  
FOR RESIDENCES AT FAIRVIEW  
ORDER'S OFFICE

THE ALLEY RIGHT-OF-WAY  
WITHIN THE ALLEY RIGHT-OF-WAY  
ED BY THE DEVELOPMENT.  
RDED INDEMNITY AGREEMENT

RESIDENCES AT

196620-0045, 196620-0050,  
20-0070, 196620-0075,

ILE (HEREAFTER REFERRED  
S, THE RIGHT, PRIVILEGE  
T, ALTER, IMPROVE,  
CTRIC OVERHEAD AND  
PHTS NOT EXCEEDING 15  
GUY AND ANCHORS,  
ANHOLES, CABINETS,  
CESSARY OR CONVENIENT  
AND OVERHEAD  
EM. ALL SUCH ELECTRIC  
N AND UNDER THE  
COUNTY OF KING, STATE

OF 9.

OF UNIT LOTS A THROUGH U,  
CEPT ANY PORTION OF THE

HE GRANTEE, ITS  
EGRESS FROM SAID  
LOT SUBDIVISION FOR THE  
NSTRUCTING, REPAIRING,  
NERGIZING AND  
IGHT AT ANY TIME TO  
SYSTEM FROM SAID LANDS.

SORS AND ASSIGNS, AT ALL  
ER PLANTS STANDING OR  
CENT LANDS WHICH, IN  
I THE MAINTENANCE OR  
MENACE OR DANGER TO

NO STRUCTURE OR FIRE  
IN THE ABOVE DESCRIBED  
OVAL FROM THE  
NO DIGGING WILL BE  
EA WHICH WILL IN ANY  
IDITY OR UNEARTH ANY  
DISCHARGE OF ANY  
(50) FEET OF SAID LINES

AS PROVIDED BY LAW, FOR  
CONSTRUCTION,  
IC SYSTEM ACROSS, OVER,  
JACENT LANDS.

Y HEREBY GRANTED SHALL  
AS THE GRANTEE, ITS  
MOVE SAID POLES, WIRES  
ALL OTHERWISE PERMANENTLY  
ME ALL SUCH RIGHTS,  
ANTED SHALL TERMINATE.

**PROPERTY INFORMATION,  
CONDITIONS OF  
APPROVAL,  
SEATTLE CITY LIGHT  
AND SEATTLE PUBLIC  
UTILITIES EASEMENTS,**



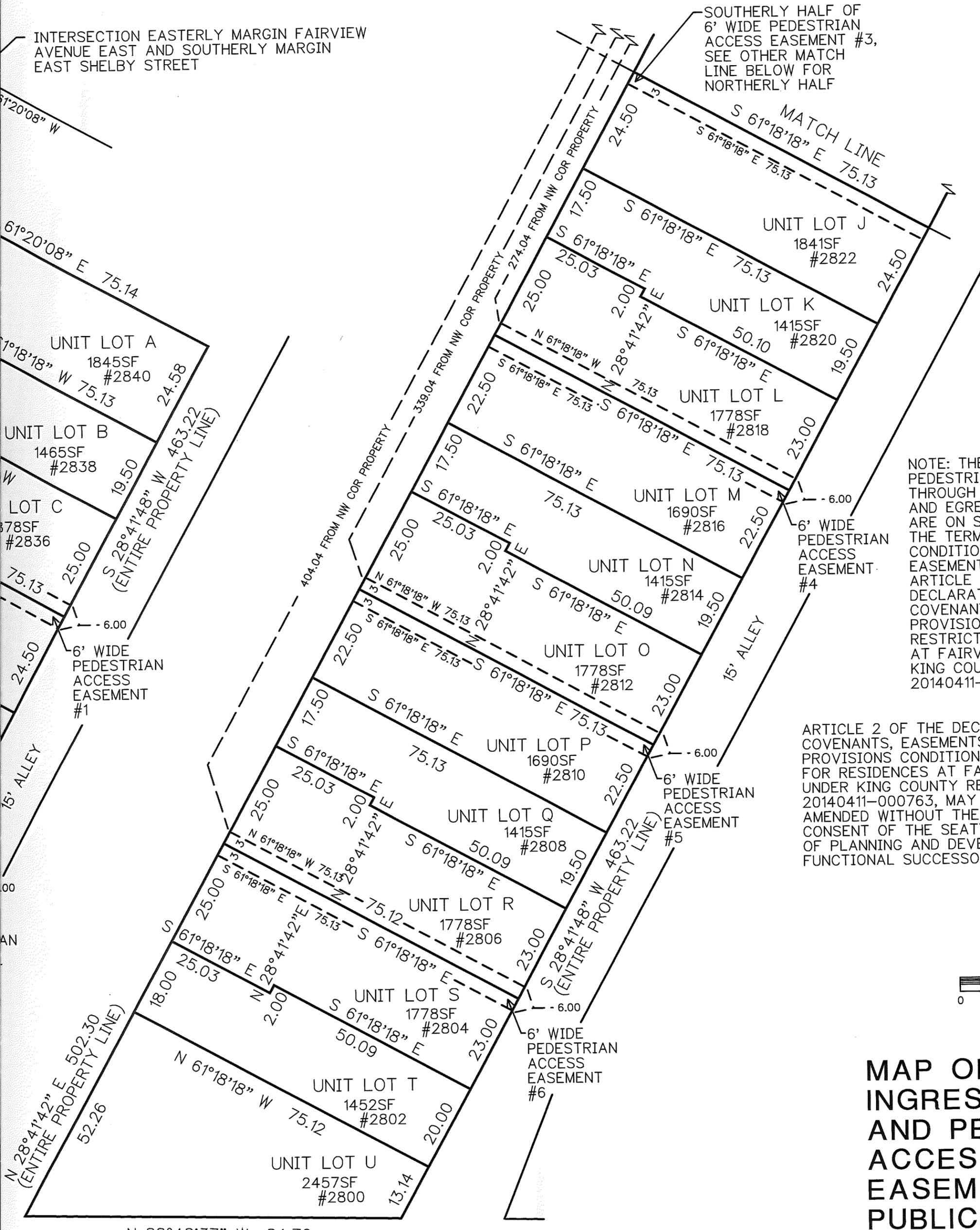
# RESIDENCES AT FAIRVIEW ADDITION

DPD  
# 30

SE 1/4, SW 1/4, SEC. 17, T. 25 N., R. 4 E. &  
NE 1/4, NW 1/4, SEC. 20, T. 25 N., R. 4 E.  
CITY OF SEATTLE, KING COUNTY, WASHINGTON.

INTERSECTION EASTERLY MARGIN FAIRVIEW  
AVENUE EAST AND SOUTHERLY MARGIN  
EAST SHELBY STREET

SOUTHERLY HALF OF  
6' WIDE PEDESTRIAN  
ACCESS EASEMENT #3,  
SEE OTHER MATCH  
LINE BELOW FOR  
NORTHERLY HALF



NOTE: THE PEDESTRIAN ACCESS EASEMENTS THROUGH THE ALLEYS AND EGRESS ARE ON THE SAME TERMS AND CONDITIONS AS THE EASEMENTS SET FORTH IN ARTICLE 2 OF THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS AT FAIRVIEW ADDITION, KING COUNTY, WASHINGTON, 20140411-

ARTICLE 2 OF THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS AT FAIRVIEW ADDITION, KING COUNTY, WASHINGTON, 20140411-000763, MAY BE AMENDED WITHOUT THE CONSENT OF THE SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT UPON THE APPROVAL OF A PUBLIC HEARING AND A RESOLUTION OF THE PLANNING AND DEVELOPMENT COMMISSION.

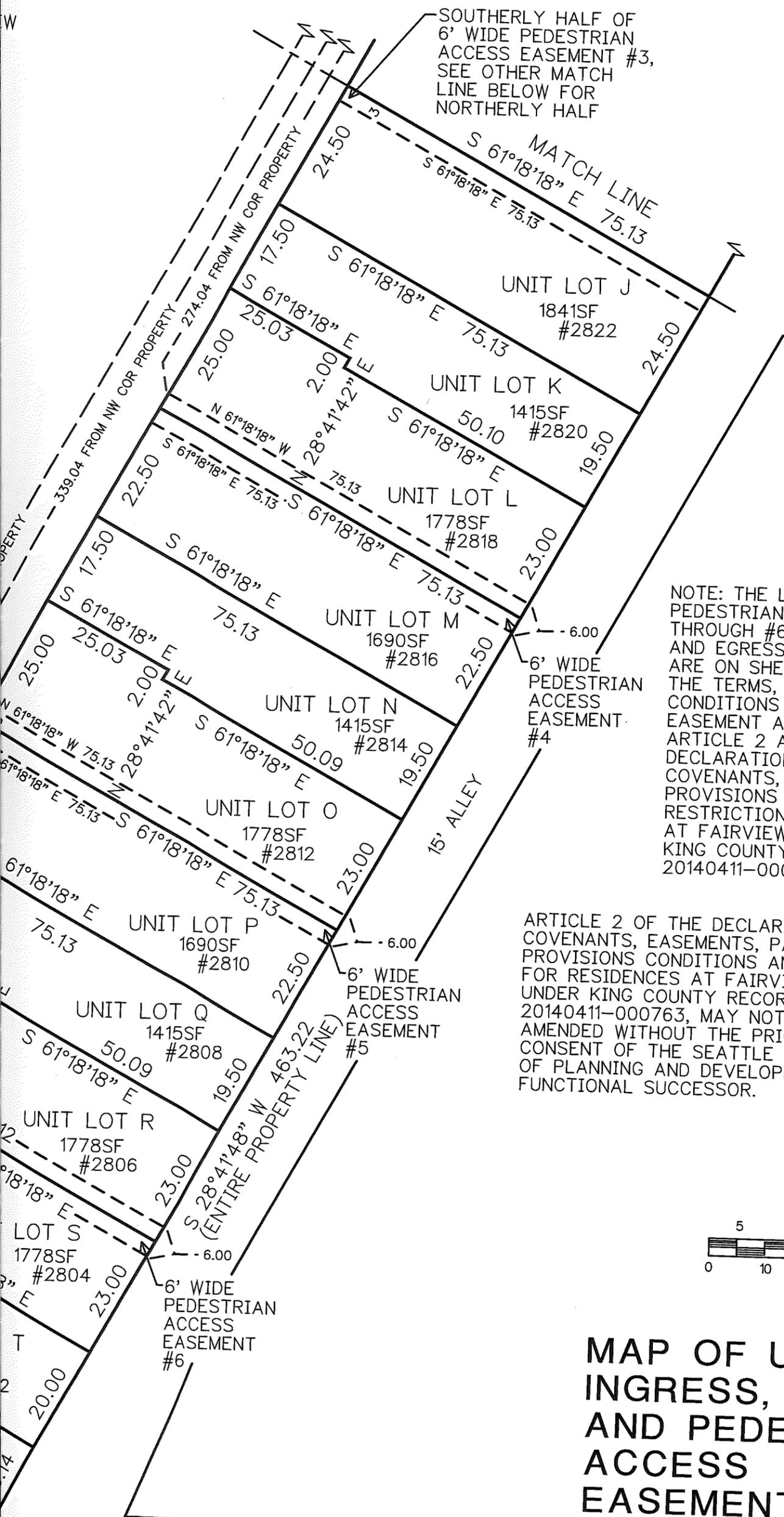
MAP OF  
INGRES  
AND PE  
ACCES  
EASEM  
PUBLIC  
DRAIN

N 88°48'37" W 84.70

# VIEW ADDITION

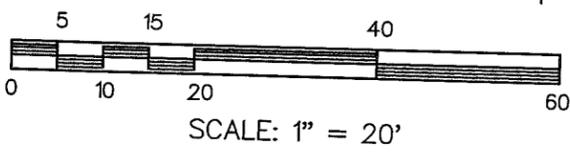
# DPD PROJECT # 3011009

5 N., R. 4 E. &  
5 N., R. 4 E.  
TY, WASHINGTON.



NOTE: THE LEGAL DESCRIPTIONS FOR PEDESTRIAN ACCESS EASEMENTS #1 THROUGH #6, I & E ESMTS (INGRESS AND EGRESS EASEMENTS) #1 AND #2, ARE ON SHEET 9 OF 9 OF THIS PLAT. THE TERMS, COVENANTS AND CONDITIONS APPLICABLE TO EACH EASEMENT ARE CONTAINED IN ARTICLE 2 AND SECTION 6.5.4 OF THE DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, PARTY WALL PROVISIONS CONDITIONS AND RESTRICTIONS FOR RESIDENCES AT FAIRVIEW, RECORDED UNDER KING COUNTY RECORDING NUMBER 20140411-000763.

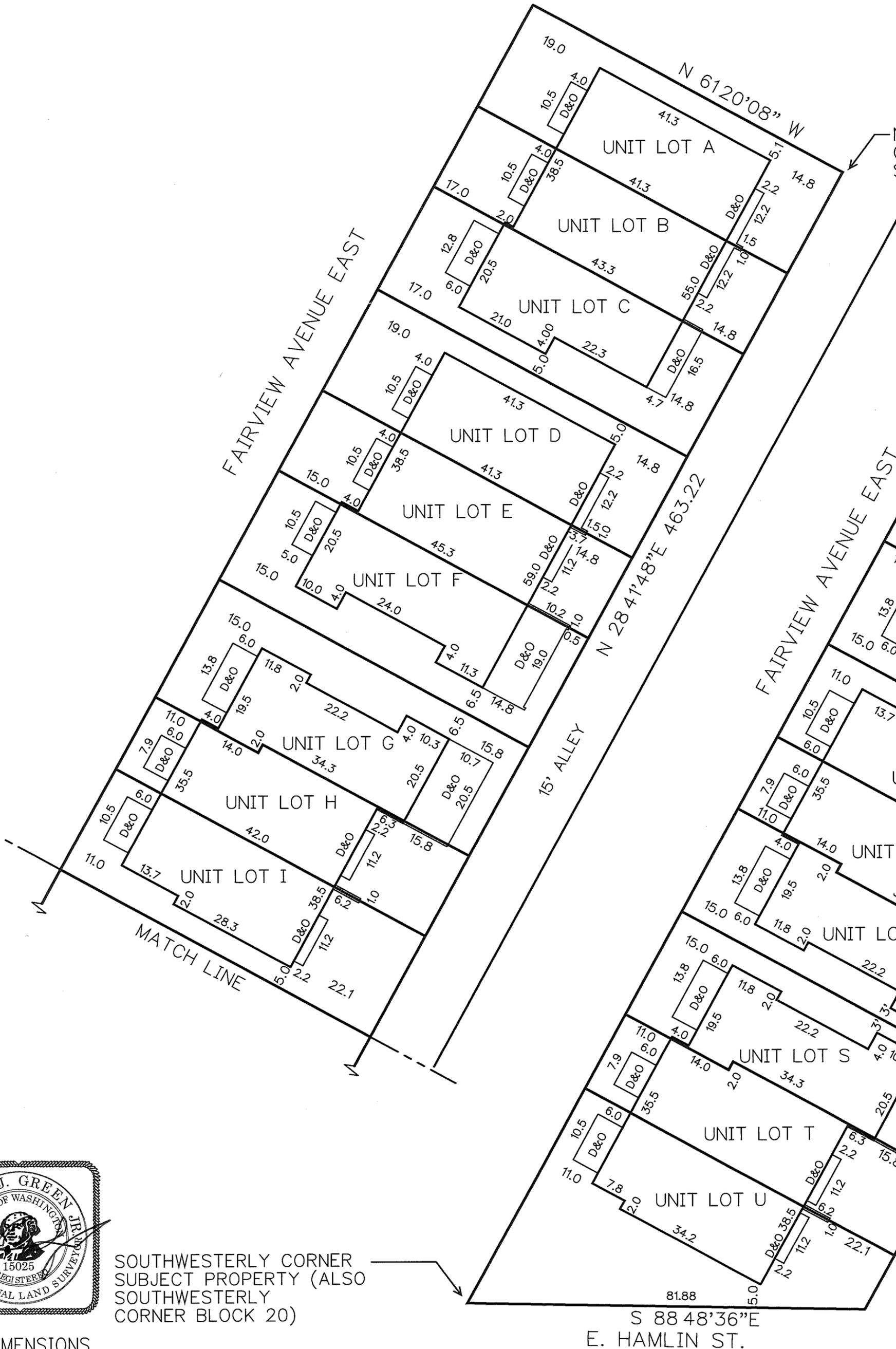
ARTICLE 2 OF THE DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, PARTY WALL PROVISIONS CONDITIONS AND RESTRICTIONS FOR RESIDENCES AT FAIRVIEW, RECORDED UNDER KING COUNTY RECORDING NUMBER 20140411-000763, MAY NOT BE MODIFIED OR AMENDED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT OR FUNCTIONAL SUCCESSOR.



## MAP OF UNIT LOTS, INGRESS, EGRESS AND PEDESTRIAN ACCESS EASEMENTS, AND PUBLIC STORM DRAIN EASEMENT

# RESIDENCES AT

SE 1/4, SW 1/4, SEC  
NE 1/4, NW 1/4, SEC  
CITY OF SEATTLE, KI



SOUTHWESTERLY CORNER  
SUBJECT PROPERTY (ALSO  
SOUTHWESTERLY  
CORNER BLOCK 20)

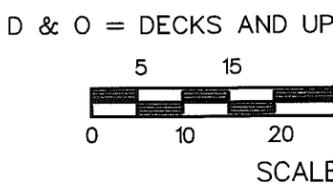
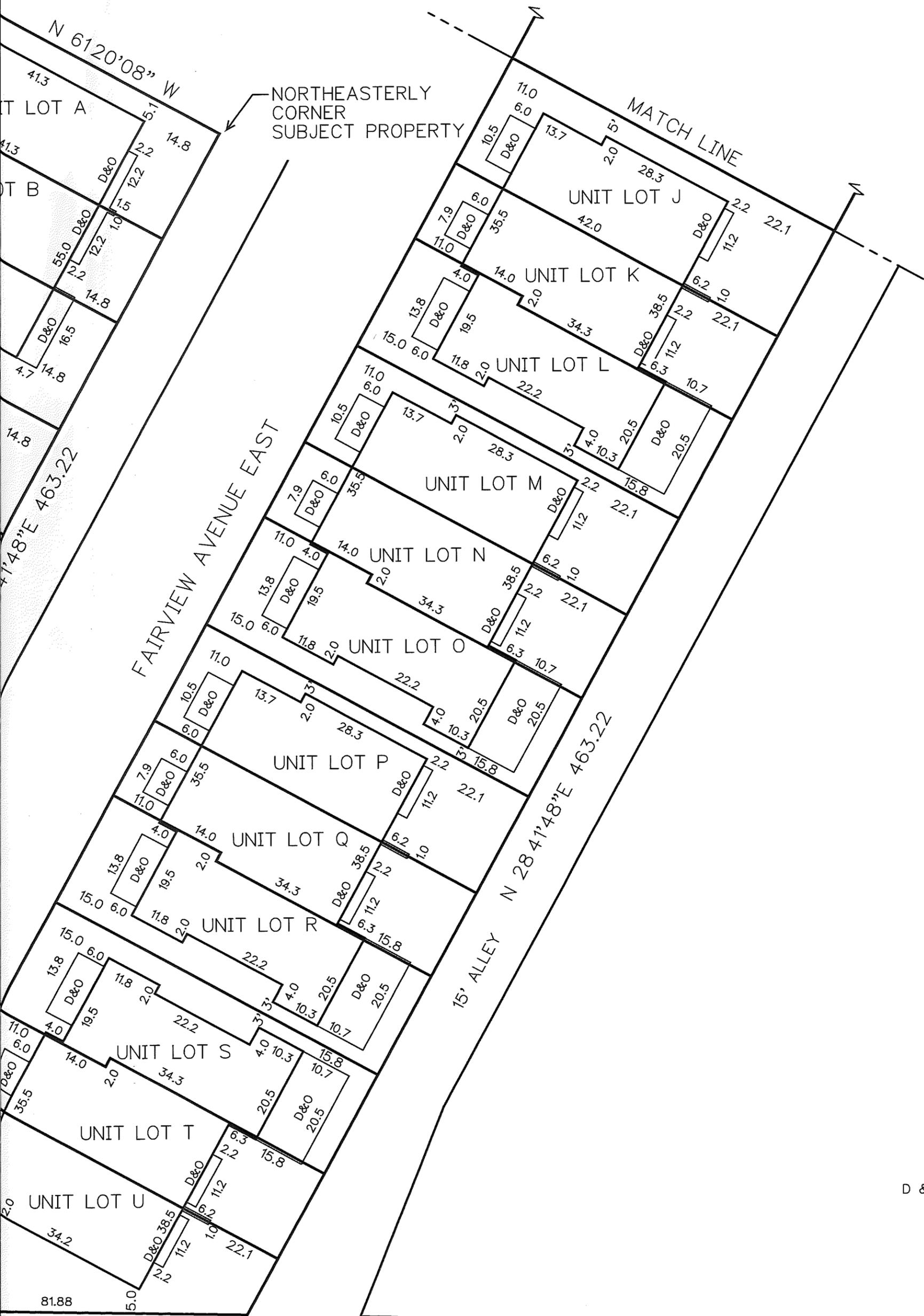
## GEODIMENSIONS

EDWIN J. GREEN, JR., L.S. # 15025, JOB #9356. ADDRESS: 10801 MAIN STREET,  
SUITE 102 BELLEVUE WA 98004. PHONE: (425) 458-4488

# DENCES AT FAIRVIEW ADDITION

DPD  
# 30

SE 1/4, SW 1/4, SEC. 17, T. 25 N., R. 4 E. &  
NE 1/4, NW 1/4, SEC. 20, T. 25 N., R. 4 E.  
CITY OF SEATTLE, KING COUNTY, WASHINGTON.



S 88 48'36"E  
HAMLIN ST.

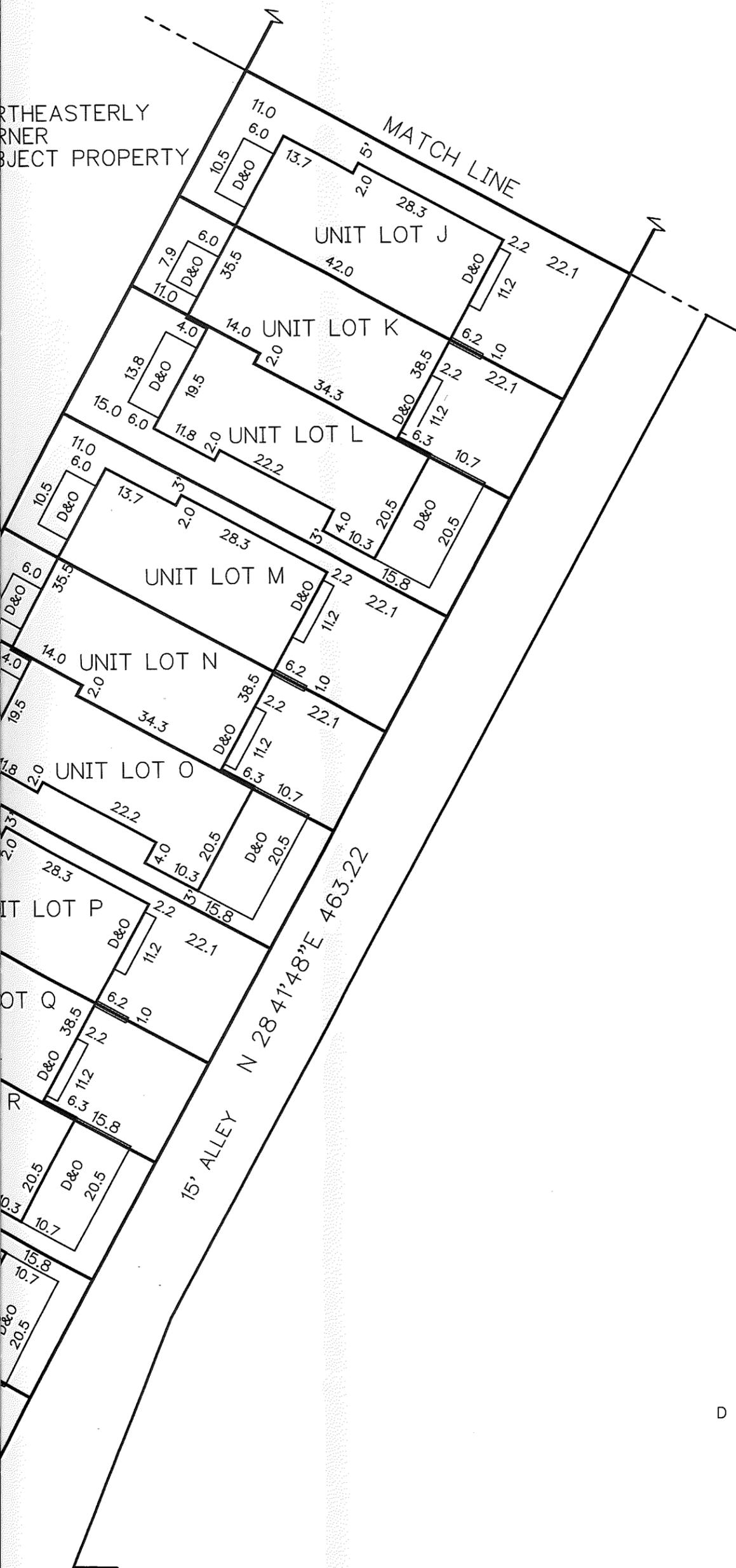
MAP C

# AIRVIEW ADDITION

DPD PROJECT  
# 3011009

7, T. 25 N., R. 4 E. &  
0, T. 25 N., R. 4 E.  
COUNTY, WASHINGTON.

ORTHEASTERLY  
RNER  
BJECT PROPERTY



D & O = DECKS AND UPPER STORY OVERHANGS



SCALE: 1" = 20'

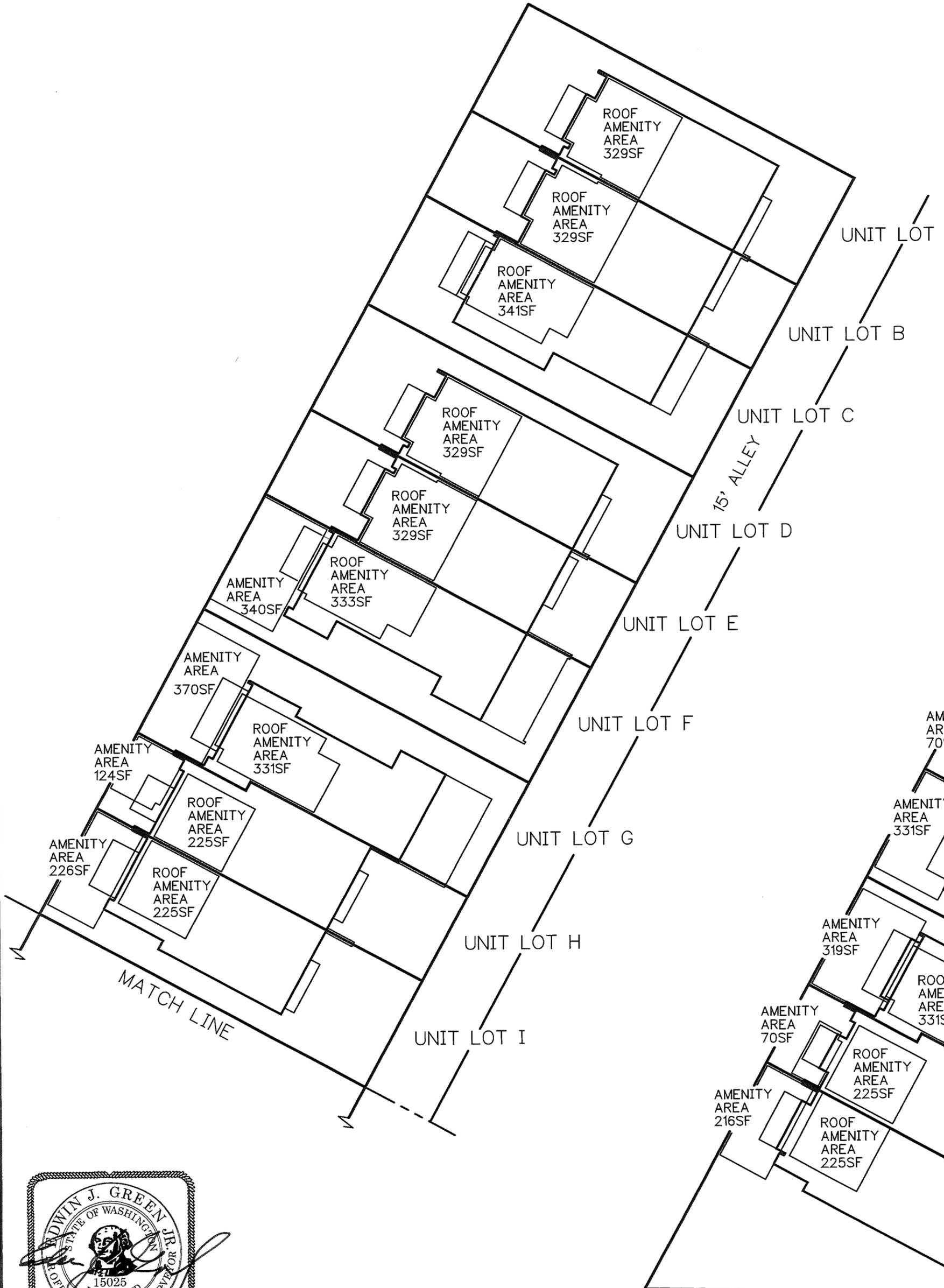


## MAP OF BUILDINGS

SHEET 5 OF 9

# RESIDENCES

SE 1/4, SW 1/4  
NE 1/4, NW 1/4  
CITY OF SEATTLE

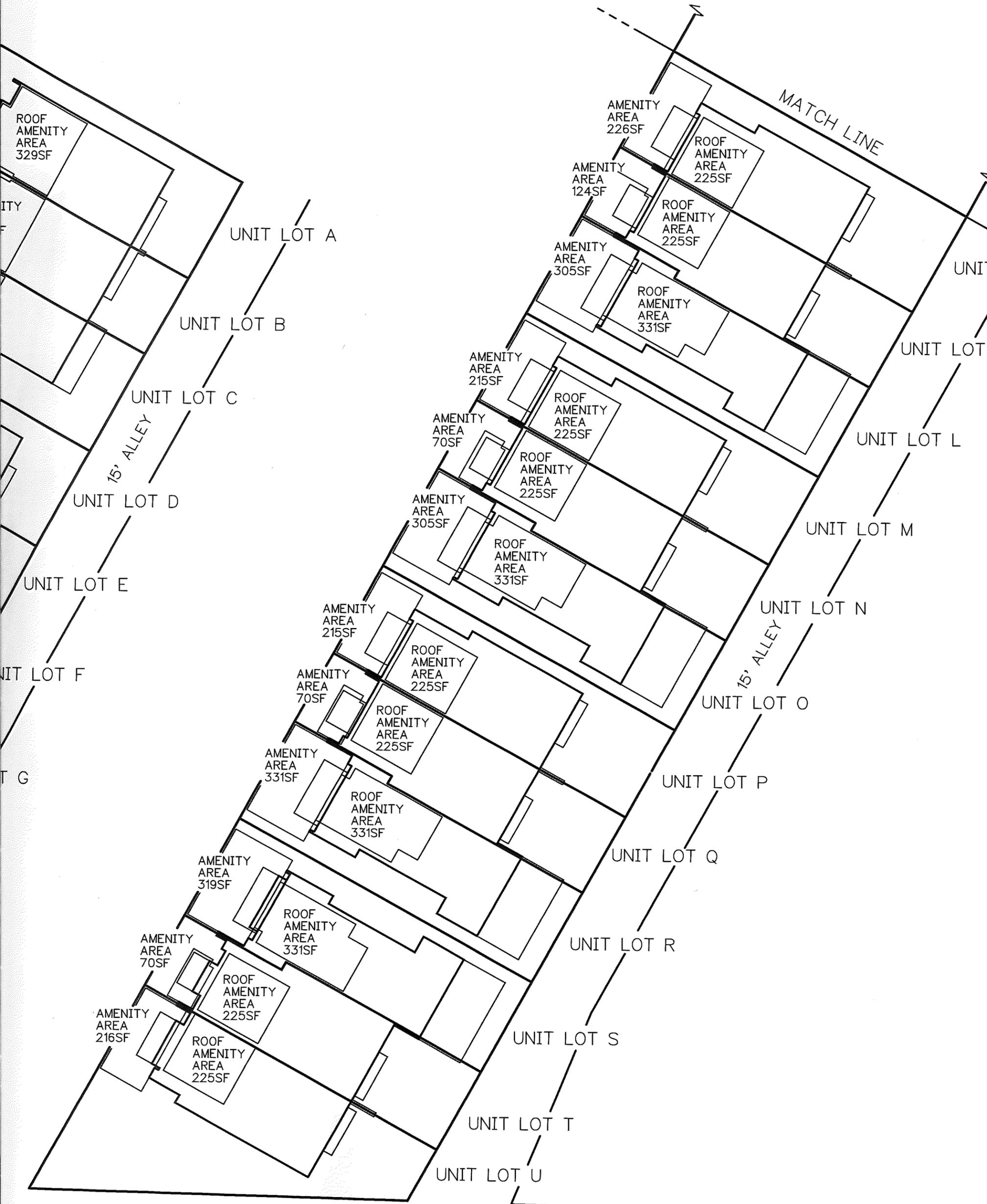


## GEODIMENSIONS

EDWIN J. GREEN, JR., L.S. # 15025, JOB #9356. ADDRESS: 10801 MAIN STREET, SUITE 102, BELLEVUE, WA 98004, PHONE: (425) 458-4488

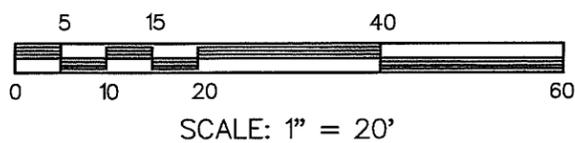
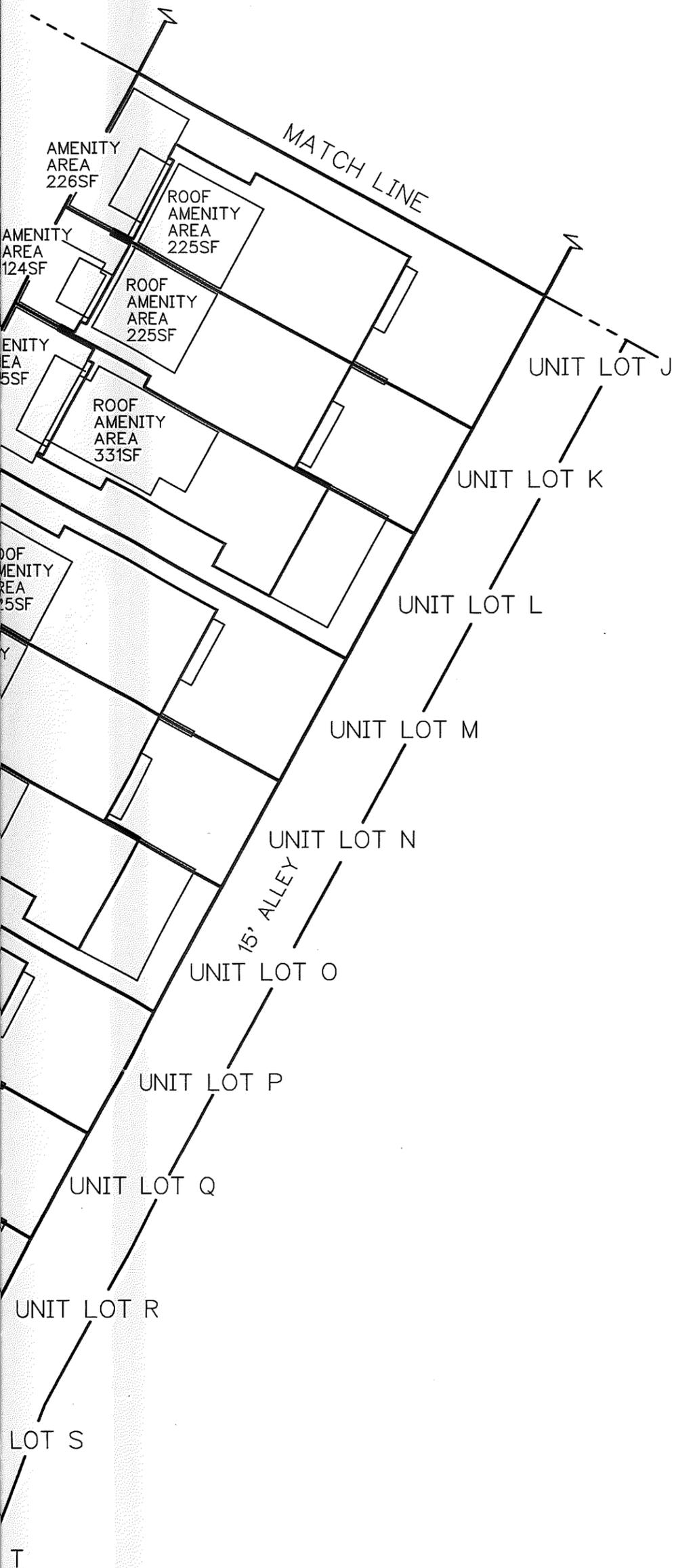
# RESIDENCES AT FAIRVIEW ADDITION

SE 1/4, SW 1/4, SEC. 17, T. 25 N., R. 4 E. &  
NE 1/4, NW 1/4, SEC. 20, T. 25 N., R. 4 E.  
CITY OF SEATTLE, KING COUNTY, WASHINGTON.



STREET,

E. &  
4 E.  
INGTON.



MAP OF AMENITY AREAS

# RESIDENCES AT

SE 1/4, SW 1/4,  
NE 1/4, NW 1/4,  
CITY OF SEATTLE

## LEGAL DESCRIPTION OF THE LAND CONTAINED WITHIN THE SUBDIVISION:

### PARENT LOT LEGAL DESCRIPTION:

#### PARCEL A:

THAT PORTION OF BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE EASTERLY MARGIN OF FAIRVIEW AVENUE EAST WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET; THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN, 267 FEET TO THE TRUE POINT OF BEGINNING; THENCE EASTERLY, PARALLEL WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET, 75 FEET TO THE WESTERLY MARGIN OF THE ALLEY IN SAID BLOCK 20; THENCE SOUTH 27 DEGREES 33'37.4" WEST, ALONG THE WESTERLY MARGIN OF SAID ALLEY, 233 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET, 75 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF FAIRVIEW AVENUE EAST; THENCE NORTHERLY ALONG SAID EASTERLY MARGIN, 233 FEET TO THE TRUE POINT OF BEGINNING;  
(ALSO KNOWN AS TRACTS 6, 7, 8, 9 AND 10, BLOCK 20, REPLAT OF DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE UNRECORDED PLAT THEREOF).

#### PARCEL B:

TRACT 11 OF THE UNRECORDED PLAT OF BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING ON THE EASTERLY MARGIN OF FAIRVIEW AVENUE AT A POINT 500 FEET SOUTHERLY OF THE INTERSECTION OF SAID AVENUE AND THE SOUTHERLY MARGIN OF SHELBY STREET; THENCE EASTERLY, ON A LINE PARALLEL TO SAID SHELBY STREET, A DISTANCE OF 75 FEET, MORE OR LESS, TO THE ALLEY IN SAID BLOCK 20; THENCE SOUTHERLY ALONG SAID ALLEY A DISTANCE OF 42.5 FEET; THENCE WESTERLY ON A LINE PARALLEL TO SAID SHELBY STREET A DISTANCE OF 75 FEET, MORE OR LESS, TO FAIRVIEW AVENUE; THENCE NORTHERLY ALONG SAID FAIRVIEW AVENUE A DISTANCE OF 42.5 FEET TO THE POINT OF BEGINNING;

#### PARCEL C:

THAT PORTION OF BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE EASTERLY MARGIN OF FAIRVIEW AVENUE EAST WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET; THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN, 542.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE EASTERLY, PARALLEL WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET SOUTH 62 DEGREES 26'31" EAST TO THE WESTERLY MARGIN OF THE ALLEY IN SAID BLOCK 20; THENCE SOUTHERLY ALONG THE WESTERLY MARGIN OF SAID ALLEY, 42.5 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET NORTH 62 DEGREES 26'31" WEST TO THE EASTERLY MARGIN OF FAIRVIEW AVENUE EAST; THENCE NORTHERLY ALONG SAID EASTERLY MARGIN 42.5 FEET TO THE TRUE POINT OF BEGINNING;  
(ALSO KNOWN AS TRACT 12, BLOCK 20, REPLAT OF DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE UNRECORDED PLAT THEREOF).

#### PARCEL D:

BEGINNING ON THE EASTERLY MARGIN OF FAIRVIEW AVENUE AT A POINT 585 SOUTHWESTERLY OF THE INTERSECTION OF THE EASTERLY MARGIN WITH THE SOUTHERLY MARGIN OF SHELBY STREET; THENCE EASTERLY, PARALLEL WITH SAID SOUTHERLY MARGIN OF SHELBY STREET 75 FEET TO THE ALLEY IN BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON; THENCE SOUTHERLY ALONG SAID ALLEY, 41 FEET; THENCE SOUTH 81 DEGREES 03'31" WEST 79.18 FEET, MORE OR LESS, TO SAID EASTERLY MARGIN OF FAIRVIEW AVENUE; THENCE NORTHEASTERLY ALONG SAID EASTERLY MARGIN 66.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;  
(ALSO KNOWN AS TRACT 13, BLOCK 20, REPLAT OF DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE UNRECORDED PLAT THEREOF).

#### PARCEL E:

THAT PORTION OF BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE EASTERLY MARGIN OF FAIRVIEW AVENUE EAST WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET; THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN 651.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 03'31" EAST 79.13 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF THE ALLEY IN SAID BLOCK 20; THENCE SOUTHERLY ALONG THE WESTERLY MARGIN OF SAID ALLEY, 39.5 FEET, MORE OR LESS TO A POINT BEING NORTH 27 DEGREES 33'34.04" EAST 64.95 FEET FROM THE INTERSECTION OF THE NORTHERLY MARGIN OF EAST HAMLIN STREET WITH THE WESTERLY MARGIN OF THE ALLEY; THENCE NORTH 88 DEGREES 58'27.6" WEST 83.79 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF FAIRVIEW AVENUE EAST; THENCE NORTHERLY ALONG SAID EASTERLY MARGIN 51.5 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;  
(ALSO KNOWN AS TRACT 14, BLOCK 20, REPLAT OF DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

#### PARCEL F:

THAT PORTION OF TRACT 15 (DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE) OF THE DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF FAIRVIEW AVENUE EAST AND THE NORTHERLY MARGIN OF EAST HAMLIN STREET; THENCE SOUTHERLY ALONG SAID SOUTHERLY MARGIN OF FAIRVIEW AVENUE EAST 66.4 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID NORTHERLY MARGIN OF EAST HAMLIN STREET 58.35 FEET TO THE NORTHERLY MARGIN OF FAIRVIEW AVENUE EAST; THENCE SOUTHERLY ALONG SAID NORTHERLY MARGIN OF FAIRVIEW AVENUE EAST 66.4 FEET TO THE TRUE POINT OF BEGINNING.

#### PARCEL G:

FRACTIONAL PART OF TRACT 15 (DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE) OF THE DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF FAIRVIEW AVENUE EAST AND THE WESTERLY MARGIN OF EAST SHELBY STREET; THENCE NORTH 89 DEGREES 01'37.04" WEST 75 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 01'37.04" WEST 75 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 58'26.07" WEST 75 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 27 DEGREES 33'17.04" WEST 75 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE LEGAL DESCRIPTION OF THE LIGHT EASEMENT GRANTED ON SHEET 7 OF 9 AND REFERRED TO IN ARTICLE 2, SECTION 2.2.2 OF THE DECLARATION OF COVENANTS, EASEMENTS, PROVISIONS, CONDITIONS AND RESTRICTIONS AT FAIRVIEW RECORDED UNDER KING COUNTY RECORDING NUMBER 20140411-1 IS THE PARENT LOT DESCRIBED IN THIS PLAT.

NOTE: THE LEGAL DESCRIPTION OF THE LIGHT EASEMENT (ELECTRICAL) GRANTED ON SHEET 3 OF 9 AND REFERRED TO IN SECTION 2.2.8 OF THE DECLARATION OF COVENANTS, EASEMENTS, PROVISIONS, CONDITIONS AND RESTRICTIONS AT FAIRVIEW RECORDED UNDER KING COUNTY RECORDING NUMBER 20140411-1 IS THE PARENT LOT DESCRIBED IN THIS PLAT.



N88°48'37"W  
0.96' CALC'D  
09-27-2013  
FOUND PUNCH MARK  
IN 3/8" BRASS PIN IN  
6" SQ. CONCRETE  
MONUMENT IN CASE

## GEODIMENSIONS

EDWIN J. GREEN, JR., L.S. # 15025, JOB #9356. ADDRESS: 10801 MAIN STREET, SUITE 102, BELLEVUE, WA 98004, PHONE: (425) 458-4488

# RESIDENCES AT FAIRVIEW ADDITION

SE 1/4, SW 1/4, SEC. 17, T. 25 N., R. 4 E. &  
 NE 1/4, NW 1/4, SEC. 20, T. 25 N., R. 4 E.  
 CITY OF SEATTLE, KING COUNTY, WASHINGTON.

HORIZONTAL DATUM PER  
 NAD83/91 BENCHMARK:  
 09-27-2013  
 FOUND PUNCH MARK  
 IN 3/8" BRASS PIN IN  
 CONCRETE MONUMENT  
 IN CASE  
 N: 239831.543  
 E: 1272650.764

**PARCEL F:**

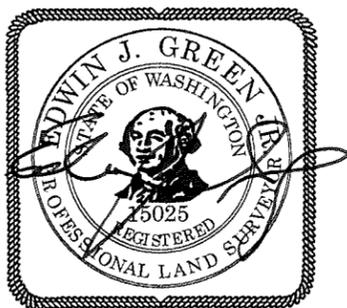
THAT PORTION OF TRACT 15 OF THE UNRECORDED RE-PLAT OF BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE EAST MARGIN OF FAIRVIEW AVENUE EAST AND THE NORTHERLY MARGIN OF EAST HAMLIN STREET, WHICH POINT SHALL BE THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EAST MARGIN OF SAID FAIRVIEW AVENUE EAST 66.49 FEET; THENCE EASTERLY ON A LINE PARALLEL WITH SAID EAST HAMLIN STREET 38 FEET; THENCE SOUTH 01 DEGREES 01'37.4" EAST 58.35 FEET TO THE NORTHERLY MARGIN OF EAST HAMLIN STREET; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF EAST HAMLIN STREET TO THE TRUE POINT OF BEGINNING.

**PARCEL G:**

FRACTIONAL PART OF TRACT 15 OF THE UNRECORDED RE-PLAT OF BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF HAMLIN STREET AND THE WESTERLY MARGIN OF THE ALLEY IN SAID BLOCK 20; THENCE NORTH 89 DEGREES 57'20.06" WEST 16.11 FEET; THENCE NORTH 01 DEGREES 01'37.04" WEST 58.35 FEET; THENCE SOUTH 88 DEGREES 58'26.07" EAST 45.97 FEET; THENCE SOUTH 27 DEGREES 33'17.04" WEST 64.95 FEET TO THE POINT OF BEGINNING.

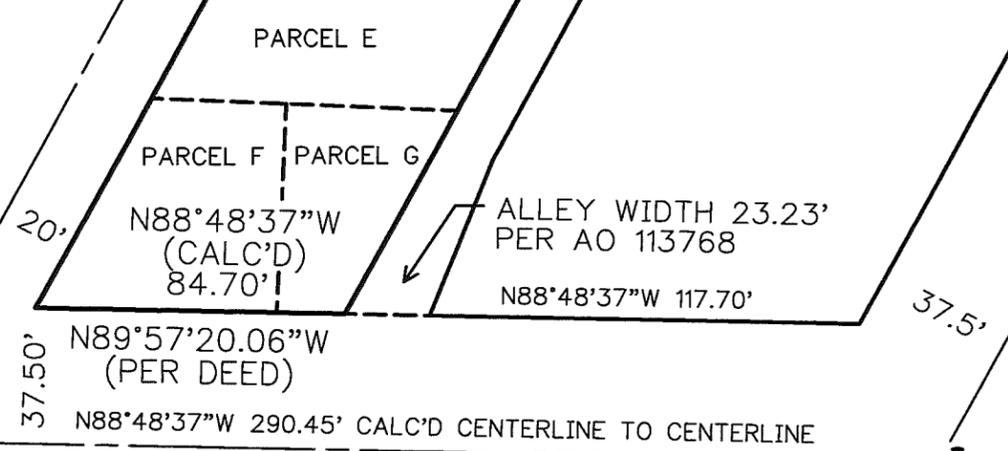
NOTE: THE LEGAL DESCRIPTION OF THE PRIVATE UTILITY EASEMENT GRANTED ON SHEET 9 OF 9 AND REFERENCED IN ARTICLE 2, SECTION 2.2.2 OF THE DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, PARTY WALL PROVISIONS, CONDITIONS AND RESTRICTIONS FOR RESIDENCES AT FAIRVIEW RECORDED UNDER KING COUNTY RECORDING NUMBER 20140411-000763 IS THE PARENT LOT DESCRIBED ON THIS SHEET 7 OF 9.

NOTE: THE LEGAL DESCRIPTION OF THE SEATTLE CITY LIGHT EASEMENT (ELECTRICAL EASEMENT) GRANTED ON SHEET 3 OF 9 AND REFERENCED IN ARTICLE 2, SECTION 2.2.8 OF THE DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, PARTY WALL PROVISIONS, CONDITIONS AND RESTRICTIONS FOR RESIDENCES AT FAIRVIEW RECORDED UNDER KING COUNTY RECORDING NUMBER 20140411-000763 IS THE PARENT LOT DESCRIBED ON THIS SHEET 7 OF 9.



FAIRVIEW AVENUE EAST

SUBJECT PROPERTY



N88°48'37"W  
 0.96' CALC'D  
 09-27-2013  
 FOUND PUNCH MARK  
 IN 3/8" BRASS PIN IN  
 6" SQ. CONCRETE  
 MONUMENT IN CASE

S88°48'37"E  
 5.00' CALC'D  
 11-25-09  
 FOUND PUNCH MARK  
 IN 3/8" BRASS PIN IN  
 6" SQ. CONCRETE  
 MONUMENT IN CASE  
 (5' OFFSET)

SEATTLE, ACCORDING TO  
 COUNTY, WASHINGTON,  
 AVENUE EAST WITH THE  
 SAID EASTERLY MARGIN,  
 EL WITH THE SOUTHERLY  
 THE ALLEY IN SAID  
 RLY MARGIN OF SAID  
 RGIN OF EAST SHELBY  
 AVENUE EAST; THENCE  
 T OF BEGINNING;  
 -FUHRMAN ADDITION TO THE  
 TION TO THE CITY OF  
 500 FEET SOUTHERLY OF THE  
 STREET; THENCE EASTERLY,  
 MORE OR LESS, TO THE  
 ANCE OF 42.5 FEET; THENCE  
 75 FEET, MORE OR LESS,  
 A DISTANCE OF 42.5 FEET  
 SEATTLE, ACCORDING TO  
 COUNTY, WASHINGTON,  
 AVENUE EAST WITH THE  
 SAID EASTERLY MARGIN,  
 LEL WITH THE SOUTHERLY  
 WESTERLY MARGIN OF  
 MARGIN OF SAID ALLEY,  
 F EAST SHELBY STREET  
 AVENUE EAST; THENCE  
 T OF BEGINNING;  
 TION TO THE CITY OF  
 585 SOUTHWESTERLY OF THE  
 F SHELBY STREET; THENCE  
 75 FEET TO THE ALLEY IN  
 ING TO THE PLAT THEREOF,  
 ON; THENCE SOUTHERLY  
 18 FEET, MORE OR LESS, TO  
 LONG SAID EASTERLY  
 TION TO THE CITY OF  
 SEATTLE, ACCORDING TO  
 COUNTY, WASHINGTON,  
 AVENUE EAST WITH THE  
 SAID EASTERLY MARGIN  
 S 03'31" EAST 79.13 FEET,  
 20; THENCE SOUTHERLY  
 TO A POINT BEING  
 OF THE NORTHERLY MARGIN  
 ENCE  
 ASTERLY MARGIN OF  
 GIN 51.5 FEET, MORE OR  
 TION TO THE CITY OF

N88°48'37"W 296.41' MON. TO MON.

E. HAMLIN ST.

0801 MAIN STREET,

# NEW ADDITION

# DPD PROJECT # 3011009

R. 4 E. &  
R. 4 E.  
WASHINGTON.

HORIZONTAL DATUM PER  
NAD83/91 BENCHMARK:  
09-27-2013  
FOUND PUNCH MARK  
IN 3/8" BRASS PIN IN  
CONCRETE MONUMENT  
IN CASE  
N: 239831.543  
E: 1272650.764

HORIZONTAL DATUM PER  
NAD83/91 BENCHMARK:  
09-27-2013  
FOUND PUNCH MARK  
IN 3/8" BRASS PIN IN  
6" SQ. CONCRETE  
MONUMENT IN CASE  
N: 239707.956  
E: 1272876.832

T OF BLOCK 20,  
ORDING TO THE PLAT  
KING COUNTY,

FAIRVIEW AVENUE EAST  
ICH POINT SHALL BE THE  
EAST MARGIN OF SAID  
A LINE PARALLEL WITH  
GRESSES 01°37.4" EAST  
STREET; THENCE WESTERLY  
TO THE TRUE POINT OF

PLAT OF BLOCK 20,  
ORDING TO  
GE 34, IN  
ED AS FOLLOWS:  
ARGIN OF HAMLIN  
D BLOCK 20;  
ENCE

N28°41'48"E (CALC'D),  
859.48' CALC'D BASIS OF BEARING  
N27°33'37.4"E (PER DEED)  
502.30'

N28°41'48"E (CALC'D),  
N27°33'37.4"E (CALC'D),  
463.22' (PER DEED)

PARCEL B

PARCEL C

D:

ALLEY WIDTH 23.23'  
ER AO 113768  
88°48'37"W 117.70'

ERLINE TO CENTERLINE  
O MON.

S88°48'37"E  
5.00' CALC'D  
11-25-09  
FOUND PUNCH MARK  
IN 3/8" BRASS PIN IN  
6" SQ. CONCRETE  
MONUMENT IN CASE  
(5' OFFSET)

E. SHELBY ST.  
N61°20'08"W  
257.64'

37.5'

N61°20'08"W  
75.14'

N28°41'42"E  
267.00'

N28°41'48"E  
267.00'

N61°20'08"W  
75.14' (CALC'D)  
75' (PER DEED)

PARCEL A

N28°41'48"E  
722.42'

N28°41'48"E  
665.20'

725.48' CALC'D  
N28°41'48"E

EASTLAKE AVENUE EAST

BEARING MERIDIAN

A BEARING OF N28°41'42"E ON THE  
CENTERLINE OF FAIRVIEW AVE. E.,  
BETWEEN A MONUMENT AT THE  
INTERSECTION OF E. SHELBY ST.  
AND FAIRVIEW AVE. E., AND THE  
INTERSECTION OF E. HAMLIN ST.  
AND FAIRVIEW AVE. E.

METHOD OF SURVEY

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA  
ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES  
USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES  
NO CORRECTION NECESSARY. MEETS KING COUNTY AND  
STATE STANDARDS SET BY WAC 332-130-090.

## MAP OF SURVEY CONTROL, PRIVATE UTILITY EASEMENT, SEATTLE CITY LIGHT EASEMENT AND PARENT LOT LEGAL DESCRIPTION

LEGEND:

✱ = CONC MON IN CASE



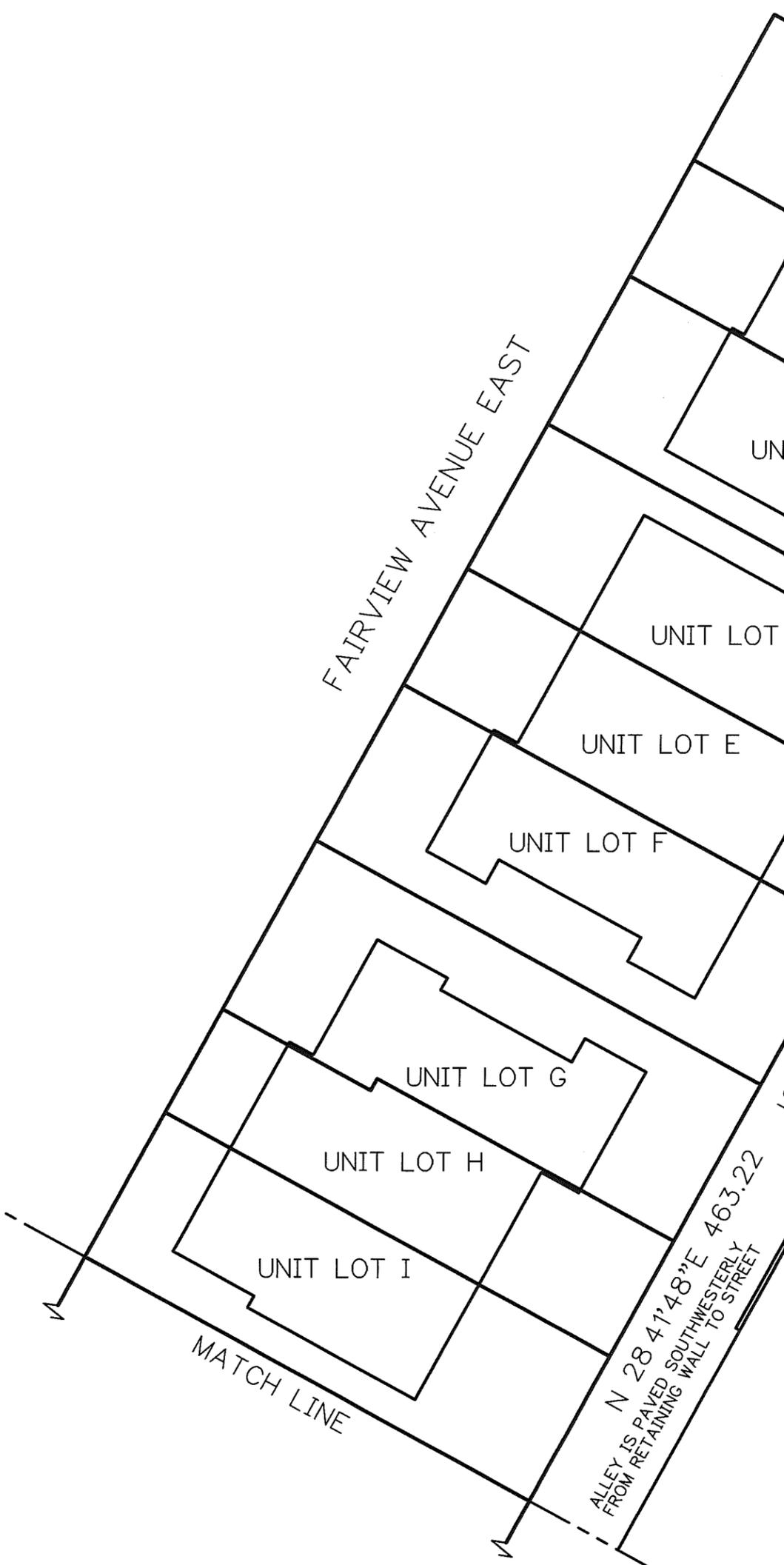
SCALE: 1" = 50'

SHEET 7 OF 9



# RESIDENCES A

SE 1/4, SW 1/4,  
NE 1/4, NW 1/4,  
CITY OF SEATTLE

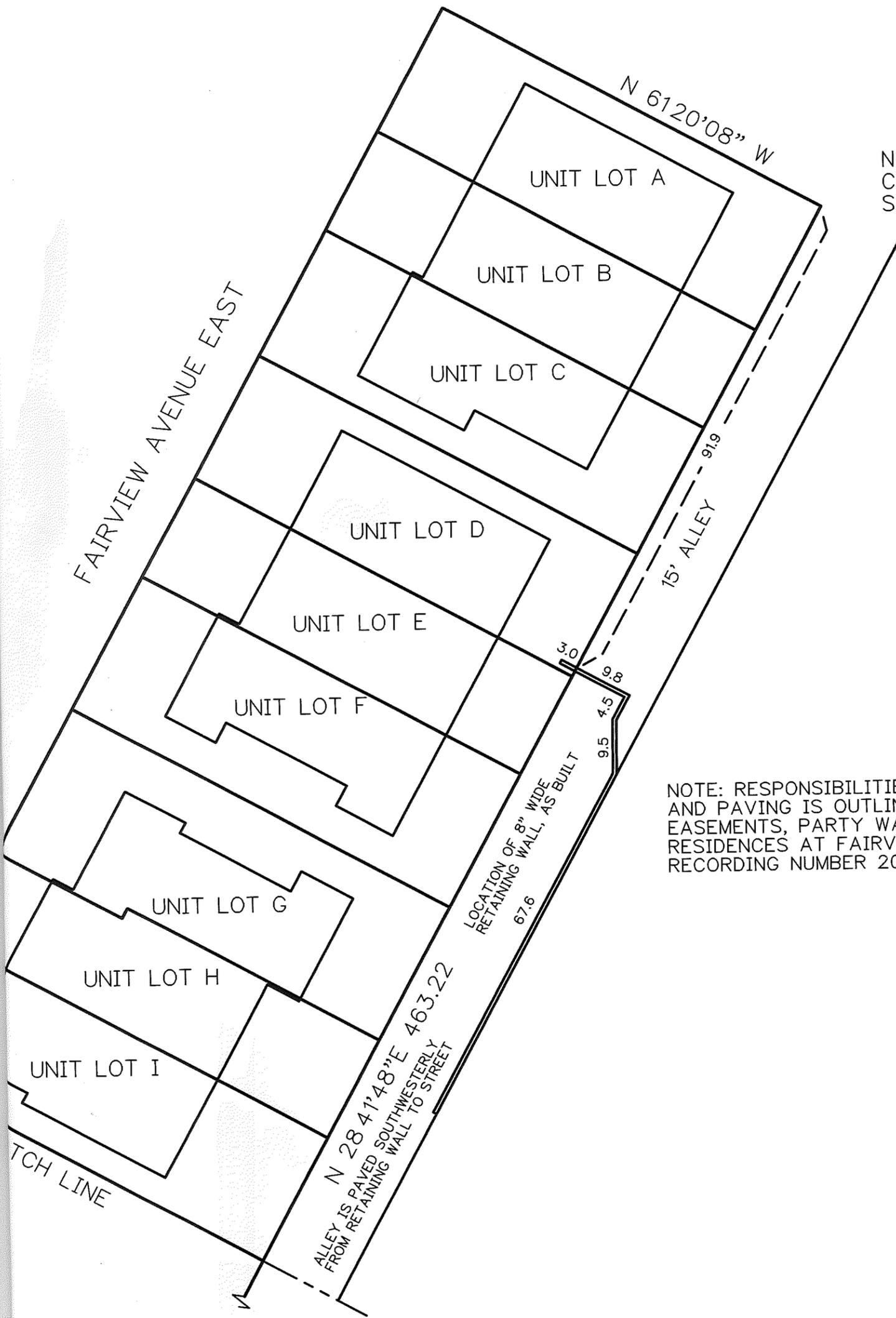


## GEODIMENSIONS

EDWIN J. GREEN, JR., L.S. # 15025, JOB #9356. ADDRESS: 10801 MAIN STREET, SUITE 102, BELLEVUE, WA 98004, PHONE: (425) 458-4488

# RESIDENCES AT FAIRVIEW ADDITION

SE 1/4, SW 1/4, SEC. 17, T. 25 N., R. 4 E. &  
NE 1/4, NW 1/4, SEC. 20, T. 25 N., R. 4 E.  
CITY OF SEATTLE, KING COUNTY, WASHINGTON.



NORTHEASTERLY  
CORNER  
SUBJECT PROPERTY

NOTE: RESPONSIBILITIES FOR MAINTENANCE AND REPAIR AND PAVING IS OUTLINED IN THE DECLARATION OF PRO EASEMENTS, PARTY WALL PROVISIONS CONDITIONS AND RESIDENCES AT FAIRVIEW, ARTICLE 2, RECORDED UNDER RECORDING NUMBER 20140411-000763.

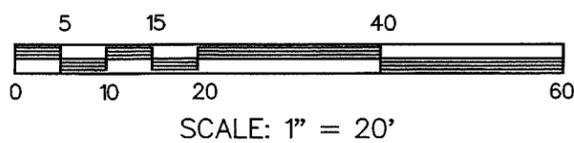
# W ADDITION

DPD PROJECT  
# 3011009

4 E. &  
4 E.  
SHINGTON.

" W  
NORTHEASTERLY  
CORNER  
SUBJECT PROPERTY

RESPONSIBILITIES FOR MAINTENANCE AND REPAIR OF RETAINING WALL  
AVING IS OUTLINED IN THE DECLARATION OF PROTECTIVE COVENANTS,  
ENTS, PARTY WALL PROVISIONS CONDITIONS AND RESTRICTIONS FOR  
NCES AT FAIRVIEW, ARTICLE 2, RECORDED UNDER KING COUNTY  
ING NUMBER 20140411-000763.



MAP OF ALLEY  
RETAINING  
WALL AND PAVING

SHEET 8 OF 9



# RESIDENCES AT FAIRVIEW ADDITION

SE 1/4, SW 1/4, SEC. 17, T. 25 N., R. 4 E. &  
NE 1/4, NW 1/4, SEC. 20, T. 25 N., R. 4 E.  
CITY OF SEATTLE, KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION FOR PEDESTRIAN ACCESS EASEMENT #5 OVER PORTIONS OF  
UNIT LOT O AND UNIT LOT P:

AN EASEMENT FOR PEDESTRIAN ACCESS EASEMENT OVER THAT PORTION OF  
BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING  
TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34,  
IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY MARGIN OF FAIRVIEW  
AVENUE EAST WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET;  
THENCE S 28°41'42" W, ALONG SAID EASTERLY MARGIN, ALSO KNOWN AS THE  
WESTERLY LINE OF SAID BLOCK 20, A DISTANCE OF 267.00 FEET TO THE MOST  
NORTHERLY CORNER OF THE SUBJECT PROPERTY; THENCE CONTINUING  
S 28°41'42" W, ALONG SAID WEST LINE, 339.04 FEET TO THE TRUE POINT OF  
BEGINNING; THENCE CONTINUING S 28°41'42" W, ALONG SAID WEST LINE, 6.00 FEET;  
THENCE S 61°18'18" E, 75.13 FEET; THENCE N 28°41'42" E, 6.00 FEET; THENCE  
N 61°18'18" W, 75.13 FEET TO SAID WEST LINE AND THE TRUE POINT OF BEGINNING.

SAID EASEMENT IS GRANTED BY THE OWNERS OF UNIT LOT O, RESIDENCES AT FAIRVIEW  
ADDITION FOR THE BENEFIT OF THE OWNERS OF UNIT LOT P, RESIDENCES AT FAIRVIEW  
ADDITION, AND IS GRANTED BY THE OWNERS OF UNIT LOT P, RESIDENCES AT FAIRVIEW  
ADDITION FOR THE BENEFIT OF THE OWNERS OF UNIT LOT O, RESIDENCES AT FAIRVIEW  
ADDITION.

LEGAL DESCRIPTION FOR PEDESTRIAN ACCESS EASEMENT #6 OVER PORTIONS OF  
UNIT LOT R AND UNIT LOT S:

AN EASEMENT FOR PEDESTRIAN ACCESS EASEMENT OVER THAT PORTION OF  
BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING  
TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34,  
IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY MARGIN OF FAIRVIEW  
AVENUE EAST WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET;  
THENCE S 28°41'42" W, ALONG SAID EASTERLY MARGIN, ALSO KNOWN AS THE  
WESTERLY LINE OF SAID BLOCK 20, A DISTANCE OF 267.00 FEET TO THE MOST  
NORTHERLY CORNER OF THE SUBJECT PROPERTY; THENCE CONTINUING  
S 28°41'42" W, ALONG SAID WEST LINE, 404.04 FEET TO THE TRUE POINT OF  
BEGINNING; THENCE CONTINUING S 28°41'42" W, ALONG SAID WEST LINE, 6.00 FEET;  
THENCE S 61°18'18" E, 75.13 FEET; THENCE N 28°41'42" E, 6.00 FEET; THENCE  
N 61°18'18" W, 75.13 FEET TO SAID WEST LINE AND THE TRUE POINT OF BEGINNING.

SAID EASEMENT IS GRANTED BY THE OWNERS OF UNIT LOT R, RESIDENCES AT FAIRVIEW  
ADDITION FOR THE BENEFIT OF THE OWNERS OF UNIT LOT S, RESIDENCES AT FAIRVIEW  
ADDITION, AND IS GRANTED BY THE OWNERS OF UNIT LOT S, RESIDENCES AT FAIRVIEW  
ADDITION FOR THE BENEFIT OF THE OWNERS OF UNIT LOT R, RESIDENCES AT FAIRVIEW  
ADDITION.

ALL ABOVE-DESCRIBED EASEMENTS FOR PEDESTRIAN ACCESS ARE DEPICTED ON  
SHEET 4 OF 9 OF THIS PLAT, AND ARE REFERENCED IN THE DECLARATION OF  
PROTECTIVE COVENANTS, EASEMENTS, PARTY WALL PROVISIONS, CONDITIONS  
AND RESTRICTIONS FOR RESIDENCES AT FAIRVIEW, ARTICLE 2, PROPERTY RIGHTS,  
SECTION 2.2.3, RECORDED UNDER KING COUNTY RECORDING  
NUMBER 20140411-000763.

LEGAL DESCRIPTION FOR INGRESS & EGRESS EASEMENT #1:

AN EASEMENT FOR INGRESS, EGRESS AND PEDESTRIAN ACCESS OVER THAT PORTION OF  
BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE  
PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY,  
WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY MARGIN OF FAIRVIEW AVENUE  
EAST WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET; THENCE S 28°41'42" W,  
ALONG SAID EASTERLY MARGIN, ALSO KNOWN AS THE WESTERLY LINE OF SAID BLOCK 20,  
A DISTANCE OF 267.00 FEET TO THE MOST NORTHERLY CORNER OF THE SUBJECT  
PROPERTY; THENCE CONTINUING S 28°41'42" W, ALONG SAID WEST LINE, 74.04 FEET  
TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 28°41'42" W, ALONG SAID  
WEST LINE, 19.50 FEET; THENCE S 61°18'18" E, 19.03 FEET; THENCE N 28°41'42" E,  
19.50 FEET; THENCE N 61°18'18" W, 19.03 FEET TO SAID WEST LINE AND THE TRUE  
POINT OF BEGINNING;

SAID EASEMENT IS GRANTED BY THE OWNERS OF UNIT LOT D, RESIDENCES AT FAIRVIEW  
ADDITION FOR THE BENEFIT OF THE OWNERS OF UNIT LOT E, RESIDENCES AT FAIRVIEW  
ADDITION.

LEGAL DESCRIPTION FOR INGRESS & EGRESS EASEMENT #2:

AN EASEMENT FOR INGRESS, EGRESS AND PEDESTRIAN ACCESS OVER THAT PORTION  
OF BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO  
THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY,  
WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY MARGIN OF FAIRVIEW AVENUE  
EAST WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET; THENCE S 28°41'42" W,  
ALONG SAID EASTERLY MARGIN, ALSO KNOWN AS THE WESTERLY LINE OF SAID BLOCK 20,  
A DISTANCE OF 267.00 FEET TO THE MOST NORTHERLY CORNER OF THE SUBJECT  
PROPERTY; THENCE CONTINUING S 28°41'42" W, ALONG SAID WEST LINE, 93.54 FEET  
TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 28°41'42" W, ALONG SAID  
WEST LINE, 19.50 FEET; THENCE S 61°18'18" E, 15.03 FEET; THENCE N 28°41'42" E,  
0.50 FEET; THENCE S 61°18'18" E, 4.00 FEET; THENCE N 28°41'42" E, 19.00 FEET; THENCE  
N 61°18'18" W, 19.03 FEET TO SAID WEST LINE AND THE TRUE POINT OF BEGINNING;

SAID EASEMENT IS GRANTED BY THE OWNERS OF UNIT LOT E, RESIDENCES AT FAIRVIEW  
ADDITION FOR THE BENEFIT OF THE OWNERS OF UNIT LOT D, RESIDENCES AT FAIRVIEW  
ADDITION.

ALL ABOVE-DESCRIBED EASEMENTS FOR INGRESS AND EGRESS ARE DEPICTED ON  
SHEET 4 OF 9 OF THIS PLAT, AND ARE REFERENCED IN THE DECLARATION OF  
PROTECTIVE COVENANTS, EASEMENTS, PARTY WALL PROVISIONS, CONDITIONS  
AND RESTRICTIONS FOR RESIDENCES AT FAIRVIEW, ARTICLE 2, PROPERTY RIGHTS,  
SECTION 2.2.4, RECORDED UNDER KING COUNTY RECORDING  
NUMBER 20140411-000763.

A PRIVATE UTILITY EASEMENT  
IN THIS SUBDIVISION OVER  
DESCRIBED ON SHEET 7 OF  
THE ENTIRE PARENT LOT AS  
INCLUDE BUT NOT BE LIMITED  
TELECABLE, SANITARY SEWER

THE ABOVE-DESCRIBED PRIVATE  
PROPERTY WHICH IS DESCRIBED  
DECLARATION OF PROTECTIVE  
WALL PROVISIONS, CONDITIONS  
AT FAIRVIEW, ARTICLE 2, PROPERTY  
COUNTY RECORDING NUMBER

THE LEGAL DESCRIPTION FOR  
PUBLIC STORM DRAIN EASEMENT  
OVER UNIT LOTS F AND G

AN EASEMENT FOR PUBLIC  
BLOCK 20, DENNY-FUHRMAN  
ACCORDING TO THE PLAT  
PAGE 34, IN KING COUNTY,

COMMENCING AT THE INTERSECTION  
FAIRVIEW AVENUE EAST WITH  
STREET; THENCE S 28°41'42"  
ALSO KNOWN AS THE WESTERLY  
267.00 FEET TO THE MOST  
PROPERTY; THENCE CONTINUING  
133.54 FEET TO THE TRUE POINT  
S 28°41'42" W, ALONG SAID  
S 61°18'18" E, 75.13 FEET; THENCE  
THENCE N 61°18'18" W, 75.13  
TRUE POINT OF BEGINNING.

SAID EASEMENT IS A NON-EXCLUSIVE  
FOR TERMS AND CONDITIONS

SAID EASEMENT FOR PUBLIC  
DECLARATION OF PROTECTIVE  
PROVISIONS, CONDITIONS AND  
FAIRVIEW, ARTICLE 2, PROPERTY  
KING COUNTY RECORDING NUMBER

PORTIONS OF

PORTION OF  
RECORDING

FAIRVIEW  
AS THE  
THE MOST

PORTION OF  
6.00 FEET;  
THENCE  
BEGINNING.

RESIDENCES AT FAIRVIEW  
RESIDENCES AT FAIRVIEW  
RESIDENCES AT FAIRVIEW  
RESIDENCES AT FAIRVIEW

PORTIONS OF

PORTION OF  
RECORDING

FAIRVIEW  
AS THE  
THE MOST

PORTION OF  
6.00 FEET;  
THENCE  
BEGINNING.

RESIDENCES AT FAIRVIEW  
RESIDENCES AT FAIRVIEW  
RESIDENCES AT FAIRVIEW  
RESIDENCES AT FAIRVIEW

PORTIONS OF

PORTION OF  
RECORDING

FAIRVIEW  
AS THE  
THE MOST

PORTION OF  
6.00 FEET;  
THENCE  
BEGINNING.

RESIDENCES AT FAIRVIEW  
RESIDENCES AT FAIRVIEW  
RESIDENCES AT FAIRVIEW  
RESIDENCES AT FAIRVIEW

PORTIONS OF

PORTION OF  
RECORDING

FAIRVIEW  
AS THE  
THE MOST

PORTION OF  
6.00 FEET;  
THENCE  
BEGINNING.

RESIDENCES AT FAIRVIEW  
RESIDENCES AT FAIRVIEW  
RESIDENCES AT FAIRVIEW  
RESIDENCES AT FAIRVIEW

MAIN STREET,

# NEW ADDITION

# DPD PROJECT # 3011009

, R. 4 E. &  
, R. 4 E.  
WASHINGTON.

#5 OVER PORTIONS OF

THAT PORTION OF  
SEATTLE, ACCORDING  
TS, PAGE 34,

MARGIN OF FAIRVIEW  
SHELBY STREET;  
ALSO KNOWN AS THE  
100 FEET TO THE MOST  
E CONTINUING  
THE TRUE POINT OF  
SAID WEST LINE, 6.00 FEET;  
6.00 FEET; THENCE  
TRUE POINT OF BEGINNING.

LOT O, RESIDENCES AT FAIRVIEW  
LOT P, RESIDENCES AT FAIRVIEW  
LOT P, RESIDENCES AT FAIRVIEW  
LOT O, RESIDENCES AT FAIRVIEW

#6 OVER PORTIONS OF

THAT PORTION OF  
SEATTLE, ACCORDING  
TS, PAGE 34,

MARGIN OF FAIRVIEW  
SHELBY STREET;  
ALSO KNOWN AS THE  
100 FEET TO THE MOST  
E CONTINUING  
THE TRUE POINT OF  
SAID WEST LINE, 6.00 FEET;  
6.00 FEET; THENCE  
TRUE POINT OF BEGINNING.

LOT R, RESIDENCES AT FAIRVIEW  
LOT S, RESIDENCES AT FAIRVIEW  
LOT S, RESIDENCES AT FAIRVIEW  
LOT R, RESIDENCES AT FAIRVIEW

CESS ARE DEPICTED ON  
THE DECLARATION OF  
VISIONS, CONDITIONS  
CLE 2, PROPERTY RIGHTS,  
NG

#1:

CESS OVER THAT PORTION OF  
SEATTLE, ACCORDING TO THE  
E 34, IN KING COUNTY,

MARGIN OF FAIRVIEW AVENUE  
TREET; THENCE S 28°41'42" W,  
ESTERLY LINE OF SAID BLOCK 20,  
CORNER OF THE SUBJECT  
SAID WEST LINE, 74.04 FEET  
S 28°41'42" W, ALONG SAID  
T; THENCE N 28°41'42" E,  
WEST LINE AND THE TRUE

LOT D, RESIDENCES AT FAIRVIEW  
LOT E, RESIDENCES AT FAIRVIEW

#2:

CESS OVER THAT PORTION  
OF SEATTLE, ACCORDING TO  
PAGE 34, IN KING COUNTY,

MARGIN OF FAIRVIEW AVENUE  
TREET; THENCE S 28°41'42" W,  
ESTERLY LINE OF SAID BLOCK 20,  
CORNER OF THE SUBJECT  
SAID WEST LINE, 93.54 FEET  
S 28°41'42" W, ALONG SAID  
T; THENCE N 28°41'42" E, 0.50 FEET;  
19.00 FEET; THENCE  
TRUE POINT OF BEGINNING;

LOT E, RESIDENCES AT FAIRVIEW  
LOT D, RESIDENCES AT FAIRVIEW

GRESS ARE DEPICTED ON  
THE DECLARATION OF  
VISIONS, CONDITIONS  
ICLE 2, PROPERTY RIGHTS,  
NG

A PRIVATE UTILITY EASEMENT IS HERBY GRANTED FOR THE BENEFIT OF UNIT LOTS IN THIS SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT LOT, AS DESCRIBED ON SHEET 7 OF 9 OF THIS PLAT. THE DEPICTION OF SAID EASEMENT IS THE ENTIRE PARENT LOT AS SHOWN ON SHEET 7 OF 9. THIS EASEMENT SHALL INCLUDE BUT NOT BE LIMITED TO WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND DRAINAGE.

THE ABOVE-DESCRIBED PRIVATE UTILITY EASEMENT ENCOMPASSES THE ENTIRE PROPERTY WHICH IS DESCRIBED ON SHEET 7 OF 9, AND IS REFERENCED IN THE DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, PARTY WALL PROVISIONS, CONDITIONS AND RESTRICTIONS FOR RESIDENCES AT FAIRVIEW, ARTICLE 2, PROPERTY RIGHTS, SECTION 2.2.2, RECORDED UNDER KING COUNTY RECORDING NUMBER 20140411-000763.

THE LEGAL DESCRIPTION BELOW IS FOR THE TWELVE (12) FOOT WIDE PUBLIC STORM DRAIN EASEMENT DEPICTED ON SHEET 4 OF 9 OVER UNIT LOTS F AND G AND DEDICATED AND GRANTED ON SHEET 3 OF 9.

AN EASEMENT FOR PUBLIC STORM DRAIN OVER THAT PORTION OF BLOCK 20, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY MARGIN OF FAIRVIEW AVENUE EAST WITH THE SOUTHERLY MARGIN OF EAST SHELBY STREET; THENCE S 28°41'42" W, ALONG SAID EASTERLY MARGIN, ALSO KNOWN AS THE WESTERLY LINE OF SAID BLOCK 20, A DISTANCE OF 267.00 FEET TO THE MOST NORTHERLY CORNER OF THE SUBJECT PROPERTY; THENCE CONTINUING S 28°41'42" W, ALONG SAID WEST LINE, 133.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 28°41'42" W, ALONG SAID WEST LINE, 12.00 FEET; THENCE S 61°18'18" E, 75.13 FEET; THENCE N 28°41'42" E, 12.00 FEET; THENCE N 61°18'18" W, 75.13 FEET TO SAID WEST LINE AND THE TRUE POINT OF BEGINNING.

SAID EASEMENT IS A NON-EXCLUSIVE EASEMENT.  
FOR TERMS AND CONDITIONS, SEE SHEET 3 OF 9.

SAID EASEMENT FOR PUBLIC STORM DRAIN IS REFERENCED IN THE DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, PARTY WALL PROVISIONS, CONDITIONS AND RESTRICTIONS FOR RESIDENCES AT FAIRVIEW, ARTICLE 2, PROPERTY RIGHTS, SECTION 2.2.8, RECORDED UNDER KING COUNTY RECORDING NUMBER 20140411-000763.



## LEGAL DESCRIPTIONS OF INGRESS, EGRESS AND PEDESTRIAN ACCESS, PUBLIC STORM DRAIN, AND PRIVATE UTILITY EASEMENTS