ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ AS _____ OF **THE HEIRS AND DEVISEES OF JOAN D. MACDONALD, DECEASED, AND THE SUCCESSOR TRUSTEE OF THE JOAN D. MACDONALD LIVING TRUST ESTABLISHED UNDER THE MACDONALD FAMILY LIVING TRUST** IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

(PRINT NAME) _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: _____

MY APPOINTMENT EXPIRES: _____

LEGAL DESCRIPTION

LOT A, CITY OF KIRKLAND LOT LINE ALTERATION NO. LLA __-_____ AS RECORDED UNDER RECORDING NO. _____ IN VOLUME ___ OF SURVEYS, PAGES _____ IN KING COUNTY, WASHINGTON.

RESTRICTIONS OF RECORD

1. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON SAID TESTAMENTARY DIVISION NO. L10M0004, RECORDED UNDER RECORDING NUMBER 20100405900009. (NOTHING TO PLOT).

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND, AND ALL UTILITIES SERVING SAID PROPERTY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF LOTS 1–5 AND TRACT A, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH PUBLIC UTILITY, PEDESTRIAN IMPROVEMENTS, ELECTRIC, TELEPHONE, TV, AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE OR CABLE TV SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

2. A 20 FEET PRIVATE STORM DRAIN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ALL LOTS OWNERS, OVER, UNDER, ACROSS AND UPON THAT PORTION OF LOTS 5 AND 6 GRAPHICALLY DEPICTED HEREON FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING PRIVATE STORM DRAIN, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THE MAINTENANCE AND THE COSTS THEREOF OF THE PRIVATE STORM DRAIN FACILITIES SHALL BE BORNE IN EQUAL PARTS BY THE OWNERS OF ALL LOTS, EXCEPT THAT NO OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE ABOVE THEIR POINT OF CONNECTION.

TRACT PROVISIONS

1. TRACT A IS HEREBY CONVEYED TO THE OWNERS OF LOTS 2 THROUGH 5 AS A PRIVATE JOINT USE DRIVEWAY FOR INGRESS, EGRESS, PUBLIC WATER, AND PRIVATE DRAINAGE, AND UTILITIES. OWNERSHIP OF LOTS 2 THROUGH 5 WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT A, AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT.

2. TRACT B IS A STORM DETENTION, AND WATER QUALITY TRACT AND IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL SURFACE MAINTENANCE OBLIGATIONS TO THE ALL LOT OWNERS, SUBJECT TO A MAINTENANCE EASEMENT OF THE STORM DRAINAGE FACILITIES CONTAINED THEREIN GRANTED AND CONVEYED TO THE CITY OF KIRKLAND. THE RESPONSIBILITY FOR THE MAINTENANCE OF THE TRACT, EXCEPT THE STORM DRAINAGE FACILITIES, SHALL BE THE RESPONSIBILITY OF THE ALL LOT OWNERS AND SHALL RUN WITH THE LAND.

NOTES:

1. UTILITY MAINTENANCE: EACH PROPERTY OWNERS HALL BE RESPONSIBLE FOR MAINTENANCE OF 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 MAIN. ANY PORTION OF A SANITARY SEWER OR SURFACE WATER STUB, WHICH JOINTLY SERVES MORE THAN ONE PROPERTY, SHALL BE JOINTLY MAINTAINED AND REPAIRED BY THE PROPERTY OWNERS SHARING EACH STUB. THE JOINT USE AND MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIRS HEIRS, SUCCESSORS AND ASSIGNS.

2. PUBLIC RIGHT–OF–WAY SIDEWALK AND VEGETATION MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR KEEPING THE SIDEWALK ABUTTING THE SUBJECT PROPERTY CLEAN AND LITTER FREE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF 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 THEIR HEIRS, SUCCESSORS AND ASSIGNS.

3. PARK IMPACT FEES: NEW RESIDENTIAL UNITS ARE REQUIRED TO PAY PARK IMPACT FEES PRIOR ISSUANCE OF A BUILDING PERMIT. PLEASE SEE KMC 27.06 FOR THE CURRENT RATE. EXCEPTIONS AND/OR CREDITS MAY APPLY PURSUANT TO KMC 27.06.060. IF A PROPERTY CONTAINS AN EXISTING UNIT TO BE REMOVED, A "CREDIT" FOR THAT UNIT SHALL APPLY TO THE FIST BUILDING PERMIT OF THE SUBDIVISION. THERE WERE 2 EXISTING UNITS ON THIS PROPERTY.

4. BUILDING PERMITS ASSOCIATED WITH THIS PROPOSED PROJECT WILL BE SUBJECT TO THE TRAFFIC IMPACT FEES PER CHAPTER 27 OF THE KIRKLAND MUNICIPAL CODE. THE IMPACT FEES SHALL BE PAID PRIOR ISSUANCE OF THE BUILDING PERMIT(S). ANY EXISTING SINGLE FAMILY HOMES WITHIN THIS PROJECT WHICH ARE DEMOLISHED WILL RECEIVE A TRAFFIC IMPACT FEE CREDIT. THIS CREDIT WILL BE APPLIED TO THE FIRST BUILDING PERMIT THAT IS APPLIED FOR WITHIN THE SUBDIVISION (AND SUBSEQUENT BUILDING PERMITS IF MULTIPLE HOUSES ARE DEMOLISHED). THE CREDIT AMOUNT FOR EACH DEMOLISHED SINGLE FAMILY HOME WILL BE EQUAL TO THE MOST CURRENTLY ADOPTED FEE SCHEDULE. THERE WERE 2 EXISTING UNITS ON THIS PROPERTY.

5. BUILDING PERMITS ASSOCIATED WITH THIS PROPOSED PROJECT WILL BE SUBJECT TO THE SCHOOL IMPACT FEES PER CHAPTER 27 OF THE KIRKLAND MUNICIPAL CODE. THE IMPACT FEES SHALL BE PAID PRIOR ISSUANCE OF THE BUILDING PERMIT(S). ANY EXISTING SINGLE FAMILY HOMES WITHIN THIS PROJECT WHICH ARE DEMOLISHED WILL RECEIVE A SCHOOL IMPACT FEE CREDIT. THIS CREDIT WILL BE APPLIED TO THE FIRST BUILDING PERMIT THAT IS APPLIED FOR WITHIN THE SUBDIVISION (AND SUBSEQUENT BUILDING PERMITS IF MULTIPLE HOUSES ARE DEMOLISHED). THE CREDIT AMOUNT FOR EACH DEMOLISHED SINGLE FAMILY HOME WILL BE EQUAL TO THE MOST CURRENTLY ADOPTED FEE SCHEDULE. THERE WERE 2 EXISTING UNITS ON THIS PROPERTY.

6. ALL ASSOCIATED LOTS OWNERS NEED TO SIGN A LID NO PROTEST AGREEMENT PRIOR THE ISSUANCE OF BUILDING PERMIT FOR SAID LOT.

7. ADDRESSING SHALL BE IN ACCORDANCE WITH KIRKLAND BUILDING DIVISION POLICY MANUAL NUMBER 9.001, ASSIGNMENT OF STREET NUMBERS AND ROAD SIGNAGE.

8. ALL EXISTING STRUCTURES ARE TO BE REMOVED.

CITY OF KIRKLAND SHORT PLAT

FILE NO: **SUB15–01345**

CITY OF KIRKLAND
DEPARTMENT OF PLANNING & 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 & COMMUNITY DEVELOPMENT

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

_____
KING COUNTY ASSESSOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ___ DAY OF _____, 20___, AT _____ IN BOOK ____ OF ____ AT PAGE _____ AT THE REQUEST OF _____

_____ _____ _____
MANAGER SUPT. OF RECORDS

ACKNOWLEDGMENTS, DECLARATION, DEDICATION, AND RESTRICTIONS (R.C.W. 58.27.165)

SHORT SUBDIVISION DEDICATION

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 OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

_____
THE HEIRS AND DEVISEES OF JOAN D. MACDONALD, DECEASED, AND THE SUCCESSOR TRUSTEE OF THE JOAN D. MACDONALD LIVING TRUST ESTABLISHED UNDER THE MACDONALD FAMILY LIVING TRUST

SE1/4, NW1/4, SEC. 25, T. 26 N., R. 4 E., W.M.

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 **WILLIAM BUCHAN HOMES** IN _____ 20___.

Ed Anderson
_____
ED ANDERSON
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 32434

EDWARD D. ANDERSON
STATE OF WASHINGTON
32434
REGISTERED
PROFESSIONAL LAND SURVEYOR

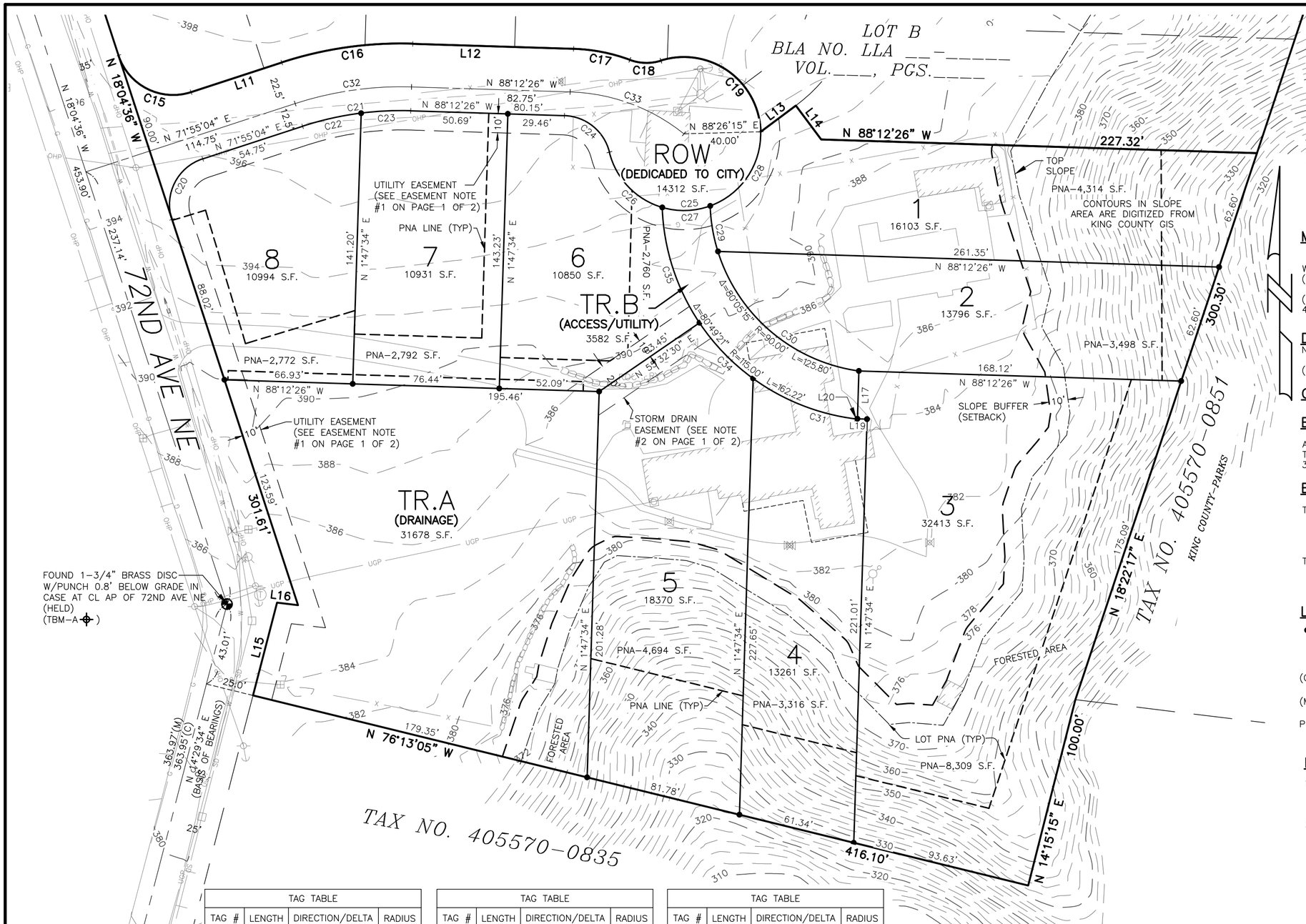
CITY OF KIRKLAND WASHINGTON
8/13/2015

SOUTH
MACDONALD PRELIMINARY SHORT PLAT
PREPARED FOR:
WILLIAM BUCHAN HOMES

2630 116TH AVE NE NO. 100, BELLEVUE, WA 98004

Mead Gilman & Assoc.
Professional Land Surveyors
P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486–1252 FAX: (425) 486–6108

DRAWN BY: LSD	DATE: 07, JUNE, 2015	JOB NO: 15028
CHKD BY: EDA	SCALE: N/A	SHEET: 1 OF 2



TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C15	47.13	90°00'00"	30.00
C16	69.38	19°52'30"	200.00
C17	30.02	18°35'49"	92.50
C18	16.51	37°50'58"	25.00
C19	73.93	105°53'50"	40.00
C20	39.27	89°59'40"	25.00
C21	57.24	19°52'30"	165.00
C22	31.38	10°53'48"	165.00
C23	25.86	8°58'42"	165.00

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C24	32.46	74°22'53"	25.00
C25	117.10	167°44'12"	40.00
C26	41.76	59°48'42"	40.00
C27	25.43	36°25'12"	40.00
C28	49.92	71°30'19"	40.00
C29	24.15	15°22'28"	90.00
C30	101.65	64°42'47"	90.00
C31	57.73	28°45'44"	115.00
C32	61.57	19°52'30"	177.50

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C33	64.35	36°52'12"	100.00
C34	40.49	20°10'29"	115.00
C35	64.00	31°53'08"	115.00
L11	49.74	N 71°55'04" E	
L12	83.85	N 88°12'26" W	
L13	22.86	N 53°19'46" E	
L14	22.07	N 36°40'14" W	
L15	50.00	N 14°29'34" E	
L16	11.03	N 83°04'00" W	

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
L17	25.00	S 01°47'34" W	
L19	6.26	N 88°12'26" W	
L20	1.26	N 88°12'26" W	

40 0 40 80 120

Scale 1" = 40'

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE (NAD83/91)

(PER WASHINGTON GEODETIC SURVEY CONTROL POINTS 182 (ID NO. 42444) AND 202 (ID NO. 43466)

DATUM

NAVD 88

(USED FAST STATIC GPS OBSERVATIONS WITH OPUS SOLUTION)

CONTOUR INTERVAL = 2'

EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

BENCHMARKS

TBM – A: 1-3/4" BRASS DISC W/PUNCH 0.8' BELOW GRADE IN CASE AT CL AP OF 72ND AVE NE 49.5' N'LY OF SW PROPERTY COR. ELEV. = 384.42.

TBM – B: 1-3/4" BRASS DISC W/PUNCH 0.9' BELOW GRADE IN CASE AT CL INTX. OF 72ND AVE NE AND NE 126TH ST.. ELEV. = 362.12'

LEGEND

- ● SET 1/2" REBAR W/ 1-3/4" PLASTIC CAP STAMPED "MGA 32434/35145" (UNLESS OTHERWISE NOTED)
- (C) CALCULATED
- (M) MEASURED
- PNA NATURAL PROTECTED AREA

REFERENCES

1. RECORD OF SURVEY AS RECORDED UNDER RECORDING NO. 20070424900013 IN BOOK 223 OF SURVEYS, PG 96 IN KING COUNTY, WA.
2. TESTAMENTARY DIVISION NO. L10M0004 AS RECORDED UNDER RECORDING NO. 20100405900009 IN VOL. 270, PGS 238-239 IN KING COUNTY, WA.

ZONING

ZONING DESIGNATION: RSA 4

BSBL LEGEND

F1 – 10' FRONTAGE BSBL
F2 – 20' FRONTAGE BSBL
S – 5' SIDE BSBL
R1 – 15' REAR BSBL
R2 – 10' REAR BSBL

SE1/4, NW1/4, SEC. 25, T. 26 N., R. 4 E., W.M.

TOTAL SITE AREA: 176,295 S.F.
TOTAL LOT AREA: 126,718 S.F.
TOTAL TRACT AREA: 35,260 S.F.
TOTAL DEDICATION AREA: 14,312 S.F.

EDWARD D. ANDERSON STATE OF WASHINGTON 32434 REGISTERED PROFESSIONAL LAND SURVEYOR

CITY OF KIRKLAND WASHINGTON
8/13/2015

SOUTH

SOUTH MACDONALD PRELIMINARY SHORT PLAT
PREPARED FOR:

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DRAWN BY: LSD	DATE: 07, JUNE, 2015	JOB NO: 15028
CHKD BY: EDA	SCALE: 1" = 40'	SHEET: 2 OF 2