



**WONG MILITARY SHORT PLAT  
PRELIMINARY SHORT PLAT  
NO. \_\_\_\_\_**

**DEDICATION**

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

SHUI SANG WONG AND WAI YIN CHAN, HUSBAND AND WIFE

STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHUI SANG WONG SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_  
SIGNATURE OF \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WAI YIN CHAN SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_  
SIGNATURE OF \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
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 \_\_\_\_\_

**DEPARTMENT OF ASSESSMENTS**

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

ASSESSOR \_\_\_\_\_

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

ACCOUNT NUMBER 152204-9064

RECORDING NO. \_\_\_\_\_

VOL./PAGE \_\_\_\_\_

PORTION OF

NW 1/4, NW 1/4, SEC. 15, TWP. 22 N., RNG. 4 E., W.M.

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF THE CENTERLINE OF OLD MILITARY ROAD AS DESCRIBED IN DEED RECORDED UNDER KING COUNTY RECORDING NO. 2717362;

EXCEPT THAT PORTION LYING WITHIN THE SOUTH 1180 FEET OF SAID SUBDIVISION;

AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 5403531 FOR PRIMARY STATE HIGHWAY NO. 1.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**SCHEDULE B EXCEPTIONS**

(PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 0255889-16, DATED MAY 2, 2023)

SPECIAL EXCEPTIONS:

1. "LANDSCAPE AREA", "PROPOSED I-5 R/W", AND "DRAINAGE ESMT." AS DISCLOSED BY THE KING COUNTY ASSESSOR'S MAP. (THESE ITEMS APPEAR ON A WSDOT MAP THAT HAS SINCE BEEN SUPERCEDED).

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: KING COUNTY  
PURPOSE: ROAD  
RECORDING NO.: 2717362  
AFFECTS: THE EAST 30 FEET OF SAID PREMISES AND OTHER PROPERTY (WEST 30' OF MILITARY ROAD S. R/W)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY  
PURPOSE: COMMUNICATION LINES  
RECORDING NO.: 5053078  
AFFECTS: A NORTHERLY PORTION OF SAID PREMISES AS DESCRIBED THEREIN (SHOWN HEREON)

4. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NUMBER 1 AND OF LIGHT, VIEW AND AIR BY DEED:  
GRANTEE: STATE OF WASHINGTON  
RECORDING NO.: 5403531

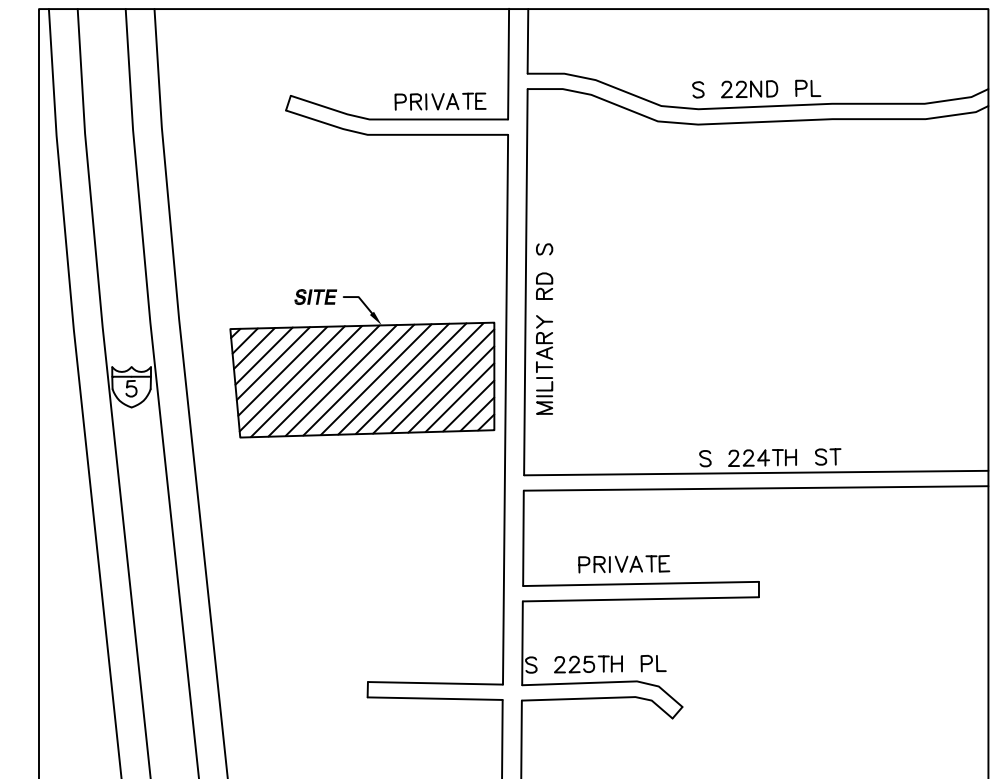
5. NOTICE OF WATER AND SEWER CONNECTION CHARGE, AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING NO.: 7804170728

6. RESOLUTION 13-9-4A AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING NO.: 2014010600375  
REGARDING: WATER CONNECTION CHARGES

7. GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):  
YEAR: 2023  
TAX ACCOUNT NUMBER: 152204-9064-07

8. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, DATED: JUNE 25, 2021  
TRUSTOR/GRANTOR: SHUI SANG WONG AND WAI YIN CHAN, HUSBAND AND WIFE  
TRUSTEE: TICOR TITLE COMPANY  
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SEATTLE PACIFIC MORTGAGE, INC.  
RECORDING NO.: 20210628001779

9. ANY UNRECORDED LEASEHOLDS, RIGHT OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON THE LAND AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERMS.



**VICINITY MAP**  
NOT TO SCALE

**PROJECT TEAM**

OWNER: SHUI SANG WONG  
2416 NE 9TH PL  
RENTON, WA 98056  
(206) 825-0719

ENGINEER/SURVEYOR: BRIANA BENNINGTON, PE / DAVID MATTHEWS, PLS  
ENCOMPASS ENGINEERING & SURVEYING  
165 N.E. JUNIPER STREET, SUITE 201  
ISSAQUAH, WA 98027  
(425) 392-0250

GEOTECH: HENRY WRIGHT, PE  
EARTH SOLUTIONS NW, LLC  
15365 NE 90TH STREET, SUITE 100  
REDMOND, WA 98052  
(425) 449-4704

**SITE INFORMATION**

TAX PARCEL:  
152204-9064

SITE ADDRESS:  
22405 MILITARY RD  
SEATAC, WA 98198

**VERTICAL DATUM**

NAVD 88 ESTABLISHED BY WSRN GPS NETWORK OBSERVATIONS

**BENCHMARK**

SITE BM #1: MAG. NAIL SET IN ASPHALT DRIVE ABOUT 48 FEET EAST OF THE SOUTHEAST CORNER OF THE HOUSE. ELEVATION=386.11 FEET.

**HORIZONTAL DATUM**

NAD 83/91 PER TIES TO CITY OF KENT SURVEY CONTROL

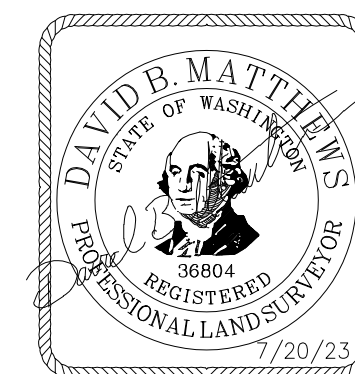
**BASIS OF BEARING**

SOUTH 01°46'21" WEST BETWEEN THE CITY OF KENT CONTROL POINTS #8764 AND #8256.

**INSTRUMENTATION**

TRAVERSING AND DATA COLLECTION WERE PERFORMED USING A SPECTRA AND/OR TRIMBLE 5 SECOND TOTAL STATION. ALL FIELD WORK WAS PERFORMED, AND EQUIPMENT MAINTAINED, IN COMPLIANCE WITH WAC 332-130.

ADDITIONAL FIELD WORK WAS PERFORMED USING SPECTRA SP-80 GNSS POSITIONING SYSTEMS, THE WASHINGTON STATE REFERENCE NETWORK, AND/OR THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS)



**RECORDER'S CERTIFICATE** \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.

IN BOOK \_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF

DAVID B. MATTHEWS  
SURVEYOR'S NAME

\_\_\_\_\_  
Manager Superintendent of Records

**SURVEYOR'S CERTIFICATE**

THIS SHORT PLAT 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 SHUI SANG WONG

IN \_\_\_\_\_, 20\_\_\_\_

DAVID B. MATTHEWS  
PLS #36804 DATE \_\_\_\_\_



Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250  
Eastern Washington Division  
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

**SHORT PLAT  
PREPARED FOR  
SHUI SANG WONG**

KING COUNTY		WASHINGTON	
DWN BY DBM	DATE 7/20/23	JOB NO. 22516	
CHKD BY DBM	SCALE N/A	SHEET 1 OF 2	

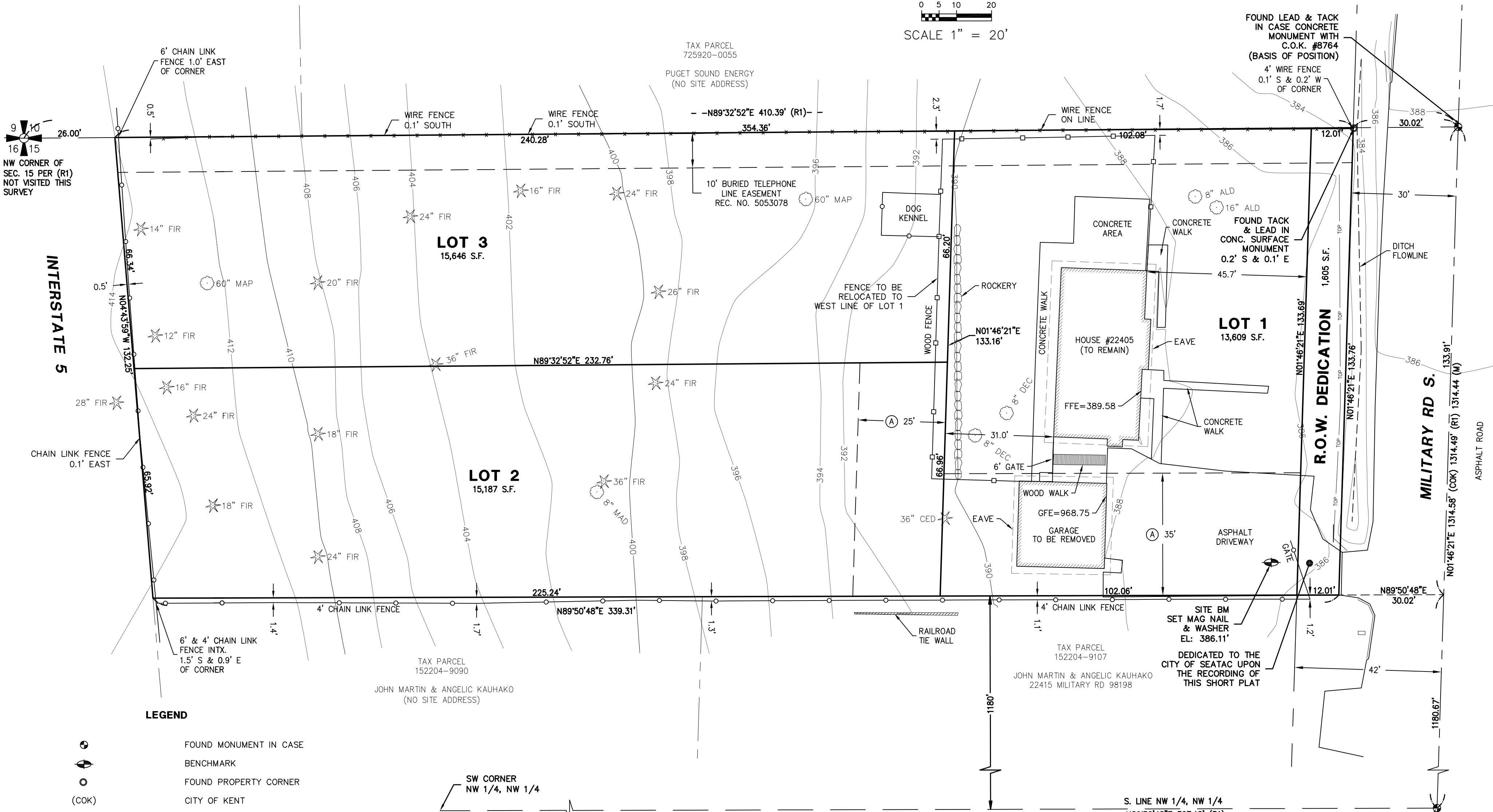
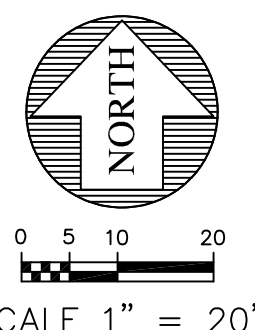


WONG MILITARY SHORT PLAT  
PRELIMINARY SHORT PLAT  
NO. \_\_\_\_\_

**PROPOSED EASEMENT LEGEND**

(A) 25' & 35' PRIVATE ACCESS & UTILITY  
EASEMENT BENEFITING LOTS 2 & 3.  
SEE PROPOSED EASEMENT NOTE #1 ON SHEET 2.

RECORDING NO. \_\_\_\_\_ VOL. / PAGE \_\_\_\_\_  
PORTION OF  
NW 1/4, NW 1/4, SEC. 15, TWP. 22 N., RNG. 4 E., W.M.



**LEGEND**

- FOUND MONUMENT IN CASE
- BENCHMARK
- FOUND PROPERTY CORNER
- (COK) CITY OF KENT
- (R1) RECORD OF SURVEY, REC. NO. 20190809900007
- (M) MEASURED
- (C) CALCULATED
- MAILBOX
- ROCKERY
- DITCH FLOW LINE
- TOP OF SLOPE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- EVERGREEN TREE
- DECIDUOUS TREE

**EASEMENT NOTE**

1. UPON RECORDING OF THIS SHORT PLAT, A NON-EXCLUSIVE PRIVATE ACCESS AND UTILITY EASEMENT IS HEREBY CREATED FOR THE BENEFIT OF LOTS 1, 2 AND 3, OVER, UNDER AND UPON LOT 1 AND LOT 2. MAINTENANCE OF THE ACCESS AND UTILITY FACILITIES LOCATED WITHIN THIS EASEMENT SHALL BE THE EQUALLY SHARED BY THE BENEFITING 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.

**AREAS**

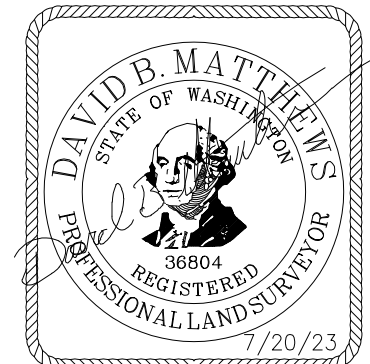
TOTAL PARCEL:	46,047 SF
LOT 1:	13,609 SF
LOT 2:	15,187 SF
LOT 3:	15,646 SF
DEDICATION:	1,605 SF

**SURVEYOR'S 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.



**Encompass**  
ENGINEERING & SURVEYING

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SHORT PLAT PREPARED FOR <b>SHUI SANG WONG</b>		
KING COUNTY	WASHINGTON	
DWN BY <b>DBM</b>	DATE <b>7/20/23</b>	JOB NO. <b>22516</b>
CHKD BY <b>DBM</b>	SCALE <b>1"=20'</b>	SHEET <b>2 OF 2</b>