

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land herein described, declare this document as provided by Chapter 58.17 RCW, to be the graphic representation of the Binding Site Plan made hereby and dedicate to the public forever all streets and avenues not shown as private. We dedicate the use for all public purposes not inconsistent with public highway purposes and also the right to make all necessary slopes for cuts and fills upon the lots shown in the reasonable grading of said streets and avenues. We further dedicate to the use of the public all the easements and tracts shown on this plan for all public purposes as indicated, including but not limited to parks, open space, utilities, and drainage unless such easements or tracts are specifically identified on this plan as being dedicated or conveyed to a person or entity other than the public, in which case we dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Further, we waive for ourselves, our heirs and assigns, and any person or entity deriving title from the undersigned any and all claims for damages against the City of Bellevue and its successors and assigns which may be occasioned to the adjacent lands of this Binding Site Plan by the establishment, construction, or maintenance of roads and/or drainage systems within this Binding Site Plan.

This Binding Site Plan, dedication, and waiver of claims are made with the free consent and in accordance with our desires.

In witness whereof we set our hands and seals:

By: King County, a municipal corporation

By: _____ Its: _____ Date: _____
Name of Official

By: _____ Its: _____ Date: _____
Name of Official

ACKNOWLEDGEMENT:

STATE OF WASHINGTON }
 } SS:
COUNTY OF KING }

On this day personally appeared before me _____, to me known to be the _____ (title) of King County and _____, to me known to be the _____ (title) of King County, the municipal corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument on behalf of the corporation.

GIVEN under my hand and official seal this ____ day of _____, 2021.

Notary Public in and for the State of Washington

My commission expires _____

NATIVE GROWTH PROTECTION EASEMENT (NGPE)

An assurance that the NGPE will be kept free from all development and disturbance except where allowed or required for habitat improvement projects, vegetation management, and new or expanded City parks per Land Use Code Section 20.25H; and that native vegetation, existing topography, and other natural features will be preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering and protecting plants and animal habitat. The City of Bellevue has the right to enter the property to investigate the condition of the NGPE upon reasonable notice. The City of Bellevue has the right to enforce the terms of the NGPE. The City of Bellevue has the right to require a management plan for the NGPE designating future management responsibility.

VARIANCE RESTRICTION

Approval by the City of this Binding Site Plan is a determination that each lot in the Binding Site Plan can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of Binding Site Plan approval without requiring a variance.

LEGAL DESCRIPTION:

PARCEL B, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 11-114500-LW, RECORDED MARCH 23, 2012, UNDER RECORDING NUMBER 20120323900003, IN KING COUNTY, WASHINGTON.

HORIZONTAL DATUM:

WASHINGTON COORDINATE SYSTEM NAD 83/2011 NORTH ZONE

BASIS OF BEARINGS:

THE BEARING OF NORTH 79°33'34" WEST BETWEEN CITY OF BELLEVUE CONTROL POINT NO. 2040, A BRASS CAP SET IN THE TOP OF CURB, AND CITY OF BELLEVUE CONTROL POINT NO. 2039, A BRASS CAP SET IN THE TOP OF CURB AS SHOWN UPON THAT CERTAIN MAP ENTITLED "CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 11-114500-LW", RECORDING NUMBER 20120323900003 IN THE RECORDS OF KING COUNTY, WASHINGTON, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

EQUIPMENT & PROCEDURES:

THIS SURVEY WAS PERFORMED WITH A CARLSON BRX6 RTK GPS SYSTEM AND A CARLSON CR2 ROBOTIC TOTAL STATION. PROCEDURES WERE USED THAT MEET OR EXCEED THE REQUIREMENTS OF RCW 58.09, WAC 332-130-085 AND WAC 332-130-090.

REFERENCES:

- R1 CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 88-6830, RECORDING NO. 8811039001.
- R2 CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 11-114500-LW, RECORDING NO. 20120323900003.

SURVEYOR'S NOTES:

- 1. THE CONTROL SURVEY WAS PERFORMED AND THE MONUMENTS SHOWN AS FOUND HEREON WERE LOCATED IN NOVEMBER, 2019.
- 2. THE PURPOSE OF THIS SURVEY WAS TO CREATE A BINDING SITE PLAN
- 3. DATE OF MAP: 2/5/2021

TREE PRESERVATION PLAN:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.

TRAILS

Easements dedicated as trails are for non-motorized public use and convey to the public a beneficial interest within the easement. Trails within the easement shall be maintained by individual parcels owners where the trails are located.

NW 1/4, SW 1/4 SEC. 10 T. 24 N., R. 5 E., W.M.
NE 1/4, SW 1/4 SEC. 10 T. 24 N., R. 5 E., W.M.

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED with respect to streets, alleys and rights of way for roads, paths and slopes.

REAL PROPERTY & SURVEY _____ DATE _____

DEVELOPMENT REVIEW _____ DATE _____

UTILITIES DEPARTMENT

EXAMINED AND APPROVED with respect to water, sewer and drainage systems.

ADMINISTRATOR _____ DATE _____

DEVELOPMENT SERVICES DEPARTMENT

EXAMINED AND APPROVED:

ADMINISTRATOR _____ DATE _____

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2021.

ASSESSOR _____ DEPUTY ASSESSOR _____

ACCOUNT NO. _____

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 2021 AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF DURYEA & ASSOCIATES.

DIRECTOR 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 POLARIS AT EASTGATE, LLC IN OCTOBER 2020.



DATE: 4/26/2021

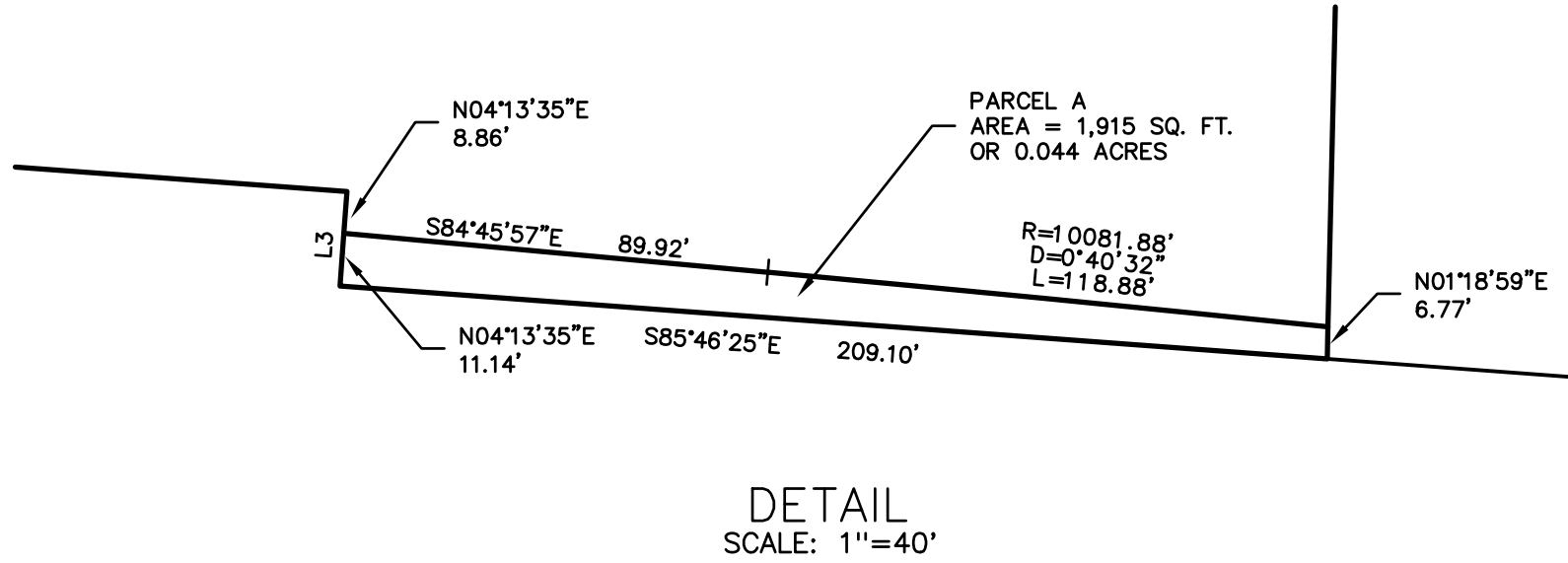
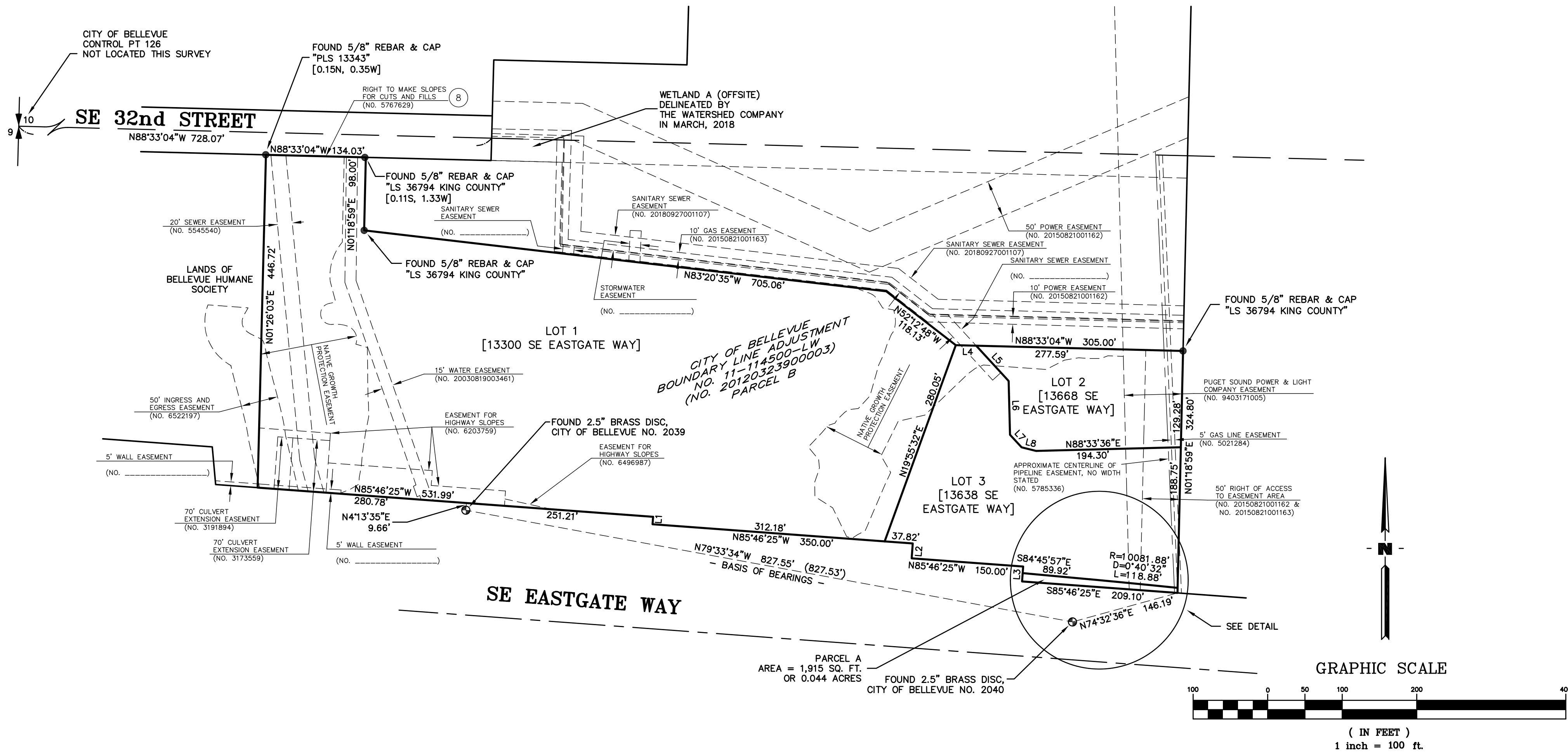
Job No. 19-2814

DURYEA & ASSOCIATES
Surveying and Mapping
2702 N. Perry Street Spokane, WA 99207 (509) 465-8007
www.duryea-associates.com



City of Bellevue

BINDING SITE PLAN NO. 20-119453 LF



- LEGEND:**
- PROPERTY LINE
 - - - SECTION LINE
 - - - EASEMENT LINE
 - CENTERLINE
 - FOUND AS NOTED
 - [] ADDRESS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°13'35"E	10.00'
L2	N04°13'35"E	20.00'
L3	N04°13'35"E	20.00'
L4	N88°33'04"W	27.41'
L5	S42°35'20"E	64.31'
L6	S01°26'24"E	72.17'
L7	S42°44'42"E	23.02'
L8	S76°10'56"E	19.91'

PARCEL AREA TABLE		
LOT	SQ. FT.	ACRES
LOT 1	319,161 SF	7.327± AC
LOT 2	32,047 SF	0.736± AC
LOT 3	74,019 SF	1.699± AC
PARCEL A	1,915 SF	0.044± AC

DATE: 4/26/2021

Job No. 19-2814

DURYEA & ASSOCIATES
Surveying and Mapping
2702 N. Perry Street Spokane, WA 99207 (509) 465-8007
www.duryea-associates.com

City of Bellevue

BINDING SITE PLAN NO. 20-119453 LF

SHEET 2 OF 2