

410/076



CITY OF
RENTON

VALLEY VUE SHORT PLAT
A PORTION OF NE 1/4, SE 1/4, SEC. 30, TWP. 23N., RGE. 5E., W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON

LAND USE ACTION NO. LUA-16-000272, ECF, SHPL-A, MOD
LAND RECORD NO. LND-20-0632

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

THE OWNER OF LAND EMBRACED WITHIN THIS SHORT PLAT, IN RETURN FOR THE BENEFITS TO ACCRUE FROM THIS SUBDIVISION, BY SIGNING HEREON COVENANTS AND AGREES TO CONVEY THE BENEFICIAL INTEREST IN THE NEW EASEMENTS SHOWN ON THIS SHORT PLAT TO ANY AND ALL FUTURE PURCHASERS OF THE LOTS, OR OF ANY SUBDIVISION THEREOF. THE COVENANT SHALL RUN WITH THE LAND AS SHOWN ON THIS SHORT PLAT.

RAD HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY:

RORY P. DEES
ITS: MICHELLE PASTORAL

ACKNOWLEDGEMENT:

STATE OF Washington } SS
COUNTY OF King }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Rory P. Dees SIGNED THIS INSTRUMENT, ON DATA STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS THE Managing Partner OF RAD Holdings, LLC AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED August 10, 2019

PRINT NAME: Michelle Pastor
NOTARY PUBLIC IN AND FOR THE STATE OF Washington

MY COMMISSION EXPIRES 8/27/2022



LEGAL DESCRIPTION:

PARCEL A:
THAT PORTION OF THE NORTH 100 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 30, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH IS NORTH 89°33'31" WEST 1,000 FEET FROM THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 1°52'12" WEST TO THE SOUTH LINE OF SAID NORTH 100 FEET, AND THE TERMINUS OF SAID LINE;
TOGETHER WITH AN EASEMENT FOR ROADWAY OVER THE SOUTH 12 FEET OF THE NORTH 106 FEET OF THE WEST 275 FEET OF THAT PORTION OF SAID SUBDIVISION LYING EAST OF THE KENT-RENTON ROAD, COUNTY ROAD NO. 80 (TALBOT ROAD S); EXCEPT THAT PORTION THEREOF LYING WITHIN THE MAIN TRACT, DESCRIBED ABOVE.

PARCEL B:
TRACT 11, WINSPEAR DIVISION 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 144 OF PLATS, PAGES 92 THROUGH 95, IN KING COUNTY, WASHINGTON.

SCHEDULE B SPECIAL EXCEPTIONS:

LEGAL DESCRIPTION AND EASEMENTS SHOWN PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 0019652-06 DATED JULY 9, 2014 AT 8:00 A.M. THROUGH SUPPLEMENTAL NO. 1 DATED DECEMBER 11, 2015 AT 8:00 A.M. AND REVISION SECOND GUARANTEE DATED MAY 28, 2019 AT 8:00 A.M.

- EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ROADWAY PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 3669076. (PLOTTED)
- EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 4244147 (NOT PLOTTABLE)(AS STAKED)
- INTENTIONALLY DELETED
- EASEMENT FOR THE PURPOSE OF AN ELECTRIC LINE AND ALL NECESSARY APPURTENANCES PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 5669641. (NOT PLOTTABLE)(AS STAKED)
- EASEMENT FOR THE PURPOSE OF AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 8901030304.
- EASEMENT FOR THE PURPOSE OF A GAS PIPELINE(S), TOGETHER WITH RIGHT OF ACCESS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 9101040242. (PLOTTED)
- EASEMENT FOR THE PURPOSE OF A SIDE SEWER WITH NECESSARY APPURTENANCES PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 20150515000801.
- ~~COVENANTS, CONDITIONS, RESTRICTIONS, REGULARS, RESERVATIONS, EASEMENTS, EASEMENT APPURTENANCES, EASEMENT APPURTENANCES, EASEMENT APPURTENANCES, AND OTHER MATTERS, IF ANY AS SET FORTH ON THE PLAT OF WINSPEAR DIVISION 1, FILES IN VOLUME 144, OF PLATS, PAGES 92 THROUGH 95 UNDER KING COUNTY RECORDING NUMBER 8901040242.~~

APPROVALS:
CITY OF RENTON

EXAMINED AND APPROVED THIS 16TH DAY OF AUGUST, 2019

Doreen Zimmerman
CITY OF RENTON ADMINISTRATOR OF
PLANNING/BUILDING/PUBLIC WORKS

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 27TH DAY OF AUGUST, 2019

John A. Wilson
KING COUNTY ASSESSOR

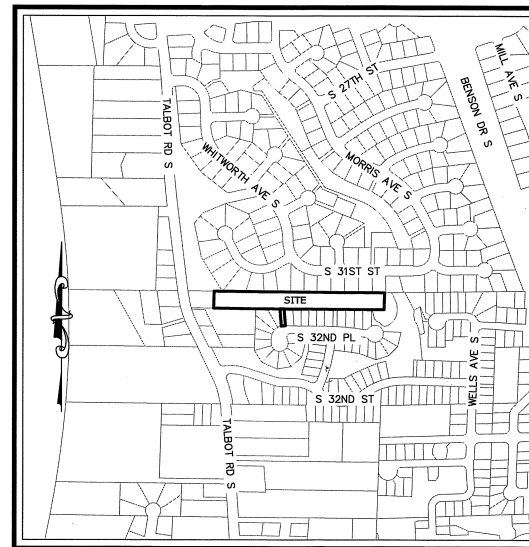
Cheryl Caldwell
DEPUTY ASSESSOR
RAD HOLDINGS, LLC 302305-9025

PRIVATE INGRESS, EGRESS AND UTILITIES MAINTENANCE AGREEMENT:

NEW PRIVATE EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS TO BE CREATED UPON THE RECORDING OF THIS SHORT PLAT. THE OWNERS OF LOTS 1 AND 2 SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE ACCESS EASEMENT APPURTENANCES. THESE APPURTENANCES AND MAINTENANCE RESPONSIBILITIES INCLUDE THE REPAIR AND MAINTENANCE OF THE PRIVATE ACCESS ROAD, DRAINAGE PIPES, AND STORM WATER QUALITY AND/OR DETENTION FACILITIES WITHIN THIS EASEMENT, PRIVATE SIGNAGE, AND OTHER INFRASTRUCTURE NOT OWNED BY THE CITY OF RENTON OR OTHER UTILITY PROVIDERS. MAINTENANCE COSTS SHALL BE SHARED EQUALLY. PARKING ON THE PAVING IN THE ACCESS EASEMENT IS PROHIBITED.

REFERENCES:

- CHICAGO TITLE STATUTORY WARRANTY DEED REF. # 1355466-4, REC. 20130621002265.
- WINSPEAR DIVISION 1 PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 198903141032 VOL. 144/Pg. 92-94.
- CHOW SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 20020520900001 VOL. 152/PGS. 125 - 125A.
- CHOW RECORD OF SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 199810209011 VOL. 125/Pg. 79.
- VICTORIA PARK NO. 4 PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 197903160661 VOL. 109/Pg. 95-97.
- RECORD OF SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 9206239007 VOL. 87/Pg. 225.
- BILL DUNN SHORT PLAT UNDER KING COUNTY REC. NUMBER 7908239009 VOL. 20/Pg. 09.



VICINITY MAP
1"=500'

PROJECT/CONTACT INFORMATION

DEVELOPER: RAD HOLDINGS, LLC
6252 167TH AVE SE
BELLEVUE, WASHINGTON 98006
PHONE: (206) 715-4559
CONTACT: RORY DEES

ENGINEER: LAND DEVELOPMENT ADVISORS, LLC
12865 SE 47TH PLACE
BELLEVUE, WASHINGTON 98006
PHONE: (425) 466-5203
CONTACT: JON W. NELSON, P.E.

SURVEYOR: AXIS SURVEY & MAPPING
15241 NE 90TH ST
REDMOND, WA 98052
PHONE: (425) 823-5700
CONTACT: MITCH EVANS, PLS

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 29TH DAY OF August, 2019 AT 9:02 A.M.
IN BOOK 410 OF SURVEYS, PAGE 76-78 AT THE REQUEST OF AXIS
SURVEYING AND MAPPING INC.

MGR. SUPT. OF RECORDS

MITCH EVANS

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 RAD HOLDINGS, LLC.

IN MAY 2019,

MITCH T.S. EVANS
CERTIFICATE NO. 38011



Axis
Survey & Mapping

15241 NE 90TH ST
REDMOND, WA 98052
TEL 425.823-5700
FAX 425.823-6700

www.axismap.com

| JOB NO. | DATE |
|----------|------------|
| 13-138 | 7/9/19 |
| DRAWN BY | CHECKED BY |
| JM/ARH | MTSE |
| SCALE | SHEET |
| N/A | 1 OF 3 |



20190829900002 Vol: 410 Page: 76
SHORT PLAT - MAP
8/29/2019 9:02 AM
KING COUNTY, WA
Rec: \$197.50

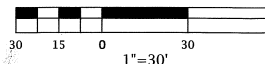
410/077



CITY OF
RENTON



GRAPHIC SCALE



VALLEY VUE SHORT PLAT
A PORTION OF NE 1/4, SE 1/4, SEC. 30, TWP. 23N., RGE. 5E., W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON

LAND USE ACTION NO. LUA-16-000272, ECF, SHPL-A, MOD
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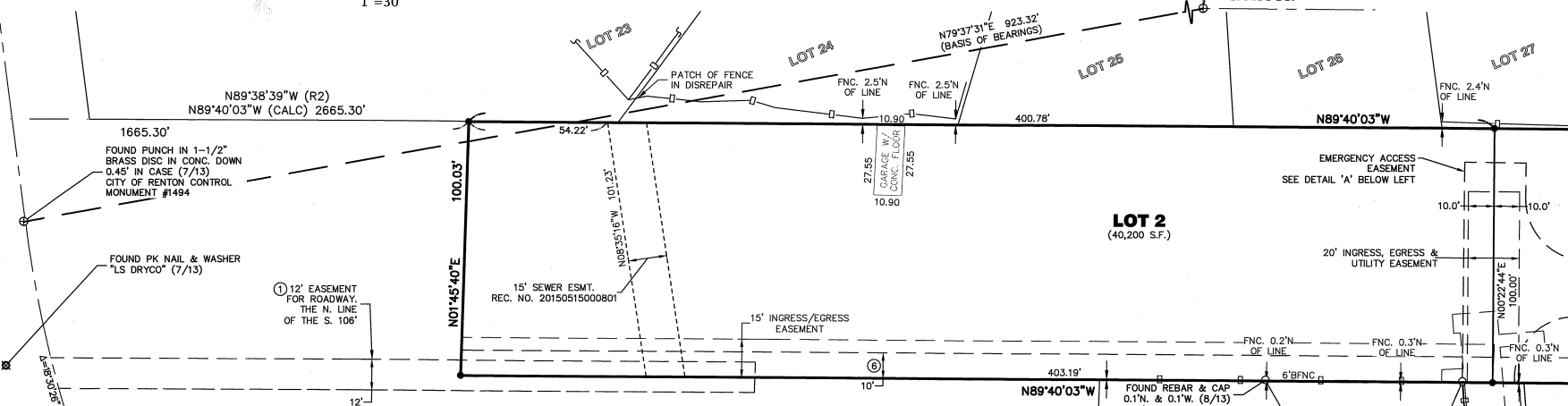
BASIS OF BEARINGS:

HELD A BEARING OF NORTH 79°37'31"
EAST BETWEEN CITY OF RENTON
CONTROL MONUMENTS 1494 AND
1862.

SMITHERS
CTS.

FOUND PUNCH IN 1/2" BRASS
PIN IN 4"x4" CONC. MON
DOWN 0.6' IN CASE. (7/13)
CITY OF RENTON CONTROL
MONUMENT #1862

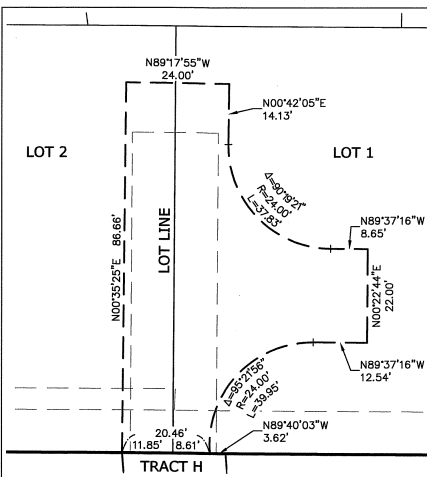
S. 31ST ST.



EMERGENCY ACCESS EASEMENT:

AN EASEMENT IS HEREBY GRANTED TO RENTON REGIONAL FIRE AUTHORITY, OVER AND ACROSS A PORTION OF LOTS 1 AND 2 OF THIS SHORT PLAT FOR THE PURPOSE OF EMERGENCY ACCESS, THE EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°40'03" WEST 11.85 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1, SAID SOUTHWEST CORNER BEING COMMON TO THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE NORTH 00°35'25" EAST A DISTANCE OF 86.66 FEET;
THENCE SOUTH 89°17'55" EAST A DISTANCE OF 24.00 FEET;
THENCE SOUTH 00°42'05" WEST A DISTANCE OF 14.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°19'21", AN ARC DISTANCE OF 37.83 FEET;
THENCE SOUTH 89°37'16" EAST A DISTANCE OF 8.65 FEET;
THENCE SOUTH 00°22'44" WEST A DISTANCE OF 22.00 FEET;
THENCE NORTH 89°37'16" WEST A DISTANCE OF 12.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 24.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°21'56", AN ARC DISTANCE OF 39.95 FEET TO THE SOUTH LINE OF LOT 1;
THENCE NORTH 89°40'03" WEST 20.46 FEET TO THE POINT OF BEGINNING.



DETAIL 'A'
EMERGENCY ACCESS
EASEMENT
1"=20'

ADDRESSES:

LOT 1: 3112 TALBOT RD. S.
LOT 2: 3106 TALBOT RD. S.

NOTES:

1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/ONSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

SYMBOL LEGEND

- SET REBAR AND CAP "AXIS 38011"
- SECTION CORNER
- QUARTER CORNER
- FOUND PK/MAG NAIL
- SET BENCHMARK
- FOUND MONUMENT IN CASE
- FOUND REBAR AND CAP AS NOTED

LINE LEGEND

- CHAIN LINK FENCE LINE
- WOOD FENCE LINE
- WIRE FENCE LINE



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| 13-138 | 7/9/19 |
| DRAWN BY | CHECKED BY |
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| SCALE | SHEET |
| 1"=30' | 2 OF 3 |

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