



PLAT # PLN-19-0037
CITY OF SHORELINE,
WASHINGTON

MERIDIAN EAST TOWNHOMES

A PORTION OF THE SW 1/4, OF THE SW 1/4,
SECTION 05, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M.
CITY OF SHORELINE, KING COUNTY, WASHINGTON

RECORDING NO.

VOL./PG.
297/27

ACKNOWLEDGEMENTS, DECLARATIONS, DEDICATION, AND RESTRICTIONS (R.C.W. 58.17.165)

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED BEING ALL OF THE OWNERS OF THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED HEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS, AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF SHORELINE, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF SHORELINE.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF SHORELINE, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY 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 SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF SHORELINE, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF SHORELINE, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER.

IN WITNESS WHEREOF WE SET OUT HANDS AND SEALS.

Wendy Ferguson
BLUE FERN DEVELOPMENT I LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ITS: *Authorized Agent*

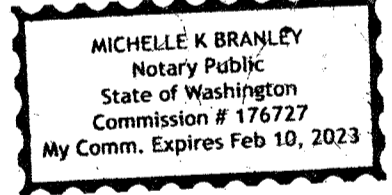
QSP
NORTHWEST BANK

ITS: *Via President*

STATE OF WASHINGTON)
COUNTY OF King) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Max Chapman IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Authorized Agent OF BLUE FERN DEVELOPMENT I LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

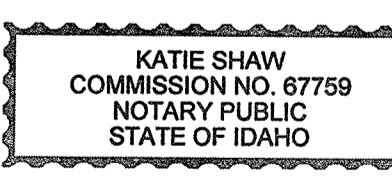
DATED THIS October 11, 2021
SIGNATURE *Michelle K Branley*
TITLE Notary Public
MY APPOINTMENT EXPIRES February 10, 2023



STATE OF IDAHO)
COUNTY OF Ada) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ENIK Pray IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE vice president OF NORTHWEST BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS October 13, 2021
SIGNATURE *Katie Shaw*
TITLE Notary Public
MY APPOINTMENT EXPIRES 5/21/2022



WUCIOA NOTICE

THIS DECLARATION AND THE PROPERTY TO WHICH IT IS SUBJECT IS EXEMPT FROM THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, CHAPTER 64.90 RCW ("WUCIOA") TO THE FULL EXTENT ALLOWED UNDER RCW 64.90.075 BECAUSE (I) THE PROPERTY IS NOT SUBJECT TO ANY DEVELOPMENT RIGHT, (II) THE PLAT CONTAINS NO MORE THAN TWELVE UNITS, (III) NO ASSESSMENTS ARE CONTEMPLATED AGAINST UNITS FOR PAYMENT OF COMMON EXPENSES, AND (IV) THE ANNUAL AVERAGE ASSESSMENT OF ALL UNITS (EXCLUSIVE OF OPTIONAL USER FEES AND ANY INSURANCE PREMIUMS PAID BY THE ASSOCIATION) IF CHARGED WILL NOT EXCEED THE DOLLAR LIMIT APPLICABLE UNDER RCW 64.90.075, AS ADJUSTED PURSUANT TO RCW 64.90.065 OR SUCCESSOR PROVISIONS.

THE OWNER HEREBY CERTIFIES THAT IT REASONABLY BELIEVES, IN GOOD FAITH, THAT (I) NO HOMEOWNER ASSOCIATION IS NECESSARY OR REQUIRED UNDER WUCIOA FOR THE PROPERTY, AND (II) IF A HOMEOWNER ASSOCIATION WERE FORMED, THE MAXIMUM STATED ASSESSMENT UNDER WUCIOA WILL BE SUFFICIENT TO PAY THE EXPENSES OF THE ASSOCIATION FOR THE PROPERTY. NO ASSESSMENT MAY BE LEVIED ABOVE THE LIMIT STATED IN RCW 64.90.075 (2) WITHOUT THE CONSENT OF UNIT OWNERS HOLDING NINETY PERCENT (90%) OF THE VOTES IN ANY ASSOCIATION, EXCEPTING THE DEVELOPER OF THE PROPERTY.

TRACT NOTES

TRACT A, A JOINT ACCESS, UTILITIES, AND OPEN SPACE TRACT, IS HEREBY GRANTED AND CONVEYED AN EQUAL SHARE, TOGETHER WITH THE MAINTENANCE OBLIGATIONS OF THE OPEN SPACE FACILITIES, TO THE OWNERS OF LOTS 1-11. SAID TRACT MAY ALSO BE USED FOR COMMON ADDRESS SIGNAGE AND A COMMON MAILBOX. ALL DEED TRANSFERS OF SAID LOTS MUST INCLUDE ITS INTEREST IN SAID TRACT A.

EASEMENT NOTES

A PUBLIC STORM DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SHORELINE FOR ACCESS, INSPECTION, MAINTENANCE, AND REPAIR OF THE STORMWATER CONVEYANCE AND FACILITIES OVER, UNDER, AND UPON THE ENTIRETY OF TRACT A UPON RECORDING OF THIS PLAT. THE CITY OF SHORELINE SHALL HAVE RIGHT OF ACCESS FOR THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND FACILITIES WITHIN SAID TRACT IF THE OWNERS OF LOTS 1-11 FAIL TO FULFILL MAINTENANCE OBLIGATIONS.

APPROVAL NOTES

- EACH UNIT LOT IS NOT A SEPARATE BUILDABLE LOT. ADDITIONAL DEVELOPMENT OF THE INDIVIDUAL UNIT LOTS MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT LOT. THESE UNITS WILL BE CONSIDERED INDIVIDUAL UNITS AND PART OF ONE STRUCTURE THAT CANNOT BE SEGREGATED FROM ONE ANOTHER. A UNIT LOT DEVELOPMENT IS DEFINED AS ONE BUILDING OR ONE STRUCTURE IN THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL FIRE CODE AND NATIONAL ELECTRICAL CODE.
- THIS SUBDIVISION IS APPROVED BASED ON SMC 20.30.410.D UNIT LOT DEVELOPMENT STANDARDS AND EXCEPTION (#2) TO TABLE 20.50.020(1) THAT ALLOWS MODIFICATIONS TO CERTAIN DIMENSIONAL STANDARDS FOR UNIT LOT DEVELOPMENTS. ANY FUTURE DEVELOPMENT OF THE INDIVIDUAL LOTS CREATED BY THIS SUBDIVISION MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS.
- DECLARATION OF STORMWATER COVENANT HAS BEEN RECORDED PER KING COUNTY RECORDING NO. 20210908001050.
- THE ACCESS ROAD IS MARKED AS A FIRE LANE WITH NO PARKING ALLOWED, AND IS PRIVATE.

JOINT USE/MAINTENANCE AGREEMENT

WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN ALL PARTIES HAVING OWNERSHIP INCLUSIVE TO THIS CITY OF SHORELINE SHORT SUBDIVISION THAT:

1ST--EACH OWNER IS RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND WELL-KEEPING OF THEIR INDIVIDUAL TOWNHOME. EACH OWNER SHALL KEEP THEIR TOWNHOME AND PROPERTY IN GOOD STATE OF REPAIR, AND WILL KEEP THE DRIVEWAY (PERMANENT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES) CLEAR AT ALL TIMES. EASEMENTS HAVE BEEN CREATED AND ARE PART OF THIS SHORT SUBDIVISION FOR WALKING ACCESS, STREET ENTRY AND PARKING IN DESIGNATED AREAS. ALL OWNERS HAVING LEGAL ACCESS FROM SAID EASEMENTS ARE TO SHARE EQUALLY IN THE MAINTENANCE AND REPAIR OF THE EASEMENT AREAS. LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER(S), BUT IT IS EXPECTED THAT ALL USERS OF THE ACCESS EASEMENTS WILL DO SO WITH CARE AND RESPECT FOR THE APPEARANCES OF THE WALKWAYS AND DRIVEWAYS.

2ND--EACH ROOF SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE ROOF IS LOCATED. IN THE EVENT THAT PROPERTY OWNER(S) INTEND TO REPAIR OR REPLACE THEIR ROOF, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL ROOF, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER(S) MAKING THE ROOF REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL ROOF REPLACEMENT FOR A BUILDING WITHIN THIS SHORT SUBDIVISION, THE COSTS WILL BE SHARED EQUITABLY IN BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER(S) AREA OF ROOF ON THAT BUILDING. SUCH A ROOF REPLACEMENT WILL BE REQUIRED EVERY 25 YEARS (OR AS WARRANTED BY THE ROOFING MATERIAL MANUFACTURER) UNLESS DELAYED BY MUTUAL AGREEMENT OF THE OWNER(S) OF THAT BUILDING.

3RD--SHARED WALL, SIDING AND EXTERIOR TRIM SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE SHARED WALLS, SIDING, AND EXTERIOR TRIM IS LOCATED. IN THE EVENT A PROPERTY OWNER INTENDS TO REPAIR OR REPLACE THEIR SHARED WALLS, SIDING, AND EXTERIOR TRIM, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY, AND COLOR OF THE ORIGINAL WALLS, SIDING, AND EXTERIOR TRIM, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR OR REPLACEMENT IS THE SOLE RESPONSIBILITY OF THE OWNER(S) MAKING THE WALLS, SIDING, AND EXTERIOR TRIM REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL WALL, SIDING, AND/OR EXTERIOR TRIM REPLACEMENT FOR A BUILDING WITHIN THIS SHORT SUBDIVISION, COSTS WILL BE SHARED EQUITABLY BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER'S AREA OF WALLS, SIDING, AND EXTERIOR TRIM ON THAT BUILDING.

4TH--COMMON SIDE SEWERS AND COMMON STORM DRAINAGE SYSTEMS SERVING THE LOTS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED EQUALLY BY THE OWNERS OF SAID LOTS.

5TH--THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON ALL AFOREMENTIONED PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

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 THIS 21st DAY OF November 2021.

Carla Bisio
MANAGER, FINANCE DIVISION
[Signature]
DEPUTY

RESTRICTIONS

- THIS SITE IS SUBJECT TO A DOCUMENT ENTITLED 'RELEASE OF DAMAGES AGREEMENT' AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NO. 7104090466, KING COUNTY, WASHINGTON.
- THIS SITE IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES AS GRANTED BY DEED RECORDED UNDER RECORDING NO. 7104090467, KING COUNTY, WASHINGTON. APPROXIMATE LOCATION SHOWN HEREON.
- THIS SITE IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREIN FOR A SIDE SEWER AS RECORDED UNDER RECORDING NO. 7506250460, KING COUNTY, WASHINGTON. EASEMENT IS A 6 FOOT WIDE STRIP OVER SIDE SEWER AS CONSTRUCTED, AND APPROXIMATE LOCATION SHOWN HEREON.
- THIS SITE IS SUBJECT TO RELEASE OF DAMAGES DATED JUNE 10, 1975, EXECUTED BY SUNSET CONSTRUCTION COMPANY, A WASHINGTON CORPORATION, TO THE CITY OF SEATTLE FROM ALL FUTURE DAMAGES RESULTING FROM SIDE SEWER AS RECORDED UNDER RECORDING NO. 7506250461, KING COUNTY, WASHINGTON.
- THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF HEMLOCK ACRES NO. 13 AS RECORDED IN VOLUME 98 OF PLATS, KING COUNTY, WASHINGTON. SHOWN HEREON.
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS, BUT DELETING THE SAME INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(c), OF THE UNITED STATES CODES, AS RECORDED UNDER RECORDING NO. 7509180658, AND FURTHER MODIFIED AND/OR AMENDED BY INSTRUMENT AS RECORDED UNDER RECORDING NO. 20180824000927, KING COUNTY, WASHINGTON. BLANKET IN NATURE, AND SECTION 6 OF DOCUMENT SHOWN HEREON.
- THIS SITE IS SUBJECT TO ROAD MAINTENANCE PROVISIONS, AND THE TERMS AND CONDITION THEREOF, CONTAINED IN AN INSTRUMENT RECORDED UNDER RECORDING NO. 8610061264, KING COUNTY, WASHINGTON. THIS MAINTENANCE AGREEMENT INVOLVES LOTS 3 THROUGH 6 OF HEMLOCK ACRES NO. 13 FOR THE JOINT MAINTENANCE OF MERIDIAN COURT NORTH.
- THIS SITE IS SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20190621000022. (SHOWN HEREON AS DEDICATED RIGHT-OF-WAY)
- THIS SITE IS SUBJECT TO AN ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM EASEMENT INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20200817001567. (UNABLE TO PLOT, AS CONSTRUCTED)

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5003353-3665043, DATED JANUARY 19, 2021. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 6, 2018. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2018.
- PROPERTY AREA = 12,567± SQUARE FEET (0.288± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

APPROVALS

PLANNING AND COMMUNITY DEVELOPMENT
EXAMINED AND APPROVED THIS 21st DAY OF October, 2021

Heather Majefski
CITY PROJECT MANAGER
Heather Majefski
PRINT NAME

PUBLIC WORKS
EXAMINED AND APPROVED THIS 22 DAY OF October, 2021

Tricia Juhnke
CITY ENGINEER
Tricia Juhnke
PRINT NAME

SHEET 1 OF 2

20211108001465 Vol:297 Page:27
PLAT # 2
11/8/2021 3:13 PM
KING COUNTY, WA

RECORDER'S CERTIFICATE

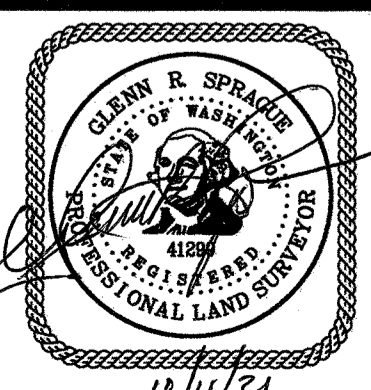
FILED FOR RECORD THIS 8th DAY OF November, 2021.
AT 3:13 P.M. IN BOOK 297 OF Plats AT PAGE 27-28. AT
THE REQUEST OF Glenn R. Sprague
[Signature]
MANAGER CITY AND COUNTY SUPT. OF RECORDS

LAND SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROPRIATE STATE AND COUNTY STATUTE AND ORDINANCE IN 2021.
[Signature]
GLENN SPRAGUE, PLS
CERTIFICATE NO. 41299

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 20th DAY OF October, 2021
John Wilson
ASSESSOR
[Signature]
DEPUTY ASSESSOR
ACCOUNT NUMBER 323535-0040-02



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877
JOB NO. 18125



PLAT # PLN-19-0037
 CITY OF SHORELINE,
 WASHINGTON

MERIDIAN EAST TOWNHOMES

A PORTION OF THE SW 1/4, OF THE SW 1/4,
 SECTION 05, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M.
 CITY OF SHORELINE, KING COUNTY, WASHINGTON

RECORDING NO.

VOL./PG.

299/28

UTILITY, EMERGENCY ACCESS, AND PRIVATE INGRESS/EGRESS EASEMENT

THE AREA SHOWN AS TRACT A IS THE LOCATION OF EASEMENT AREA FOR PRIVATE AND PUBLIC UTILITIES, FOR EMERGENCY ACCESS, AND FOR PRIVATE INGRESS/EGRESS BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION, AND DESCRIBED BELOW.

AN EASEMENT FOR PUBLIC AND PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND WATERLINE, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER, STORM SEWER, FOR BUILDING, REPAIR, AND MAINTENANCE, FOR EMERGENCY ACCESS, AND FOR INGRESS/EGRESS BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION:

LOT 4, HEMLOCK ACRES NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98 OF PLATS, PAGE 61, RECORDS OF KING COUNTY, WA.

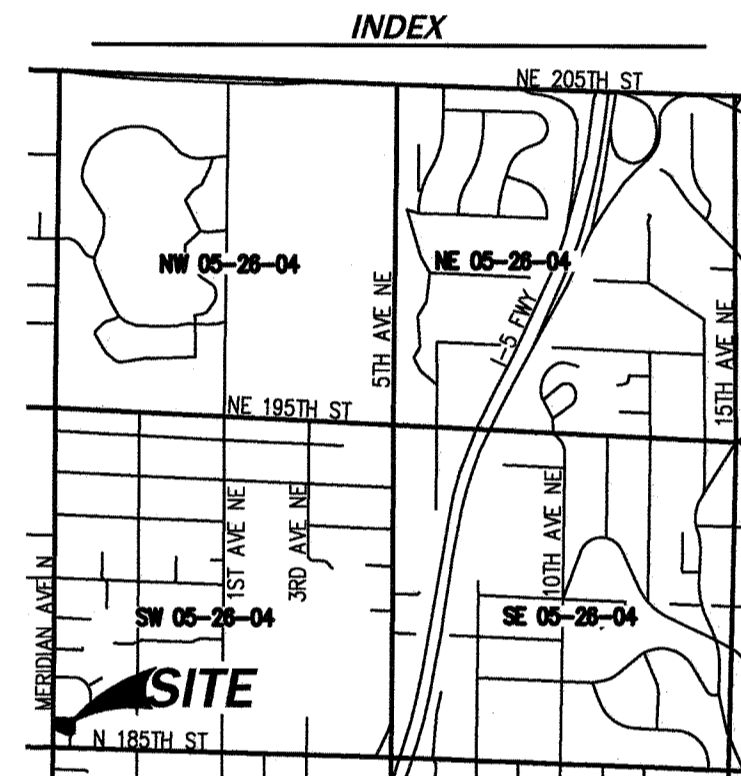
EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDING SHOWN ON SAID SUBDIVISION.

UNIT ADDRESSES

- Lot 1 - 18514 Meridian Ave N Unit A
- Lot 2 - 18514 Meridian Ave N Unit B
- Lot 3 - 18514 Meridian Ave N Unit C
- Lot 4 - 18514 Meridian Ave N Unit D
- Lot 5 - 18514 Meridian Ave N Unit E
- Lot 6 - 18514 Meridian Ave N Unit F
- Lot 7 - 18512 Meridian Ave N Unit E
- Lot 8 - 18512 Meridian Ave N Unit D
- Lot 9 - 18512 Meridian Ave N Unit C
- Lot 10 - 18512 Meridian Ave N Unit B
- Lot 11 - 18512 Meridian Ave N Unit A

LOT AREAS

- Lot 1 - 631± SF
- Lot 2 - 627± SF
- Lot 3 - 627± SF
- Lot 4 - 627± SF
- Lot 5 - 627± SF
- Lot 6 - 631± SF
- Lot 7 - 598 SF
- Lot 8 - 594± SF
- Lot 9 - 594± SF
- Lot 10 - 595± SF
- Lot 11 - 625± SF



LINE #	BEARING	LENGTH
L1	N88°32'48"W	3.00
L2	N01°27'12"E	3.71
L3	N88°32'48"W	17.96
L4	N01°27'12"E	3.00
L5	N88°32'48"W	7.54
L6	N01°27'12"E	8.58
L7	N88°32'48"W	0.12
L8	N01°27'12"E	11.58

BASIS OF BEARINGS

PLAT BEARINGS OF HEMLOCK ACRES NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98 OF PLATS, PAGE 61, RECORDS OF KING COUNTY, WA.

REFERENCES

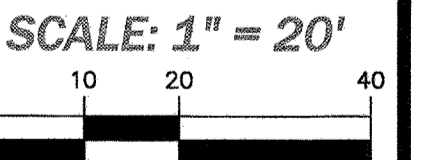
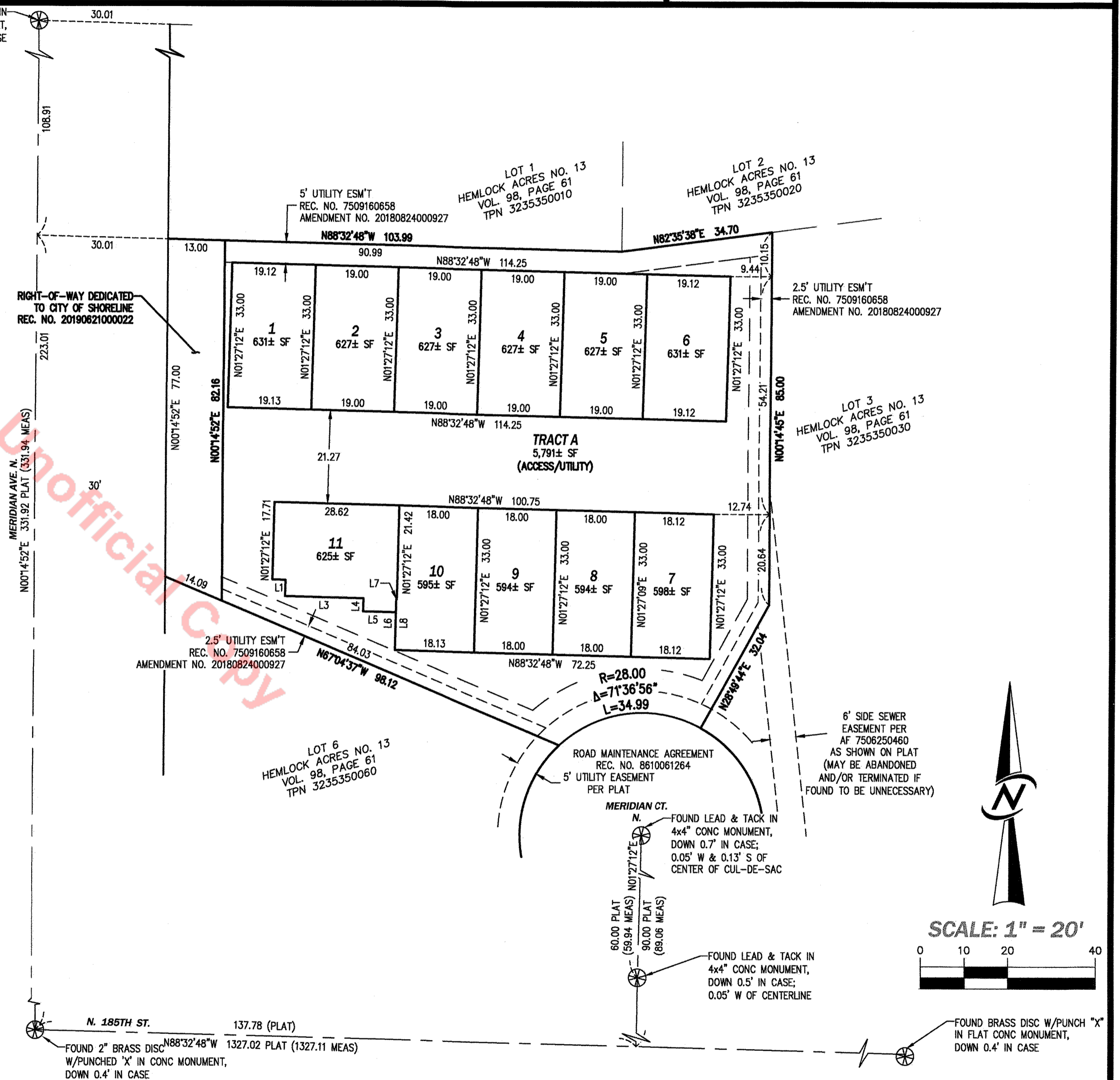
HEMLOCK ACRES NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98 OF PLATS, PAGE 61, RECORDS OF KING COUNTY, WA.

LEGAL DESCRIPTION

LOT 4 OF HEMLOCK ACRES NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98 OF PLATS, PAGE 61, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN EQUAL AND UNDIVIDED INTEREST IN TRACT A OF SAID PLAT.

EXCEPT THE PORTION CONVEYED TO CITY OF SHORELINE, WASHINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON FOR RIGHT OF WAY PURPOSES AS RECORDED IN DEED UNDER RECORDING 20190621000022.



SHEET 2 OF 2

RECORDER'S CERTIFICATE

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

MANAGER

SUPT. OF RECORDS

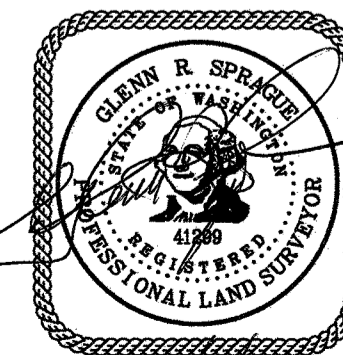
LAND SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROPRIATE STATE AND COUNTY STATUTE AND ORDINANCE IN

GLENN SPRAGUE, PLS
 CERTIFICATE NO. 41299

LEGEND

FOUND MONUMENT AS NOTED



CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 18125

10/11/21