



**CHANG SHORT PLAT
PRELIMINARY SHORT PLAT
NO. SUB21-0005**

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED, HEREBY DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

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.

IN WITNESS WHEREOF we set our hands and seals.

HSUEH-JU CHANG DATE _____

BEESUN LIOU DATE _____

STATE OF _____)
COUNTY OF _____) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME OF _____
NOTARY PUBLIC

TITLE _____
MY APPOINTMENT EXPIRES _____

STATE OF _____)
COUNTY OF _____) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME OF _____
NOTARY PUBLIC

TITLE _____
MY APPOINTMENT EXPIRES _____

APPROVALS:

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

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

ASSESSOR _____

DEPUTY ASSESSOR _____

ACCOUNT NUMBER **537980-2958 & 537980-2962**

RECORDING NO. _____

VOL./PAGE _____

PORTION OF _____

SW 1/4 OF NE 1/4, S. 27, T. 23 N, R. 4 E, W.M.

EXISTING LEGAL DESCRIPTION

PARCEL A:

THE NORTH 105.4 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
COMMENCING AT THE NORTH LINE OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, AT A POINT WHICH IS NORTH 89°59'10" WEST, 1556.10 FEET FROM THE NORTHEAST CORNER OF SAID SECTION;
THENCE SOUTH 0°15'50": EAST, 1542 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°15'50" EAST, 290.40 FEET, TO THE NORTH LINE OF A 60 FOOT ROADWAY;
THENCE ALONG SAID ROADWAY LINE, SOUTH 89°59'10" EAST, 75 FEET;
THENCE NORTH 0°15'50" EAST, 290.40 FEET;
THENCE NORTH 89°59'10" WEST, 75 FEET, TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS THE NORTH 105.4 FEET OF THE SOUTH HALF OF THE WEST HALF OF TRACT 10, BLOCK 14, MCMICKEN HEIGHTS, DIVISION NO. 2, ACCORDING TO THE UNRECORDED PLAT THEREOF);

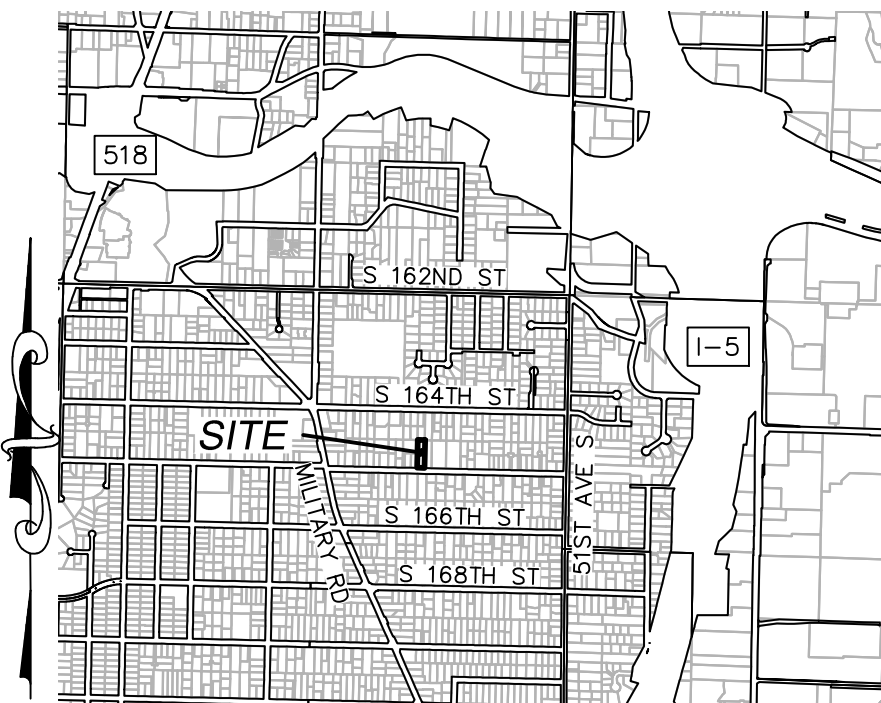
PARCEL B:

THE SOUTH 185 FEET OF THE FOLLOWING DESCRIBED TRACT:
COMMENCING AT THE NORTH LINE OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, AT A POINT WHICH IS NORTH 89°59'10" WEST, 1556.10 FEET FROM THE NORTHEAST CORNER OF SAID SECTION;
THENCE SOUTH 0°15'50": EAST, 1542 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°15'50" EAST, 290.40 FEET, TO THE NORTH LINE OF A 60 FOOT ROADWAY;
THENCE NORTH 0°15'50" EAST, 290.40 FEET;
THENCE NORTH 89°59'10" WEST, 75 FEET, TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS THE SOUTH 185 FEET OF THE WEST HALF OF TRACT 10, BLOCK 14, MCMICKEN HEIGHTS, DIVISION NO. 2, ACCORDING TO THE UNRECORDED PLAT THEREOF);

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VICINITY MAP - APPROX. 1"=2,000'



SURVEY NOTES

- 1) TITLE PER GUARANTEE NO G-6329-00005937 ISSUED BY STEWART TITLE GUARANTY COMPANY, DATED MARCH 4, 2021.
- 2) THE PROPERTY CORNERS CALCULATED ON THIS SURVEY ARE THE BEST REPRESENTATION OF DEED CORNERS BASED ON AVAILABLE EVIDENCE, UNLESS OTHERWISE NOTED. LINES OF OWNERSHIP MAY BE DIFFERENT. EVIDENCE OF OCCUPATION OR OBVIOUS ENCROACHMENTS, IF ANY, ARE SHOWN HEREON.
- 3) UNWRITTEN CLAIMS TO PROPERTY INCLUDED IN THIS SURVEY, IF ANY, ARE NOT SHOWN HEREON.
- 4) NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
- 5) 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.

REFERENCES

MCMICKEN HEIGHTS DIVISION NO.2, UNRECORDED PLAT, FURNISHED BY DNR (P)

PROCEDURAL STATEMENT

THE RELATIVE POSITIONS SHOWN ON THIS SURVEY REPRESENT A FIELD TRAVERSE AND ARE REPORTED TO A RELATIVE ACCURACY THAT MEETS OR EXCEEDS A TOLERANCE OF 1:10,000.

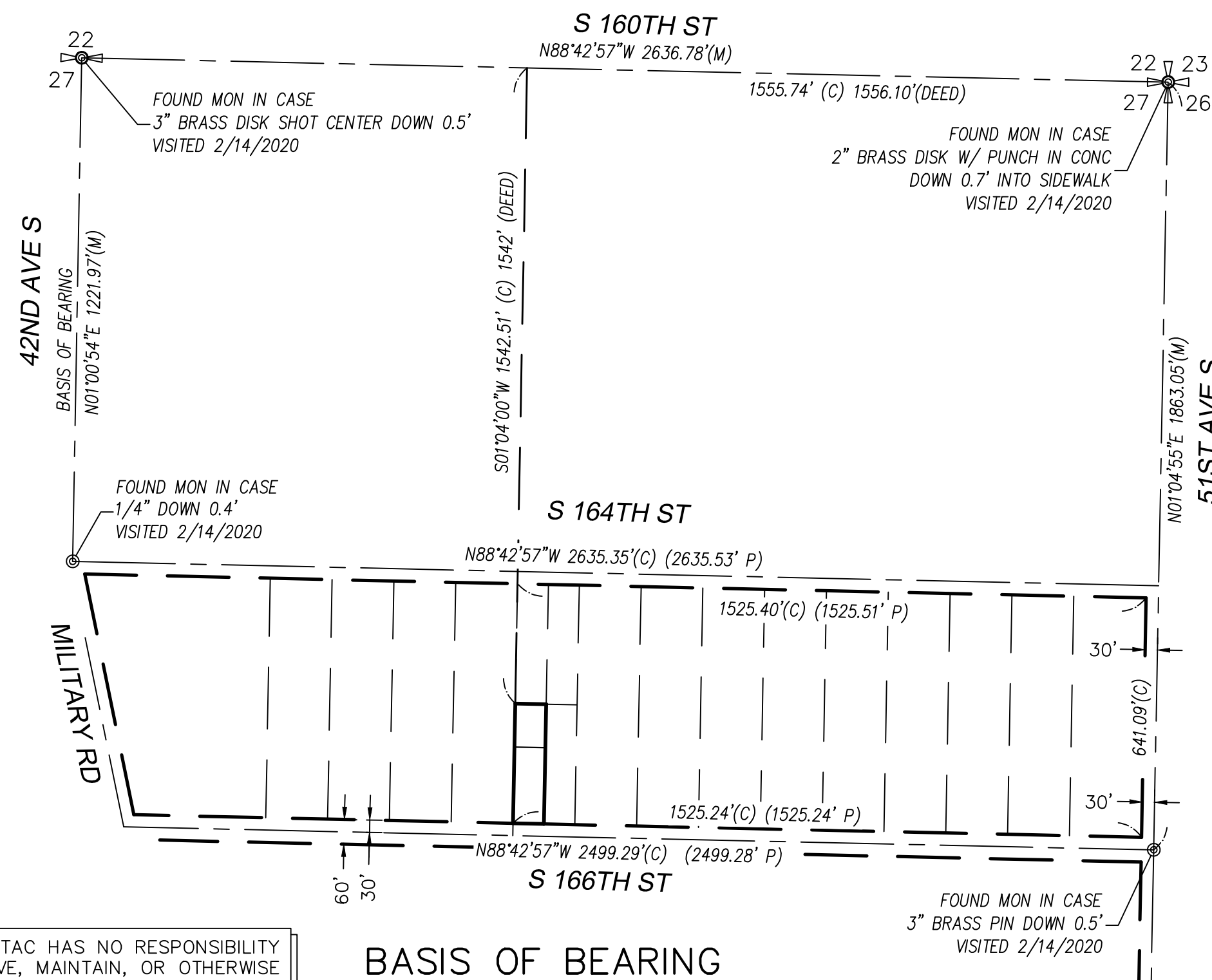
CERTIFICATE OF CONFORMANCE

THIS SURVEY WAS PERFORMED WITH A TOPCON QS-3A ELECTRONIC THEODOLITE READING DIRECT TO 5 SECONDS OF ARC AND MEASURING DISTANCE ±(3+(2PPM X D)) MM. NGS BASELINE COMPARED JANUARY, 2016. THIS SURVEY MEETS THE MINIMUM STANDARDS SET FORTH IN WAC 332-130.

CONTACT INFO

SURVEYOR/ENGINEER
DUNCANSON COMPANY
145 SW 155TH STREET, #102
SEATTLE, WA 98166
206-244-4141
ATTN: KEVIN WALKER, PLS
HAROLD DUNCANSON, PE

OWNER/DEVELOPER
BEESUN LIOU & HSUEH-JU CHANG
18710 20TH AVE SE
BOTHELL, WA 98012



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.

BASIS OF BEARING

BASIS OF BEARING: NORTH 01°00'54" EAST BETWEEN FOUND CENTERLINE MONUMENTS ALONG 42ND AVE S REFERENCED TO NAD83/91.

AUDITOR'S CERTIFICATE

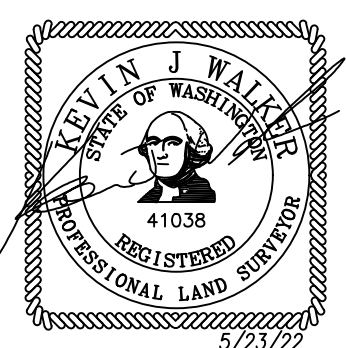
Filed for record this _____ day of _____, 20____ at _____ M in book _____ of _____ at page _____ at the request of Kevin J. Walker.

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 HSUEH-JU CHANG in MARCH, 2021.

Certificate No. 41038



DUNCANSON
Company, Inc.

CIVIL ENGINEERING · SURVEYING · LAND PLANNING
145 SW 155TH Street, Suite 102, Seattle, Washington 98166
Phone: (206) 244-4141 Fax: (206) 244-4455

BEESUN LIOU & HSUEH-JU CHANG

DWN. BY	LAC	DATE	5/20/2022	JOB NO.	19801
CHKD. BY	KJW	SCALE	1"=300'	SHEET	1 OF 3



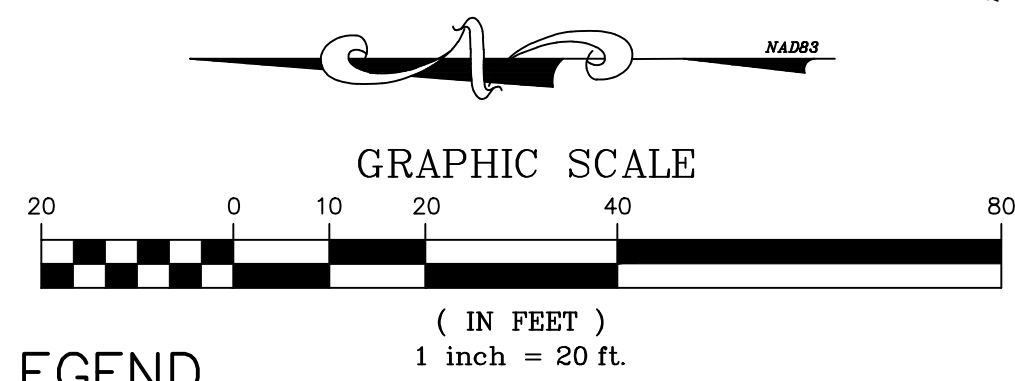
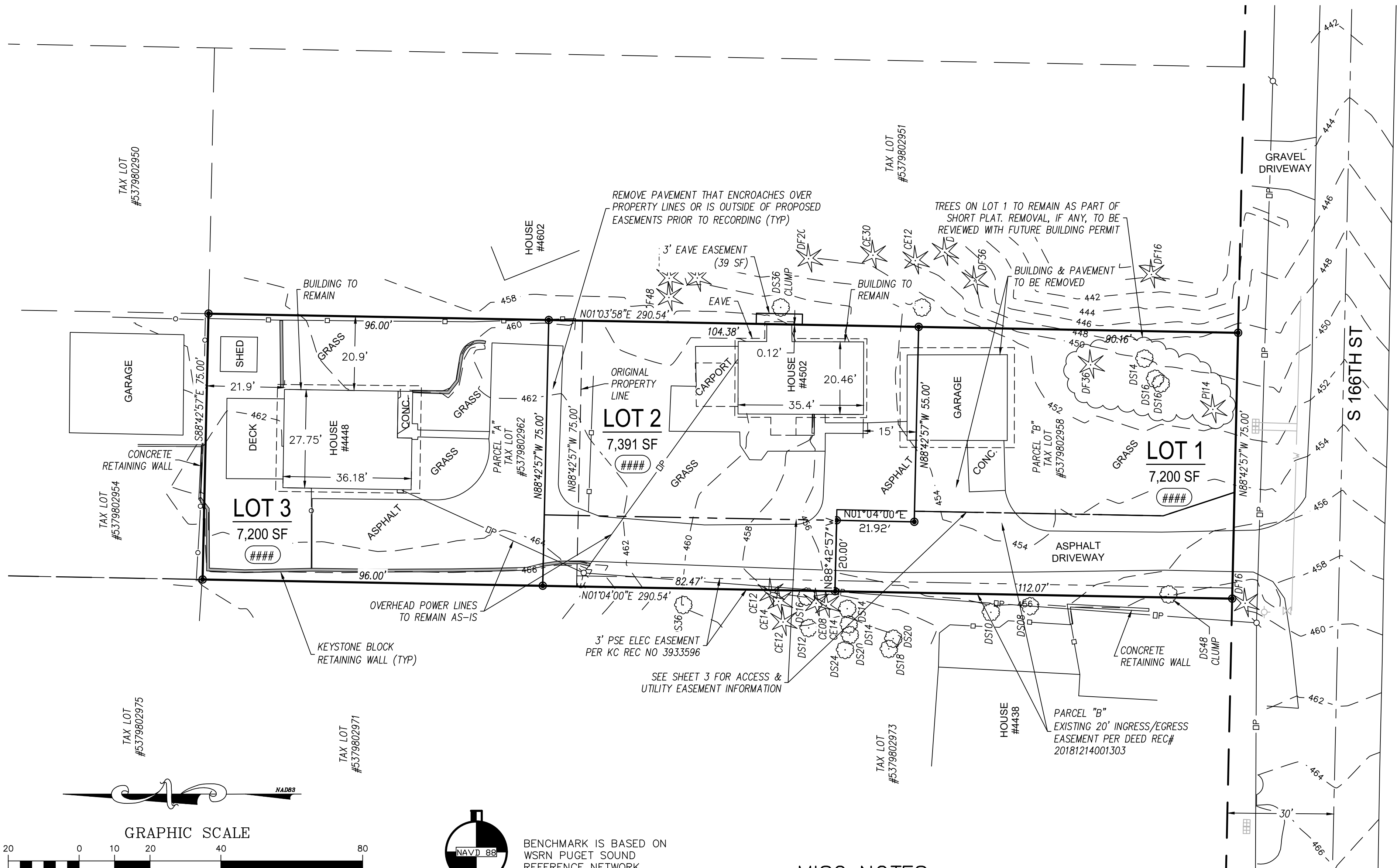
CHANG SHORT PLAT
PRELIMINARY SHORT PLAT
NO. SUB21-0005

PORTION OF

SW 1/4 OF NE 1/4, S. 27, T. 23 N, R. 4 E, W.M.

RECORDING NO.

VOL./PAGE



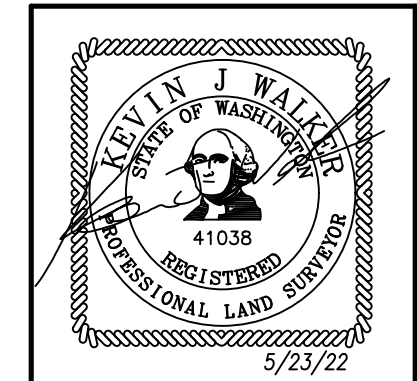
NAVD 88
BENCHMARK IS BASED ON
WSRN PUGET SOUND
REFERENCE NETWORK.

MISC NOTES

- TOTAL PARCEL AREA = 21,790 SF (0.50 AC)
- SITE SOILS ARE MAPPED AS URBAN LAND-ALDERWOOD COMPLEX (NRCS)

LEGEND

- SET 5/8" REBAR & CAP, L.S. # 41038
- FOUND REBAR & CAP, AS NOTED
- ⊙ CASED MONUMENT, AS NOTED
- (M) MEASURED DATA
- (C) CALCULATED DATA
- (D) DEED DATA
- (P) DATA PER UNRECORDED PLAT
- (R#) DATA PER SURVEY REFERENCE #
- EXTERIOR BOUNDARY OF PLAT PROPERTY
- EXISTING STREET RIGHT-OF-WAY MARGIN
- - - EXISTING EASEMENT BOUNDARY
- PROPOSED LOT BOUNDARY
- - - PROPOSED EASEMENT BOUNDARY
- #### LOT ADDRESS: #### SOUTH 166TH STREET
- AL12 ← TRUNK DIAMETER (IN)
- TYPE
- DF=DOUGLAS FIR
- PI=PINE
- DS=DECIDUOUS
- MP=MAPLE



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DWN. BY		LAC	DATE	5/20/2022	JOB NO.	19801
CHKD. BY		KJW	SCALE	1"=20'	SHEET	2 OF 3
BEE SUN LIU & HSUEH-JU CHANG						



CHANG SHORT PLAT
PRELIMINARY SHORT PLAT
NO. SUB21-0005

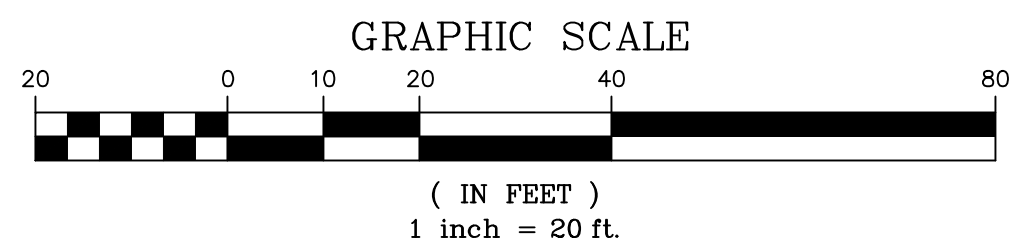
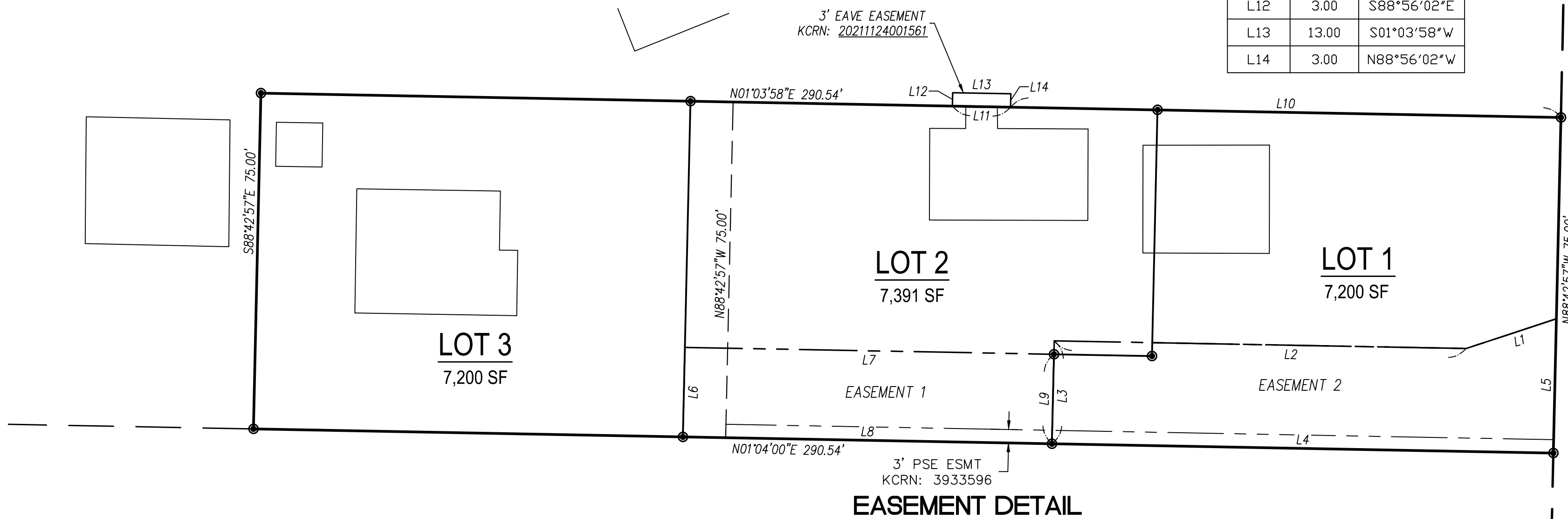
PORTION OF

SW 1/4 OF NE 1/4, S. 27 , T. 23 N, R. 4 E, W.M.

RECORDING NO.

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Line Table		
Line #	Length	Direction
L1	21.21	N18°11'55"W
L2	92.07	N01°04'00"E
L3	23.00	S88°42'57"E
L4	112.07	S01°04'00"W
L5	30.00	S88°42'57"E
L6	20.00	S88°42'57"E
L7	82.47	S01°04'00"W
L8	82.47	N01°04'00"E
L9	20.00	N88°42'57"W
L10	123.00	N01°03'58"E
L11	13.00	N01°03'58"E
L12	3.00	S88°56'02"E
L13	13.00	S01°03'58"W
L14	3.00	N88°56'02"W

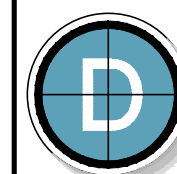
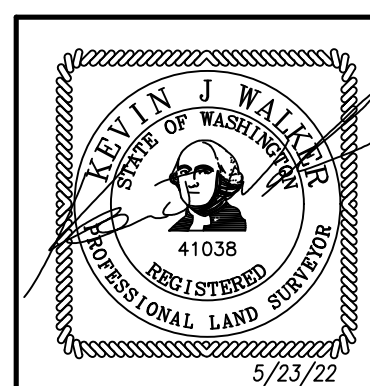


EASEMENT 1

UPON RECORDING OF THIS SHORT PLAT, A NON-EXCLUSIVE PRIVATE ACCESS AND UTILITIES EASEMENT IS HEREBY CREATED FOR THE BENEFIT OF LOTS 2 AND 3 OVER, UNDER AND UPON LOT 2. MAINTENANCE OF THE ACCESS AND UTILITY FACILITIES LOCATED WITHIN THIS EASEMENT SHALL BE EQUALLY SHARED BY THE BENEFITED PARTIES, THEIR SUCCESSORS AND ASSIGNS. PARKING SHALL NOT BE ALLOWED IN THE EASEMENT AREA. THE PARTIES MAY LANDSCAPE THE NON PAVED PORTION OF THE EASEMENT.

EASEMENT 2

UPON RECORDING OF THIS SHORT PLAT, A NON-EXCLUSIVE PRIVATE ACCESS AND UTILITIES EASEMENT IS HEREBY CREATED FOR THE BENEFIT OF LOTS 1, 2 AND 3 OVER, UNDER AND UPON LOT 1. MAINTENANCE OF THE ACCESS AND UTILITY FACILITIES LOCATED WITHIN THIS EASEMENT SHALL BE EQUALLY SHARED BY THE BENEFITED PARTIES, THEIR SUCCESSORS AND ASSIGNS. PARKING SHALL NOT BE ALLOWED IN THE EASEMENT AREA. THE PARTIES MAY LANDSCAPE THE NON PAVED PORTION OF THE EASEMENT. LOT 1 SHALL TAKE VEHICULAR ACCESS DIRECTLY FROM S 166TH STREET AND NOT TAKE VEHICULAR ACCESS FROM SAID EASEMENT AREA.



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**BEESUN LIOU &
HSUEH-JU CHANG**

DWN. BY	LAC	DATE	5/20/2022	JOB NO.	19801
CHKD. BY	KJW	SCALE	1"=20'	SHEET	3 OF 3