

267 059

VOL/PG

YESLER TERRACE COMMUNITY

FOR SW 1/4 OF THE SE 1/4, SEC 32, TWP 25 N, RGE 04 E, AND FOR NW 1/4 AND FOR NE 1/4, SEC 05, TWP 24 N, RGE 04 E, W.M.
CITY OF SEATTLE, KING COUNTY, WASHINGTON

DEDICATION AND DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE HOUSING AUTHORITY OF THE CITY OF SEATTLE, A PUBLIC BODY CORPORATE AND POLITICAL ORGANIZATION UNDER THE LAWS OF THE STATE OF WASHINGTON, THE OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND FOR ITSELF, ITS HEIRS, SUCCESSORS, AND ASSIGNS DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE AND GRANT TO THE CITY OF SEATTLE THE PUBLIC UTILITY EASEMENTS AND OTHER EASEMENTS UNDER, OVER, ACROSS, THROUGH AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISIONS ON SHEET 4 OF 15.

FURTHER, THE UNDERSIGNED OWNER OF THE LAND HEREBY SUBDIVIDED WAIVES FOR ITSELF, ITS 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 OWNER OF THE LAND HEREBY SUBDIVIDED AGREES FOR ITSELF, ITS 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 OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE STREET RIGHT-OF-WAY WITHIN THIS SUBDIVISION; PROVIDED, HOWEVER, THAT THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELINQUISHING LIABILITY FOR DAMAGES, INCLUDING COSTS 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 OWNER.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.
HOUSING AUTHORITY OF THE CITY OF SEATTLE, A PUBLIC BODY CORPORATE AND POLITICAL ORGANIZATION
Andrew J. Lofton
BY: ANDREW J. LOFTON, ITS EXECUTIVE DIRECTOR

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING
ON THIS 7th DAY OF August, 2014, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED, ANDREW J. LOFTON, TO ME KNOWN, OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF THE CITY OF SEATTLE, A PUBLIC BODY CORPORATE AND POLITICAL ORGANIZATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID HOUSING AUTHORITY OF THE CITY OF SEATTLE, A PUBLIC BODY CORPORATE AND POLITICAL, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Rebecca Anne Taylor
SIGNATURE OF NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON
PRINTED NAME: REBECCA ANNE TAYLOR
RESIDING AT RENTON, WA
MY COMMISSION EXPIRES 4-19-16

APPROVALS

CITY OF SEATTLE, DEPARTMENT OF TRANSPORTATION
EXAMINED AND APPROVED BY ME THIS 27 DAY OF Aug, 2014.
[Signature]
DIRECTOR OF TRANSPORTATION

EXAMINED AND APPROVED BY ME THIS 26 DAY OF Aug, 2014.
[Signature]
TRAFFIC ENGINEER

CITY OF SEATTLE, DEPARTMENT OF PLANNING AND DEVELOPMENT
EXAMINED AND APPROVED BY ME THIS 28 DAY OF August, 2014.
[Signature]
DIRECTOR OF PLANNING AND DEVELOPMENT

SEATTLE PUBLIC UTILITIES
EXAMINED AND APPROVED BY ME THIS 28 DAY OF August, 2014.
[Signature]
DIRECTOR OF SEATTLE PUBLIC UTILITIES

CITY OF SEATTLE, CITY LIGHT DEPARTMENT
EXAMINED AND APPROVED BY ME THIS 28 DAY OF August, 2014.
[Signature]
GENERAL MANAGER AND CHIEF EXECUTIVE OFFICER

CITY OF SEATTLE, CITY CLERK

I HEREBY CERTIFY THAT THE PLAT OF "YESLER TERRACE COMMUNITY" WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. 124525, APPROVED THE 27th DAY OF August, 2014.
[Signature]
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 ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL ON THIS 9th DAY OF September, 2014.

[Signature]
DIRECTOR, DEPARTMENT OF FINANCE AND ADMINISTRATIVE SERVICES

ASSESSOR'S PROPERTY TAX PARCEL NUMBERS:

- 9821700005
- 9821700006
- 9821700007
- 9821700008
- 1044000045
- 1044000005

KING COUNTY, DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED BY ME THIS 5th DAY OF December, 2014.

[Signature]
KING COUNTY ASSESSOR
[Signature]
DEPUTY KING COUNTY ASSESSOR

KING COUNTY, FINANCE DIVISION CERTIFICATE

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 ANY OTHER PUBLIC USE, ARE PAID IN FULL ON THIS 5 DAY OF December, 2014.

[Signature]
AUTHORIZED REPRESENTATIVE FINANCE
[Signature]
DEPUTY

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF YESLER TERRACE COMMUNITY IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 4 EAST AND A PORTION OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. IN CITY OF SEATTLE, KING COUNTY, WASHINGTON 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.



[Signature] DATE: 8/7/14
OLIVER QUINN ROBAR, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER: 45170
BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVE E.
SEATTLE, WA 98102

KING COUNTY RECORDER

FILED FOR RECORD AT THE REQUEST OF 267/059, 2014, AT VOLUME 267/059 OF PLATS, F COUNTY, WASHINGTON.



DAY OF August, 2014, AT 267/059 OF PLATS, F COUNTY, WASHINGTON.

MANAGER SUPERINTENDENT OF RECORDS
[Signature]
Norm Alborg
(NORTH PLATTING)

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 4 EAST AND A PORTION OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. IN CITY OF SEATTLE, KING COUNTY, WASHINGTON

BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
 2009 MINOR AVE. EAST SEATTLE, WASHINGTON 98102-3513 (206) 323-4144 1-800-935-0508 WWW.BRHINC.COM

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YESLER TERRACE COMMUNITY

POR SW 1/4 OF THE SE 1/4, SEC 32, TWP 25 N, RGE 04 E, AND POR NW 1/4 AND POR NE 1/4, SEC 05, TWP 24 N, RGE 04 E, W.M.
CITY OF SEATTLE, KING COUNTY, WASHINGTON

ACKNOWLEDGMENT BY AUTHORIZED OFFICER OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

THE UNDERSIGNED DOES HEREBY ACKNOWLEDGE THIS PLAT OF YESLER TERRACE COMMUNITY AND THE DEDICATION OF STREETS AND GRANTS OF EASEMENTS BY THE HOUSING AUTHORITY OF THE CITY OF SEATTLE SHOWN ON THIS PLAT, AND THE PUBLIC ACCESS EASEMENTS GRANTED BY THE HOUSING AUTHORITY OF THE CITY OF SEATTLE IN THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT RECORDED ON OR ABOUT THE DATE OF RECORDING OF THE PLAT. THE UNDERSIGNED IS AUTHORIZED TO RELEASE, AND WILL RELEASE SUCH PROPERTY FROM THE DECLARATION OF TRUST DATED JUNE 23 1942 AND RECORDED UNDER KING COUNTY RECORDING NUMBER 3248400 AND THE MODIFIED DECLARATION OF TRUST DATED NOVEMBER 18, 1958 AND RECORDED UNDER KING COUNTY RECORDING NUMBER 4968302, AFTER ALL BUILDINGS ON THE PROPERTY HAVE BEEN DEMOLISHED AND THE HOUSING AUTHORITY OF THE CITY OF SEATTLE HAS SATISFIED SUCH OTHER REQUIREMENTS AS THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT MAY DETERMINE.

UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

BY: Harlan Stewart
HARLAN STEWART, ITS: DIRECTOR, OFFICE OF PUBLIC HOUSING, REGION X

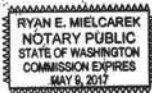
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

ON THIS 20th DAY OF August 2014, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED, HARLAN STEWART, TO ME KNOWN, OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE DIRECTOR, OFFICE OF PUBLIC HOUSING, REGION X, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON
PRINTED NAME: RYAN E. MIELCAREK
RESIDING AT SEATTLE
MY COMMISSION EXPIRES MAY 9, 2017



CONSENT TO SUBDIVISION

JPMORGAN CHASE BANK, N.A. HAS A SECURITY INTEREST IN LOT 6 IN BLOCK 2, THE PROPERTY COMMONLY KNOWN AS 820 YESLER WAY IN SEATTLE, WASHINGTON (ALSO KNOWN AS TAX PARCEL NUMBER 982170-0005-08) AS EVIDENCED BY DEED OF TRUST DATED MAY 29, 2014 AND RECORDED ON MAY 29, 2014 UNDER KING COUNTY RECORDING NUMBER 20140529001710, AND HEREBY CONSENTS TO THE SUBDIVISION OF THE PROPERTY LEGALLY DESCRIBED ON SHEET 2A OF THIS FINAL PLAT OF YESLER TERRACE COMMUNITY AS REFLECTED ON THIS FINAL PLAT. JPMORGAN CHASE BANK, N.A. HEREBY CONSENTS TO AND DOES NOT CONTEST THE DEDICATION OF ANY PUBLIC RIGHT-OF-WAY, PUBLIC UTILITY EASEMENTS OR OTHER EASEMENTS DESCRIBED ON THIS FINAL PLAT OF YESLER TERRACE COMMUNITY, AND FURTHER CONSENTS TO AND DOES NOT CONTEST EACH OF THE WAIVERS AND INDEMNITIES CONTAINED IN THE DEDICATION AND DECLARATION SIGNED BY THE HOUSING AUTHORITY OF THE CITY OF SEATTLE ON SHEET 1A OF THIS FINAL PLAT.

JPMORGAN CHASE BANK, N.A.
BY: Chuck Weinstock
CHUCK WEINSTOCK, ITS: VICE PRESIDENT, COMMUNITY DEVELOPMENT BANKING

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

ON THIS 11th DAY OF August 2014, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED CHUCK WEINSTOCK, TO ME KNOWN, OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE VICE PRESIDENT, COMMUNITY DEVELOPMENT BANKING, OF JPMORGAN CHASE BANK, N.A. THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID JPMORGAN CHASE BANK, N.A. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON
PRINTED NAME: Dana L. Horton
RESIDING AT 1301-2nd Ave, Fl. 24
MY COMMISSION EXPIRES 7/19/2015



CONSENT TO SUBDIVISION

820 YESLER WAY LLLP, A LIMITED LIABILITY LIMITED PARTNERSHIP, HAS A LEASEHOLD INTEREST IN LOT 6 IN BLOCK 2, THE PROPERTY COMMONLY KNOWN AS 820 YESLER WAY IN SEATTLE, WASHINGTON (ALSO KNOWN AS TAX PARCEL NUMBER 982170-0005-08) AS EVIDENCED BY LEASE DATED MAY 29, 2014 AND RECORDED ON MAY 29, 2014 UNDER KING COUNTY RECORDING NUMBER 20140529001713, AND HEREBY CONSENTS TO THE SUBDIVISION OF THE PROPERTY LEGALLY DESCRIBED ON SHEET 2A OF THIS FINAL PLAT OF YESLER TERRACE COMMUNITY AS REFLECTED ON THIS FINAL PLAT. 820 YESLER WAY LLLP HEREBY CONSENTS TO AND DOES NOT CONTEST THE DEDICATION OF ANY PUBLIC RIGHT-OF-WAY, PUBLIC UTILITY EASEMENTS OR OTHER EASEMENTS DESCRIBED ON THIS FINAL PLAT OF YESLER TERRACE COMMUNITY, AND FURTHER CONSENTS TO AND DOES NOT CONTEST EACH OF THE WAIVERS AND INDEMNITIES CONTAINED IN THE DEDICATION AND DECLARATION SIGNED BY THE HOUSING AUTHORITY OF THE CITY OF SEATTLE ON SHEET 1A OF THIS FINAL PLAT.

820 YESLER WAY LLLP
BY: HOUSING AUTHORITY OF THE CITY OF SEATTLE, ITS: GENERAL PARTNER

BY: Andrew Lofton
ANDREW LOFTON, ITS: EXECUTIVE DIRECTOR

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

ON THIS 1th DAY OF August 2014, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED ANDREW J. LOFTON, TO ME KNOWN, OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF THE CITY OF SEATTLE, A PUBLIC BODY CORPORATE AND POLITICAL GENERAL PARTNER OF 820 YESLER LLLP, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID HOUSING AUTHORITY OF THE CITY OF SEATTLE, A PUBLIC BODY CORPORATE AND POLITICAL GENERAL PARTNER OF 820 YESLER LLLP, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON
PRINTED NAME: Rebecca Anne Taylor
RESIDING AT RENTON, WA
MY COMMISSION EXPIRES 4-19-16



CONSENT TO SUBDIVISION

THE CITY OF SEATTLE, THROUGH ITS OFFICE OF HOUSING, HAS A SECURITY INTEREST IN LOT 6 IN BLOCK 2, THE PROPERTY COMMONLY KNOWN AS 820 YESLER WAY IN SEATTLE, WASHINGTON (ALSO KNOWN AS TAX PARCEL NUMBER 982170-0005-08) AS EVIDENCED BY DEED OF TRUST DATED MAY 29, 2014 AND RECORDED ON MAY 29, 2014 UNDER KING COUNTY RECORDING NUMBER 20140529001712, AND HEREBY CONSENTS TO THE SUBDIVISION OF THE PROPERTY LEGALLY DESCRIBED ON SHEET 2A OF THIS FINAL PLAT OF YESLER TERRACE COMMUNITY AS REFLECTED ON THIS FINAL PLAT. THE CITY OF SEATTLE, THROUGH ITS OFFICE OF HOUSING HEREBY CONSENTS TO AND DOES NOT CONTEST THE DEDICATION OF ANY PUBLIC RIGHT-OF-WAY, PUBLIC UTILITY EASEMENTS OR OTHER EASEMENTS DESCRIBED ON THIS FINAL PLAT OF YESLER TERRACE COMMUNITY, AND FURTHER CONSENTS TO AND DOES NOT CONTEST EACH OF THE WAIVERS AND INDEMNITIES CONTAINED IN THE DEDICATION AND DECLARATION SIGNED BY THE HOUSING AUTHORITY OF THE CITY OF SEATTLE ON SHEET 1A OF THIS FINAL PLAT.

CITY OF SEATTLE, OFFICE OF HOUSING

BY: Steve Walker
STEVE WALKER, ITS: DIRECTOR

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

ON THIS 13th DAY OF August 2014, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED STEVE WALKER, TO ME KNOWN, OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE DIRECTOR OF THE CITY OF SEATTLE OFFICE OF HOUSING, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CITY OF SEATTLE OFFICE OF HOUSING, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON
PRINTED NAME: Heather M. Burns
RESIDING AT Seattle, WA
MY COMMISSION EXPIRES 10-15-17



CONSENTS

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CITY OF SEATTLE PLAT
PROB-082 OF 017 VOL 267 PG 059
12/09/2014 10:08
KING COUNTY, WA

267 061

VOL/PG

YESLER TERRACE COMMUNITY

FOR SW 1/4 OF THE SE 1/4, SEC 32, TWP 25 N, RGE 04 E, AND FOR NW 1/4 AND POR NE 1/4, SEC 05, TWP 24 N, RGE 04 E, W.M.
CITY OF SEATTLE, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 4 EAST AND A PORTION OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. IN CITY OF SEATTLE, KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF ALDER STREET AND 9TH AVENUE;

THENCE ALONG THE CENTERLINE OF SAID 9TH AVENUE SOUTH 30°37'38" EAST, A DISTANCE OF 305.76 FEET TO THE CENTERLINE OF SPRUCE ST;

THENCE NORTH 59°25'12" EAST ALONG THE CENTERLINE OF SAID SPRUCE ST, A DISTANCE OF 405.22 FEET TO A POINT ON THE CENTERLINE OF BROADWAY;

THENCE ALONG THE CENTERLINE OF SAID BROADWAY SOUTH 01°00'11" WEST, A DISTANCE OF 215.97 FEET TO THE INTERSECTION OF THE CENTERLINES OF BROADWAY AND EAST FIR STREET;

THENCE ALONG THE CENTERLINE OF SAID EAST FIR STREET SOUTH 88°44'42" EAST, A DISTANCE OF 466.66 FEET TO THE CENTERLINE INTERSECTION OF BOREN AVENUE AND EAST FIR STREET;

THENCE ALONG THE CENTERLINE OF SAID BOREN AVENUE SOUTH 33°45'50" EAST, A DISTANCE OF 796.35 FEET TO THE CENTERLINE INTERSECTION OF SAID BOREN AVENUE AND 12TH AVENUE SOUTH;

THENCE ALONG CENTERLINE OF SAID 12TH AVENUE SOUTH 01°15'48" WEST, A DISTANCE OF 234.19 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 88°46'04" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF LOT 9 TERRY'S 4TH ADDITION TO THE CITY OF SEATTLE, RECORDED AT KING COUNTY RECORDS UNDER VOLUME 2, PAGE 54;

THENCE ALONG THE NORTH LINE OF LOT 9 AND LOT 8 OF SAID TERRY'S ADDITION TO THE CITY OF SEATTLE NORTH 88°46'04" WEST, A DISTANCE OF 80.00 TO THE NORTHWEST CORNER OF THE EAST 30.00 FEET OF SAID LOT 8;

THENCE ALONG THE WEST LINE OF THE SAID EAST 30.00 FEET SOUTH 01°15'03" WEST, A DISTANCE OF 120.06 FEET TO THE SOUTHWEST CORNER OF THE SAID EAST 30 FEET;

THENCE CONTINUING SOUTH 01°15'05" WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE CENTERLINE OF SOUTH MAIN STREET;

THENCE ALONG THE CENTERLINE OF SAID SOUTH MAIN STREET NORTH 88°45'59" WEST, A DISTANCE OF 482.91 FEET TO THE CENTERLINE INTERSECTION OF SAID MAIN STREET AND 10TH AVENUE SOUTH;

THENCE ALONG SAID CENTERLINE OF SAID 10TH AVENUE SOUTH 01°15'53" WEST, A DISTANCE OF 121.00 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 88°45'03" WEST, A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF PACIFIC RIM CENTER CONDOMINIUM, RECORDED AT KING COUNTY RECORDS UNDER VOLUME 172, PAGE 1-2;

THENCE CONTINUING NORTH 88°45'03" WEST ALONG THE NORTH LINE OF SAID CONDOMINIUM, A DISTANCE OF 313.00 FEET TO A POINT ON THE CENTERLINE OF 9TH AVENUE SOUTH;

THENCE ALONG SAID CENTERLINE SOUTH 01°16'05" WEST, A DISTANCE OF 128.69 FEET TO THE NORTHEAST FREEWAY MARGIN OF SR5 (INTERSTATE 5, PRIMARY STATE HIGHWAY NO.1), SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND WHICH CENTER BEARS SOUTH 61°15'07" WEST AT A RADIUS OF 2466.83 FEET;

THENCE ALONG SAID NORTHEAST FREEWAY MARGIN AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°55'20" AND AN ARC DISTANCE OF 341.09 FEET;

THENCE CONTINUING ALONG SAID MARGIN THE FOLLOWING COURSES:

THENCE NORTH 37°11'21" WEST, A DISTANCE OF 44.67 FEET;

THENCE NORTH 52°17'32" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 37°46'39" WEST, A DISTANCE OF 6.12 FEET;

THENCE NORTH 38°02'04" WEST, A DISTANCE OF 18.51 FEET;

THENCE NORTH 38°24'03" WEST, A DISTANCE OF 18.38 FEET;

THENCE NORTH 38°44'38" WEST, A DISTANCE OF 16.28 FEET;

THENCE NORTH 39°03'00" WEST, A DISTANCE OF 16.10 FEET;

THENCE NORTH 39°18'13" WEST, A DISTANCE OF 15.87 FEET;

THENCE NORTH 39°29'28" WEST, A DISTANCE OF 15.61 FEET;

THENCE NORTH 39°36'45" WEST, A DISTANCE OF 15.37 FEET;

THENCE NORTH 39°40'53" WEST, A DISTANCE OF 15.20 FEET;

THENCE NORTH 39°42'46" WEST, A DISTANCE OF 15.14 FEET;

THENCE NORTH 39°43'77" WEST, A DISTANCE OF 14.93 FEET;

THENCE NORTH 39°43'22" WEST, A DISTANCE OF 51.56 FEET;

THENCE NORTH 39°43'20" WEST, A DISTANCE OF 462.34 FEET TO THE CENTERLINE OF YESLER WAY;

THENCE NORTH 88°49'50" WEST, ALONG THE CENTERLINE OF YESLER WAY, A DISTANCE OF 59.59 FEET;

THENCE DEPARTING THE CENTERLINE OF YESLER WAY AND CONTINUING ALONG SAID NORTHEAST FREEWAY MARGIN NORTH 25°50'53" WEST, A DISTANCE OF 291.94 FEET TO THE MOST SOUTHERLY CORNER OF THAT PARTICULAR PARCEL OF LAND DESCRIBED BY QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 8604030543, RECORDS OF KING COUNTY, WASHINGTON;

THENCE DEPARTING SAID NORTHEAST FREEWAY MARGIN AND ALONG THE EASTERLY LINE OF THE PARCEL DESCRIBED IN SAID QUIT CLAIM DEED, NORTH 06°46'09" EAST, A DISTANCE OF 95.45 FEET TO A POINT ON THE SOUTHERLY MARGIN OF ALDER STREET;

THENCE CONTINUING NORTH 06°46'09" EAST, A DISTANCE OF 41.54 FEET TO THE CENTERLINE OF SAID ALDER STREET;

THENCE ALONG SAID CENTERLINE OF ALDER STREET NORTH 59°21'55" EAST, A DISTANCE OF 431.25 FEET TO THE POINT OF BEGINNING;

EXCEPT PARCEL 7 OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3016027, KING COUNTY RECORDING NO. ~~2016027~~ 20140919900003

LEGAL DESCRIPTION

BUSH, ROED & HITCHINGS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 2009 MINOR AVE. EAST (206) 323-4144
 SEATTLE, WASHINGTON 1-800-935-0508
 88102-3513 WWW.BRHC.COM

JOB NO 2009097.11
 SHEET 2A OF 15





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CITY OF SEATTLE PLAT 133 89
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12/09/2014 10:58
KING COUNTY, WA

267 062

VOL/PG

YESLER TERRACE COMMUNITY

FOR SW 1/4 OF THE SE 1/4, SEC 32, TWP 25 N, RGE 04 E, AND FOR NW 1/4 AND FOR NE 1/4, SEC 05, TWP 24 N, RGE 04 E, W.M.
CITY OF SEATTLE, KING COUNTY, WASHINGTON

SUBDIVISION GUARANTEE EXCEPTIONS

<p>7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: MARCH 27, 1941 UNDER RECORDING NO. 3154385 IN FAVOR OF: THE CITY OF SEATTLE FOR: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE (AFFECTS ALL LOTS AND BLOCKS)</p>	<p>21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS" RECORDED MAY 29, 2014 AS RECORDING NO. 20140529001706 OF OFFICIAL RECORDS. (AFFECTS LOT 6, BLOCK 2)</p>
<p>8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF TRUST GIVEN AS SECURITY" RECORDED JUNE 26, 1942 AS RECORDING NO. 3248400 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 21, 1958 AS RECORDING NO. 4965302 OF OFFICIAL RECORDS. REVISED PARCEL B OF LBA NO. 3016056 (BEING LOT 6 OF BLOCK 2) HAS BEEN RELEASED BY VIRTUE OF PARTIAL RELEASE OF DECLARATION OF TRUST RECORDED MAY 29, 2014 AS RECORDING NO. 20140529001705. (AFFECTS ALL LOTS AND BLOCKS EXCEPT LOT 6, BLOCK 2)</p>	<p>22. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REGULATORY AGREEMENT (COVENANTS AND EASEMENTS FOR LOW-INCOME HOUSING)" RECORDED MAY 29, 2014 AS RECORDING NO. 20140529001707 OF OFFICIAL RECORDS. (AFFECTS LOT 6, BLOCK 2)</p>
<p>9. CONDEMNATION IN KING COUNTY SUPERIOR COURT BY THE STATE OF WASHINGTON, OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DECREE ENTERED, CAUSE NO. 8188. (AFFECTS LOTS 1 THROUGH 8, BLOCK 6 AND LOTS 1 AND 9, BLOCK 7)</p>	<p>23. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REGULATORY AGREEMENT (EXTENDED USE AGREEMENT)" RECORDED MAY 29, 2014 AS RECORDING NO. 20140529001708 OF OFFICIAL RECORDS. (AFFECTS LOT 6, BLOCK 2)</p>
<p>10. RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED IN DEED FROM THE STATE OF WASHINGTON: RECORDED: APRIL 10, 1975 RECORDING NO.: 7504100502 (AFFECTS LOT 22, BLOCK 6)</p>	<p>24. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REGULATORY AGREEMENT" RECORDED MAY 29, 2014 AS RECORDING NO. 20140529001709 OF OFFICIAL RECORDS. (AFFECTS LOT 6, BLOCK 2)</p>
<p>11. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: JUNE 27, 1980 UNDER RECORDING NO. 8006270398 IN FAVOR OF: THE CITY OF SEATTLE, A MUNICIPAL CORPORATION FOR: ELECTRIC OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION LINE FACILITIES (AFFECTS TRACT A, BLOCK 2)</p>	<p>25. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$15,000,000.00 RECORDED MAY 29, 2014 AS RECORDING NO. 20140529001710 OF OFFICIAL RECORDS. DATED: MAY 29, 2014 TRUSTOR: 820 YESLER WAY LLLP, A WASHINGTON LIMITED LIABILITY LIMITED PARTNERSHIP TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY BENEFICIARY: JPMORGAN CHASE BANK, N.A. (AFFECTS LOT 6, BLOCK 2)</p>
<p>12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: DECEMBER 14, 1988 UNDER RECORDING NO. 8812140352 IN FAVOR OF: PAUL B. LIAO AND MEI-YEA LIAO, HUSBAND AND WIFE FOR: DRAINAGE, FENCE AND RETAINING WALL (AFFECTS LOTS 24 THROUGH 27, BLOCK 6)</p>	<p>26. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF LOAN DOCUMENTS" RECORDED MAY 29, 2014 AS RECORDING NO. 20140529001711 OF OFFICIAL RECORDS. ASSIGNOR: HOUSING AUTHORITY OF THE CITY OF SEATTLE ASSIGNEE: JPMORGAN CHASE BANK, N.A. (AFFECTS LOT 6, BLOCK 2)</p>
<p>13. CONDITIONS, NOTES, AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED SEPTEMBER 10, 1996 UNDER RECORDING NO. 9609109004, IN VOLUME 111 OF SURVEYS, AT PAGE(S) 30, 30A THROUGH 30G, IN KING COUNTY, WASHINGTON. (AFFECTS ALL LOTS AND BLOCKS)</p>	<p>27. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$1,300,000.00 RECORDED MAY 29, 2014 AS RECORDING NO. 20140529001712 OF OFFICIAL RECORDS. DATED: MAY 29, 2014 TRUSTOR: 820 YESLER WAY LLLP, A WASHINGTON LIMITED LIABILITY LIMITED PARTNERSHIP TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION BENEFICIARY: THE CITY OF SEATTLE (AFFECTS LOT 6, BLOCK 2)</p>
<p>14. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CABLE TV RIGHT OF ENTRY AND OPERATING AGREEMENT" RECORDED JANUARY 15, 1998 AS RECORDING NO. 9801150150 OF OFFICIAL RECORDS. (AFFECTS ALL LOTS AND BLOCKS)</p>	<p>28. A LEASE DATED MAY 29, 2014, EXECUTED BY HOUSING AUTHORITY OF THE CITY OF SEATTLE, ALSO KNOWN AS SEATTLE HOUSING AUTHORITY AS LESSOR AND 820 YESLER WAY LLLP, A WASHINGTON LIMITED LIABILITY LIMITED PARTNERSHIP AS LESSEE, RECORDED MAY 29, 2014 AS RECORDING NO. 20140529001713 OF OFFICIAL RECORDS. (AFFECTS LOT 6, BLOCK 2)</p>
<p>15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PUBLIC PLACE INDEMNITY AGREEMENT" RECORDED JANUARY 28, 2013 AS RECORDING NO. 20130128004717 OF OFFICIAL RECORDS. (AFFECTS ALL LOTS AND BLOCKS EXCEPT LOTS 22 THROUGH 27, BLOCK 6)</p>	<p>29. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$5,987,176.00 RECORDED MAY 29, 2014 AS RECORDING NO. 20140529001714 OF OFFICIAL RECORDS. DATED: MAY 29, 2014 TRUSTOR: 820 YESLER WAY LLLP, A WASHINGTON LIMITED LIABILITY LIMITED PARTNERSHIP TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY BENEFICIARY: HOUSING AUTHORITY OF THE CITY OF SEATTLE (AFFECTS LOT 6, BLOCK 2)</p>
<p>16. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT BOUNDARY ADJUSTMENT NO. 3016056: RECORDED: MARCH 18, 2014 RECORDING INFORMATION: 20140318900002 (AFFECTS ALL OF BLOCK 2)</p>	<p>30. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$4,205,844.00 RECORDED MAY 29, 2014 AS RECORDING NO. 20140529001715 OF OFFICIAL RECORDS. DATED: MAY 29, 2014 TRUSTOR: 820 YESLER WAY LLLP, A WASHINGTON LIMITED LIABILITY LIMITED PARTNERSHIP TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY BENEFICIARY: HOUSING AUTHORITY OF THE CITY OF SEATTLE (AFFECTS LOT 6, BLOCK 2)</p>
<p>17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ALLOCATION DOCUMENT FOR YESLER TERRACE SITE AS A WHOLE" RECORDED MAY 8, 2014 AS RECORDING NO. 20140508000909 OF OFFICIAL RECORDS. (AFFECTS ALL LOTS AND BLOCKS)</p>	<p>31. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR YESLER TERRACE" RECORDED MAY 29, 2014 AS RECORDING NO. 20140529001716 OF OFFICIAL RECORDS. (AFFECTS LOT 6, BLOCK 2)</p>
<p>18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SPECIFIC ALLOCATION TO 820 YESLER WAY" RECORDED MAY 8, 2014 AS RECORDING NO. 20140508001257 OF OFFICIAL RECORDS. (AFFECTS ALL LOTS AND BLOCKS)</p>	<p>32. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PRIORITY AND SUBORDINATION AGREEMENT (820 YESLER WAY)" RECORDED MAY 29, 2014 AS RECORDING NO. 20140529001717 OF OFFICIAL RECORDS. (AFFECTS LOT 6, BLOCK 2)</p>
<p>19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT RUNNING WITH THE LAND" RECORDED MAY 22, 2014 AS RECORDING NO. 20140522001715 OF OFFICIAL RECORDS. (AFFECTS LOT 1, BLOCK 1, ALL OF BLOCK 5 AND LOTS 4 THROUGH 21, BLOCK 6)</p>	<p>NOTE: SUBDIVISION GUARANTEE EXCEPTIONS SHOWN ON THIS SHEET ARE PER SUBDIVISION GUARANTEE NO. NCS-674500-WA1, DATED JUNE 4, 2014, FROM FIRST AMERICAN TITLE INSURANCE COMPANY.</p>
<p>20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONDOMINIUM SALE PROHIBITION COVENANT" RECORDED MAY 6, 2014 AS RECORDING NO. 20140506000337 OF OFFICIAL RECORDS. (AFFECTS LOT 6, BLOCK 2)</p>	

SUBDIVISION GUARANTEE EXCEPTIONS

BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2009 MINOR AVE. EAST (206) 323-4144
SEATTLE, WASHINGTON 1-800-935-0508
98102-3613 WWW.BRHINC.COM

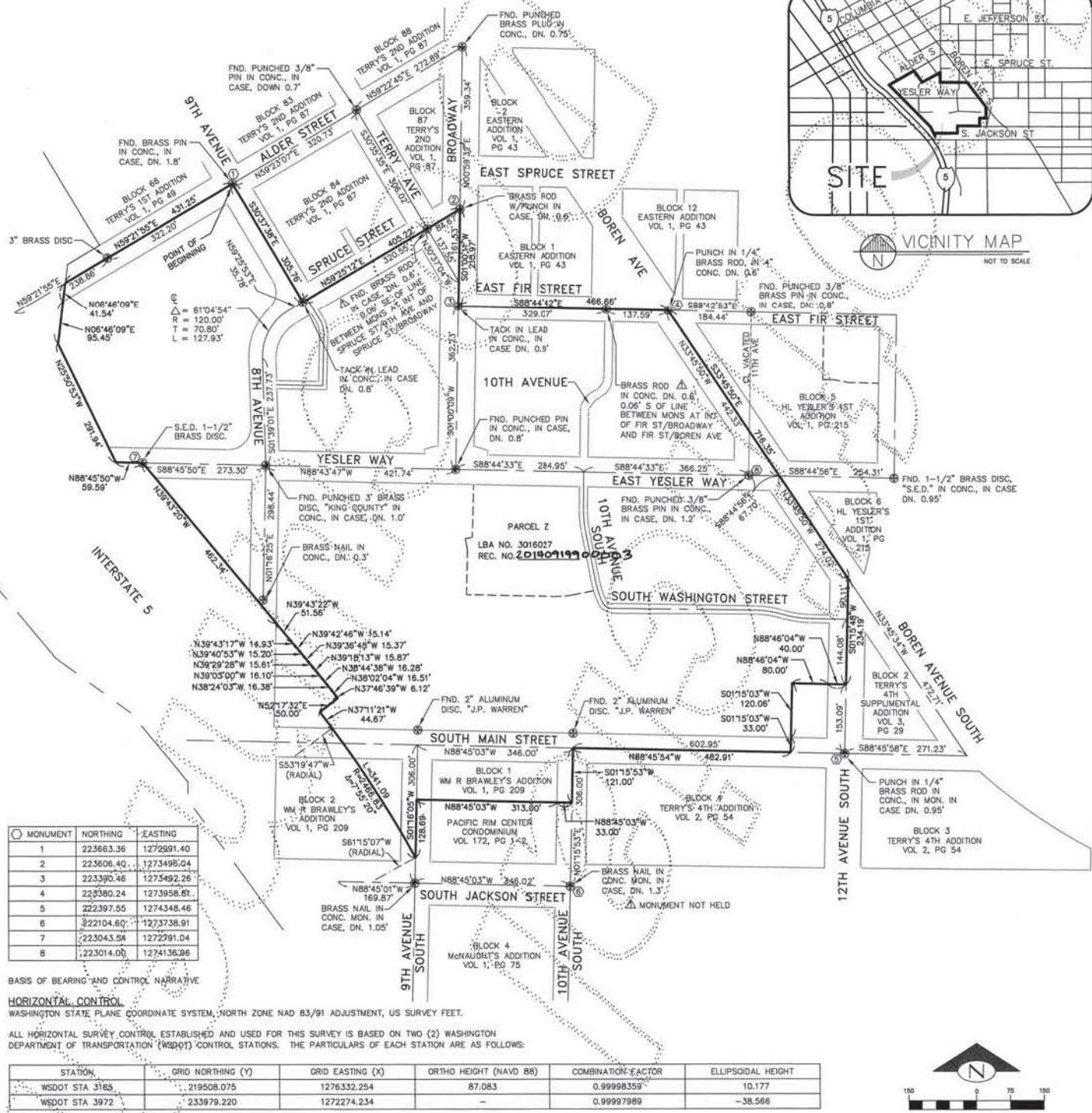


YESLER TERRACE COMMUNITY

FOR SW 1/4 OF THE SE 1/4, SEC 32, TWP 25 N, RGE 04 E, AND FOR NW 1/4 AND POR NE 1/4, SEC 05, TWP 24 N, RGE 04 E, W.M.
 CITY OF SEATTLE, KING COUNTY, WASHINGTON



VICINITY MAP
 NOT TO SCALE



MONUMENT	NORTHING	EASTING
1	223663.36	1272991.40
2	223606.40	1273495.04
3	223390.46	1273492.26
4	223380.24	1273958.61
5	222397.55	1274348.46
6	222104.60	1273738.91
7	223043.54	1272291.04
8	223014.00	1274136.96

BASIS OF BEARING AND CONTROL NARRATIVE

HORIZONTAL CONTROL
 WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83/91 ADJUSTMENT, US SURVEY FEET.

ALL HORIZONTAL SURVEY CONTROL ESTABLISHED AND USED FOR THIS SURVEY IS BASED ON TWO (2) WASHINGTON DEPARTMENT OF TRANSPORTATION (WSDOT) CONTROL STATIONS. THE PARTICULARS OF EACH STATION ARE AS FOLLOWS:

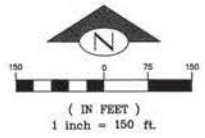
STATION	GRID NORTHING (Y)	GRID EASTING (X)	ORTHO HEIGHT (NAVD 88)	COMBINATION FACTOR	ELLIPSOIDAL HEIGHT
WSDOT STA 3165	219508.075	1276332.254	87.083	0.99998359	10.177
WSDOT STA 3972	233979.220	1272274.234	-	0.99997989	-38.566

THE FIELD EQUIPMENT USED INCLUDED LEICA ATX1230, LEICA VIVA, AND TRIMBLE 4800 GPS RECEIVERS. FIELD OBSERVATIONS TOOK PLACE IN AUGUST 2009. POST PROCESSING OF RAW GPS DATA WAS PERFORMED USING LEICA GEO-OFFICE. A CONSTRAINED ADJUSTMENT HOLDING THE ABOVE LISTED CONTROL STATIONS WAS PERFORMED.

FINAL CONSTRAINED VALUES PRODUCED 95% (CHI-SQUARE TEST) CONFIDENCE LEVELS. THE PRECISION OF THE HORIZONTAL CONTROL SHOWN WITHIN THIS SURVEY EXCEEDS A THIRD ORDER OF ACCURACY AS DEFINED BY THE FEDERAL GEODETIC CONTROL COMMITTEE AND PUBLISHED UNDER THE TITLE OF "STANDARDS AND SPECIFICATION FOR GEODETIC CONTROL NETWORKS", AUTHORED BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN SEPTEMBER 1984. THE ACTUAL ACCURACY OF THE HORIZONTAL CONTROL FOR THIS SURVEY EXCEEDS 1:50,000.

3165 IS A BRASS DISK CEMENTED INTO THE CONCRETE SURFACE IN THE WESTERLY SIDEWALK OF RAINIER AVENUE S., +/- 160 METERS NORTHERLY OF SR 90 BETWEEN AN ON AND OFF RAMP, 18 METERS NORTHWESTERLY OF A LUMINAIRE AND 1.4 METERS NORTHEASTERLY OF AN ORANGE WITNESS POST. WSDOT DESIGNATION GP17090-230.

3972 IS AN ALUMINUM SURVEY CAP CEMENTED INTO THE CONCRETE SURFACE IN THE WESTERLY SIDEWALK OF EASTLAKE AVENUE E., 20 METERS NORTH OF THE DRIVEWAY TO # 1201, WSDOT DESIGNATION IS1785.



SURVEY CONTROL

BUSH, ROED & HITCHINGS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 2009 MINOR AVE. EAST SEATTLE, WASHINGTON 98102-3513
 (206) 323-4144 1-800-935-0508 WWW.BRHINC.COM

YESLER TERRACE COMMUNITY

FOR SW 1/4 OF THE SE 1/4, SEC 32, TWP 25 N, RGE 04 E, AND FOR NW 1/4 AND FOR NE 1/4, SEC 05, TWP 24 N, RGE 04 E, W.M.
 CITY OF SEATTLE, KING COUNTY, WASHINGTON

EASEMENTS:

FOR THE PURPOSES OF ALL EASEMENTS SHOWN ON THE PLAT, "GRANTOR" IS DEFINED AS THE HOUSING AUTHORITY OF THE CITY OF SEATTLE, AND ITS SUCCESSORS AND ASSIGNS, AND "GRANTEE" IS DEFINED AS THE CITY OF SEATTLE, AND ITS SUCCESSORS AND ASSIGNS.

PUBLIC UTILITY EASEMENTS 1.3, 2.2, 5.3, 6.1, 6.3, 6.6, 6.7 AND 7.2 AND PUBLIC UTILITY ACCESS EASEMENT 2.3

PUBLIC UTILITY EASEMENTS 1.3, 2.2, 5.3, 6.1, 6.3, 6.6, 6.7 AND 7.2 AND PUBLIC UTILITY ACCESS EASEMENT 2.3 AS DEPICTED ON SHEETS 10, 11, 12 AND 13, ARE HEREBY GRANTED IN PERPETUITY BY GRANTOR TO GRANTEE EFFECTIVE UPON RECORDING OF THIS PLAT. FOR THE RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, INSPECT, CONSTRUCT, RECONSTRUCT, ERECT, ALTER, IMPROVE, REPAIR, OPERATE AND MAINTAIN WATER, COMBINED SEWER, SANITARY SEWER, STORM, SEWER, SURFACE DRAINAGE FACILITIES, AND OVERHEAD AND UNDERGROUND ELECTRICAL DISTRIBUTION AND SERVICE FACILITIES, AND THEIR RELATED APPURTENANCES IN THE PUBLIC UTILITY EASEMENT AREAS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT TO HAVE ACCESS TO ENTER UPON SAID EASEMENT AREAS AT ALL TIMES FOR THE PURPOSES STATED, EXCEPT THAT FOR PUBLIC UTILITY ACCESS EASEMENT 2.3 THE RIGHT, PRIVILEGE AND AUTHORITY GRANTED IS ONLY FOR GRANTEE'S ACCESS TO THOSE UTILITIES LOCATED WITHIN EASEMENT 2.2 AND EASEMENT 2.3, UNTIL SUCH UTILITIES ARE ABANDONED OR REMOVED. THE TIMING AND RESPONSIBILITY FOR CONSTRUCTION ARE CONTAINED IN THE COVENANT FOR INFRASTRUCTURE CONSTRUCTION, MADE BY GRANTOR FOR THE BENEFIT OF GRANTEE, AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. ANY DEVELOPMENT WITHIN EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE LIMITED BY AND SUBJECT TO THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT, MADE BY GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION FOR THE BENEFIT OF GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. ANY DEVELOPMENT WITHIN EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE LIMITED BY AND SUBJECT TO THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT.

BUILDINGS, FENCES, WALLS, CURBS, STAIRS, RAILINGS, RAMPS, ROCKERS, TREES, BENCHES, PEDESTRIAN LIGHTING, SHRUBBERY, SIGNS, SPECIALTY PAVING OR OTHER KINDS OF STRUCTURES OR PUBLIC AMENITIES SHALL NOT BE ERRECTED OR PLANTED, AND FILL MATERIAL SHALL NOT BE PLACED ABOVE, ON, OR UNDER THE SURFACE WITHIN THE BOUNDARIES OF SAID EASEMENT AREAS WITHOUT THE PRIOR WRITTEN APPROVAL OF GRANTEE'S SEATTLE PUBLIC UTILITIES AND CITY LIGHT DEPARTMENTS.

GRANTOR HEREBY AGREES THAT NO PRIVATE UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO: CONDUITS, CABLES, PIPELINES, VAULTS, CABINETS, POLES, POSTS, HYDRANTS OR HYDRANT BRANCHES, WILL BE INSTALLED WITHIN THE BOUNDARIES OF SAID EASEMENT AREAS, ABOVE, UNDER, OR ON THE GROUND SURFACE, WITHOUT THE PRIOR WRITTEN APPROVAL OF GRANTEE'S SEATTLE PUBLIC UTILITIES AND CITY LIGHT DEPARTMENTS, AND IN ACCORDANCE WITH MINIMUM CLEARANCES AS DETERMINED BY GRANTEE'S SEATTLE PUBLIC UTILITIES AND CITY LIGHT DEPARTMENTS.

VEHICLE PARKING OR STORAGE OF MATERIALS OVER WATER METER OR VALVE BOXES SHALL NOT BE ALLOWED. VEHICLES OR MATERIALS MAY BE MOVED OR IMPOUNDED AT THE EXPENSE OF GRANTEE AND THE GRANTEE SHALL BE HELD HARMLESS FROM ANY DAMAGE TO SAID VEHICLE OR MATERIALS.

GRANTOR RESERVES THE RIGHT TO USE THE PUBLIC UTILITY EASEMENT AREAS FOR ALL PURPOSES NOT INCONSISTENT WITH THE RIGHTS HEREIN GRANTED BY THIS EASEMENT.

RESTRICTIVE EASEMENT 2.1

RESTRICTIVE EASEMENT 2.1 IS HEREBY GRANTED IN PERPETUITY BY GRANTOR TO GRANTEE OVER, UNDER, ACROSS AND THROUGH EASEMENT AREA 2.1, AS DEPICTED ON SHEETS 8 AND 13 OF THIS PLAT, EFFECTIVE UPON RECORDING OF THIS PLAT. NO GROSS FLOOR AREA OF A STRUCTURE SHALL BE CONSTRUCTED WITHIN EASEMENT AREA 2.1. ANY DEVELOPMENT WITHIN EASEMENT AREA 2.1 SHALL BE LIMITED BY AND SUBJECT TO THE TERMS OF THE PLANNED ACTION ORDINANCE NO. 123962, THE CITY OF SEATTLE LAND USE CODE, THE YESLER TERRACE MASTER PLANNED COMMUNITY DESIGN GUIDELINES ADOPTED BY ORDINANCE NO. 123963, PUBLIC UTILITY EASEMENTS 2.2 AND 2.3, AS DEPICTED ON SHEETS 8 AND 13, AND THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT, WHICH PROVIDES FOR A PUBLIC ACCESS PATHWAY IN AN EASEMENT AREA ACCESSIBLE TO THE GENERAL PUBLIC OF NO LESS THAN 15 FEET IN WIDTH, IN ACCORDANCE WITH THE PLANNED ACTION ORDINANCE AND PRELIMINARY PLAT APPROVAL, GRANTED BY GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION TO GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. NO MOTORIZED VEHICLE ACCESS IS ALLOWED WITHIN EASEMENT AREA 2.1 EXCEPT FOR EMERGENCY OR MAINTENANCE VEHICLES.

RESTRICTIVE EASEMENT 5.1

RESTRICTIVE EASEMENT 5.1 IS HEREBY GRANTED IN PERPETUITY BY GRANTOR TO GRANTEE OVER, UNDER, ACROSS AND THROUGH EASEMENT AREA 5.1, AS DEPICTED ON SHEETS 9 AND 10 OF THIS PLAT, EFFECTIVE UPON RECORDING OF THIS PLAT. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN EASEMENT AREA 5.1. ANY DEVELOPMENT WITHIN EASEMENT AREA 5.1 SHALL BE LIMITED BY AND SUBJECT TO THE TERMS OF THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT, WHICH PROVIDES FOR A MULTI-USE PUBLIC TRAIL IN AN EASEMENT AREA ACCESSIBLE TO THE GENERAL PUBLIC OF NO LESS THAN 12 FEET IN WIDTH, IN ACCORDANCE WITH THE STREET VACATION APPROVAL, GRANTED BY GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION TO GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. NO MOTORIZED VEHICLE ACCESS IS ALLOWED WITHIN EASEMENT AREA 5.1 EXCEPT FOR EMERGENCY OR MAINTENANCE VEHICLES.

RESTRICTIVE EASEMENT 6.4

RESTRICTIVE EASEMENT 6.4 IS HEREBY GRANTED IN PERPETUITY BY GRANTOR TO GRANTEE OVER, UNDER, ACROSS AND THROUGH EASEMENT AREA 6.4, AS DEPICTED ON SHEET 11 OF THIS PLAT, EFFECTIVE UPON RECORDING OF THIS PLAT. NO GROSS FLOOR AREA OF A STRUCTURE SHALL BE CONSTRUCTED WITHIN EASEMENT AREA 6.4. ANY DEVELOPMENT WITHIN EASEMENT AREA 6.4 SHALL BE LIMITED BY AND SUBJECT TO THE TERMS OF THE PLANNED ACTION ORDINANCE NO. 123962, THE CITY OF SEATTLE LAND USE CODE, THE YESLER TERRACE MASTER PLANNED COMMUNITY DESIGN GUIDELINES ADOPTED BY ORDINANCE NO. 123963, PUBLIC UTILITY EASEMENT 6.5, AS DEPICTED ON SHEET 11, PUBLIC ACCESS EASEMENT 6.8, AS DEPICTED ON SHEETS 11 AND 12, VEHICLE ACCESS AND PRIVATE PATHWAY EASEMENT 6.5, AS DEPICTED ON SHEETS 11 AND 12, AND THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT, WHICH PROVIDES FOR A PUBLIC ACCESS PATHWAY IN AN EASEMENT AREA ACCESSIBLE TO THE GENERAL PUBLIC OF NO LESS THAN 15 FEET IN WIDTH, IN ACCORDANCE WITH THE PLANNED ACTION ORDINANCE AND PRELIMINARY PLAT APPROVAL, GRANTED BY GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION TO GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT WITH MAINTENANCE BY THE YESLER TERRACE OWNERS ASSOCIATION. NO MOTORIZED VEHICLE ACCESS IS ALLOWED WITHIN EASEMENT AREA 6.4 EXCEPT FOR EMERGENCY OR MAINTENANCE VEHICLES, AND EXCEPT FOR THE PORTION OF EASEMENT AREA 6.4 THAT INTERSECTS WITH EASEMENT 6.5 AND IS OUTSIDE OF EASEMENT 6.8.

EASEMENT 5.2 RECIPROCAL VEHICLE ACCESS EASEMENT WITH PUBLIC ACCESS PATHWAY

SUBJECT TO THE TERMS OF THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT BETWEEN GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION AND GRANTEE, AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT, GRANTOR HEREBY GRANTS A PERPETUAL EXCLUSIVE EASEMENT FOR PUBLIC ACCESS TO AND USE OF A POCKET PARK, OVER, ACROSS AND THROUGH TRACT A OF BLOCK 5 IN THE AREA DEPICTED AS EASEMENT 5.2 ON SHEET 10 OF THE PLAT FOR THE BENEFIT OF LOTS 1-13 OF BLOCK 5, EFFECTIVE UPON RECORDING OF THIS PLAT. THE TIMING AND RESPONSIBILITY FOR CONSTRUCTION OF THE VEHICLE ACCESS AREA AND PATHWAY ARE CONTAINED IN THE COVENANT FOR INFRASTRUCTURE CONSTRUCTION, MADE BY GRANTOR FOR THE BENEFIT OF GRANTEE, AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. ANY DEVELOPMENT WITHIN EASEMENT AREA 5.2 SHALL BE LIMITED BY AND SUBJECT TO THE TERMS OF THE PLANNED ACTION ORDINANCE NO. 123962, THE CITY OF SEATTLE LAND USE CODE (INCLUDING WITHOUT LIMITATION SMC 23.53.025, WHICH INCLUDES SPECIFIC REQUIREMENTS FOR A DRIVEWAY AND PATHWAY), THE YESLER TERRACE MASTER PLANNED COMMUNITY DESIGN GUIDELINES ADOPTED BY ORDINANCE NO. 123963, PUBLIC UTILITY EASEMENT 6.5, AS DEPICTED ON SHEET 10 OF THIS PLAT, AND THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT, WHICH PROVIDES FOR A PUBLIC ACCESS PATHWAY IN AN EASEMENT AREA ACCESSIBLE TO THE GENERAL PUBLIC OF NO LESS THAN 6 FEET IN WIDTH IN EASEMENT 5.2 IN ACCORDANCE WITH THE PLANNED ACTION ORDINANCE AND PRELIMINARY PLAT APPROVAL, WITH MAINTENANCE BY THE YESLER TERRACE OWNERS ASSOCIATION. RESPONSIBILITY FOR PERFORMANCE AND COSTS OF MAINTENANCE OF THE VEHICLE ACCESS AREA ARE PROVIDED IN THE DECLARATION OF COMMUNITY MAINTENANCE COVENANT AND PERFORMANCE AGREEMENT AND GRANT OF EASEMENT MADE BY GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION FOR THE BENEFIT OF GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT.

EASEMENT 6.2 VEHICLE ACCESS AND PRIVATE PATHWAY EASEMENT

GRANTOR HEREBY GRANTS A PERPETUAL EXCLUSIVE EASEMENT FOR VEHICLE ACCESS AND PRIVATE PATHWAY PURPOSES OVER, ACROSS AND THROUGH LOTS 8, 9, 21, AND 22 OF BLOCK 6 IN THE AREA DEPICTED AS EASEMENT 6.2 ON SHEETS 11 AND 12 OF THE PLAT FOR THE BENEFIT OF LOTS 8, 9, AND 18-27 OF BLOCK 6, EFFECTIVE UPON RECORDING OF THIS PLAT. THE TIMING AND RESPONSIBILITY FOR CONSTRUCTION OF THE VEHICLE ACCESS AREA AND PATHWAY ARE CONTAINED IN THE COVENANT FOR INFRASTRUCTURE CONSTRUCTION, MADE BY GRANTOR FOR THE BENEFIT OF GRANTEE, AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. ANY DEVELOPMENT WITHIN EASEMENT 6.2 SHALL BE LIMITED BY AND SUBJECT TO THE TERMS OF THE CITY OF SEATTLE LAND USE CODE (INCLUDING WITHOUT LIMITATION SMC 23.53.025, WHICH INCLUDES SPECIFIC REQUIREMENTS FOR DRIVEWAY AND PATHWAY), THE YESLER TERRACE MASTER PLANNED COMMUNITY DESIGN GUIDELINES ADOPTED BY ORDINANCE NO. 123963, AND PUBLIC UTILITY EASEMENT 6.3, AS DEPICTED ON SHEETS 11 AND 12 OF THE PLAT. RESPONSIBILITY FOR PERFORMANCE AND COSTS OF MAINTENANCE ARE PROVIDED IN THE DECLARATION OF COMMUNITY MAINTENANCE COVENANT AND PERFORMANCE AGREEMENT AND GRANT OF EASEMENT MADE BY GRANTOR AND YESLER TERRACE OWNERS ASSOCIATION FOR THE BENEFIT OF GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT.

EASEMENT 6.5 VEHICLE ACCESS AND PATHWAY EASEMENT

SUBJECT TO THE TERMS OF EASEMENT 6.4 AND 6.8, AS GRANTED ON THIS SHEET 4 AND AS DEPICTED ON SHEETS 10 AND 11 OF THE PLAT, GRANTOR HEREBY GRANTS A PERPETUAL EXCLUSIVE EASEMENT FOR VEHICLE ACCESS AND PRIVATE PATHWAY PURPOSES OVER, ACROSS AND THROUGH LOTS 15-27 OF BLOCK 6 IN THE AREA DEPICTED AS EASEMENT 6.5 ON SHEETS 10, 11 AND 12 OF THE PLAT FOR THE BENEFIT OF LOTS 8, 9, AND 15-27 OF BLOCK 6, EFFECTIVE UPON RECORDING OF THIS PLAT. THE TIMING AND RESPONSIBILITY FOR CONSTRUCTION OF THE VEHICLE ACCESS AREA AND PATHWAY ARE CONTAINED WITHIN EASEMENT 6.4 AND 6.8 WHICH, ALONG WITH THE REMAINDER OF THE AREA WITHIN EASEMENT 6.4 AND 6.8, SHALL BE PUBLIC. THE PORTION OF EASEMENT 6.5 THAT LIES WITHIN EASEMENT 6.4 AND 6.8 SHALL BE SUBJECT TO THE TERMS OF THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT MADE BY GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION FOR THE BENEFIT OF GRANTEE, AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. ANY DEVELOPMENT WITHIN EASEMENT 6.5 SHALL BE LIMITED BY AND SUBJECT TO THE TERMS OF THE CITY OF SEATTLE LAND USE CODE (INCLUDING WITHOUT LIMITATION SMC 23.53.025, WHICH INCLUDES SPECIFIC REQUIREMENTS FOR DRIVEWAY AND PATHWAY), THE YESLER TERRACE MASTER PLANNED COMMUNITY DESIGN GUIDELINES ADOPTED BY ORDINANCE NO. 123963, AND PUBLIC UTILITY EASEMENT 6.6, AS DEPICTED ON SHEETS 10, 11 AND 12 OF THE PLAT. RESPONSIBILITY FOR PERFORMANCE AND COSTS OF MAINTENANCE ARE PROVIDED IN THE DECLARATION OF COMMUNITY MAINTENANCE COVENANT AND PERFORMANCE AGREEMENT AND GRANT OF EASEMENT MADE BY GRANTOR AND YESLER TERRACE OWNERS ASSOCIATION FOR THE BENEFIT OF GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT.

EASEMENT 6.8 PUBLIC ACCESS EASEMENT

SUBJECT TO THE TERMS OF THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT BETWEEN GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION AND GRANTEE, AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT, GRANTOR HEREBY GRANTS A PERPETUAL EXCLUSIVE EASEMENT FOR PUBLIC ACCESS TO AND USE OF A POCKET PARK, OVER, ACROSS AND THROUGH LOT 15 OF BLOCK 6 IN THE AREA DEPICTED AS EASEMENT 6.8 ON SHEETS 10 AND 11 OF THE PLAT FOR THE BENEFIT OF GRANTEE, EFFECTIVE UPON RECORDING OF THIS PLAT. THE TIMING AND RESPONSIBILITY FOR CONSTRUCTION OF THE PORTION OF THE PORTION OF THE 10TH AVENUE HULLUMB WITHIN EASEMENT 6.8, AND THE RESPONSIBILITY FOR PERFORMANCE AND COSTS OF MAINTENANCE OF THE PUBLIC ACCESS, IMPROVEMENTS WITHIN EASEMENT 6.8, ARE CONTAINED IN THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT, MADE BY GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION FOR THE BENEFIT OF GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. ANY DEVELOPMENT WITHIN EASEMENT 6.8 SHALL BE LIMITED BY AND SUBJECT TO THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT.

EASEMENT 7.1 RECIPROCAL DRIVEWAY EASEMENT AND PUBLIC ACCESS PATHWAY

SUBJECT TO THE TERMS OF THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT BETWEEN GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION AND GRANTEE, AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT, GRANTOR HEREBY GRANTS A PERPETUAL EXCLUSIVE EASEMENT FOR PUBLIC ACCESS TO AND USE OF A POCKET PARK, OVER, ACROSS AND THROUGH TRACT A OF BLOCK 7 IN THE AREA DEPICTED AS EASEMENT 7.1 ON SHEET 13 OF THE PLAT FOR THE BENEFIT OF LOTS 1, 2, 8, AND 9 OF BLOCK 7, EFFECTIVE UPON RECORDING OF THIS PLAT. THE TIMING AND RESPONSIBILITY FOR CONSTRUCTION OF THE DRIVEWAY AND PUBLIC ACCESS PATHWAY ARE CONTAINED IN THE COVENANT FOR INFRASTRUCTURE CONSTRUCTION, MADE BY GRANTOR FOR THE BENEFIT OF GRANTEE, AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. ANY DEVELOPMENT WITHIN EASEMENT AREA 7.1 SHALL BE LIMITED BY AND SUBJECT TO THE TERMS OF THE PLANNED ACTION ORDINANCE NO. 123962, THE CITY OF SEATTLE LAND USE CODE, THE YESLER TERRACE MASTER PLANNED COMMUNITY DESIGN GUIDELINES ADOPTED BY ORDINANCE NO. 123963, PUBLIC UTILITY EASEMENT 7.2, AS DEPICTED ON SHEET 13, AND THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT, WHICH PROVIDES FOR A PUBLIC ACCESS PATHWAY IN AN EASEMENT AREA ACCESSIBLE TO THE GENERAL PUBLIC OF NO LESS THAN 6 FEET IN WIDTH IN EASEMENT 7.1 IN ACCORDANCE WITH THE PLANNED ACTION ORDINANCE AND PRELIMINARY PLAT APPROVAL, WITH MAINTENANCE BY THE YESLER TERRACE OWNERS ASSOCIATION FOR THE BENEFIT OF GRANTEE, AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. ANY DEVELOPMENT WITHIN EASEMENT 7.1 SHALL BE LIMITED BY AND SUBJECT TO THE TERMS OF THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT MADE BY GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION FOR THE BENEFIT OF GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. PUBLIC ACCESS RIGHTS, DESIGN, PROGRAMMING AND MAINTENANCE REQUIREMENTS ARE FOUND IN THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT.

EASEMENT 3.1 POCKET PARK EASEMENT

SUBJECT TO THE TERMS OF THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT BETWEEN GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION AND GRANTEE, AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT, GRANTOR HEREBY GRANTS A PERPETUAL EXCLUSIVE EASEMENT FOR PUBLIC ACCESS TO AND USE OF A POCKET PARK, OVER, ACROSS AND THROUGH TRACT A OF BLOCK 3 AS DEPICTED ON SHEETS 8 AND 9 OF THE PLAT, BUT EXCLUDING ANY AREA UNDER TRACT A OF BLOCK 3, FOR THE BENEFIT OF GRANTEE, EFFECTIVE UPON RECORDING OF THIS PLAT. THE TIMING AND RESPONSIBILITY FOR CONSTRUCTION OF THE POCKET PARK WITHIN EASEMENT 3.1 ARE CONTAINED IN THE COVENANT FOR INFRASTRUCTURE CONSTRUCTION, MADE BY GRANTOR FOR THE BENEFIT OF GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. ANY DEVELOPMENT WITHIN EASEMENT 3.1 SHALL BE LIMITED BY AND SUBJECT TO THE TERMS OF THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT MADE BY GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION FOR THE BENEFIT OF GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. PUBLIC ACCESS RIGHTS, DESIGN, PROGRAMMING AND MAINTENANCE REQUIREMENTS ARE FOUND IN THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT.

EASEMENT 5.4 POCKET PARK EASEMENT

SUBJECT TO THE TERMS OF THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT BETWEEN GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION AND GRANTEE, AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT, GRANTOR HEREBY GRANTS A PERPETUAL EXCLUSIVE EASEMENT FOR PUBLIC ACCESS TO AND USE OF A POCKET PARK, OVER, ACROSS AND THROUGH TRACT A OF BLOCK 5 AS DEPICTED ON SHEET 10 OF THE PLAT, BUT EXCLUDING ANY AREA UNDER TRACT A OF BLOCK 5, FOR THE BENEFIT OF GRANTEE, EFFECTIVE UPON RECORDING OF THIS PLAT. THE TIMING AND RESPONSIBILITY FOR CONSTRUCTION OF THE POCKET PARK WITHIN EASEMENT 5.4 ARE CONTAINED IN THE COVENANT FOR INFRASTRUCTURE CONSTRUCTION, MADE BY GRANTOR FOR THE BENEFIT OF GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. ANY DEVELOPMENT WITHIN EASEMENT 5.4 SHALL BE LIMITED BY AND SUBJECT TO THE TERMS OF THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT MADE BY GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION FOR THE BENEFIT OF GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. PUBLIC ACCESS RIGHTS, DESIGN, PROGRAMMING AND MAINTENANCE REQUIREMENTS ARE FOUND IN THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT.

EASEMENT 7.3 POCKET PARK EASEMENT

SUBJECT TO THE TERMS OF THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT BETWEEN GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION AND GRANTEE, AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT, GRANTOR HEREBY GRANTS A PERPETUAL EXCLUSIVE EASEMENT FOR PUBLIC ACCESS TO AND USE OF A POCKET PARK, OVER, ACROSS AND THROUGH TRACT A OF BLOCK 7 AS DEPICTED ON SHEET 13 OF THE PLAT, BUT EXCLUDING ANY AREA UNDER TRACT A OF BLOCK 7, FOR THE BENEFIT OF GRANTEE, EFFECTIVE UPON RECORDING OF THIS PLAT. THE TIMING AND RESPONSIBILITY FOR CONSTRUCTION OF THE POCKET PARK WITHIN EASEMENT 7.3 ARE CONTAINED IN THE COVENANT FOR INFRASTRUCTURE CONSTRUCTION, MADE BY GRANTOR FOR THE BENEFIT OF GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. ANY DEVELOPMENT WITHIN EASEMENT 7.3 SHALL BE LIMITED BY AND SUBJECT TO THE TERMS OF THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT MADE BY GRANTOR AND THE YESLER TERRACE OWNERS ASSOCIATION FOR THE BENEFIT OF GRANTEE AND RECORDED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT. PUBLIC ACCESS RIGHTS, DESIGN, PROGRAMMING AND MAINTENANCE REQUIREMENTS ARE FOUND IN THE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT.

EASEMENT TABLE

TRACT TABLE

BLOCK	EASEMENT NO.	SHEET REFERENCES	PURPOSES	BLOCK	TRACT NAME	SHEET REFERENCES	PURPOSES
1	1.3	8,13	PUBLIC UTILITY EASEMENT	2	A	8,13	PUBLIC ACCESS PATHWAY
2	2.1	8,12	RESTRICTIVE EASEMENT OVER TRACT A	3	A	8,9	POCKET PARK
2	2.2	8,13	PUBLIC UTILITY EASEMENT	5	A	10	POCKET PARK
2	2.3	8,13	PUBLIC UTILITY ACCESS EASEMENT	B	9,10	MULTI-USE PUBLIC TRAIL	
3	3.1	8,9	POCKET PARK EASEMENT	7	A	13	POCKET PARK
5	5.1	9,10	RESTRICTIVE EASEMENT OVER TRACT B				
	5.2	10	RECIPROCAL VEHICLE ACCESS EASEMENT WITH PUBLIC ACCESS PATHWAY				
	5.3	10	PUBLIC UTILITY EASEMENT				
	5.4	10	POCKET PARK EASEMENT				
6	6.1	8,12	PUBLIC UTILITY EASEMENT				
	6.2	11,12	VEHICLE ACCESS AND PRIVATE PATHWAY EASEMENT				
	6.3	11,12	PUBLIC UTILITY EASEMENT				
	6.4	11,12	RESTRICTIVE EASEMENT				
	6.5	11,12	VEHICLE ACCESS AND PATHWAY EASEMENT				
	6.6	11,12	PUBLIC UTILITY EASEMENT				
	6.7	11	PUBLIC UTILITY EASEMENT				
	6.8	10,11	PUBLIC ACCESS EASEMENT				
7	7.1	13	RECIPROCAL DRIVEWAY EASEMENT AND PUBLIC ACCESS PATHWAY				
	7.2	13	PUBLIC UTILITY EASEMENT				
	7.3	13	POCKET PARK EASEMENT				

NOTE: SEE PUBLIC ACCESS, EASEMENT, AND MAINTENANCE AGREEMENT

TRACTS TO BE CONVEYED TO YESLER TERRACE OWNERS ASSOCIATION

NOTE: SEE SHEET 5 OF 15 FOR OVERALL EASEMENT DIAGRAM

EASEMENTS

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FOR SW 1/4 OF THE SE 1/4, SEC 32, TWP 25 N, RGE 04 E, AND FOR NW 1/4 AND POR NE 1/4, SEC 05, TWP 24 N, RGE 04 E, W.M.
 CITY OF SEATTLE, KING COUNTY, WASHINGTON



PLAT OVERVIEW

NOTES:

1. SEE SHEET 4 OF 15 FOR EASEMENT GRANTS
2. SEE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT REFERENCED IN NOTE 13 ON SHEET 6 OF 15
3. SEE SHEETS 8-13 FOR EASEMENT DETAILS

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YESLER TERRACE COMMUNITY

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 CITY OF SEATTLE, KING COUNTY, WASHINGTON

PLAT CONDITIONS

CONDITIONS PRIOR TO SUBMITTING AN APPLICATION FOR A MASTER USE PERMIT, BUILDING PERMIT OR GRADING PERMIT

1. PRIOR TO SUBMITTING AN APPLICATION FOR A MASTER USE PERMIT, BUILDING PERMIT OR GRADING PERMIT, AN APPLICATION FOR A BLOCK/LEVEL WATER AVAILABILITY CERTIFICATION (WAC) SHALL BE SUBMITTED AND APPROVED BY SEATTLE PUBLIC UTILITIES (SPU).

CONDITIONS PRIOR TO ISSUANCE OF A BUILDING PERMIT

2. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY LOT WITHIN THE PLAT OF YESLER TERRACE COMMUNITY (PLAT), THE APPLICANT SHALL OBTAIN A STREET IMPROVEMENT PERMIT FOR ALL REQUIRED STREET IMPROVEMENTS AS SPECIFIED WITHIN THE COVENANT FOR INFRASTRUCTURE CONSTRUCTION, RECORDED ON OR ABOUT THE DATE OF RECORDING OF THE PLAT.

3. CERTAIN LOTS WITHIN THE PLAT INCLUDE UNDERGROUND TUNNELS BUILT FOR DRAINAGE AND SLOPE STABILIZATION IN THE EARLY 20TH CENTURY. SPU HAS DETERMINED THAT THESE TUNNELS NO LONGER PROVIDE A SIGNIFICANT DRAINAGE FUNCTION, AND CONSEQUENTLY HAS ABANDONED THEM. THE APPLICANT SHALL RETAIN A GEOTECHNICAL ENGINEER TO INVESTIGATE AND ANALYZE SLOPE STABILITY AND GROUNDWATER, INCLUDING ANY UNDERLYING DRAINAGE TUNNELS. THIS ANALYSIS MAY BE PROVIDED FOR AN INDIVIDUAL LOT OR FOR THE DRAINAGE TUNNELS AS A WHOLE. IF ONE OR MORE TUNNELS ARE PRESENT BELOW THE LOT PROPOSED FOR DEVELOPMENT, THEN PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT MUST DEMONSTRATE THAT THE PROPOSED BUILDING, DRAINAGE PLANS, AND INFRASTRUCTURE ARE ADEQUATE TO PROTECT LIFE, PROPERTY, AND UTILITIES, BOTH PUBLIC AND PRIVATE, AND THAT THE PROPOSED ACTIONS WILL NOT INCREASE THE RISK OF LANDSLIDES OR OTHER PROPERTY DAMAGE ON THE AFFECTED PROPERTY OR OTHER PROPERTIES.

CONDITIONS PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

4. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A STRUCTURE ON ANY LOT WITHIN THE PLAT, THE FACILITIES AND IMPROVEMENTS REQUIRED BY THE PRELIMINARY PLAT APPROVAL SHALL HAVE BEEN COMPLETED TO THE EXTENT REQUIRED FOR SUCH STRUCTURE BY THE PHASING PLAN APPROVED BY THE DIRECTOR OF TRANSPORTATION PURSUANT TO SUBSECTION 23.22.070.E.1 AND THE COVENANT FOR INFRASTRUCTURE CONSTRUCTION RECORDED ON OR ABOUT THE DATE OF RECORDING OF THE PLAT.

5. PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR A STRUCTURE OR STRUCTURES ON LOTS 1, 2, 8, AND 9 WITHIN BLOCK 7, THE EXISTING PRIVATE COMBINED SEWER BETWEEN ALDER AND YESLER SHALL BE REPLACED TO THE SATISFACTION OF SPU IN A LOCATION THAT BETTER MEETS THE NEED OF PROVIDING SEWER SERVICE TO BLOCK 7, AND THE EXISTING PIPE SHALL BE ABANDONED. A PUBLIC UTILITY EASEMENT MUST BE GRANTED AT THE TIME THE PIPE IS CONSTRUCTED.

CONDITIONS FOR THE LIFE OF THE PROJECT

6. INSTALLATION OR RELOCATION OF SEATTLE CITY LIGHT (SCL) FACILITIES MAY BE REQUIRED IN RIGHT-OF-WAY AREAS TO PROVIDE ELECTRICAL SERVICE TO LOTS AND PARCELS WITHIN ALL BLOCKS AND LOTS WITHIN THE PLAT. INITIAL DESIGN IS FOR INSTALLATION OF OVERHEAD DISTRIBUTION FACILITIES. DESIGN MAY BE ALTERED TO REQUIRE UNDERGROUND INSTALLATION OR RELOCATION OF SCL FACILITIES AT THE FINAL PLAT, MASTER USE PERMIT, BUILDING PERMIT, OR CERTIFICATE OF OCCUPANCY PHASES IF REQUIRED OR NEEDED FOR ANY PARTICULAR DEVELOPMENT OR BUILDING.

7. UNLESS OTHERWISE AGREED TO IN A SEPARATE WRITTEN AGREEMENT BETWEEN SCL AND SEATTLE HOUSING AUTHORITY (SHA), ALL SCL INSTALLATIONS, RELOCATIONS AND IMPROVEMENTS SHALL BE AT THE EXPENSE OF SHA, ITS SUCCESSORS OR ASSIGNS. SCL DOES NOT HAVE SYSTEM UPGRADES PLANNED FOR THE PLATTED AREA AT THIS TIME.

8. THE EXISTING SCL INFRASTRUCTURE (OVERHEAD DISTRIBUTION LINES AND POLE(S)) IN BLOCK 1 SHALL BE REMOVED AND RELOCATED TO THE PUBLIC RIGHT-OF-WAY PRIOR TO SHA TRANSFERRING TITLE TO THE BLOCK 1 PROPERTY TO THE CITY FOR A NEW PARK. IF EASEMENTS ON PRIVATE PROPERTY ARE REQUIRED FOR THE RELOCATION, SHA SHALL GRANT OR OBTAIN NECESSARY EASEMENTS FOR SCL PRIOR TO RELOCATION.

9. EASEMENTS OR OTHER RIGHTS, IF NECESSARY IN THE SOLE JUDGMENT OF SCL TO PROVIDE ELECTRIC SERVICE TO BLOCKS, LOTS, PARCELS, STREETS, ALLEYS, OR PRIVATE DRIVES WITHIN THE PLAT SHALL BE GRANTED TO SCL BY SHA OR ITS SUCCESSORS IN INTEREST PRIOR TO CONSTRUCTION OR RELOCATION OF SCL FACILITIES.

10. SCL SHALL HAVE THE RIGHT TO REVIEW FUTURE CONSTRUCTION DESIGN PLANS FOR ALL LOTS REQUIRING ELECTRICAL SERVICE AT EACH PERMITTING STAGE FOR DEVELOPMENT (MASTER USE PERMIT, BUILDING PERMIT, AND CERTIFICATE OF OCCUPANCY), AND SHALL HAVE THE RIGHT TO CONDITION PERMIT ISSUANCE ON CONSTRUCTION, INSTALLATION OR RELOCATION OF SCL FACILITIES, WHETHER WITHIN OR OUTSIDE THE PLAT, TO MEET THE ELECTRICAL SERVICE NEEDS OF ANY PROPOSED DEVELOPMENT IN THE PLAT, IN SCL'S SOLE DISCRETION.

11. ALL DEVELOPMENT SHALL COMPLY WITH SCL GUIDELINES, INCLUDING BUT NOT LIMITED TO MINIMUM CLEARANCE REQUIREMENTS BETWEEN ALL BUILDINGS AND SCL INFRASTRUCTURE. ALL SCL FACILITIES SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SCL ENGINEERING BEST PRACTICES AND TO SCL CONSTRUCTION STANDARDS.

12. PROPERTY OWNERS SHALL PROVIDE ACCESS FOR MAINTENANCE AND REPAIR OF EXISTING PUBLIC UTILITY INFRASTRUCTURE WITHIN THE VACATED RIGHTS-OF-WAY AND ON PRIVATE PROPERTY UNTIL REDEVELOPMENT. DURING REDEVELOPMENT EXISTING INFRASTRUCTURE SHALL BE REMOVED OR ABANDONED BY THE PROPERTY OWNER.

13. PROPERTY WITHIN THE PLAT IS SUBJECT TO THE FOLLOWING DOCUMENTS RECORDED ON OR ABOUT THE DATE OF RECORDING OF THE PLAT:

- A. COVENANT FOR INFRASTRUCTURE CONSTRUCTION
- B. DECLARATION OF COVENANT TO CONVEY TRACTS
- C. DECLARATION OF COMMUNITY MAINTENANCE COVENANT AND PERFORMANCE AGREEMENT AND GRANT OF EASEMENT
- D. PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT

14. PROPERTY WITHIN THE PLAT IS SUBJECT TO THE FOLLOWING COOPERATIVE AGREEMENT REGARDING DEDICATED STREET AREAS IN YESLER TERRACE PLAT, APPROVED BY CITY OF SEATTLE ORDINANCE NO. 124595

PLAT CONDITIONS

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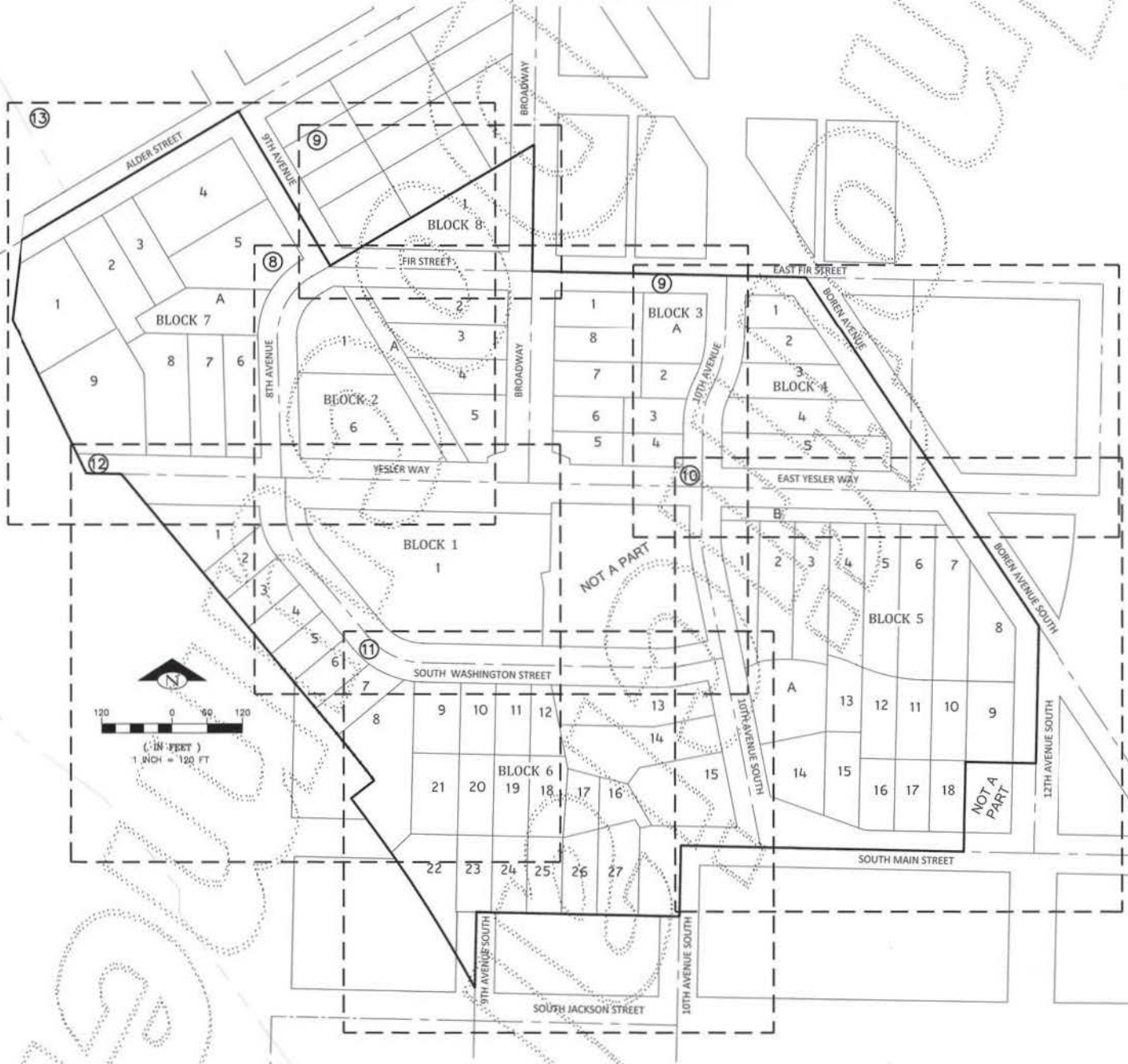
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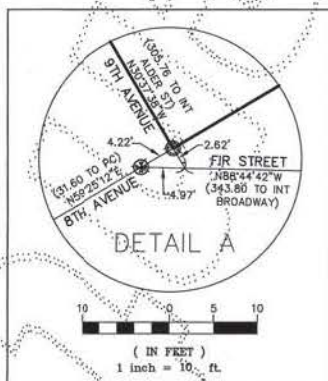
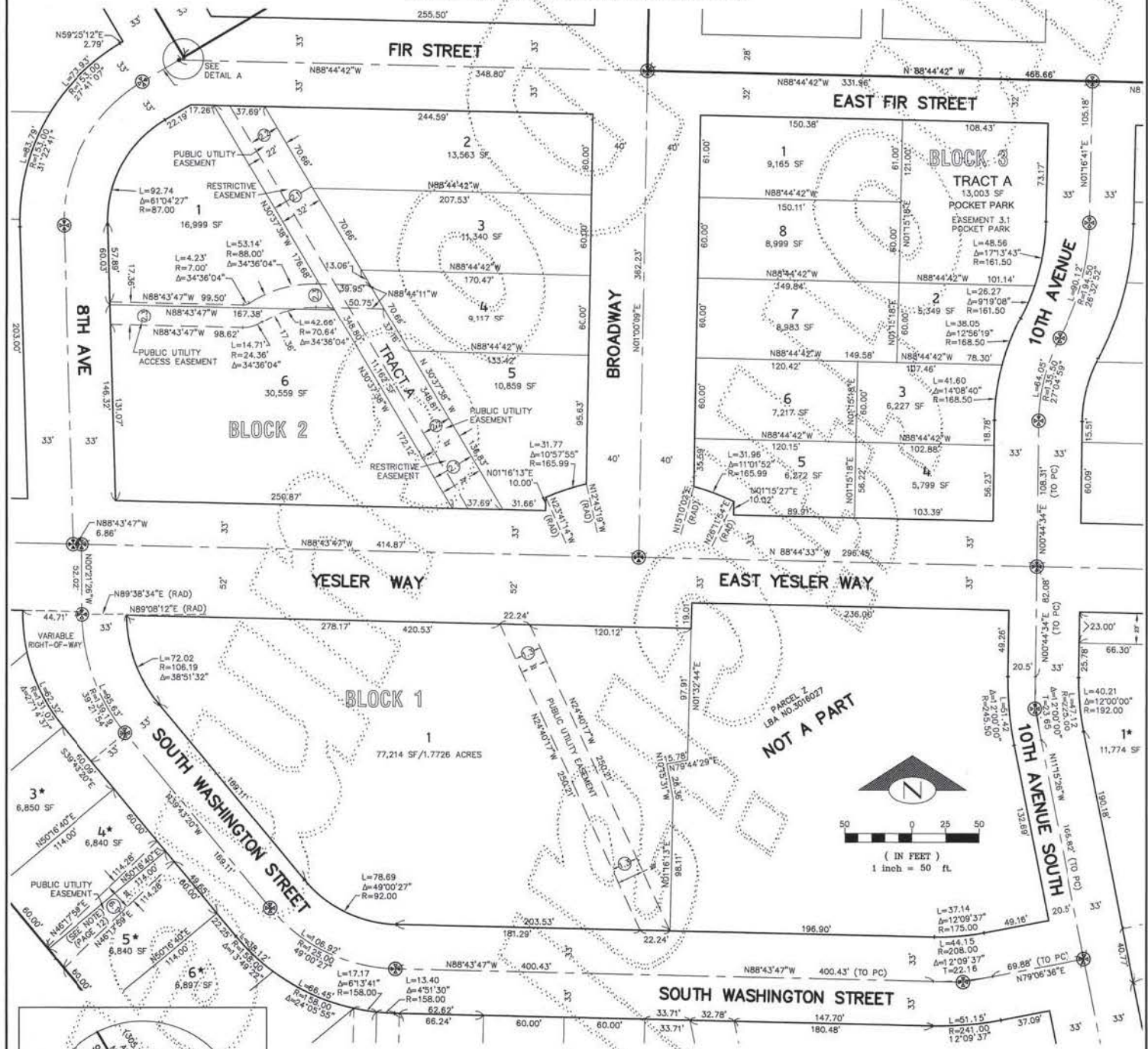


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- LEGEND**
- ⊗ MONUMENT (FOUND)
 - ⊗ MONUMENT (SET)
 - PC POINT OF CURVE
 - RD RADIAL BEARING
 - REBAR AND CAP (SET)

- NOTES:**
1. SEE SHEET 4 OF 15 FOR EASEMENT GRANTS
 2. SEE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT REFERENCED IN NOTE 13 ON SHEET 6 OF 15
 3. SEE SHEETS 8-13 FOR EASEMENT DETAILS

★ LOTS IDENTIFIED WITH A STAR SYMBOL ARE POTENTIALLY IMPACTED BY ABANDONED DRAINAGE TUNNELS. SEE PAGE 15 OF 15.

BLOCKS 1, 2 AND 3

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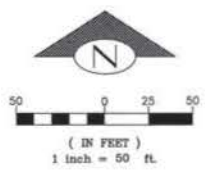
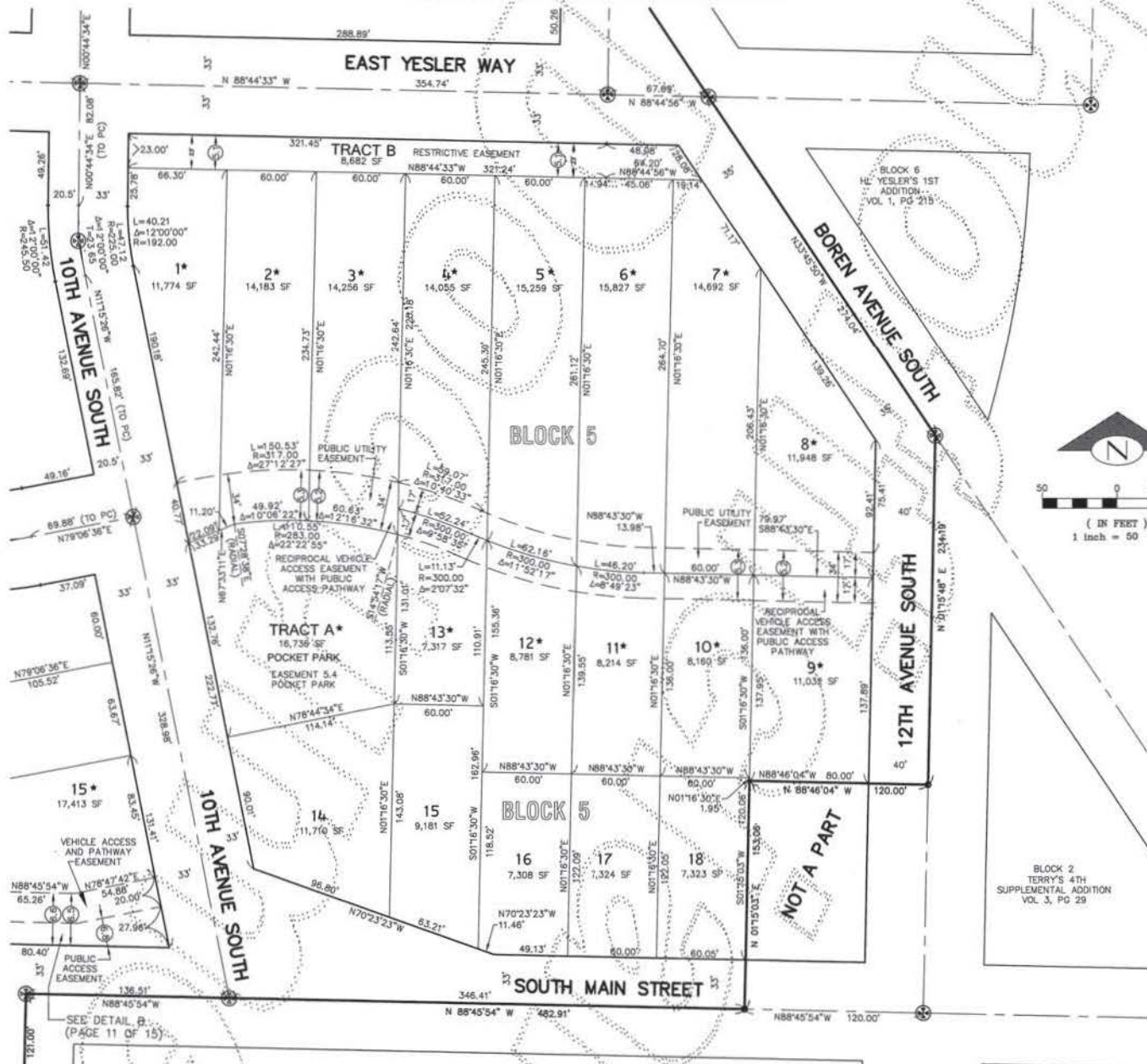
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- NOTES:**
- SEE SHEET 4 OF 15 FOR EASEMENT GRANTS
 - SEE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT REFERENCED IN NOTE 13 ON SHEET 6 OF 15
 - SEE SHEETS 8-13 FOR EASEMENT DETAILS
- ★ LOTS IDENTIFIED WITH A STAR SYMBOL ARE POTENTIALLY IMPACTED BY ABANDONED DRAINAGE TUNNELS. SEE PAGE 15 OF 15.

- LEGEND**
- ⊗ MONUMENT (FOUND)
 - ⊙ MONUMENT (SET)
 - PC POINT OF CURVE
 - RD RADIAL BEARING
 - REBAR AND CAP (SET)

BLOCK 5

8/7/14

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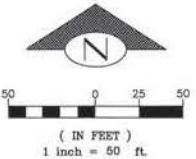
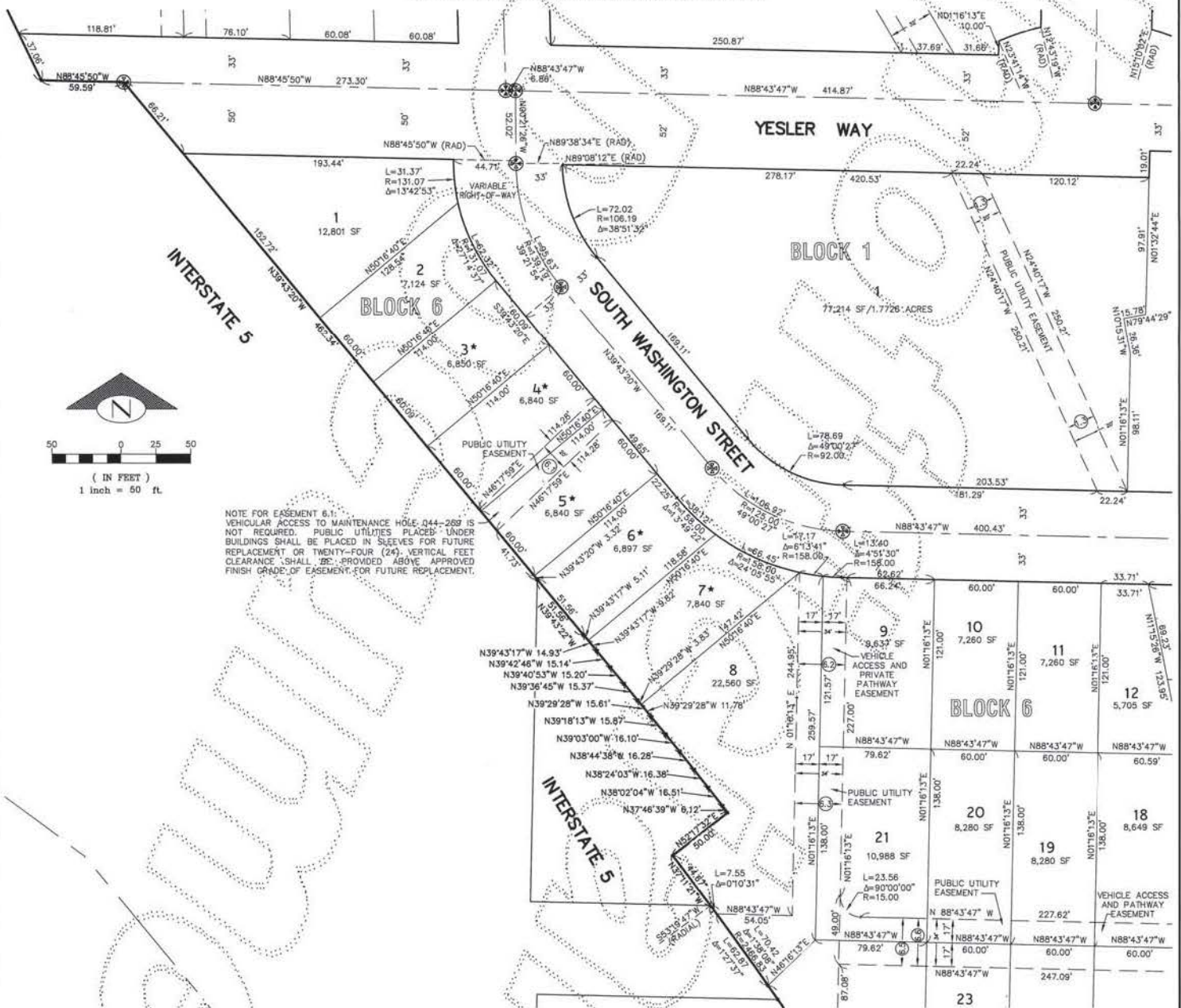
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NOTE FOR EASEMENT 6.1:
 VEHICULAR ACCESS TO MAINTENANCE HOLE, 044-289 IS NOT REQUIRED. PUBLIC UTILITIES PLACED UNDER BUILDINGS SHALL BE PLACED IN SLEEVES FOR FUTURE REPLACEMENT OR TWENTY-FOUR (24) VERTICAL FEET CLEARANCE SHALL BE PROVIDED ABOVE APPROVED FINISH GRADE OF EASEMENT FOR FUTURE REPLACEMENT.

- NOTES:**
- SEE SHEET 4 OF 15 FOR EASEMENT GRANTS
 - SEE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT REFERENCED IN NOTE 13 ON SHEET 6 OF 15
 - SEE SHEETS 8-13 FOR EASEMENT DETAILS
- ★ LOTS IDENTIFIED WITH A STAR SYMBOL ARE POTENTIALLY IMPACTED BY ABANDONED DRAINAGE TUNNELS. SEE PAGE 16 OF 15.

- LEGEND**
- ⊗ MONUMENT (FOUND)
 - ⊙ MONUMENT (SET)
 - PC POINT OF CURVE
 - RAD RADIAL BEARING
 - REBAR AND CAP (SET)

BLOCK 6 (WEST)

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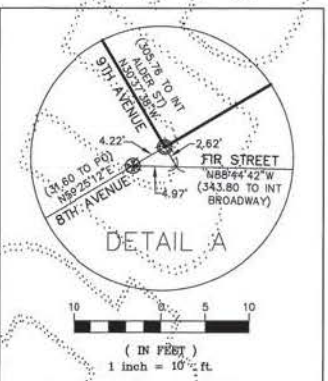
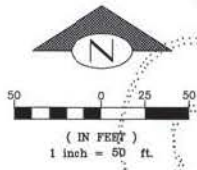
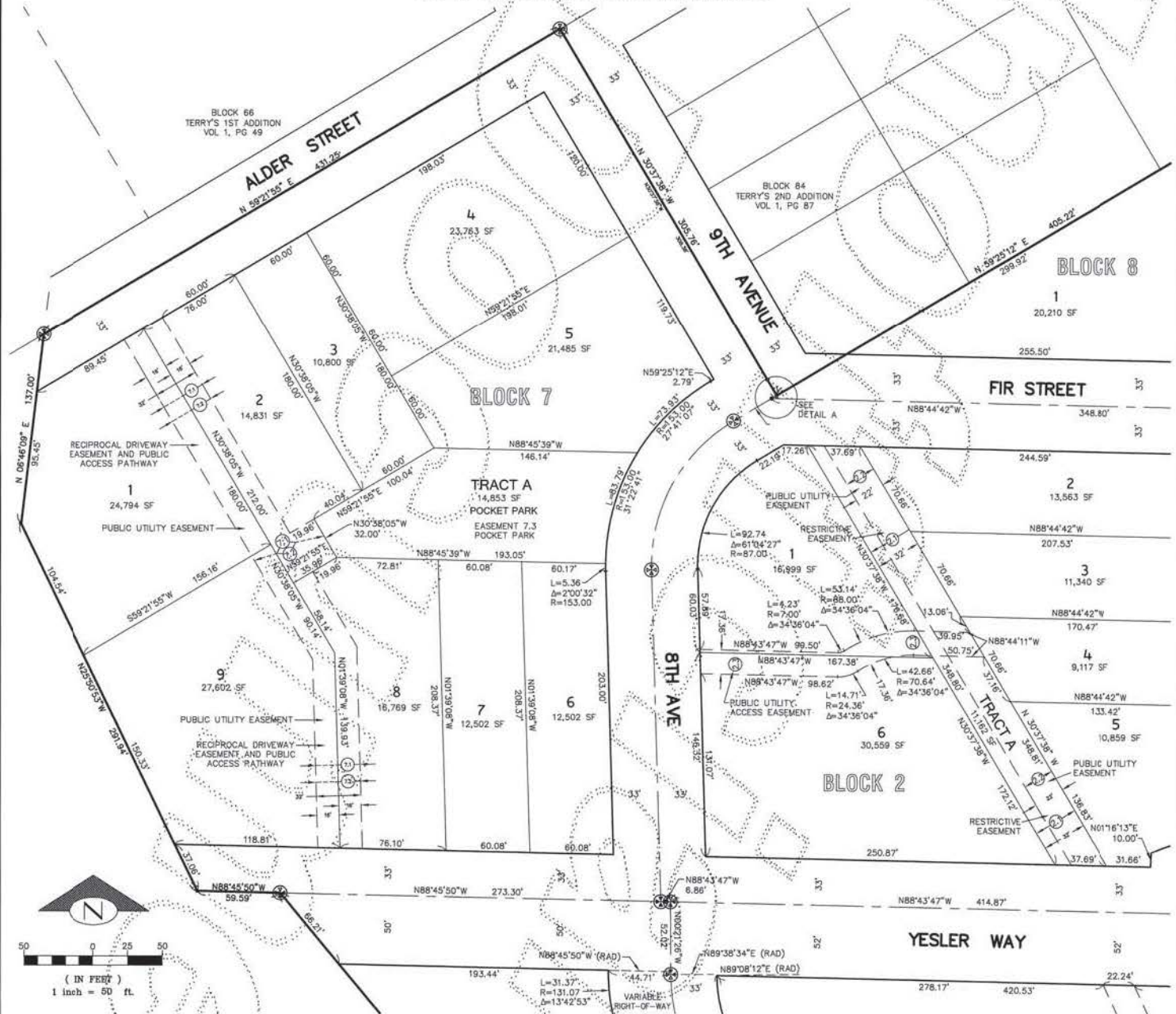
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- LEGEND**
- ⊗ MONUMENT (FOUND)
 - ⊙ MONUMENT (SET)
 - PC POINT OF CURVE
 - RAD RADIAL BEARING
 - REBAR AND CAP (SET)

- NOTES:**
1. SEE SHEET 4 OF 15 FOR EASEMENT GRANTS
 2. SEE PUBLIC ACCESS, EASEMENT AND MAINTENANCE AGREEMENT REFERENCED IN NOTE 13 ON SHEET 6 OF 15
 3. SEE SHEETS 8-13 FOR EASEMENT DETAILS

BLOCK 7

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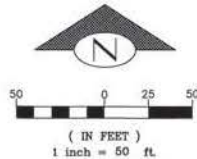
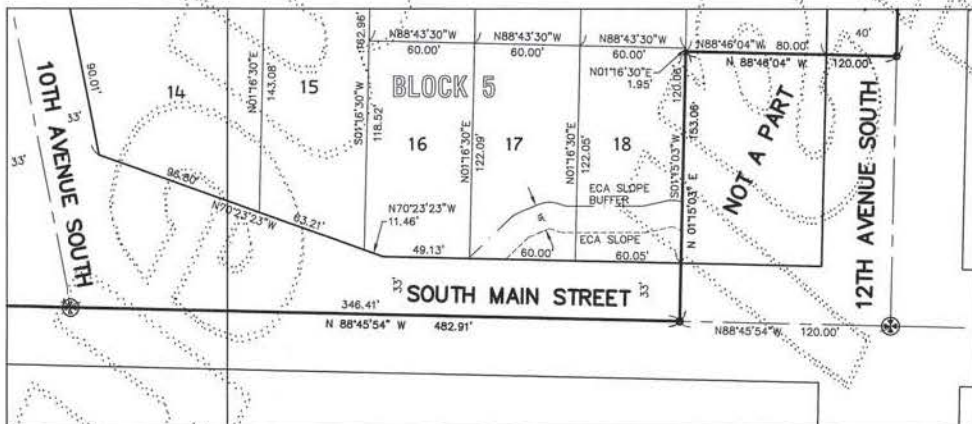
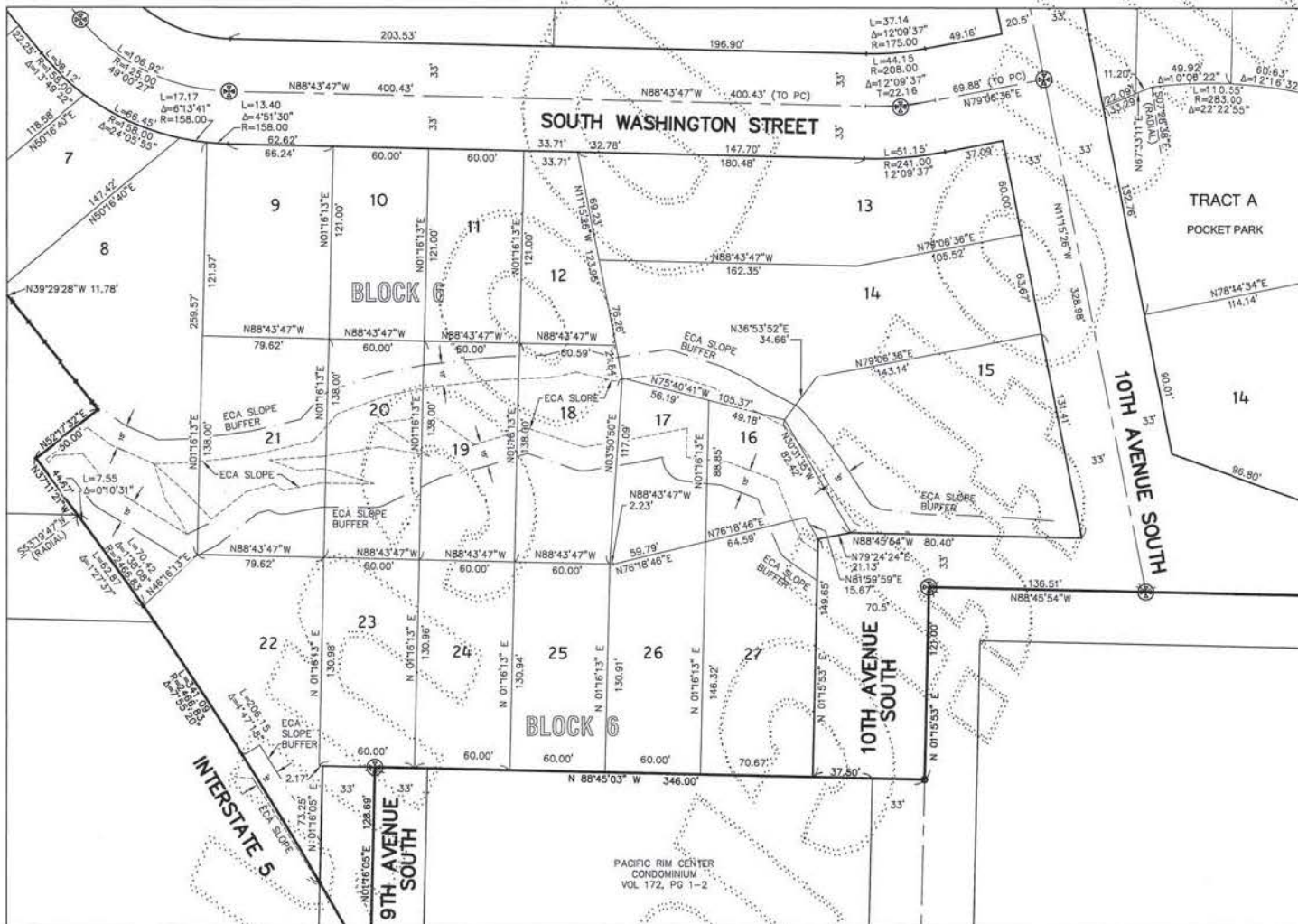
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SUBDIVISION NO. 3012996

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 CITY OF SEATTLE, KING COUNTY, WASHINGTON



NOTE:
 STEEP SLOPE ENVIRONMENTALLY CRITICAL AREAS AND THEIR BUFFERS ARE SHOWN ON THE PLAT FOR REFERENCE ONLY. PERMIT APPLICATIONS FOR DEVELOPMENT WILL REQUIRE A SIGNED AND STAMPED TOPOGRAPHIC SURVEY DESCRIBING GROUND SURFACE CONDITIONS FOR ALL LOTS INCLUDED IN SUCH APPLICATIONS IN ORDER TO IDENTIFY THE ENVIRONMENTALLY CRITICAL AREA IN ACCORDANCE WITH SMC 25.09. THE CITY OF SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT APPROVED THE RELIEF FROM PROHIBITION ON STEEP SLOPE DEVELOPMENT UNDER PROJECT NO. 3011305, 102 BROADWAY, ON OCTOBER 19, 2010. PER THAT APPROVAL AND THE PROVISIONS OF SMC 25.09.240 B, DEVELOPMENT MAY OCCUR IN STEEP SLOPE AREAS AND THEIR BUFFERS, CONDITIONED UPON THE FOLLOWING: (1) SUBMITTAL OF A GEOTECHNICAL ENGINEERING REPORT AT THE INTAKE APPOINTMENT FOR THE BUILDING PERMIT APPLICATIONS THAT INCLUDES AN EVALUATION OF POTENTIAL ADVERSE IMPACTS TO STEEP SLOPE STABILITY RELATIVE TO THE PROPOSED DEVELOPMENT, AND (2) APPROVAL OF BUILDING PERMITS FOR A DESIGN THAT DEMONSTRATES THE PROPOSED DEVELOPMENT PROJECT WILL BE COMPLETELY STABILIZED IN ACCORDANCE WITH PROVISIONS OF THE ENVIRONMENTALLY CRITICAL AREAS (ECA) CODE. ALL OTHER ECA SUBMITTAL, GENERAL AND LANDSLIDE- HAZARD DEVELOPMENT STANDARDS STILL APPLY FOR THIS DEVELOPMENT. NOTE THAT THIS SITE IS ALSO DESIGNATED AS POTENTIAL LANDSLIDE DUE TO GEOLOGIC CONDITIONS AND AS A KNOWN LANDSLIDE AREA.

ENVIRONMENTALLY CRITICAL AREAS (ECA) SLOPES AND BUFFERS

8/7/14

LEGEND

- ⊗ MONUMENT (FOUND)
- ⊗ MONUMENT (SET)
- PC POINT OF CURVE
- RAD RADIAL BEARING
- REBAR AND CAP (SET)

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ABANDONED DRAINAGE TUNNEL DIAGRAM

SURVEYORS NOTE:

BETWEEN APPROXIMATELY 1918 AND 1928 SEVERAL UNDERGROUND DRAINAGE TUNNELS WERE CONSTRUCTED IN THE GENERAL VICINITY OF THIS PLAT. TUNNEL LOCATIONS SHOWN HEREON ARE PER SEATTLE PUBLIC UTILITY RECORDS AND WERE NOT SURVEYED BY THIS SURVEYOR.

ABANDONED DRAINAGE TUNNELS

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