

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Adoption of Resolution No. 186, Approving the Final Plat for the Hageman Subdivision at 16326 Linden Avenue North
DEPARTMENT: Planning and Development Services
PRESENTED BY: Tim Stewart, Director of Planning and Development Services

PROBLEM/ISSUE STATEMENT:

The decision before your Council is the approval of the Hageman Subdivision (long subdivision) proposed by Doug Hageman, Hageman Homes, L.L.C. for the property located at 16326 Linden Avenue North. The proposal would create from one lot, totaling .68 acres, one stormwater/ drainage tract and six building lots. Two lots are intended for single family detached homes (8,649 and 5,239 sq. ft.) and four lots intended for single family attached homes (3,017-4,526 sq. ft.) See Attachment A for final plat drawings.

Your Council approved the subject preliminary plat on December 14, 1998. Your approval followed a public hearing held by the Planning Commission on September 17, 1998, and continued to October 1, 1998. The Planning Commission did not submit a formal recommendation for approval or denial. The Staff recommendation for approval was subject to nine conditions, which are listed later in this report.

The engineering plans have been reviewed and approved by staff. A site development permit has been issued. All required site development including, utility and drainage improvements, road and pedestrian improvements, and landscaping improvements have been constructed. The applicant has met the conditions of the preliminary subdivision approval.

The applicant complied with all requirements of the City of Shoreline Code and your Council is asked to approve the final plat by adopting Resolution No. 186 (see Attachment B) and authorize the Mayor, Director of Planning and Development Services, and the City Engineer to sign the final plat. After signing it will be recorded with King County Records and Elections Division.

RECOMMENDATION

Staff recommends the adoption of Resolution No. 186, which will approve the six (6) lot final plat of the Hageman Subdivision at 16326 Linden Avenue North and authorize the Mayor, City Engineer, and Planning and Development Services Director to sign the final plat.

Approved By: City Manager  City Attorney _____

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INTRODUCTION

Project Address: 16326 Linden Avenue North, Shoreline, WA 98133
Zoning: **Front Third of Property** (9,653 Square Feet): R-6 Residential (six (6) dwelling units per acre)
Rear Two Thirds of Property (19,806 Square Feet): R-12 Residential (twelve (12) dwelling units per acre)
Property Size: 29,459 Square Feet (.68 Acres)
Number of Proposed Lots: Six (6) residential lots, one drainage tract.
Proposed Lot Size: Lot 1: 8,649 Sq. Ft., Lot 2: 4,526 Sq. Ft., Lot 3: 3,017 Sq. Ft.
 Lot 4: 3,017 Sq. Ft., Lot 5: 3,017 Sq. Ft., Lot 6: 5,239 Sq. Ft.,
 Drainage Tract A: 2,002 Sq. Ft.
Comprehensive Plan Designation: **Front Third of Property UM** (Urban Medium, 4-12 units per acre)
Rear Two Thirds of Property AC (Activity Center, to 36 Units per acre)
Subdivision: Hageman Subdivision
Application No.: 2001-201117
Applicant: Doug Hageman
Property Owner: Hageman Homes, LLC

BACKGROUND

Action	Review Authority	Appeal Authority and Decision – Making Body
Preliminary Long Plat (Subdivision)	Planning Commission – Public hearing: September 17, 1998 continued to October 1, 1998. The Planning Commission did not submit a formal recommendation for approval or denial.	City Council – Public Meeting: December 14, 1998 Decision: Preliminary Subdivision Approval
Final Long Plat (Subdivision)	Director – Recommendation of approval to the City Council	City Council – Public Meeting: June 10, 2002 Decision: Final Plat Approval

The preliminary subdivision approval process required formal public notification of the proposal, followed by an open record formal public hearing in front of the Planning Commission. The Planning Commission did not submit a formal recommendation for approval or denial to the City Council. Staff forwarded a recommendation for approval subject to nine conditions to the City Council. After a public meeting, the City Council made a decision to approve the project.

The Hageman subdivision was reviewed under Title 18, the development code in place in 1998 at the time of complete application for preliminary approval of the plat. Title 18 provided that all areas of a site may be used in the calculation of base and maximum allowed residential density except for submerged lands. Easements across properties were included in the calculation of the density and minimum lot size. The King County Road Standards Manual, used by the City in 1998 allowed the use of private easements to serve long subdivisions of more than 4 lots under the provisions of Section 2.06. The Hageman Subdivision is served by a private road on a private easement across all six lots.

Please note that the current Development Code, Title 20, adopted in June 2000, section 20.70.090 outlines when easements may be used for access and when separate tracts are required. Easements are appropriate for access for ingress and egress or utilities for a single neighboring property. Separate tracts should be used for private streets or drainage facilities serving more than one lot. Tracts are separate property, and can not be included in calculation of minimum lot size.

Site development and engineering plans for the Hageman Subdivision were created to show how the subdivision will comply with the preliminary approval conditions and code requirements. The Planning and Development Services Department reviewed the site development plans. Necessary corrections to the plans were made before development plan approval. After all inspection and plan review fees were paid, a site development permit was issued. This permit authorized the developer to fulfill the preliminary approval requirements, such as the installation of site utilities and roads. Site development work that is completed before final plat must be guaranteed by maintenance bonds or other surety. These financial guarantees assure that the facilities constructed as shown on the site development plans work properly. A financial guarantee has been given to the City of Shoreline in the amount of \$6600.00.

The final plat is the final document, which actually creates the new lots of a new subdivision. The final plat must be reviewed, approved, all taxes paid, and recorded, before any lots are sold, or building permits for the new lots are issued. Staff reviewed the final subdivision, and verified that all conditions of the preliminary approval have been fulfilled. Based upon this review, the Director makes this recommendation to your City Council for approval.

ANALYSIS

On December 14, 1998 your Council reviewed and approved this preliminary subdivision subject to the following conditions.

(The compliance with each condition is stated in italic.):

1. The proposed subdivision design shall be revised to identify Lot 6 as being limited to development for a single-family residence. Any single family residence built on Lot 6 shall provide a minimum distance of 20 feet (measured along the centerline of the driveway) from the access point to the garage, carport, or other fenced parking entrance, to the closest boundary of the 20' wide access and utility easement.

Restriction No. 4 on Sheet 1 of 3 of the Final Plat Drawing provides a reference to Lot 6 being limited to a single-family residence.

2. The 1531 Sq. Ft. of Lot 2 identified as Open Space in the proposed subdivision design shall be dedicated as Community Recreational Space through a separate easement. The easement language shall provide use of this space by all residents of the Hageman Subdivision.

The referenced 1531 Sq. Ft. of Open Space identified over Lot 2 is actually located across Lots 1 and 2, 10' within Lot 1 and 10' within Lot 2. The total

Community Recreational Space is 1,521.50 square feet and is shown on Sheet 3 of 3 of the Final Plat Drawing as "Easement for Community Recreational Space." Industry standard for easement creation as part of a final subdivision is to incorporate the appropriate easement provisions and language on the face of the Final Plat Drawing. Sheet 2 of 3 includes specific provisions for the easement.

3. The private street proposed for this development shall be signed along its length as a "No Parking Fire Lane."

Sheet C5 of the approved engineering plans indicate the required signs to be installed as part of the subdivision construction. "No Parking Fire Lane" signs are specified on the plans. The lanes have been signed and painted.

4. Consistent with submitted plans, a 4' wide landscape buffer shall be installed along the north property line.

Sheet 3 of 3 of the Final Plat Drawing indicates the 4' landscape buffer/ easement located along the north property boundary line of the subdivision. Landscaping and irrigation was installed in the 4' buffer during site development.

5. The proposed vehicle turnaround shall comply with applicable Shoreline Fire District design requirements.

Sheet C5 of the approved engineering plans shows the vehicle turnaround as approved utilizing the Shoreline Fire district's design standards. The vehicle turnaround has been constructed on site.

6. The proposed subdivision design shall be revised to provide driveway access to Lot 1 from the proposed access road. All significant trees located within the previously proposed driveway for Lot 1 shall be preserved through the development process.

Sheet C5 of the approved engineering plans show a curb cut for Lot 1 along the private access road. Sheet 1 of 3 of the Final Plat Drawings includes a note that states "Lot 1 shall have no direct access to Linden Avenue N."

7. Prior to final plat approval, the applicants shall submit proof of a legal stormwater easement being obtained from Vencor Corporation, owners of the Arden Resthome. The easement shall be approved by the City of Shoreline Public Works department.

A legal stormwater easement was obtained and recorded from the Vencor Corporation.

8. The applicant shall install a quick connect (Stortz) fitting on the fire hydrant located at the northwest corner of the project site. This installation shall be coordinated with the Seattle Water Department.

Sheet C8 of 9 of the approved Engineering Plans include Seattle Water Department's approved Water Plan and includes installation of a Stortz fitting on the hydrant. The installation of the Stortz fitting is complete.

9. The applicant shall implement a Maintenance Agreement between the owners of the proposed building lots to provide for the maintenance and repair of all commonly owned facilities, including sidewalks, the private road, stormwater management system, recreational space and landscaping, installed as part of the subdivision.

A Maintenance Agreement has been recorded for this subdivision. Please refer to Sheet 1 of 3 of the final plat restriction note number 8 for Maintenance Agreement reference.

SEPA MITIGATIONS

1. Landscaping

- A. The applicant shall preserve the following trees located on the subject property:
 - I. The 18" caliper Redwood tree adjacent to Linden Avenue North
 - II. The 20' and 24" caliper Fir trees located south of the existing picnic shelter.

At the time of site development in 2001 the two fir trees referenced in number II. above were inspected by an arborist. The two firs were found to be damaged by storm events and rot. The arborist proposed to retain five additional trees on site in lieu of the fir trees noted above. The trees to be saved included four Western White pines: 21", 18", 14", and 20" and one 25" Douglas Fir. This proposal was approved by the City and these trees have been preserved on site. The 18" Redwood tree along Linden has also been preserved.

- B. The applicant shall prepare a plan for the protection of the above specified trees that identifies specific protection methods to be used for each tree during and after site clearing and development.

Sheet C3 of 9 on the approved Construction Plans includes the required and approved tree protection. The protection measures were inspected and approved by an arborist prior to beginning of site development construction. The site development is complete and the tree protection will remain in place throughout the building permit process for individual lots.

- C. All landscaping proposed for the development shall be automatically irrigated and a landscaping performance bond that covers the full cost of landscaping and irrigation shall be submitted to the City.

The landscaping has been installed on site as conditioned. The applicant has submitted a maintenance bond to the City that covers the landscaping and irrigation.

2. Transportation

Sidewalks and Parking Lane

- I. The applicant shall construct a full curb, gutter and concrete sidewalk of at least five (5) feet in width, together with a paved parking lane, along the boundary of the subject property and Linden Avenue. These facilities shall be located in the 14' right-of-way between the western property boundary and the paved roadway.

Sheet C5 of 9 of the approved Construction Plans includes these required improvements. These facilities have been installed on site and are covered by a maintenance bond.

On-Site Parking

- I. The applicant shall place a covenant on the property preventing the use of residential garage space for non-vehicle storage.

Restriction No. 5 on Sheet 1 of 3 on the Final Plat Drawing includes this restriction.

- II. 'No Parking' signs shall be placed at suitable intervals along the proposed private access road.

Sheet C5 of 9 of the approved Construction Plans indicate the required signs to be installed as part of the subdivision construction. Fire lanes have been signed and painted on site.

Trip Generation

- I. The applicant shall prepare a traffic study that analyses the impacts of the proposed private access road.
 - A. The number and timing of vehicle trips generated by the proposed development.
 - B. The impact of traffic generated by the development on;
 1. The intersection of 163rd and Linden Avenue North
 2. The intersection of 163rd and Aurora Avenue
 3. The intersection of Linden Avenue North and N. 160th Street
 4. The intersection of N. 160th and Aurora Avenue
 5. The intersection of Linden Avenue North and N. 165th Street
 6. The intersection of N. 165th and Aurora Avenue

The results of this study shall be reviewed by the City of Shoreline Development Services Engineer. Should any mitigations be required through the findings of the study, the City may withdraw this threshold determination and add any mitigations deemed necessary.

The applicant had previously submitted a traffic analysis prepared by Gibson Traffic Consultants dated June 3, 1998. The City reviewed and approved the results of the study and no additional traffic mitigation was required.

3. Aesthetics

- I. The side of any house facing Linden Avenue North on Lot 1 shall be modulated for depth and have windows installed to relieve a potential blank wall.

Sheet 1 of 3 of the final plat includes a note that requires any house constructed on Lot 1 to be modulated for depth and have windows installed to relieve potential for blank walls.

RECOMMENDATION

Staff recommends the adoption of Resolution No. 186, which will approve the six (6) lot final plat of the Hageman Subdivision at 16326 Linden Avenue North and authorize the Mayor and Planning and Development Services Director to sign the final plat.

ATTACHMENTS

Attachment A: Copies of the final plat drawings for the subject final plat. Copies of the approved site development permit drawings are available at the Planning and Development Services Department.

Attachment B: Resolution No. 186

Attachment A

Final Plat Drawings for the Hageman Subdivision

HAGEMAN SUBDIVISION
AN ALTERATION OF LOT 21, HIGHLAND ACRES,
VOLUME 24 OF PLATS, PAGE 48,
NE 1/4, NW 1/4, SEC. 18 TWP. 26 N., RGE. 4 E., W.M.
CITY OF SHORELINE,
KING COUNTY, WASHINGTON

ACKNOWLEDGMENTS
STATE OF WASHINGTON
COUNTY OF KING
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DOUGLAS C. HAGEMAN IS THE PERSON WHO APPEARED BEFORE ME...

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT
MY APPOINTMENT EXPIRES

FINANCE DIVISION CERTIFICATE
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL PUBLIC USES, ARE PAID IN FULL.

MANAGER, FINANCE DIVISION
DEPUTY
EXAMINED AND APPROVED THIS DAY OF

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
EXAMINED AND APPROVED THIS DAY OF

PLANNING AND DEVELOPMENT SERVICES DIRECTOR
EXAMINED AND APPROVED THIS DAY OF

WAYTOR, CITY OF SHORELINE
KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS DAY OF

KING COUNTY ASSESSOR
DEPUTY, KING COUNTY ASSESSOR
ACCOUNT NO.

EXAMINED AND APPROVED THIS DAY OF
CITY ENGINEER

LEGAL DESCRIPTION
LOT 21, HIGHLAND ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 48, IN KING COUNTY, WASHINGTON.

CITY FILE NO: 1988-00368
RECORDING CERTIFICATE
Filed for record at the request of this minutes past day of 19 at and recorded in Volume of Plats, Pages Washington, Records of King County, DIVISION OF RECORDS AND ELECTIONS

Manager Superintendent of Records



LAND SURVEYOR'S CERTIFICATE
I hereby certify that this plat of HAGEMAN SUBDIVISION is based upon an accurate survey and subdivision of Section 18, Twp. 26 North, Rge. 4 E., W.M. that the distances are shown correctly thereon; that the monuments will be set and the lot and block corners staked correctly on the ground and that I have fully complied with the provisions of the platting regulations.

Donal K. Rouppe, P.L.S.
Certificate No. 30450
Date 5/23/02

DEDICATION
I, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEIR HEIRS AND ASSIGNS TO IMMOBILIZE AND HOLD THE CITY OF SHORELINE, ITS SUCCESSORS, AND ASSIGNS WITHIN OR WITHOUT THIS SUBDIVISION ANY RIGHTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION...

THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEIR HEIRS AND ASSIGNS TO IMMOBILIZE AND HOLD THE CITY OF SHORELINE, ITS SUCCESSORS, AND ASSIGNS WITHIN OR WITHOUT THIS SUBDIVISION ANY RIGHTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION...

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.

HAGEMAN HOMES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY
DOUGLAS C. HAGEMAN
MEMBER OF HAGEMAN HOMES, L.L.C.

METROPOLITAN SAVINGS AND LOAN ASSOCIATION OF SEATTLE,
A UNITED STATES SAVINGS INSTITUTION.

PRINTED NAME, TITLE,
BANNER BANK
PRINTED NAME, TITLE.

RESTRICTIONS
1. SUBJECT TO DEDICATIONS AS CONTAINED IN THE PLAT OF HIGHLAND ACRES RECORDED IN VOLUME 24 OF PLATS, PAGE 48, RECORDS OF KING COUNTY, WASHINGTON...

2. SUBJECT TO A WATER MAIN EASEMENT AS RECORDED UNDER RECORDING NUMBER 200708210000080.
3. SUBJECT TO A CONTRACT FOR DEVELOPER EXTENSION OF SANITARY SEWERS AS RECORDED UNDER RECORDING NUMBER 2007082100000801.

4. LOT 5 SHALL BE LIMITED TO ONE SINGLE-FAMILY RESIDENCE ONLY. ANY SINGLE-FAMILY RESIDENCE BUILT ON LOT 5 SHALL BE LIMITED TO A MAXIMUM OF 10,000 SQUARE FEET (MEASURED) ALONG THE CENTERLINE OF THE DRIVEWAY FROM THE ACCESS DRIVE TO THE FRONT OF THE LOT OR OTHER FENCED PARKING ENTRANCE, TO THE CLOSEST BOUNDARY OF THE 20' WIDE VESTIBULE OR DRIVEWAY.
5. THE USE OF RESIDENTIAL GARAGE SPACE FOR A MOTOR VEHICLE SHALL NOT BE PERMITTED PURSUANT TO SEPA THRESHOLD DETERMINATION DATED MAY 14, 2004.

6. THE SIDE OF ANY HOUSE FACING LINDEN AVENUE NORTH ON LOT 1 SHALL BE REGULATED FOR DEPTH AND HAVE WINDOWS INSTALLED TO BELIEVE A POTENTIAL BLANK WALL.
7. LOT 1 SHALL HAVE NO DIRECT ACCESS TO LINDEN AVE. N.
8. SUBJECT TO MAINTENANCE AND REPAIR AGREEMENT RECORDED UNDER RECORDING NUMBER 20020002000388.

INDEXING DATA: NE 1/4, NW 1/4, SEC. 18 TWP. 26 N., RGE. 4 E., W.M.
PLATS P. 48
G1 GROUP FOUR, Inc.
16030 JULIANE-WOODVILLE WAY NE
BOTHELL, WASHINGTON 98012
(425)776-4861 • (206)368-0844 • FAX(206)368-3810

JOB NO.-97-8045 DATE: 12/03/01 SHEET: 1 OF 3
VOLUME/PAGE

HAGEMAN SUBDIVISION
AN ALTERATION OF LOT 21, HIGHLAND ACRES,
VOLUME 24 OF PLATS, PAGE 46,
NE. 1/4, NW 1/4, SEC. 18 TWP. 26 N., RGE. 4 E., W.M.
CITY OF SHORELINE,
KING COUNTY, WASHINGTON

DECLARATION OF COVENANT ASSOCIATED WITH DEVELOPMENT OF DETENTION FACILITY

1. DRAINAGE EASEMENTS AS SHOWN ON FACE OF PLAT ARE DEDICATED TO CITY OF SHORELINE TO RESPECT, MAINTAIN OR REPAIR THE FACILITIES IN CONFORMITY WITH CITY OF SHORELINE CODES.
2. IF CITY OF SHORELINE DETERMINES THAT MAINTENANCE OR REPAIR WORK IS REQUIRED ON ANY DETENTION FACILITY EXISTING ON THE ABOVE DESCRIBED PROPERTY, THE DRAINAGE EASEMENT FACILITY IS LOCATED ON THE PROPERTY WITHIN WHICH THE DRAINAGE FACILITY IS LOCATED, THE PERSON RESPONSIBLE FOR MAINTENANCE OF THE FACILITY, OR OTHER PERSON OR AGENCY IN CONTROL OF SAID FACILITY, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR WORK. SUCH WORK IS TO BE COMPLETED BY THE TITLEHOLDERS WHO WERE GIVEN NOTICE. IF THE DRAINAGE EASEMENT FACILITY AND/OR REPAIR IS NOT COMPLETED WITHIN THE TIME SET BY THE CITY OF SHORELINE, THE CITY OF SHORELINE SHALL BE RESPONSIBLE FOR REPAIR TO PERFORM SUCH MAINTENANCE. MAINTENANCE WORK WILL NOT COMMENCE UNTIL AT LEAST SEVEN DAYS AFTER SUCH NOTICE IS MAILED.

3. IF AT ANY TIME CITY OF SHORELINE REASONABLY DETERMINES THAT ANY EXISTING RETENTION/PETITION SYSTEM CREATES ANY OF THE CONDITIONS LISTED IN SHORELINE SPECIFICATIONS HEREIN, INCORPORATED BY REFERENCE, THE DIRECTOR MAY TAKE MEASURES MAINTAINED HEREIN.

4. THE TITLEHOLDERS SHALL ASSUME ALL RESPONSIBILITY FOR THE COST OF ANY MAINTENANCE OR REPAIR WORK REQUIRED ON THE DETENTION FACILITY OF SUCH RESPONSIBILITY SHALL INCLUDE REIMBURSEMENT TO THE CITY WITHIN 30 DAYS OF RECEIPT OF THE INVOICE FOR ANY SUCH WORK PERFORMED. OVERDUE PAYMENTS WILL BE SUBJECT TO INTEREST AT THE CURRENT LEGAL RATE FOR LIQUIDATED DAMAGES. IF LEGAL ACTION ENDS UP BEING NECESSARY FOR SAID REIMBURSEMENTS, THE PARTIES RESPONSIBLE FOR SAID REIMBURSEMENTS.

THIS COVENANT BENEFITS ALL CITIZENS OF CITY OF SHORELINE, TOUCHES AND CONCERNS THE LAND AND SHALL RUN WITH LAND AND SHALL BE BINDING ON ALL HEIRS, SUCCESSORS AND ASSIGNS.

THESE COVENANTS ARE INTENDED TO PROTECT THE VALUE AND DESIRABILITY OF THE REAL PROPERTY DESCRIBED ABOVE, AND TO MAINTAIN ALL THE CITIZEN PARTICIPANTS OF SHORELINE. THEY SHALL RUN WITH THE LAND AND BE BINDING ON ALL HEIRS, SUCCESSORS AND ASSIGNS, AS WELL AS THEIR HEIRS, SUCCESSORS AND ASSIGNS. THE COVENANTS SHALL BE FOR THE BENEFIT OF EACH PRESENT OR FUTURE SUCCESSOR IN INTEREST OF SAID PROPERTY OF ANY PART THEREOF, OR INTEREST THEREIN, AND TO THE BENEFIT OF ALL CITIZENS OF CITY OF SHORELINE.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TO THE PLAT, THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE, MOVE, REMOVE, UNDERGROUND CONDUITS, CABLES, FIRE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITHIN THE PLAT. THE RIGHT TO ENTER UPON THE LANDS AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LANDS AND OTHER UTILITY SERVICES TOGETHER WITH THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1 THROUGH 6, EXCEPT THOSE AND HERES AND THE RIGHT TO EVALUATE, CONSTRUCT, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL, STORMWATER CONDUIT, EXISTING AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

COMMUNITY RECREATIONAL SPACE EASEMENT

AN EASEMENT OVER THE EAST 10 FEET OF LOT 1 AND THE WEST 10 FEET OF LOT 2 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1 THROUGH 6, INCLUSIVE FOR COMMUNITY RECREATIONAL SPACE. THE COST OF MAINTENANCE OF THIS FACILITY SHALL BE BORNE IN EQUALITY BY THE OWNERS. THEIR SUCCESSORS AND ASSIGNS OF LOTS 1 THROUGH 6 INCLUSIVE.

EASEMENT UNDERGROUND AND SURFACE RIGHTS
THIS EASEMENT GRANTS TO THE CITY OF SEATTLE (HEREAFTER REFERRED TO AS GRANTEE), ITS SUCCESSORS AND ASSIGNS, ALTER, IMPROVE, REPAIR, MAINTAIN, OPERATE AND MAINTAIN UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, HANDHOLES, DUCTS, CONDUITS, WHICH CONSIST OF VAULTS, COMBIBED APPURTANANCES, ALSO THE RIGHT, PRIVILEGE AND AUTHORITY TO ALTER, IMPROVE, REPAIR, MAINTAIN, OPERATE AND MAINTAIN AT THE GROUND LEVEL, ELECTRIC TRANSFORMER UNITS AND ELECTRICAL EQUIPMENT, CONTAINERS, TOGETHER WITH SUCH APPURTANANCES NECESSARY TO MAKE SAID ALL SUCH ELECTRICAL SURFACE INSTALLATIONS AN INTEGRATED ELECTRIC SYSTEM. THE FOLLOWING DESCRIBED LANDS AND PREMISES SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, TO WIT:

ALL OF THE SEATTLE CITY LIGHT EASEMENTS AS SHOWN ON THE FACE OF THE CITY OF SHORELINE FULL SUBDIVISION KNOWN AS HAGEMAN SUBDIVISION, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH THE RIGHTS AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT AND UPON SAID LANDS FOR THE PURPOSES OF INSTALLING, CHANGING, PATROLLING, EMERGENCY AND OPERATING SAID ELECTRIC SYSTEM, AND THE RIGHT AT ANY TIME TO REMOVE ALL OR ANY PART OF SAID ELECTRIC SYSTEM FROM SAID LANDS.

ALSO THE RIGHT TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AT ALL TIMES TO CUT AND REMOVE ANY TREES, SHRUBS, BUSHES OR GROWING UPON SAID LANDS OR ADJACENT LANDS WHICH IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF THE SYSTEM, OR CONSTITUTE A HAZARD TO SAID ELECTRIC SYSTEM.

IT IS FURTHER COVENANTED AND AGREED THAT NO STRUCTURE OR FIRE HAZARDS WILL BE ERRECTED WITHIN THE ABOVE DESCRIBED EASEMENT AREA WITHOUT PRIOR WRITTEN APPROVAL FROM THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE EASEMENT AREA UNLESS IN ANY MANNER DISTURBS THE FACILITIES OR THEIR SOLIDITY OR STABILITY AND THAT NO WORK WILL BE PERMITTED WITHIN THE EASEMENT AREA UNLESS ALL NECESSARY PRECAUTIONS ARE TAKEN TO PREVENT THE DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF SAID LINES AND APPURTANANCES.

THE CITY OF SEATTLE, ITS SUCCESSORS AND ASSIGNS ARE TO BE RESPONSIBLE, PROVIDED BY LAW, FOR ANY DAMAGE THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SAID ELECTRIC SYSTEM ACROSS, OVER, UPON AND UNDER THE PROPERTY GRANTED IN THIS EASEMENT OR ADJACENT LAND THERE TO.

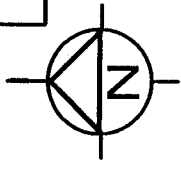
THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL SUCH TIME AS THE GRANTEE, ITS SUCCESSORS AND ASSIGNS SHALL PERMANENTLY REMOVE SAID POLES, WIRING, CONDUITS, CABLES, HANDHOLES, DUCTS, CONDUITS, AND ALL SUCH PERMANENTLY ABANDON SAID ELECTRIC SYSTEM. AT THE TIME ALL SUCH RIGHTS, TITLE PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.



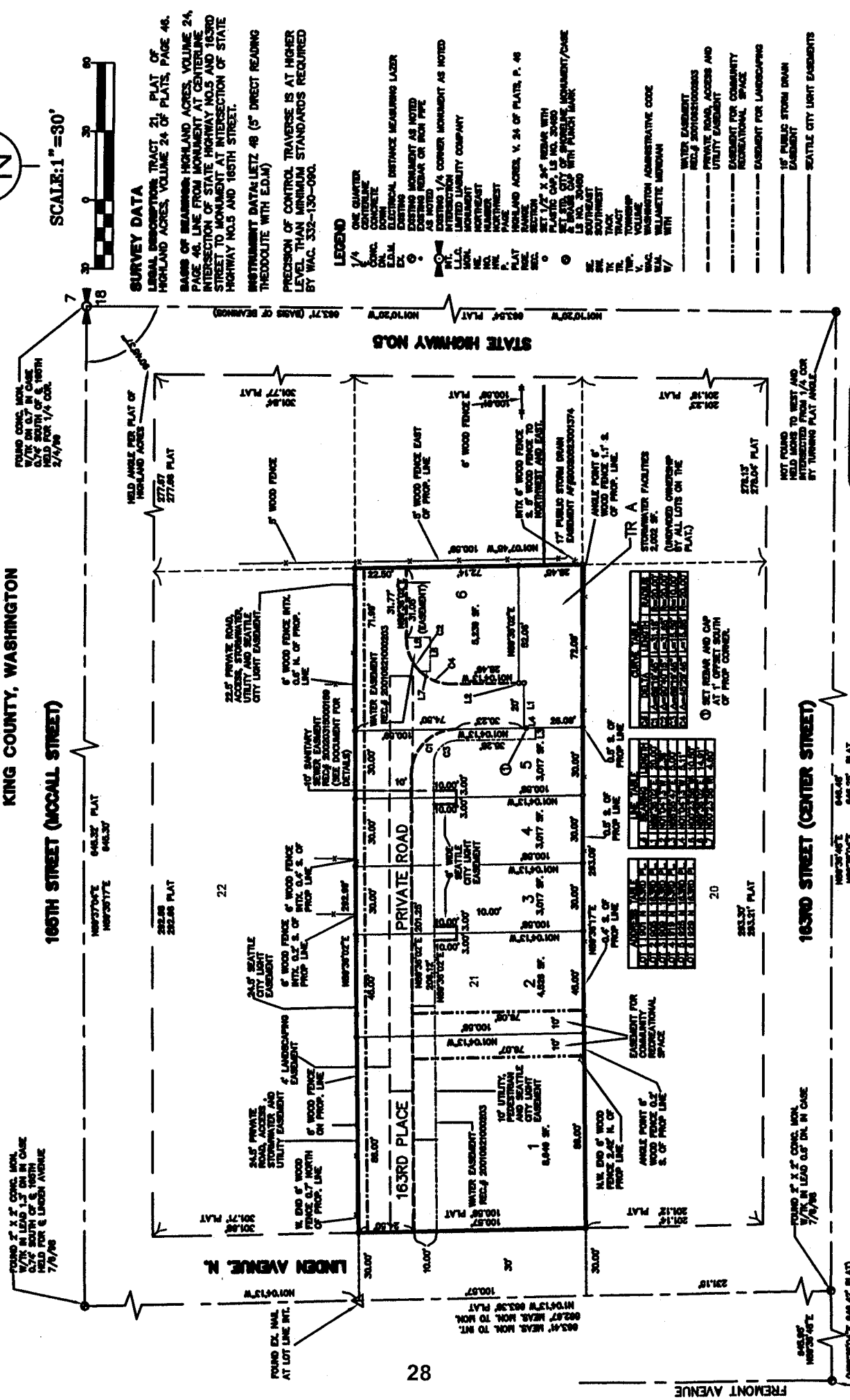
GI GROUP FOUR, Inc.
16050 JUANITA - WOODVILLE WAY NE.
SUITE 200, WASHINGTON 98011
(206) 775-4841 • (206) 338-4446 • FAX (206) 338-9819

HAGEMAN SUBDIVISION

AN ALTERATION OF LOT 21, HIGHLAND ACRES, VOLUME 24 OF PLATS, PAGE 46.
NE. 1/4, NW 1/4, SEC. 18 TWP. 28 N., RGE. 4 E., W.M. CITY OF SHORELINE.
KING COUNTY, WASHINGTON



SCALE: 1" = 30'



SURVEY DATA
LEGAL DESCRIPTIONS: TRACT 21, PLAT OF HIGHLAND ACRES, VOLUME 24 OF PLATS, PAGE 46.
BASIS OF BEARINGS: HIGHLAND ACRES, VOLUME 24, BASIS OF BEARINGS MONUMENT AT CENTERLINE INTERSECTION OF STATE HIGHWAY NO. 5 AND 163RD STREET TO MONUMENT AT INTERSECTION OF STATE HIGHWAY NO. 5 AND 16TH STREET.
INSTRUMENT DATA: LETZ 48 (5' DIRECT READING THEODOLITE WITH E.D.M.)
PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC. 332-130-090.

LEGEND

- 1/4 ONE QUARTER SECTION
- CONC. CONC. CONCRETE
- DOWN DOWN
- ELECTRICAL DISTANCE MEASURING LAZER
- EXISTING MONUMENT AS NOTED
- EXISTING REBAR OR IRON PIPE AS NOTED
- EXISTING 1/4 CORNER MONUMENT AS NOTED
- INTERSECTION LIMITED LIABILITY COMPANY
- INT. INTERSECTION
- L.L.C. L.L.C.
- MON. MONUMENT
- N.E. NORTHEAST
- N.W. NORTHWEST
- P. PAGE
- PLAT PLAT
- R.E. REBAR
- R.F. REBAR
- R.S. REBAR
- S.E. SOUTHEAST
- S.W. SOUTHWEST
- T. TRACT
- T.P. TOWNSHIP
- V. VOLUME
- W.A.C. WASHINGTON ADMINISTRATIVE CODE
- W.M. WILLAMETTE MERIDIAN
- W/ WITH
- WATER EASEMENT
- REC'D 20010820000003
- PRIVATE ROAD, ACCESS AND UTILITY EASEMENT
- EASEMENT FOR COMMUNITY RECREATIONAL SPACE
- EASEMENT FOR LANDSCAPING
- 15' PUBLIC STORM DRAIN EASEMENT
- SEATTLE CITY LIGHT EASEMENTS

GI GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE.
SOUTHALL, WASHINGTON 98011
(425)778-6811 • (206)368-4844 • FAX(206)368-9819



Attachment B

Resolution No. 186

RESOLUTION NO. 186

**A RESOLUTION OF THE CITY OF SHORELINE, WASHINGTON,
APPROVING THE FINAL PLAT OF THE HAGEMAN SUBDIVISION.**

WHEREAS, the applicant has made application for final plat of the Hageman Subdivision, a six lot subdivision; and

WHEREAS, Council approved the subject preliminary plat of the Hageman Subdivision on December 14, 1998 following a public hearing held by the Planning Commission on September 17, 1998 and continued to October 1, 1998, and

WHEREAS, engineering and site development plans have been approved and the applicant has been issued a site development permit to construct all required plat improvements, which will satisfy all requirements for final plat; and

WHEREAS, all required site development including utility and drainage improvements, road and pedestrian improvements, and landscaping improvements have been constructed and guaranteed with a maintenance bond; and

WHEREAS, the applicant complied with all requirements of the City of Shoreline Municipal Code chapter 20.30.060 for recording the plat;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF SHORELINE, WASHINGTON AS FOLLOWS:**

Section 1. The Council finds that the conditions of preliminary plat approval have been met and the requirements for recording the final plat have been satisfied. The Council hereby adopts the findings of fact of the Director of Planning and Development Services set out following each preliminary subdivision condition in *Council Agenda Item 7(c) ANALYSIS* section, of the Shoreline Council Meeting packet of June 10, 2002.

The Council further finds that the plat of the Hageman Subdivision as proposed is in conformity with all applicable zoning ordinances and other land use controls of the City of Shoreline.

Section 2. The final plat of the Hageman Subdivision is approved.

Section 3. The Mayor, City Engineer, and the Planning and Development Services

Director are authorized to sign the plat, which will then be recorded with King County Records and Elections Division.

ADOPTED BY THE CITY COUNCIL ON June 10, 2002.

Mayor Scott Jepsen

ATTEST:

Sharon Mattioli, CMC
City Clerk

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