

Rcpt. No. 483735

CERTIFICATE OF SEWER AVAILABILITY / NON AVAILABILITY

Residential: \$ 50.00

Commercial: \$ 100.00

Certificate of Sewer Availability OR Certificate of Sewer Non-Availability

Part A: (To Be Completed By Applicant)

Purpose of Certificate:

- Building Permit
- Preliminary Plat or PUD
- Short Division
- Rezone
- Other

Proposed Use:

- Commercial
- Residential Single Family
- Residential Multi-Family
- Other

Applicant's Name LAKHWINDER BOPARAI Phone Number 2532035553

Property Address 3465 SOUTH, 162nd STREET, SEATAC, WA 98188 Tax Lot Number 537980-1680

Legal Description (Attach Map and legal Description if Necessary);

Part B: (To be Completed by Sewer Agency)

1. a. A Sewer Service will be provided by side sewer connection only to an existing 6" size sewer feet from the site and the sewer system has the capacity to serve the proposed use.
- OR b. Sewer service will require an improvement to the sewer system of:
 - (1) feet of sewer trunk or lateral to reach the site; and/or
 - (2) The construction of a collection system on the site and/or
 - (3) Other (describe)

2. Must be completed if 1. b above is checked

- a. The sewer system improvement is in conformance with a County approved sewer comprehensive plan,
- OR b. The sewer system improvement will require a sewer comprehensive amendment.

3. a. The proposed project is within the corporate limits of the District, or has been granted Boundary Review Board approval for extension of service outside the District.

OR a. Annexation or BRB approval will be necessary to provide service.

4. Service is subject to the following;

a. District Connection Charges due prior to connection:

SS Permit \$ 100.00

GFC: \$ 4033.00 SFC: \$ Unit: \$ Total \$ 4133.00

(Subject to Change on January 1st)

Either a King County/METRO Capacity Charge, SWSSD or Midway Sewer District Connection Charge may be due upon connection to sewers.

b. Easements: Required May be Required

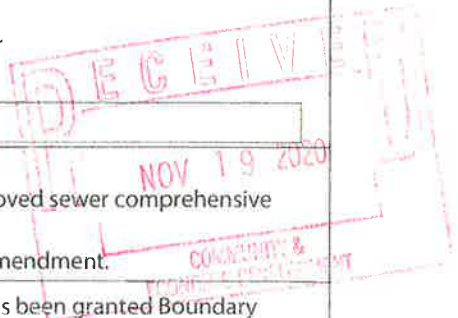
c. Other

I hereby certify that the above sewer agency information is true. This certification shall be valid for one year from the date of signature.

By R.T

Title field rep

Date 09/29/2020




**ATTACHMENT TO
VALLEY VIEW SEWER DISTRICT
CERTIFICATE OF SEWER AVAILABILITY/NON-AVAILABILITY**

The following terms and conditions apply to the attached Valley View Sewer District ("District") Certificate of Sewer Availability/Non Availability ("Certificate")

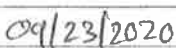
1. This certificate is valid only for the real property referenced herein ("Property") which is in the District's service area, for the sole purpose of submission to the King County Department of Development and Environmental Services, King County Department of Public Health, City of Seattle, City of Tukwila, City of Burien and/or City of SeaTac. This certificate is between the District and the applicant only and no third person or party shall have any rights hereunder whether by agency, third-party beneficiary principles or otherwise.
2. This Certificate creates no contractual relationship between the District and the applicant and its successors and assigns and does not constitute and may not be relied upon as the District's guarantee that sewer service will be available at the time the applicant may apply to the District for such service.
3. As of the date of the District's signature on this Certificate, the District represents that sewer service is available to the Property through sewer systems that exist or that may be extended by the applicant. The District makes no other representations, express or implied, including without limitation that the applicant will be able to obtain the necessary permits, approvals and authorizations from King County, City of Seattle, City of Tukwila, City of Burien, City of Seatac or any other governmental agency before the applicant can utilize the sewer service which is the subject of this Certificate.
4. If the District or the applicant must extend the District's sewer system to provide sewer service to the Property, the District or applicant may be required to obtain from the appropriate governmental agency the necessary permits, approvals and authorizations. In addition, the governmental agency may establish requirements that must be satisfied as a condition of granting any such permits, approvals or authorizations, which may make impractical or impossible the provision of sewer services to the Property.
5. Application for and possible provision of sewer service to the Property shall be subject to and conditioned upon availability of sewer service to the Property at the time of such application, and compliance with federal, state, local and District laws, ordinances, policies, and/or regulations in effect at the time of such application.

I acknowledge that I have received the Certificate of Sewer Availability/Non -Availability and this attachment, and fully understand the terms and conditions herein.

Applicant's signature



Date



CITY OF SEATAC
CERTIFICATE OF WATER AVAILABILITY PROJECT # _____

PART A: (TO BE COMPLETED BY APPLICANT)

1. **Owner Name:** Lakhwinder Boparai
Owner Address: _____
Owner Phone: 253-203-5553
Agent/Contact: Lakhwinder Boparai
Phone: _____

Site Address (Attach map and legal description showing hydrant location and size of main:

See attached map for hydrant and main locations 3465 S 162nd St. SeaTac

2. This certificate is submitted as part of an application for: SFR-subdividing

- | | |
|--|---|
| <input type="checkbox"/> Residential Building Permit | <input type="checkbox"/> Preliminary Plat |
| <input checked="" type="checkbox"/> Short Subdivision | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Commercial/Industrial Building Permit | <input type="checkbox"/> |

3. Estimated number of service connections and meter size(s): One - existing 5/8" meter/service



4. Vehicular distance from nearest hydrant to: 90'+/- to property. See attached map for hydrant location.

5. Minimum needs of development for fire flows 1000 gpm at a residual pressure of 20 psi.

- | | |
|--|--------------------------------|
| <input checked="" type="checkbox"/> Fire Marshal | <input type="checkbox"/> City |
| <input type="checkbox"/> Insurance Underwriter | <input type="checkbox"/> Other |

6. Area to served by: **HIGHLINE WATER DISTRICT**
(Utility)

Owner/Agent's Signature: _____ **Date:** 9/24/2020

PART B: (TO BE COMPLETED BY WATER UTILITY)

1. This proposed project is located within SEATAC /KING
(City/County)
2. Improvements required to upgrade the water system to bring it into compliance with the utilities' comprehensive plan or to meet the minimum flow requirements of the project before connection: See conditions below.
3. Based upon the improvements listed above, water can be provided and will be available at the site with a residual pressure of: 20 psi 1000 gpm for a duration of 2 hours at a velocity of 10 fps as documented by the attached calculations.

CONDITIONS:

I hereby certify that the above information is true and correct based on the best available information. This certification shall be valid for one year from date of signature.

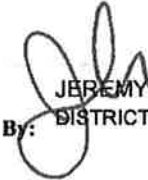
HIGHLINE WATER DISTRICT

206-592-8904

Agency

Phone

By:


JEREMY DELMAR
DISTRICT ENGINEER

Date

9/24/2020
9/24/2020

PART C: (TO BE COMPLETED BY GOVERNING JURISDICTION)

1. Water Availability - Check one:

- Acceptable service can be provided to this project.
- Acceptable service cannot be provided to this project unless the improvements listed in Item #B2 are met.
- System is not capable of providing service to this project.

2. Minimum water system improvements: (At least equal to B2 above)

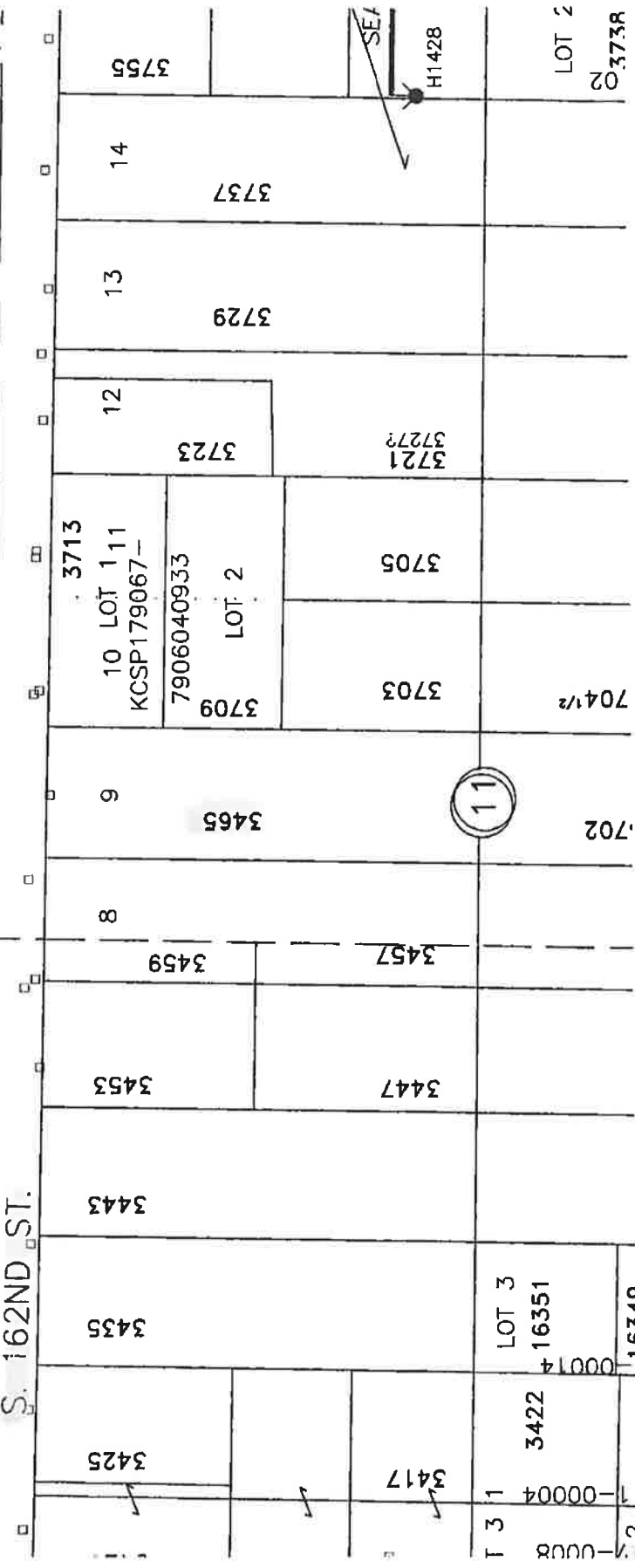
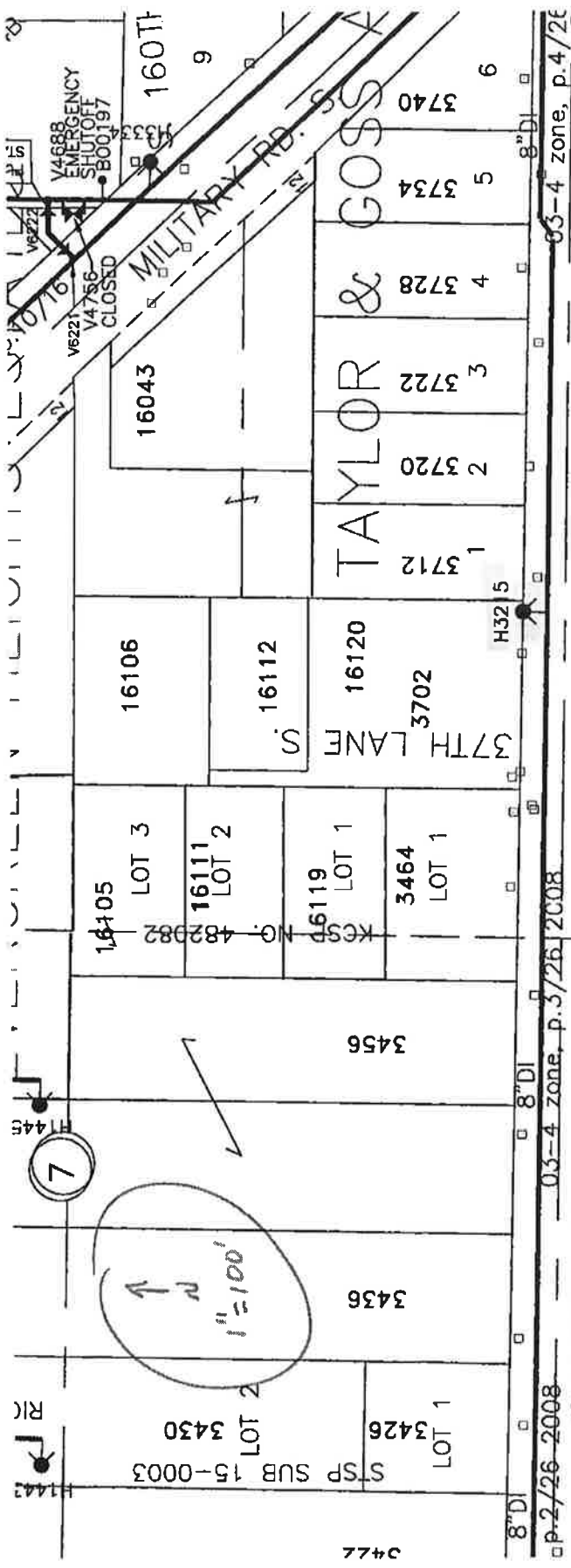
Customer recognizes that the water pressure/fire flow information provided pursuant to this request is general in nature and may not be accurate for any specific location at any specific time. Customer remains solely responsible for determining the specific water pressure/flow information available for Customer's intended use. The general information provided by the District is not intended for and should not be relied upon to design a water system or fire suppression system for a specific location. Customer is responsible to field verify the specific water pressure and fire flow at Customer's specific location for Customer's specific needs.

Agency

Phone

By

Date



1443 RIC

15-0003 STP SUB 15-0003
 LOT 2
 3430

3426
 LOT 1

1" = 100'

7

H1445

16105
 LOT 3

16111
 LOT 2

16119
 LOT 1

3464
 LOT 1

16106

16112

16120

3702

S. 37TH LANE

3712

3720

3722

3728

3734

3740

H3215

8" DI

P-2/26-2008 03-4 zone, p.3/26/2008

03-4 zone, p.4/26

S. 162ND ST.

3425

3417

3422

LOT 3

16351

3443

3453

3459

8

6

3465

3709

7906040933

LOT 2

3713

10 LOT 1 11

KCSP179067-

3705

3703

704 1/2

11

702

12

3723

3721

3729

13

3737

14

3755

H1428

SEA

LOT 2
 3738

15-0008 1 3 1
 1-00004 1
 3422
 00014
 16274

Test Report for 3465 S. 162nd St. @ hydrant #H3215

	ID	Static Pressure (psi)	Fire-Flow Demand (gpm)	Residual Pressure (psi)	Available Flow at Hydrant (gpm)	Available Flow Pressure (psi)
1	4385	61.63	1,000.00	53.14	2,695.25	20.00

Stewart Title Company

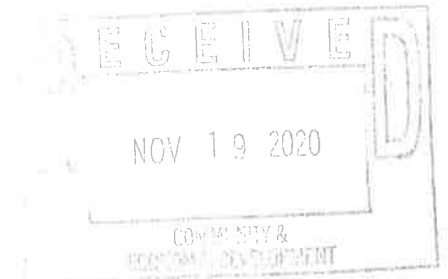
Invoice

Date: 11/09/2020
Number: 218749

OTHER - Seller Directed

Remit to:
Stewart Title Company
981 Powell Ave SW, Suite 100
Renton, WA 98057

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
1003291	Determined, To		Owner's Coverage		\$300.00
1003291	Determined, To		Premium Tax		\$30.00
Total					\$330.00
Total Due					\$330.00





SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Guarantee No.: G-6329-11794

Fee: \$300.00

Order No.: 1003291

Stewart Title Guaranty Company (the "Company"), guarantees the County of King and any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.


Authorized Countersignature

Stewart Title Company
981 Powell Ave SW, Suite 100
Renton, WA 98057




Frederick H. Eppinger
President and CEO


Denise Carraux
Secretary

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit www.stewart.com.
In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

**SUBDIVISION GUARANTEE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Order Number: 1003291

Guarantee No.: G-6329-11794

Beginning at a point on the West line of Section 27, Township 23 North, Range 4 East, W.M., in King County, Washington, distant South 0° 01' 11" West 643.69 feet from the Northwest corner of said Section;

Thence South 89° 59' 10" East 1370.00 feet to the true point of beginning of this description;

Thence continuing South 89° 59' 10" East 80.00 feet;

Thence South 0° 01' 11" West 275.40 feet;

Thence North 89° 59' 10" West 80.00 feet;

Thence North 0° 01' 11" East 275.40 feet to the true point of beginning.

(Also known as Lot 9, Block 11, McMicken Heights No. 2, according to the unrecorded plat)

FILED for Record at Request of

Cyrus W. Warren
3465 So 162
Seattle WA 98188

EASEMENT

80-08-22
RECD F 3.00 #0678 D
CASHSL *****3.00
11

8008220678

COME NOW LEONARD E. RIVAS, and BETTY J. RIVAS, his wife, for good and sufficient consideration, the receipt of which is hereby acknowledged, do hereby grant to CYRUS W. WARREN, JR., and ILA M. WARREN, his wife, their heirs and successors in interest, an easement, for the purpose of ingress and egress over the following described property, to wit:

The West 20 feet of the North 145 feet of the following:

Beginning at a point on the West line of Section 27, Township 23 North, Range 4, East W.M., in King County, Washington, distant South 0 01'11" West, a distance of 843.89 feet from the Northwest corner of said Section 27, and running thence South 89 50'10" East, a distance of 1450.00 feet to the true point of beginning of this description; thence continuing South 89 59'10" East a distance of 160 feet; thence South 0 01'11" West, a distance of 145 feet; thence North 89 59'10" West 160 feet; thence North 0 01'11" East, a distance of 145 feet to the true point of beginning; ALSO KNOWN as the North 145 feet of Lots 10 and 11, Block 11 of McMicken Heights, No. 2, an unrecorded Plat.

Said easement shall run with the land and shall be for the purpose of providing ingress and egress to the following described property to wit:

Lot 9, Block 11, McMicken Heights, Division No. 2, unrecorded in the Northwest one quarter of Section 27, Township 23 North, Range 4 East, W.M. King County, Washington.

DATED this 11th day of August, 1980.

Leonard E. Rivas
Betty J. Rivas

NOTARY PUBLIC
STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this day personally appeared before me LEONARD E. RIVAS and BETTY J. RIVAS, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11th day of August, 1980.

1% EXCISE TAX NOT REQUIRED
King Co. Records Division
By *[Signature]*, Deputy

Jack Slaght
NOTARY PUBLIC in and for the State of Washington, residing at Seattle.

RECEIVED
NOV 19 2020
COMMUNITY & ECONOMIC DEVELOPMENT

LAKHWINDER SINGH SHORT PLAT
PRELIMINARY SHORT PLAT
FILE NO.: SUB20-XXXX



DECLARATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, all parties with any right, title, and/or ownership interest in the land herein described, do hereby make a short subdivision thereof pursuant to RCW 58.17.060 and 58.17.065 and certify that we are the owners of the land herein described. Also, when specific conditions and/or agreements are a condition of approval of the above referenced short plat and we made a part thereof, we do hereby agree to and/or comply with all of these conditions and agreements.

Further, the undersigned owners of the land hereby short subdivided waive for themselves, their heirs and assigns, any and all claims for damages against the City of Seatac, its successors and assigns for loss of title or for damages resulting from the short subdivision of the land herein described. The undersigned owners of the land hereby short subdivided agree to hold the City of Seatac, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or outside the City of Seatac, its successors and assigns, from liability for the ground surface, vegetation, drainage, or surface or sub-surface water flows within the short subdivision or by settlement, construction or maintenance of the roads within the short subdivision. The undersigned owners of the land hereby short subdivided agree to hold the City of Seatac, its successors and assigns, harmless from the negligence of 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, whether of claims and agreement to hold harmless, shall be binding with the true content and in accordance with the desires of the owners and shall be binding upon their heirs, successors and/or assigns.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

LAKHWINDER SINGH BOPARAI

STATE OF WASHINGTON
COUNTY OF KING

I HEREBY STATE I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LAKHWINDER SINGH BOPARAI IS THE PERSON WHO HAS SIGNED THIS INSTRUMENT AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____ (SIGNATURE)

(SEAL OR STAMP) TITLE MY APPOINTMENT EXPIRES _____



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 20____ at _____ in book _____ of _____ at page _____ at the request of _____

RICHARD VALSVALA
SURVEYOR'S NAME

COUNTY AUDITOR

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 LAKHWINDER SINGH BOPARAI

in _____ 20____ RICHARD VALSVALA
Certificate No. 39570

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

ENGINEERING REVIEW DIVISION
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____
ENGINEERING REVIEW MANAGER

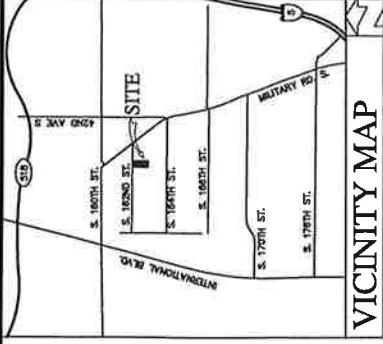
KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____
ASSESSOR

DEPUTY ASSESSOR
ACCOUNT NUMBER 537980-1680

RECORDING NO.

PORTION OF

NW 1/4, NW 1/4, SEC. 27, T-23N, R-4E, W.M.



SITE INFORMATION:

SITE ADDRESS: 3465 S 162ND ST, SEATAc, WA 98188
TAX ACCOUNT NO.: 537980-1680
SITE AREA: 22,018 ±S.F., 0.50 ±A.C.
OWNER: LAKHWINDER SINGH BOPARAI, 3465 S 162ND ST, SEATAc, WA 98188
ENGINEER:

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DISTANT SOUTH 0°01'11" WEST 643.69 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 89°59'10" EAST 1370.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°59'10" EAST 80.00 FEET; THENCE SOUTH 0°01'11" WEST 275.40 FEET; THENCE NORTH 89°59'10" WEST 6000 FEET; THENCE NORTH 0°01'11" EAST 275.40 FEET TO TRUE POINT OF BEGINNING. (ALSON KNOWN AS LOT 9, BLOCK 11, MCKICKEN HEIGHTS No. 2, ACCORDING TO THE UNRECORDED PLAT) SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES:

1. CONTROLLING BOUNDARY DATA WAS OBTAINED BY ACTUAL FIELD MEASUREMENTS, ANGULAR AND LINEAR RELATIONSHIPS OF FIELD TRAVERSE WERE DETERMINED WITH A SECOND TOTAL STATION SUPPLEMENTED WITH DATA COLLECTOR AND STEEL TAPE.
2. THE SITE AND ALL CENTERLINE CONTROL MONUMENTS SHOWN ON THIS SHORT PLAT WERE VISITED SURVEY ACCURACY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH IN W.A.C. 32-130-090.
3. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2020. THE FIELD DATA WAS COLLECTED AND RECORDED IN MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
5. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT THE GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITIES SHOWN HEREON MAY HAVE BEEN TAKEN FROM THE PUBLIC RECORDS AND ARE APPROXIMATE ONLY. GEODETIC SURVEYING SERVICES ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF PUBLIC RECORDS.

MATTERS OF RECORD:

- STEWART TITLE GUARANTY COMPANY, GUARANTEES NUMBER G-6329-11794, WAS RELIED UPON FOR DISCLOSURE OF THE VESTING OF TITLE OF THE REAL PROPERTIES COMPRISING THIS SHORT PLAT, WHICH ACCORDING TO SAID COMMITMENT FOR TITLE INSURANCE IS SUBJECT TO THE FOLLOWING, AND OTHER, SPECIAL EXCEPTIONS.
1. RIGHT TO ENTER THE LAND TO MAKE REPAIRS AND TO CUT BRUSH AND TREES, WHICH CONSTITUTE A MENACE OR DANGER TO THE ELECTRIC TRANSMISSION LINE LOCATED IN THE STREET OR ROAD ADJOINING SAID LAND, AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2642544.
 2. EASEMENT FOR INGRESS AND EGRESS, RECORDED UNDER INSTRUMENT NUMBER 8008220676. (SHOWN ON PAGE 2 OF 2)
 3. HIGHLINE WATER DISTRICT RESOLUTION UPDATING THE GENERAL FACILITIES CHARGES AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER INSTRUMENT NUMBER 8008220676.

REFERENCES:

1. KING COUNTY ASSESSORS MAP OF RW 27-23-4.
2. PLAT OF MCKICKEN HEIGHT No. 2, L RECORDED.
3. SHORT PLAT REC. No. 20180309500016

ALL LOTS TO BE SUBJECT TO STORWATER FACILITY MAINTENANCE COVENANT

TRAFFIC IMPACT FEES IMPOSED PURSUANT TO SMC 11.15.040 WILL BE ASSESSED AFTER THE PROGRESS FOR FUTURE BUILDING PERMITS.

WARNING: THE CITY OF SEATAc HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDING SERVICE TO THE PROPERTY DESCRIBED IN THIS SHORT PLAT.



GEODETIC SURVEYING SERVICES
6041 CHAMPIONSHIP CIRCLE
MUKILTEO, WA 98275
PHONE: (425) 299-1739

LAKHWINDER SINGH BOPARAI
3465 S 162ND ST
SEATAc, WA 98188
CITY OF SEATAc PRELIMINARY SHORT PLAT No. SUB20-XXXX

LAKHWINDER SINGH SHORT PLAT
 PRELIMINARY SHORT PLAT
 FILE NO.: SUB20-XXXX



BRASS PLUG W/PUNCH
 IN CONC. IN CASE
 VISITED JUL '20



MERIDIAN:
 THE PLAT OF Mc WICKEN
 HEIGHT
 UNRECORDED

RECORDING NO.

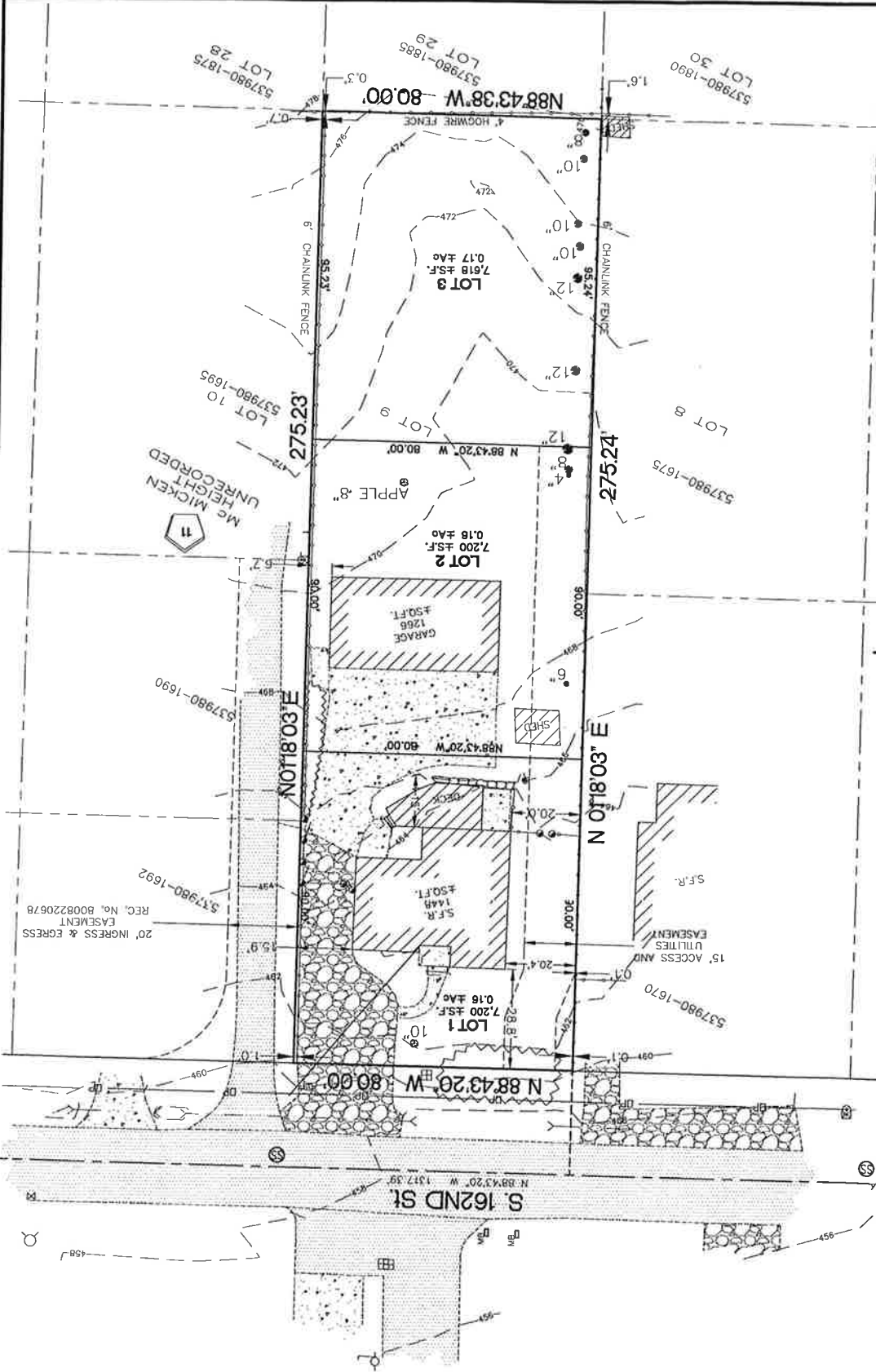
VOL./PAGE

SCALE: 1 inch = 20 ft.



PORTION OF

NW 1/4, NW 1/4, SEC. 27, T-23N, R-4E, W.M.



GEODETIC SURVEYING SERVICE

GEODETIC SURVEYING SERVICES
 6041 CHAMPIONSHIP CIRCLE
 MUKILTEO, WA 98275
 PHONE: (425) 299-1739

CLIENT: **LAKHWINDER SINGH BOPARAI**
 3465 S 162ND ST
 SEACAC, WA 98188
 PROJECT: **CITY OF SEACAC**
 PRELIMINARY
 SHORT PLAT No. SUB20-XXXX

DATE: 11/10/20
 SCALE: 1" = 30'
 DRAWN BY: 7205TCL
 CHECKED BY: 7205TCL
 APPROVED BY:
 SHEET: 2 OF 2

BRASS PLUG W/PUNCH
 IN CONC. IN CASE
 VISITED JUL '20

34th Ave S.