



CITY OF SEATAC  
SHORT PLAT

SEATAC, WASHINGTON

DECLARATION

KNOW ALL PEOPLE 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 CONDITION 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 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.

THIS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S) AND SHALL BE BINDING UPON THEIR HEIRS SUCCESSORS, AND/OR ASSIGNS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS

KENNETH CAGE

STATE OF WASHINGTON }  
COUNTY OF KING } SS.

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ THAT EXECUTED THE \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ THAT EXECUTED THE \_\_\_\_\_ WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID INDIVIDUAL, FOR THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_  
RESIDING IN \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVALS:  
CITY OF SEATAC

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  
KING COUNTY

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ASSESSOR \_\_\_\_\_

DEPUTY ASSESSOR \_\_\_\_\_

ACCOUNT NUMBER \_\_\_\_\_

RECORDING NO.

VOL./PAGE

PORTION OF:  
NW 1/4 OF THE NE 1/4 OF SECTION 21, T23N, R4E, W.M.  
KING COUNTY, WA

ORIGINAL TAX PARCEL NO. 2123049095

ORIGINAL LEGAL DESCRIPTION

THAT PORTION 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, DESCRIBED AS FOLLOWS:

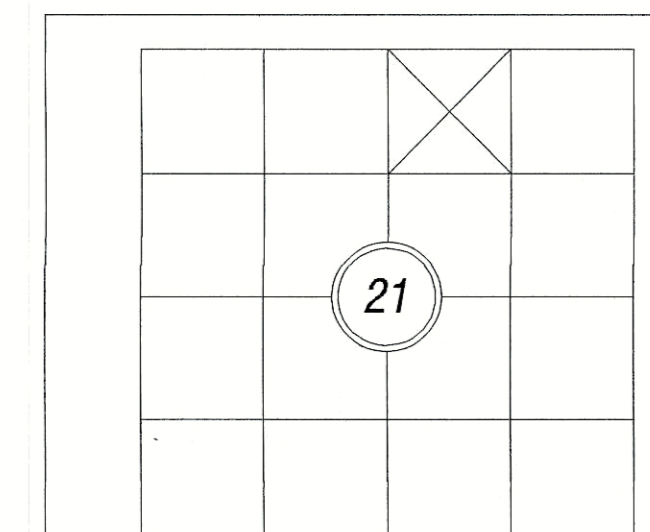
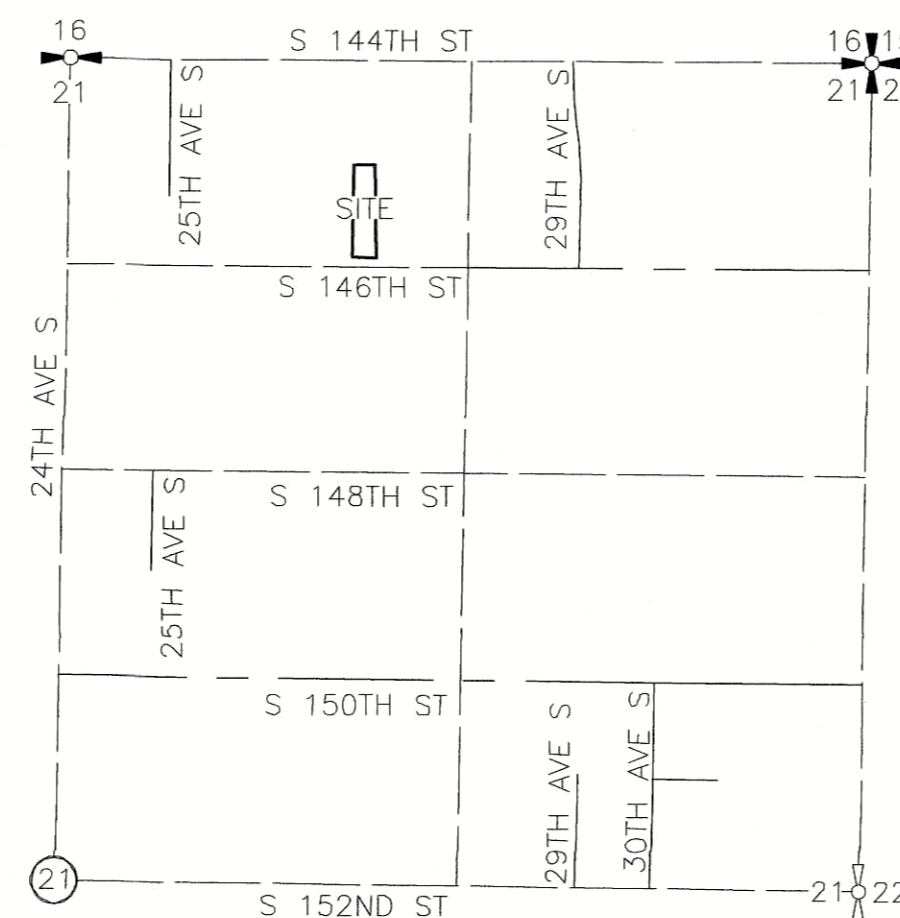
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SUBDIVISION 331.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 51.94 FEET; THENCE SOUTH 316 FEET TO THE NORTH LINE OF THE SOUTH 15 FEET OF SAID SUBDIVISION; THENCE EASTERLY ALONG SAID NORTH LINE 52.10 FEET, MORE OR LESS, TO THE EAST LINE OF SAID WEST ONE-HALF; THENCE NORTHERLY ALONG SAID EAST LINE, SAID EAST LINE BEING ALSO THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 5 FEET; THENCE EASTERLY 28.00 FEET TO A POINT FROM WHICH THE SOUTHERLY LINE OF SAID SUBDIVISION BEARS SOUTH 0°17' 27" WEST 20.238 FEET; THENCE NORTHERLY TO A POINT 19.00 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 19.00 FEET TO THE POINT OF BEGINNING;

EXCEPT PORTION CONVEYED TO KING COUNTY FOR SOUTH 146TH STREET BY DEEDS RECORDED UNDER RECORDING NUMBERS 4329655 AND 4329656.

SURVEYOR'S NOTES

1. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND TOPCON HIPER SR GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
2. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
3. THE TITLE REPORT WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY, GUARANTEE NO. G-6329-11885, DATED JUNE 30, 2021 AT 8:00 A.M.
4. ANY UTILITIES SHOWN TO BE FIELD VERIFIED BEFORE PLANNING OR CONSTRUCTION.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON JUNE & DECEMBER, 2021 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON JUNE & DECEMBER, 2021.
6. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT," CHAPTER 58.09 RCW AND 332-130 WAC.

VICINITY MAP (N.T.S.)



INDEX DATA: NW 1/4 OF THE NE 1/4 OF SECTION 21, T23N, R4E, W.M., KING COUNTY, WA

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_M IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_  
SURVEYOR'S NAME

\_\_\_\_\_  
MANAGER

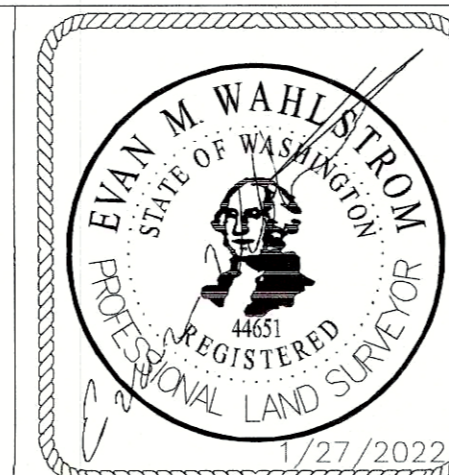
\_\_\_\_\_  
SUPT. OF RECORDS

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH STATE AND COUNTY STATUTES. IN \_\_\_\_\_, 20\_\_\_\_.

*Evan Mark Wahlstrom*

EVAN MARK WAHLSTROM, LS#44651 EXP 10/04/22



informed land survey

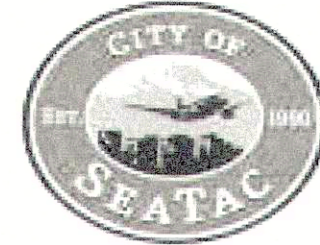
PO Box 5137  
Tacoma, WA 98415-0137  
Phone: 253-627-2070  
admin@i-landsurvey.com  
www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

FOR:  
SITE:

KENNETH CAGE  
2630 S 146TH ST  
SEATAC, WA 98168

DRAWN BY JR	DATE 1/27/2022	JOB NO. CAGEK-210429
CHKD. BY EW		SHEET 1 OF 3



CITY OF SEATAC  
SHORT PLAT

SEATAC, WASHINGTON

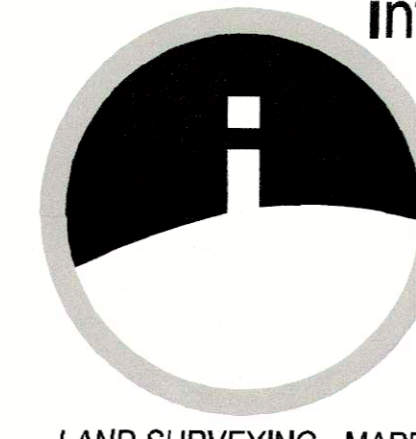
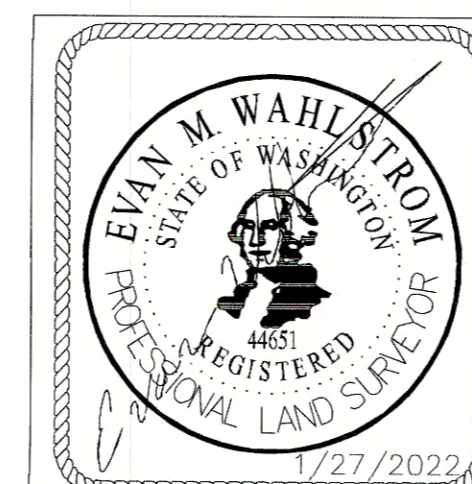
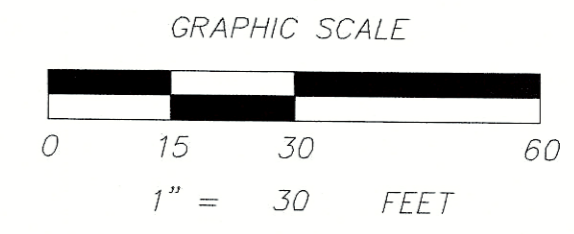
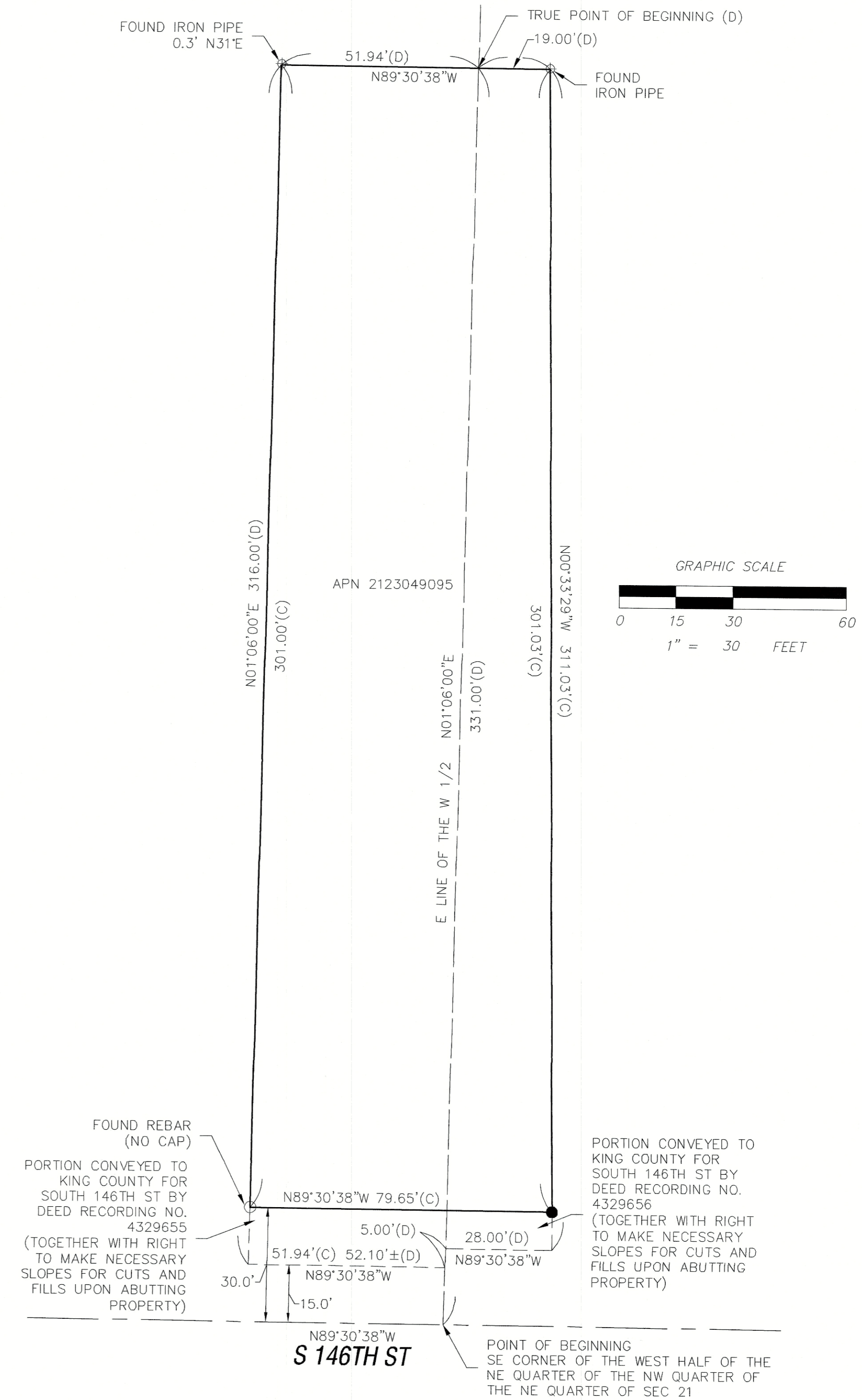
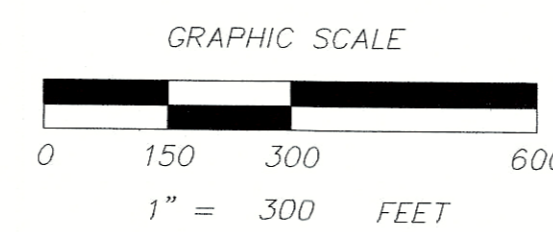
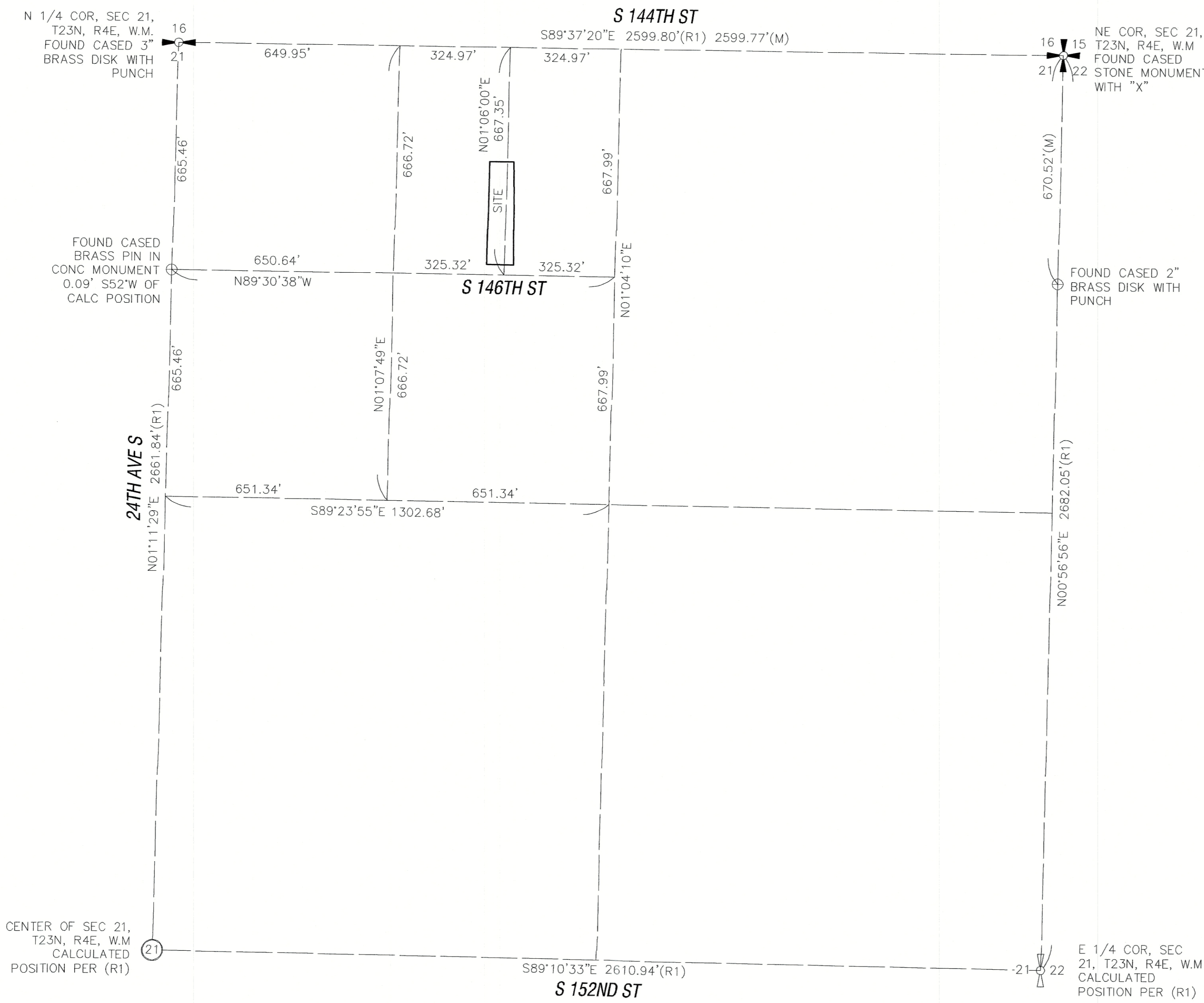
**LEGEND**

- FOUND SECTION CORNER (AS SHOWN)
- FOUND SECTION 1/4 CORNER (AS SHOWN)
- CALCULATED SECTION 1/4 CORNER (AS SHOWN)
- SET REBAR & CAP EMW LS #44651
- FOUND REBAR (AS SHOWN)
- FOUND IRON PIPE (AS SHOWN)
- FOUND CASIED MONUMENT (AS SHOWN)
- (D) DISTANCE PER DEED
- (R) DISTANCE PER REFERENCE
- (M) DISTANCE AS MEASURED
- (C) DISTANCE AS CALCULATED
- LS LICENSED LAND SURVEYOR

**REFERENCE SURVEYS**

- R1) RECORD OF SURVEY, RECORDING NO. 20201217900001
  - R2) SHORT PLAT, RECORDING NO. 20190325900003
  - R3) SHORT PLAT, RECORDING NO. 20180913900001
  - R4) RECORD OF SURVEY, RECORDING NO. 20191014900017
  - R5) RECORD OF SURVEY, RECORDING NO. 2020625900014
- RECORDS OF KING COUNTY RECORDER'S OFFICE

RECORDING NO.	VOL./PAGE
PORTION OF: NW 1/4 OF THE NE 1/4 OF SECTION 21, T23N, R4E, W.M. KING COUNTY, WA	
ORIGINAL TAX PARCEL NO. 2123049095	



**informed land survey**

PO Box 5137  
Tacoma, WA 98415-0137  
Phone: 253-627-2070  
admin@i-landsurvey.com  
www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

<b>FOR:</b>	<b>KENNETH CAGE</b>	
<b>SITE:</b>	<b>2630 S 146TH ST SEATAC, WA 98168</b>	
<b>DRAWN BY:</b>	<b>DATE:</b>	<b>JOB NO.:</b>
JR	1/27/2022	CAGEK-210429
<b>CHKD. BY:</b>	<b>SCALE:</b>	<b>SHEET:</b>
EW	1"=30'	2 OF 3



CITY OF SEATAC  
SHORT PLAT

SEATAC, WASHINGTON

RECORDING NO.

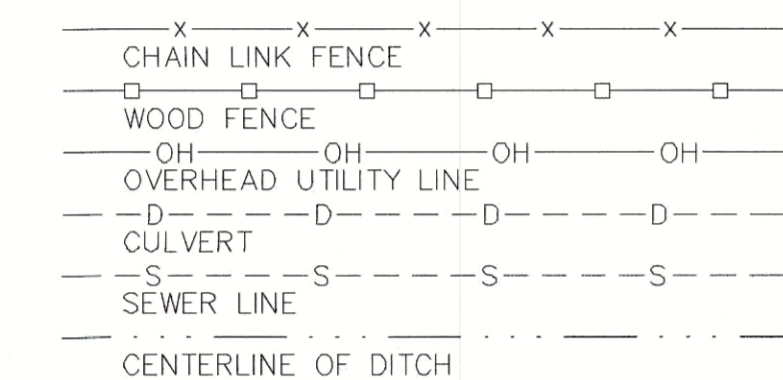
VOL./PAGE

PORTION OF:  
NW 1/4 OF THE NE 1/4 OF SECTION 21, T23N, R4E, W.M.  
KING COUNTY, WA

ORIGINAL TAX PARCEL NO. 2123049095

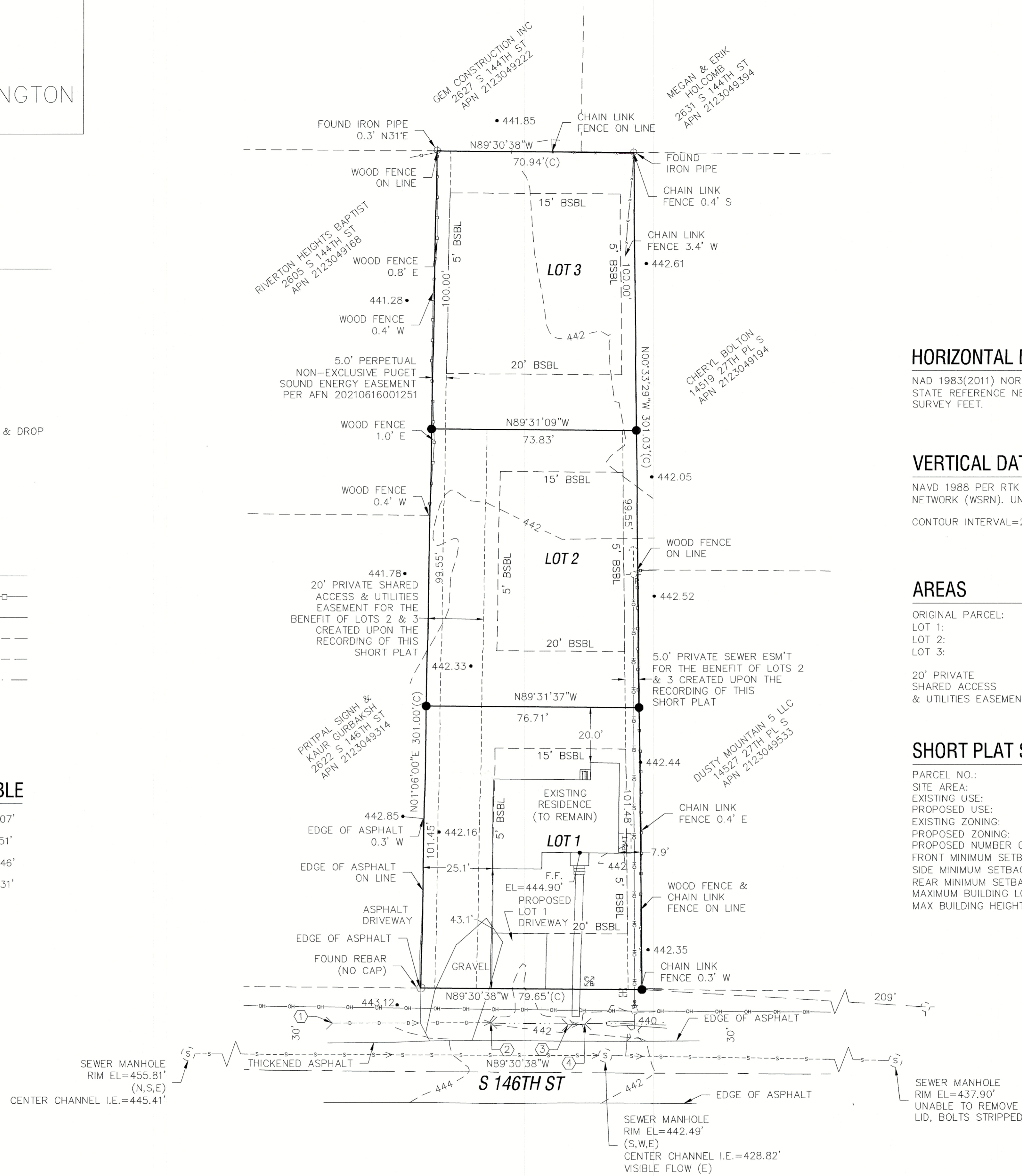
### LEGEND

- SET REBAR & CAP EMW LS #44651
- FOUND REBAR (AS SHOWN)
- ⊕ FOUND IRON PIPE (AS SHOWN)
- SPOT ELEVATION
- GUY ANCHOR
- POWER METER
- POWER POLE
- POWER POLE W/LIGHT, TRANSFORMER & DROP
- SEWER MANHOLE
- IRRIGATION CONTROL BOX
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- (C) DISTANCE AS CALCULATED



### STORM STRUCTURE TABLE

- |   |                               |
|---|-------------------------------|
| ① | 12" CONC CULVERT I.E.=443.07' |
| ② | 12" CONC CULVERT I.E.=441.51' |
| ③ | 12" CONC CULVERT I.E.=440.46' |
| ④ | 12" CONC CULVERT I.E.=440.31' |



### HORIZONTAL DATUM

NAD 1983(2011) NORTH ZONE; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

### VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

CONTOUR INTERVAL=2 FEET

### AREAS

ORIGINAL PARCEL:	22,662 S.F./0.520 ACRES
LOT 1:	7,931 S.F./0.182 ACRES
LOT 2:	7,493 S.F./0.172 ACRES
LOT 3:	7,238 S.F./0.166 ACRES

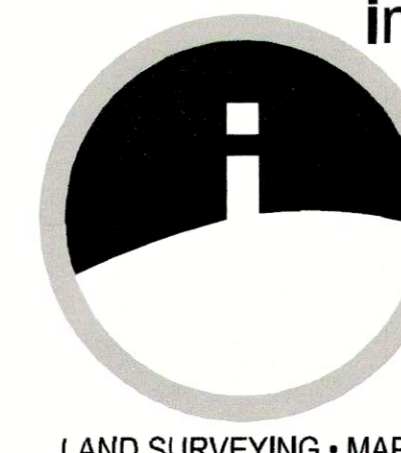
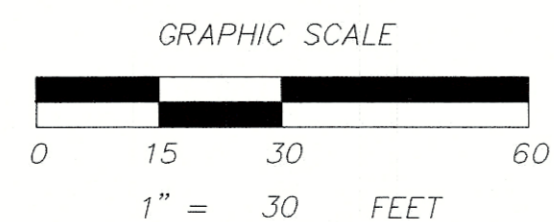
20' PRIVATE SHARED ACCESS & UTILITIES EASEMENT: 4,020 S.F./0.092 ACRES

### SHORT PLAT SITE NOTES

PARCEL NO.:	2123049095
SITE AREA:	22,662 S.F./0.520 ACRES
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	URBAN LOW DENSITY RESIDENTIAL (UL-7,200)
PROPOSED ZONING:	URBAN LOW DENSITY RESIDENTIAL (UL-7,200)
PROPOSED NUMBER OF LOTS:	3
FRONT MINIMUM SETBACK:	20'
SIDE MINIMUM SETBACK:	5'
REAR MINIMUM SETBACK:	15'
MAXIMUM BUILDING LOT COVERAGE:	35%
MAX BUILDING HEIGHT:	30'

NOTE:  
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig  
1-800-424-5555



**informed land survey**

PO Box 5137  
Tacoma, WA 98415-0137

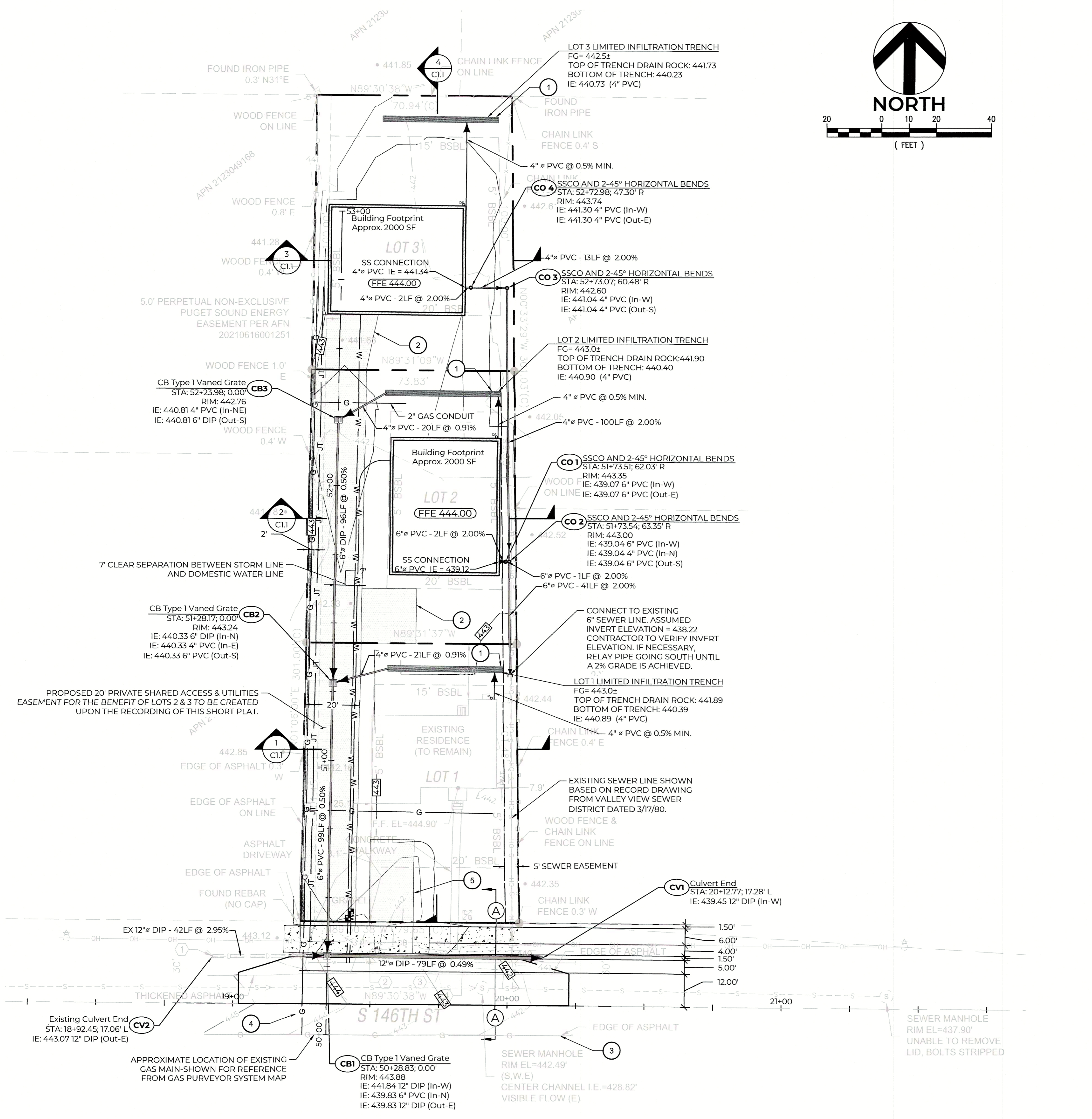
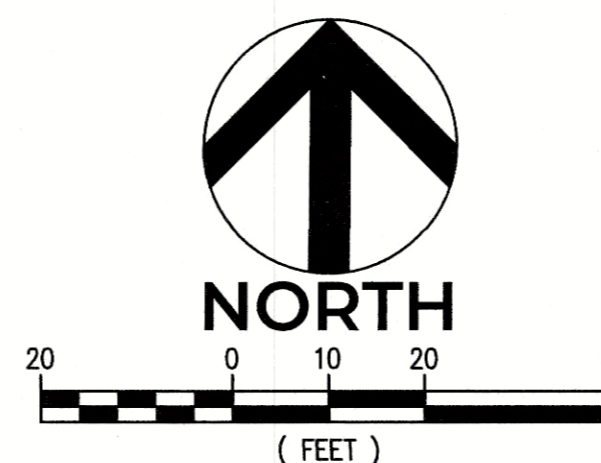
Phone: 253-627-2070  
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LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

FOR:  
SITE:

**KENNETH CAGE**  
2630 S 146TH ST  
SEATAC, WA 98168

DRAWN BY	DATE	JOB NO.
JR	1/27/2022	CAGEK-210429
CHKD. BY	SCALE	SHEET
EW	1"=30'	3 OF 3

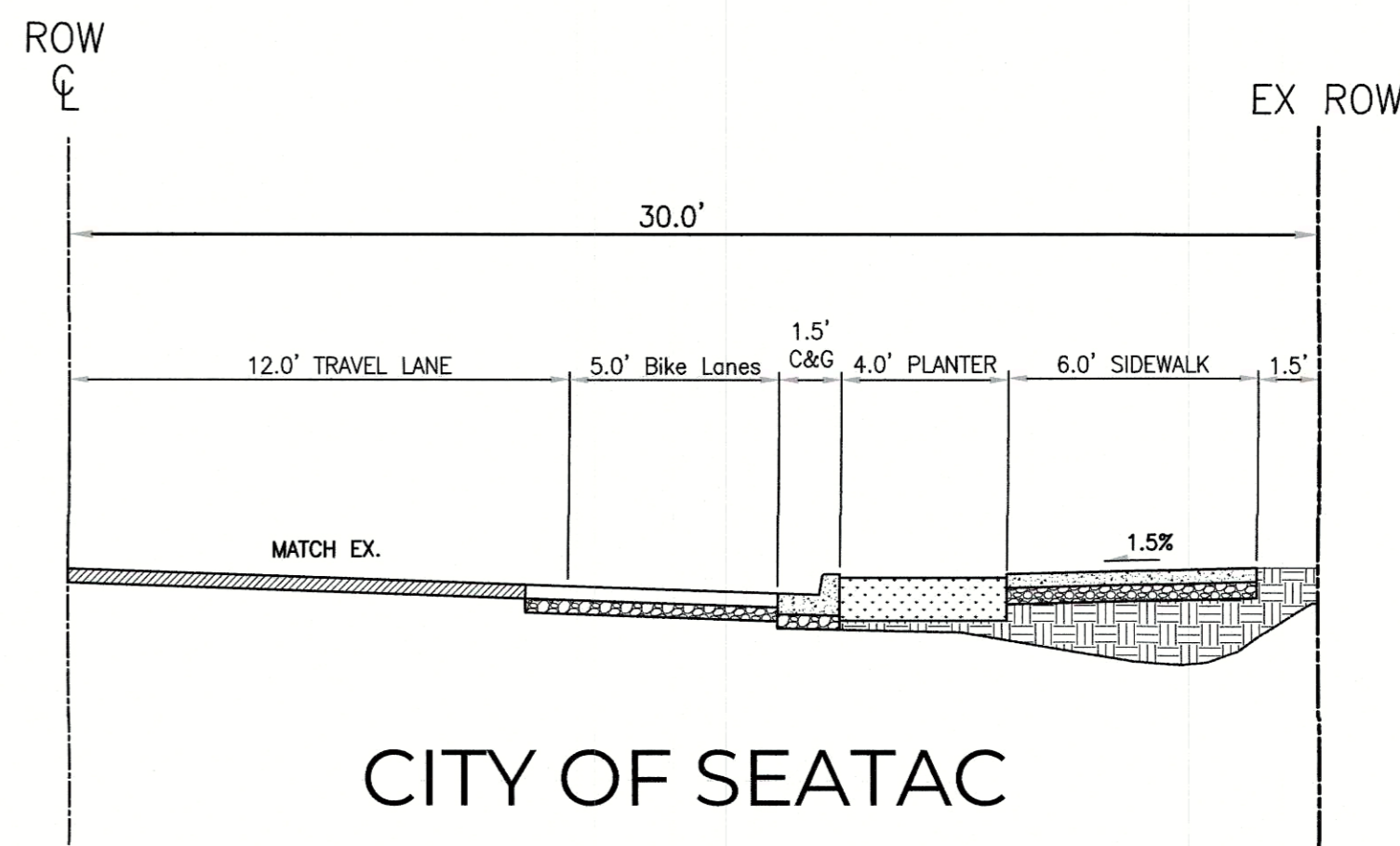


**CIVIL LEGEND**

- BUILDING FOOTPRINT
- PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- STORM DRAINAGE LINE
- WATER SERVICE LINE
- SEWER SERVICE LINE
- FLOWLINE
- SSMH/SSCO
- SD/CO/YD/CBI/CB2/SDMH
- FIRE HYDRANT/FDC/METER/FITTINGS
- EXISTING CONCRETE
- EXISTING GRAVEL
- NEW HMA PAVEMENT
- NEW CONCRETE SIDEWALK/DRIVEWAY
- PERVIOUS PAVEMENT
- LANDSCAPING
- LIMITED INFILTRATION TRENCH
- JOINT UTILITY TRENCH
- GAS SERVICE LINE

**CIVIL KEYNOTES**

- 1 42-FOOT LONG, 2-FOOT WIDE LIMITED INFILTRATION TRENCHES (KC FLOW CONTROL BMP C.2.3.3) TO SERVE 2000 SF OF IMPERVIOUS ROOF AREA ON EACH LOT. FOR EVERY 1000 SF OF IMPERVIOUS, 21 LF OF TRENCH PROVIDED.
- 2 400 SF PERVIOUS PAVEMENT DRIVEWAY PER LOT. KING COUNTY BMP C.2.6
- 3 GAS MAIN TO BE INSTALLED BY UTILITY PURVEYOR
- 4 PROPOSED 4" SCHEDULE 40 GAS CONDUIT TO BE INSTALLED AT 30-36" OF COVER.
- 5 16' X 30' PERVIOUS PAVEMENT DRIVEWAY FOR EXISTING RESIDENCE. KING COUNTY BMP C.2.6

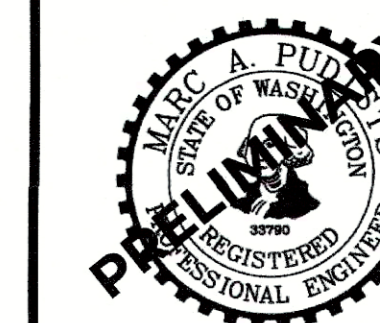


CITY OF SEATAC

OPTION B

NOT TO SCALE

A S 146TH ST HALF-STREET IMPROVEMENT  
SCALE: NTS

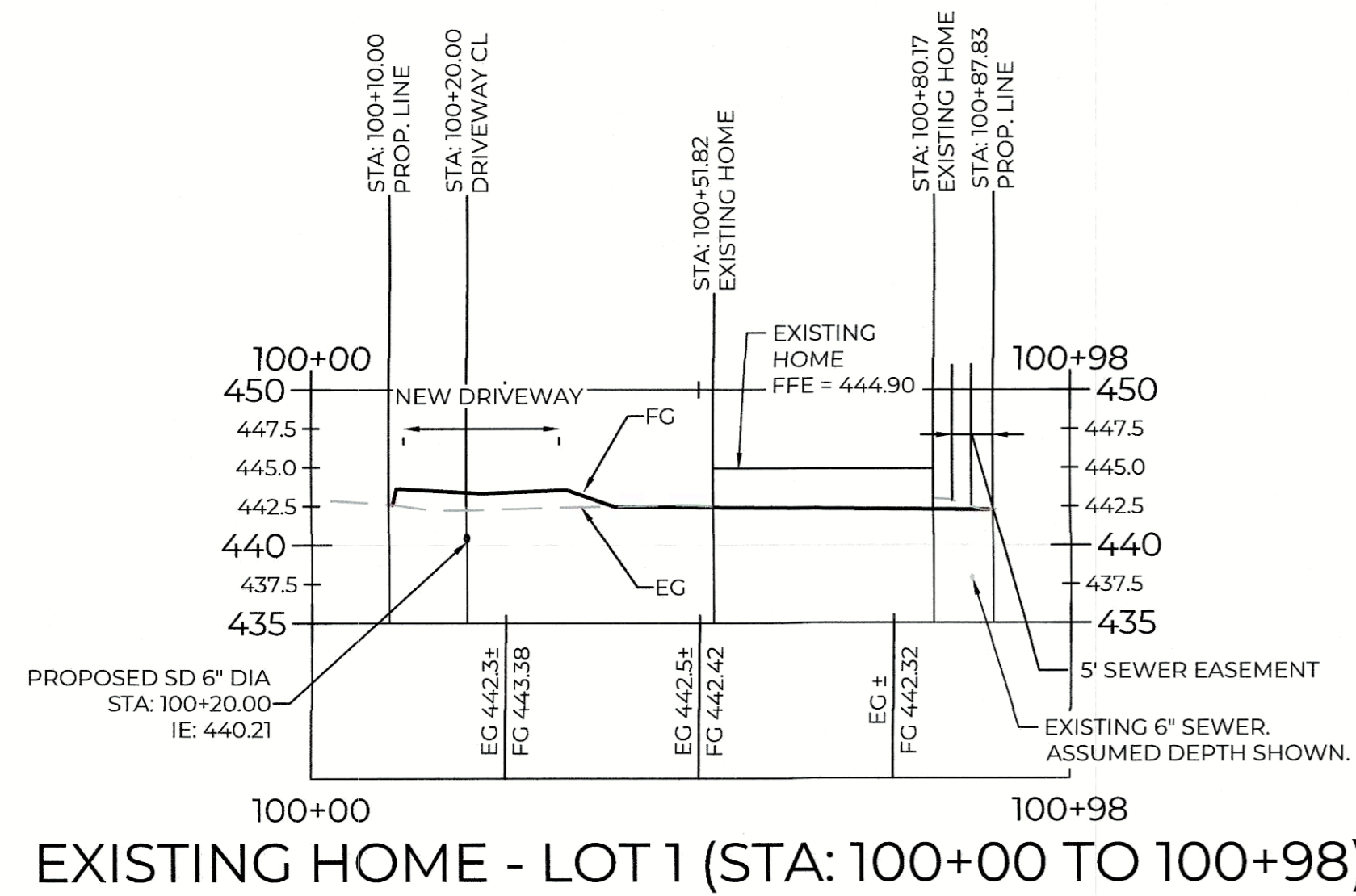
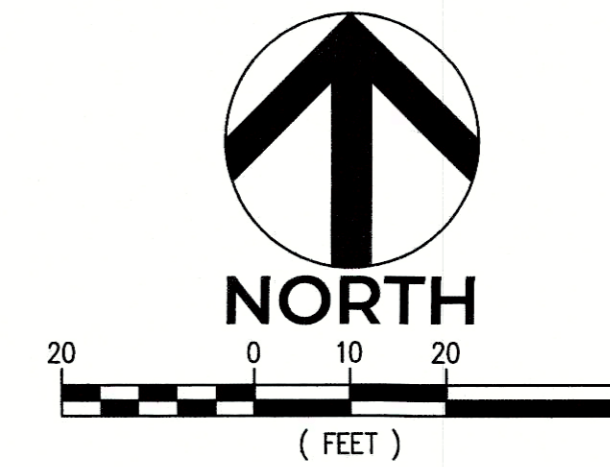


KENNETH CAGE SHORT PLAT  
CAGE CONSTRUCTION, LLC  
**PRELIMINARY CIVIL PLAN**  
2630 S 146TH ST, SEATAC, WA 98168  
CITY OF SEATAC



CHECKED BY: M. PUDISTS  
DESIGNED BY: M. PUDISTS  
DRAWN BY: D. ZAKS  
HORZ. DATUM: NAD83 (2011)  
VERT. DATUM: NAVD88  
DATE: 1/10/2022  
PROJECT NO. CAGE-0001  
SHEET NO. 1 of 3  
REFERENCE NO. C1.0

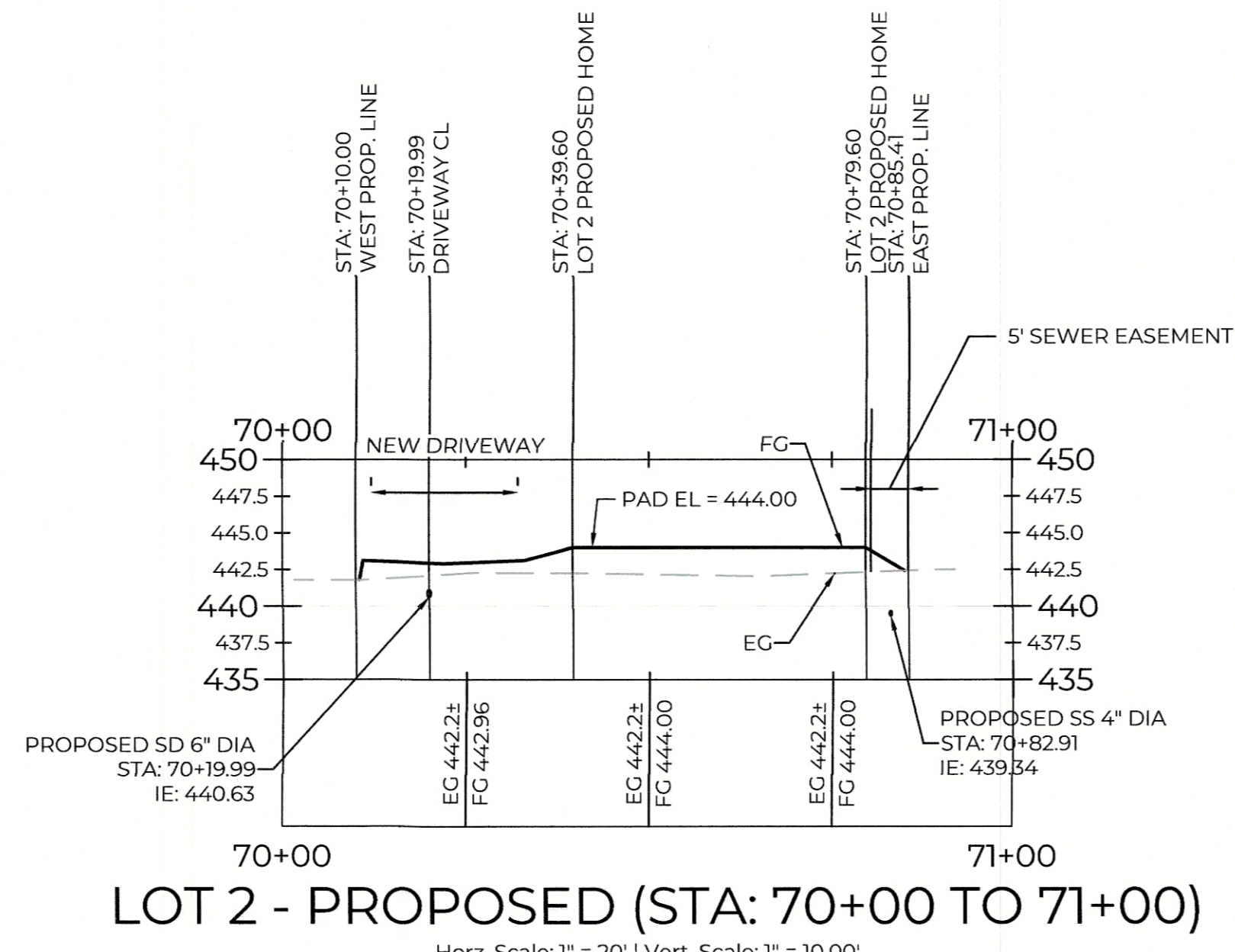
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File P:\CAGE0001\0400CAD\Sheets\Prelim\PRELIMINARY PLAT PLANS-CAGE0001.dwg  
By: David Zeis  
By: David Zeis



EXISTING HOME - LOT 1 (STA: 100+00 TO 100+98)

Horz. Scale: 1" = 20' | Vert. Scale: 1" = 10.00'

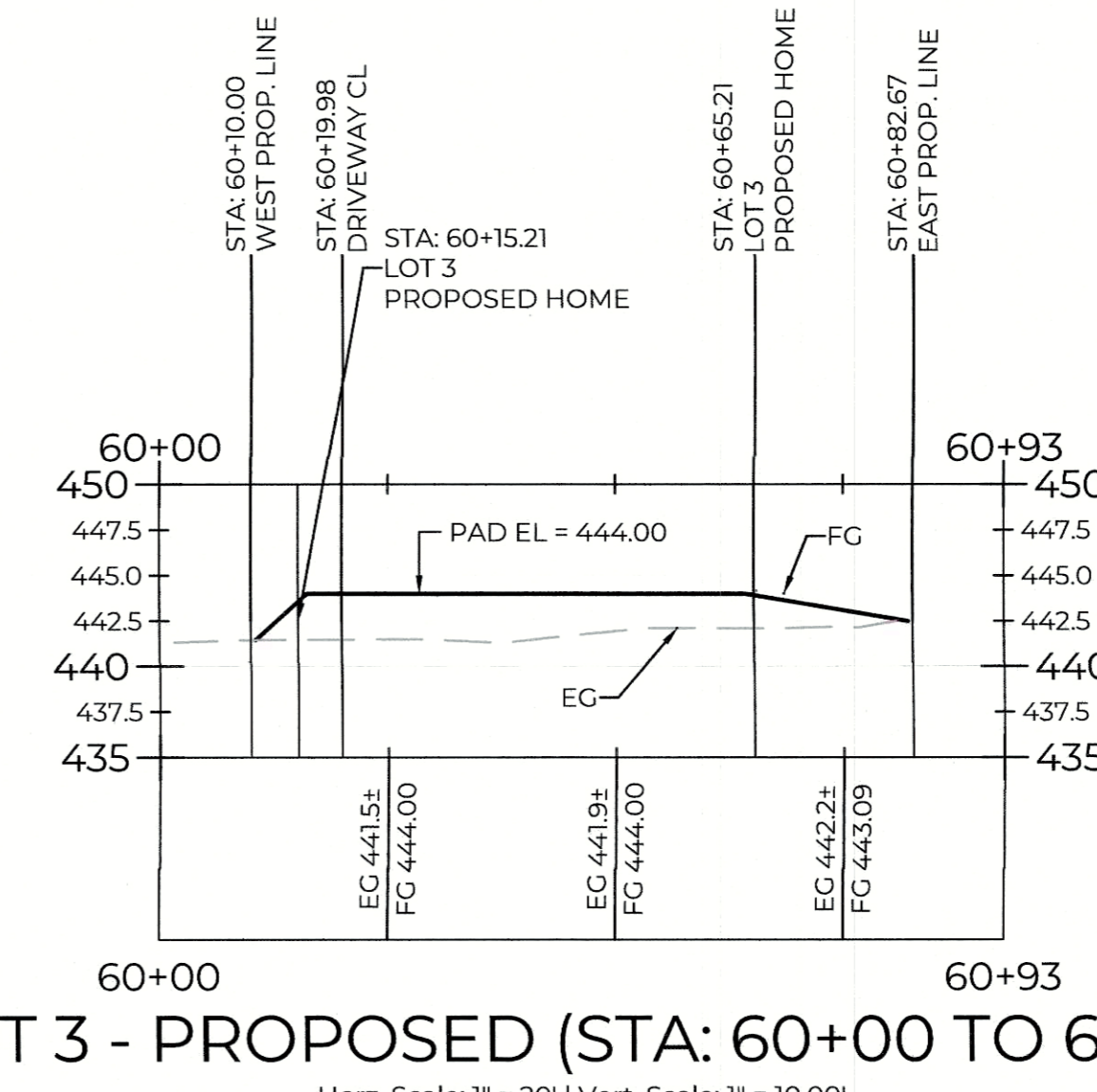
1



LOT 2 - PROPOSED (STA: 70+00 TO 71+00)

Horz. Scale: 1" = 20' | Vert. Scale: 1" = 10.00'

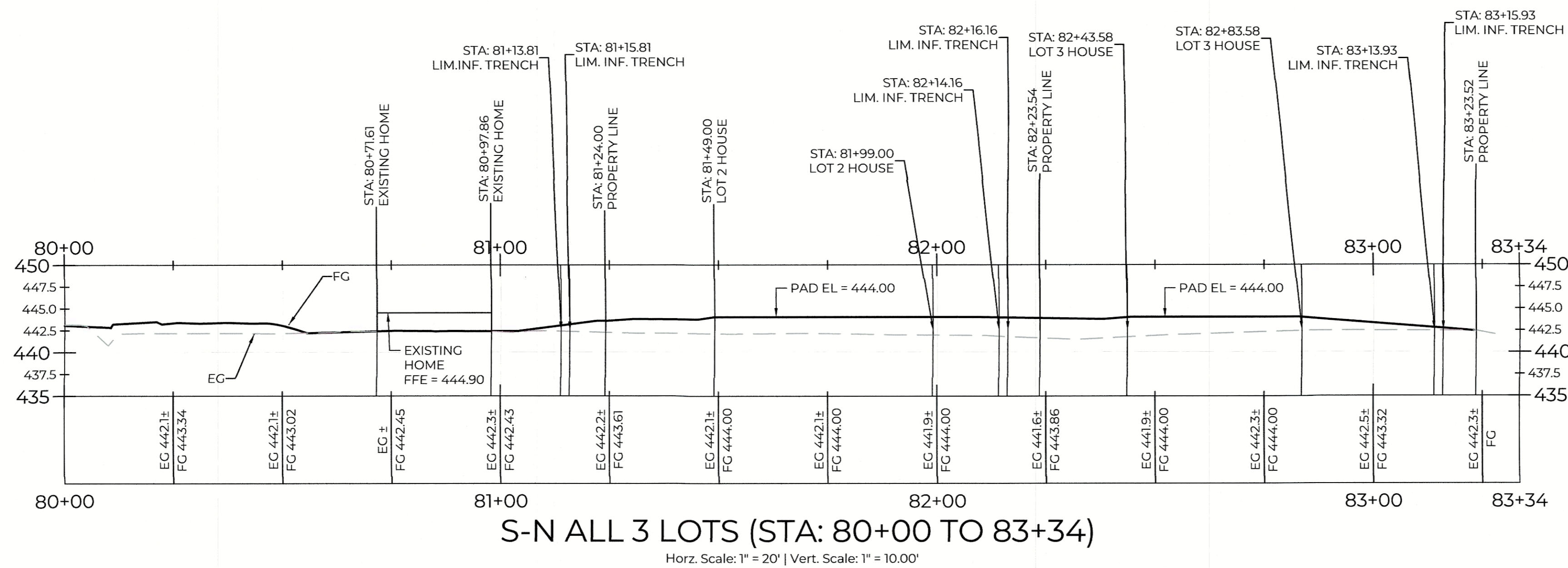
2



LOT 3 - PROPOSED (STA: 60+00 TO 60+93)

Horz. Scale: 1" = 20' | Vert. Scale: 1" = 10.00'

3



S-N ALL 3 LOTS (STA: 80+00 TO 83+34)

Horz. Scale: 1" = 20' | Vert. Scale: 1" = 10.00'

4

NO.	DATE	REVISION DESCRIPTION	BY/CK

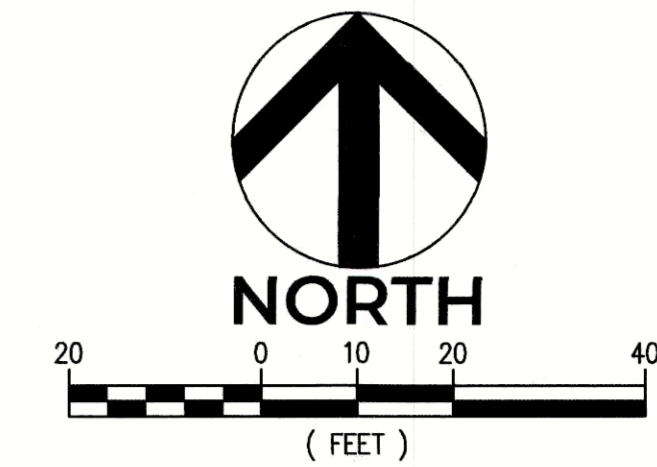


KENNETH CAGE SHORT PLAT  
 CAGE CONSTRUCTION, LLC  
**TYPICAL SITE SECTIONS**  
 2630 S 146TH ST, SEATAC, WA 98168  
 CITY OF SEATAC

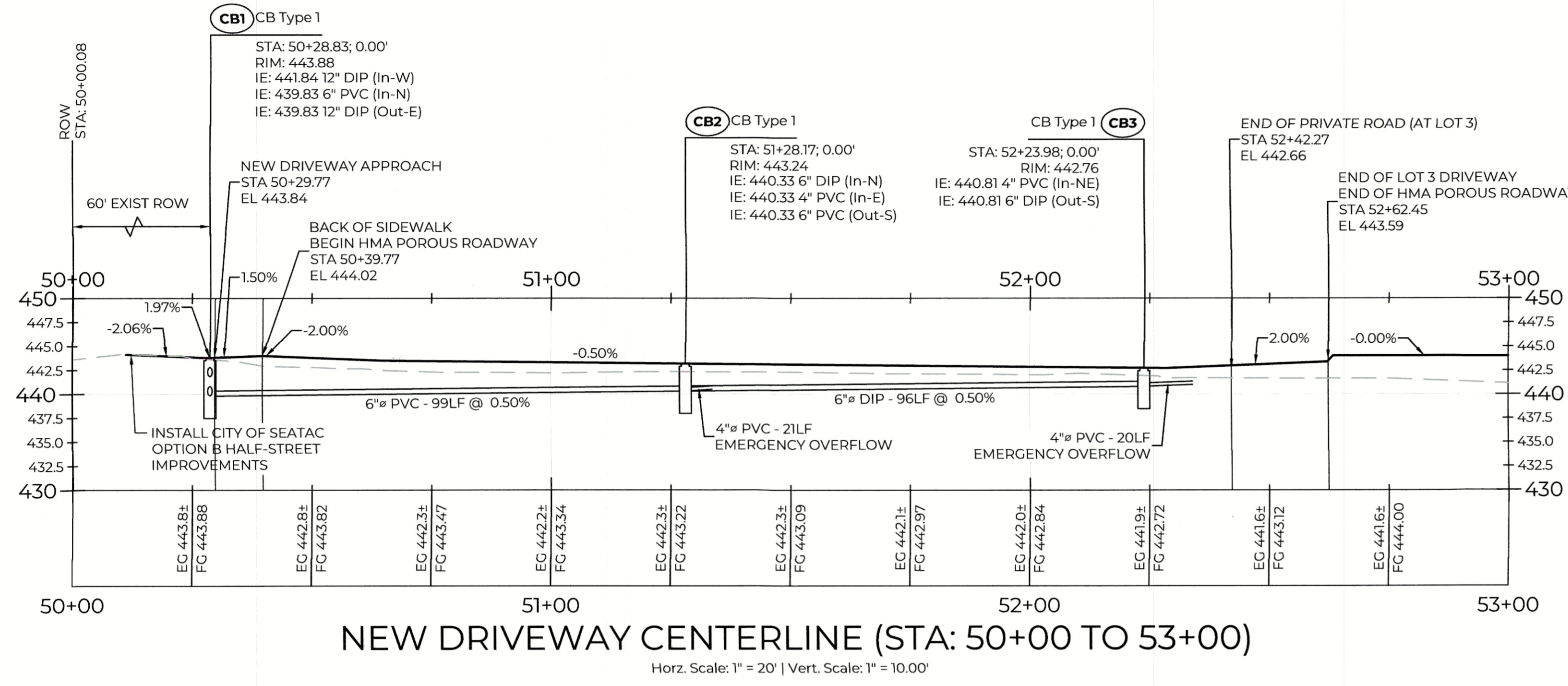


CHECKED BY: M. PUDISTS  
 DESIGNED BY: M. PUDISTS  
 DRAWN BY: D. ZAKS  
 HORZ. DATUM: NAD83 (2011)  
 VERT. DATUM: NAVD88  
 DATE: 1/10/2022  
 PROJECT NO. CAGE-0001  
 SHEET NO. 2 of 3  
 REFERENCE NO. C1.1

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 By: David Zaks  
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NOTE: CB2, CB3 AND 4" PIPE ARE FOR EMERGENCY OVERFLOW PURPOSES ONLY



1



KENNETH CAGE SHORT PLAT  
CAGE CONSTRUCTION, LLC  
**TYPICAL SITE SECTIONS CONT.**  
2630 S 146TH ST, SEATAC, WA 98168  
CITY OF SEATAC



CHECKED BY: **M. PUDISTS**  
DESIGNED BY: **M. PUDISTS**  
DRAWN BY: **D. ZAKS**  
HORZ. DATUM: **NAD83 (2011)**  
VERT. DATUM: **NAVD88**  
DATE: **1/10/2022**  
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SHEET NO. **3 of 3**  
REFERENCE NO. **C1.2**

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By: David Zaks  
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NO.	DATE	REVISION DESCRIPTION	BY/CK
1			