



KIRK FAMILY LIVING TRUST  
PRELIMINARY SHORT PLAT  
FILE NO.: SUB21-0011

**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.

\_\_\_\_\_  
Deepak K. Chanan                      Pawandeep Josan

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 \_\_\_\_\_

**APPROVALS:**

ENGINEERING REVIEW DIVISION

Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Manager

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Planning Manager

**AUDITORS CERTIFICATE**

Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Assessor

\_\_\_\_\_  
Deputy Assessor

\_\_\_\_\_  
Account Number \_\_\_\_\_

RECORDING NO.

VOL./PAGE

SCALE: N/A

PORTION OF

SE1/4 of NE1/4, SEC. 27, T.23N., R.4E., W.M.

**ORIGINAL LEGAL DESCRIPTION:**

**(PER RAINIER TITLE FILE NO. 800504RT DATED 10-6-2021)**

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; DISTANT NORTH 89°59'10" WEST 1156.10 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27, AND RUNNING THENCE SOUTH 0°15'50" EAST 2167.40 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE CONTINUING SOUTH 0°15'50" EAST 275.00 FEET; THENCE NORTH 89°59'10" WEST 100.00 FEET; THENCE NORTH 0°15'50" WEST 275.00 FEET; THENCE SOUTH 89°59'10" EAST 100.00 FEET TO THE TRUE POINT OF BEGINNING;

(BEING KNOWN AS LOT 17, BLOCK 15, McMICKEN HEIGHTS, DIVISION NO. 2, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**SITE INFORMATION:**

PARCEL NUMBER 537980-3330  
ADDRESS 4614 S. 168TH ST. SEATAC, WA 98188  
SITE AREA 27,495 SF - 0.63 ACRES

OWNER: KIRK FAMILY LIVING TRUST  
4614 S. 168TH ST.  
SEATAC, WA 98188

ENGINEER: DECCIO ENGINEERING INC.  
17217 7TH AVE. W.  
BOTHELL, WA 98012

**TITLE REPORT SCHEDULE B NOTES:**

**(PER RAINIER TITLE FILE NO. 800504RT DATED 10-6-2021)**

1. SUBJECT TO PUGET SOUND POWER AND LIGHT CO. UTILITY EASEMENT AS RECORDED UNDER AUDITOR'S FILE NUMBER 2542542. INFORMATION PROVIDED NOT SUFFICIENT TO PLOT ITS EXACT LOCATION.
2. SUBJECT TO RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS AS GRANTED TO KING COUNTY UNDER AUDITOR'S FILE NUMBER 3136419.
3. SUBJECT TO COVENANTS, CONDITIONS AND EASEMENTS AS RECORDED UNDER AUDITOR'S FILE NUMBER 3140100 AND AMENDED THERETO UNDER AUDITOR'S FILE NUMBER 3142985.

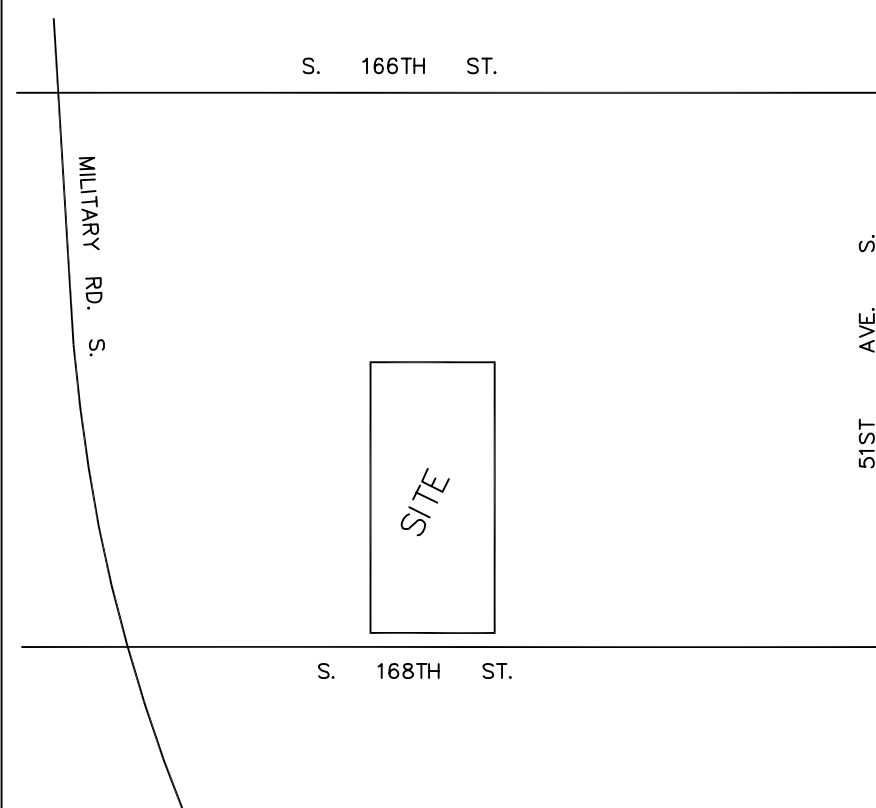
**SURVEYOR'S NOTE**

1. 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
2. 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.

**MAINTENANCE PROVISION:**

TRACT A BEING A PRIVATE ACCESS AND UTILITIES TRACT AS SHOWN HEREIN, IS FOR THE BENEFIT OF LOT'S 1, 2 AND 3. THE COST OF ALL REPAIRS TO THE COMMON DRIVING SURFACE SHALL BE BORNE IN EQUAL SHARES BY SAID LOTS 1, 2 AND 3. THE COST FOR REPAIRS TO ANY UTILITY WITHIN TRACT SHALL BE BORNE BY THE LOT BEING SERVED BY SAID UTILITY. SAID TRACT SHALL REMAIN OBSTRUCTED AT ALL TIMES.

**VICINITY MAP**



**AUDITOR'S CERTIFICATE** .....

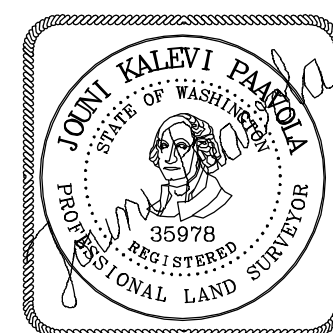
filed for record this.....day of.....,20.....at.....M in book.....of.....at page.....at the request of .....

\_\_\_\_\_  
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 ..... in ....., 20.....

Name of Person .....  
(Signed and Sealed)  
Certificate No. ....



**ACREAGE  
LAND  
SURVEYING**

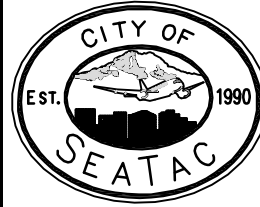
24225 107TH PLACE WEST  
EDMONDS, WA 98020  
(206) 621-3549

**KIRK FAMILY LIVING TRUST**

4614 S. 168TH ST.  
SEATAC, WA 98188

DWN. BY B.H.	DATE OCTOBER, 2022	JOB NO. 20092
CHKD. BY J.P.	SCALE N/A	SHEET 1 OF 3

VOL./PAGE

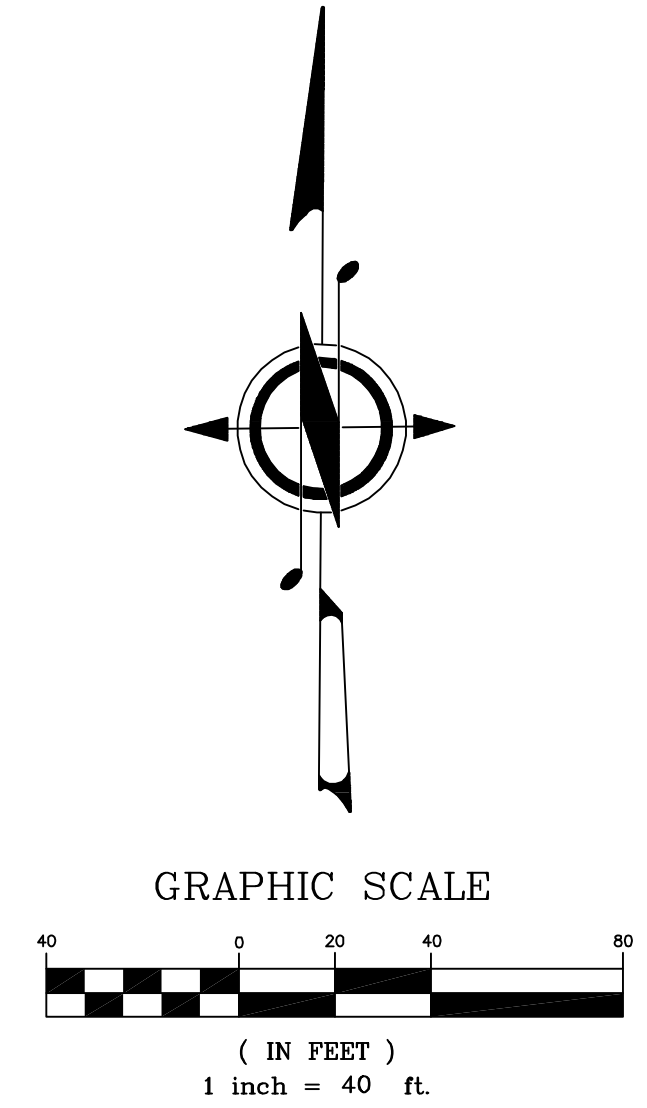
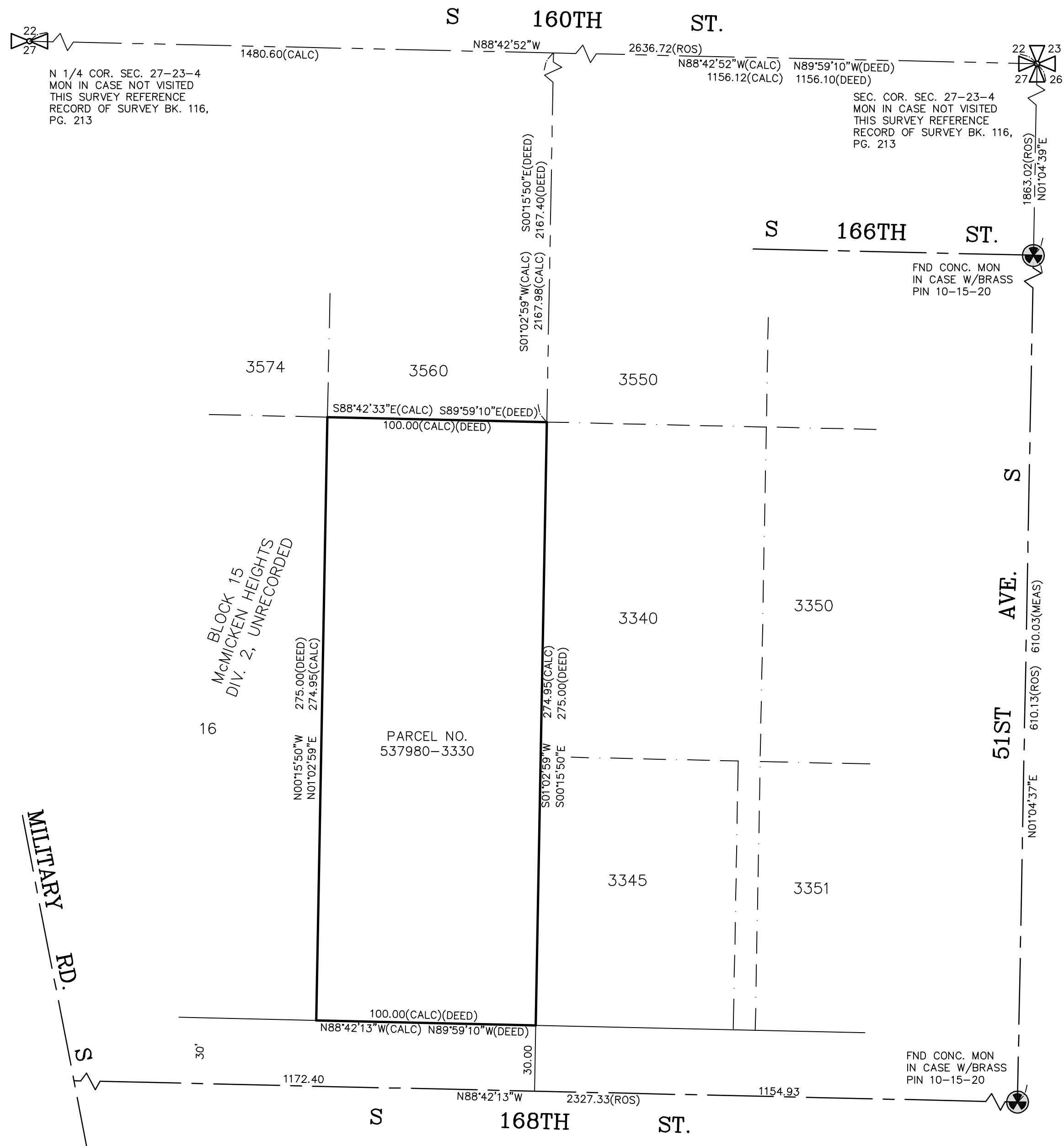


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RECORDING NO. \_\_\_\_\_ VOL./PAGE \_\_\_\_\_

SCALE: 1 inch = 30 ft.

PORTION OF  
 SE1/4 of NE1/4, SEC. 27, T.23N., R.4E., W.M.

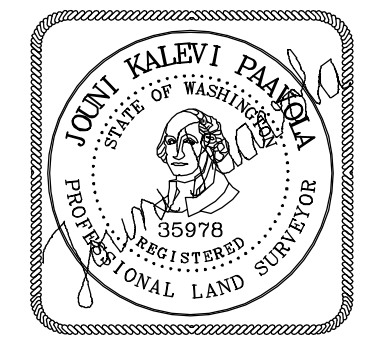


- LEGEND**
- FOUND MONUMENT AS DESCRIBED
  - (DEED) DENOTES DEED DESCRIPTION
  - (CALC) DENOTES CALCULATED DISTANCE/BEARING
  - (ROS) DENOTES RECORD OF SURVEY BOOK 116, PAGE 213
  - (MEAS) DENOTES MEASURED DISTANCE

**SURVEY REFERENCES:**  
 1. THE UNRECORDED PLAT OF MCMICKEN HEIGHTS DIVISION NO. 2.  
 2. RECORD OF SURVEY BOOK 116, PAGE 213

**INSTRUMENTATION NOTE:**  
 INSTRUMENTATION FOR THIS SURVEY WAS A TOPCON GPL-9005A ELECTRONIC TOTAL STATION AND LEICA GPS RECEIVER. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

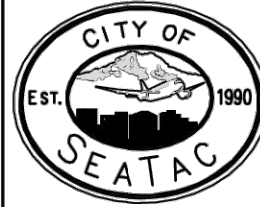
**BASIS OF BEARING:**  
 THIS SURVEY IS BASED ON RECOVERED MONUMENTATION AS SHOWN. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD83). ALL MEASURED DISTANCES ARE GROUND.



**ACREAGE LAND SURVEYING**  
 24225 107TH PLACE WEST  
 EDMONDS, WA 98020  
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DWN. BY B.H.	DATE OCTOBER, 2022	JOB NO. 20092
CHKD. BY J.P.	SCALE 1" = 30'	SHEET 2 OF 3

VOL./PAGE

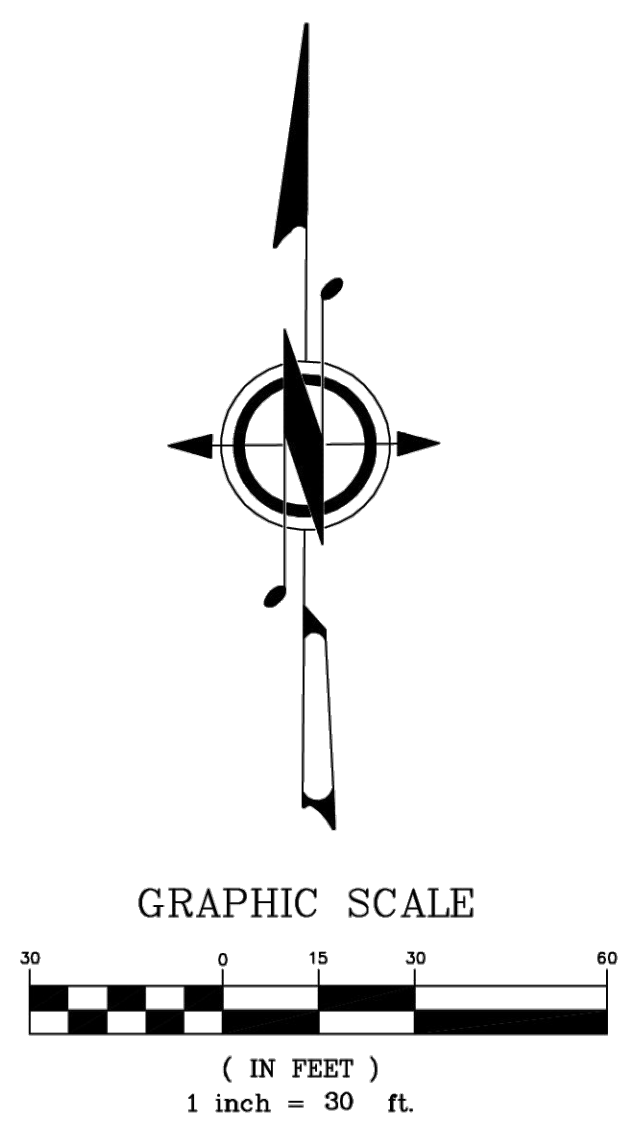
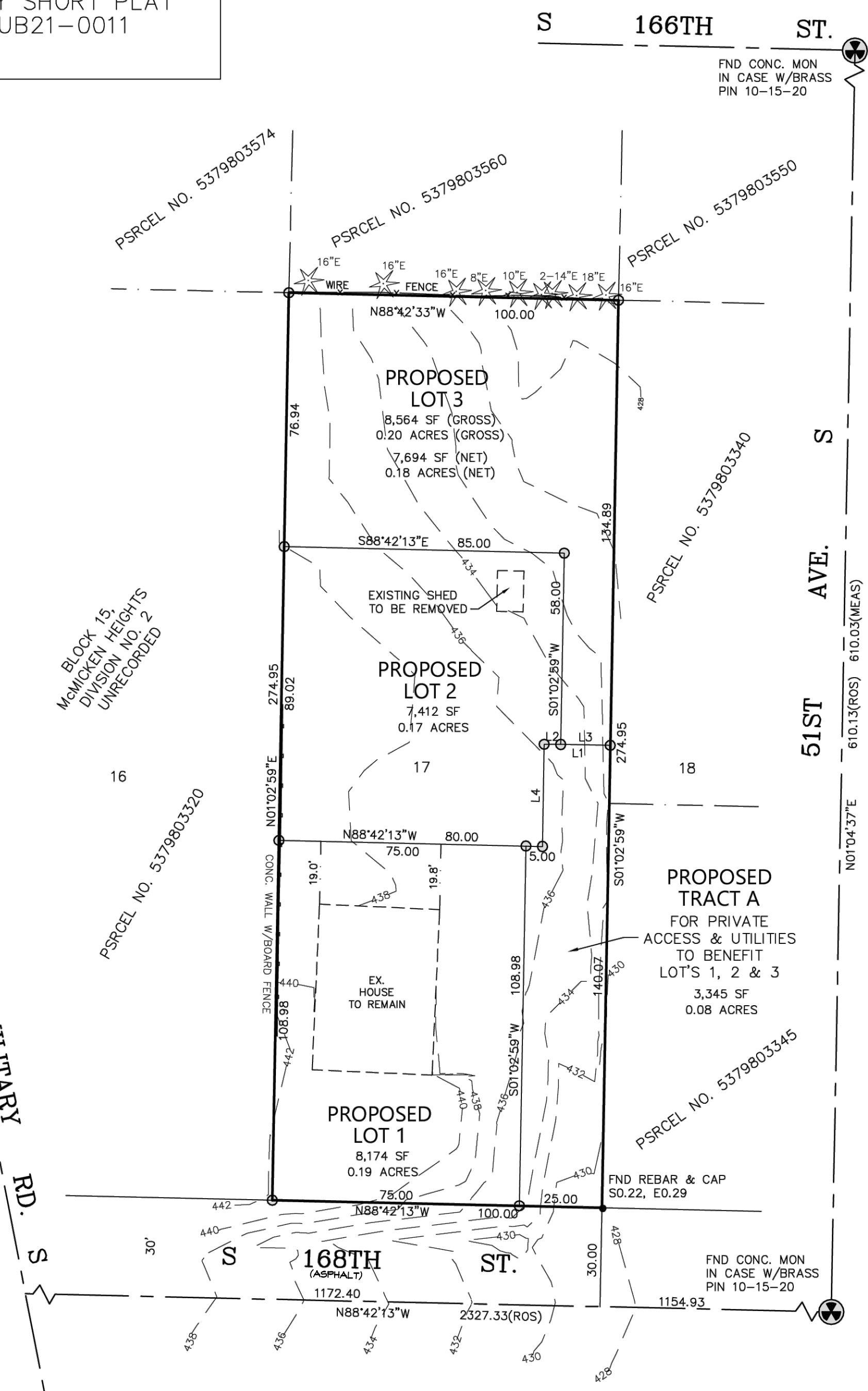


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PORTION OF  
 SE1/4 of NE1/4, SEC. 27, T.23N., R.4E., W.M.



- LEGEND**
- FOUND MONUMENT AS DESCRIBED
  - FOUND CORNER AS DESCRIBED
  - SET 5/8" x 24" REBAR AND CAP STAMPED L.S. NO. 35978
  - (ROS) DENOTES RECORD OF SURVEY BOOK 116, PAGE 213
  - (MEAS) DENOTES MEASURED DISTANCE

LINE	LENGTH	BEARING
L1	20.00	S88°57'01"E
L2	5.00	S88°57'01"E
L3	15.00	S88°57'01"E
L4	31.00	S01°02'59"W

- SURVEY REFERENCES:**
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  - RECORD OF SURVEY BOOK 116, PAGE 213

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