



NASIMA AKTER SHORT PLAT
PRELIMINARY SHORT PLAT
FILE NO.: SUB 21-_____

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 _____, 2021.

ASSESSOR

DEPUTY ASSESSOR
ACCOUNT NUMBER
5379803492

RECORDING NO.

VOL./PAGE

SCALE:

N/A

PORTION OF

SW 1/4, NW 1/4, SEC. 27, TWP. 23 N., RGE. 4E., W.M

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 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 desire of the owners(s) and shall be binding upon their heirs, successors, and/or assigns.

NASIMA AKTER MD UDDIN

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 _____

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 _____

NOTE

ANY DISCREPANCY (BOUNDARY HIATUS; OVERLAPPING BOUNDARY OR A PHYSICAL APPURTENANCE, SUCH AS A FENCE ENCROACHMENT) SHALL BE DISCLOSED IN A TITLE REPORT PREPARED BY A TITLE INSURER AND ISSUED AFTER THE FILING OF THE FINAL PLAT OR SHORT PLAT, PER RCW 58-17-255

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.

ACCESS & UTILITY EASEMENT NOTES

1. ANY EASEMENT DELINEATED HEREIN, WHICH PROVIDES FOR INGRESS AND EGRESS, SHALL REMAIN UNOBSTRUCTED AT ALL TIME. THE COST OF MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE EASEMENT SHALL BE BORNE EQUALLY BY THOSE LOTS LEGALLY BENEFITED BY AND HAVING USE THEREOF.
2. ANY EASEMENT USED FOR INGRESS AND EGRESS SHALL BE MAINTAINED PER CITY OF SEATAC STANDARDS.
3. COST OF MAINTAINING STORM DRAINAGE FACILITIES AND OTHER UTILITIES BENEFITING MORE THAN ONE LOT SHALL BE BORNE IN EQUAL SHARES BY THE BENEFITED LOTS.

LEGAL DESCRIPTION (ORIGINAL)

PER STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 20180504001321, RECORDS OF KING COUNTY, WASHINGTON.
LOT 1, OF CITY OF SEATAC SHORT PLAT NO. SPL'002'91, KING COUNTY RECORDING NO. 9108079003, MORE PARTICULARLY DESCRIBED AS FOLLOWS: 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 1254.49 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 89°59'10" EAST 542.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°59'10" EAST 128.00 FEET; THENCE SOUTH 0'01'11" WEST 125.00 FEET; THENCE NORTH 89°59'10" WEST 128.00 FEET; THENCE NORTH 0'01'11" EAST 125.00 FEET TO THE TRUE POINT OF BEGINNING;
(ALSO KNOWN AS THE NORTH 125 FEET OF LOT 5, BLOCK 12, MCMICKEN HEIGHTS, DIVISION NO. 2, ACCORDING TO THE UNRECORDED PLAT THEREOF.)
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

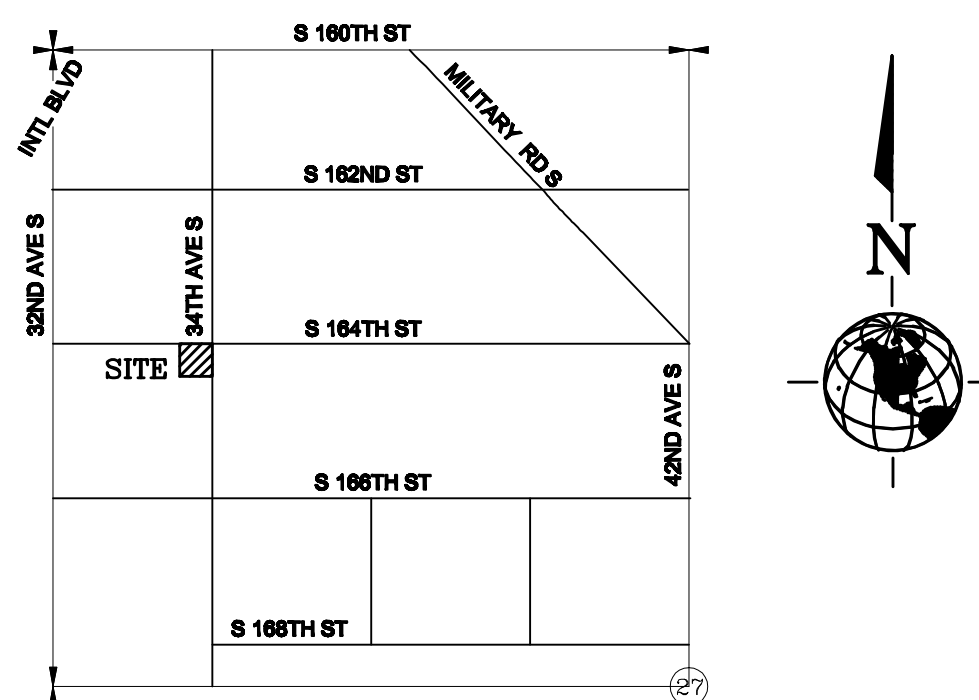
SITE INFORMATION

SITE ADDRESS: 16403 34TH AVE S.
SEATAC, WA 98188
OWNER: NASIMA AKTER & MD UDDIN
TAX ACCOUNT NO.: 537980-2050
SITE AREA: 16,000 SQ. FT. OR 0.37 ACRES
NUMBER OF LOTS: 2
ZONING: UL 7,200
PROPOSED USE: RESIDENTIAL
SANITARY SEWER: VALLEY VIEW SEWER
WATER: HIGHLINE WATER
SCHOOL DISTRICT: HIGHLINE
FIRE DISTRICT: PUGET SOUND REGIONAL FIRE AUTHORITY #46
POWER: PUGET SOUND ENERGY

AREA CALCULATIONS

TOTAL AREA: 16,000 sq.ft.
LOT 1: 8,064 sq.ft
LOT 2: 7,937 sq.ft

QUARTER SECTION VICINITY MAP



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

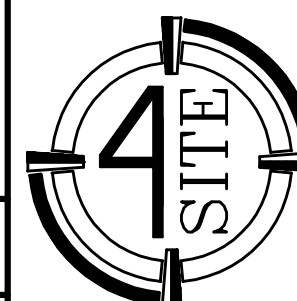
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of MD UDDIN & NASIMA AKTER in August of 2021.



Daniel M. Touma
Certificate No. 3899229538

NASIMA AKTER SHORT PLAT
FOR
16403 34th AVE S.
SEATAC, WASHINGTON

DWN BY JKB	DATE 8/04/21	JOB NO. 21131
CHKD BY DMT	SCALE NO SCALE	SHEET 1 OF 3



SURVEYING, LLC

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

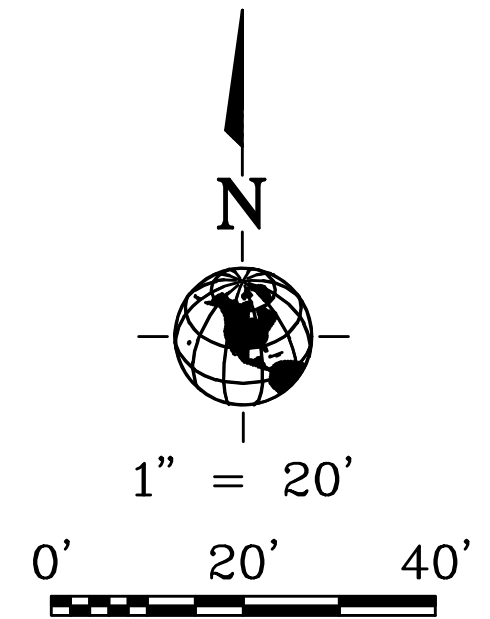
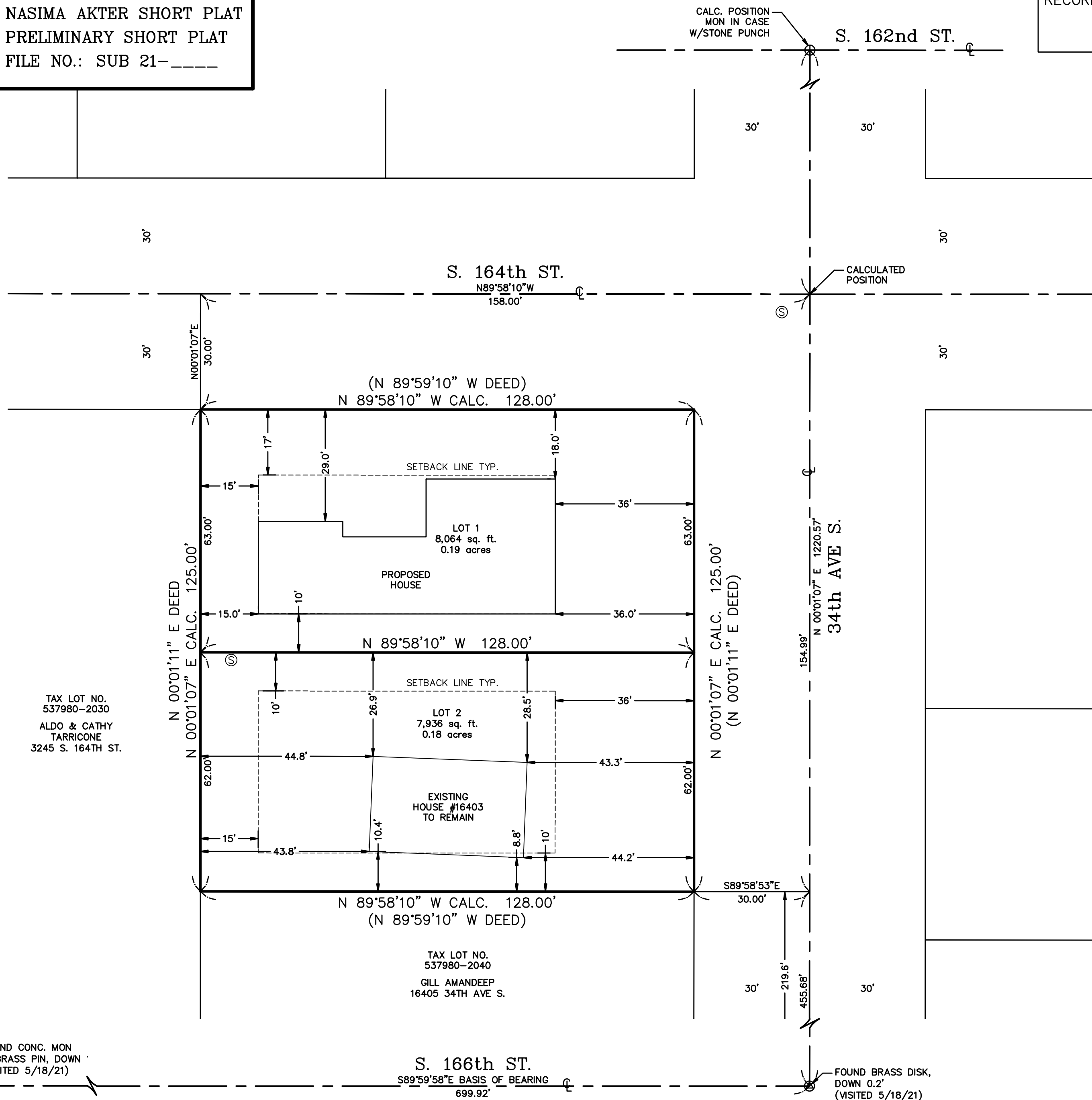
VOL./PAGE



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RECORDING NO.

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BASIS OF BEARINGS: S89°59'58"E
ALONG THE CENTERLINE OF S.166th STREET BASED
ON GPS FIELD TIES TO EXISTING MONUMENTS.
TAX PARCEL NO. 537980-2050
TOTAL SITE AREA = 16,000 SQ. FT. OR 0.37 ACRES

LEGEND

- ⊕ = FOUND MONUMENT AS NOTED
- = SET REBAR W/ CAP LS#38992
- = FOUND MONUMENT AS NOTED

SURVEYOR'S NOTES

1. 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.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

REFERENCES

- RECORD OF SURVEY REC. NO. 199611209007
- RECORD OF SURVEY REC. NO. 20170425900007
- CITY OF SEATAC SHORT PLAT REC. NO. 199108079003
- CITY OF SEATAC SHORT PLAT REC. NO. 2020105900004

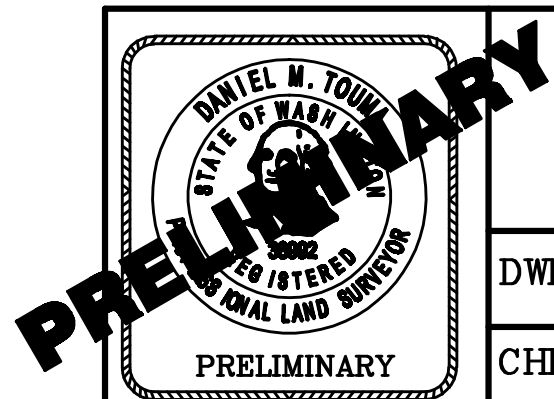
TAX LOT NO.
537980-2030
ALDO & CATHY
TARRICONE
3245 S. 164TH ST.

TAX LOT NO.
537980-2040
GILL AMANDEEP
16405 34TH AVE S.

FOUND CONC. MON
W/BRASS PIN, DOWN
(VISITED 5/18/21)

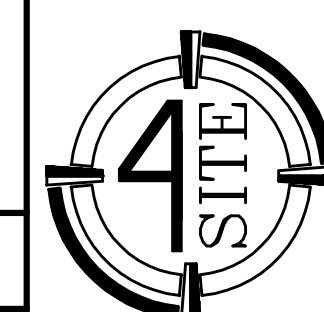
FOUND BRASS DISK,
DOWN 0.2'
(VISITED 5/18/21)

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FOR
16403 34th AVE S.
SEATAC, WASHINGTON

DWN BY JKB	DATE 8/04/21	JOB NO. 21131
CHKD BY DMT	SCALE 1 = 20'	SHEET 2 OF 3



SURVEYING, LLC

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



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EXISTING CONDITIONS & PROPOSED UTILITIES

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0' 20' 40'

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ALONG THE CENTERLINE OF S.166th STREET BASED
ON GPS FIELD TIES TO EXISTING MONUMENTS.

TAX PARCEL NO. 537980-2050

TOTAL SITE AREA = 16,000 SQ. FT. OR 0.37 ACRES



1" = 20'

LEGEND

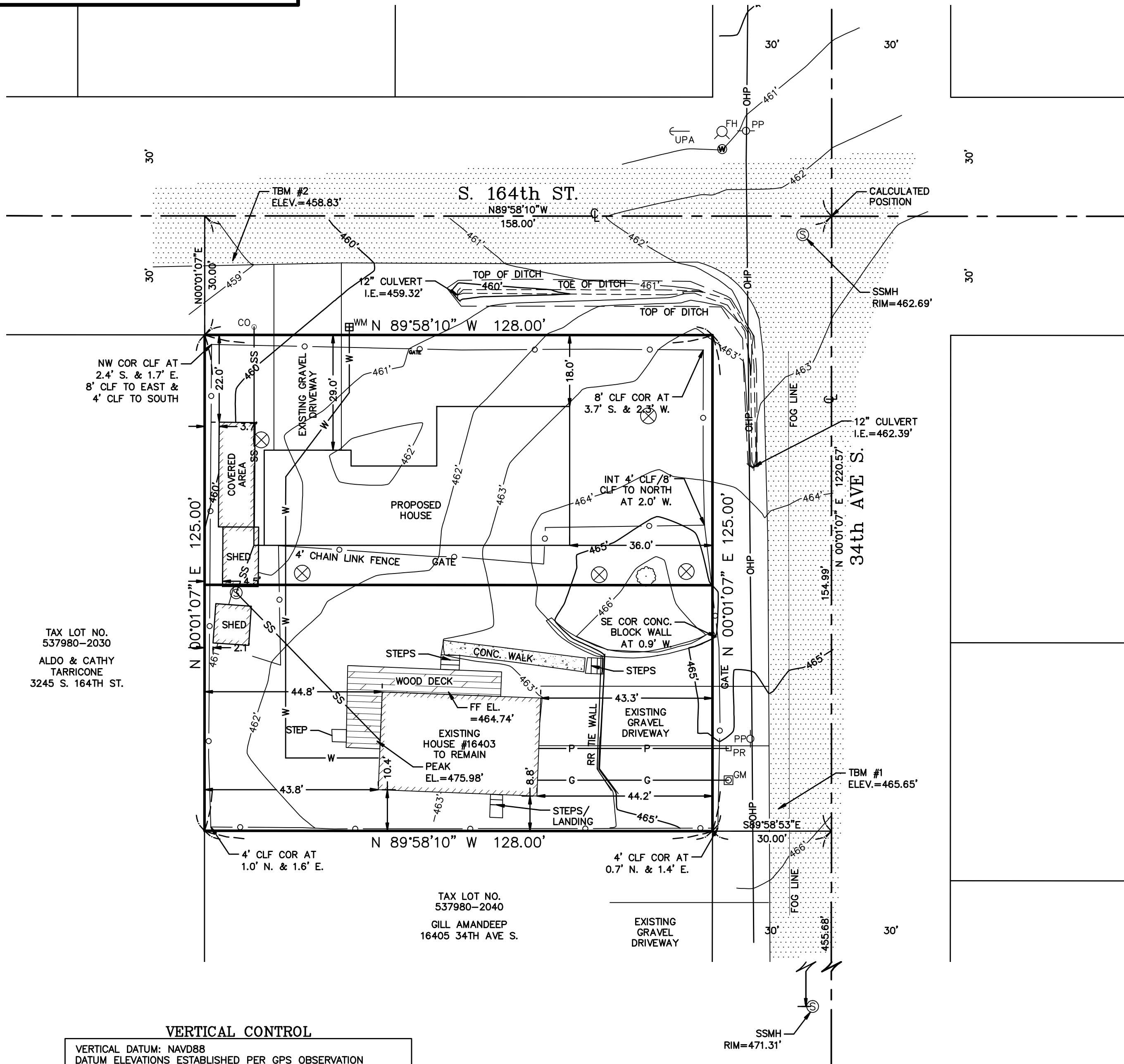
- ⊗ = FOUND BRASS DISK
- ⊕ = FOUND MONUMENT IN CASE
- FH ⊗ = FIRE HYDRANT
- GM ⊗ = GAS METER
- PP ⊗ = POWER POLE
- PR ⊗ = POWER RISER
- UPA ⊗ = UTILITY POLE ANCHOR
- CO ⊗ = SANITARY SEWER CLEANOUT
- ⊙ = SANITARY SEWER MANHOLE
- WM ⊗ = WATER METER
- ⊗ = WATER VALVE
- ⊗ = EXISTING TREE
- ⊗ = TREE TO BE REMOVED
- ▭ = CONCRETE
- ▭ = WOOD DECK
- ⊙ = TEMPORARY BENCHMARK (TBM)

LINETYPE LEGEND

- ▭ BUILDING FOOTPRINT
- G PROPOSED GAS LINE
- P PROPOSED POWER LINE
- SS SANITARY SEWER LINE
- W OVERHEAD WATER LINE
- OHP OVERHEAD POWER
- ○ CHAIN LINK FENCE
- SETBACK LINE
- TOE OF DITCH
- TOP OF DITCH

LEGEND

- ⊕ = FOUND MON IN CASE
- (C) = CALCULATED
- (M) = MEASURED
- (P) = PLAT
- (OLL) = OLD LOT LINE
- (RLL) = REVISED LOT LINE
- CLF = CHAINLINK FENCE
- WF = WOOD FENCE
- RTW = CONC. BLOCK RETAINING WALL
- RW = ROCK WALL



TAX LOT NO.
537980-2030
ALDO & CATHY
TARRICONE
3245 S. 164TH ST.

TAX LOT NO.
537980-2040
GILL AMANDEEP
16405 34TH AVE S.

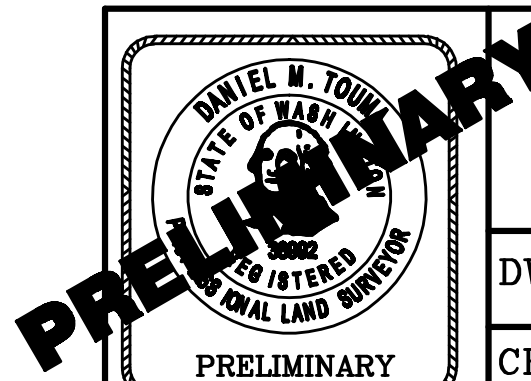
VERTICAL CONTROL

VERTICAL DATUM: NAVD88
DATUM ELEVATIONS ESTABLISHED PER GPS OBSERVATION
LOCATION:

TBM #1
SET PK IN ASPHALT ON WEST SIDE 34th AVE S.
ELEVATION = 465.65' FEET NAVD88

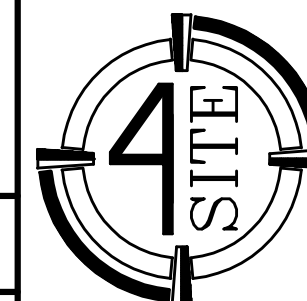
TBM #2
SET PK IN ASPHALT ON SOUTH SIDE S. 164th ST.
ELEVATION = 458.83 FEET NAVD88

MAJOR CONTOUR INTERVAL = 5 FOOT
MINOR CONTOUR INTERVAL = 1 FOOT



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