

# SURVEY MAP AND PLANS FOR 12th AVENUE ARTS, A CONDOMINIUM NE 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON

**LEGAL DESCRIPTION:**

LOTS 2 THROUGH 5, INCLUSIVE, BLOCK 22, ADDITION TO THE CITY OF SEATTLE AS LAID OFF BY D. T. DENNY, GUARDIAN OF THE ESTATE OF J. H. NAGLE (COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 7 FEET THEREOF, CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 61476 FOR THE WIDENING OF 12TH AVENUE AS PROVIDED BY ORDINANCE NO. 17972 OF THE CITY OF SEATTLE.

**RESTRICTIONS:**

REFER TO DECLARATION, RECORDED UNDER SEPARATE DOCUMENT FOR ANY RESTRICTIONS.

**DECLARATION:**

WE, THE UNDERSIGNED OWNER OF IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS SURVEY MAP AND PLANS FOR 12TH AVENUE ARTS, A CONDOMINIUM AND DEDICATE THE SAME FOR A CONDOMINIUM SOLELY TO MEET REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34., ET. SEQ., AND NOT FOR ANY PUBLIC PURPOSES.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR 12TH AVENUE ARTS, A CONDOMINIUM, RECORDED UNDER KING COUNTY RECORD NO. \_\_\_\_\_

IN WITNESS WHEREOF, THE DECLARANT HAS EXECUTED THIS DECLARATION.

DECLARANT:

**THE CITY OF SEATTLE, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON**

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )SS  
 COUNTY OF \_\_\_\_\_ )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF THE CITY OF SEATTLE, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SIGNATURE: \_\_\_\_\_

NAME (PRINT): \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF \_\_\_\_\_ ON \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 OLIVER Q. ROBAR P.L.S.  
 CERTIFICATE NO. 45170

**AUDITOR'S CERTIFICATE:**

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

\_\_\_\_\_  
 COUNTY AUDITOR

**ASSESSOR'S APPROVAL:**

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 ASSESSOR

\_\_\_\_\_  
 DEPUTY ASSESSOR



**BUSH, ROED & HITCHINGS, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 2009 MINOR AVE. EAST  
 SEATTLE, WA 98102 (206) 323-4144

## 12th AVENUE ARTS, A CONDOMINIUM

**SEATTLE WASHINGTON**

DWN. BY: OQR	DATE: 06/2012	JOB NO. 2011070.03
CHK. BY: OQR	SCALE: N/A	SHEET 1 OF 8

# SURVEY MAP AND PLANS FOR 12th AVENUE ARTS, A CONDOMINIUM NE 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M. CITY OF SEATTLE, KING COUNTY, WASHINGTON

HORIZONTAL DATUM: NAD 83/91

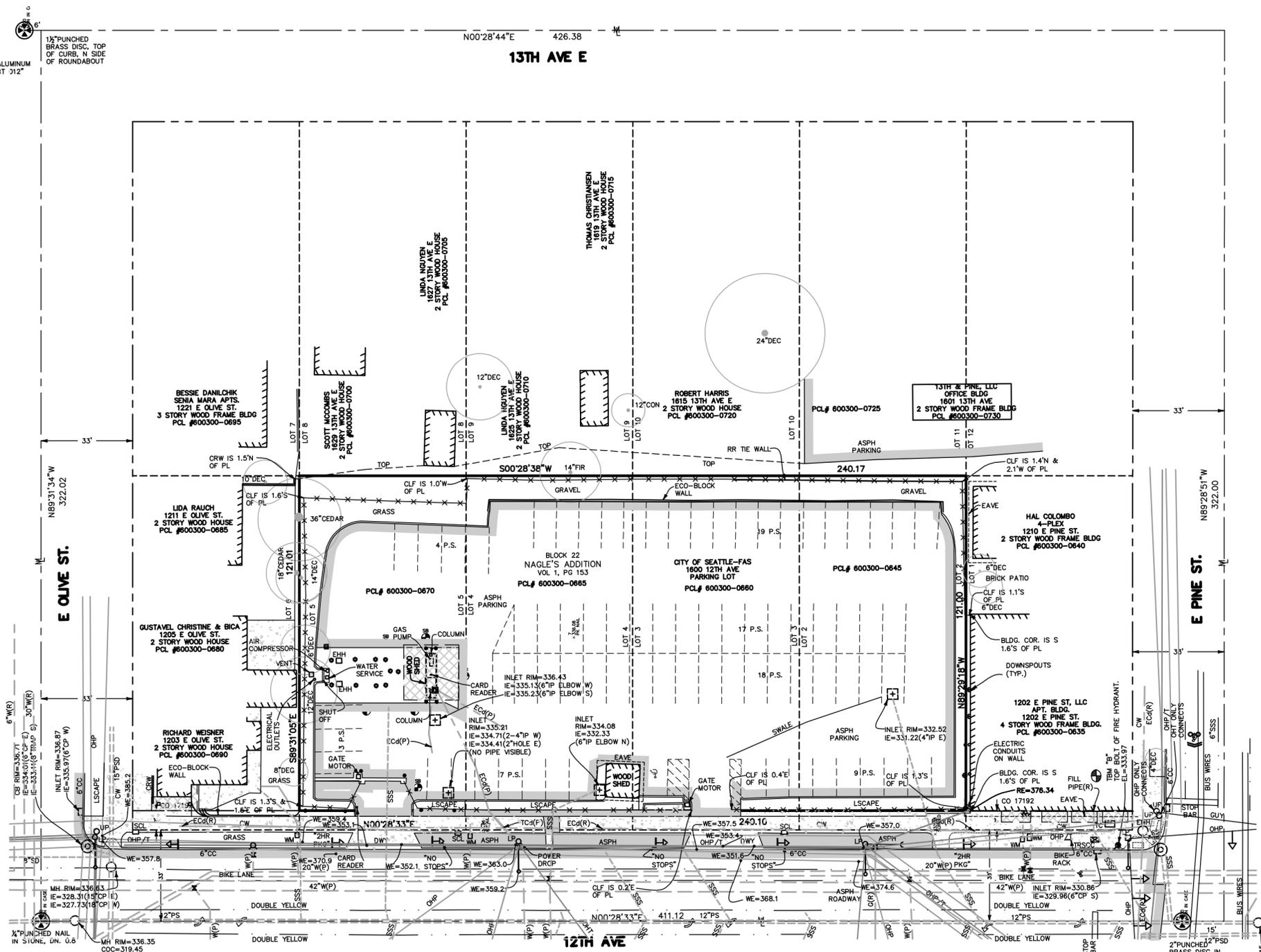
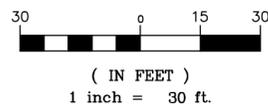
DESCRIPTION: 1/4" PUNCHED NAIL IN STONE, DN. 0.8'  
 LOCATION: INTERSECTION OF 12TH AVE AND OLIVE ST.  
 NORTHING: 228382.29  
 EASTING: 1274542.41

OWNER: CITY OF SEATTLE  
 DESCRIPTION: 2" PUNCHED BRASS DISC IN CONC. DN. 0.5'  
 LOCATION: INTERSECTION OF 12TH AVE AND E PINE ST.  
 NORTHING: 227971.18  
 EASTING: 1274538.99

VERTICAL DATUM: NAVD88

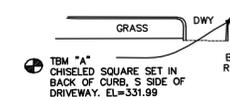
SOURCE: CITY OF SEATTLE  
 ID# SNV-2501  
 DESCRIPTION: BRASS CAP  
 LOCATION: 1' N & W OF INTERSECTION OF BACK OF WALK,  
 SE QUADRANT OF INTERSECTION OF E  
 MADISON ST. AND 12TH AVE  
 ELEVATION: 306.95

SOURCE: CITY OF SEATTLE  
 ID# 36634802  
 DESCRIPTION: 2" BRASS DISC STAMPED "36634802"  
 LOCATION: 0.5' W & S OF BACK OF WALK AT THE NE  
 ENTRY TO CAL ANDERSON PARK, SW  
 QUADRANT OF INTERSECTION OF E DENNY WAY  
 AND 11TH AVE  
 ELEVATION: 328.19



**LEGEND**

- |                                 |                                |                                 |
|---------------------------------|--------------------------------|---------------------------------|
| ● AREA DRAIN                    | EM ELECTRICAL METER            | ⊥ STREET NAME SIGN              |
| ▨ ASPHALT (ASPH)                | EMH ELECTRICAL MANHOLE         | RE ROOF ELEVATION               |
| ▬ BUILDING LINE                 | ⊙ FOUND MONUMENT IN CASE       | SCL SEATTLE CITY LIGHT HANDHOLE |
| ▨ CANOPY                        | ⊕ FIRE HYDRANT                 | SSS SANITARY SIDE SEWER(RECORD) |
| ⊙ CATCH BASIN (CB)              | ⊕ GAS MAIN                     | ⊕ SIGN                          |
| ▨ CONCRETE SURFACE(CONC)        | ⊕ GAS VALVE                    | ⊕ SOIL BORING                   |
| CW CONCRETE WALK                | ⊕ GUARD POST                   | ⊕ TOP OF BANK                   |
| CRW CONCRETE RETAINING WALL     | ⊕ GUY ANCHOR                   | TRSCC TRAFFIC CONTROL CABINET   |
| CC CONCRETE CURB                | CP/IP CONC./IRON PIPE          | TBM TEMPORARY BENCHMARK         |
| ⊕ CHAIN LINK FENCE (CLF)        | INS INSERTED                   | TCd TELEPHONE CONDUIT (BURIED)  |
| H/C H/C PARKING SPACE           | IE INVERT ELEVATION            | → TRAFFIC FLOW DIRECTION        |
| CON DECIDUOUS TREE              | LP LIGHT POLE(METAL)           | → TRAFFIC SIGNAL                |
| DEC DECIDUOUS TREE              | LP LIGHT POLE(WOOD)            | TC TRAFFIC CONTROL HANDHOLE     |
| DWY DRIVEWAY                    | LSCAPE LANDSCAPE PLANTER       | WV WATER VAULT                  |
| ECd ELECTRICAL CONDUIT (BURIED) | ⊕ MANHOLE                      | W WATER MAIN                    |
| M MONUMENT LINE                 | OHP/T OVERHEAD POWER/TELEPHONE | WM WATER METER                  |
| EHH ELECTRICAL HANDHOLE         | P.S. PARKING SPACE             | W WATER VALVE                   |
|                                 | PL PROPERTY LINE               | CO CONDEMNATION ORDINANCE       |
|                                 | (P) PAINTED UTILITY LOCATION   | RE ROOF ELEVATION               |
|                                 | PS PIPE SEWER                  | ⊕ OIL FILL CAP                  |
|                                 | ⊕ PRIVATE CATCH BASIN          | WE WIRE ELEVATION               |
|                                 | (R) RECORD DATA                |                                 |



## SURVEY

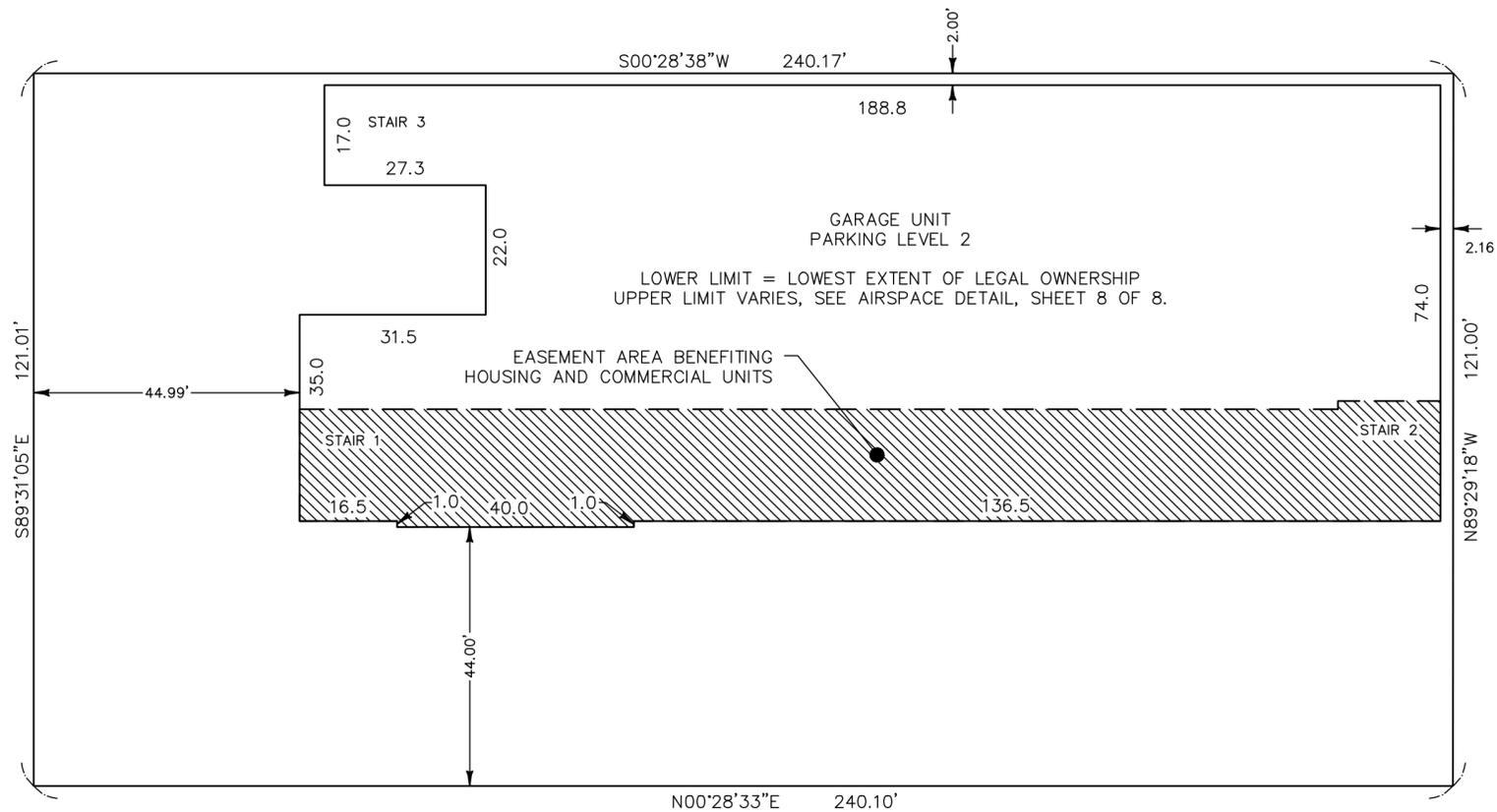


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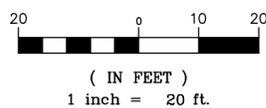
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SEATTLE		WASHINGTON	
DWN. BY: QQR	DATE: 06/2012	JOB NO. 2011070.03	
CHK. BY: QQR	SCALE: 1:30	SHEET 2 OF 8	

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**LEVEL P2**

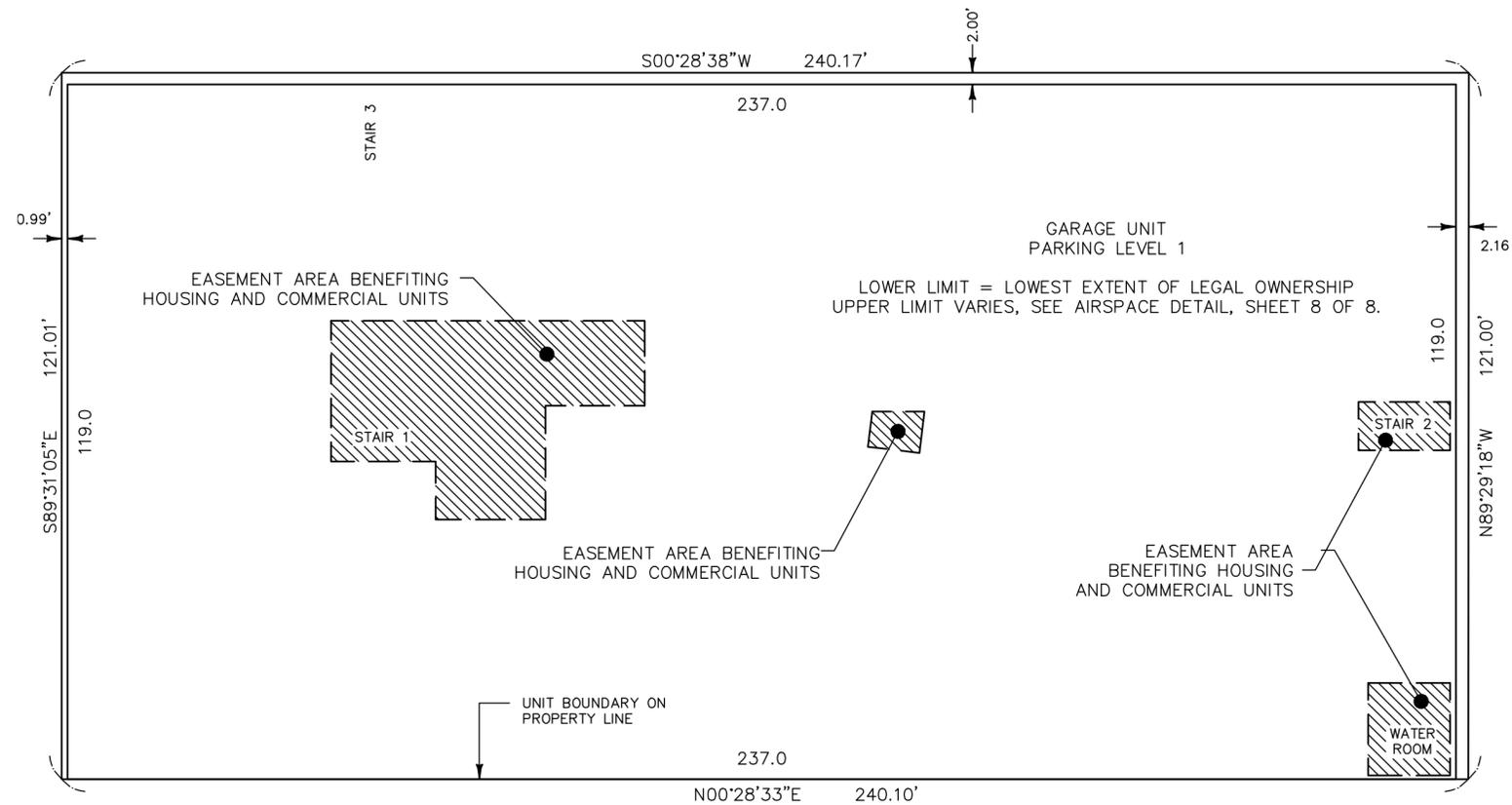


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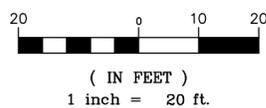
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SEATTLE		WASHINGTON	
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**LEVEL P1**

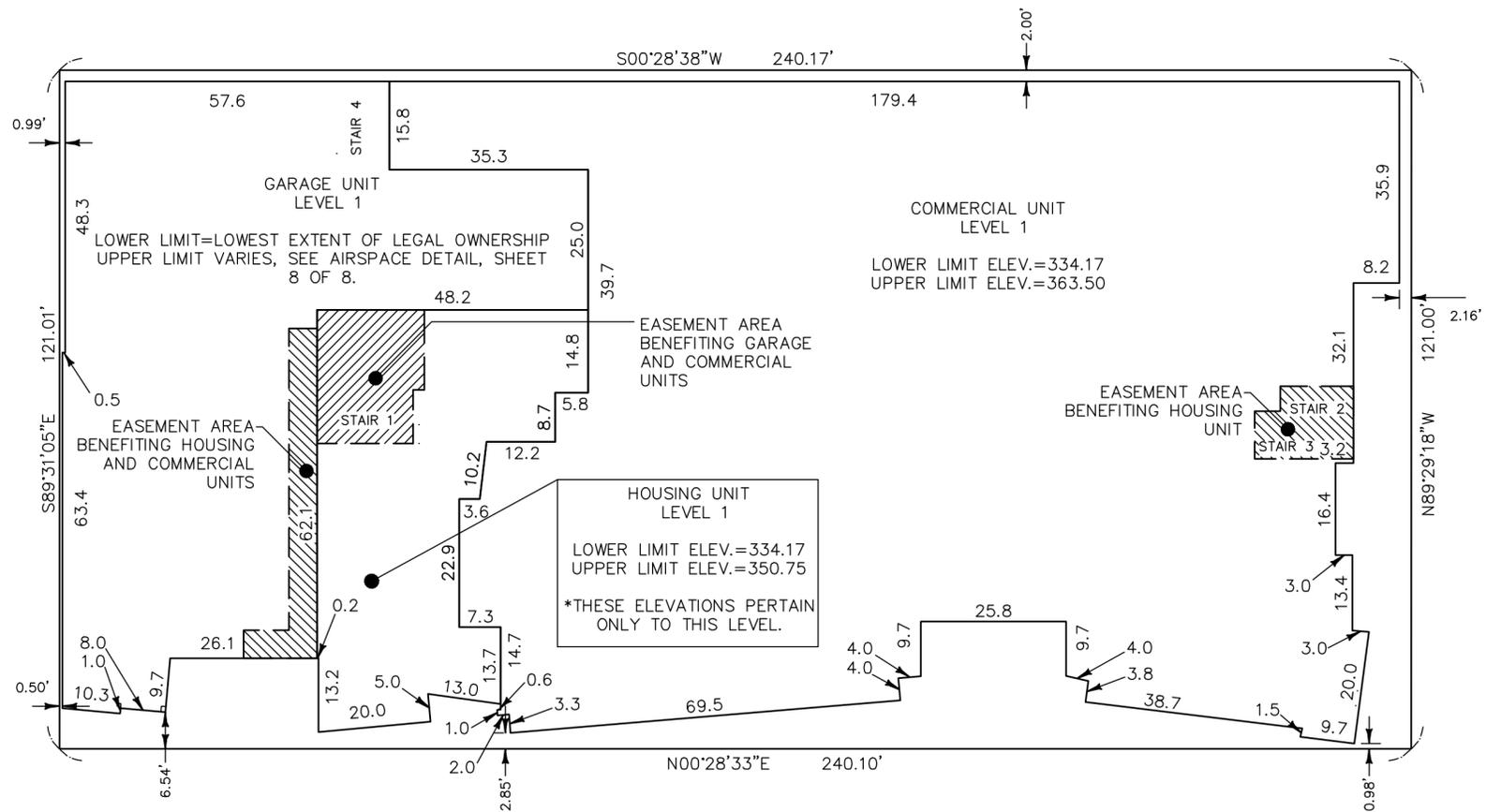


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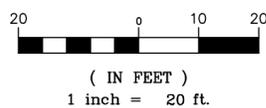
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**LEVEL 1**

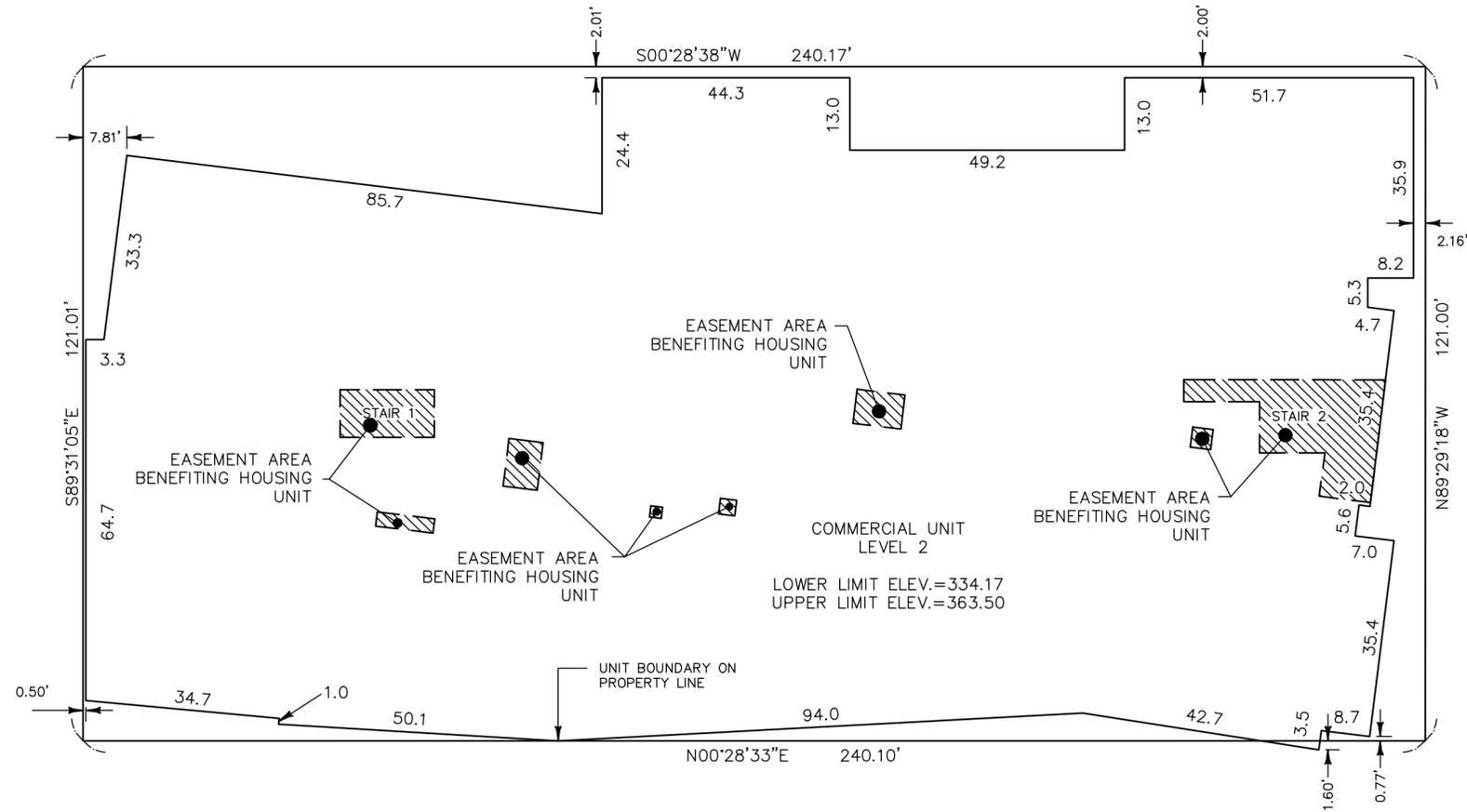


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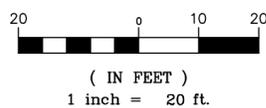
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**LEVEL 2**

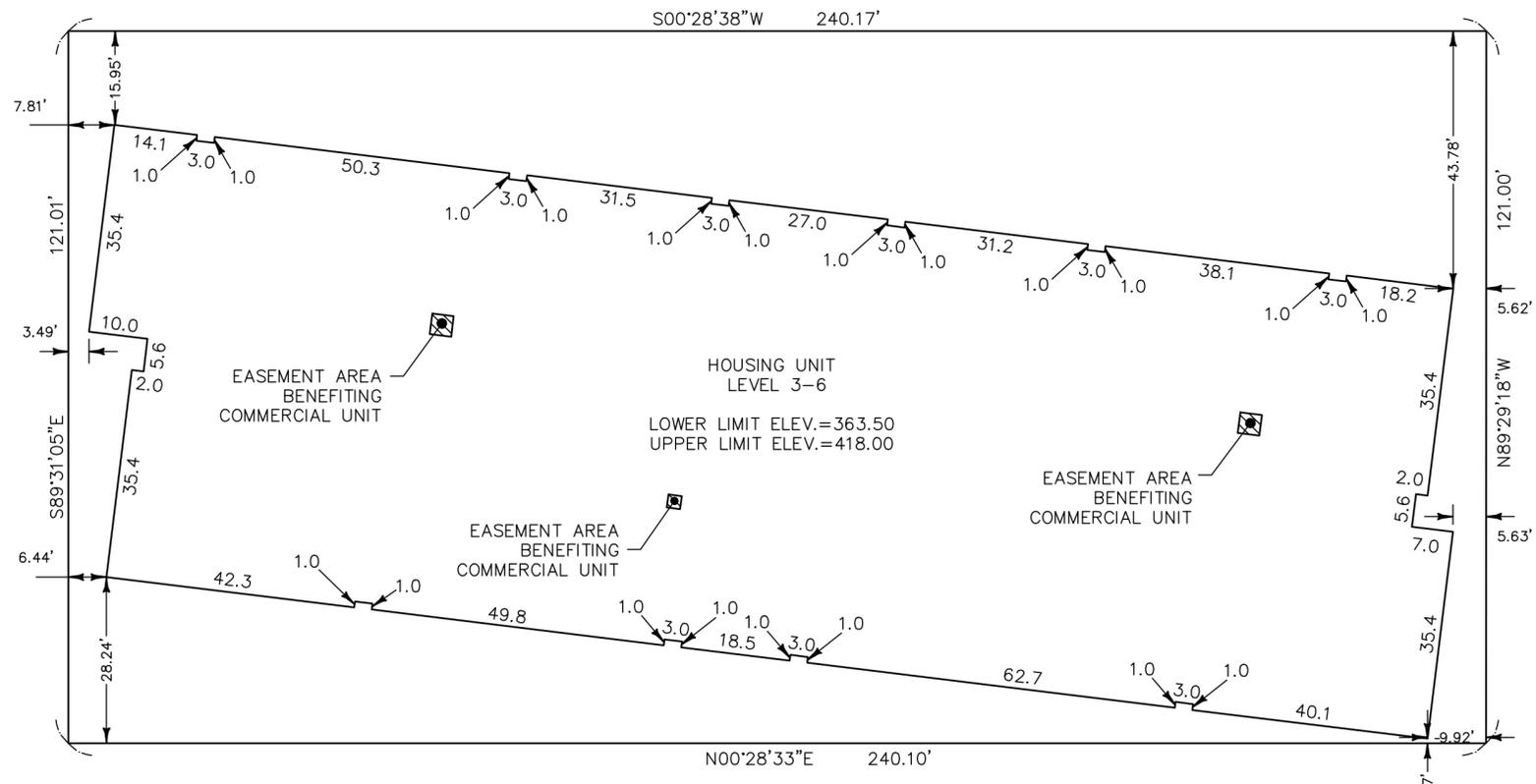


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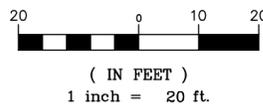
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## LEVEL 3-6

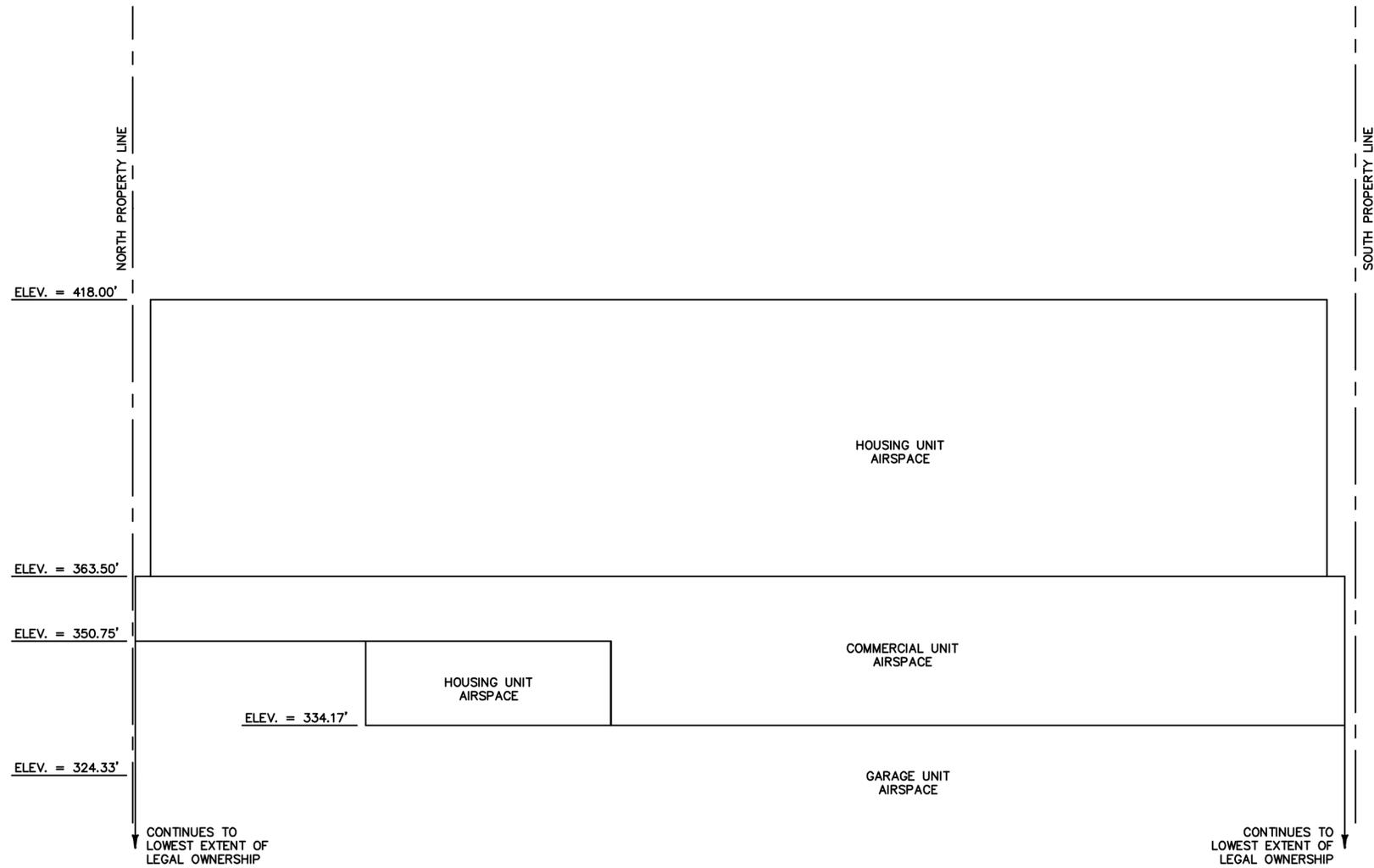


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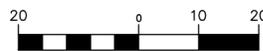
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ELEVATION VIEW LOOKING EAST

**AIRSPACE DETAIL**



( IN FEET )  
 1 inch = 20 ft.



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