



S 148th ST. SHORT PLAT
PRELIMINARY SHORT PLAT
FILE NO.: SUB 21-

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 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.

MANJEET SINGH BALJEET KAUR

Name Name

Name Name

State of Washington
County of _____

I certify that I know or have satisfactory evidence that Manjeet Singh and Baljeet Kaur, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned 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 signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Signature of Notary Public _____
Dated _____
My appointment expires _____

APPROVALS:

ENGINEERING REVIEW DIVISION
EXAMINED AND APPROVED THIS ____ DAY OF _____, 2021.
ENGINEERING REVIEW MANAGER _____
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
EXAMINED AND APPROVED THIS ____ DAY OF _____, 2021.
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR _____

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2020.
ASSESSOR _____
DEPUTY ASSESSOR _____
ACCOUNT NUMBER _____

RECORDING NO.

VOL./PAGE

SCALE:

N/A

PORTION OF

NW 1/4, NW 1/4, SEC. 22, TWP. 23 N., RGE. 4E., W.M

SITE INFORMATION

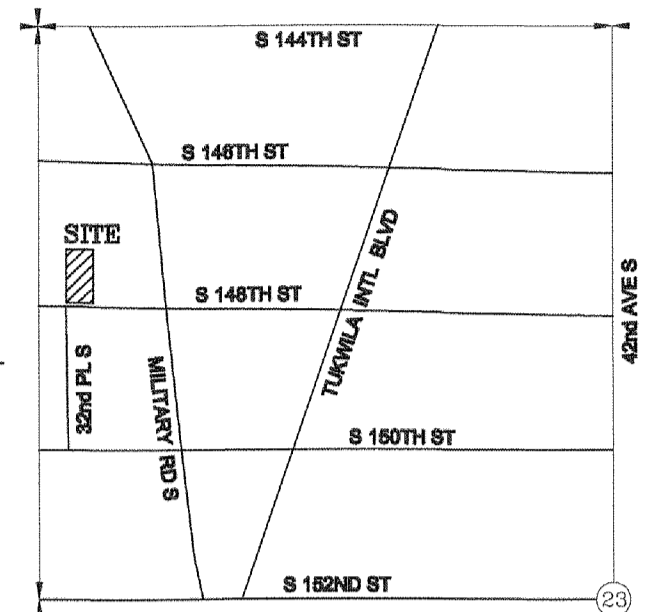
SITE ADDRESS: 3218 S 148th ST
SEATAC, WA 98188
OWNER: MANJEET SINGH
TAX ACCOUNT NO.: 004000-1065
SITE AREA: 26,149 SQ. FT. OR 0.60 ACRES
NUMBER OF LOTS: 2
ZONING: UL 7,200
PROPOSED USE: RESIDENTIAL

LEGAL DESCRIPTION (ORIGINAL)

PER STATUTORY WARRANTY DEED, REC. NO. 20200728000025, RECORDS OF KING COUNTY, WASHINGTON

LOT 7, BLOCK 8, ADAMS HOME TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 31, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE N 75 FEET & EXCEPT THE E 20 FEET THEREOF.

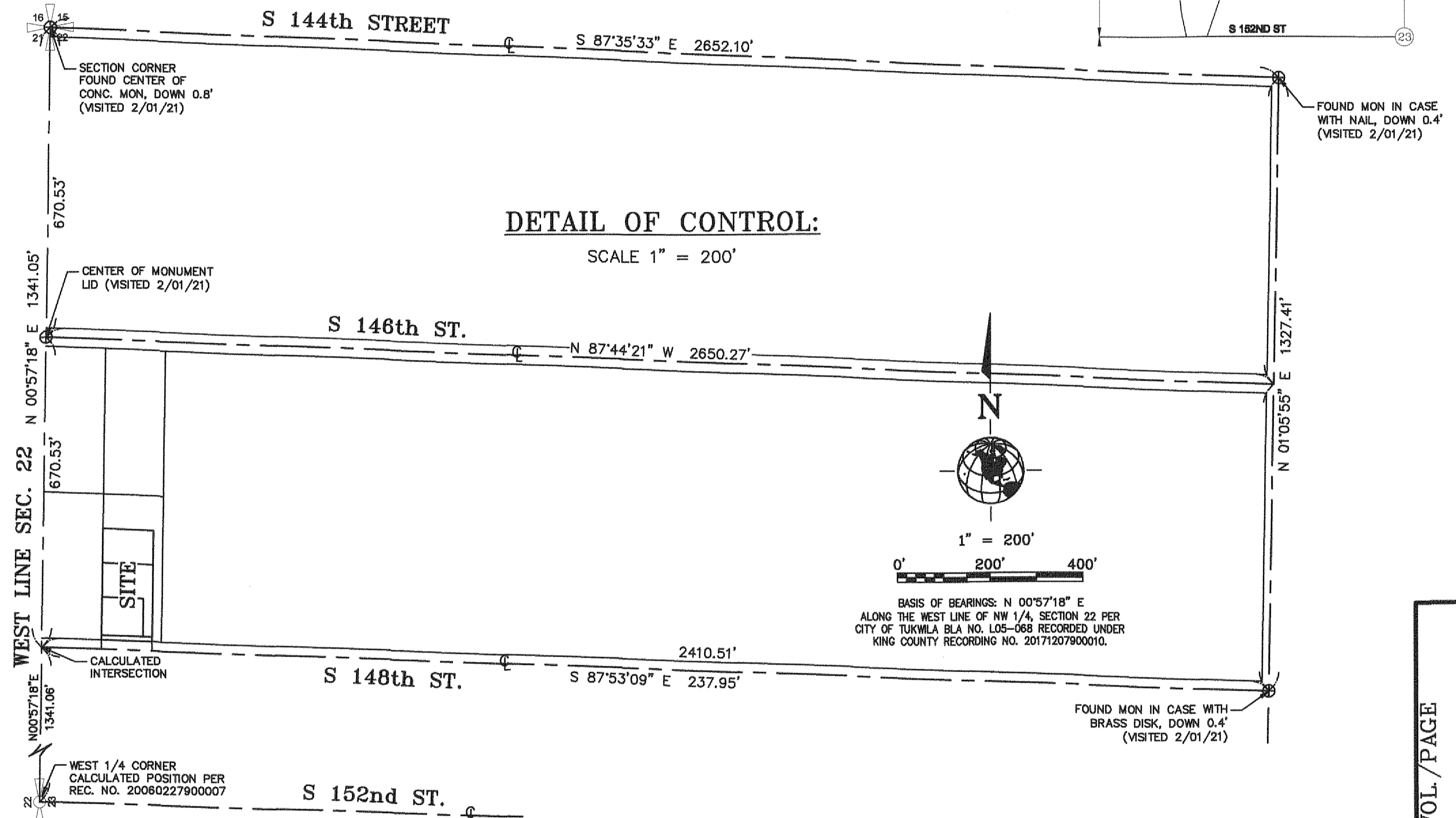
QUARTER SECTION VICINITY MAP



SANITARY SEWER: PRIVATE
WATER: WATER DISTRICT
SCHOOL DISTRICT: _____
FIRE DISTRICT: _____
POWER: _____

WARNING

THE CITY OF SEATAC HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDE SERVICE TO THE PROPERTY DESCRIBED IN THIS PLAT.



DETAIL OF CONTROL:

SCALE 1" = 200'

AUDITOR'S CERTIFICATE

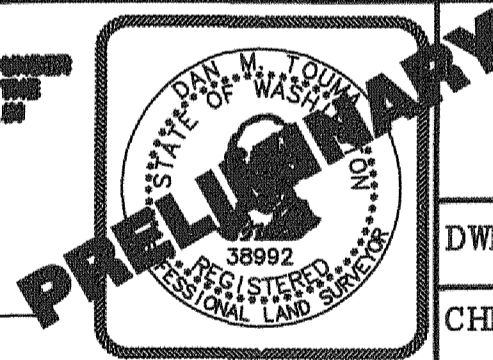
filed for record this.....day of.....,20.....at.....M in book.....of.....at page.....at the request of Daniel M. Touma.

County Auditor (Signed)

SURVEYOR'S CERTIFICATE

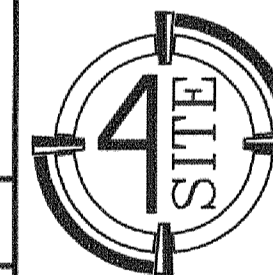
THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES WITHIN THE REQUIREMENTS OF THE SURVEYING ACT AND THE REQUIREMENTS OF CHAPTER 20A, RCW, AS AMENDED.

Daniel M. Touma
Certificate No. 3899229538



SHORT PLAT FOR
MANJEET SINGH
3218 S 148th ST., SEATAC, WASHINGTON

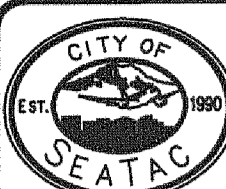
DWN BY	JKB	DATE	2/25/21	JOB NO.	21011
CHKD BY	DMT	SCALE	NO SCALE	SHEET	1 OF 2



SURVEYING, LLC

4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373
4SITESURVEYING@COMCAST.NET
PHONE: 425-235-8440

VOL./PAGE



S 148th ST. SHORT PLAT
PRELIMINARY SHORT PLAT
FILE NO.: SUB 21-

RECORDING NO. _____ VOL./PAGE _____

SCALE: 1 inch = ft.

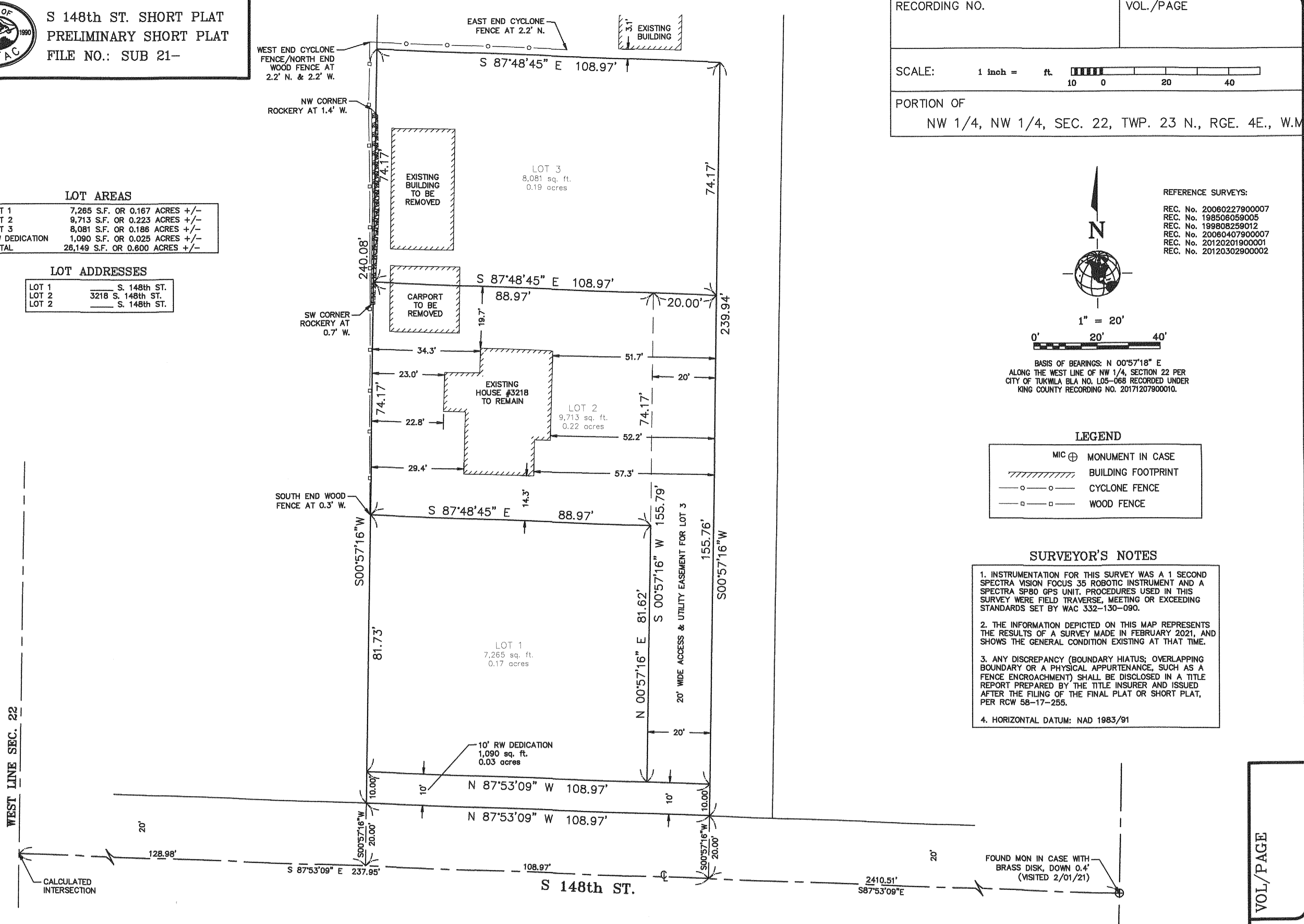
PORTION OF
NW 1/4, NW 1/4, SEC. 22, TWP. 23 N., RGE. 4E., W.M.

LOT AREAS

LOT 1	7,265 S.F. OR 0.167 ACRES +/-
LOT 2	9,713 S.F. OR 0.223 ACRES +/-
LOT 3	8,081 S.F. OR 0.186 ACRES +/-
RW DEDICATION	1,090 S.F. OR 0.025 ACRES +/-
TOTAL	26,149 S.F. OR 0.600 ACRES +/-

LOT ADDRESSES

LOT 1	_____ S. 148th ST.
LOT 2	3218 S. 148th ST.
LOT 2	_____ S. 148th ST.



REFERENCE SURVEYS:

REC. No. 20060227900007
REC. No. 198506059005
REC. No. 199808259012
REC. No. 20060407900007
REC. No. 20120201900001
REC. No. 20120302900002

1" = 20'

0' 20' 40'

BASIS OF BEARINGS: N 00°57'18" E
ALONG THE WEST LINE OF NW 1/4, SECTION 22 PER
CITY OF TUKWILA BLA NO. L05-088 RECORDED UNDER
KING COUNTY RECORDING NO. 20171207900010.

LEGEND

MIC ⊕ MONUMENT IN CASE

BUILDING FOOTPRINT

CYCLONE FENCE

WOOD FENCE

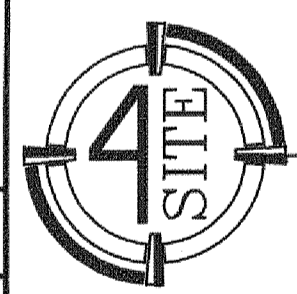
SURVEYOR'S NOTES

- INSTRUMENTATION FOR THIS SURVEY WAS A 1 SECOND SPECTRA VISION FOCUS 35 ROBOTIC INSTRUMENT AND A SPECTRA SP80 GPS UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
- ANY DISCREPANCY (BOUNDARY HIATUS; OVERLAPPING BOUNDARY OR A PHYSICAL APPURTENANCE, SUCH AS A FENCE ENCROACHMENT) SHALL BE DISCLOSED IN A TITLE REPORT PREPARED BY THE TITLE INSURER AND ISSUED AFTER THE FILING OF THE FINAL PLAT OR SHORT PLAT, PER RCW 58-17-255.
- HORIZONTAL DATUM: NAD 1983/91



SHORT PLAT
FOR
MANJEET SINGH
3218 S 148th ST., SEATAC, WASHINGTON

DWN BY	JKB	DATE	2/25/21	JOB NO.	21011
CHKD BY	DMT	SCALE	1" = 20'	SHEET	2 OF 2



SURVEYING, LLC

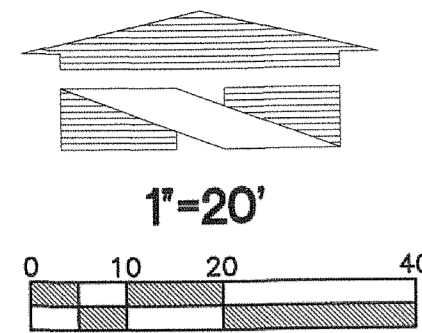
4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373
4SITESURVEYING@COMCAST.NET
PHONE: 425-235-8440

COMMUNITY & ECONOMIC DEVELOPMENT

RECEIVED

APR 27 2021

VOL./PAGE



Know what's below.
Call before you dig.
Dial 811

M. SINGH SHORT PLAT

PARCEL # 004000-1065

PRELIMINARY SITE PLAN

SITE DATA:

PROJECT DESCRIPTION: APPLICANT PROPOSES TO SUBDIVIDE PARCEL INTO THREE (3) SINGLE FAMILY LOTS. THE EXISTING PRIMARY RESIDENCE, CARPORT WILL REMAIN, HOWEVER THE ACCESSORY BUILDING IS PROPOSED TO BE DEMOLISHED.

LOT SIZE 26,051 SF (0.60 ACRE)
ZONING UL-7,200 URBAN LOW DENSITY RESIDENTIAL
MIN. LOT AREA 7,200 S.F. (SINGLE FAMILY RESIDENTIAL)
MIN. LOT WIDTH 50 FEET
MIN. FRONT SETBACK 20 FEET
MIN. SIDE SETBACK 5 FEET
MIN. REAR SETBACK 15 FEET
MAX. BLDG. HEIGHT 30 FEET
MAX. LOT COVERAGE 35%

S-T-R: NW 1/4, NW 1/4, SEC. 22, TWN. 23 N, RANGE 4 E, W.M.

SITE ADDRESS: 3218 S. 148TH ST.
SEATAC, WA 98168

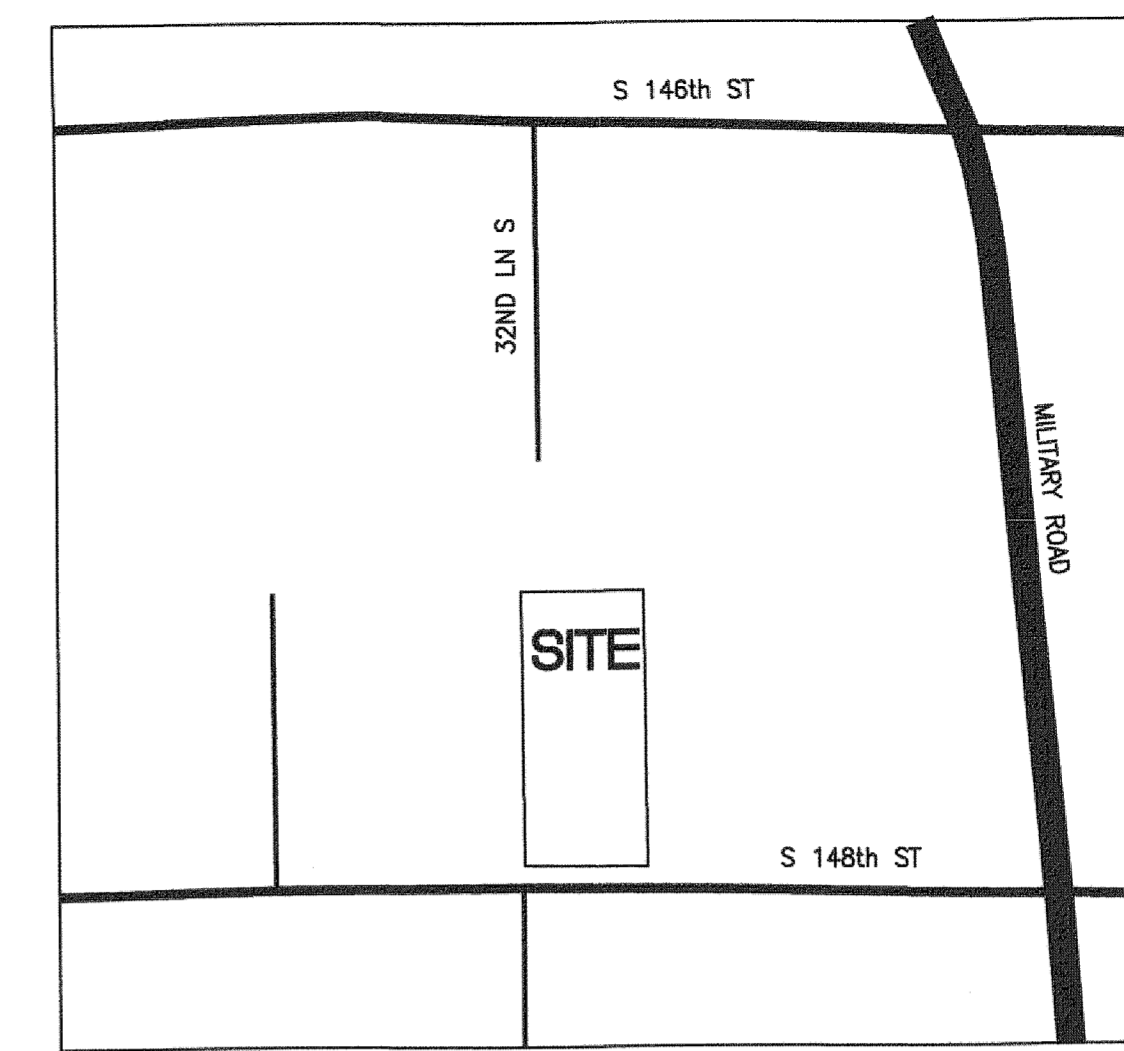
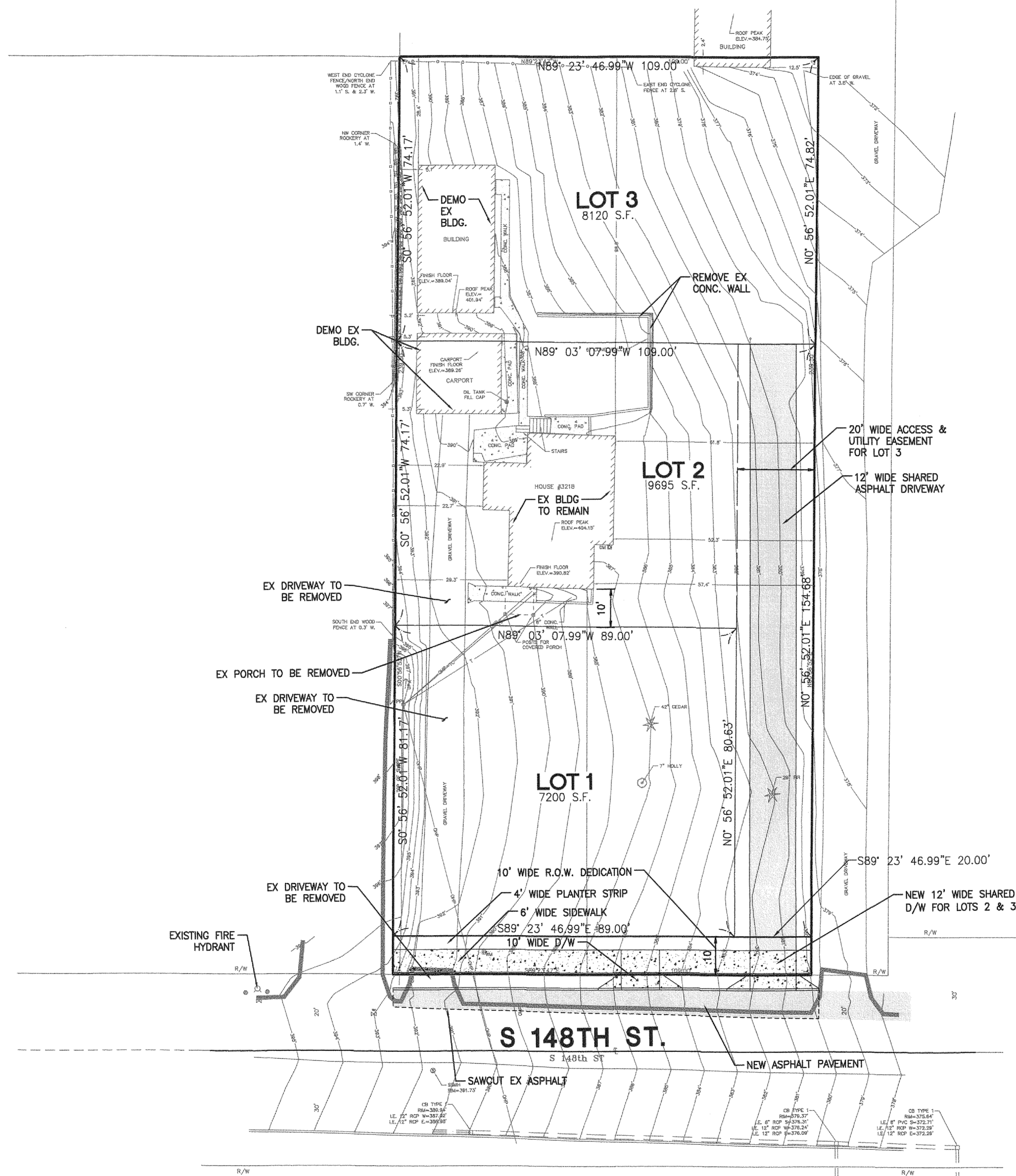
PARCEL NUMBER: 004000-1065

LEGAL DESCRIPTION
LOT 7, BLOCK 8, ADAMS HOME TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 31, RECORDS OF KING COUNTY, WASHINGTON. EXCEPT THE N 75 FEET & EXCEPT THE E 20 FEET THEREOF.

VERTICAL DATUM: NAVD 88
SURVEY CONTROL POINT SNH-019 (WGS SURVEY DATA WAREHOUSE)
TOP OF MONUMENT IN CASE AT INTERSECTION OF 24th AVE S & S 148th ST. ELEVATION=441.49'

UTILITIES/SERVICES

WATER KING COUNTY WATER DISTRICT 125
(206) 242-9547
SEWER VALLEY VIEW SEWER DISTRICT
(206) 242-3236
POWER PUGET SOUND ENERGY
(888) 225-5773
GAS PUGET SOUND ENERGY
(888) 225-5773
STORM CITY OF SEATAC
(206) 973-4800



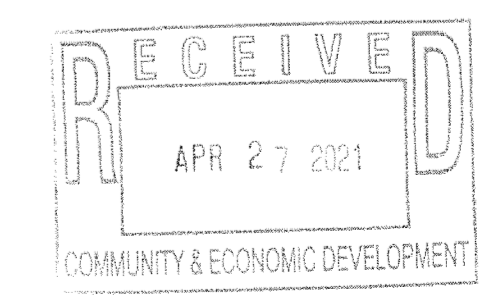
NTS
VICINITY MAP

- LEGEND**
- SET 1/2" REBAR & CAP (RBC)
 - FOUND REBAR & CAP
 - MIC ⊕ MONUMENT IN CASE
 - CB □ CATCH BASIN
 - FH ⊗ FIRE HYDRANT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ STREET LIGHT
 - ⊙ POWER POLE
 - ⊙ UFA UTILITY POLE ANCHOR
 - TR □ TELEPHONE RISER
 - WM ⊕ WATER METER
 - ⊙ CONIFER TREE
 - DECIDUOUS TREE
 - CONCRETE
 - ROCKERY
- LINE TYPE LEGEND**
- ▬ BUILDING FOOTPRINT
 - ▬ EDGE OF ASPHALT
 - ○ CYCLONE FENCE
 - ▬ WOOD FENCE

APPLICANT
MANJEET SINGH
3218 S. 148TH ST.
SEATAC, WA 98168
(206) 643-7102
manjeetsingh0323@icloud.com

ENGINEER
PAT TAITANO, P.E.
J3NP ENGINEERING, INC.
1735 POINTE WOODWORTH DR. NE
TACOMA, WA 98422
(206) 730-3348
ptaitano@j3np.com

SURVEYOR
EMMETT DOBBS, P.L.S.
DOBBS FOX SURVEYING
15255 SUNWOOD BLVD. SUITE A-41
TUKWILA, WA 98188
(206) 243-0427

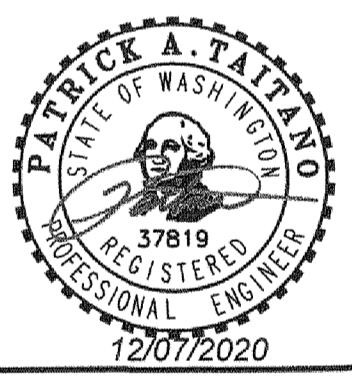


PRELIMINARY (NOT FOR CONSTRUCTION)

No.	Date	By	Cltd.	Appr.	Revision
1	12/1/20				FOR SHORT PLAT APPLICATION

Title:
PRELIMINARY SITE PLAN
M. SINGH 3-LOT SHORT PLAT
3218 S. 148TH ST
SEATAC, WA 98168

For:
MANJEET SINGH
3218 S. 148TH ST.
SEATAC, WA 98168
(206) 643-7102



Scale:	Horizontal 1"=20'	Vertical NONE
Designed	PT	
Drawn	PT	
Checked	PT	
Approved	PT	
Date	12/1/20	

J3NP ENGINEERING
1735 POINTE WOODWORTH DR NE
TACOMA, WA 98422
(206) 730-3348

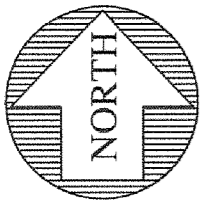
Job Number
1678
Sheet
1 of 1

EX. TOPOGRAPHY/SURVEY INFORMATION NOTE:
PROJECT ENGINEER DOES NOT WARRANT THAT THE TOPOGRAPHY SHOWN ON THESE DRAWINGS IS REPRESENTATIVE OF WHAT IS EXISTING AND/OR CONSTRUCTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO WORK. UTILITIES AND UTILITY EASEMENTS FOR THIS SITE HAVE NOT BEEN RESEARCHED OR CONFIRMED.

UTILITY CONFLICT NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE (CALL BEFORE YOU DIG @ 811) AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

54891-0006 - PLN

NW 1/4, NW 1/4, SECTION 22, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M.
KING COUNTY, WASHINGTON



SCALE 1" = 10'

VERTICAL DATUM: NAVD88
MAJOR CONTOUR INTERVAL = 5 FOOT
MINOR CONTOUR INTERVAL = 1 FOOT

NW 1/4, NW 1/4, SECTION 22,
TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M.

SITE ADDRESS
3218 S 148th ST
SEA TAC, WA 98168

PARCEL NUMBER
004000-1065

LEGAL DESCRIPTION
LOT 7, BLOCK 8, ADAMS HOME TRACTS, ACCORDING TO THE
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EXCEPT THE N 75 FEET & EXCEPT THE E 20 FEET THEREOF.

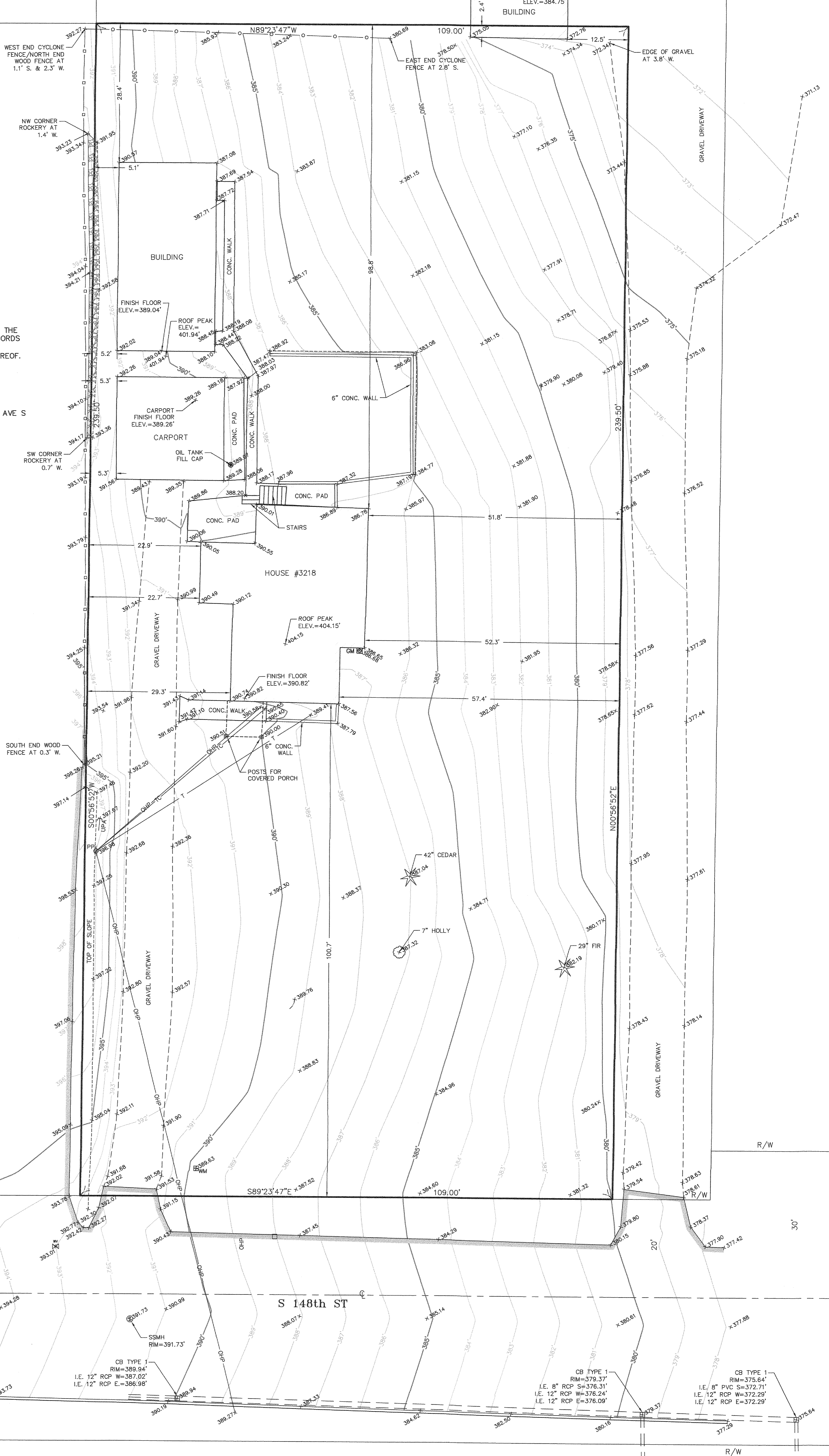
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SURVEY CONTROL POINT SNH-019
(WGS SURVEY DATA WAREHOUSE)
TOP OF MONUMENT IN CASE AT INTERSECTION OF 24th AVE S
& S 146th ST.
ELEVATION=441.49'

LEGEND

- SET 1/2" REBAR & CAP (RBC)
- FOUND REBAR & CAP
- ✱ SET TACK/LEAD
- ✕ EXISTING TACK/LEAD
- MIC ⊕ MONUMENT IN CASE
- ⊙ BOLLARD, 8" CONC.
- CB □ CATCH BASIN
- FH ⊕ FIRE HYDRANT
- GM ⊕ GAS METER
- ⊙ OIL TANK FILL CAP
- ⊙ SANITARY SEWER MANHOLE
- PP ⊕ POWER POLE
- ⊕ UPA UTILITY POLE ANCHOR
- WM ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WATER SPIGOT
- ⊙ CONIFER TREE
- ⊙ DECIDUOUS TREE
- ▭ CONCRETE
- ⊕ ROCKERY

LINETYPE LEGEND

- ▭ BUILDING FOOTPRINT
- ▭ EDGE OF ASPHALT
- TC TEL COM LINE
- OHP OVERHEAD POWER LINE
- T TELEPHONE
- ○ CYCLONE FENCE
- □ WOOD FENCE



SHEET 1 OF 1	DATE 10/08/19	PROJECT 3218 S 148th ST, SEATAC WA 98168			PREPARED BY 15255 Sunwood Blvd. Suite A-41 Tukwila, Wash. 98188					
	DWG # 1910-M-Simp	OWNER MANJEET SINGH								
	JOB NO. 1910-M-Simp	SHEET CONTENT TOPOGRAPHICAL SURVEY								
						REV. NO.	DESCRIPTION	BY	CHK	DATE