LOT 14

LOT 12

----- ×

\_N63°55'00"E

S88°56'33"E

S37°40'22"E

\_\_\_\_\_\_

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K.C.R.N. 5644400

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30' --- 30' --- --- --- ---

S88°56'33"E\_

PARCEL A

LBA NO. 2400996

PARCEL B

LBA NO. 2400996

TELEPHONE MANHOLE

TELEPHONE SENTRY

UTILITY POLE (WOOD)

TRAFFIC SIGNAL

TOE OF SLOPE

TOP OF BANK

WATER VAULT

WATER MAIN

WATER METER

WATER VALVE

─\\ \\ WOOD FENCE (WF)

TRAFFIC FLOW DIRECTION

TRANSFORMER ON POLE

UPPER LEVEL BUILDING LINE

WATER BLOWOFF VALVE

WATER GATE VALVE/CHAMBER

VACATION/CONDEMNATION ORDINANCE

TRAFFIC SIGNAL CONDUIT (BURIED)

S01°01'51"W\_\_

1 inch = 40 ft.

27TH AVENUE SOUTH

(DEDICATED PUBLIC RIGHT OF WAY)

— 30' —<del>- | -</del> 30' –

**←** 30' <del>- - | -</del> 30' —

GAS VAULT

GUY ANCHOR

—o——o—— HANDRAIL

US 🗅

O GP GUY POLE

△ SP STRAIN POLE

□----- LIGHT POLE (METAL)

LSCAPE/PA LANDSCAPE/PLANTER

MW MONITOR WELL

LIGHT POLE (DECORATIVE)

OHP/OHT OVERHEAD POWER/TELEPHONE

POLYETHYLENE

OHG/OHB OVERHEAD GUYWIRE/BUS (TROLLEY)

PAINTED UTILITY LOCATION

PROPERTY LINE (PL)

PIPE FLOW DIRECTION

POST INDICATOR VALVE

MAILBOX (FEDERAL/PRIVATE)

INVERT ELEVATION

LOT 1

-----

S01°07'41"W 113.96'

LOT 5 /

· + | - - - - - + - - - + -

L∕OT 6

N01°07'41"E 113.98'

POSSIBLE AREA OF INDEMNITY
AGREEMENT K.C.R.N. 9206171145

25TH AVENUE SOUTH

(DEDICATED PUBLIC RIGHT OF WAY)

CS/WS

CMP

DWY

ECD

EHH

EMH

FOMH

CONCRETE/WOOD STAIRS

CORRUGATED METAL PIPE

CONIFEROUS TREE

DECIDUOUS TREE

ELECTRICAL CONDUIT

ELECTRICAL HANDHOLE

ELECTRICAL MANHOLE

ELECTRICAL VAULT/TRANSFORMER

FIRE DEPT. CONNECTION (FDC)

FOUND SURVEY MONUMENT (AS NOTED)

ELECTRICAL METER

FIBER OPTIC MANHOLE

FIRE HYDRANT

FIBER OPTICS

GRADE BREAK

GAS MAIN

GAS VALVE

GAS METER

ELECTRICAL DUCT

DRIVEWAY

26TH AVENUE SOUTH

(DEDICATED PUBLIC RIGHT OF WAY) N01°07'41"E 299.97'

N01°03'27"E 299.87'

CPSRTA EASEMENT

CPSRTA EASEMENT

CONTROL DIAGRAM

PS/PSS COMBINED/SANITARY SEWER

PRIVATE CATCH BASIN

SERVICE DRAIN (STORM)

SSS SANITARY SIDE SEWER (RECORD)

STREET LIGHT HANDHOLE

TRAFFIC CONTROL CABINET (TRSCC)

TELEPHONE CONDUIT (BURIED)

TRAFFIC CONTROL/

TELEPHONE DUCT

TELEPHONE VAULT

PEDESTRIAN PUSH BUTTON (PPB)

PEDESTRIAN SIGNAL/PEDESTAL

STORM DRAIN

RECORD DATA

SCL/CLHH SEATTLE CITY LIGHT HANDHOLE

ROOF HEIGHT

CLEANOUT

↑ ユ SIGN/STREET NAME SIGN

STM/V STEAM LINE/VAULT

TCHD TRENCH DRAIN

TC/SL

TCD

K.C.R.N. 20050331002462

K.C.R.N. 20050331002463

S01°03'27"W 299.90'

ORD. NO. 86696

LOT 1

LOT 2

---<u>-</u>----

LOT 7

LOT 8

-*L*--,----

ACCESS EASEMENT

K.C.R.N. 20091210000419

VO 91132

PARCEL A

N01°05'51"E 119.88'

PARCEL C

LBA NO. 2400996

N88°54'09"W

LBA NO. 2400996

S01°04'28"W

30.001

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(24) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING DATE: MARCH 31, 2005 RECORDING INFORMATION: 20050331002463 CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY IN FAVOR OF: ACCESS FOR MAINTENANCE, INSPECTION, CONSTRUCTION, OPERATION, REPAID OR RECONSTRUCTION OF THE

(25) COVENANT TO BEAR SHARES IN THE COST OF CONSTRUCTION OR REPAIR OF ACCESS EASEMENT, EASEMENT FOR WHICH WAS GRANTED OVER ADJACENT PROPERTY BY INSTRUMENTS RECORDED UNDER RECORDING NO. 20091210000419.

(AFFECTS PARCELS | AND ||) 26. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:

RECORDED: SEPTEMBER 1, 2011 RECORDING NO.: 20110901000445

SAID INSTRUMENT IS A RERECORDING OF THAT DEED RECORDED UNDER RECORDING NO. 20050331002461.

SURVEYOR'S NOTE: BLANKET IN NATURE. 31. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:

RECORDED: JUNE 30, 2020

RECORDING NO.: 20200630000873 SURVEYOR'S NOTE: BLANKET IN NATURE.

SURVEY IDENTIFICATION NO .: REGISTERED LAND SURVEYOR NO .:

SURVEYOR'S ADDRESS & COMPANY: BUSH, ROED & HITCHINGS, INC.

TELEPHONE: COMPANY WEBSITE: www.brhinc.com SURVEYOR'S EMAIL: oliverr@brhinc.com

(I) THE CITY OF SEATTLE, A MUNICIPAL CORPORATION OF THE STATE OF (II) FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 7A, 7B1, 7C, 8 9, 10, 11A, 13, 14, 16, 17, 18 AND 19. THE FIELD WORK WAS COMPLETED ON

DATE OF PLAT OR MAP: \_\_04/22/2022

THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER

16. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. 17. AT THE TIME OF THIS SURVEY, THERE WERE NO KNOWN PROPOSED CHANGES STREET RIGHT-OF-WAY LINES ADJACENT TO THIS PROPERTY MADE AVAILABLE BY THE CONTROLLING JURISDICTION OR OBSERVED EVIDENCE OF RECENT STREE

TO/FROM 27TH AVENUE SOUTH, SOUTH FOREST STREET, SOUTH STEVENS STREET AND SOUTH WINTHROP STREET, EACH DEDICATED PUBLIC RIGHTS OF WAY.

HEREON, AND IS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, STRIPS OR

SANITARY SEWER AND STORM DRAINAGE: SEATTLE PUBLIC UTILITIES 700 5TH AVENUE PO BOX 34018

PO BOX 34018 SEATTLE, WA 98124-4018

(888) 225-5773 LUMEN TECHNOLOGIES 1600 7TH AVENUE

BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL

SITE NOTES

SITE ADDRESS: 2901 27TH AVENUE SOUTH (PARCEL I) 2700 SOUTH WINTHROP STREET (PARCEL II) 2600 SOUTH FOREST STREET (PARCEL III) SEATTLE, WASHINGTON

308500-2100-07 (PARCEL I 713880-0025-04 (PARCEL I 713830-0015-07 (PARCEL III)

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

HORIZONTAL DATUM: NAD 83/2011 (EPOCH 2010.00)

VERTICAL DATUM:

SITE AS SHOWN CONTAINS 166,450 SQUARE FEET OR 3.8212 ACRES,

PARKING SPACES TOTAL 131 INCLUDING 4 DISABLED PARKING SPACES. DESCRIPTION:

PARCEL A OF LOT BOUNDARY ADJUSTMENT NO. 2400996, RECORDED UNDER RECORDING NO. 20040331900021, IN KING COUNTY, WASHINGTON;

LOTS 3 THROUGH 14 IN BLOCK 6 OF RAINIER VALLEY SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 13 OF PLATS AT PAGE(S) 77, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 30 FEET OF LOTS 3 THROUGH 8 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 83253 FOR STREET PURPOSES, AS PROVIDED FOR BY

LOTS 3 THROUGH 6, BLOCK 1 OF RAINIER VALLEY ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 97, IN KING COUNTY, WASHINGTON.

TITLE REPORT REFERENCE: THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-998330-WA1, DATED FEBRUARY 18, 2022. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT. NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN

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

ORDINANCE NO .:

IN FAVOR OF:

FOR:

WIDTH:

(14.) RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR 26TH AVENUE SOUTH ENTERED DECEMBER 11, 1957 UNDER ORDINANCE NO. (AFFECTS PARCEL I)

(15.) RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR 27TH AVENUE SOUTH APPROVED MAY 1, 1962 UNDER ORDINANCE NO. (AFFECTS PARCELS I AND II)

(16.) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

(AFFECTS PARCEL I) 18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED 30, 1963 AS 5644401 OF OFFICIAL RECORDS.

19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF DRAINAGE CONTROL PLAN" RECORDED AUGUST 10, 1983 AS 8308100859 OF OFFICIAL RECORDS

(20) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PUBLIC" PLACE INDEMNITY AGREEMENT" RECORDED JUNE 17, 1992 AS 9206171145 OF OFFICIAL RECORDS.

21. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS. IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE LOT BOUNDARY ADJUSTMENT NO. 2400996 RECORDED MARCH 31, 2004 AS 20040331900021, IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTE: BLANKET IN NATURE.

RECORDING DATE: MARCH 31, 2005 RECORDING INFORMATION: 20050331002460

IN FAVOR OF: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY FOR: GUIDEWAY AFFECTS: PARCEL III

RECORDING DATE: MARCH 31, 2005 RECORDING INFORMATION: 20050331002462

TAX ACCOUNT NOS.:

SM-NR 95 (M)

**ZONING AGENCY:** 700 5TH AVENUE, SUITE 2000 SEATTLE, WA 98104 (206) 684-8600

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION

THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED APRIL 19, 2020, COMMUNITY PANEL NO. 53033C0635G, AND IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PARKING SPACE COUNT:

EXCEPT THAT PORTION CONVEYED TO CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY BY DEED RECORDED UNDER RECORDING NO. 20110901000445, BEING A RERECORDING OF 20050331002461.

CITY OF SEATTLE ORDINANCE NO. 25148; TOGETHER WITH THAT PORTION OF VACATED EAST AND WEST ALLEY ADJOINING OF ABUTTING THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW, AS PROVIDED FOR CITY OF SEATTLE ORDINANCE NO. 82793; AND TOGETHER WITH THAT PORTION OF VACATED 27TH AVENUE SOUTH ADJOINING OF ABUTTING THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW, PURSUANT TO CITY OF SEATTLE ORDINANCE NO. 91132, LYING SOUTHERLY OF THE SOUTH MARGIN OF SOUTH STEVENS STREET AND NORTHERLY OF THE NORTH MARGIN OF SOUTH WINTHROP STREET AS ESTABLISHED IN KING COUNTY SUPERIOR COURT CAUSE NO. 83253, AS

PROVIDED FOR BY CITY OF SEATTLE ORDINANCE NO. 25148; AND EXCEPT THAT PORTION CONVEYED TO CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY BY DEED RECORDED UNDER RECORDING NO. 20110901000445, BEING A RERECORDING OF 20050331002461.

DATE APPROVED: MAY 1, 1962

CITY OF SEATTLE

UTILITIES

AFFECTS: PARCELS I AND II (17.) SIDE SEWER EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED LOCATION: ALONG THE LINE AS CONSTRUCTED

6 FEET

RECORDING NO.: 5644400

91132

"AGREEMENT FOR PERMIT OF SIDE SEWER CONNECTION" RECORDED SEPTEMBER (206) 684-3000 (AFFECTS PARCEL I)

SURVEYOR'S NOTE: UNABLE TO DETERMINE LOCATION.

(AFFECTS PARCELS I AND II) SURVEYOR'S NOTE: BLANKET IN NATURE.

(AFFECTS PARCEL III)

(AFFECTS PARCEL I)

(22) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

(23) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

IN FAVOR OF: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY GUIDEWAY AFFECTS: PARCEL I

04/22/2022 (AFFECTS PARCELS | AND ||)

CERTIFICATION:

2022025.00

2009 MINOR AVENUE EAST SEATTLE, WA 98102-3513 (206) 323-4144



WARRANTY, EITHER EXPRESSED OR IMPLIED.

ALTA CERTIFICATION NOTES:

OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ACCESS NOTES: THE SUBJECT PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS

POSSIBLE ENCROACHMENT NOTES:

LEGAL DESCRIPTION NOTE: THE PROPERTIES SURVEYED ARE THE SAME AS SHOWN ON THE TITLE REPORT

UTILITY PROVIDERS:

PROJECT MANAGEMENT AND ENGINEERING SEATTLE, WA 98124-4018 (206) 233-7900 SEATTLE PUBLIC UTILITIES 700 5TH AVENUE, SUITE 4900

SEATTLE CITY LIGHT 700 5TH AVENUE, SUITE 3200 SEATTLE, WA 98124-4023 (206) 684-3000

PUGET SOUND ENERGY 10885 NE 4TH STREET, SUITE 1200 PO BOX 97034 BELLEVUE, WA 98009-9734 (425) 454-6363

(800) 244-1111 SUBSTRUCTURES:

TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER: RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES. IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

1"=20' 2022025.00



LEGEND

BLRD

CC/XC

CP/IP

⊕ AREA DRAIN

ABAN/RET ABANDONED/RETIRED

BOLLARD

BRICK

CTV CABLE TV

COLUMN

CANOPY

CW/BW CONCRETE/BRICK WALK

BUILDING LINE

BIKE RACK

ASPHALT (ASPH)

BUILDING CORNER

CATCH BASIN (CB)

CONCRETE SURFACE

CRW/WRW CONCRETE/WOOD RETAINING WALL

CONCRETE/IRON PIPE

Ç/M CENTERLINE/MONUMENT LINE

CONCRETE/EXTRUDED CURB



