



PLAT NO. FLP20-0091  
(PRJ18-0035)

**NORTHBROOK**  
**SUBDIVISION**

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER  
SECTION 1, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M.,  
CITY OF KENMORE, KING COUNTY, WASHINGTON

RECORDING NO.	VOL./PAGE
	295/95

**DEDICATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN 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 THEREON 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 THEREON, 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, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

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 KENMORE, 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 KENMORE.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KENMORE, 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 SUB-SURFACE 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 KENMORE, 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 KENMORE, ITS SUCCESSORS, OR ASSIGNS.

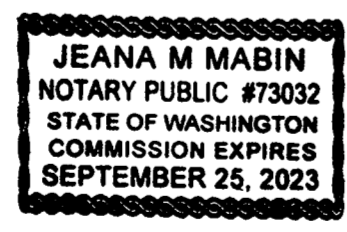
FURTHER, WITHOUT LIMITING THE FOREGOING, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED HEREBY SUBDIVIDED DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED NORTHBROOK, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR NORTHBROOK, RECORDED UNDER KING COUNTY RECORDING NO. 20210628000570

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 OWNERS.  
IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS:

TOLL BROS., INC.,  
A PENNSYLVANIA CORPORATION  
  
IT'S: **Aaron Hollingbery**  
**VICE PRESIDENT**

**ACKNOWLEDGMENT**  
STATE OF Washington )  
COUNTY OF King )  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Aaron Hollingbery SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF TOLL BROS., INC., A PENNSYLVANIA CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 30, 2021  
SIGNATURE OF NOTARY PUBLIC: Jeana M. Mabin  
PRINTED NAME OF NOTARY PUBLIC: Jeana M. Mabin  
RESIDING AT Renton, WA  
MY APPOINTMENT EXPIRES 9/25/23



**RECORDING CERTIFICATE**  
RECORDING NO. \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 28<sup>th</sup> DAY OF June, 2021 AT 08 MINUTES PAST 1 P.M. AND RECORDED IN VOLUME 295 OF PLATS, PAGES 95 THROUGH 97, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS  
MANAGER   
SUPERINTENDENT OF RECORDS \_\_\_\_\_

**LEGAL DESCRIPTION**

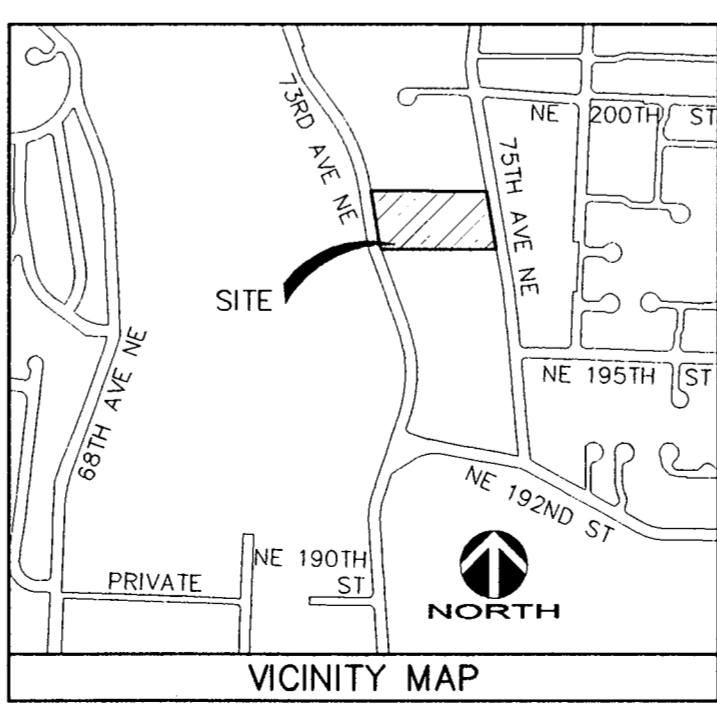
LOT 10, BLOCK 3, ALDERWOOD MANOR NO. 14, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 26 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**TITLE RESTRICTIONS:**

1. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF ALDERWOOD MANOR NO. 14, RECORDED UNDER RECORDING NO. 1608090.
2. THIS SITE IS SUBJECT TO A NOTICE OF ADOPTION OF SEWER AND WATER FACILITIES CHARGES, AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED IN DOCUMENT RECORDER UNDER RECORDING NO. 9207300895.
3. THIS SITE IS SUBJECT TO MATTERS DISCLOSED BY A SURVEY OF SAID PREMISES BY DR STRONG CONSULTING ENGINEERS, DATED JANUARY 2, 2019, AS FOLLOWS AND AS SHOWN HEREON:  
A. LOCATION OF A 6 FOOT BOARD FENCE WHICH MEANDERS UP TO 0.5 FEET SOUTH AND 0.9 FEET NORTH OF AN EASTERLY PORTION OF THE NORTH PROPERTY LINE, AND ANY ADVERSE RIGHTS STEMMING THEREFROM.
4. THIS SITE IS SUBJECT TO EASEMENTS FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY AND RIGHTS INCIDENTAL THERETO, GRANTED TO PUGET SOUND ENERGY, INC, A WASHINGTON CORPORATION, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 20200603000681, AS SHOWN HEREON.  
EASEMENT NO. 1: ALL STREETS AND ROAD RIGHTS-OF-WAY (BOTH PRIVATE AND PUBLIC) AS NOW OR HEREAFTER DESIGNED, PLATTED, AND/OR CONSTRUCTED WITHIN SAID PREMISES. (WHEN STREETS AND ROADS ARE DEDICATED TO THE PUBLIC, THIS CLAUSE WILL BECOME NULL AND VOID.)  
EASEMENT NO. 2: A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THE ABOVE DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF SAID PUBLIC STREETS AND ROAD RIGHTS-OF-WAY, INCLUDING EXISTING ROAD RIGHTS-OF-WAY KNOWN AS 73RD AVE. NE AND 75TH AVE. NE, AS SHOWN HEREON.
5. THIS SITE IS SUBJECT TO ANY UNRECORDED LEASEHOLDS, RIGHT OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON THE LAND AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERMS.

**SURVEYOR'S NOTES**

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY SUBDIVISION GUARANTEE/CERTIFICATE NO. 0182659-16 REVISION 3RD GUARANTEE DATED APRIL 23, 2021. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE COMPANY SUBDIVISION GUARANTEE/CERTIFICATE. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON SAID CHICAGO TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON 06/27/2018. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN IN MAY, 2018 AND JUNE, 2018.
3. PROPERTY AREA = 180,929± SQUARE FEET (4.1536± ACRES).
4. ALL DISTANCES ARE IN U.S. SURVEY FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE ONE 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.



**CITY OF KENMORE APPROVALS**

EXAMINED AND APPROVED THIS 15<sup>th</sup> DAY OF June, 2021  
  
DIRECTOR OF DEVELOPMENT SERVICES  
EXAMINED AND APPROVED THIS 15 DAY OF June, 2021  
  
CITY MANAGER  
EXAMINED AND APPROVED THIS 15 DAY OF June, 2021  
  
CITY CLERK

**KING COUNTY APPROVALS**

KING COUNTY DEPARTMENT OF ASSESSMENTS  
EXAMINED AND APPROVED THIS 25<sup>th</sup> DAY OF June, 2021  
  
KING COUNTY ASSESSOR  
  
DEPUTY KING COUNTY ASSESSOR  
ACCOUNT NUMBER: 0114100135

**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 15<sup>th</sup> DAY OF June, 2021  
  
AUTHORIZED REPRESENTATIVE FINANCE  
  
DEPUTY

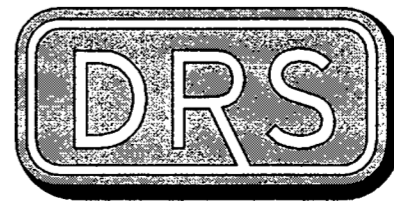
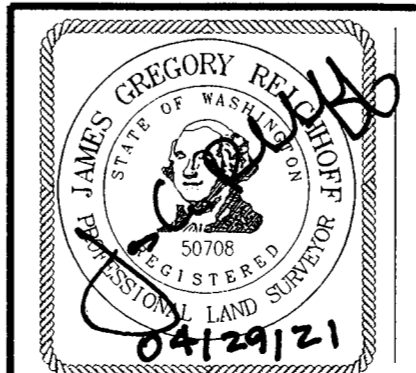


**LAND SURVEYOR'S CERTIFICATE**

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 TOLL BROS., INC., A PENNSYLVANIA CORPORATION ON NOVEMBER 07, 2020. I HEREBY CERTIFY THAT THIS MAP FOR "NORTHBROOK" IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.  
  
JAMES G. REICHHOFF, PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 50708  
D.R. STRONG CONSULTING ENGINEERS  
620 7TH AVENUE  
KIRKLAND, WASHINGTON 98033  
PHONE: (425) 827-3063

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
COUNTY OF King ) SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES G. REICHHOFF IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED April 29, 2021  
SIGNATURE OF Leann C. Smith  
NOTARY PUBLIC Leann C. Smith  
TITLE Admin Manager  
MY APPOINTMENT EXPIRES 10/30/23



**D.R. STRONG CONSULTING ENGINEERS**  
ENGINEERS PLANNERS SURVEYORS  
620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3063 F 425.827.2423

PORTION OF THE SE. QUARTER OF THE NW. QUARTER OF SECTION 1,  
TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., CITY OF KENMORE, KING COUNTY, WA  
DATE 04/29/21 SCALE DRAWN JGR JOB NO. 18071

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PLAT  
Rec: \$187.50  
6/28/2021 1:08 PM  
KING COUNTY, WA



PLAT NO. FLP20-0091  
 (PRJ18-0035)

# NORTHBROOK SUBDIVISION

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER  
 SECTION 1, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M.,  
 CITY OF KENMORE, KING COUNTY, WASHINGTON

RECORDING NO.	VOL./PAGE
	295/96

### GENERAL NOTES

- SINGLE FAMILY RESIDENCES AND OTHER IMPROVEMENTS CONSTRUCTED ON THE LOTS CREATED BY THIS SUBDIVISION MUST IMPLEMENT THE FLOW CONTROL BEST MANAGEMENT PRACTICES (BMPS) STIPULATED IN THE DRAINAGE PLAN DECLARATION OF COVENANT AND GRANT OF EASEMENT RECORDED FOR EACH LOT. COMPLIANCE WITH THIS STIPULATION MUST BE ADDRESSED IN THE SMALL PROJECT DRAINAGE PLAN SUBMITTED FOR DRAINAGE REVIEW WHEN APPLICATION IS MADE FOR A SINGLE-FAMILY RESIDENTIAL BUILDING PERMIT FOR THE LOT.
- THE PROJECT IS SUBJECT TO SCHOOL, TRAFFIC, PARKS IMPACT FEES, PER KMC 20.47. THE PROPOSED 12 NET NEW SINGLE-FAMILY RESIDENCES (13 PROPOSED - 1 EXISTING = 12 NET) ARE SUBJECT TO SCHOOL, TRAFFIC AND PARKS IMPACT FEES, BASED UPON THE IMPACT FEE ORDINANCE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION, BECAUSE THERE WAS ONE (1) EXISTING OCCUPIED SINGLE-FAMILY RESIDENCE ON THE PROPERTY, NORTHBROOK LOT 1 IS NOT SUBJECT TO THE SCHOOL, TRAFFIC, AND PARKS IMPACT FEES, PER KMC 20.47.040.A.4. THE REMAINING 12 LOTS (LOTS 2 - 13) ARE SUBJECT TO IMPACT FEES, EXCEPT AS PROVIDED IN KMC 20.47.030.F, IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE.
- THE PROJECT SHALL COMPLY WITH THE PARKING REQUIREMENTS OF KMC 18.40. SINGLE DETACHED DWELLING UNITS (I.E. SINGLE-FAMILY RESIDENCE) SHALL PROVIDE A MINIMUM OF TWO (2) PARKING SPACES, PER DWELLING UNIT.
- NEW STRUCTURES WITHIN THE PLAT ARE SUBJECT TO THE APPLICABLE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THE SITE IS LOCATED, INCLUDING, BUT NOT LIMITED TO, BUILDING SETBACKS, HEIGHT, AND IMPERVIOUS SURFACE LIMITATIONS. THESE REQUIREMENTS WILL BE VERIFIED AT THE TIME OF BUILDING PERMIT REVIEW.
- UNLESS OTHERWISE PROVIDED, BUILDING AND OTHER STRUCTURES SHALL BE SETBACK A DISTANCE OF 15 FEET FROM THE EDGES OF ALL CRITICAL AREA BUFFERS (I.E. TRACT B). PROJECTIONS AND/OR STRUCTURES PROPOSED WITHIN BUILDING SETBACKS SHALL COMPLY WITH KMC 18.30.230 AND SHALL BE IDENTIFIED ON THE SITE PLAN FOR EACH BUILDING PERMIT, AS APPLICABLE.
- THE PROJECT SHALL COMPLY WITH LIGHT AND GLARE REQUIREMENTS DESCRIBED IN KMC 18.30.070.
- THE PROJECT SHALL COMPLY WITH REQUIREMENTS REGARDING NUISANCES AND PROHIBITED ACTIVITIES AS DESCRIBED IN KMC 18.30.115.
- THE RAISING, KEEPING, BREEDING OR BOARDING OF SMALL ANIMALS AND HOUSEHOLD PETS ARE SUBJECT TO KMC 6.05 AND KMC 18.70.
- NEW DRIVEWAYS WITHIN THE PLAT SHALL COMPLY WITH KMC 12.50 & COKRS.
- ALL NEW SINGLE-FAMILY RESIDENCES CONSTRUCTED WITHIN PLAT SHALL HAVE AN APPROVED FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH KMC 15.20.130 AND NORTHSHORE FIRE DEPARTMENT STANDARDS.
- IN ADDITION TO PLACING THE HOUSE NUMBER ON EACH NEW HOME, THE HOUSE NUMBERS FOR RESIDENCES ACCESSING TRACT C SHALL BE POSTED ON PERMANENT SIGNS INSTALLED AT THE CONNECTION OF THE ACCESS DRIVEWAY (TRACT C) AND CUL-DE-SAC (ROAD A). THE LOCATION OF THE SIGN SHALL BE IDENTIFIED ON THE PLANS PROVIDED AT THE TIME OF ENGINEERING PERMIT AND WILL BE REVIEWED BY THE NFD. THE ADDRESS NUMBERS SHALL BE AT LEAST FOUR-INCHES HIGH AND SHALL BE EITHER LIGHTED OR REFLECTIVE. AN INSPECTION IS REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR SAID HOMES.
- DRAINAGE REVIEW FOR INDIVIDUAL RESIDENCES WITHIN THE PLAT SHALL GENERALLY COMPLY WITH THE ENGINEERING PERMIT AND PLANS ON FILE WITH THE CITY (FILE NO. ENG19-0910) AND WILL BE REQUIRED TO BE REVIEWED FOR COMPLIANCE AT THE TIME OF BUILDING PERMIT APPLICATION REVIEW.
- NEW SINGLE-FAMILY RESIDENCES CONSTRUCTED WITHIN THE PLAT SHALL COMPLY WITH THE TREE MANAGEMENT PLAN (FILE NO. ENG19-0910). TREES SHALL BE MAINTAINED IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) GUIDELINES AND STANDARDS.
- NEW SINGLE-FAMILY RESIDENCES CONSTRUCTED WITHIN THE PLAT SHALL COMPLY WITH THE LANDSCAPING REQUIREMENTS DESCRIBED IN KMC 18.35.
- THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS REGARDING THE LOCATION, MAINTENANCE, AND RESTRICTION OF SIGHT DISTANCE TRIANGLES DESCRIBED IN KMC 18.30.240.
- EVERY LOT SHALL ESTABLISH DIRECT ACCESS FROM THE STREET RIGHT-OF-WAY AS NEEDED TO PROVIDE PUBLIC SERVICES, INCLUDING BUT NOT LIMITED TO, TRASH COLLECTION.
- THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) PER RECORDING NUMBER \_\_\_\_\_.
- THE ARTICLES OF INCORPORATION FOR THE NORTHBROOK OWNERS ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
- TRACT A IS SUBJECT TO THE STORMWATER FACILITIES REQUIREMENTS DESCRIBED IN KMC 18.30.130(C)(2).
- ALL PRIVATE STREETS, TRACTS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE MAINTAINED BY THE OWNERS OF THE PROPERTY SERVED BY THEM AND KEPT IN GOOD REPAIR AT ALL TIMES.
- THE STREET TREES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION UNLESS AND UNTIL THE CITY OF KENMORE OR ITS SUCCESSOR AGENCY HAS ADOPTED A MAINTENANCE PROGRAM.

### DOWNSPOUT NOTE

ALL BUILDING DOWNSPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS (ENG19-0910) ON FILE WITH THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF KENMORE. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH SAID PLANS. ALL INDIVIDUAL STUB-OUTS AND INFILTRATION SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.

### EASEMENT PROVISIONS

- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KENMORE, PUGET SOUND ENERGY, INC., QWEST, FRONTIER COMMUNICATIONS, COMCAST, AND NORTHSHORE UTILITY DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET, AS SHOWN HEREON OF ALL LOTS AND TRACT C WITHIN THE PLAT AND LYING PARALLEL WITH AND ADJOINING ALL STREETS, AND UNDER AND UPON THE EXTERIOR TEN (10) FEET, AS SHOWN HEREON OF LOTS 6 AND 7 WITHIN THE PLAT AND LYING PARALLEL WITH AND ADJOINING THE WEST LINE OF TRACT C, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS AND FIRE HYDRANTS WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS, AND SPACES AT ALL TIMES FOR THE PURPOSE HEREIN STATED.  
  
THE LANDS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
- ALL PRIVATE STORM DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY CONVEYED TO THE LOT OWNERS WHO WOULD BENEFIT FROM THE EASEMENT. MAINTENANCE OF DRAINAGE FACILITIES WITHIN THE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS WHO BENEFIT FROM THE EASEMENT.  
  
THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.
- THE PRIVATE SANITARY SEWER EASEMENT SHOWN ON LOT 7 IS FOR THE BENEFIT OF LOT 6 FOR PRIVATE SANITARY SEWER FACILITIES. THE OWNERS OF SAID LOT 6 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR SANITARY SEWER FACILITIES AND SHALL HAVE THE RIGHT TO ENTER UPON LOT 7 FOR THE PURPOSE OF OPERATING, CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING OR RECONSTRUCTING THE PRIVATE SANITARY SEWER FACILITIES WITHIN SAID EASEMENT.
- THE PRIVATE WATER EASEMENT SHOWN ON LOT 7 IS FOR THE BENEFIT OF LOT 6 FOR PRIVATE WATER FACILITIES. THE OWNERS OF SAID LOT 6 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR WATER FACILITIES AND SHALL HAVE THE RIGHT TO ENTER UPON LOT 7 FOR THE PURPOSE OF OPERATING, CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING OR RECONSTRUCTING THE PRIVATE WATER FACILITIES WITHIN SAID EASEMENT.
- THE ENTRY MONUMENT EASEMENT SHOWN ON LOT 13 IS HEREBY CONVEYED TO THE NORTHBROOK OWNERS ASSOCIATION (HOA). MAINTENANCE OF THE ENTRY MONUMENT AND LANDSCAPE FACILITIES WITHIN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOA.

### IMPERVIOUS SURFACE RESTRICTION

- THE MAXIMUM ALLOWABLE IMPERVIOUS SURFACE FOR EACH LOT SHALL BE RESTRICTED TO THOSE MAXIMUM IMPERVIOUS SURFACES SHOWN BELOW. A FULL DRAINAGE REVIEW, IN ACCORDANCE WITH THE 2016 KING COUNTY SURFACE WATER DESIGN MANUAL OR CURRENTLY ADOPTED MANUAL, SHALL BE REQUIRED IF THE MAXIMUM IMPERVIOUS SURFACES ARE EXCEEDED.

LOT NO.	LOT AREA (S.F.)	MAX. ALLOWABLE IMPERVIOUS AREA IN SQUARE FEET
1	10,709	3,600
2	8,859	3,100
3	7,626	3,100
4	6,706	3,100
5	5,604	2,600
6	4,897	2,650
7	5,408	2,650
8	5,437	2,650
9	6,029	2,800
10	6,715	3,400
11	5,699	3,150
12	5,719	3,100
13	5,724	3,100

### STORM DRAINAGE FACILITIES

OWNERS AND ALL PERSONS HAVING ANY PRESENT OF SUBSEQUENT INTEREST IN THESE LANDS, AND THE SUCCESSORS AND ASSIGNS OF OWNERS OR OTHER PARTIES HAVING ANY SAID INTEREST, HEREBY AGREE THAT THE CITY OF KENMORE SHALL BE DEFENDED AND HELD HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT LAND BY REASON OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC ROADWAYS, INCLUDING THE DRAINAGE OF SUCH ROADWAYS, AND HEREBY WAIVE AND RELEASE THE CITY OF KENMORE FROM ANY AND ALL SUCH CLAIMS FOR DAMAGES TO ADJACENT LAND, EXCLUDING DAMAGE CAUSED SOLELY BY AN ACT OR OMISSION OF SAID CITY WHICH THE OWNERS, OR THEIR SUCCESSORS OR ASSIGNS MAY THEMSELVES HAVE NOW OR IN THE FUTURE BY REASON OF CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID PUBLIC ROADWAYS AND DRAINAGE SYSTEM FOR SUCH ROADWAYS.

THE CITY OF KENMORE IS A THIRD PARTY BENEFICIARY OF THE MAINTENANCE OF THE STORM DRAINAGE DETENTION FACILITIES AND ALL STORM DRAINAGE PIPES AND STRUCTURES NOT ON PUBLIC RIGHT OF WAY, WITH THE RIGHT, BUT NOT THE OBLIGATION, TO CAUSE ENFORCEMENT. THIS COVENANT CANNOT BE AMENDED OR REPEALED WITHOUT WRITTEN CONSENT BY THE CITY OF KENMORE.

A DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF KENMORE OR ITS SUCCESSORS OR ASSIGNS, OVER, UNDER AND ACROSS TRACTS A AND C, AND A PORTION OF TRACT B AND LOTS 2 THROUGH 5 AS SHOWN HEREON, FOR THE PURPOSE OF CONVEYING, STORING, MANAGING, AND FACILITATING STORM AND SURFACE WATER. THE CITY OF KENMORE OR ITS SUCCESSORS OR ASSIGNS ARE HEREBY GRANTED THE RIGHT TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING, AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN. ONLY THE FLOW CONTROL AND WATER QUALITY FACILITIES CONTAINED WITHIN SAID TRACTS AND LOTS WILL BE CONSIDERED FOR FORMAL ACCEPTANCE AND MAINTENANCE BY THE CITY OF KENMORE. MAINTENANCE OF ALL OTHER IMPROVEMENTS IN SAID TRACTS A AND C, AND A PORTION OF TRACT B AND LOTS 2 THROUGH 5, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. PRIOR TO FILLING, PIPING, CUTTING, OR REMOVING VEGETATION (EXCEPT ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.) OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN SAID DRAINAGE EASEMENT, THE OWNERS OF SAID TRACTS A AND C, AND A PORTION OF TRACT B AND LOTS 2 THROUGH 5, ARE REQUIRED TO OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY OF KENMORE BY OBTAINING A SPECIAL USE PERMIT CONSENTING TO THE WORK. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR ANY NON-DRAINAGE IMPROVEMENTS REMOVED OR ALTERED AS THE RESULT OF THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THE DRAINAGE IMPROVEMENTS.

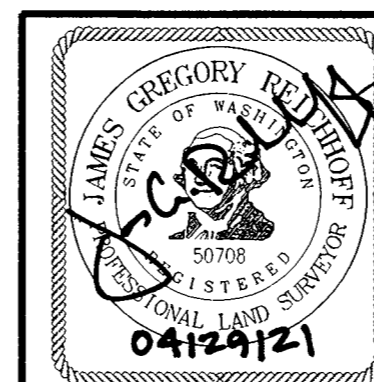
### PUBLIC DRAINAGE EASEMENT RESTRICTIONS

STRUCTURES, FILL, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OF THE PUBLIC DRAINAGE EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE PUBLIC DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY THE CITY OF KENMORE, DEVELOPMENT SERVICES.

### TRACT NOTES

- TRACT A IS A STORM AND RECREATION TRACT AND IS CONVEYED TO THE NORTHBROOK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACT EXCEPT STORMWATER FACILITIES WITHIN SAID TRACT SHALL BE THE RESPONSIBILITY OF THE HOA. THE CITY OF KENMORE IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE STORMWATER FACILITIES, INCLUDING VAULTS, PIPES, AND UPSTREAM CATCH BASINS. THE CITY OF KENMORE IS HEREBY GRANTED THE RIGHT TO ENTER ONTO TRACT A FOR NECESSARY PURPOSES AND INSPECTION. THE RIGHT OF ENTRY, HOWEVER, SHALL NOT BE DEEMED A GRANT TO THE PUBLIC FOR ACCESS OR ANY OTHER PURPOSE.
- TRACT B IS A CRITICAL AREAS TRACT AND IS HEREBY CONVEYED TO THE NORTHBROOK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACT SHALL BE THE RESPONSIBILITY OF THE HOA. PER KMC 18.55.290, REASONABLE ACCESS SHALL BE PROVIDED TO THE CITY, STATE, AND FEDERAL AGENCY REVIEW STAFF FOR THE PURPOSE OF INSPECTIONS OF THE CRITICAL AREA DURING ANY PROPOSAL REVIEW, RESTORATION, EMERGENCY ACTION, OR MONITORING PERIOD.
- TRACT C IS A JOINT USE DRIVEWAY TRACT AND IS HEREBY CONVEYED TO THE NORTHBROOK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACT EXCEPT STORMWATER FACILITIES WITHIN SAID TRACT SHALL BE THE RESPONSIBILITY OF THE HOA. THE CITY OF KENMORE IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE STORMWATER FACILITIES, INCLUDING PIPES AND CATCH BASINS. THE CITY OF KENMORE IS HEREBY GRANTED THE RIGHT TO ENTER ONTO TRACT C FOR NECESSARY PURPOSES AND INSPECTION. THE RIGHT OF ENTRY, HOWEVER, SHALL NOT BE DEEMED A GRANT TO THE PUBLIC FOR ACCESS OR ANY OTHER PURPOSE.

VOL./PAGE



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PORTION OF THE SE. QUARTER OF THE NW. QUARTER OF SECTION 1,  
 TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., CITY OF KENMORE, KING COUNTY, WA

DATE 04/29/21	SCALE	DRAWN JGR	JOB NO. 18071
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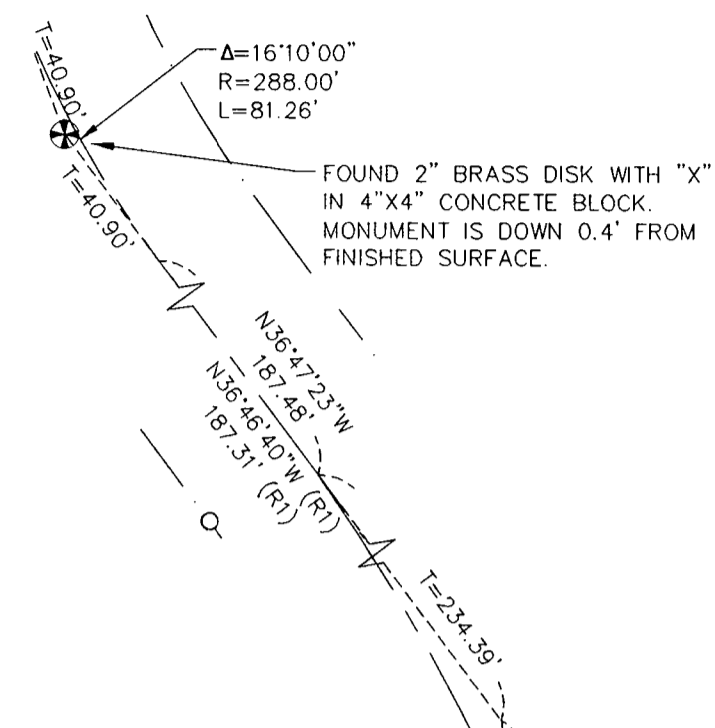


PLAT NO. FLP20-0091  
 (PRJ18-0035)

# NORTHBROOK SUBDIVISION

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER  
 SECTION 1, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M.,  
 CITY OF KENMORE, KING COUNTY, WASHINGTON

RECORDING NO. VOL./PAGE  
 295/97



FOUND 2" BRASS DISK WITH "X" IN 4"x4" CONCRETE BLOCK. MONUMENT IS DOWN 0.4' FROM FINISHED SURFACE.

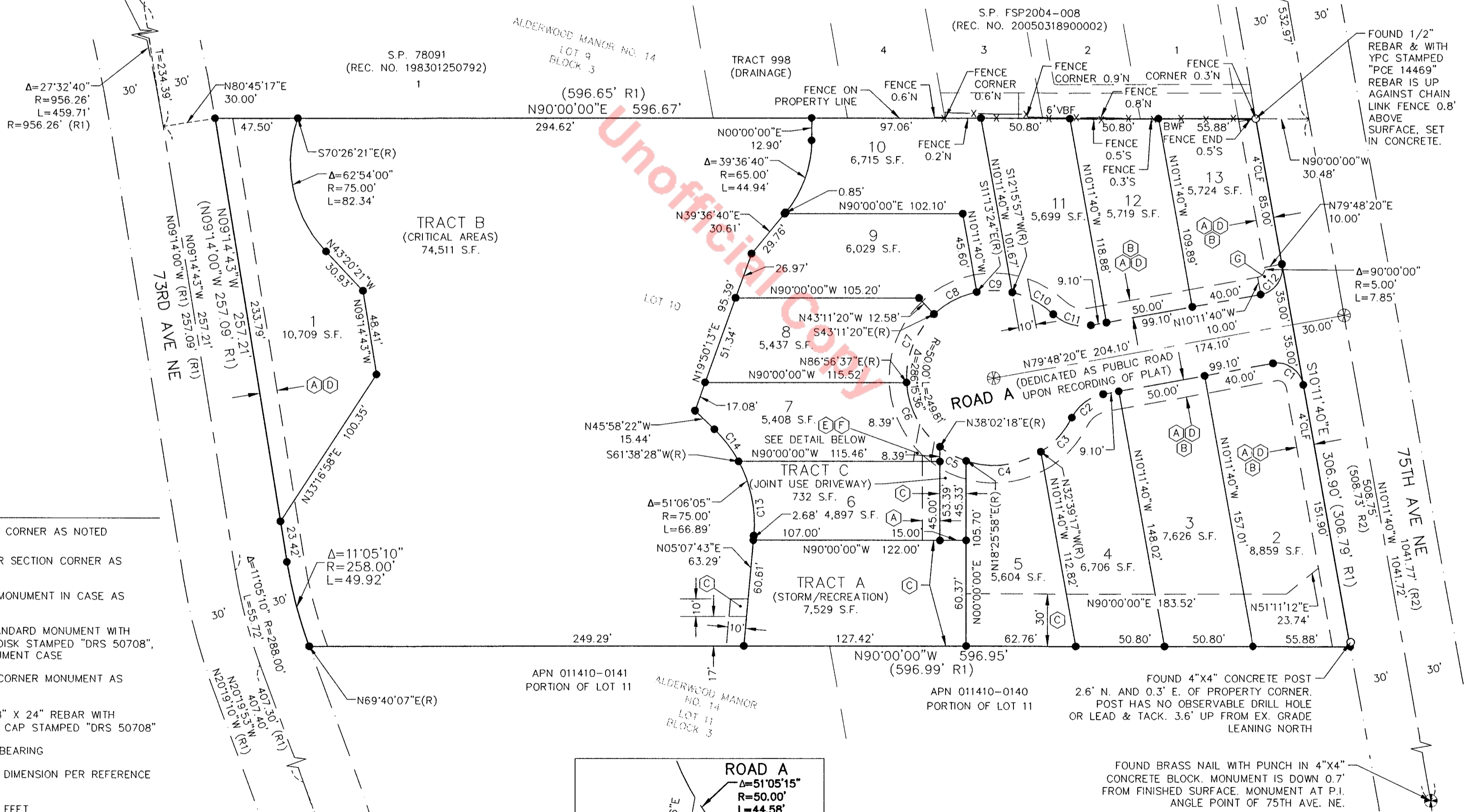
### EASEMENT LEGEND:

- (A) 10' PUBLIC UTILITY EASEMENT; SEE EASEMENT NOTE 1, SHEET 2
- (B) 10' PRIVATE STORM DRAINAGE EASEMENT; SEE EASEMENT NOTE 2, SHEET 2
- (C) PUBLIC STORM DRAINAGE EASEMENT; SEE STORM DRAINAGE FACILITIES NOTE, SHEET 2
- (D) 10' PUGET SOUND ENERGY, INC. EASEMENT NO. 2, REC. NO. 20200603000681
- (E) 10' PRIVATE SEWER EASEMENT; SEE EASEMENT NOTE 3, SHEET 2
- (F) 10' PRIVATE WATER EASEMENT; SEE EASEMENT NOTE 4, SHEET 2
- (G) ENTRY MONUMENT EASEMENT; SEE EASEMENT NOTE 5, SHEET 2

### REFERENCES:

1. ALDERWOOD MANOR NO. 14, AS PER PLAT RECORDED IN VOLUME 26 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON
2. CITY OF KENMORE SHORT PLAT NO. FSP2004-008, AS RECORDED IN VOLUME 184 OF SURVEYS, PAGE 055, UNDER RECORDING NO. 20050318900002

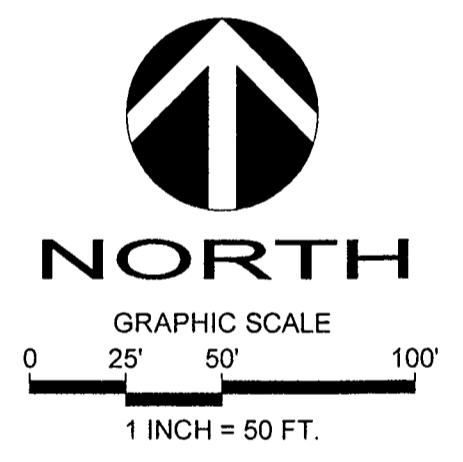
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	23.56'	15.00'	90°00'00"
C2	23.18'	25.00'	53°07'48"
C3	26.76'	50.00'	30°40'11"
C4	44.58'	50.00'	51°05'15"
C5	17.11'	50.00'	19°36'20"
C6	42.68'	50.00'	48°54'19"
C7	43.52'	50.00'	49°52'03"
C8	27.90'	50.00'	31°57'56"
C9	20.50'	50.00'	23°29'21"
C10	26.76'	50.00'	30°40'11"
C11	23.18'	25.00'	53°07'48"
C12	23.56'	15.00'	90°00'00"
C13	43.83'	75.00'	33°29'15"
C14	23.06'	75.00'	17°36'50"



FOUND 2" BRASS DISK WITH PUNCH IN 4"x4" CONCRETE BLOCK. MONUMENT IS DOWN 0.6' FROM FINISHED SURFACE. MONUMENT AT INTERSECTION OF 75TH AVE. NE & NE 200TH ST.

NE 200TH ST.

FOUND 1/2" REBAR & WITH YPC STAMPED "PCE 14469" REBAR IS UP AGAINST CHAIN LINK FENCE 0.8' ABOVE SURFACE, SET IN CONCRETE.

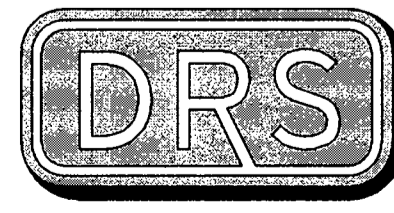
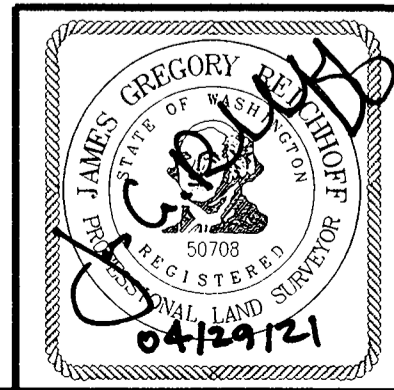
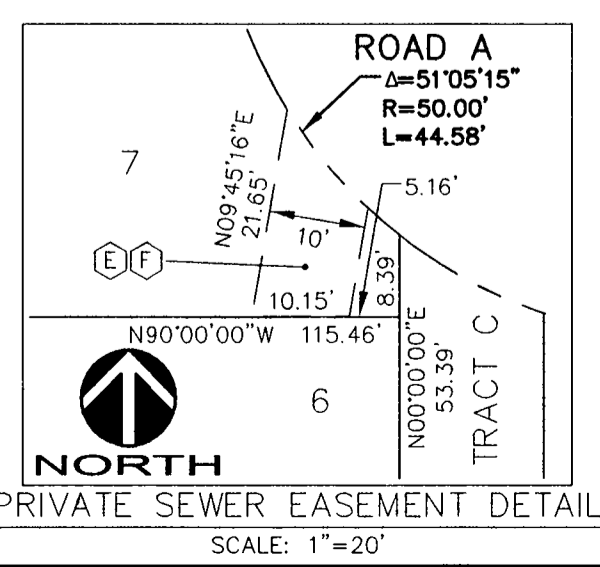


**BASIS OF BEARINGS:**  
 N10°11'40"W BETWEEN THE MONUMENTS FOUND IN PLACE FOR THE CENTERLINE OF 75TH AVENUE N.E., PER THE PLAT OF ALDERWOOD MANOR NO. 14, AS RECORDED IN VOLUME 26 OF PLATS, PAGE 4, RECORDS OF KING COUNTY AUDITOR

### LEGEND

- SECTION CORNER AS NOTED
- QUARTER SECTION CORNER AS NOTED
- FOUND MONUMENT IN CASE AS NOTED
- SET STANDARD MONUMENT WITH BRASS DISK STAMPED "DRS 50708", IN MONUMENT CASE
- FOUND CORNER MONUMENT AS NOTED
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 50708"
- (R) RADIAL BEARING
- (R\*) RECORD DIMENSION PER REFERENCE NOTED
- S.F. SQUARE FEET
- C.O.K. CITY OF KENMORE
- CLF CHAIN LINK FENCE
- BWF BARBED WIRE FENCE
- VBF VERTICAL BOARD FENCE
- X FENCE

FOUND 2" BRASS DISK WITH "X" IN 4"x4" CONCRETE BLOCK. MONUMENT IS DOWN 0.5' FROM FINISHED SURFACE.



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PORTION OF THE SE. QUARTER OF THE NW. QUARTER OF SECTION 1,  
 TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., CITY OF KENMORE, KING COUNTY, WA

DATE 04/29/21 SCALE 1"=50' DRAWN JGR JOB NO. 18071