



PURPOSES

SHORT SUBDIVIDED, HEREBY

ACKNOWLEDGMENTS, DECLARATION, DEDICATION & 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 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 HIGHWAYS 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.

WAIVE

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 COST OF DEFENSE, CLAIMED BY PERSON 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 CONSTRUCTED AS RELEASING THE CITY OF KIRKLAND, ITS SUCCESSORS OR ASSIGNS FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR PART FROM THE NEGLIGENCE OF THE CITY OF KIRKLAND, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION DEDICATION, WAIVER OR 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 HEREBY SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20____.

AHMET KULAGA

LEGAL DESCRIPTION:

THE NORTH 76.12 FEET OF THE SOUTH 736.12 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EASTERLY OF ANDREEN'S ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 45, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF LYING WITHIN THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B EXCEPTIONS:

1. SUBJECT TO AN ELECTRIC TRANSMISSION LINE EASEMENT AS RECORDED UNDER AUDITOR'S FILE NUMBER 4166175. INFORMATION PROVIDED NOT SUFFICIENT TO PLOT ITS EXACT LOCATION.

7. Lot 2 floor area ratio (FAR) shall not exceed thirty percent of lot size; FAR may be increased up to thirty-five percent of the lot size if: (1) The primary roof form of all structures on the site is peaked, with a minimum pitch of four feet vertical to twelve feet horizontal; and (2) All structures are set back from side property lines by at least seven and one-half feet.

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT AHMET KULAGA IS THE INDIVIDUAL WHO APPEARED BEFORE ME, AND SAID INDIVIDUAL ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

NOTARY NAME TO BE PRINTED

RESIDING AT: _____

MY APPOINTMENT EXPIRES: _____

REPLACE NGPE LANGUAGE WITH PRESERVED GROVE EASEMENT LANGUAGE

NATURAL PRESERVED GROVE EASEMENT (N.P.G.E.)

THE OWNERS OF THE LAND HEREIN SHORT SUBDIVIDED, HEREBY GRANTS TO THE CITY OF KIRKLAND, A MUNICIPAL CORPORATION A NATURAL PRESERVED GROVE EASEMENT OVER AND ACROSS THOSE AREAS SHOWN HEREON AS N.P.G.E.

NO TREE TRIMMING, TREE TOPPING, TREE CUTTING, TREE REMOVAL, SHRUB OR BRUSH CUTTING OR REMOVAL OF NATIVE VEGETATION, APPLICATION OF PESTICIDES, HERBICIDES OR FERTILIZERS, CONSTRUCTION, CLEARING, OR ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE EASEMENT AREA WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF KIRKLAND APPLICATION FOR SUCH WRITTEN APPROVAL TO BE MADE TO THE KIRKLAND DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT WHO MAY REQUIRE INSPECTION OF THE PREMISES BEFORE ISSUANCE OF THE WRITTEN APPROVAL AND FOLLOWING COMPLETION OF THE ACTIVITIES. ANY PERSON CONDUCTING OR AUTHORIZING SUCH ACTIVITY IN VIOLATION OF THIS PARAGRAPH OR THE TERMS OF ANY WRITTEN APPROVAL ISSUED PURSUANT HERETO, SHALL BE SUBJECT TO THE ENFORCEMENT PROVISIONS OF CHAPTER 170, ORDINANCE 3719, THE KIRKLAND ZONING CODE. IN SUCH EVENT, THE KIRKLAND DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT MAY ALSO REQUIRE WITHIN THE IMMEDIATE VICINITY OF ANY DAMAGED OR FALLEN VEGETATION, RESTORATION OF THE AFFECTED AREA BY PLANNING REPLACEMENT TREES AND OTHER VEGETATION AS REQUIRED IN APPLICABLE SECTIONS OF THE KIRKLAND ZONING CODE. THE DEPARTMENT ALSO MAY REQUIRE THAT THE DAMAGED OR FALLEN VEGETATION BE REMOVED.

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN CRITICAL AREAS AND THEIR BUFFERS BY REMOVING NON-NATIVE, INVASIVE, AND NOXIOUS PLANTS IN A MANNER THAT WILL NOT HARM CRITICAL AREAS OR THEIR BUFFERS AND IN ACCORDANCE WITH KIRKLAND ZONING CODE REQUIREMENTS FOR TREES AND OTHER VEGETATION WITHIN CRITICAL AREA BUFFERS.

THE CITY SHALL HAVE A LICENSE TO ENTER EASEMENT AREA (AND THE PROPERTY IF NECESSARY FOR ACCESS TO THE EASEMENT AREA) FOR THE PURPOSE OF MONITORING COMPLIANCE WITH THE TERMS OF THIS EASEMENT.

DEVELOPMENT OUTSIDE OF THIS NATURAL PRESERVED GROVE EASEMENT MAY BE LIMITED BY CODIFIED STANDARDS, PERMIT CONDITIONS, OR MOVEMENT OF THE CRITICAL AREA.

EACH OF THE UNDERSIGNED OWNERS AGREE TO DEFEND, PAY, AND SAVE HARMLESS THE CITY OF KIRKLAND, ITS OFFICERS, AGENTS, AND EMPLOYEES FROM ANY AND ALL CLAIMS OF EVERY NATURE WHATSOEVER, REAL OR IMAGINARY, WHICH MAY BE MADE AGAINST THE CITY, ITS OFFICERS, AGENTS, OR EMPLOYEES FOR ANY DAMAGE TO PROPERTY OR INJURY TO ANY PERSON ARISING OUT OF THE EXISTENCE OF SAID NATURAL PRESERVED GROVE EASEMENT OVER SAID OWNER'S PROPERTY OR THE ACTIONS OF THE UNDERSIGNED OWNERS IN CARRYING OUT THE RESPONSIBILITIES UNDER THIS AGREEMENT, INCLUDING ALL COST AND EXPENSES, AND RECOVER ATTORNEY'S FEES AS MAY BE INCURRED BY THE CITY OF KIRKLAND IN DEFENSE THEREOF; EXCEPTING THEREFROM ONLY SUCH CLAIMS AS MAY ARISE SOLELY OUT OF THE NEGLIGENCE OF THE CITY OF KIRKLAND, ITS OFFICERS, AGENTS, OR EMPLOYEES.

THIS EASEMENT IS GIVEN TO SATISFY A CONDITION OF THE DEVELOPMENT PERMIT APPROVED BY THE CITY OF KIRKLAND UNDER KIRKLAND FILE/PERMIT NO. SUB14-02016.

THIS EASEMENT SHALL BE BINDING UPON THE PARTIES HERETO, THEIR SUCCESSORS AND ASSIGNS, AND SHALL RUN WITH THE LAND.

Does not match language in PW Conditions.

Needs "Maintenance of On-Site Private Stormwater Facilities" and "Installation of LID Storm Drainage Improvements with Building Permits" notes.

Include Ingress and egress in Note 5.

APPROVAL NOTES:

- 1. ADDRESSES SHALL BE IN ACCORDANCE WITH KIRKLAND BUILDING DIVISION POLICY MANUAL NUMBER 9.001 - ASSIGNMENT OF STREET NUMBERS AND ROAD SIGNAGE.
2. UTILITY MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SANITARY SEWER, STORM WATER STUB, RAIN GARDEN, PERMEABLE PAVEMENT, OR ANY INFILTRATION FACILITIES (KNOWN AS LOW IMPACT DEVELOPMENT) 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 SEWER, SURFACE WATER STUB, RAIN GARDEN, PERMEABLE PAVEMENT, OR ANY INFILTRATION FACILITIES, WHICH JOINTLY SERVES MORE THAN ONE PROPERTY, 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.
3. PUBLIC RIGHT-OF-WAY SIDEWALK AND VEGETATION MAINTENANCE: THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THE 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.

4. LOCAL IMPROVEMENTS DISTRICT (LID) WAIVER AGREEMENT CHAPTER 110.60.7b OF THE KIRKLAND ZONING CODE REQUIRES ALL OVERHEAD UTILITY LINES ALONG THE FRONTAGE OF THE SUBJECT PROPERTY TO BE CONVERTED TO UNDERGROUND UNLESS THE PUBLIC WORKS DIRECTOR DETERMINES THAT IT IS INFEASIBLE TO DO SO AT THE TIME OF THE SUBDIVISION RECORDING, IF IT IS DETERMINED TO BE INFEASIBLE THEN THE PROPERTY OWNER SHALL CONSENT TO THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT, HEREAFTER FORMED BY THE CITY OR OTHER PROPERTY OWNERS. DURING REVIEW OF THIS SUBDIVISION IT WAS DETERMINED THAT IT WAS INFEASIBLE TO CONVERT THE OVERHEAD UTILITY LINES TO UNDERSTAND ALONG THE FRONTAGE OF THIS SUBDIVISION ON N.E. 80TH STREET AND 131ST AVE., N.E. THEREFORE, IN CONSIDERATION OF DEFERRING THE REQUIREMENT TO UNDERGROUND THE OVERHEAD UTILITY LINES AT THE TIME OF THE SUBDIVISION RECORDING, THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS OF LOTS WITHIN THIS SUBDIVISION HEREBY CONSENT TO THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT HEREAFTER FORMED BY THE CITY OR OTHER PROPERTY OWNERS.

5. A 15 FOOT PRIVATE SANITARY SEWER AND STORM DRAINAGE EASEMENT DEPICTED HEREIN ALONG THE SOUTH LINE OF LOT 2 IS FOR THE BENEFIT OF LOTS 1 AND OF THIS SHORT PLAT IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN THEIR SANITARY SEWER AND STORM DRAINAGE FACILITIES. Ingress, Egress and Utility facilities. THE OWNER(S) OF LOTS 1 AND 2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF OF THE FACILITIES THEY HAVE BENEFIT OF USE.

6. ACCESSORY DWELLING UNITS ARE PROHIBITED ON LOT 2.

7. LOT 2 IS LIMITED TO A FLOOR AREA RATIO (FAR) OF 30% OF THE TOTAL LOT SIZE UNLESS THE LOT MAINTAINS A 7.5 FOOT BUILDING SETBACK FROM ALL SIDE PROPERTY LINES. IN THIS CASE THE FLOOR RATIO WILL BE 35% OF THE TOTAL LOT SIZE.

- a-) 30% X 5,214 SF = 1,564 SF (FLOOR AREA)
b-) 35% X 5,214 SF = 1,825 SF (FLOOR AREA)

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 BUILDING

DEPARTMENT OF ASSESSMENT:

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____

KING COUNTY ASSESSOR

DEPUTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD BY _____ THIS ____ DAY OF _____, 2016, A.D. AT _____ MINUTES PAST _____ O'CLOCK _____ M. AND RECORDED IN VOLUME _____ OF SURVEYS, ON PAGE _____ RECORDS OF KING COUNTY, WASHINGTON.

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 AHMET KULAGA

THIS 15 DAY OF JANUARY 2016.

Jackie H. Siebert L.S. NO. 14490



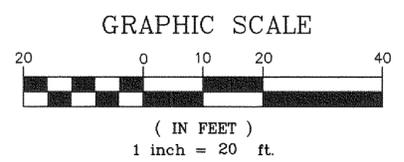
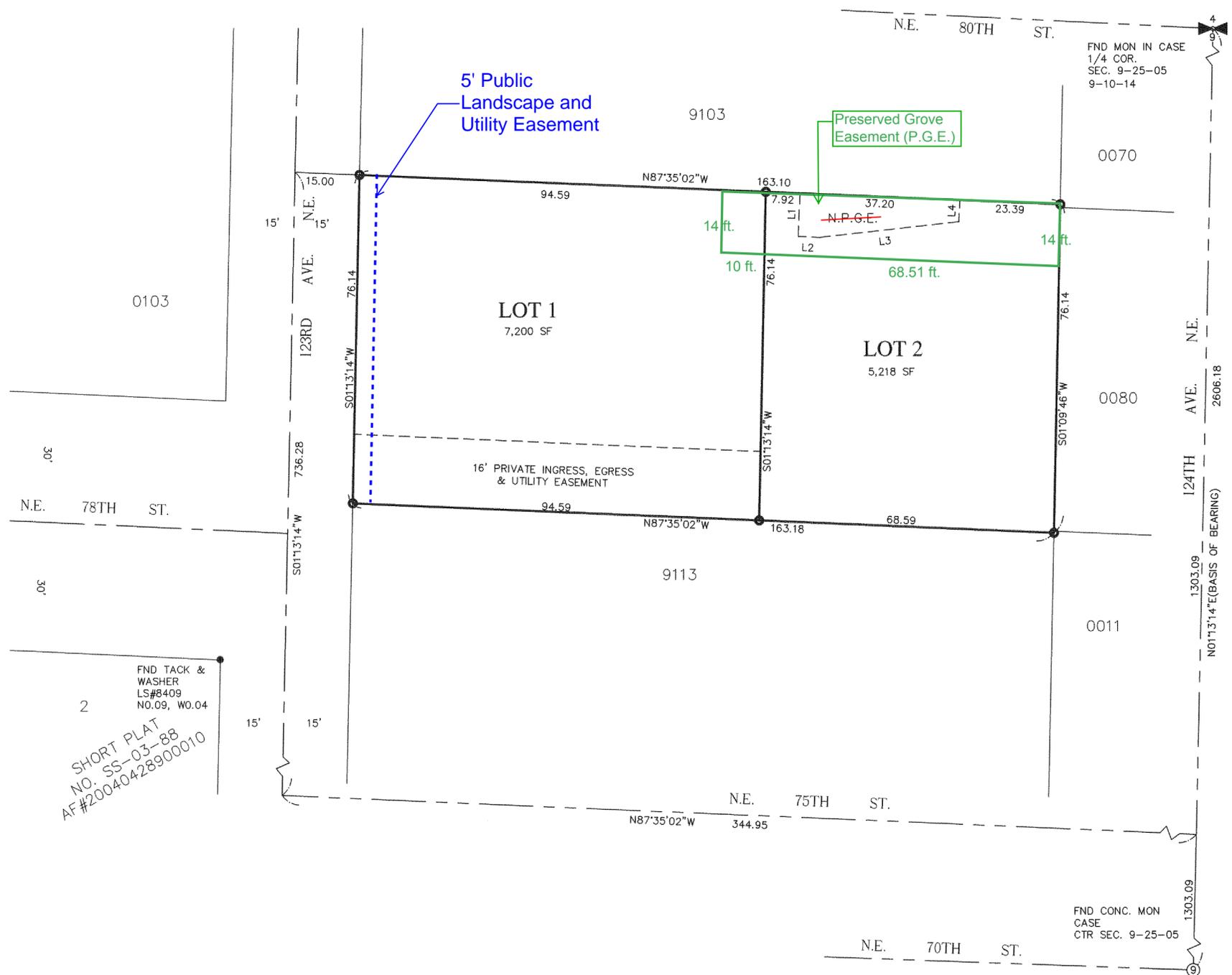
Tri-County Land Surveying Company 4610 200th St. S.W. Suite A Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850

Table with 3 columns: DRAWN BY B.H., CHECKED BY R.S., DATE JANUARY, 2016, SCALE N/A, JOB NO. 14-081, SHEET 1 OF 2

AHMET SHORT PLAT

SHORT PLAT CITY OF KIRKLAND SUB14-02016

N.E.1/4, N.W.1/4, SEC.9, T.25N., R.5E., W.M. KING COUNTY, WASHINGTON



- LEGEND**
- ⊕ FOUND MONUMENT AS DESCRIBED
 - FOUND PROPERTY CORNER AS DESCRIBED
 - SET 1/2" x 2' REBAR & CAP LS#14490
 - (P) DENOTES PLAT OF LORR'AL TERRACE NO. 5 VOL. 18, PG. 19
 - WEAS) DENOTES MEASURED DISTANCE

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 10.00 | N02°24'58"E |
| L2 | 5.00 | N87°35'02"W |
| L3 | 32.59 | N83°35'24"E |
| L4 | 5.00 | N02°24'58"E |

BASIS OF BEARING:
EAST LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 5 EAST, EAST LINE BEING NORTH 01°13'14" EAST

INSTRUMENTATION NOTE:
INSTRUMENTATION FOR THIS SURVEY WAS A ONE SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.



Tri-County Land Surveying Company
4610 200th St. S.W. Suite A
Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850

| | | |
|-----------------|--------------------|----------------|
| DRAWN BY B.H. | DATE JANUARY, 2016 | JOB NO. 14-081 |
| CHECKED BY R.S. | SCALE 1" = 20' | SHEET 2 OF 2 |

AHMET SHORT PLAT
SHORT PLAT
CITY OF KIRKLAND
SUB14-02016
N.E.1/4, N.W.1/4, SEC.9, T.25N., R.5E., W.M.
KING COUNTY, WASHINGTON