

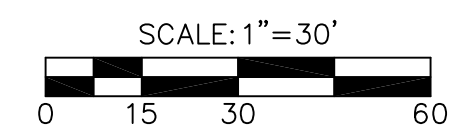
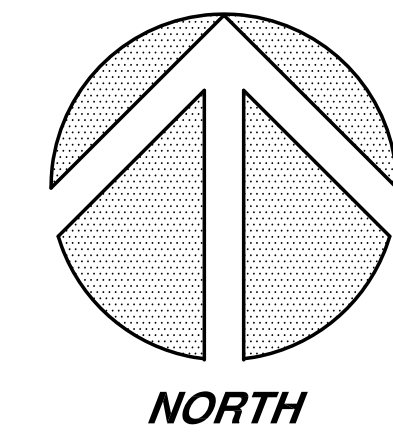
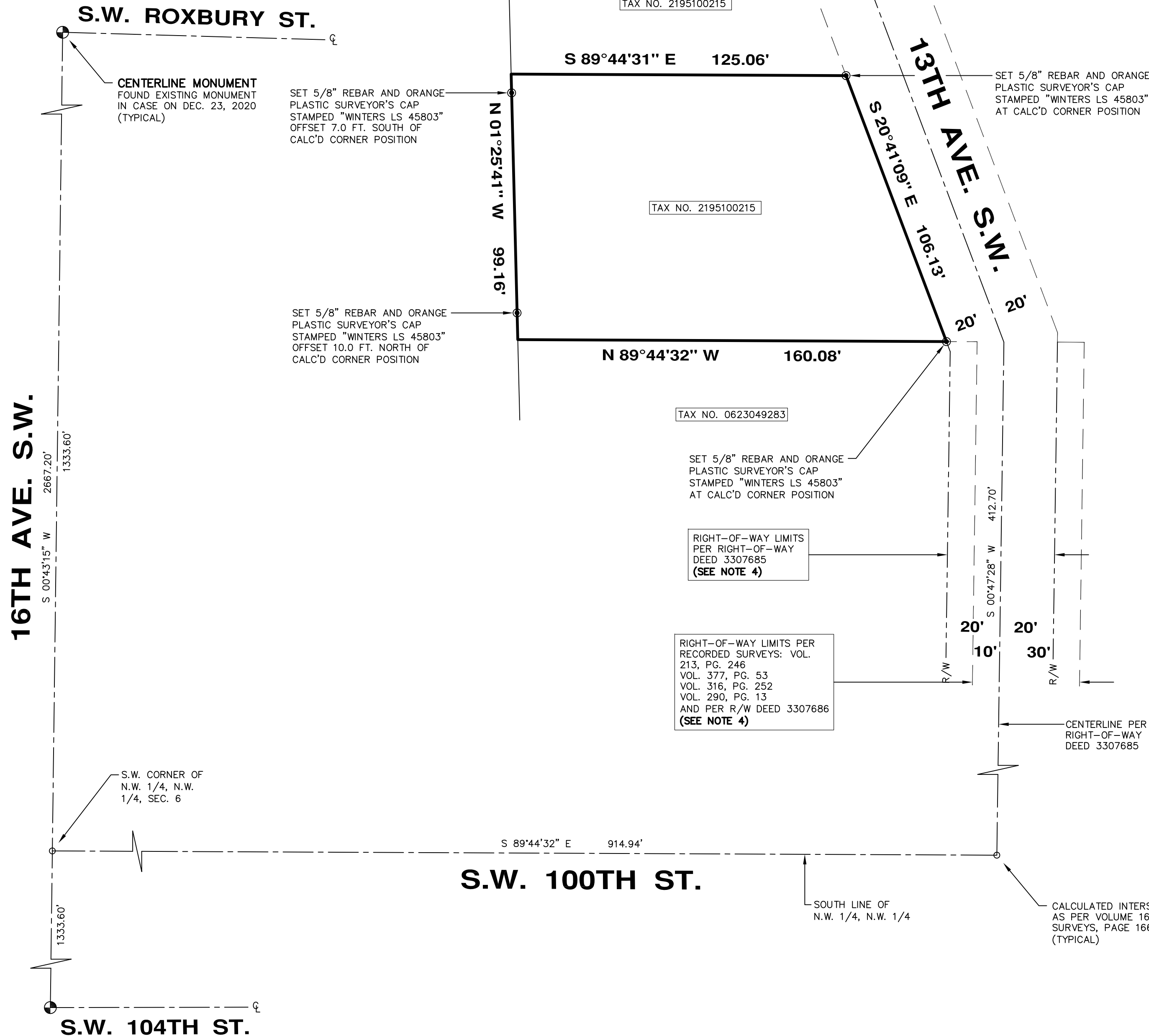




SHORT PLAT NO. \_\_\_\_\_

KING COUNTY, WASHINGTON

RECORDING NO.	VOL./PAGE
SCALE: 1 INCH = 30 FT.	
PORTION OF NW 1/4 of NW 1/4, S. 6 T. 23 N., R. 4 E., W.M.	



**SURVEY NOTES:**

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. BASIS OF BEARINGS = S 00°43'15" W BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF 16TH AVE. S.W. AS SHOWN HEREON.
3. ALL EXISTING STRUCTURES AS SHOWN ON SHEET 3 ARE TO BE LEGALLY REMOVED UNDER SEPARATE PERMIT.
4. THE RIGHT OF WAY DEED REFERENCED IN THE DEED FOR THE SUBJECT PROPERTY DESCRIBES A 40 FT. WIDE RIGHT OF WAY FOR 13TH AVE. S.W., 20 FT. ON EITHER SIDE OF CENTERLINE. HOWEVER, RIGHT OF WAY DEED 3307686 (NOT REFERENCED IN THE SUBJECT PROPERTY DEED) DESCRIBES THE RIGHT OF WAY AS 10 FT. ON THE WEST OF CENTERLINE AND 30 FT. ON THE EAST OF CENTERLINE. IN MY OPINION, 3307686 SHOULD PREVAIL, GIVEN THAT VARIOUS SURVEYS ALONG 13TH AVE. S.W. HAVE RELIED UPON IT, SURVEY MONUMENTS WERE FOUND WHICH SUPPORTS THAT POSITION, AND THE AS-BUILT ROADWAY TO THE SOUTH OF THIS PROPERTY FITS 3307686.

**PARENT LOT (14,132 SQ. FT.)**

(PER TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0172028-04, ON MARCH 2, 2020.)

THE NORTH 99.12 FEET OF THE SOUTH 511.92 FEET OF THE EAST 414 FEET OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 6, T. 23, R. 4 E., W.M., LYING WEST OF THE WEST MARGIN OF 13TH AVE. S.W. AS CONVEYED TO KING COUNTY UNDER DEED RECORDED UNDER RECORDING NO. 3307685, IN KING COUNTY, WASHINGTON.

***BLOCK & BOUNDARY DETAIL***



DATE: \_\_\_\_\_

**CHADWICK WINTERS**

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996  
FAX: 206.297.0997  
WEB: WWW.CHADWICKWINTERS.COM

**SURVEY IN:**  
**NW 1/4, NW 1/4, SEC. 6, T. 23 N., R. 4 E., W.M.**  
**KING COUNTY, WASHINGTON**

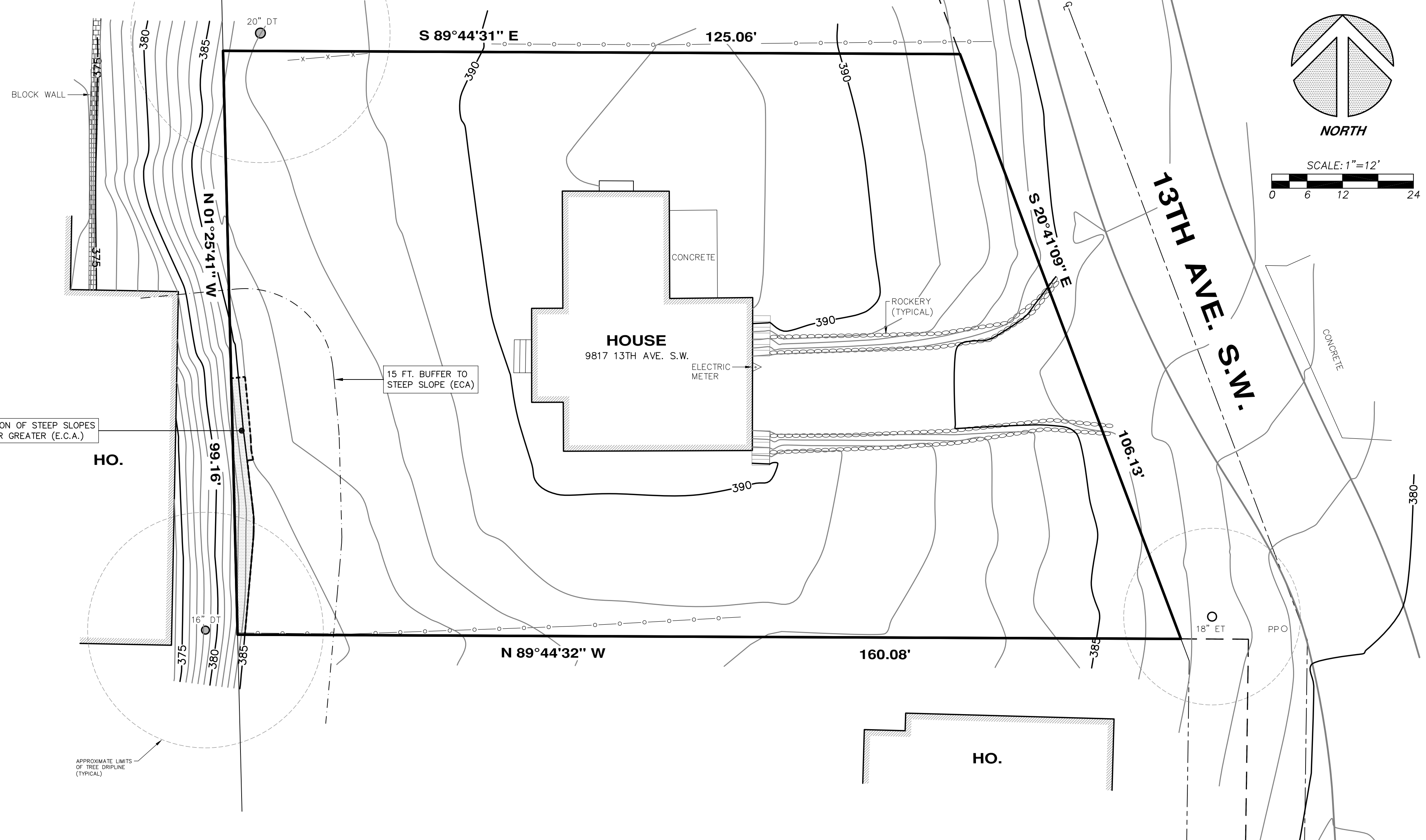
DRAWN BY: SAL	DATE: 01-13-22	PROJECT #: 20-6979
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 2 OF 9

20-6979X.DWG

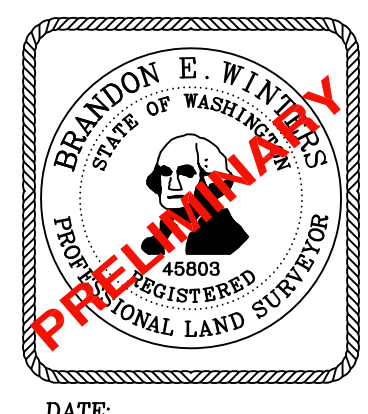


SHORT PLAT NO. \_\_\_\_\_  
 KING COUNTY, WASHINGTON

RECORDING NO. \_\_\_\_\_ VOL. / PAGE \_\_\_\_\_  
 SCALE: 1 INCH = 12 FT.   
 PORTION OF  
 NW 1/4 of NW 1/4, S. 6 T. 23 N., R. 4 E., W.M.



**EXISTING SITE CONDITIONS DETAIL**



DATE: \_\_\_\_\_

**CHADWICK WINTERS**  
 LAND SURVEYING AND MAPPING  
 1422 N.W. 85TH ST., SEATTLE, WA 98117  
 PHONE: 206.297.0996  
 FAX: 206.297.0997  
 WEB: WWW.CHADWICKWINTERS.COM

**SURVEY IN:**  
 NW 1/4, NW 1/4, SEC. 6, T. 23 N., R. 4 E., W.M.  
 KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 01-13-22	PROJECT #: 20-6979
CHK. BY: RHW	SCALE: 1" = 12'	SHEET: 3 OF 9

20-6979Z.DWG



SHORT PLAT NO. \_\_\_\_\_

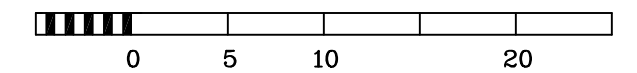
KING COUNTY, WASHINGTON

RECORDING NO.

VOL./PAGE

SCALE:

1 INCH = 10 FT.

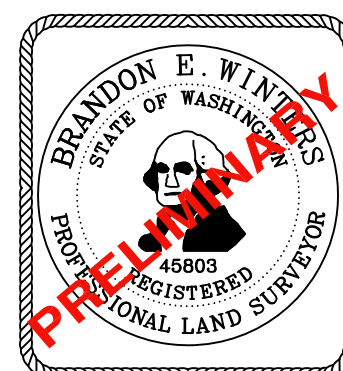


PORTION OF

NW 1/4 of NW 1/4, S. 6 T. 23 N., R. 4 E., W.M.



### SHORT SUBDIVISION DETAIL



DATE: \_\_\_\_\_

## CHADWICK WINTERS

### LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

**SURVEY IN:**

**NW 1/4, NW 1/4, SEC. 6, T. 23 N., R. 4 E., W.M.**

**KING COUNTY, WASHINGTON**

20-6979Y.DWG

DRAWN BY: SAL

DATE: 01-13-22

PROJECT #: 20-6979

CHK. BY: RHW

SCALE: 1" = 10'

SHEET: 4 OF 9



SHORT PLAT NO. \_\_\_\_\_

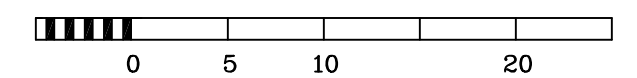
KING COUNTY, WASHINGTON

RECORDING NO.

VOL./PAGE

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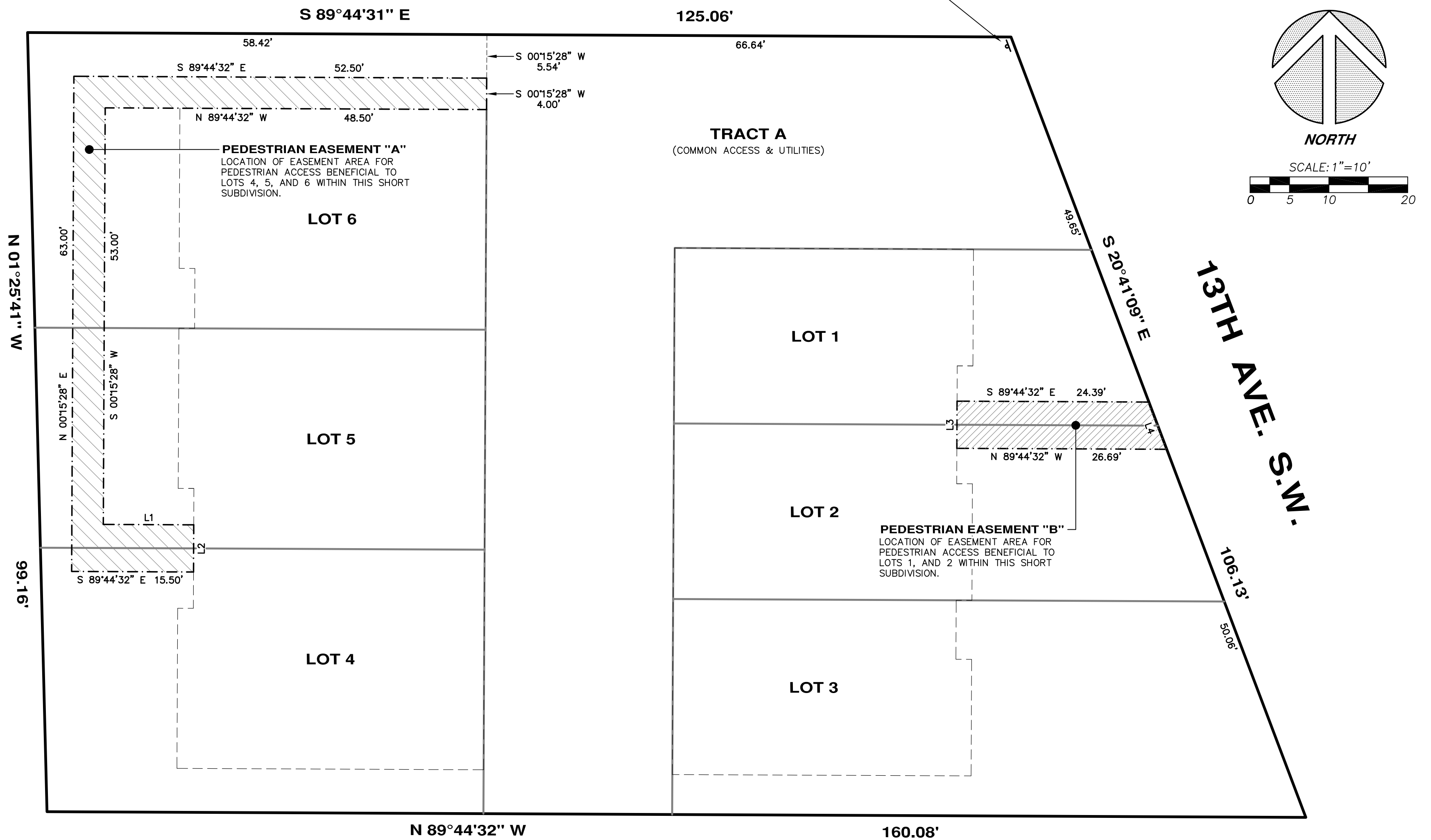
1 INCH = 10 FT.



PORTION OF

NW 1/4 of NW 1/4, S. 6 T. 23 N., R. 4 E., W.M.

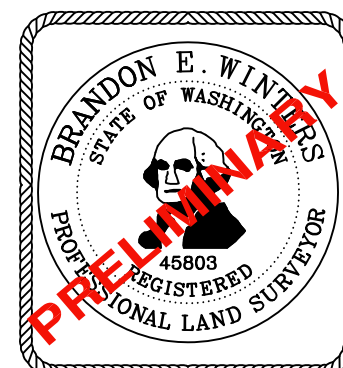
AN ADDRESS SIGN FOR ALL UNITS IS TO BE POSTED AT A LOCATION VISIBLE FROM 13TH AVE. S.W. AND IS TO BE EQUALLY MAINTAINED BY SAID LOTS



### PEDESTRIAN EASEMENT DETAILS

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 89°44'32" W	11.50'
L2	S 00°15'28" W	6.00'
L3	N 00°15'28" E	6.00'
L4	N 20°41'09" W	6.42'



DATE: \_\_\_\_\_

## CHADWICK WINTERS

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FAX: 206.297.0997

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**SURVEY IN:**

NW 1/4, NW 1/4, SEC. 6, T. 23 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

20-6979Y.DWG

DRAWN BY: SAL

DATE: 01-13-22

PROJECT #: 20-6979

CHK. BY: RHW

SCALE: 1" = 10'

SHEET: 5 OF 9



SHORT PLAT NO. \_\_\_\_\_

KING COUNTY, WASHINGTON

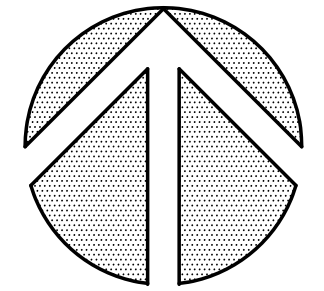
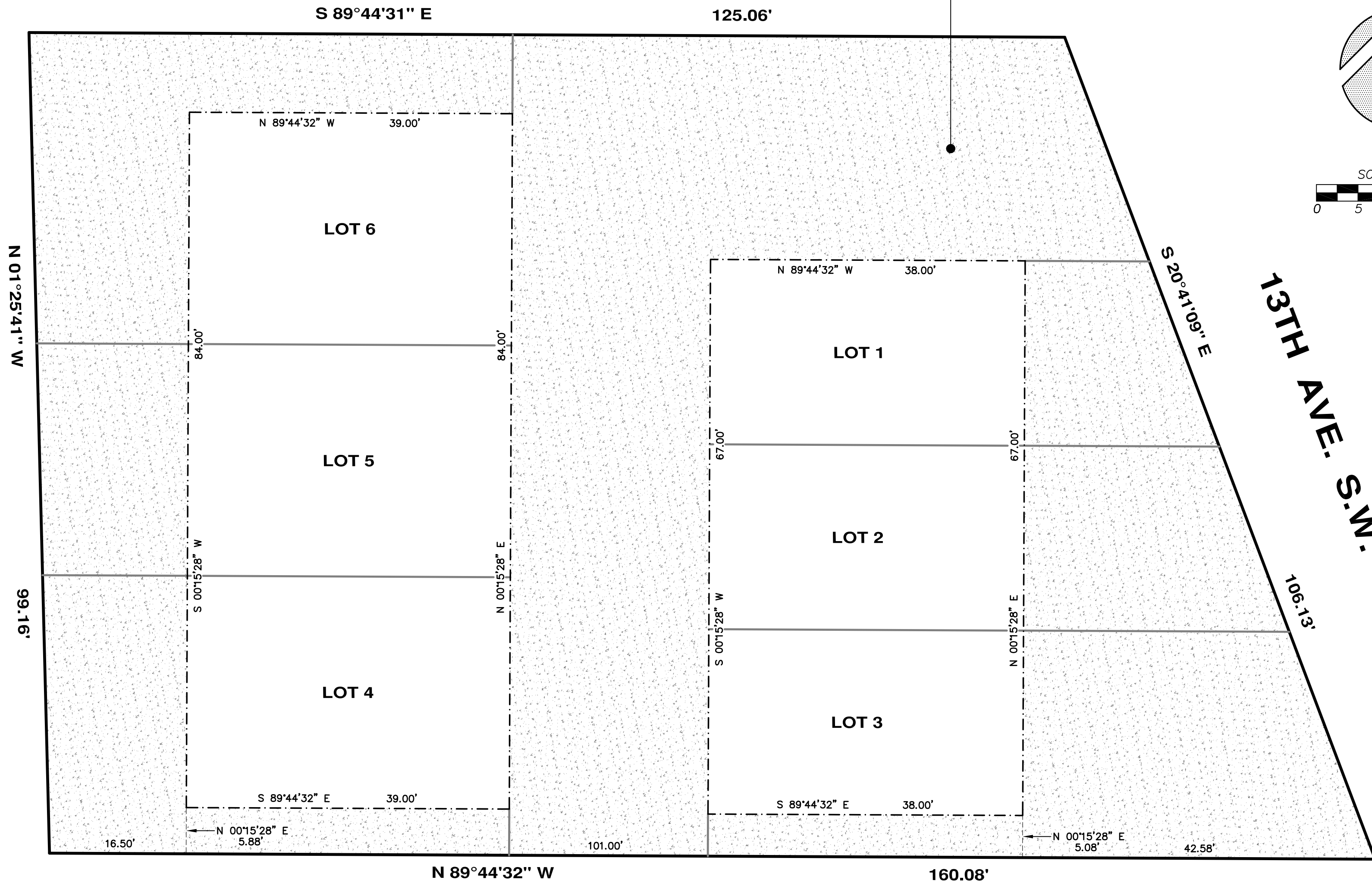
RECORDING NO. \_\_\_\_\_

VOL./PAGE \_\_\_\_\_

SCALE: 1 INCH = 10 FT.

PORTION OF  
NW 1/4 of NW 1/4, S. 6 T. 23 N., R. 4 E., W.M.

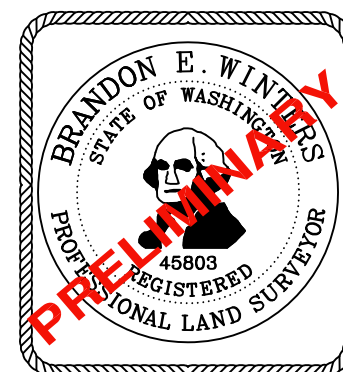
**UTILITY & EMERGENCY ACCESS EASEMENT**  
LOCATION OF EASEMENT AREA FOR UTILITIES, INCLUDING  
SANITARY AND STORM SEWER, AND FOR EMERGENCY  
ACCESS BENEFICIAL TO ALL LOTS WITHIN THIS SHORT  
SUBDIVISION.



NORTH

SCALE: 1"=10'

**UTILITY & EMERGENCY ACCESS EASEMENT DETAIL**



DATE: \_\_\_\_\_

**CHADWICK WINTERS**

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

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FAX: 206.297.0997

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**SURVEY IN:**

**NW 1/4, NW 1/4, SEC. 6, T. 23 N., R. 4 E., W.M.**

**KING COUNTY, WASHINGTON**

20-6979Y.DWG

DRAWN BY: SAL	DATE: 01-13-22	PROJECT #: 20-6979
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 6 OF 9



SHORT PLAT NO. \_\_\_\_\_

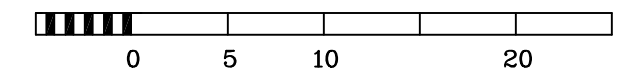
KING COUNTY, WASHINGTON

RECORDING NO.

VOL./PAGE

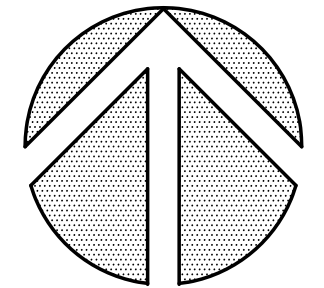
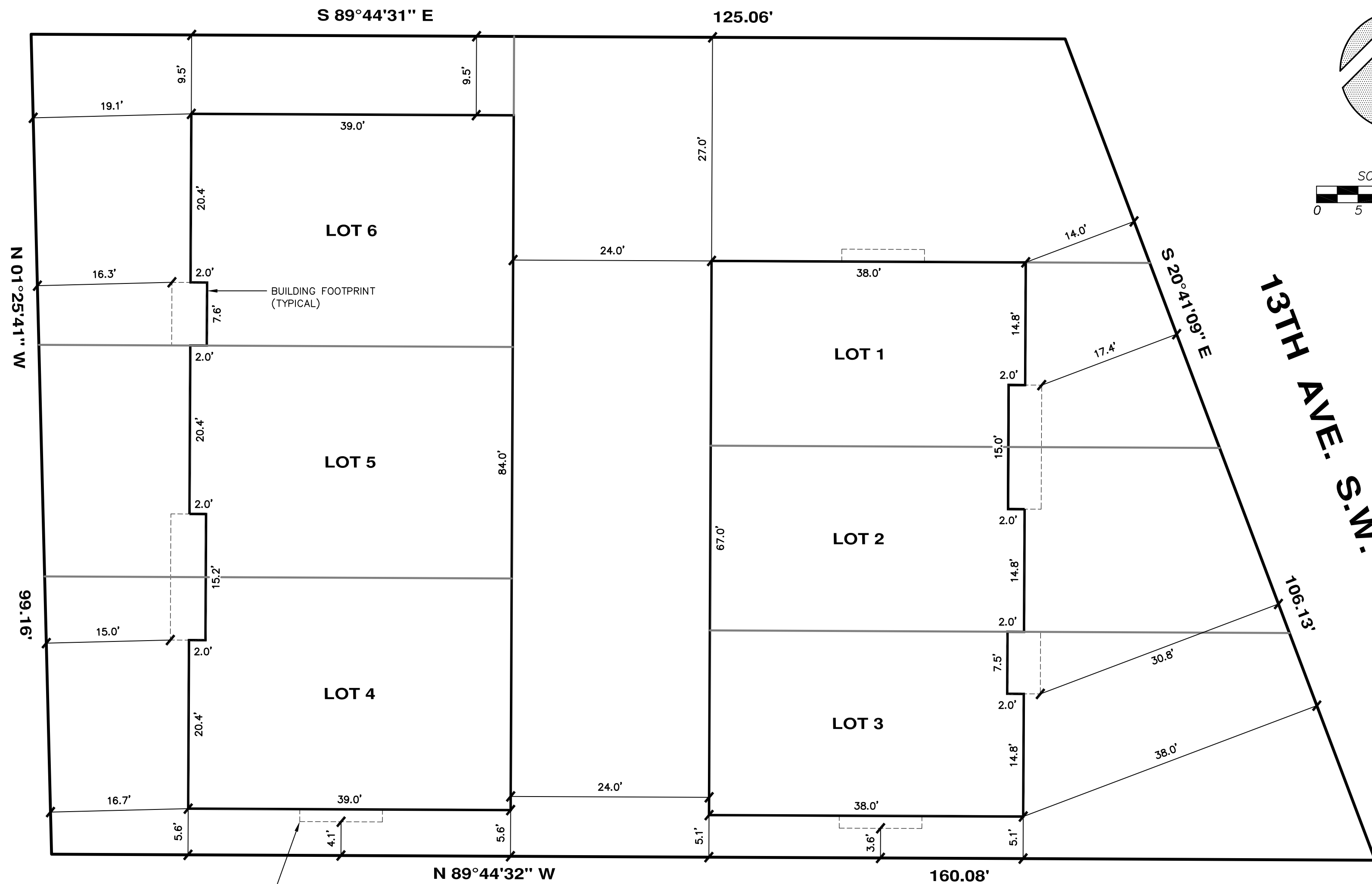
SCALE:

1 INCH = 10 FT.



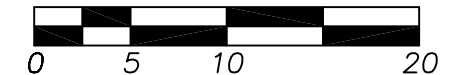
PORTION OF

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NORTH

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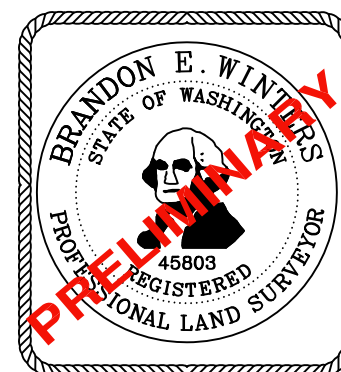


### BUILDING DIMENSION DETAIL

OUTERMOST LIMITS OF BUILDING OVERHANG (TYPICAL)

#### BUILDING NOTE:

ALL BUILDING DIMENSIONS, FOOTPRINTS AND BUILDING OFFSET DISTANCES SHOWN HEREON ARE FROM INFORMATION SHOWN ON THE ARCHITECTURAL PLANS PREPARED BY CITIZEN DESIGN. WE PROVIDE NO CERTIFICATION THAT THESE FOOTPRINTS, DIMENSIONS, OR OFFSETS ARE AS CONSTRUCTED.



DATE: \_\_\_\_\_

(SEE "BUILDING NOTE")

## CHADWICK WINTERS

### LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

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FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

#### SURVEY IN:

NW 1/4, NW 1/4, SEC. 6, T. 23 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

20-6979Y.DWG

DRAWN BY: SAL

DATE: 01-13-22

PROJECT #: 20-6979

CHK. BY: RHW

SCALE: 1" = 10'

SHEET: 7 OF 9



SHORT PLAT NO. \_\_\_\_\_

KING COUNTY, WASHINGTON

RECORDING NO.	VOL./PAGE
SCALE: 1 INCH = 30 FT.	
PORTION OF NW 1/4 of NW 1/4, S. 6 T. 23 N., R. 4 E., W.M.	

**PEDESTRIAN EASEMENT "A"**

AN EASEMENT FOR PEDESTRIAN ACCESS BENEFICIAL TO LOTS 4, 5, AND 6 WITHIN THIS SHORT SUBDIVISION THAT PORTION OF THE NORTH 99.12 FEET OF THE SOUTH 511.92 FEET OF THE EAST 414 FEET OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 6, T. 23, R. 4 E., W.M., LYING WEST OF THE WEST MARGIN OF 13TH AVE. S.W. AS CONVEYED TO KING COUNTY UNDER DEED RECORDED UNDER RECORDING NO. 3307685, IN KING COUNTY, WASHINGTON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF THE SAID NORTH 99.12 FT. OF THE SOUTH 511.92 FEET OF THE EAST 414 FEET OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 6, T. 23, R. 4 E., W.M.; THENCE S 89°44'31" E ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 58.42 FT.; THENCE S 00°15'28" W, 5.54 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°15'28" W, 4.00 FT.; THENCE N 89°44'32" W, 48.50 FT.; THENCE S 00°15'28" W, 53.00 FT.; THENCE S 89°44'32" E, 11.50 FT.; THENCE S 00°15'28" W, 6.00 FT.; THENCE N 89°44'32" W, 15.50 FT.; THENCE N 00°15'28" E, 63.00 FT.; THENCE S 89°44'32" E, 52.50 FT. TO THE POINT OF BEGINNING.

**PEDESTRIAN EASEMENT "B"**

AN EASEMENT FOR PEDESTRIAN ACCESS BENEFICIAL TO LOTS 1 AND 2 WITHIN THIS SHORT SUBDIVISION THAT PORTION OF THE NORTH 99.12 FEET OF THE SOUTH 511.92 FEET OF THE EAST 414 FEET OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 6, T. 23, R. 4 E., W.M., LYING WEST OF THE WEST MARGIN OF 13TH AVE. S.W. AS CONVEYED TO KING COUNTY UNDER DEED RECORDED UNDER RECORDING NO. 3307685, IN KING COUNTY, WASHINGTON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF THE SAID NORTH 99.12 FT. OF THE SOUTH 511.92 FEET OF THE EAST 414 FEET OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 6, T. 23, R. 4 E., W.M.; THENCE S 89°44'31" E ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 125.06 FT.; THENCE S 20°41'09" E, 49.65 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING S 20°41'09" E, 6.42 FT.; THENCE N 89°44'32" W, 26.69 FT.; THENCE N 00°15'28" E, 6.00 FT.; THENCE S 89°44'32" E, 24.39 FT. TO THE POINT OF BEGINNING.

**UTILITY & EMERGENCY ACCESS EASEMENT**

AN EASEMENT FOR UTILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND WATERLINE, POWER, GAS TELEPHONE, TELECABLE, SANITARY SEWER, STORM SEWER, FOR BUILDING REPAIR AND MAINTENANCE AND FOR EMERGENCY ACCESS BENEFICIAL TO ALL LOTS WITHIN THIS UNIT LOT SUBDIVISION

THE NORTH 99.12 FEET OF THE SOUTH 511.92 FEET OF THE EAST 414 FEET OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 6, T. 23, R. 4 E., W.M., LYING WEST OF THE WEST MARGIN OF 13TH AVE. S.W. AS CONVEYED TO KING COUNTY UNDER DEED RECORDED UNDER RECORDING NO. 3307685, IN KING COUNTY, WASHINGTON.

EXCEPT THOSE PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF THE SAID NORTH 99.12 FT. OF THE SOUTH 511.92 FEET OF THE EAST 414 FEET OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 6, T. 23, R. 4 E., W.M.; THENCE S 89°44'32" E ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 16.50 FT.; THENCE N 00°15'28" E, 5.88 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°15'28" E, 84.00 FT.; THENCE S 89°44'32" E, 39.00 FT.; THENCE S 00°15'28" W, 84.00 FT.; THENCE N 89°44'32" W, 39.00 FT. TO THE POINT OF BEGINNING.

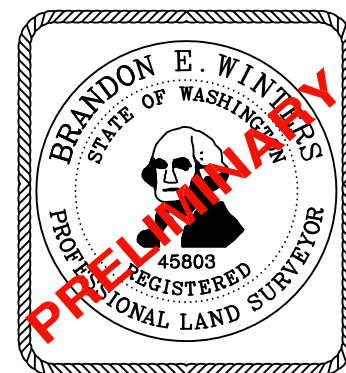
AND ALSO EXCEPT THAT PORTION COMMENCING AT THE S.W. CORNER OF THE SAID NORTH 99.12 FT. OF THE SOUTH 511.92 FEET OF THE EAST 414 FEET OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 6, T. 23, R. 4 E., W.M.; THENCE S 89°44'32" E ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 117.50 FT.; THENCE N 00°15'28" E, 5.08 FT. TO THE POINT OF BEGINNING; THENCE N 89°44'32" W, 38.00 FT.; THENCE N 00°15'28" E, 67.00 FT.; THENCE S 89°44'32" E, 38.00 FT.; THENCE S 00°15'28" W, 67.00 FT. TO THE POINT OF BEGINNING.

**EASEMENT MAINTENANCE AGREEMENT**

SAID EASEMENTS OF THIS SHORT PLAT TO BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE LOTS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE STRUCTURES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SIDE SEWER LINES, DETENTION TANKS, AND PUMPS, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LOT THE INDIVIDUAL SERVICE STRUCTURE SERVES. UTILITY SERVICE STRUCTURES WHICH SERVICE MORE THAN ONE LOT SHALL BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE LOTS SERVICED.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITION WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS



DATE: \_\_\_\_\_

**CHADWICK WINTERS**  
LAND SURVEYING AND MAPPING  
1422 N.W. 85TH ST., SEATTLE, WA 98117  
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FAX: 206.297.0997  
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**SURVEY IN:**  
**NW 1/4, NW 1/4, SEC. 6, T. 23 N., R. 4 E., W.M.**  
**KING COUNTY, WASHINGTON**

DRAWN BY: SAL	DATE: 01-13-22	PROJECT #: 20-6979
CHK. BY: RHW	SCALE: N/A	SHEET: 8 OF 9

20-6979X.DWG





SHORT PLAT NO. \_\_\_\_\_

KING COUNTY, WASHINGTON

RECORDING NO.

VOL./PAGE

SCALE: 1 INCH = 30 FT.

PORTION OF  
NW 1/4 of NW 1/4, S. 6 T. 23 N., R. 4 E., W.M.

**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 SEATTLE 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 UNIT 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.

**ADDRESS SIGN MAINTENANCE AGREEMENT**

ANY LOT BENEFITING FROM THE POSTING OF THE ADDRESS SIGN AS SHOWN HEREON IS RESPONSIBLE FOR THE MAINTENANCE, SHARING EQUALLY IN THE COST OF REPAIR AND/OR MAINTENANCE TO SAID ADDRESS SIGN.

**COMMON WALL AGREEMENT**

WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE PARTIES THAT:

1ST - THE WALLS WHICH ARE ON THE LOT LINES SEPARATING THE INDIVIDUAL TOWNHOMES ARE HEREBY DECLARED TO BE A "COMMON WALL". THE TERM "COMMON WALL" INCLUDES EVERYTHING LOCATED WITHIN SUCH WALL (SUCH AS FRAMING, INSULATION, SOUNDPROOFING, PIPES, WIRES, JOISTS, JUNCTION BOXES, AND OTHER MATERIAL OR EQUIPMENT RELATED TO THE UTILITIES), AND BELOW THE WALL (SUCH AS THE SURFACE OF THE GROUND AND FOOTINGS LOCATED IN THE GROUND), AND ABOVE THE WALL (SUCH AS RAFTERS AND ROOF), AND ON THE SIDES OF THE WALL INCLUDING THE EXTERIOR SIDING.

2ND - IF THE "COMMON WALL" IS DAMAGED OR DESTROYED FROM ANY CAUSE WHICH IS NOT THE RESULT OF FAULT OR NEGLIGENCE OF EITHER OF THE OWNERS OR OTHER PERSONS USING THE ADJOINING HOUSES; OR IS THE RESULT OF THE JOINT OR CONCURRING FAULT OF EACH OWNER OR OTHER PERSONS OCCUPYING OR USING THEIR RESPECTIVE HOUSES, THEN EACH OWNER SHALL BE RESPONSIBLE FOR THE COST TO REPAIR THEIR PORTION OF THE WALL, EXCEPT FOR THOSE UTILITIES THAT ARE IN THE WALL AND COMMON TO BOTH HOUSES, THE REPAIR SHALL BE SHARED EQUALLY.

3RD - IF THE "COMMON WALL" IS DAMAGED OR DESTROYED FROM ANY CAUSE WHICH IS THE RESULT OF FAULT OR NEGLIGENCE OF EITHER OF THE OWNERS OR OTHER PERSONS USING THE ADJOINING HOUSES, THEN THAT RESPONSIBLE OWNER SHALL BEAR THE SOLE COST OF REPAIR OR RECONSTRUCTION.

4TH - WHEN NECESSARY TO REPAIR OR RECONSTRUCT THE "COMMON WALL", THE PARTIES TO THIS AGREEMENT SHALL HAVE THE RIGHT OF ENTRY FOR THAT PURPOSE.

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

**ELECTRICAL, TELEPHONE & CABLE T.V. EASEMENT AGREEMENT**

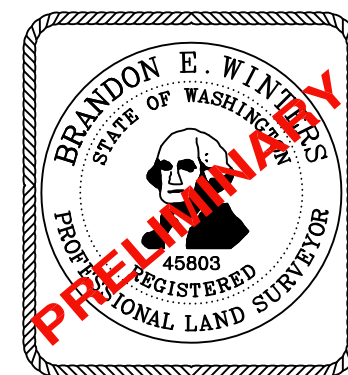
WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE PARTIES THAT:

1ST - AN EASEMENT FOR ELECTRICAL, TELEPHONE AND CABLE TELEVISION CONNECTION AND METER BOXES AS CONSTRUCTED SHALL BE GRANTED. CABLES SHALL RUN UNDERGROUND AND THROUGH THE BUILDINGS FROM THIS COMMON CONNECTION POINT TO EACH PARCEL.

2ND - THERE SHALL BE A COMMON CONNECTION AND THE LINES SHALL BE AS CONSTRUCTED FOR THE USE AND BENEFIT OF ALL PROPERTIES.

3RD - THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THAT PORTION OF THE DISTRIBUTION SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT WHEN SUCH REPAIRS OR RECONSTRUCTION ARE DUE TO DAMAGES FOR WHICH A SINGLE OWNER IS RESPONSIBLE, THEN THAT OWNER SHALL BE RESPONSIBLE FOR THE COST.

4TH - THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.



DATE: \_\_\_\_\_

**CHADWICK WINTERS**  
LAND SURVEYING AND MAPPING  
1422 N.W. 85TH ST., SEATTLE, WA 98117  
PHONE: 206.297.0996  
FAX: 206.297.0997  
WEB: WWW.CHADWICKWINTERS.COM

**SURVEY IN:**  
**NW 1/4, NW 1/4, SEC. 6, T. 23 N., R. 4 E., W.M.**  
**KING COUNTY, WASHINGTON**

20-6979X.DWG

DRAWN BY: SAL	DATE: 01-13-22	PROJECT #: 20-6979
CHK. BY: RHW	SCALE: N/A	SHEET: 9 OF 9