

358 | 027

**OWNERS'S CERTIFICATE**

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

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF BELLEVUE AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SHORT SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION.

THIS SHORT SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

OR HOME BUILDERS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

by:

its:

*Vice President of Manager*

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON

COUNTY OF KING

ON THIS DAY PERSONALLY APPEARED BEFORE ME, *Sharon Nathan*, to me known to be the *Vice President of Manager* of *OR HOME BUILDERS LLC*, the CORPORATION THAT EXECUTED THE WITHIN FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON THAT DATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF THE CORPORATION. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS *22* DAY OF *August 17*.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES *5/24/20*

**LEGAL DESCRIPTION**

THE WEST 127 1/2 FEET OF EAST 540 FEET OF SOUTH 280 FEET OF NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.4, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE BELLEVUE-REDMOND ROAD AND EXCEPT COUNTY ROADS.

**RESTRICTIONS**

1. THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOD-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 981220038 AND 201122200598.
2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR SLOPES FOR CUT AND FILL AS DISCLOSED BY INSTRUMENT RECORDED JULY 26, 1929 UNDER KING COUNTY RECORDING NUMBER 2550601.
3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN VERNON T. ENGELSON AND ALBERTA ENGELSON AND KING COUNTY WATER DISTRICT 99 AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 564690.
4. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "JOINT USE SEWER MAINTENANCE AGREEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2016071900571.
5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PRIVATE UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2016071900572.
6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR UTILITY SYSTEMS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2016090000055.
7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2016100000023.
8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STORM DRAINAGE OPERATION AND MAINTENANCE MANUAL" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2016102000334.

**REFERENCES**

PLAT OF PEACHTREE, RECORDED IN VOLUME 126 OF PLATS, PAGES 55-57, RECORDED UNDER RECORDING NUMBER 840227034 RECORDS OF KING COUNTY, WASHINGTON

**BASIS OF BEARINGS**

WASHINGTON COORDINATE SYSTEM NAD83(2011)-NORTH ZONE

N01°00'20"E BETWEEN CITY OF BELLEVUE MONUMENT NO. 0656 LOCATED AT THE INTERSECTION OF 164TH AVENUE NE AND NE 24TH STREET; AND BELLEVUE MONUMENT NO. 2022 LOCATED AT THE INTERSECTION OF 164TH AVENUE NE AND NE 30TH STREET.

**GENERAL NOTES**

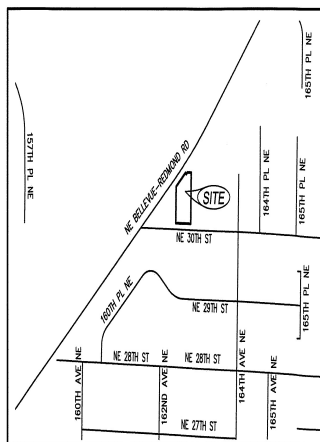
1. VARIANCE RESTRICTION: APPROVAL BY THE CITY OF THIS SHORT PLAT IS A DETERMINATION THAT EACH LOT IN THE SHORT PLAT CAN BE REASONABLY DEVELOPED IN CONFORMANCE WITH THE LAND USE CODE REQUIREMENTS IN EFFECT AT THE TIME OF PRELIMINARY SHORT PLAT APPROVAL WITHOUT REQUIRING A VARIANCE.

**EASEMENT PROVISIONS**

1. THE PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT SHOWN OVER AND ACROSS LOT 2 IS ESTABLISHED FOR THE BENEFIT OF THE OWNERS OF LOT 1 AND THE OWNERS OF 16200 NE 30TH STREET (PIN 232505-9108). THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE ROAD USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE ROAD, THE PROPERTY OWNER (TO WHOM THE EASEMENT BENEFITS) SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. THE PRIVATE ACCESS AND UTILITY EASEMENT SHALL REMAIN OPEN AND UNOCCUPIED AT ALL TIMES FOR EMERGENCY AND PUBLIC SERVICE VEHICLES (AND SHALL BE POSTED AND MARKED ON ONE SIDE THE LINE - NO PARKING PER BELLEVUE STANDARDS). THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
2. THE PRIVATE STORM DRAINAGE EASEMENTS SHOWN OVER AND ACROSS THE WEST AND EAST SIDE OF LOT 1 IS ESTABLISHED FOR THE BENEFIT OF THE OWNER OF LOT 2 FOR THE PURPOSE TO OPERATE AND MAINTAIN A STORM WATER RUNOFF CONVEYANCE TO A PUBLIC OR PRIVATE SURFACE WATER SYSTEM OR FACILITY. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE STORM SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE STORM SYSTEM ABOVE THEIR CONNECTION; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE STORM SYSTEM, THE PROPERTY OWNER OF LOT 2 SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

THAT PORTION OF THE STORM SYSTEM USED IN COMMON OVER AND ACROSS THE EAST SIDE OF LOT 1 IS FOR THE BENEFIT OF THE OWNER OF LOT 2 AND FOR THE PURPOSE TO OPERATE AND MAINTAIN AN ON-SITE SURFACE WATER FACILITY TO INFILTRATE, DISPERSE, AND/OR DETAIN STORM WATER RUNOFF TOGETHER WITH WATER QUALITY TREATMENT. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE STORM SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES BY ALL LOT OWNERS BENEFITED BY THE FACILITY, AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE STORM SYSTEM, THE PROPERTY OWNER OF LOT 2 SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

STORM DRAINAGE SYSTEM AND MAINTENANCE SHALL CONFORM TO THE OPERATION AND MAINTENANCE SCHEDULE AS APPROVED BY THE CITY OF BELLEVUE AND FILED WITH THE RECORDER'S OFFICE OF KING COUNTY, WASHINGTON.



(NE 1/4 OF SE 1/4) SEC 23, TWN 25 N, RGE 5 E

DESIGNATION OF TREES ON THE TREE PRESERVATION PLAN ESTABLISHES A COVENANT BY THE OWNER TO LEAVE UNDISTURBED ALL TREES AS SHOWN ON THE TREE PRESERVATION PLAN. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL FUTURE OWNERS. NO TREE TOPPING, TREE CUTTING OR TREE REMOVAL SHALL OCCUR UNLESS REQUIRED OR APPROVED BY THE CITY. EXCEPT FOR ORDINARY LANDSCAPE MAINTENANCE, NO CONSTRUCTION, CLEARING OR LAND ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE DOP-LOC OF TREES SHOWN ON THE TREE PRESERVATION PLAN, UNLESS REQUIRED OR APPROVED BY THE CITY. ACTIVITIES IN VIOLATION OF THIS COVENANT ARE SUBJECT TO PENALTY, INCLUDING WITHOUT LIMITATION, FINES AND MITIGATION REQUIREMENTS. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS AND CONDITIONS OF THIS COVENANT BY ANY METHOD AVAILABLE UNDER LAW. IT IS THE OBLIGATION OF THE OWNER TO COMPLY WITH THE TERMS OF THE TREE PRESERVATION PLAN AND THIS COVENANT.

TRICE TAG NUMBER	SPECIES/DBH
8312	PIR/17
8313	PIR/11
8314	PIR/19
8315	PIR/17
8316	PIR/26
8317	PIR/10
8318	PIR/14
8319	PIR/10
8320	PIR/15
8617	PIR/22
8618	PIR/15
8619	POPLAN/24
8621	PIR/12
8622	PIR/8
8623	PIR/14
8624	PIR/9
8625	PIR/11
8627	MADROÑE/9

E.P. EASEMENT PROVISIONS. SEE SHEET 1.  
HWF HOG WIRE FENCE

- SET 1 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "CORE 44853"
- ▲ FRONT YARD SETBACK
- ▲ SIDE YARD SETBACK
- ▲ REAR YARD SETBACK
- ▲ STREET SIDE SETBACK

SCALE: 1" = 30'

A horizontal scale bar with tick marks at 0, 15, 30, and 60. The segments between 0 and 15, 15 and 30, and 30 and 60 are white. The segments between 0 and 15, and 30 and 60 are also black, creating a black and white alternating pattern.

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NUMBER 5003353-2678999. 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 FIRST AMERICAN TITLE GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN'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.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MAY 13, 2015. ALL SURVEY CONTROL, INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MAY, 2015.
3. PROPERTY AREA = 28,801± SQUARE FEET (0.6632± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A TOPCON THREE SECOND COMERED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE SURVEY POINTS. THE CLOSEST POINTS OF THE TRAVELER MET OR EXCEEDED THOSE SPECIFIED IN IAC 320-10-010. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

FND 4"x4" CONC MON IN CASE  
1-1/2" BRASS DISK W/PUNCH  
DOWN 0.8'  
CITY OF BELLEVUE PT NO. 063R  
HELD FOR POSITION

NE 24TH ST

DATE: 1/23/2017



ENGINEERING • PLANNING • SURVEYING

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City of  
Bellevue

FINAL SHORT PLAT NO. 16-135312 LF

SHEET 2 OF 2

**JOB NO. 15063**

20170201900002