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10/22/2018

333 156

THE TIMBERS AT MARYMOOR

SHORT PLAT

A PORTION OF THE SE 1/4, OF THE NE 1/4,
SECTION 14, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON

OWNER'S CERTIFICATE

BE IT KNOWN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS OF THE LAND LEGALLY DESCRIBED HEREON AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL, HEREBY DECLARE THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES. FURTHER THE UNDERSIGNED, GRANTOR, HEREBY DEDICATE TO THE CITY OF REDMOND FOR THE USE BY THE PUBLIC FOREVER, 160TH PLACE NE, TOGETHER WITH AN ADDITIONAL 12.00 FEET TO N.E. 51ST STREET SHOWN HEREON, AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBIC HIGHWAY PURPOSES, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS IN THE ORIGINAL REASONABLE GRADING FOR ROADS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MAY TAKE A NATURAL COURSE.

AS REQUIRED BY R.C.W. 58.17.165, THE GRANTOR HEREBY 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 REDMOND, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF REDMOND. FURTHER THE GRANTOR HEREBY AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SHORT SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION. PROVIDED, HOWEVER; THAT THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING FROM THE SOLE NEGLIGENCE OF THE CITY OF REDMOND, ITS SUCCESSORS OR ASSIGNS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS
THIS 28 DAY OF OCTOBER, 2015.

STEVE BURNSTEAD CONSTRUCTION LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

ITS: President

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LEO SUVER 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 PRESIDENT OF STEVE BURNSTEAD CONSTRUCTION LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS OCTOBER 28 2015
SIGNATURE _____
TITLE _____
MY APPOINTMENT EXPIRES 1/1/16

MARA BENEDICT
COMMISSION EXPIRES
NOTARY PUBLIC
JAN. 01, 2016
STATE OF WASHINGTON

APPROVALS

CITY OF REDMOND APPROVALS

EXAMINED AND APPROVED THIS 30 DAY OF October 2015

_____
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS 2nd DAY OF November 2015

_____
DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 2 DAY OF November 2015

_____
CITY ENGINEER, CITY OF REDMOND

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 5th DAY OF November 2015

Lloyd Hara
KING COUNTY ASSESSOR

David Sissinger
DEPUTY KING COUNTY ASSESSOR

KING COUNTY TAX ACCOUNT NUMBER(S) 142505-9172 AND 142505-9060

20151106900002
STEVE BURNSTEA SPM 177.00
PAGE-001 OF 005 VOL 333 PG 156
11/06/2015 13:17
KING COUNTY, WA

FILED AT _____ M.,
OF _____
SUPERINTENDENT OF RECORDS

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT 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 STEVE BURNSTEAD CONSTRUCTION, LLC IN _____ 2015, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION 14, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, HAVE BEEN SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" HAVE BEEN SET AS SHOWN; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT-OF-WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.

ROBERT DAVID WEST
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44653

10/28/15

ROBERT DAVID WEST
STATE OF WASHINGTON
44653
REGISTERED
PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

PARCEL A

THE WEST 30 FEET OF THE EAST 150 FEET OF THE WEST 300 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHWESTERLY OF THE TOSH COUNTY ROAD NO. 115;

EXCEPT THE NORTH 361 FEET THEREOF.

PARCEL B

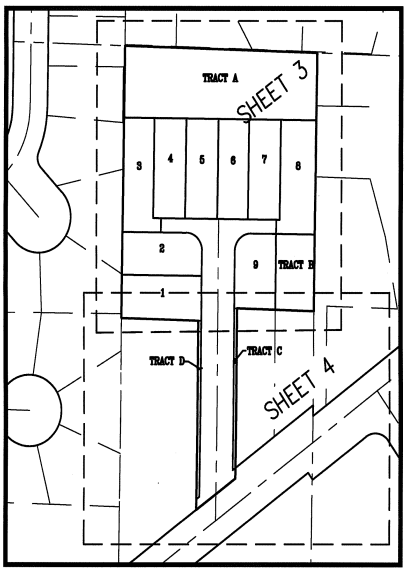
THE WEST 300 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHWESTERLY OF THE TOSH COUNTY ROAD NO. 115;
EXCEPT THAT PORTION OF THE EAST 150 FEET THEREOF LYING SOUTHERLY OF THE NORTH 361 FEET THEREOF;
AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHERLY CORNER OF THE HEREIN ABOVE DESCRIBED TRACT; THENCE NORTH 00°40'04" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 354.0 FEET;
THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 120.0 FEET; THENCE SOUTH 0°40'04" WEST 260.0 FEET, MORE OR LESS TO THE NORTHWESTERLY MARGIN OF THE SAID TOSH COUNTY ROAD; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY MARGIN TO THE POINT OF BEGINNING.

RESTRICTIONS OF RECORD

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR GAS AND ELECTRICITY AS DISCLOSED BY INSTRUMENT RECORDED OCTOBER 2, 2014 UNDER KING COUNTY RECORDING NUMBER 20141002000644.

CITY OF REDMOND HOUSE ADDRESS SYSTEM

1. "AVENUES" RUN NORTH AND SOUTH (_____ AVE NE)
2. "STREETS" RUN EAST AND WEST (NE _____ STREET)
3. "PLACE" PARALLELS "AVENUE"
4. "WAY" PARALLELS "STREET"
5. "COURT" – DEAD END STREET
6. ODD NUMBERED ADDRESSES – WEST AND SOUTH
7. EVEN NUMBERED ADDRESSES – NORTH AND EAST
8. NUMBERS GET LARGER WHEN GOING NORTH AND EAST
9. WHEN MORE THAN FOUR LOTS WITHIN A SUBDIVISION OR SHORT SUBDIVISION ARE ACCESSED FROM THE SAME ACCESS ROAD, EACH HOUSE ADDRESS SHALL BE BASED ON THAT ACCESS ROAD'S DESIGNATION AS DETERMINED BY THE REDMOND FIRE MARSHAL.
10. ALL HOUSE ADDRESSES WITHIN A SUBDIVISION OR SHORT SUBDIVISION SHALL BE DETERMINED AND APPROVED BY THE REDMOND FIRE MARSHAL.



SHEET INDEX

CORE DESIGN
14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING • PLANNING • SURVEYING

JOB NO. 12065

PROJECT NAME: FORMAN PROPERTY SHORT PLAT
CITY OF REDMOND FILE NUMBER:
LAND-2013-01511, PR2013-00511
CITY OF REDMOND, KING COUNTY, WASHINGTON

Unofficial Copy

Landmark Web Official Records Search

https://recordsearch.kingcounty.gov/LandmarkWeb/search/index?theme=.blue&section=searchCriteriaInstrumentNumber&quickSearchSelection=#

10/22/2018

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STEVE BURNSTEA SPM 177.00
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11/06/2015 13:17
KING COUNTY, WA

THE TIMBERS AT MARYMOOR

SHORT PLAT

A PORTION OF THE SE 1/4, OF THE NE 1/4,
SECTION 14, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON

CITY OF REDMOND RESTRICTIONS AND CONDITIONS OF APPROVAL

1. THIS SHORT SUBDIVISION IS SUBJECT TO THE CITY OF REDMOND TECHNICAL COMMITTEE'S JUNE 30, 2014 AND JANUARY 12, 2015 LETTERS ON SUBJECT OF THE FORMAN PROPERTY SHORT PLAT, LAND-2013-01511. A COPY OF THESE LETTERS ARE ON FILE WITH THE REDMOND PLANNING DEPARTMENT.

2. SIGNIFICANT TREES ON INDIVIDUAL LOTS MAY ONLY BE REMOVED AS APPROVED BY THE CITY OF REDMOND, IN ACCORDANCE WITH THE APPROVED TREE RETENTION PLAN.

3. TREES TO BE PRESERVED HAVE BEEN DESIGNATED IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION PLAN ON FILE WITH THE CITY OF REDMOND PLANNING DEPARTMENT. DESIGNATED TREES WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED IN ACCORDANCE WITH SECTION RZC 21.72.080.

4. DIRECT VEHICLE ACCESS FROM LOTS TO NE 51ST STREET WILL NOT BE PERMITTED.

5. DRAINAGE COVENANT: DRAINAGE WATERS, FROM ANY LOT, LOTS, RIGHTS-OF-WAY, OR OTHER REAL PROPERTY, THAT NATURALLY ENTER ANY LOT OR LOTS WITHIN THIS SHORT PLAT AND THAT ENTER ANY LOTS OR LOTS IN THIS SHORT PLAT WITHIN CONSTRUCTED DRAINAGEWAYS THAT ARE SHOWN ON CITY-APPROVED CONSTRUCTION DRAWINGS FOR THIS SHORT PLAT SHALL BE RECEIVED, AND NOT BLOCKED FROM, ENTERING AT THEIR NATURAL LOCATION OR ENTERING IN SAID CITY-APPROVED DRAINAGEWAYS AND SHALL BE DISCHARGED AT THEIR NATURAL LOCATION OR IN SAID CITY-APPROVED DRAINAGEWAYS. WITHIN EACH LOT, THE DOWNSPOUT AND YARD DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM. MAINTENANCE, OPERATION AND REPAIR OF BUILDING AND LOT DRAINS SERVING PRIVATE PROPERTIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTIES SERVED. ON PRIVATE PROPERTY, STORM DRAINS THAT DO NOT CONSTITUTE PART OF A CONTINUOUS, CONSTRUCTED DRAINAGE SYSTEM SERVING DEVELOPED CITY PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS; HOWEVER, CITY-OWNED STORM DRAINS LYING WITHIN EASEMENTS GRANTED TO THE CITY SHALL BE MAINTAINED BY THE CITY.

6. NO FURTHER SUBDIVISION OF ANY LOT OR TRACT SHALL BE PERMITTED WITHOUT APPROVAL OF AN APPROPRIATE SUBDIVISION PROCEDURE BY THE CITY OF REDMOND.

7. PURSUANT TO REDMOND ZONING CODE 21.74.020L.1, THIS SHORT PLAT HAS BEEN APPROVED AND RECORDED PRIOR TO CONSTRUCTION OF IMPROVEMENTS THAT ARE REQUIRED TO DEVELOP THE LOTS WITHIN THIS SUBDIVISION, INCLUDING UTILITY AND STREET IMPROVEMENTS. IN LIEU OF CONSTRUCTION, THE DEVELOPER OF THIS SUBDIVISION HAS FILED A PERFORMANCE GUARANTEE WITH THE CITY GUARANTEEING THAT THE IMPROVEMENTS WILL BE CONSTRUCTED WITHIN THREE YEARS OF THE FINAL PLAT APPROVAL (THE RECORDING DATE OF THE FINAL PLAT). PROSPECTIVE PURCHASERS ARE HEREBY NOTIFIED THAT NO BUILDING PERMIT WILL BE ISSUED BY THE CITY FOR CONSTRUCTION ON ANY LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL FIRE ACCESS IS PROVIDED AND STORM DRAINAGE/SEWER/WATER SYSTEMS ARE ACCEPTED FOR USE AND OPERATION BY THE CITY OF REDMOND.

8. ALL PRIVATE STORM WATER SYSTEMS LOCATED ON THIS DEVELOPMENT OF THE TIMBERS AT MARYMOOR SHORT PLAT ARE TO BE MAINTAINED BY THE DEVELOPMENT PROPERTY OWNERS OR HOME OWNERS ASSOCIATION IN ACCORDANCE WITH CITY OF REDMOND ORDINANCE #2473. SYSTEMS MAY INCLUDE, BUT ARE NOT LIMITED TO, PIPES, CATCH BASINS, SWALES, PONDS, VAULTS, TANKS, RAIN GARDENS, INFILTRATION SYSTEMS AND OTHER TREATMENT SYSTEMS. THESE SYSTEMS MAY BE LOCATED IN COMMON AREAS, TRACTS, OR WITHIN EASEMENTS ON PRIVATE LOTS.

PRIVATE EASEMENT PROVISIONS

THE OWNER(S) OF LAND(S) HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE OWNER(S) OF LOTS BENEFITED, AND THEIR SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT FOR THE STATED UTILITIES AND/OR USE SHOWN. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BURDENED. THE OWNER(S) OF THE LOT(S) BENEFITED AND THEIR SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES AND/OR USER FACILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFORE; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES AND OR USER FACILITIES. HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ROCKERIES AND FENCING SHALL BE PERMITTED WITH THE INITIAL GRADING AND CONSTRUCTION OF EACH INDIVIDUAL SINGLE FAMILY HOME. ALSO THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES AND/OR USER FACILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT(S) BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

1. HE 10.00-FOOT PRIVATE STORM WATER DRAINAGE EASEMENT SHOWN ON LOT 2 IS TO THE BENEFIT OF THE OWNERS OF LOT 1. THE BENEFITED OWNERS SHALL SHARE EQUALLY IN THE MAINTENANCE AND RESPONSIBILITIES OF THE PRIVATE STORM WATER FACILITIES USED IN COMMON WITHIN SAID EASEMENT

2. THE 10.00-FOOT PRIVATE STORM WATER DRAINAGE EASEMENT SHOWN ON LOT 4 IS TO THE BENEFIT OF THE OWNERS OF LOT 3. THE BENEFITED OWNERS SHALL SHARE EQUALLY IN THE MAINTENANCE AND RESPONSIBILITIES OF THE PRIVATE STORM WATER FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

3. THE 10.00-FOOT PRIVATE STORM WATER DRAINAGE EASEMENT SHOWN ON LOT 6 IS TO THE BENEFIT OF THE OWNERS OF LOT 5. THE BENEFITED OWNERS SHALL SHARE EQUALLY IN THE MAINTENANCE AND RESPONSIBILITIES OF THE PRIVATE STORM WATER FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

4. THE 10.00-FOOT PRIVATE STORM WATER DRAINAGE EASEMENT SHOWN ON LOT 7 IS TO THE BENEFIT OF THE OWNERS OF LOT 8. THE BENEFITED OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES USED WITHIN SAID EASEMENT.

GENERAL NOTES

1. TRACT A, AN OPEN SPACE AND N.G.P.E. TRACT, IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TIMBERS AT MARYMOOR HOMEOWNERS ASSOCIATION.

2. TRACT B, AN OPEN SPACE AND STORM DRAINAGE TRACT, IS IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TIMBERS AT MARYMOOR HOMEOWNERS ASSOCIATION. THE TIMBERS AT MARYMOOR HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OBLIGATIONS, EXCEPT AS PROVIDED FOR HEREIN, ASSOCIATED WITH SAID TRACT. TRACT B IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT HEREBY GRANTED TO THE CITY OF REDMOND FOR INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND USE OF A STORM DRAINAGE VAULT, STORM DRAINAGE PIPES AND OTHER DRAINAGE SYSTEM FACILITIES, ACCESS DRIVEWAY, AND OTHER NECESSARY APPURTENANCES THERETO OVER, UNDER, ALONG AND ACROSS SAID TRACT B, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

3. TRACT C AND D, LANDSCAPING TRACTS, ARE HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TIMBERS AT MARYMOOR HOMEOWNERS ASSOCIATION

4. THE ARTICLES OF INCORPORATION FOR THE TIMBERS AT MARYMOOR HOMEOWNERS ASSOCIATION WERE FILED WITH THE SECRETARY OF STATE ON JANUARY 5, 2015. LOTS AND TRACTS WITHIN THIS SHORT PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TIMBERS AT MARYMOOR SHORT PLAT, RECORDED UNDER KING COUNTY RECORDING NUMBER _____.

CITY OF REDMOND NATIVE GROWTH PROTECTION EASEMENT PROVISIONS

THE OWNER(S) OF THE LAND(S) HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS, AND THE PUBLIC A PERPETUAL NATIVE GROWTH PROTECTION EASEMENT. THIS EASEMENT IS FOR THE PRESERVATION OF THE VALUES AND FUNCTIONS OF THE (SPECIFY THE REGULATED ITEM, SUCH AS WETLAND, ETC., AND ITS ASSOCIATED BUFFER AS MAY BE REQUIRED). THIS EASEMENT AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS AND ASSIGNS OF THE OWNER(S) OF THE LAND(S). DISTURBANCE OF ANY KIND IS STRICTLY PROHIBITED EXCEPT AS FOLLOWS. THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF PROTECTING AND PRESERVING THE NATIVE GROWTH AREA. THIS EASEMENT IS BINDING ON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THIS EASEMENT AND THE EASEMENT IS ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF REDMOND, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE EASEMENT. THE VEGETATION WITHIN THE EASEMENT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE CITY OF REDMOND TECHNICAL COMMITTEE. WHILE THE CITY HAS PERMISSION TO ENTER THE EASEMENT FOR THE ABOVE PURPOSES, THIS SHALL NOT CONSTITUTE AN OBLIGATION OR SPECIAL DUTY ON THE CITY'S PART TO PERFORM ANY OR ALL OF THE ABOVE ACTIONS.

1. THE LOCATION OF THE EASEMENT HEREBY GRANTED AND CONVEYED IS GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS TRACT A.

CITY OF REDMOND UTILITY EASEMENT PROVISIONS

THE OWNER(S) OF LAND(S) HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT(S) FOR UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRICITY, NATURAL GAS, TELECOMMUNICATIONS, CABLE TV, AND OTHER SUCH UTILITIES THAT MAY BE DEVELOPED AND THEIR NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LAND(S) OF GRANTOR FOR THESE PURPOSES. THIS EASEMENT AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY SUBDIVIDED. THE CITY OF REDMOND ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT(S) FOR THE PURPOSE OF INSTALLING, REPLACING, OPERATING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFORE; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE GRANTOR SHALL RETAIN THE RIGHT TO USE THE SURFACE OF THE SAID EASEMENT(S) IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE GRANTOR SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES, INCLUDING BUT NOT LIMITED TO DECKS, CARPORTS, HOT TUBS, PATIOS, AND RETAINING WALLS WITHIN THE EASEMENT(S). ALSO THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE GRANTOR SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREA(S) IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE GRANTEE PURSUANT TO ITS RESTORATION DUTIES HEREIN.

THE LOCATION OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED IS GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS C.O.R.U.E.

CITY OF REDMOND WATER, SANITARY SEWER, AND STORM WATER DRAINAGE EASEMENT PROVISIONS

THE OWNER(S) OF LAND(S) HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS, PERPETUAL EASEMENTS FOR WATER LINES AND SYSTEM FACILITIES AND ALL NECESSARY APPURTENANCES AND SANITARY SEWER LINES AND SYSTEM FACILITIES AND ALL NECESSARY APPURTENANCES, AND STORM WATER DRAINAGE LINES AND SYSTEM FACILITIES AND ALL NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LANDS OF THE GRANTOR FOR THESE PURPOSES IN THE LOCATION(S) SPECIFIED BELOW. THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENTS FOR THE PURPOSE OF INSTALLING, REPLACING, OPERATING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID WATER LINES AND SANITARY SEWER LINES AND STORM WATER DRAINAGE LINES AND THEIR SYSTEMS FACILITIES AND NECESSARY APPURTENANCES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THERETO; PROVIDED THAT, SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE GRANTOR SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENTS IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID WATER LINES AND SANITARY SEWER AND STORM WATER DRAINAGE LINES AND THEIR SYSTEMS FACILITIES AND NECESSARY APPURTENANCES. HOWEVER, THE GRANTOR SHALL NOT ERECT OR MAINTAIN BUILDINGS OR STRUCTURES, INCLUDING BUT NOT LIMITED TO DECKS, CARPORTS, HOT TUBS, PATIOS, AND RETAINING WALLS WITHIN THE EASEMENTS. ALSO, THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING ROOT PATTERNS THAT MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID WATER AND SANITARY SEWER AND STORM WATER DRAINAGE LINES, AND THEIR SYSTEMS FACILITIES AND NECESSARY APPURTENANCES. ALSO, THE GRANTOR SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREA(S) IN SUCH A WAY AS TO CAUSE EXCESSIVE COST TO THE GRANTEE PURSUANT TO ITS RESTORATION DUTIES HEREIN.

FOR WATER LINES, SYSTEMS FACILITIES AND APPURTENANCE: THE LOCATION(S) OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED IS THOSE AREAS GRAPHICALLY DEPICTED HEREON AS C.O.R.W.E.

FOR SANITARY SEWER LINES, SYSTEM FACILITIES AND APPURTENANCES: THE LOCATION(S) OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED IS THOSE AREAS GRAPHICALLY DEPICTED HEREON AS C.O.R.S.S.E.

FOR STORM DRAINAGE LINES, SYSTEM FACILITIES AND APPURTENANCES: THE LOCATION(S) OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED IS OVER, UNDER, AND UPON ALL OF TRACT B AS SHOWN HEREON, AND THOSE AREAS GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS C.O.R.S.D.E.

CITY OF REDMOND SIDEWALK EASEMENT PROVISIONS

THE OWNER(S) OF LAND(S) HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT FOR PUBLIC SIDEWALK AND PEDESTRIAN PURPOSES AND CONSTRUCTING, RECONSTRUCTING, INSTALLING, REPAIRING, USING AND MAINTAINING SAID SIDEWALK, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO WITHOUT ANY PRIOR INSTITUTION OF SUIT OR PROCEEDINGS OF LAW AND WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFORE. THIS EASEMENT IS GRANTED SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS.

1. THE GRANTEE SHALL, UPON COMPLETION OF ANY WORK WITHIN THE PROPERTY COVERED BY THIS EASEMENT (EXCLUDING THE INITIAL CONSTRUCTION OF THE SIDEWALK), RESTORE THE SURFACE OF THE EASEMENT AND ANY PRIVATE IMPROVEMENTS DISTURBED OR DESTROYED DURING EXECUTION OF THE WORK AS NEARLY AS PRACTICAL TO THEIR NORMAL CONDITION THAT THEY WERE IN IMMEDIATELY BEFORE THE COMMENCEMENT OF THE WORK OR ENTRY BY THE GRANTEE.

2. GRANTOR SHALL RETAIN THE RIGHT TO USE THE EASEMENT AREA AS LONG AS SUCH USE DOES NOT INTERFERE WITH THE EASEMENT RIGHTS GRANTED TO THE GRANTEE. GRANTOR SHALL NOT HOWEVER HAVE THE RIGHT TO:
A. ERECT OR MAINTAIN ANY BUILDING OR STRUCTURE WITHIN THE EASEMENT, OR
B. PLANT TREES, SHRUBS OR VEGETATION HAVING ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH THE USE OF THE SIDEWALK AND EASEMENT.

THE LOCATION(S) OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED IS THOSE AREAS GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS C.O.R.S.W.E.

CITY OF REDMOND PUBLIC PEDESTRIAN EASEMENT PROVISIONS

THE OWNER(S) OF THE LAND(S) HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PUBLIC PEDESTRIAN PURPOSES, AND CONSTRUCTING, RECONSTRUCTING, INSTALLING, REPAIRING, USING AND MAINTAINING THE IMPROVEMENTS AND FACILITIES WITHIN THE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO WITHOUT ANY PRIOR INSTITUTION OF SUIT OR PROCEEDINGS OF LAW AND WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFORE. THIS EASEMENT IS GRANTED SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS.

1. GRANTOR, ITS SUCCESSORS AND ASSIGNS SHALL RETAIN THE RIGHT TO USE THE EASEMENT AREAS AS LONG AS SUCH USE DOES NOT INTERFERE WITH THE EASEMENT RIGHTS GRANTED TO THE GRANTEE. GRANTOR SHALL NOT HOWEVER HAVE THE RIGHT TO:

A. ERECT OR MAINTAIN ANY BUILDING OR STRUCTURE WITHIN THE EASEMENT, OR
B. PLANT TREES, SHRUBS OR VEGETATION HAVING ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH THE USE OF THE PATHWAY AND EASEMENT.

2. THE GRANTOR, ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE SUB-BASE AND SURFACE IMPROVEMENTS LYING WITHIN THE PUBLIC PEDESTRIAN EASEMENT AREAS IN A MANNER SUFFICIENT FOR THE USE BY PEDESTRIANS AND SHALL BE SOLELY RESPONSIBLE FOR ALL COST OF DOING SO.

3. THE CITY OF REDMOND SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPAIRING AND MAINTAINING THE THE SUB-BASE AND SURFACE IMPROVEMENTS LYING WITHIN THE PUBLIC PEDESTRIAN EASEMENT AREAS LEGALLY DESCRIBED BELOW AS DEEMED NECESSARY BY ITS PUBLIC WORKS DIRECTOR. WHILE THE CITY HAS THE RIGHT TO ENTER THE EASEMENT AREAS FOR THE ABOVE PURPOSES. THIS SHALL NOT CONSTITUTE AN OBLIGATION OR SPECIAL DUTY ON THE CITY'S PART TO PERFORM ANY OR ALL OF THE ABOVE ACTIONS.

4. THE CITY SHALL UPON THE COMPLETION OF ANY WORK WITHIN THE PROPERTY COVERED BY THIS EASEMENT (EXCLUDING THE INITIAL CONSTRUCTION OF THE PUBLIC PEDESTRIAN EASEMENT IMPROVEMENTS), RESTORE THE SURFACE OF THE EASEMENT AND ANY PRIVATE IMPROVEMENTS DISTURBED OR DESTROYED DURING EXECUTION OF THE WORK AS NEARLY AS PRACTICAL TO THEIR NORMAL CONDITION THAT THEY WERE IMMEDIATELY BEFORE THE COMMENCEMENT WORK OR ENTRY BY THE CITY.

THE LOCATION OF THE EASEMENT GRANTED AND CONVEYED IS GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS C.O.R.P.P.E.

10/28/15
ROBERT DAVID WEST
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR

CORE DESIGN
14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING • PLANNING • SURVEYING

JOB NO. 12065

PROJECT NAME: FORMAN PROPERTY SHORT PLAT
CITY OF REDMOND FILE NUMBER:
LAND-2013-01511, PR2013-00511
CITY OF REDMOND, KING COUNTY, WASHINGTON

Landmark Web Official Records Search

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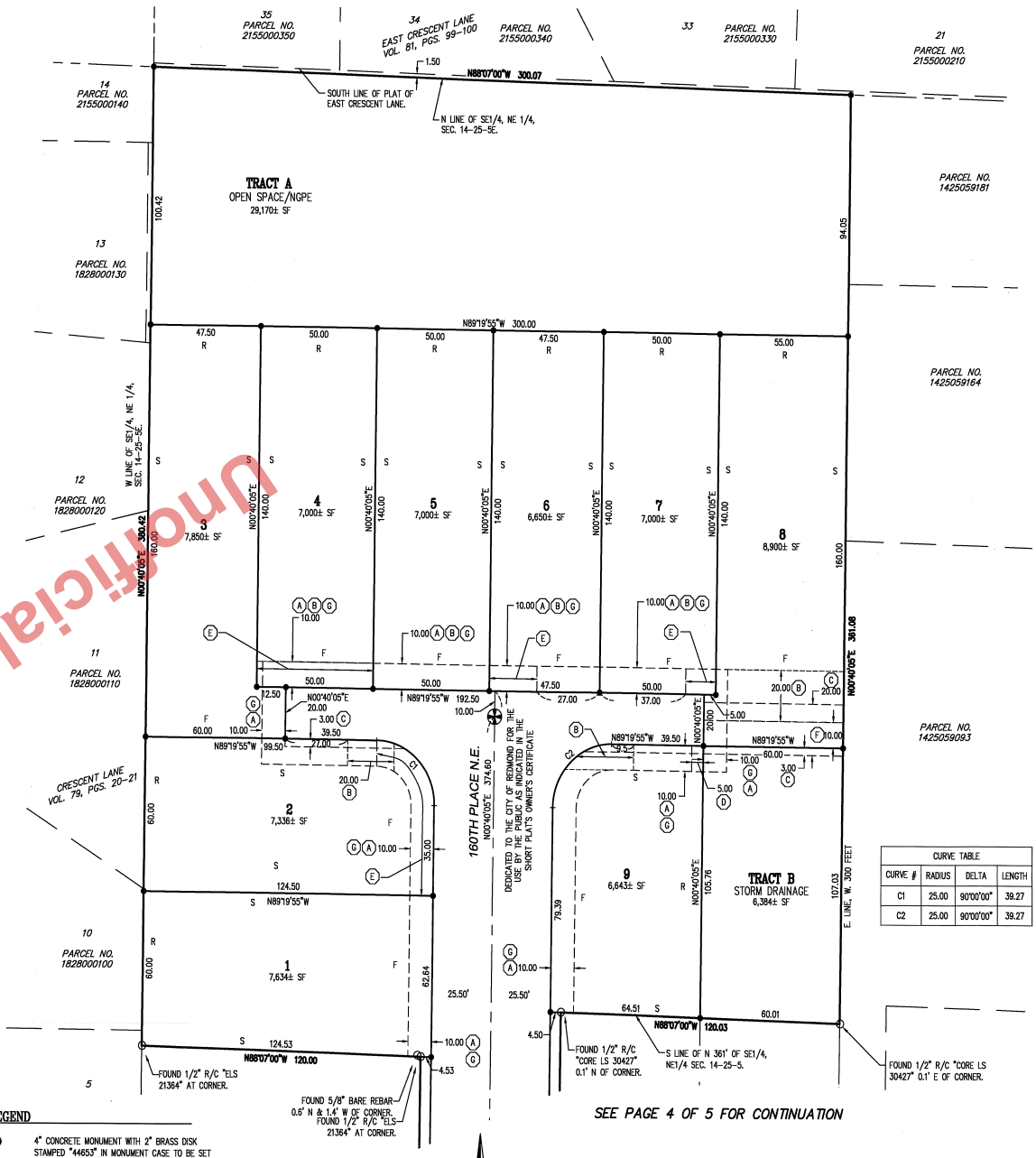
KING COUNTY, WA

333 158

THE TIMBERS AT MARYMOOR

SHORT PLAT

A PORTION OF THE SE 1/4, OF THE NE 1/4,
SECTION 14, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	25.00	90°00'00"	39.27
C2	25.00	90°00'00"	39.27

SEE PAGE 4 OF 5 FOR CONTINUATION

LEGEND

- ⊕ 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "44653" IN MONUMENT CASE TO BE SET AFTER THE STREET IS PAVED.
- ● SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "CORE 44653"
- ✖ SET TACK WITH WASHER STAMPED "CORE 44653"
- F FRONT YARD SETBACK
- R REAR YARD SETBACK
- S SIDE YARD SETBACK
- (R) RADIAL BEARING FROM INDICATED POINT ON AN ARC TO THE CENTER OF CURVE.
- (A) CITY OF REDMOND UTILITY EASEMENT. (C.O.R.U.E.)
- (B) CITY OF REDMOND WATER EASEMENT. (C.O.R.W.E.)
- (C) CITY OF REDMOND SEWER EASEMENT. (C.O.R.S.S.E.)
- (D) CITY OF REDMOND STORM DRAINAGE EASEMENT. (C.O.R.S.D.E)
- (E) PRIVATE DRAINAGE EASEMENT SEE PRIVATE EASEMENT PROVISIONS NOTE, SHEET 3.
- (F) CITY OF REDMOND PUBLIC PEDESTRIAN EASEMENT. (C.O.R.P.P.E.)
- (G) CITY OF REDMOND SIDEWALK EASEMENT. (C.O.R.S.W.E.)

SCALE: 1" = 30'
0 15 30 60

10/28/15
ROBERT DAVID WEBB STATE OF WASHINGTON 44653 REGISTERED PROFESSIONAL LAND SURVEYOR

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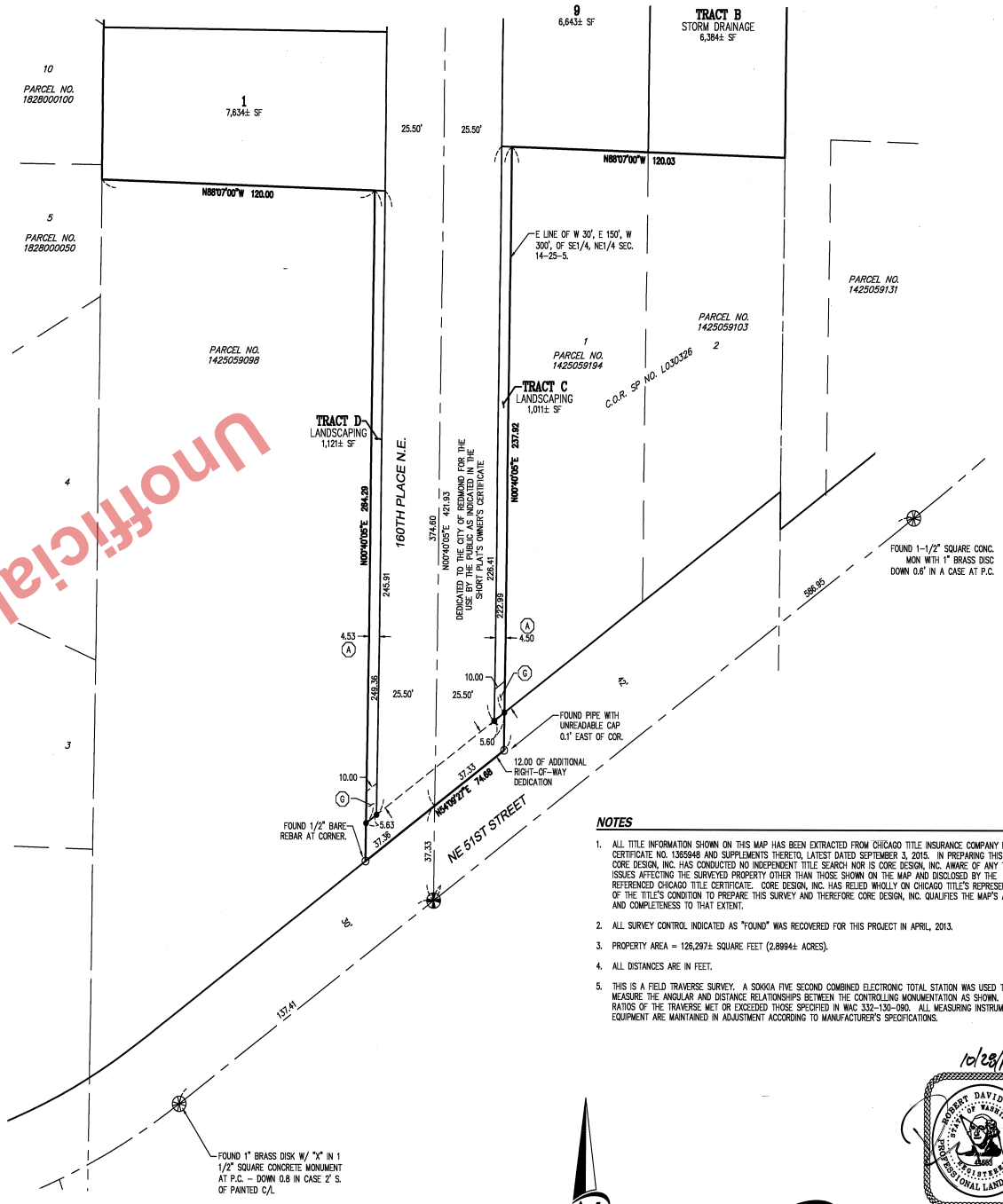
CITY OF REDMOND, KING COUNTY, WASHINGTON

SEE PAGE 3 OF 5 FOR CONTINUATION



NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY PLAT CERTIFICATE NO. 1365948 AND SUPPLEMENTS THERETO, LATEST DATED SEPTEMBER 3, 2015. 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 CHICAGO TITLE CERTIFICATE. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO 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.
2. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN APRIL, 2013.
3. PROPERTY AREA = 126,297± SQUARE FEET (2.8994± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. 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.

10/28/15

ROBERT DAVID WEBB
STATE OF WASHINGTON
13665
REGISTERED PROFESSIONAL LAND SURVEYOR

BASIS OF BEARINGS

N54°09'27"E BETWEEN THE MONUMENTS FOUND IN PLACE ALONG THE CENTERLINE OF N.E. 51ST STREET, AS CALCULATED FROM MONUMENTS REFERENCED BELOW WITH COORDINATE VALUES PUBLISHED BY THE CITY OF REDMOND PER REDMOND CITY HORIZONTAL CONTROL NOTEBOOK, PUBLISHED 1993.

REFERENCES

1. CITY OF REDMOND SHORT PLAT NO. L030326 AS RECORDED IN VOLUME 174 OF SHORT PLATS, AT PAGES 262-264, UNDER RECORDING NUMBER 20040728900006. (UTILIZED FOR SECTION SUBDIVISION)
2. PLAT OF CRESCENT LANE AS RECORDED IN VOLUME 79 OF PLATS, AT PAGES 20-21.
3. PLAT OF EAST CRESCENT LANE AS RECORDED IN VOLUME 81 OF PLATS, AT PAGES 99-100.

N

SCALE: 1" = 30'

0 15 30 60

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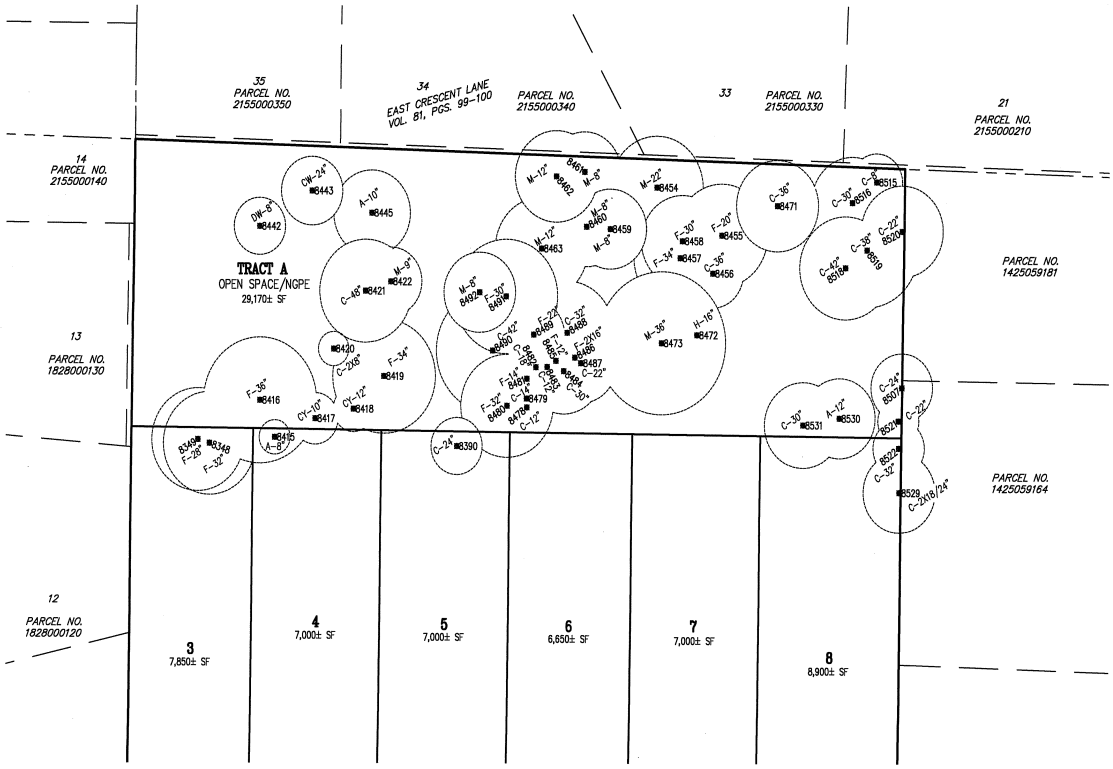

APPROVED

CITY OF REDMOND PLANNING DEPARTMENT

INITIALS: HM DATE: 11/2/15

SUBJECT TO FIELD INSPECTION

TREE RETENTION NOTE

THE TREES ON THIS PLAN ARE REQUIRED TO BE RETAINED IN PERPETUITY. CLEARING, GRADING OR CONSTRUCTION OF ANY IMPROVEMENTS IS PROHIBITED WITHIN 5-FEET OF THE DRIP LINE OF EACH TREE IDENTIFIED ON THIS PLAN. A CITY OF REDMOND TREE REMOVAL PERMIT IS REQUIRED FOR REMOVAL OF ANY TREE DESIGNED TO BE PRESERVED (INCLUDING REPLACEMENT TREES) AND APPROVAL IS RESERVED ONLY FOR THOSE TREES DEEMED TO BE DISEASED, DYING, OR DEAD BY A CERTIFIED ARBORIST. SHOULD ANY TREE BE REMOVED WITHOUT OBTAINING A TREE REMOVAL PERMIT, THE PROPERTY OWNER SHALL BE SUBJECT TO REMEDIAL MEASURES THAT MAY INCLUDE TREE REPLACEMENT AND/OR MONETARY PENALTIES.

SUMMARY OF ON-SITE TREE RETENTION

TREE TYPE	REMOVAL	IMPACTED	RETAINED	TOTAL
LANDMARK (OVER 30" DBH)	19 13%	0 0%	14 9%	33 22%
SIGNIFICANT (6" – 30" DBH)	76 51%	2 1%	39 26%	121 78%
TOTAL	95 65%	2 35%	53 35%	151 100%
REPLACEMENT TREES				133

EXISTING TREE LEGEND

- • TREE(TYPE-SIZE; E.G. C-12" = 12" CEDAR
- C CEDAR
- F FIR
- M MAPLE
- A ALDER
- CW COTTONWOOD
- DW DOGWOOD

N

SCALE: 1" = 30'

0 15 30 60

OPEN SPACE CALCULATION TABLE

LOT #	LOT AREA	REQUIRED OPEN SPACE (10% OF TOTAL LOT AREA)	OPEN SPACE PROVIDED
1	7,634	763	763
2	7,336	734	734
3	7,850	785	785
4	7,000	700	700
5	7,000	700	700
6	6,650	665	665
7	7,000	700	700
8	8,900	890	890
9	6,643	664	664
TOTAL		6,601	6,601
TRACT A	29,170	29,170	29,170
TRACT B	6,384	6,384	6,384
LOT BY LOT			6,601
TOTAL			42,155
TOTAL DEVELOPMENT WIDE REQUIRED OPEN SPACE			31,574
TOTAL DEVELOPMENT WIDE OPEN SPACE PROVIDED			42,155

10/22/15

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