

**CITY OF SEATTLE  
SHORT SUBDIVISION NO. 3038135-LU**

**SHILSHOLE LAKE UNION INVESTORS, LLC SHORT PLAT**

RECORDING NO. \_\_\_\_\_ VOL./PAGE \_\_\_\_\_

GRANTOR: SHILSHOLE LAKE UNION INVESTORS, LLC  
3138 FAIRVIEW AVE E  
SEATTLE, WA 98102

CONTACT PERSON: ANDY McANDREWS  
TERRANE, INC  
10801 MAIN STREET, SUITE 102  
BELLEVUE, WA 98004  
(425) 458-4488  
AndyM@Terrane.net

GRANTEE: CITY OF SEATTLE  
KING COUNTY, WA

36 DENNY-FUHRMAN ADD. 7/34  
LOT(S) BLOCK SUBDIVISION VOL/PAGE(S)

TAX PARCEL NO. 2468460000, 2468460010 UNIT A,  
2468460020 UNIT B

ADDRESS: 3138 & 3150 FAIRVIEW AVE E  
SEATTLE, WA 98102

REFERENCE NO. FOR RELATED PROJECTS: 3031100-LU, 6733027-PH, 6687450-EX

**APPROVAL:**

CITY OF SEATTLE  
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI)  
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

BY: \_\_\_\_\_ DIRECTOR, SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

NOTE: APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.24 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

**KING COUNTY DEPT. OF ASSESSMENTS:**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

ASSESSOR: \_\_\_\_\_

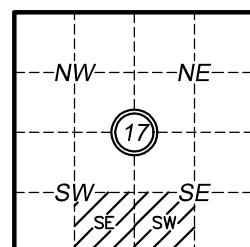
**ORIGINAL LEGAL DESCRIPTION:**

THAT PORTION OF BLOCK 36, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF FAIRVIEW AVENUE WITH THE SOUTHWESTERLY LINE OF MARTIN STREET;  
THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 75.02 FEET TO THE NORTHWESTERLY LINE OF THE ALLEY IN SAID BLOCK 36;  
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 335 FEET;  
THENCE NORTHWESTERLY, PARALLEL TO THE SOUTHWESTERLY LINE OF MARTIN STREET A DISTANCE OF 75.02 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF FAIRVIEW AVENUE;  
THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 335 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1 BY DEED RECORDED UNDER RECORDING NUMBER 4934791.

(BEING KNOWN AS LOTS 1 THROUGH 7, INCLUSIVE, OF THE UNRECORDED SUBDIVISION OF THAT PART OF BLOCK 36, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, LYING WEST OF THE ALLEY THEREIN, EXCEPT THAT PORTION OF LOT 1 CONVEYED TO THE STATE OF WASHINGTON FOR PSH #1).

SECTION INDEX:  
KING COUNTY, WA  
SE 1/4 OF THE SW1/4 AND  
SW 1/4 OF THE SE1/4 OF  
S. 17, T. 25N, R. 04E, W.M.



**SURVEYOR'S NOTES:**

- 1) ORIGINAL PROPERTY AREA 24,931 SQ. FT.
- 2) ZONED C1-40 PER CITY OF SEATTLE.
- 3) PROPOSED 2 LOT SHORT PLAT.
- 4) SEWER AND WATER UTILITY FROM PUBLIC SERVICE.
- 5) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER OF 2015, NOVEMBER OF 2016, JULY OF 2018, & MAY OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
- 6) THE FOUND MONUMENTS WERE FIELD VISITED ON AUGUST 10, 2015.

**CONDITIONS OF APPROVAL:**

1. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED OR MOVED ONTO ANY OF THESE PROPOSED PARCELS MUST COMPLY WITH THE THEN CURRENT SEATTLE FIRE CODE CHAPTER 5 AND REFERENCED APPENDICES, DEPENDING ON LOCATION OF FUTURE STRUCTURES ON THE LOTS. THESE PROVISIONS MAY REQUIRE APPROVED FIRE DEPARTMENT VEHICLE ACCESS ROADS, TURNAROUNDS, WATER SUPPLIES FOR FIRE PROTECTION, AND OTHER POSSIBLE FIRE PROTECTION RELATED ITEMS PRIOR TO APPROVAL OF BUILDING PERMIT.
2. THE SUBDIVISION OF THE PROPERTY WILL NOT REDUCE THE REQUIREMENTS OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE. FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE INTENT OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE, THE PROPOSED PARCELS WITHIN THIS SHORT PLAT WILL MEET THE STANDARDS REQUIRED BY THE HIGHER AREA THRESHOLD OF THE ENTIRE PROPERTY BEING SUBDIVIDED, RATHER THAN THE STANDARDS REQUIRED FOR EACH OF THE PROPOSED PARCELS INDIVIDUALLY.

**DECLARATION:**

WE THE UNDERSIGNED, OWNER (S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

SHILSHOLE LAKE UNION INVESTORS, LLC ITS DATE

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON )  
)SS  
COUNTY OF KING )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ THE MEMBER OF SHILSHOLE LAKE UNION INVESTORS, LLC IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC IN AND FOR THE STATE  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

**Terrane**  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
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CITY OF SEATTLE SHORT SUBDIVISION  
SE 1/4 OF SW 1/4 & SW 1/4 OF SE 1/4, SEC 17, TWP 25N., RGE 04E., W.M.  
**SHILSHOLE LAKE UNION INVESTORS, LLC**  
3138 & 3150 FAIRVIEW AVE E  
SEATTLE PARCEL NO. 246846-000, -0010 & -0020 WA

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF SURVEYS. AT PAGE \_\_\_\_\_, AT THE REQUEST  
OF TERRANE, INC.

**NOT FOR RECORDING**

MANAGER \_\_\_\_\_ SUPT. OF RECORDS \_\_\_\_\_

**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 SHILSHOLE LAKE UNION INVESTORS, LLC.

**NOT FOR RECORDING**

EDWIN J. GREEN JR. CERTIFICATE NO. 15025 DATE \_\_\_\_\_

**REFERENCES**

1. RECORD OF SURVEY, BOOK 45, PAGE 279.
2. RECORD OF SURVEY, BOOK 45, PAGE 62.
3. RECORD OF SURVEY, BOOK 62, PAGE 220.
4. 3100 FAIRVIEW CONDOMINIUM, BOOK 105, PAGES 82-88.

\*RECORDS OF KING COUNTY, WASHINGTON

JOB NO.: 151088-J

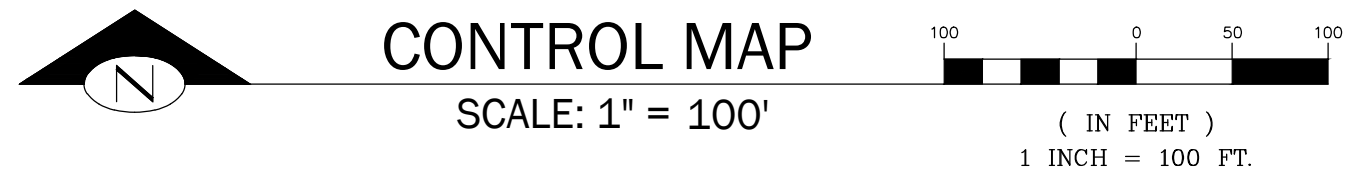
DATE: 4/22/21

DRAFTED BY: TLR

CHECKED BY: EJG/SRM

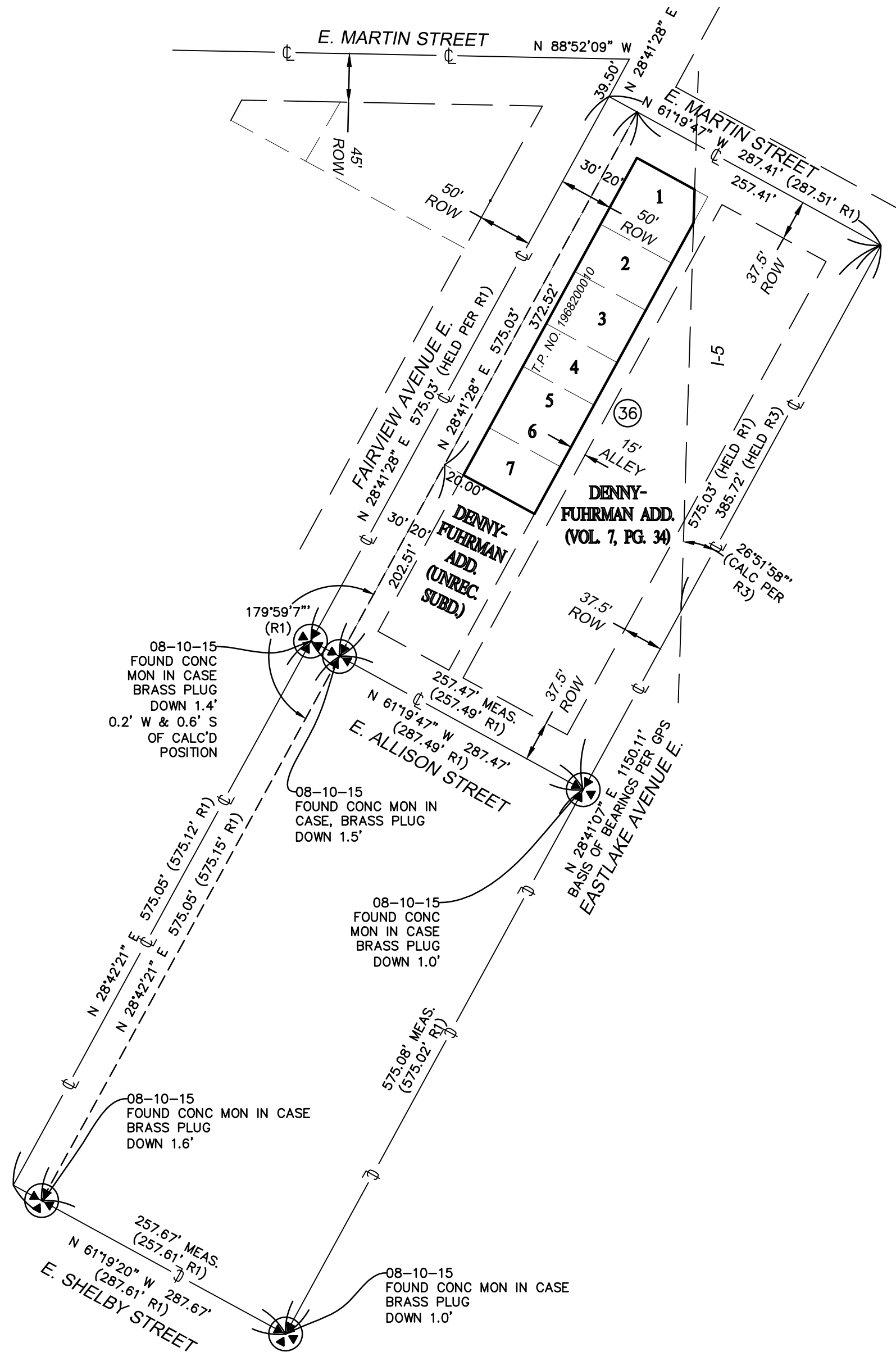
SCALE: N. T. S.

1 OF 4



**CONTROL MAP**

SCALE: 1" = 100'



**BASIS OF BEARINGS:**  
NAD 83(2011) WASHINGTON NORTH COORDINATE SYSTEM PER GPS OBSERVATIONS.

**VERTICAL DATUM:**  
(NAVD 88) PER CITY OF SEATTLE BENCHMARK SNV-2592  
DESCRIPTION: 2" BRASS CAP SET 0.5' N OF THE MID PT OF THE CURVE AT THE INT BACK CONC WALK IN THE SW COR  
LOCATION: HARVARD AVE E AND EASTLAKE AVE E  
ELEVATION: 64.383'

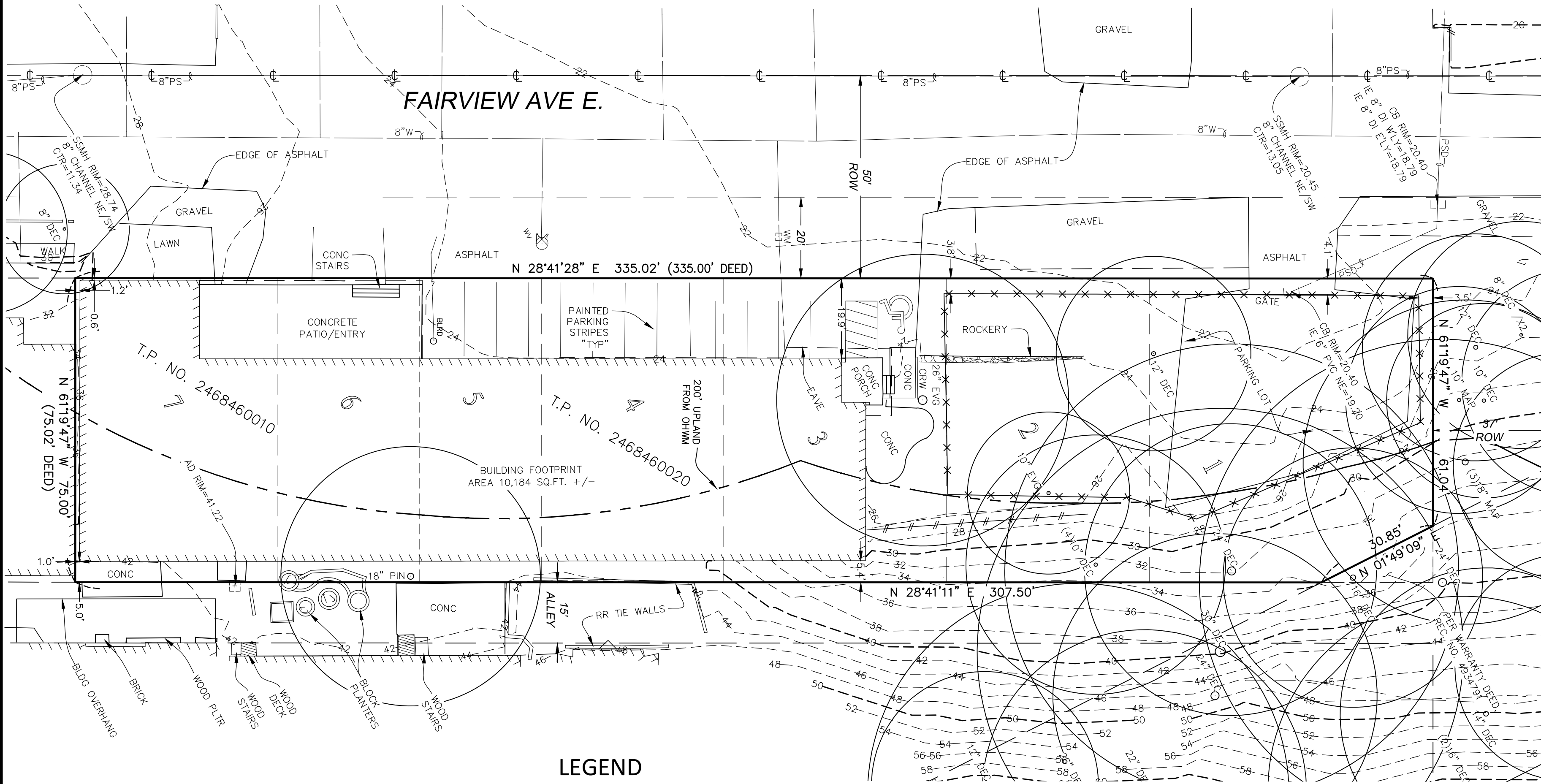
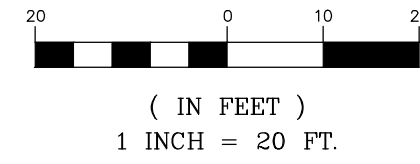
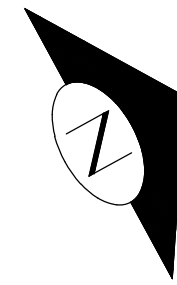
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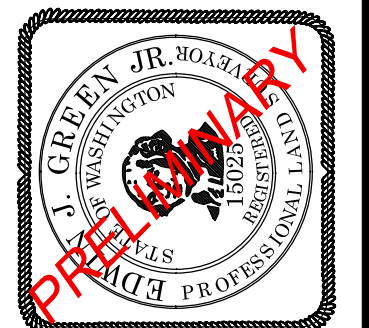




**LEGEND**

	AREA DRAIN		BLDG BUILDING
	BOLLARD		CTR CENTER CHANNEL
	BUILDING		CALC'D CALCULATED
	CENTERLINE ROW		CB CATCH BASIN
	RETAINING WALL		CRW CONCRETE RETAINING WALL
	DECK		CONC CONCRETE
	FENCE LINE (CHAIN LINK)		COR CORNER
	FENCE LINE (WOOD)		DEC DECIDUOUS
	FIRE HYDRANT		ELEV ELEVATION
	INLET (TYPE 1)		MEAS MEASURED
	MONUMENT IN CASE (FOUND)		MON MONUMENT
	ROCKERY		PROP PROPERTY
	TREE (AS NOTED)		PS PIPE SEWER
	WATER LINE		PSD PIPE STORM DRAIN
	WM WATER METER		R/W RIGHT OF WAY
	WV WATER VALVE		(R) RECORD DATA
			SSMH SANITARY SEWER MANHOLE
			W WATER

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	3 OF 4

**NEW LEGAL DESCRIPTIONS:**

**PARCEL A**

THAT PORTION OF BLOCK 36, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF FAIRVIEW AVENUE EAST WITH THE SOUTHWESTERLY LINE OF EAST MARTIN STREET;

THENCE SOUTH 28°41'28" WEST 249.44 FEET, ALONG SAID SOUTHEASTERLY LINE TO THE POINT OF BEGINNING;

THENCE SOUTH 61°28'00" EAST 75.00 FEET, TO THE NORTHWESTERLY LINE OF THE ALLEY IN SAID BLOCK 36;

THENCE SOUTH 28°41'11" WEST 85.76 FEET, ALONG SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF LOT 7 OF THE UNRECORDED SUBDIVISION OF THAT PART OF BLOCK SAID BLOCK 36 LYING WEST OF THE ALLEY THEREIN;

THENCE NORTH 61°19'47" WEST 75.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 7;

THENCE NORTH 28°41'28" EAST 85.58 FEET, TO THE POINT OF BEGINNING.

**PARCEL B**

THAT PORTION OF BLOCK 36, DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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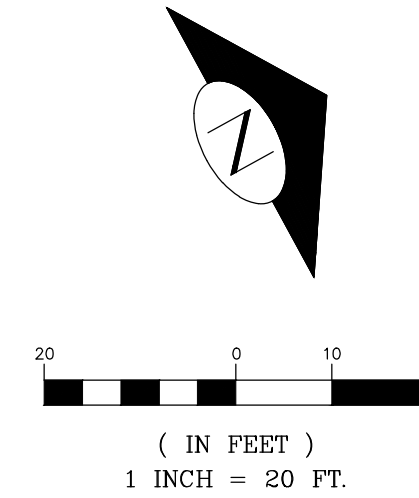
THENCE SOUTH 28°41'28" WEST 249.44 FEET, ALONG SAID SOUTHEASTERLY LINE;

THENCE SOUTH 61°28'00" EAST 75.00 FEET, TO THE NORTHWESTERLY LINE OF THE ALLEY IN SAID BLOCK 36;

THENCE NORTH 28°41'11" EAST 221.74 FEET, TO THE WESTERLY LINE OF THAT PORTION OF SAID BLOCK 36 CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1 BY DEED RECORDED UNDER RECORDING NUMBER 4934791;

THENCE NORTH 01°49'09" EAST 30.85 FEET, ALONG SAID WESTERLY LINE TO SAID SOUTHWESTERLY LINE OF EAST MARTIN STREET;

THENCE NORTH 61°19'47" WEST 61.04 FEET, TO THE POINT OF BEGINNING.



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