



GRIMM SHORT PLAT
PRELIMINARY SHORT PLAT
FILE NO.: SUB _____

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby short subdivided, hereby declare this short plat to be the graphic representation of the short subdivision made hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon and dedicate the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of said streets and avenues, and further dedicate to the use of the public all the easements and tracts shown on this short plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities and drainage unless such easements or tracts are specifically identified on this short plat as being dedicated or conveyed to a person or entity other than the public, in which case we do hereby dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Further, the undersigned owners of the land hereby short subdivided waive for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims for damages against the City of SeaTac, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this short subdivision other than claims resulting from inadequate maintenance by the City of SeaTac.

Further, the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigns to indemnify and hold the City of SeaTac, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this short subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this short subdivision or by establishment, construction or maintenance of the roads within this short subdivision. Provided, this waiver and indemnification shall not be construed as releasing the City of SeaTac, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of the City of SeaTac, its successors, or assigns.

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.

IN WITNESS WHEREOF we set our hands and seals.

GEM CONSTRUCTION, INC., a Washington corporation

BY: _____ TITLE: GOVERNOR

BY: TROY SCHMEIL, DEED OF TRUST BENEFICIARY

State of Washington
County of _____

I certify that I know or have satisfactory evidence that _____

is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Governor of Gem Construction, Inc., to be the free and voluntary act of such party for the uses and purposes mention in the instrument.

Signature of Notary Public _____
Dated _____
My appointment expires _____

State of Washington
County of _____

I certify that I know or have satisfactory evidence that Troy Schmeil is the person who appeared before me, and said person acknowledged that he signed this instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Signature of Notary Public _____
Dated _____
My appointment expires _____

APPROVALS:

ENGINEERING REVIEW DIVISION

Examined and approved this _____ day of _____, 20____

Manager _____

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Examined and approved this _____ day of _____, 20____

Director _____

DEPARTMENT OF ASSESSMENTS

Examined and approved this _____ day of _____, 20____

Assessor _____

Deputy Assessor _____

Account Number 212304-9092

RECORDING NO.

VOL./PAGE

SCALE:

1 inch = 1/8 mile

PORTION OF

NW1/4 OF NE1/4 OF SECTION 21, T23N, R4E, W.M.

NOTES:

1. THE CONTROLLING BOUNDARY DATA, BOUNDARY DETERMINATION AND MARKER ESTABLISHMENT WAS CONDUCTED BY STEVE VAN PATTON, PLS PER RECORD OF SURVEY RECORDING NO. _____ DMP, INC. HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF SAID PROFESSIONAL LAND SURVEYING SERVICES.

2. THE TOPOGRAPHIC SURVEY WAS CONDUCTED BY STEVE VAN PATTON, PLS PER TOPOGRAPHIC SURVEY MAP DATED MAY 6, 2020. DMP, INC. HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF SAID PROFESSIONAL LAND SURVEYING SERVICES.

3. CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 0178375-16, DATED MAY 12, 2020, WAS RELIED UPON FOR DISCLOSURE OF THE VESTING OF TITLE OF THE REAL PROPERTY COMPRISING THIS SHORT PLAT, WHICH ACCORDING TO SAID GUARANTEE IS SUBJECT TO THE FOLLOWING, AND OTHER RECORD MATTERS.

A. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED, IN FAVOR OF KING COUNTY, RECORDED APRIL 1, 1953, UNDER RECORDING NO. 4329654.

NO WARRANTY IS HEREBY MADE, EXPRESS OR IMPLIED, AS TO THE ACCURACY AND/OR COMPLETENESS OF SAID GUARANTEE.

4. SEE SHEET 3 OF 3 FOR RIGHT OF WAY DEDICATION, PUBLIC UTILITY EASEMENT RESERVATION, AND PUBLIC AND PRIVATE DRAINAGE EASEMENTS DEPICTION AND NOTES.

NOTES FROM RECORD OF SURVEY RECORDING NO. _____:

5. INSTRUMENTS AND PROCEDURES: A SPECTRA FOCUS 30 3" ROBOTIC TOTAL STATION WAS USED FOR THE FIELD TRAVERSE SURVEY WORK. ACCURACY EXCEEDS WAC 332-130-090.

6. THE BOUNDARY CORNERS AND LINES DEPICTED IN THIS SURVEY ARE PER RECORD TITLE INFORMATION AS PROVIDED IN THE LEGAL DESCRIPTION SHOWN HEREON. THEY REPRESENT DEED LINES ONLY AND DO NOT PURPORT TO REPRESENT OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY LEGAL ACTION OR A COURT OF LAW.

7. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT SHOW ALL EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

8. THE MEASUREMENTS TO THE FENCES ARE TO THE CENTER OF THE POSTS.

NOTES FROM TOPOGRAPHIC SURVEY DATED MAY 14, 2020:

9. NOTES 5 THROUGH 8, INCLUSIVE.

10. THE VERTICAL DATUM IS NAVD-88. THE BENCH MARK IS WGS 1763 DESCRIBED AS A 1/4" BRASSY IN MONUMENT IN CASE AT THE INTERSECTION OF 24TH AVE S AND S 146TH ST. ELEVATION = 441.49 FEET.

11. ONLY THE SURFACE UTILITIES THAT ARE VISIBLE OR THAT HAVE BEEN MARKED WITH SURFACE PAINT HAVE BEEN LOCATED. PRIOR TO DIGGING, INVESTIGATION FOR POSSIBLE HIDDEN UNDERGROUND UTILITIES SHOULD BE VERIFIED.

EXCEPT WHERE OTHERWISE INDICATED, THE TOPOGRAPHIC INFORMATION AND THE CONTOURS AS SHOWN HEREON WERE ENTIRELY FIELD SURVEYED. THIS SURVEY WAS COMPLETED IN APRIL 2020.

12. DUE TO THE DECIDUOUS TREES NOT HAVING LEAVES AT THE TIME OF THIS SURVEY, THE SPECIES IDENTIFIED HEREIN MAY NOT BE ACCURATE. ALSO THE SIZE OF THE TREES AT DBH ARE ESTIMATED AND NOT AN ACTUAL MEASUREMENT AND THEREFORE MAY NOT BE EXACT. IF THE PROPER IDENTIFICATION OF THE SIZE AND SPECIES ARE DEEMED CRITICAL THEN A TRAINED ARBORIST SHOULD FIELD VERIFY.

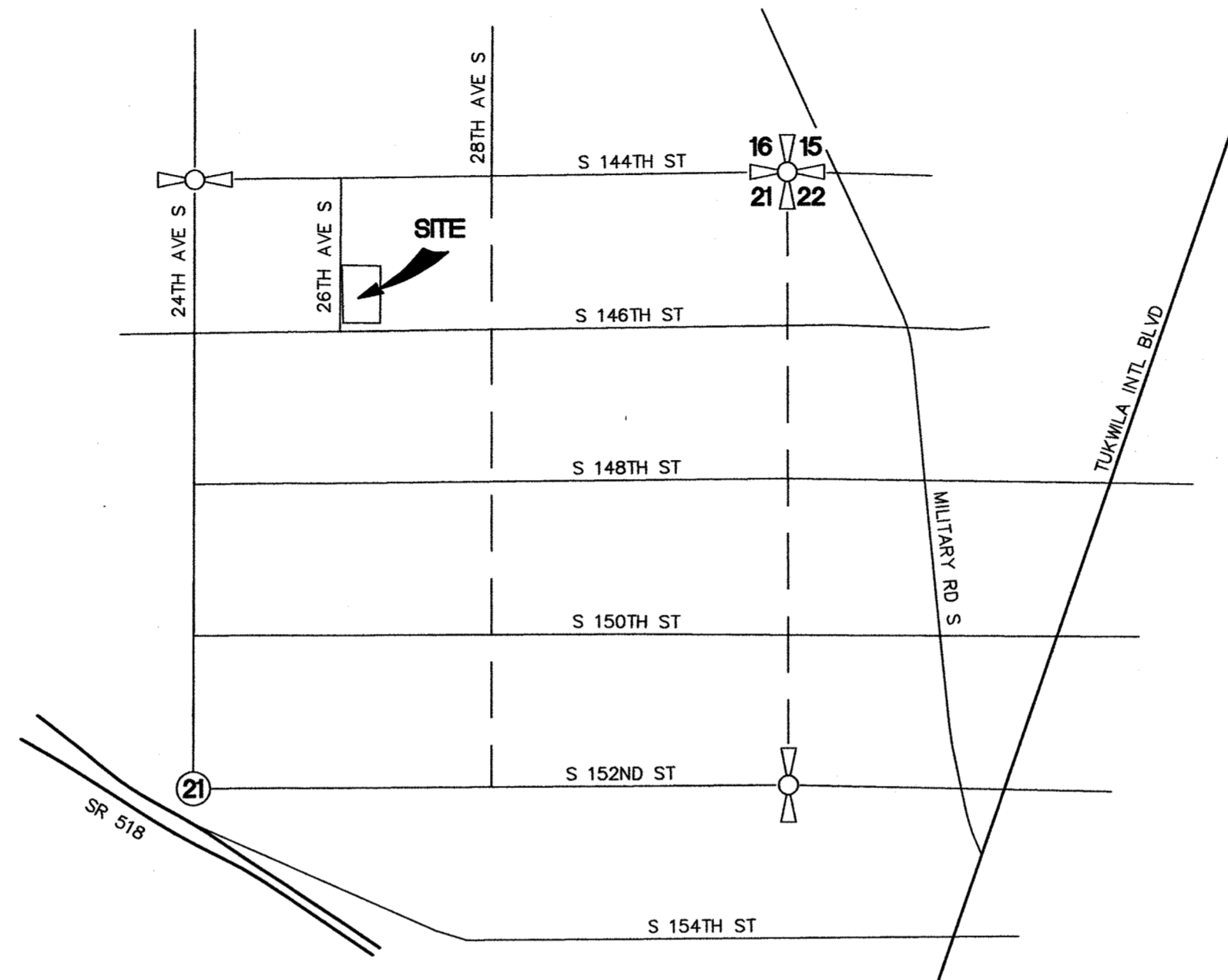
13. THE MEASUREMENTS TO THE BUILDINGS ARE TO THE FACE OF SIDING.

14. THE DATA FROM THE ASBUILT SEWER PLANS REFERENCED AS "R1" AND "R2" HEREON SHOULD BE CONSIDERED AS APPROXIMATE AND SHOULD NOT BE RELIED UPON. I MAKE NO WARRANTY AS TO THE ACTUAL HORIZONTAL OR VERTICAL LOCATION OF SAID DATA AS DELINEATED HEREON.

15. THE LOCATIONS OF THE UNDERGROUND UTILITIES MARKED BY PAINTSTRIPES AND SHOWN HEREON SHOULD BE CONSIDERED AS APPROXIMATE AND SHOULD NOT BE RELIED UPON. I MAKE NO WARRANTY AS TO THE ACTUAL HORIZONTAL OR VERTICAL LOCATION OF SAID DATA.

16. REFER TO RECORD OF SURVEY MAP (TO BE RECORDED) FOR SURVEY MARKERS AND ENCROACHMENT LOCATIONS.

17. THE HALF RIGHT OF WAY OF S 146TH ST AT TAX LOT 9415 IS CALCULATED FROM DEED #20191015000581. THE HALF RIGHT OF WAY OF S 146TH ST AT TAX LOT 9428 IS TAKEN FROM THE ASSESSORS MAP. THE ROAD RIGHT OF WAY FRONTING BOTH PARCELS SHOULD BE VERIFIED FROM ROAD DEEDS UNDER RECORDING NO.S 4336990 AND 4820235 AND/OR THROUGH A TITLE SEARCH.



QUARTER SECTION VICINITY MAP
1" = 1/8TH MILE

ORIGINAL LEGAL DESCRIPTION:

THE WEST 164.25 OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 380 FEET THEREOF;

ALSO EXCEPT THE RIGHTS OF WAY FOR 26TH AVENUE SOUTH AND SOUTH 146TH STREET.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

THE PRECEDING LEGAL DESCRIPTION IS PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 0178375-16.

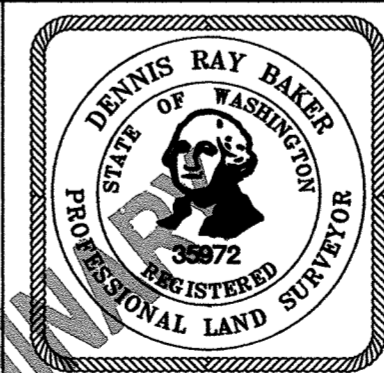
THE PRECEDING LEGAL DESCRIPTION CONTAINS 42,187 S.F., 0.97 ACRE.

CONDUCTING SHORT PLAT

Steve Van Patten
Professional
Land Surveying Services

7431 153RD CT NE REDMOND, WA 98052
Phone: 425 867-1715 Email: vanpatn@frontier.com

CONDUCTING SURVEY



DALEY-MORROW-POBLETE, INC.
726 AUBURN WAY NORTH
AUBURN, WASHINGTON 98002
PHONE: (253)333-2200 (FAX)333-2206



AUDITOR'S CERTIFICATE
filed for record this.....day of.....,20.....at.....M
in book.....of.....at page.....at the request of
.....
.....
County Auditor (Signed)

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 Matt Grimm in August, 2020.

Steve Van Patten

Certificate No. 32442

GEM CONSTRUCTION, INC.
21501 CONNELLS PRAIRIE RD, BUCKLEY, WA 98321
(206) 931-7274 GEM.CONSTRUCTION@COMCAST.NET

DWN. BY DRB	DATE 07/31/2020	JOB NO. 19-430
CHKD. BY DRB	SCALE 1" = 1/8TH MILE	SHEET 1 OF 3

VOL./PAGE



GRIMM SHORT PLAT
PRELIMINARY SHORT PLAT
FILE NO.: SUB _____

NOTES:

1. THE TOPOGRAPHIC SURVEY WAS CONDUCTED BY STEVE VAN PATTON, PLS PER TOPOGRAPHIC SURVEY MAP DATED MAY 14, 2020. DMP, INC. HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF SAID PROFESSIONAL LAND SURVEYING SERVICES.

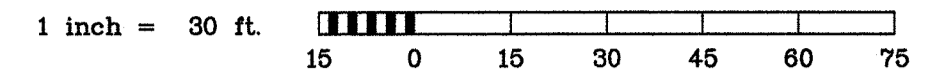
REFERENCES FROM TOPOGRAPHIC SURVEY DATED MAY 14, 2020:

R1 ASBUILT SEWER PLAN DATED 3-31-80 FOR S 146TH ST
R2 ASBUILT SEWER PLAN DATED 3-31-80 FOR S 144TH ST

RECORDING NO.

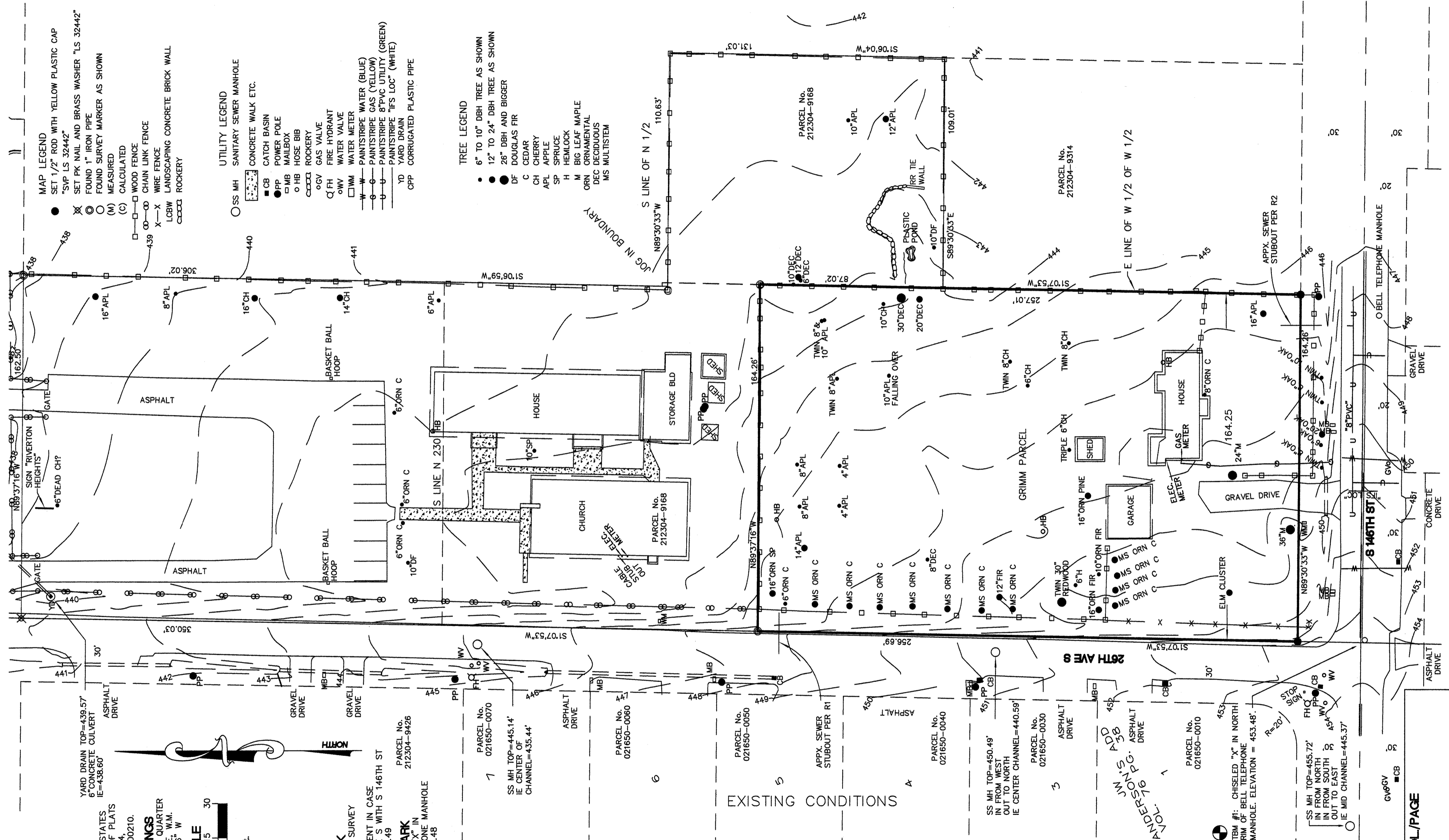
VOL/PAGE

SCALE:



PORTION OF

NW1/4 OF NE1/4 OF SECTION 21, T23N, R4E, W.M.



- MAP LEGEND**
- SET 1/2" ROD WITH YELLOW PLASTIC CAP
 - "SWP LS 32442"
 - SET PK NAIL AND BRASS WASHER "LS 32442"
 - FOUND 1" IRON PIPE
 - FOUND SURVEY MARKER AS SHOWN
 - (M) MEASURED
 - (C) CALCULATED
 - WOOD LINK FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - LCBW LANDSCAPING CONCRETE BRICK WALL
 - ROCKERY
- UTILITY LEGEND**
- SS MH SANITARY SEWER MANHOLE
 - CONCRETE WALK ETC.
 - CB CATCH BASIN
 - PP POWER POLE
 - MB MAILBOX
 - HB HOSE BIB
 - ROCKERY
 - GV GAS VALVE
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - W PAINTSTRIPED WATER (BLUE)
 - G PAINTSTRIPED GAS (YELLOW)
 - U PAINTSTRIPED 8" PVC UTILITY (GREEN)
 - PAINTSTRIPED "IFS LOC" (WHITE)
 - YD YARD DRAIN
 - CPP CORRUGATED PLASTIC PIPE
- TREE LEGEND**
- 6" TO 10" DBH TREE AS SHOWN
 - 12" TO 24" DBH TREE AS SHOWN
 - 26" DBH AND BIGGER
 - DF DOUGLAS FIR
 - CH CHERRY
 - C CEDAR
 - APL APPLE
 - SP SPRUCE
 - H HEMLOCK
 - M BIG LEAF MAPLE
 - ORN ORNAMENTAL
 - DEC DECIDUOUS
 - MS MULTISTEM

MERIDIAN
PER PLAT OF PORT ESTATES
FILED IN VOLUME 196 OF PLATS
ON PAGES 22-24,
REC. NO. 20001020000210.

BASIS OF BEARINGS
NORTH LINE, NORTHEAST QUARTER
SEC. 21 T-23N, R-4E, W.M.
BEARING N 89°37'16" W

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

DATUM:
NAVD 88

BENCH MARK
WASHINGTON GEODETIC SURVEY
WGS NO. 1763
1/4" BRASS PIN IN MONUMENT IN CASE
AT THE INTERSECTION OF 24TH AVE S WITH S 146TH ST
ELEVATION = 441.49

SITE BENCH MARK
TBM #1: CHISELED "X" IN
NORTH RIM OF BELL TELEPHONE MANHOLE
ELEVATION = 453.48

CONDUCTING SURVEY

CONDUCTING SHORT PLAT

DALEY-MORROW-POBLETE, INC.
726 AUBURN WAY NORTH
AUBURN, WASHINGTON 98002
PHONE: (253)333-2200 (FAX)333-2206

dmp ENGINEERING - SURVEYING
LAND PLANNING

GEM CONSTRUCTION, INC.
21501 CONNELLS PRAIRIE RD, BUCKLEY, WA 98321
(206) 931-7274 GEM.CONSTRUCTION@COMCAST.NET

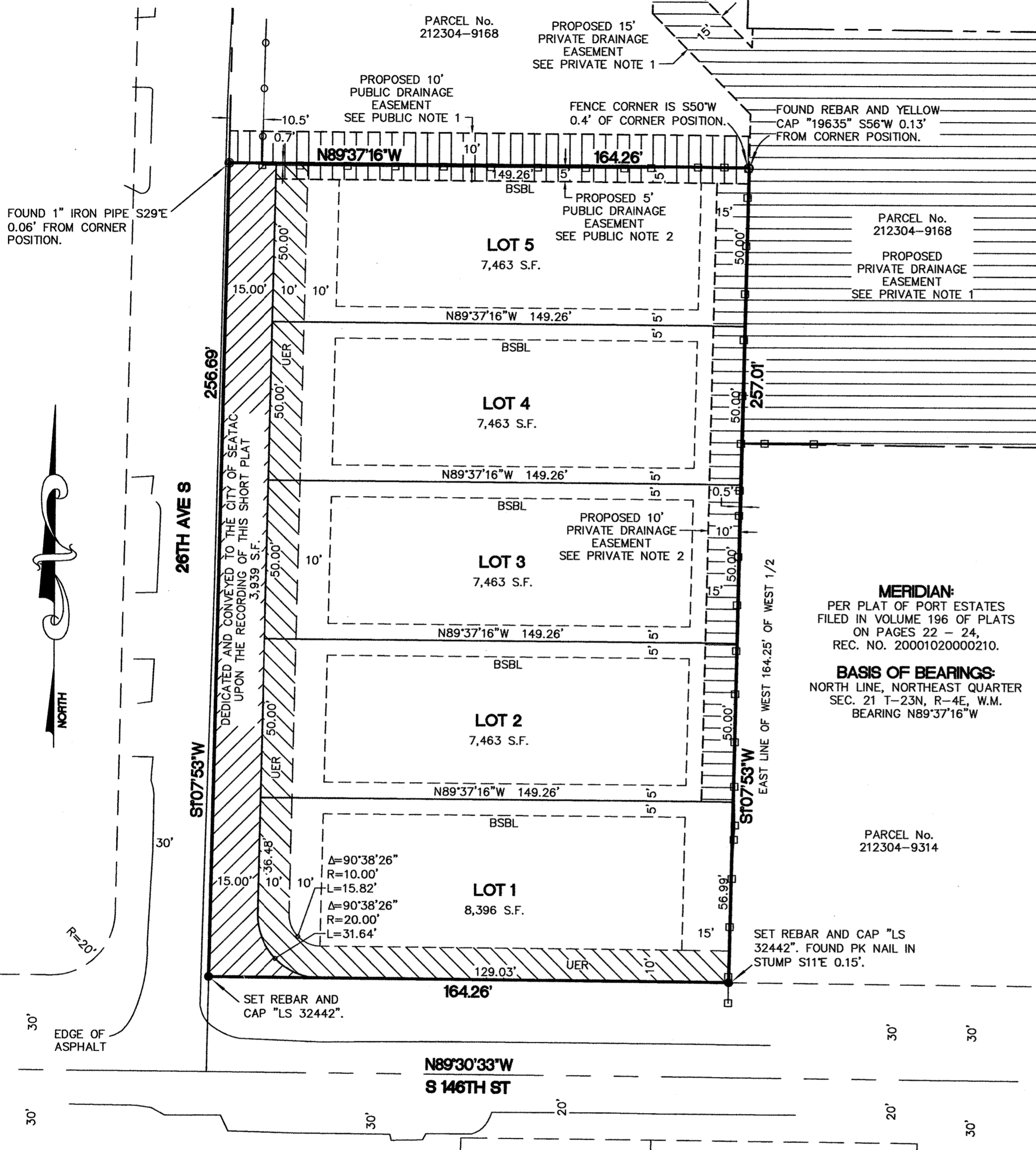
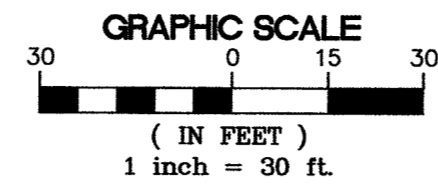
DWN. BY DRB	DATE 07/31/2020	JOB NO. 19-430
CHKD. BY DRB	SCALE 1" = 30'	SHEET 2 OF 3

VOL/PAGE

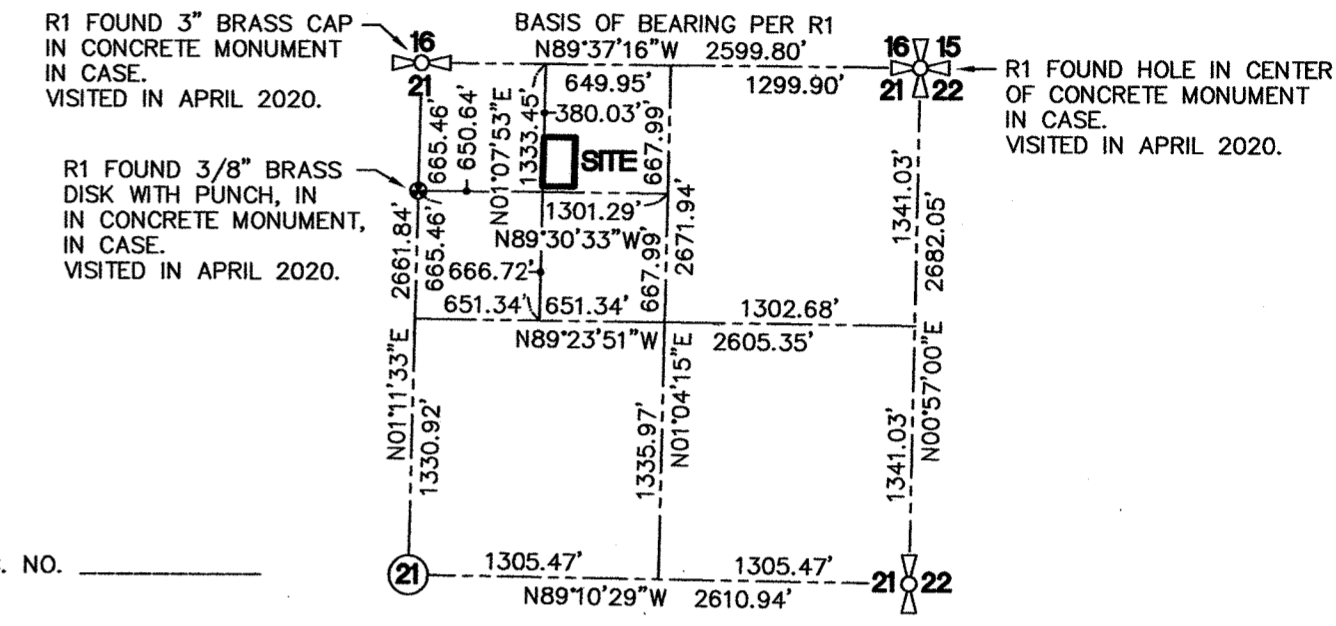


GRIMM SHORT PLAT
PRELIMINARY SHORT PLAT
FILE NO.: SUB _____

RECORDING NO.	VOL/PAGE
SCALE: 1 inch = 30 ft.	
PORTION OF NW1/4 OF NE1/4, SECTION 21 T23N, R4E, W.M.	



SUBDIVISION OF:
NE. SEC. 21, T-23N, R-4E, W.M.
PER RECORD OF SURVEY REC. NO. _____
SCALE: 1"=1000'



MERIDIAN:
PER PLAT OF PORT ESTATES
FILED IN VOLUME 196 OF PLATS
ON PAGES 22 - 24,
REC. NO. 20001020000210.

BASIS OF BEARINGS:
NORTH LINE, NORTHEAST QUARTER
SEC. 21 T-23N, R-4E, W.M.
BEARING N89°37'16\"/>

LEGEND:
R1 PER RECORD OF SURVEY REC. NO. _____

GENERAL NOTE:
THE CONTROLLING BOUNDARY DATA, BOUNDARY DETERMINATION AND MARKER ESTABLISHMENT WAS CONDUCTED BY STEVE VAN PATTON, PLS PER RECORD OF SURVEY RECORDING NO. _____ DMP, INC. HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF SAID PROFESSIONAL LAND SURVEYING SERVICES.

PUBLIC DRAINAGE EASEMENT NOTES:

- A NON-EXCLUSIVE PUBLIC DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON A PORTION OF PARCEL No. 212304-9168, AS ILLUSTRATED ON THIS SHEET, SHALL BE GRANTED AND CONVEYED TO THE CITY OF SEATAC, ITS SUCCESSORS AND ASSIGNS, BY DEED PRIOR TO THE RECORDING OF THIS SHORT PLAT.
- A NON-EXCLUSIVE PUBLIC DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON A PORTION OF LOT 5, AS ILLUSTRATED ON THIS SHEET, SHALL BE GRANTED AND CONVEYED TO THE CITY OF SEATAC, ITS SUCCESSORS AND ASSIGNS, UPON THE RECORDING OF THIS SHORT PLAT.

PUBLIC DRAINAGE EASEMENT MAINTENANCE COVENANT:
THE PUBLIC DRAINAGE EASEMENTS, GRANTED AND CONVEYED TO THE CITY OF SEATAC, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE PURPOSE OF INSPECTING, MAINTAINING, REPAIRING AND REPLACING THE PUBLIC STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT AREAS. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.

PRIVATE DRAINAGE EASEMENT NOTES:

- A NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON A PORTION OF PARCEL No. 212304-9168, AS ILLUSTRATED ON THIS SHEET, SHALL BE GRANTED AND CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 5, THEIR SUCCESSORS AND ASSIGNS, BY DEED PRIOR TO THE RECORDING OF THIS SHORT PLAT. THE OWNERS OF PARCEL No. 21230-9168 SHALL ALSO BENEFIT FROM SAID EASEMENT AREA FOR STORM DRAINAGE PURPOSES.
- A NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON A PORTION OF LOTS 2 THROUGH 5, INCLUSIVE, AS ILLUSTRATED ON THIS SHEET, SHALL BE GRANTED AND CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 4, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS, UPON THE RECORDING OF THIS SHORT PLAT.

PRIVATE DRAINAGE EASEMENT MAINTENANCE COVENANT:
THE PRIVATE DRAINAGE EASEMENTS, GRANTED AND CONVEYED TO LOTS 1 THROUGH 5, THEIR SUCCESSORS AND ASSIGNS, AND THAT EASEMENT THAT BENEFITS PARCEL No. 212304-9168, ARE FOR THE PURPOSE OF INSPECTING, MAINTAINING, REPAIRING AND REPLACING THE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT AREAS. THE LOT AND PARCEL OWNERS BENEFITTING FROM THESE EASEMENTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENTS BENEFITTING THEIR LOTS OR PARCEL. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.

PUBLIC UTILITY EASEMENT RESERVATION (UER) NOTE:
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEATAC, ALL PUBLIC UTILITY PROVIDERS AND ALL PUBLIC SERVICE PROVIDERS, THEIR SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF 26TH AVENUE SOUTH AND SOUTH 146TH STREET OF ALL LOTS, AS DEPICTED AS "UER" ON THIS SHEET, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICING THIS SHORT SUBDIVISION AND OTHER PROPERTY WITH RELATED UTILITIES; TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR SAID UTILITIES SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN A CONDUIT ATTACHED TO A BUILDING.

THIS EASEMENT RESERVED FOR ALL PUBLIC UTILITY AND PUBLIC SERVICE PROVIDERS IS SUBORDINATE IN THEIR RIGHTS WITH RESPECT TO THE CITY OF SEATAC'S RIGHTS.

REFERENCES FROM RECORD OF SURVEY RECORDING NO. _____:
R1 PLAT OF "PORT ESTATES" IN BOOK 196, PAGES 22-24
R2 SURVEY OF SHORT PLAT SPL 0009-98 IN BOOK 140 PAGE 248

- MAP LEGEND**
- FOUND MONUMENT AS SHOWN
 - SET 1/2" REBAR WITH YELLOW PLASTIC CAP "SVP LS 32442"
 - SET PK NAIL AND 1" DIA. BRASS WASHER "LS 32442"
 - FOUND 1" IRON PIPE
 - FOUND SURVEY MARKER AS SHOWN
 - (M) MEASURED
 - (C) CALCULATED
 - WOOD FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - LANDSCAPING CONCRETE BRICK WALL
 - UTILITY EASEMENT RESERVATION
 - BSBL BUILDING SETBACK LINE

- HATCH LEGEND**
- PUBLIC DEDICATION
 - UTILITY EASEMENT RESERVATION
 - PUBLIC DRAINAGE EASEMENT
 - PRIVATE DRAINAGE EASEMENT

CONDUCTING SURVEY CONDUCTING SHORT PLAT

STEVEN O. VAN PATTEN
REGISTERED PROFESSIONAL LAND SURVEYOR
32442

DENNIS RAY BAKER
REGISTERED PROFESSIONAL LAND SURVEYOR
35972

DALEY-MORROW-POBLETE, INC.
726 AUBURN WAY NORTH
AUBURN, WASHINGTON 98002
PHONE: (253)333-2200 (FAX)333-2206

**ENGINEERING - SURVEYING
LAND PLANNING**

GEM CONSTRUCTION, INC.
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DWN. BY DRB	DATE 07/31/2020	JOB NO. 19-430
CHKD. BY DRB	SCALE 1" = 30'	SHEET 3 OF 3

VOL/PAGE



GRIMM SEATAC PRELIMINARY SHORT PLAT
FILE NO.: SUB20-0000

LEGAL DESCRIPTION

THE WEST 164.25 OF THE WEST HALF OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 380 FEET THEREOF;

ALSO EXCEPT THE RIGHTS OF WAY FOR 26TH AVENUE SOUTH AND SOUTH 146TH STREET.

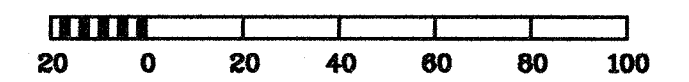
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

RECORDING NO.

VOL/PAGE

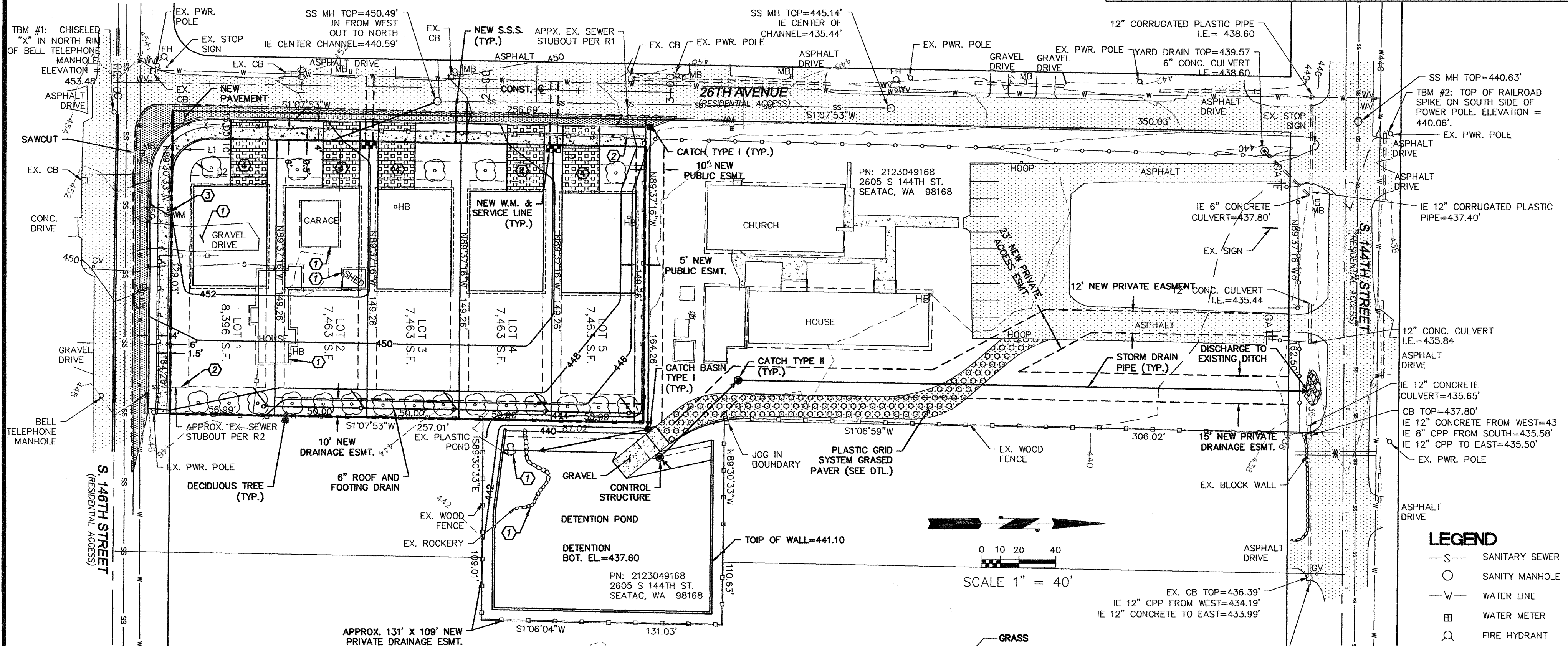
SCALE:

1 inch = 40 ft.



PORTION OF

NW1/4 of NE1/4, of S.21 T.23 R.4



LEGEND

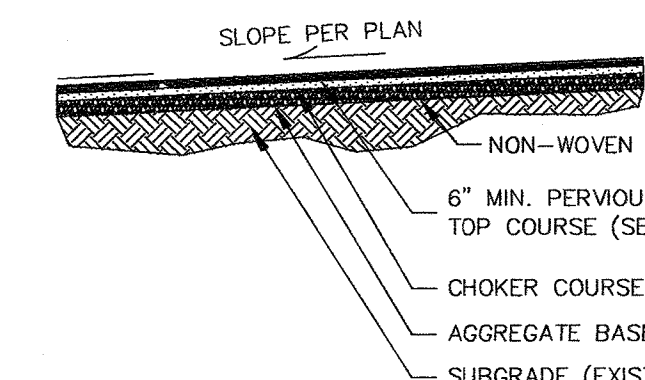
- S— SANITARY SEWER
- SANITY MANHOLE
- W— WATER LINE
- ⊞ WATER METER
- ⊕ FIRE HYDRANT
- ⊞ WATER VALVE
- SD— STORM LINE
- CATCH BASIN
- STORM MANHOLE
- ⊘ POWER POLE
- OVERHEAD POWER
- ⊙ TELEPHONE POLE
- ⊞ ROCKERY
- ⊞ WOOD FENCE

LINE TABLE

L2	Δ=90°38'26"
	R=20.00'
	L=31.64'
L1	Δ=90°38'26"
	R=10.00'
	L=15.82'

KEY LEGEND

- ① TO BE REMOVED
- ② LOCATE EXISTING SEWER STUBS AND REUSE IF POSSIBLE.
- ③ ADJUST METER BOX LID TO MATCH NEW PAVEMENT. REUSE EXISTING METER IF POSSIBLE.
- ④ PERMEABLE CONCRETE PAVEMENT (SEE DETAIL)

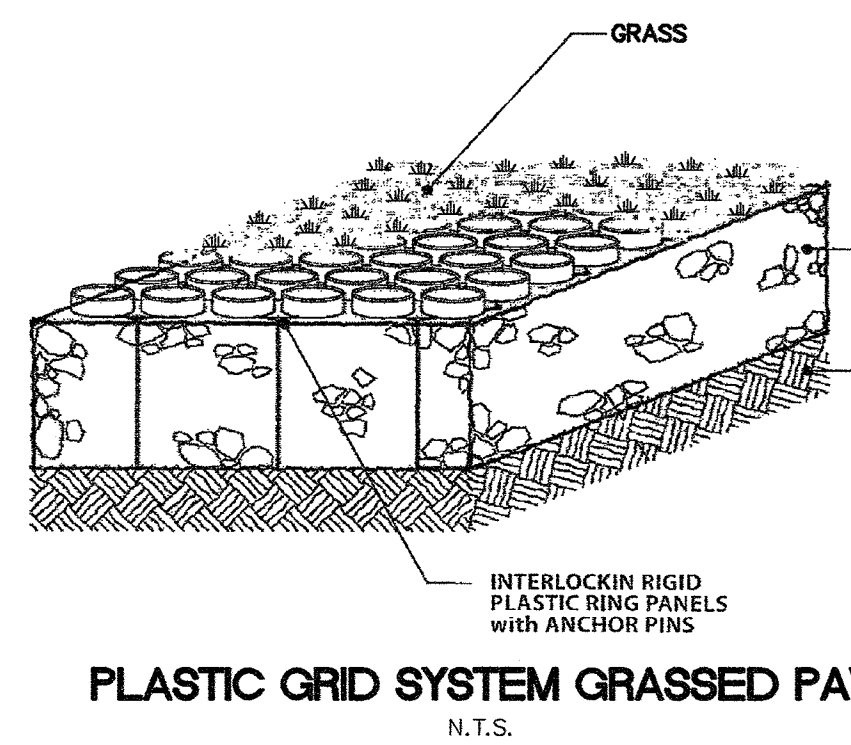


- NOTES:**
- CHOKER COURSE TO BE 2" MINIMUM IN DEPTH AND CONSIST OF 1.5" U.S. SIEVE SIZE # 8 UNIFORMLY GRADED CRUSHED WASHED STONE FOR FINAL GRADING OF AGGREGATE BASE.
 - AGGREGATE BASE TO BE 6" CRUSHED WASHED AGGREGATE AND INCLUDE PERMEABLE BALLAST (9-03.9(2)) 3/4-2.5 INCHES.
 - PERVIOUS CONCRETE MIX DESIGN SHALL FOLLOW MANUFACTURER'S SPECIFICATION.
 - STABILITY OF THE BASE OF THE EXCAVATION SHOULD BE EVALUATED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE NON-WOVEN GEOTEXTILE FABRIC. SOFT AREAS WILL REQUIRE FURTHER PREPARATION PER GEOTECH RECOMMENDATION.
 - GEOTECHNICAL ENGINEER SHALL REVIEW THIS DESIGN FOR LOAD BEARING STRENGTH PRIOR TO INSTALLATION BASED UPON THE STRENGTH OF SUB-GRADE AND LOADING REQUIREMENTS.
 - AGGREGATE SOURCE TO GUARANTEE POROSITY OF 40% OR MORE.
 - AFTER GRADING, THE EXISTING SUBGRADE SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC. SEE SECTION 6.3.2.1 OF THE 2012 LID TECHNICAL GUIDANCE MANUAL FOR SUBGRADE PREPARATION.

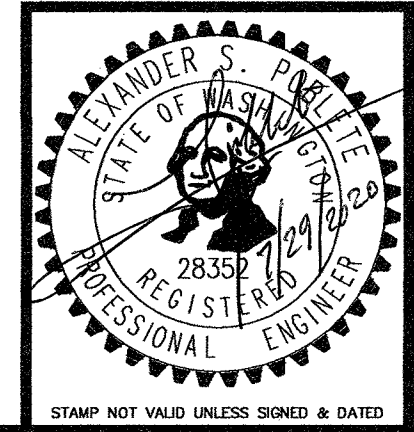
TYPICAL PERVIOUS CONCRETE SECTION
 N.T.S.

NOTES:

- ALL AREAS CONVERTED TO LAWN OR LANDSCAPED AREAS, SOILS MUST BE AMENDED PER THE GUIDELINES IN THE 2014 SMMWW.
- LOTS WILL BE PROVIDED WITH A PERFORATED STUBOUT.
- PERMEABLE CONCRETE PROPOSED FOR NEW DRIVEWAYS, HOWEVER, OTHER TYPES OF PERMEABLE PAVEMENT MAY BE USED, BUT WILL BE SUBJECT TO CITY OF SEATAC REVIEW AND APPROVAL.
- THE TOPOGRAPHIC SURVEY WAS CONDUCTED BY STEVE VAN PATTON, PLS PER TOPOGRAPHIC SURVEY MAP DATED MAY 6, 2020. DMP, INC. HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF SAID PROFESSIONAL LAND SURVEYING SERVICES.
- REFERENCES FROM TOPOGRAPHIC SURVEY DATED MAY 6, 2020:
 R1 ASBUILT SEWER PLAN DATED 3-31-80 FOR S 146TH ST
 R2 ASBUILT SEWER PLAN DATED 3-31-80 FOR S 144TH ST



PLASTIC GRID SYSTEM GRASSED PAVER
 N.T.S.



DALEY-MORROW-POBLETE, INC.
 726 AUBURN WAY NORTH
 AUBURN, WASHINGTON 98002
 PHONE: (253) 333-2200

dmp ENGINEERING - SURVEYING
 LAND PLANNING

OWNER INFORMATION

MATTHEW GRIMM
 21501 CONNELLS PRAIRIE RD. BUCKLEY, WA 98321
 PHONE: (206) 931-7274

PROJECT

CITY OF SEATAC
GRIMM SEATAC PRELIMINARY SHORT PLAT
CONCEPTUAL GRADING AND UTILITY PLAN

DRAWN BY	CJM	SCALE	1" = 40'	DRAWING	19430PENG	SHEET	1
APPROVED	ASP	DATE	JULY 20, 2020	JOB#	19430	OF	1