



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 56.17.060 and declare this short plat to be the graphic representation of same. Also, when specific conditions and/or agreements are a condition of approval of the above referenced short plat and are made a part thereof, then the said owners do hereby agree to and/or comply with all these conditions.

Further, the undersigned owners of the land hereby short subdivided agree 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.

This is made with the free consent and in accordance with the desire of the owners(s) 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 CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LAKHWINDER SINGH BOPARAI IS THE PERSON WHO APPEARED BEFORE ME, 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 _____

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.

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 CONTINUING SOUTH 89°59'10" EAST 80.00 FEET;
 THENCE SOUTH 0°01'11" WEST 80.00 FEET;
 THENCE NORTH 0°01'11" EAST 275.40 FEET TO TRUE POINT OF BEGINNING.
 (ALSON KNOWN AS LOT 9, BLOCK 11, McMICKEN HEIGHTS No. 2, ACCORDING TO THE UNRECORDED PLAT)
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SITE INFORMATION:

SITE ADDRESS: 3465 S 162ND ST SEATAC, WA 98188

TAX ACCOUNT No.: 537980-1680

SITE AREA: 22,018 ±S.F., 0.50 ±AC.

OWNER: LAKHWINDER SINGH BOPARAI
 3465 S 162ND ST SEATAC, WA 98188

ENGINEER: N.T.S.

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 IN JUNE OF 2020.
3. THIS SURVEY ACCURACY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH IN W.A.C. 332-130-090.
4. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2020. 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.
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. 2642542.
 2. EASEMENT FOR INGRESS AND EGRESS, RECORDED UNDER INSTRUMENT NUMBER 8008220678. (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 8008220678.

REFERENCES:

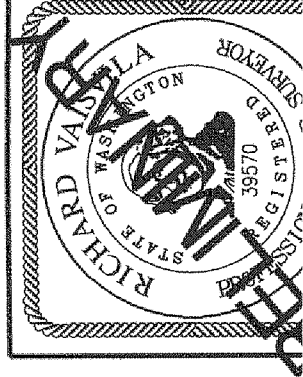
1. KING COUNTY ASSESSORS MAP OF NW 27-23-4.
2. PLAT OF McMICKEN HEIGHT No. 2 UNRECORDED.
3. SHORT PLAT REC. No. 20180308900016

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 20____ at _____ M in book _____ of _____ at page _____ at the request of _____
 SURVEYOR'S NAME
 RICHARD VAISVILA

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

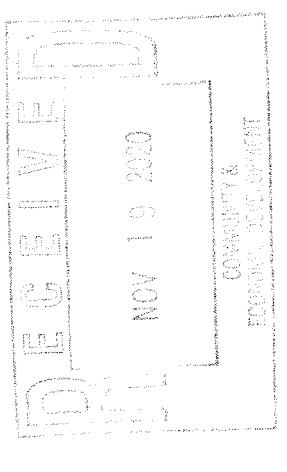
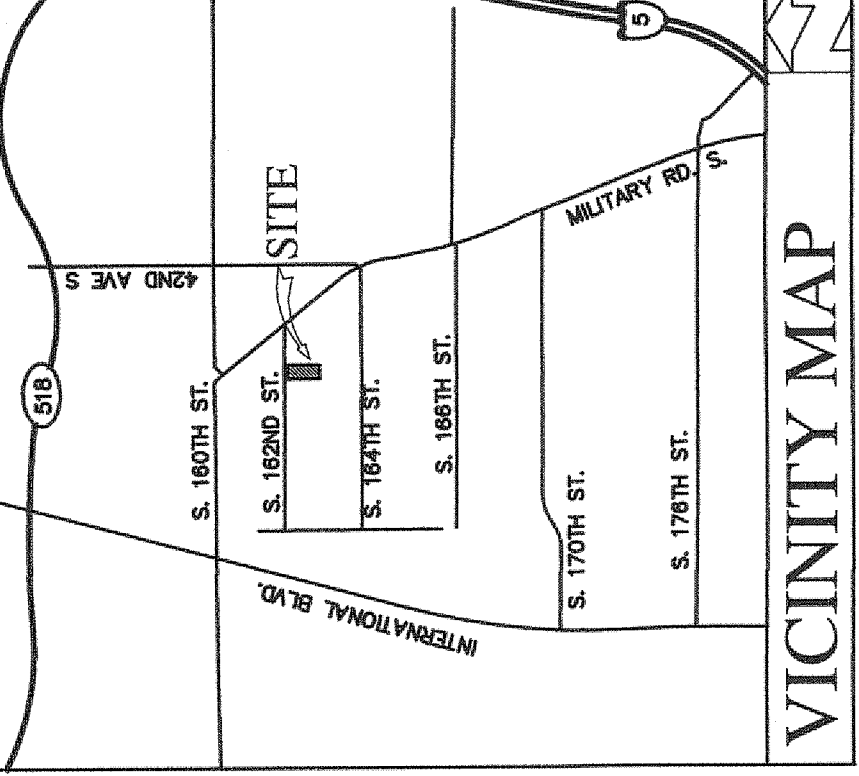


GEODETIC SURVEYING SERVICES
 6041 CHAMPIONSHIP CIRCLE
 MUKILTEO, WA 98275

CLIENT: LAKHWINDER SINGH BOPARAI
 3465 S 162ND ST SEATAC, WA 98188
 PROJECT: CITY OF SEATAC

DATE: 11/10/20
 SCALE: N/A
 DWG: 720STCI
 JOB#: 720STCI
 DRAWN BY: RL
 APPROVED: _____

PAGE _____

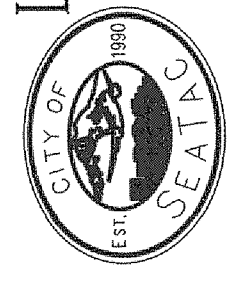


ALL LOTS TO BE SUBJECT TO STORMWATER FACILITY MAINTENANCE COVENANT

TRAFFIC IMPACT FEES IMPOSED PURSUANT TO SMC 11.15.040 WILL BE ASSESSED AS PART OF THE PROCESS 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.

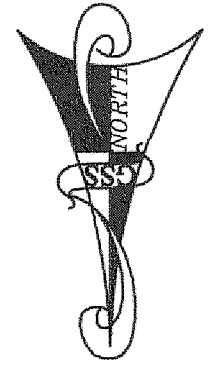
SUB 20-0009 ENB



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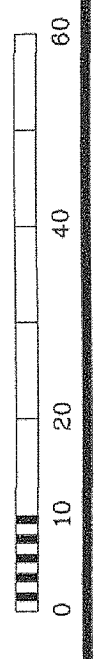
BRASS PLUG W/PUNCH
 IN CONC. IN CASE
 VISITED JUL '20

MILITARY Rd.



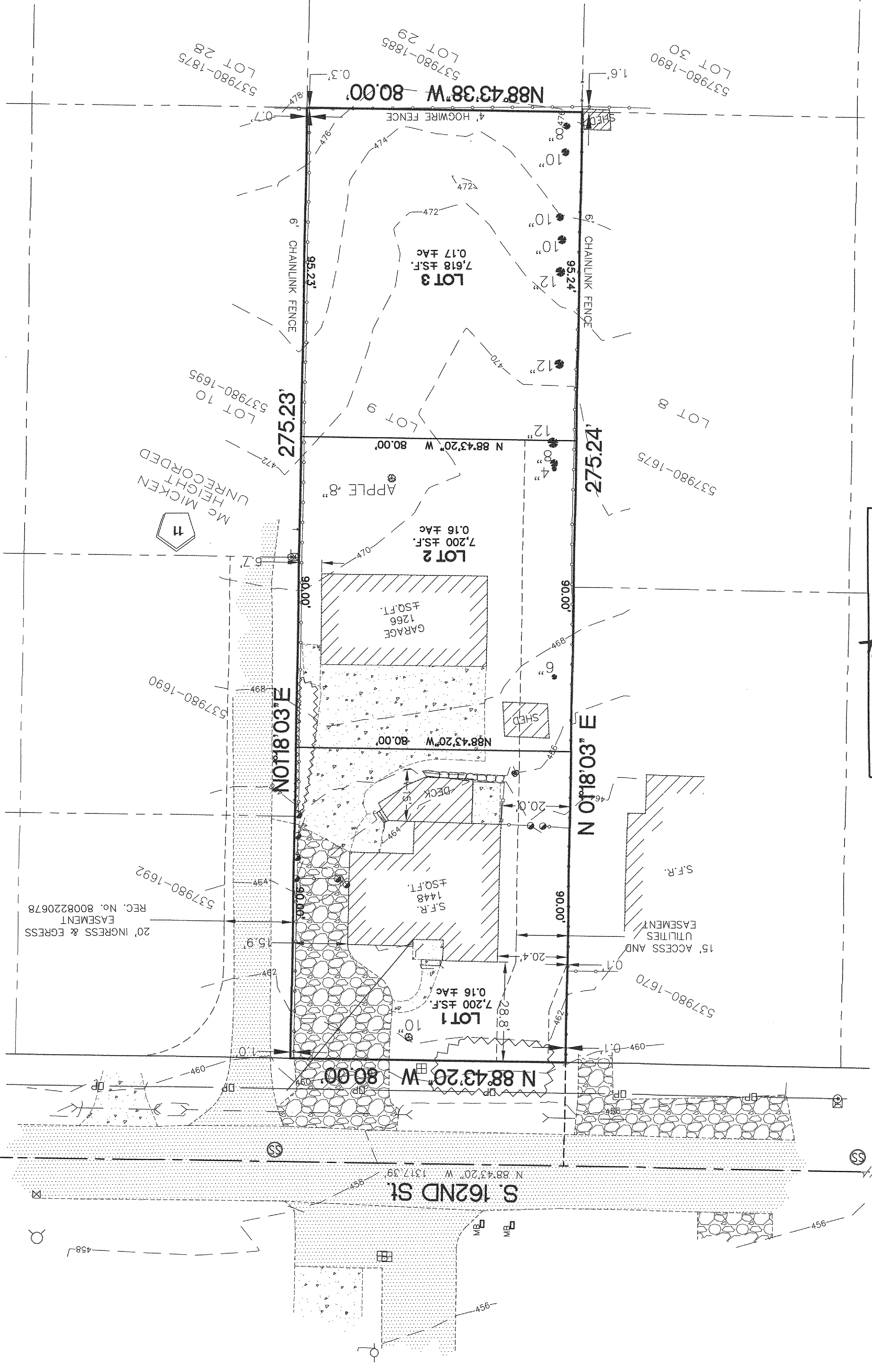
MERIDIAN:
 THE PLAT OF Mc MICKEN
 HEIGHT
 UNRECORDED

SCALE: 1 Inch = 20 ft.



PORTION OF:

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



GEODETC
 SURVEYING SERVICES
 6041 CHAMPIONSHIP CIRCLE
 MUKILTEO, WA 98275

CLIENT: LAKHWINDER SINGH BOPARAI
 3465 S 162ND ST
 SEATAc, WA 98188

DATE: 11/10/20
 SCALE: 1" = 30'
 DWG: 720STC1
 JOB#: 720STC1
 DRAWN BY: RL
 APPROVED:

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

34th Ave S.

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