



XXXXXXX RESIDENTIAL
LOT SPLIT
CITY OF KIRKLAND FILE NO.
RLSXX-XXXXX

PORTION OF __1/4 OF __1/4, S__ T__N, R__EWM

RECORDING NO.

VOL./PAGE

LEGAL DESCRIPTIONS

FORMER PARENT LOT:

NEW CHILD LOTS:

DECLARATION
(R.C.W 58.17.145)

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, BEING ALL OF THE OWNER(S) HAVING AN OWNERSHIP INTEREST IN THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A RESIDENTIAL LOT SPLIT PURSUANT TO RCW 58.17.145 AND DECLARE THIS RESIDENTIAL LOT SPLIT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID RESIDENTIAL LOT SPLIT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF ALL OF THE OWNERS.

IN WITNESS WHEREOF WE SET OUT HANDS AND SEALS.

APPROVALS:

CITY OF KIRKLAND
DEPARTMENT OF PLANNING AND BUILDING

EXAMINED, REVIEWED, AND APPROVED BY THE CITY OF KIRKLAND PURSUANT TO THE RESIDENTIAL LOT SPLIT PROVISIONS OF TITLE 22 (LAND SUBDIVISION), KIRKLAND MUNICIPAL CODE, THIS _____ DAY OF _____, 20____.

DIRECTOR, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DEPARTMENT OF ASSESSMENT
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015

KING COUNTY ASSESSOR

PARCEL NO. XXXXXXXXXX

ACKNOWLEDGMENTS:

STATE OF WASHINGTON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS DEDICATION AND ACKNOWLEDGED IT TO BE HE/SHE/THEY FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____
SIGNATURE: _____
(PRINT NAME) _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS DEDICATION AND ACKNOWLEDGED IT TO BE HE/SHE/THEY FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____
SIGNATURE: _____
(PRINT NAME) _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____

DATED: _____
SIGNATURE: _____
(PRINT NAME) _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

NOTES:

1. ADDRESSING SHALL BE IN ACCORDANCE WITH KIRKLAND BUILDING DIVISION POLICY MANUAL NUMBER 9.001, ASSIGNMENT OF STREET NUMBERS AND ROAD SIGNAGE.
2. FUTURE LOT SPLITS OF THE PARENT LOT AND NEWLY CREATED LOT(S) ARE NOT PERMITTED.
3. THE CITY IS IMMUNE FROM ANY LIABILITY, LOSS, OR OTHER DAMAGE SUFFERED BY ANOTHER THAT IS RELATED TO THE CITY'S APPROVAL OF A RESIDENTIAL LOT SPLIT INCLUDING IF THE LOT SPLIT CREATES A LOT THAT IS LATER DETERMINED TO NOT BE BUILDABLE.
4. UTILITY MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SANITARY SEWER, STORM WATER STUB, RAIN GARDEN, PERMEABLE PAVEMENT, OR ANY INFILTRATION FACILITIES (KNOWN AS LOW IMPACT DEVELOPMENT) FROM THE POINT OF USE ON THEIR OWN PROPERTY TO THE POINT OF CONNECTION IN THE CITY SANITARY SEWER MAIN OR STORM WATER MAIN. ANY PORTION OF A SANITARY SEWER, SURFACE WATER STUB, RAIN GARDEN, PERMEABLE PAVEMENT, OR ANY INFILTRATION FACILITIES, WHICH JOINTLY SERVES MORE THAN ONE PROPERTY, SHALL BE JOINTLY MAINTAINED AND REPAIRED BY THE PROPERTY OWNERS SHARING SUCH STUB. THE JOINT USE AND MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.
5. PUBLIC RIGHT-OF-WAY SIDEWALK AND VEGETATION MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR KEEPING THE SIDEWALK ABUTTING THE SUBJECT PROPERTY CLEAN AND LITTER FREE. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THE VEGETATION WITHIN THE ABUTTING LANDSCAPE STRIP. THE MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.
6. REDEVELOPMENT OF LOT: SINCE THE HOME CURRENTLY CONSTRUCTED ON THE EXISTING PARCEL THAT IS PROPOSED TO REMAIN AS LOT _____ HAS NOT BEEN EVALUATED AS PART OF THE STORM DRAINAGE ANALYSIS, THE EXISTING HOME CANNOT BE REDEVELOPED WITHIN 5 YEARS OF THE RECORDING OF THIS PLAT. IF THE HOME IS REDEVELOPED WITHIN THAT TIME PERIOD, A COMPREHENSIVE STORM DRAINAGE ANALYSIS MUST BE PROVIDED FOR THE ENTIRE ORIGINAL PARENT LOT ACCOUNTING FOR ALL IMPERVIOUS SURFACES INSTALLED AFTER LOT SPLITTING.

(NOTE 7 ONLY REQUIRED IF THE PUBLIC WORKS DIRECTOR DETERMINES DURING REVIEW IT IS INFEASIBLE TO CONVERT OVERHEAD UTILITY LINES ALONG THE FRONTAGE OF THE SUBJECT PROPERTY TO UNDERGROUND)
7. LOCAL IMPROVEMENT DISTRICT (LID) WAIVER AGREEMENT: DURING REVIEW OF THIS LOT SPLIT IT WAS DETERMINED THAT IT WAS INFEASIBLE TO CONVERT THE OVERHEAD UTILITY LINES TO UNDERGROUND ALONG THE FRONTAGE OF THIS RESIDENTIAL LOT SPLIT ON (((_____))). THEREFORE, IN CONSIDERATION OF DEFERRING THE REQUIREMENT TO UNDERGROUND THE OVERHEAD UTILITY LINES AT THE TIME OF THE RESIDENTIAL LOT SPLIT RECORDING, THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS OF LOTS WITHIN THIS RESIDENTIAL LOT SPLIT HEREBY CONSENT TO THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT HEREAFTER FORMED BY THE CITY OR OTHER PROPERTY OWNERS.

NOTARY BLOCKS MAY VARY DEPENDING ON WHETHER IT IS AN INDIVIDUAL, PARTNERSHIP, OR CORPORATION SIGNING.

RECORDER'S CERTIFICATE
FILED FOR RECORD THIS DAY OF, 20.....
AT M IN BOOK OFAT PAGE.....AT
THE REQUEST OF KEN BOWEN

.....
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 TUDOR HOMES

STEPHEN J. SCHREI, P.L.S. CERTIFICATE NO.

PROJECT
NAME

DWN. BY XXX	DATE 00/00/0000	JOB NO. 00000
CHKD. BY	SCALE	SHEET X OF X

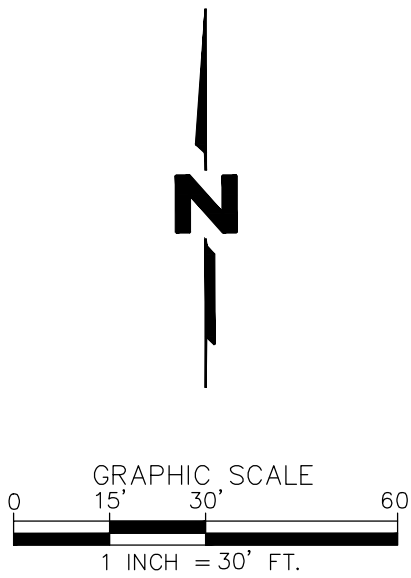


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BASIS OF BEARINGS:

REFERENCES

SURVEYOR'S NOTES

LEGEND:

DWN. BY xxx	DATE x/xx/xxxx	JOB NO. xxxxx
	SCALE xxxx	SHEET x OF x