PARKPLACE CENTER SHORT PLAT

A PORTION OF THE SE 1/4, SW 1/4, SEC. 5, T 25 N, R 5 E,
W.M. CITY OF KIRKLAND, KING COUNTY, STATE OF WASHINGTON

Short Plat
City of Kirkland

FILE NO: _____

CITY OF KIRKLAND
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED, REVIEWED, AND APPROVED BY THE CITY OF KIRKLAND PURSUANT TO THE SHORT SUBDIVISION PROVISIONS OF TITLE 22 (LAND SUBDIVISION), KIRKLAND MUNICIPAL CODE, THIS ___ DAY OF _____, 20 _____.

_____
DIRECTOR, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DEPARTMENT OF ASSESSMENT

EXAMINED AND APPROVED THIS ___ DAY OF _____, 20 _____ .

_____
KING COUNTY ASSESSOR

PARCEL NUMBER: _____

RECORDER'S CERTIFICATE

Filed for record this ___day of _____, 20 ___at _____in book of ___at page ___at the request of _____

_____ _____
Manager Supt. of Records

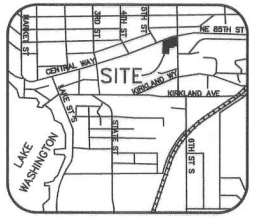
ACKNOWLEDGMENT

STATE OF WASHINGTON, }
County of . . . . . } ss.

On this day personally appeared before me
. . . . . .
to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that . . . . . signed the same as . . . . . free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this . . . day of . . . . ., 200__

. . . . . .
PRINT NAME: . . . . . .
NOTARY PUBLIC in and for the
State of Washington, residing
at . . . . . .
Commission Expires . . . . . .



VICINITY MAP
NO SCALE

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

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned being all of the owners of the land hereby short subdivided, hereby declare this short plat to be the graphic representation of the short subdivision made hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon and dedicate the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown hereon in the original reasonable grading of said streets and avenues, and further dedicate to the use of the public all the easements and tracts shown on this short plat for all public purposes as indicated hereon, including but not limited to parks, open space, utilities and drainage unless such easements or tracts are specifically identified on this short plat as being dedicated or conveyed to a person or entity other than the public.

Further, the undersigned owners of the land hereby short 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 Kirkland, 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 Kirkland.

Further, the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigns to indemnify and hold the City of Kirkland, 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 subsurface water flows within this short subdivision or by establishment, construction or maintenance of the roads within this short subdivision. Provided, this waiver and indemnification shall not be construed as releasing the City of Kirkland, 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 Kirkland, its successors, or assigns.

This subdivision dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owner.

IN WITNESS WHEREOF we set out hands and seals.

_____ _____
Name Name

_____ _____
Name Name

_____ _____
Name Name

LEGAL DESCRIPTION:

LOTS 1 THROUGH 17, INCLUSIVE, IN BLOCK 174 OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE DIVISION 39, AS PER PLAT RECORDED IN VOLUME 33 OF PLATS, PAGE 36, RECORDS OF KING COUNTY; AND THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 89°39'00" WEST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 708.00 FEET;
THENCE NORTH 00°21'00" WEST A DISTANCE OF 317.71 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°46'25" WEST A DISTANCE OF 2.87 FEET;
THENCE SOUTH 89°34'30" WEST A DISTANCE OF 166.54 FEET;
THENCE NORTH 00°25'30" WEST A DISTANCE OF 0.58 FEET;
THENCE SOUTH 89°46'25" WEST A DISTANCE OF 150.59 FEET;
THENCE NORTH 00°21'00" WEST A DISTANCE OF 488.34 FEET;
THENCE SOUTH 63°26'15" WEST A DISTANCE OF 0.72 FEET;
THENCE NORTH 00°21'00" WEST A DISTANCE OF 184.39 FEET TO THE SOUTHERLY MARGIN OF CENTRAL WAY AND A POINT THAT BEARS NORTH 89°39'00" EAST A DISTANCE OF 1,511.50 FEET ALONG THE SECTION LINE AND NORTH 00°21'00" WEST A DISTANCE OF 990.20 FEET FROM THE POINT BEING ON THE SOUTHERLY MARGIN OF CENTRAL WAY;
THENCE NORTH 63°26'15" EAST ALONG SAID MARGIN A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 174, OF SAID AFOREMENTIONED PLAT;
THENCE SOUTH 00°21'00" EAST ALONG SAID LOT 1, A DISTANCE OF 183.91 FEET TO THE SOUTHWEST CORNER OF LOT 1;
THENCE NORTH 63°26'15" EAST ALONG SAID LOT 1, EAST ALONG SAID MARGIN A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLK 174, OF SAID AFOREMENTIONED PLAT;
THENCE SOUTH 00°21'00" EAST ALONG SAID LOT 1, A DISTANCE OF 183.91 FEET TO THE SOUTHWEST CORNER OF LOT 3 AND ITS INTERSECTION WITH THE WEST LINE OF LOT 4, A DISTANCE OF 161.48 FEET;
THENCE SOUTH 00°21'00" EAST ALONG THE WEST LINE OF LOT 4, A DISTANCE OF 194.10 FEET TO THE SOUTHWEST CORNER OF LOT 4;
THENCE NORTH 89°39'00" EAST ALONG THE SOUTHERLY LINE OF LOT 4 AND LOT 5, A DISTANCE OF 132.00 FEET TO A POINT IN LOT 5 THAT BEARS NORTH 00°21'00" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°21'00" EAST A DISTANCE OF 392.43 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS AS GRANTED BY INSTRUMENT RECORDED JULY 20, 1990, UNDER KING COUNTY RECORDING NO. 9007200568;

AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PARKING AS GRANTED IN THAT CERTAIN "GRANT OF MUTUAL EASEMENTS" RECORDED JUNE 27, 1985 UNDER INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 8506270132, AS MODIFIED BY AWARD ON ARBITRATION FILED OCTOBER 30, 1990, IN KING COUNTY SUPERIOR COURT CAUSE NO. 90-2-02367-2 AND AMENDMENT RECORDED MARCH 22, 1996 UNDER INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 9603220640;

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

PUBLIC RIGHT-OF-WAY SIDEWALK & VEGETATION MAINTENANCE

EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR KEEPING THE SIDEWALK ABUTTING THE SUBJECT PROPERTY CLEAN AND LITTER FREE. THE PROMPTLY OWNER SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF TECH VEGETATION WITHIN THE ABUTTING LANDSCAPE STRIP. THE MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THERE HEIRS, SUCCESSORS AND ASSIGNS.

UTILITY MAINTENANCE

EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SANITARY SEWER OR STORM WATER STUB FROM THE POINT OF USE ON THEIR OWN PROPERTY TO THE POINT OF CONNECTION IN THE CITY SANITARY SEWER MAIN OR STORM WATER MAIN. ANY PORTION OF A SANITARY OR SURFACE WATER STUB, WHICH JOINTLY SERVES MORE THAN ONE PROPERTY, INCLUDING THE DRIVEWAY COLLECTION SYSTEM, SHALL BE JOINTLY MAINTAINED AND REPAIRED BY THE PROPERTY OWNERS SHARING SUCH STUB. THE JOINT USE AND MAINTENANCE SHALL "RUN WITH THE LAND: AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.

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 TOUCHSTONE CORP on JUNE 30, 20 08

DAKIN A. BELL
Surveyor

Certificate No. 37546

6/30/08
DAKIN A. BELL
STATE OF WASHINGTON
37546
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 8/18/09

CITY OF KIRKLAND WASHINGTON

SHORT PLAT PREPARED FOR:
TOUCHSTONE CORPORATION
2025 FIRST AVE. STE. 790
SEATTLE, WA. 98121
PHONE 206-727-2393

BRH
BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135
E-MAIL: INFO@BRHINC.COM

DWN. BY: TRS
CHK. BY: DAB
DATE: 06-26-08
SCALE: NONE
JOB NO. 2007237.01
SHEET 1 OF 4

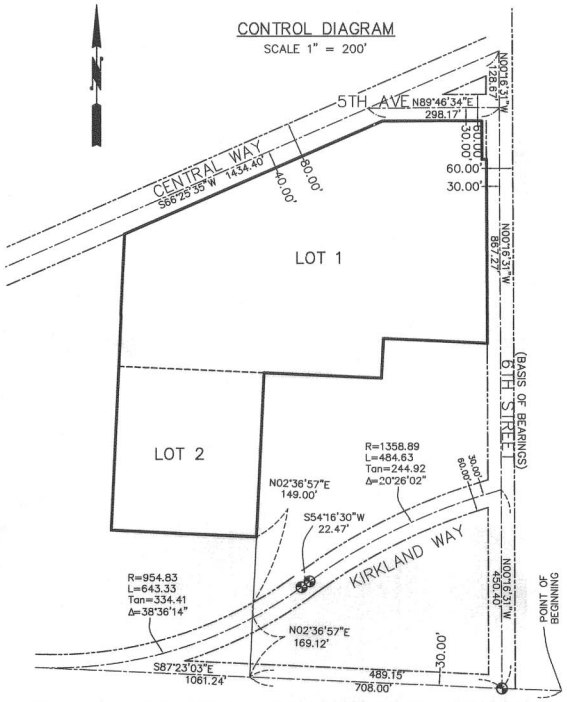
PARKPLACE CENTER SHORT PLAT

A PORTION OF THE SE 1/4, SW 1/4, SEC. 5, T 25 N, R 5 E,
W.M. CITY OF KIRKLAND, KING COUNTY, STATE OF WASHINGTON

SURVEY LEGEND

A/C	ASPHALTIC CONCRETE
	EDGE OF ASPHALTIC CONCRETE
AW	ASPHALT WALK
BRW	BRICK RETAINING WALL
	BRICK SURFACE
	BUILDING LINE
CATV	CABLE TELEVISION
	CANOPY
CC	CONCRETE CURB
CLF	CHAIN LINK FENCE
CO	CLEANOUT
COC	CENTER OF CHANNEL
CON	CONIFEROUS TREE
CP	CONCRETE PAD
	CONCRETE SURFACE
CRW	CONCRETE RETAINING WALL
CW	CONCRETE WALK
DEC	DECIDUOUS TREE
DI	DUCTILE IRON
	EASEMENT AREA
ECd	ELECTRICAL CONDUIT (BURIED)
EM	ELECTRIC METER
	FOUND SURVEY MONUMENT
	FENCE LINE (CHAIN LINK)
FH	FIRE HYDRANT
FO	FIBER OPTICS
G	GAS LINE
GM	GAS METER
GSF	GROSS SQUARE FEET
GV	GAS VALVE
IP	IRON PIPE
	JUNCTION BOX
LP	LIGHT POLE (ORNAMENTAL)
MH	MANHOLE
NSF	NET SQUARE FEET
O/H	OVERHEAD
(P)	PAINTED UTILITY LOCATION
PM	POWER METER
PP	POWER POLE
PS	COMBINED SEWER
SD	PIPE STORM DRAIN
PVC	POLYVINYL CHLORIDE
(R)	RECORD DATA
SS	SANITARY SIDE SEWER
	SET TACK IN LEAD W/ ID TAG #37546
	SET 5/8"X24" REBAR, CAPPED #37546
	SIGN
SD	STORM DRAIN
TCd	TELEPHONE CONDUIT (BURIED)
TMH	TELEPHONE MANHOLE
	TRAFFIC FLOW
	TRAFFIC LIGHT
T/S	TRAFFIC SIGNAL
W	WATER LINE
WMH	WATER MANHOLE

CONTROL DIAGRAM
SCALE 1" = 200'



TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

3. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AS DEDICATED IN THE PLAT.

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	STATE OF WASHINGTON
PURPOSE:	SLOPES FOR CUTS OR FILLS
AREA AFFECTED:	A PORTION OF SAID PREMISES
RECORDED:	MAY 16, 1963
RECORDING NO.:	5584153

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	STATE OF WASHINGTON
PURPOSE:	SLOPES FOR CUTS OR FILLS
AREA AFFECTED:	A PORTION OF SAID PREMISES
RECORDED:	JULY 3, 1963
RECORDING NO.:	5605259

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	INGRESS, EGRESS AND UTILITIES
AREA AFFECTED:	A PORTION OF SAID PREMISES
RECORDING NO.:	5676881

7. PARTY WALL AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED:	SEPTEMBER 7, 1965
RECORDING NO.:	5924675

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
PURPOSE:	UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AREA AFFECTED:	A PORTION OF SAID PREMISES
RECORDED:	JULY 5, 1979
RECORDING NO.:	7907050902

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
PURPOSE:	GUY WIRES AND ANCHORS
AREA AFFECTED:	A PORTION OF SAID PREMISES
RECORDED:	SEPTEMBER 1, 1982
RECORDING NO.:	8209010366

10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION
PURPOSE:	UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AREA AFFECTED:	A PORTION OF SAID PREMISES
RECORDED:	JULY 14, 1982
RECORDING NO.:	8207140357

(*) SEE SURVEYORS NOTE

11. AGREEMENT TO INDEMNITY, DEFEND AND SAVE HARMLESS AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	CITY OF KIRKLAND
RECORDED:	OCTOBER 14, 1982
RECORDING NO.:	8210140414

(*) SEE SURVEYORS NOTE

12. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED:	JUNE 27, 1985
RECORDING NO.:	8506270132
REGARDING:	PARKING EASEMENTS AND GENERAL BUILDING RESTRICTIONS

SAID INSTRUMENT SUPERSEDES AND REPLACES INSTRUMENT RECORDED UNDER RECORDING NO. 5676883.

MATTERS SET FORTH UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 90-2-02367-2, A COPY OF WHICH IS ATTACHED IS ALSO FILED AS AN ATTACHMENT TO THE FOLLOWING AMENDMENT.

AND AMENDMENTS THERETO:

RECORDED:	MARCH 22, 1996
RECORDING NO.:	9603220640

13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	SANITARY SEWERS
AREA AFFECTED:	A PORTION OF SAID PREMISES
RECORDING NO.:	8901271424

14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	PEDESTRIAN INGRESS AND EGRESS
AREA AFFECTED:	PORTION OF SAID PREMISES
RECORDING NO.:	9007200568

15. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	TO CONSTRUCT AND MAINTAIN A STAIRWAY AND WALK, AND FOR PEDESTRIAN ACCESS
AREA AFFECTED:	A PORTION OF SAID PREMISES
RECORDING NO.:	9506120371

16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE:	SANITARY SEWER AND STORM SEWER LINES
AREA AFFECTED:	A PORTION OF SAID PREMISES
RECORDING NO.:	9410311304

SAID INSTRUMENT IS A RE-RECORD OF INSTRUMENT RECORDED UNDER RECORDING NO. 9108081267.

(*) SEE SURVEYORS NOTE

(*) SURVEYORS NOTES

1. ITEM 10 ENCOMPASS ENTIRE SUBJECT PARCEL.
2. ITEMS 11 AND 16 ENCOMPASS THE ENTIRE SUBJECT PARCEL.

GENERAL NOTES

1. LEGAL DESCRIPTIONS AND EASEMENTS ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY LANDAMERICA COMMERCIAL SERVICES, COMMITMENT NO. 11279176, DATED APRIL 18, 2008 WITH 2ND SUPPLEMENTAL COMMITMENT DATED JUNE 16, 2008. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.
2. HORIZONTAL DATUM –
   BASED UPON CITY OF KIRKLAND CONTROL, (NAD 83/91) NORTH ZONE.
3. BASIS OF BEARING –
   MONUMENTED CENTERLINE OF 6TH ST., BETWEEN KIRKLAND AVE AND CENTRAL WAY; N 00°16'31" W
5. ANGLES AND DISTANCES SHOWN HEREON ARE GROUND.
6. INSTRUMENT –
   THIS SURVEY WAS PERFORMED WITH A LEICA TCR 1103, SERIAL NO. 614857, TOTAL STATION.
7. PRECISION –
   PRECISION EXCEEDS 1:10,000 GROUND TRAVERSE METHODS AND WERE IN ACCORDANCE WITH WAC 332-130-090 AND THE CITY BELLEVUE, GREATER THAN 1:50,000.
8. FIELD VISIT TO FOUND MONUMENTS SHOWN HEREON, PERFORMED OCTOBER 2007.

REFERENCES

1. BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NUMBER 39, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 33 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, WASHINGTON.
2. SURVEY RECORDED UNDER RECORDING NUMBER 8110089002, RECORDS OF KING COUNTY, WASHINGTON.
3. SURVEY RECORDED UNDER RECORDING NUMBER 9303159001, RECORDS OF KING COUNTY, WASHINGTON.

SITE NOTES

SITE ADDRESS:
457 CENTRAL WAY
KIRKLAND, WA 98033

TAX ACCOUNT NO.:
1248700051

UTILITY PROVIDERS:

SANITARY SEWER
CITY OF KIRKLAND
DEPARTMENT OF PUBLIC WORKS
123 FIFTH AVENUE
KIRKLAND, WA 98033
(425) 828-1257

STORM DRAINAGE
CITY OF KIRKLAND
DEPARTMENT OF PUBLIC WORKS
123 FIFTH AVENUE
KIRKLAND, WA 98033
(425) 828-1257

WATER
CITY OF KIRKLAND
DEPARTMENT OF PUBLIC WORKS
123 FIFTH AVENUE
KIRKLAND, WA 98033
(425) 828-1257

POWER & NATURAL GAS
PUGET SOUND ENERGY
355 110TH AVENUE NE
BELLEVUE, WA 98004
(206) 425-2000
(888) 225-5773

TELEPHONE
VERIZON
2312 WEST CASINO ROAD
EVERETT, WA 98204
(425) 710-4126

PROPERTY AREA CALCULATIONS	
EXISTING TAX LOT PARCEL NO. 12487-00051	
501,219 SQ. FT. 11.5064 AC.	NEW LOT 1 378,388 SQ. FT. 8.6866 AC.
	NEW LOT 2 122,831 SQ. FT. 2.8198 AC.
501,219 SQ. FT. 11.507 AC.	

6/30/08
DAKIN A. BELL
STATE OF WASHINGTON
37546
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 8/18/09

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CHK. BY: DAB
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SHEET 2 OF 4

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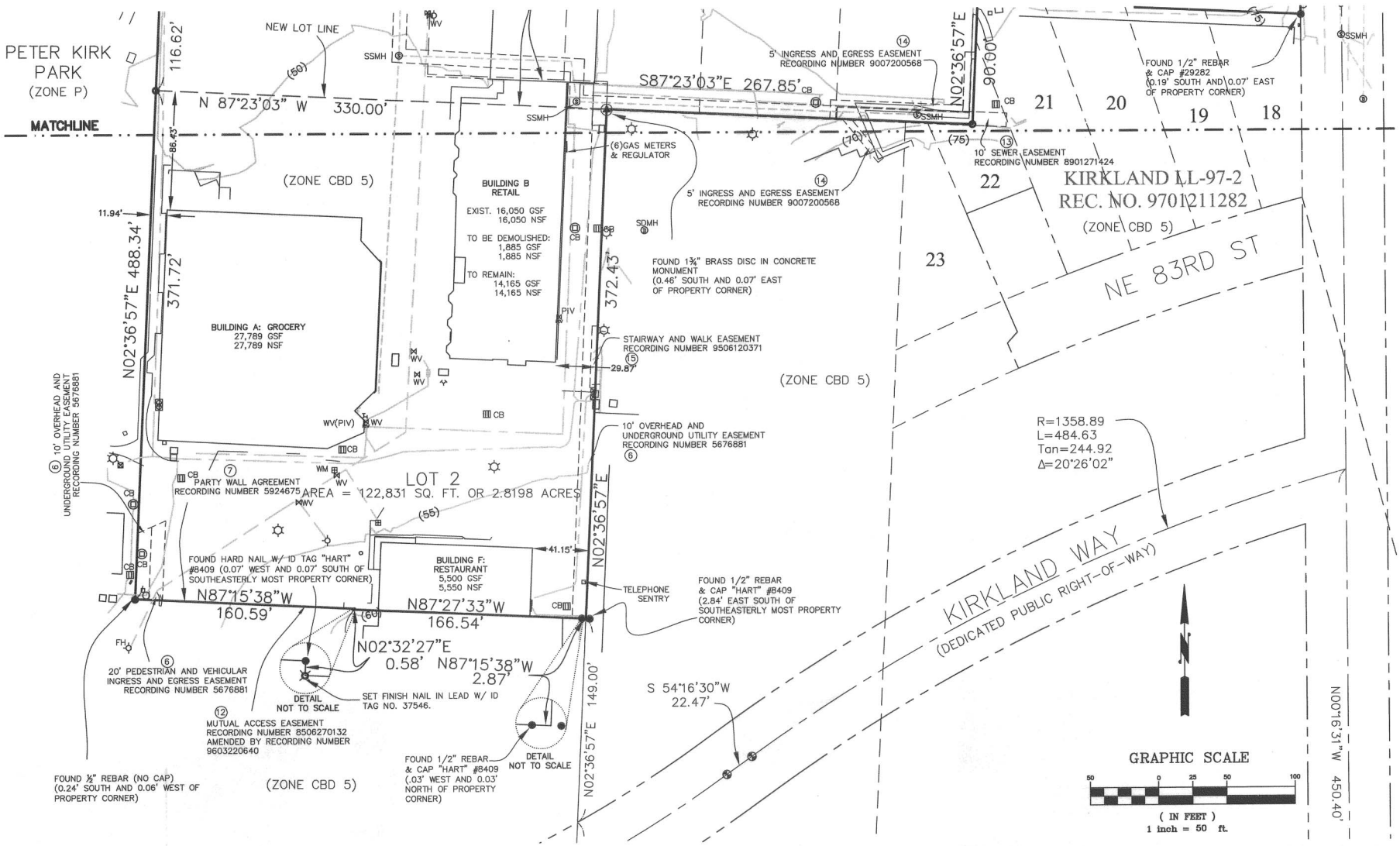

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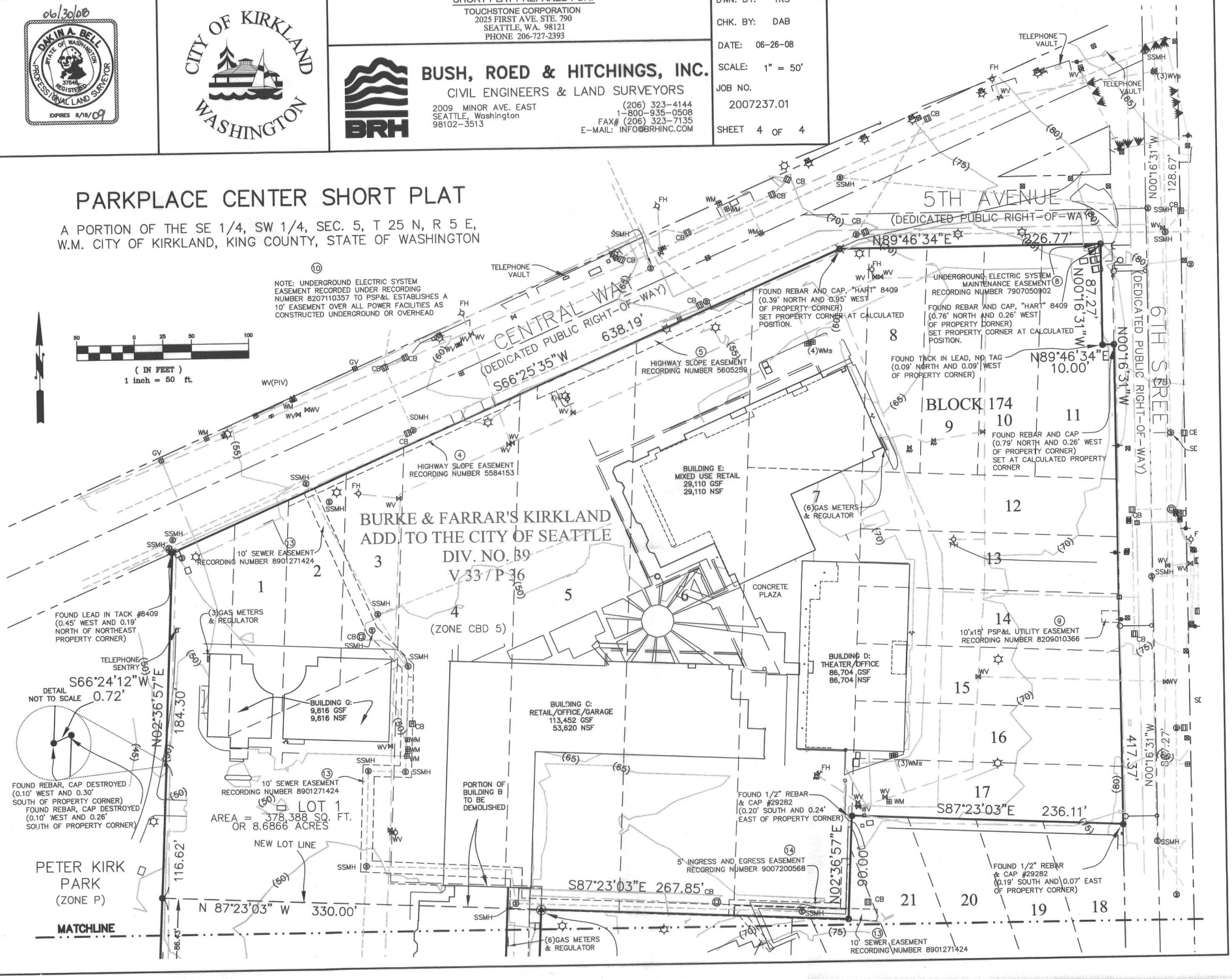
PARKPLACE CENTER SHORT PLAT

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