



CITY OF SEATAC  
SHORT PLAT NO. SPL????-??

**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.

SUKHJEET KHAIRA

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\_\_\_\_

DIRECTOR \_\_\_\_\_

**DEPARTMENT OF ASSESSMENTS**

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

ASSESSOR \_\_\_\_\_

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

ACCOUNT NUMBER 2123049135

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

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

PORTION OF

NE 1/4 of NE 1/4, S. 21 T. 23 N., R. 04 E., W.M.

**LEGAL DESCRIPTION**

**PARCEL A**

LOT 1 OF CITY OF SEATAC SHORT PLAT NUMBER SPL0009-92, RECORDED UNDER RECORDING NUMBER 9303039008, BEING A PORTION OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH COMMON CORNER OF LOTS 1 AND 3 OF CITY OF SEATAC SHORT PLAT NUMBER SPL009-92;  
THENCE SOUTH 05°28'54" WEST ALONG THE COMMON LINE OF SAID LOTS 1 AND 3, A DISTANCE OF 101.11 FEET;  
THENCE NORTH 89°54'02" EAST, A DISTANCE OF 1.72 FEET;  
THENCE NORTH 04°40'40" EAST, A DISTANCE OF 100.95 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL B OF CITY OF SEATAC LLA NO. SPL001-99, AS RECORDED UNDER RECORDING NUMBER 9904129003)

SITUATE IN THE CITY OF SEATAC, COUNTY OF KING, STATE OF WASHINGTON.

**PARCEL B**

PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 21;  
THENCE SOUTH 00°57'52" WEST 1341.06 FEET TO THE CENTER LINE OF SOUTH 148TH STREET;  
THENCE NORTH 89°24'46" WEST 456.56 FEET;  
THENCE NORTH 05°56'13" EAST 30.11 FEET;  
THENCE NORTH 89°24'46" WEST 191.77 FEET;  
THENCE NORTH 05°11'12" EAST 305.74 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 89°27'42" EAST 194.25 FEET;  
THENCE NORTH 05°38'52" EAST TO THE SOUTH LINE OF THE NORTH 313.92 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21;  
THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT NORTHERLY OF THE POINT OF BEGINNING;  
THENCE SOUTHERLY TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEATAC, COUNTY OF KING, STATE OF WASHINGTON.

**SURVEY NOTES**

- TITLE REPORT PREPARED BY CW TITLE AND ESCROW.
- FIELD WORK CONDUCTED IN APRIL, MAY AND JUNE 2022.
- 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.
- UNWRITTEN CLAIMS TO PROPERTY INCLUDED IN THIS SURVEY, IF ANY, ARE NOT SHOWN HEREON.
- NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
- 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.

**BASIS OF BEARING**

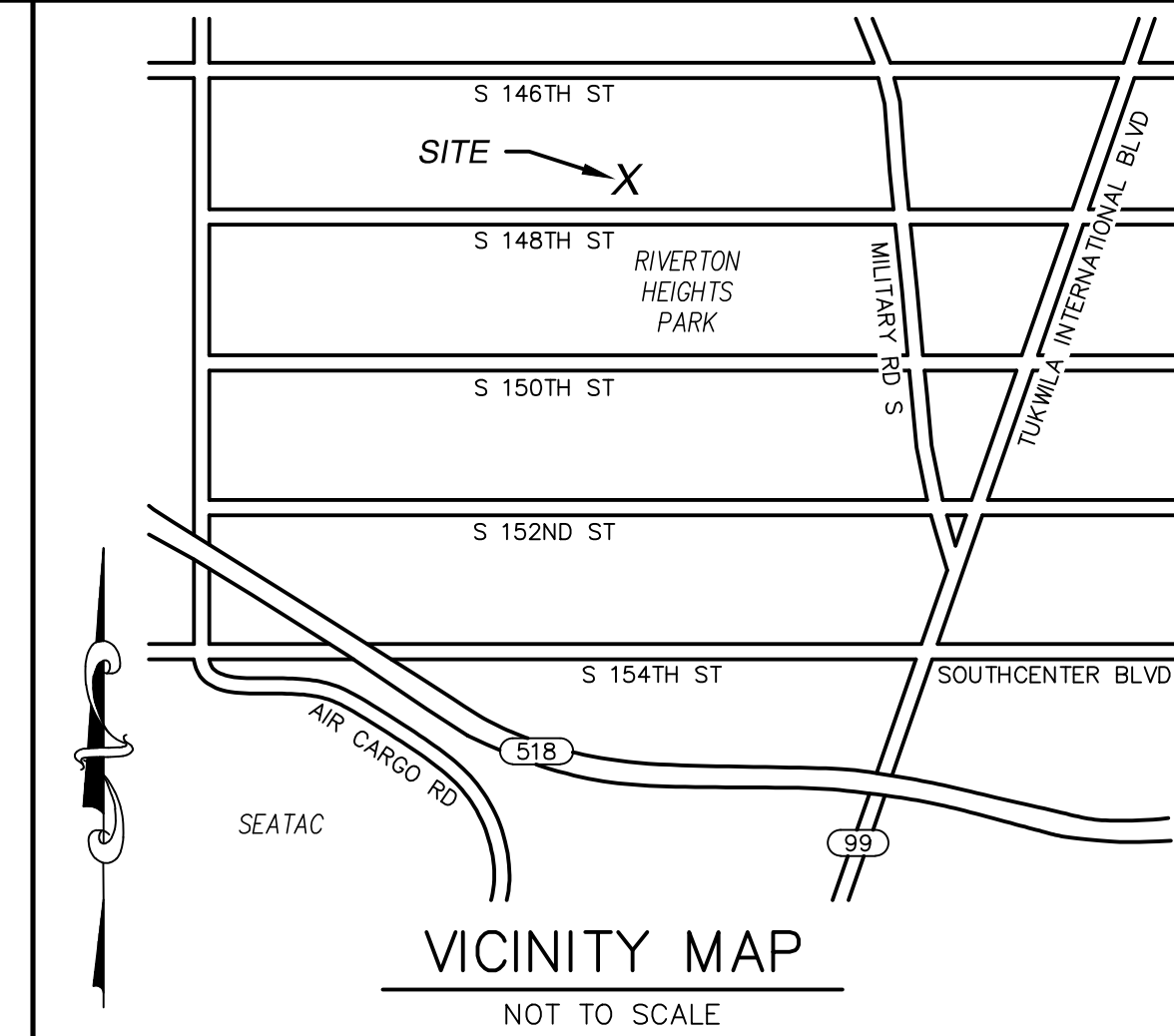
BASIS OF BEARING: N89°37'27"W BETWEEN FOUND MONUMENTS ALONG S 144TH ST, REFERENCED TO WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/91.

**REFERENCES**

LOT LINE ADJUSTMENT PREPARED BY DUNCANSON COMPANY INC, RECORDED IN VOLUME 128 OF SURVEYS, PAGE 293, RECORDS OF KING COUNTY, WASHINGTON.

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.

FUTURE DEVELOPMENT ON LOTS 1 THROUGH 4 REQUIRE IMPLEMENTATION OF ON-SITE STORMWATER MANAGEMENT BMPS PER THE KING COUNTY SURFACE WATER DESIGN MANUAL, AS ADOPTED BY THE CITY OF SEATAC.



**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 1:20,000.

**CERTIFICATE OF CONFORMANCE**

THIS SURVEY WAS PERFORMED WITH A TOPCON GT3 ELECTRONIC THEODOLITE READING DIRECT TO 3 SECONDS OF ARC AND MEASURING DISTANCE ±(3MM±(2PPMxD)), NGS BASELINE COMPARED DECEMBER, 2020. THIS SURVEY MEETS THE MINIMUM STANDARDS SET FORTH IN WAC 332-130.

**EASEMENTS** CORRESPONDS WITH ITEM NUMBER IN TITLE REPORT 'SCHEDULE B'

THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT MAY CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.

- SURVEY, RECORDED DOCUMENT NO. 8109299006, RECORDS OF KING COUNTY, WASHINGTON. DOES NOT AFFECT PROPERTY, NOT SHOWN.
- COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., PER SHORT PLAT, RECORDED DOCUMENT NO. 9303039008, RECORDS OF KING COUNTY, WASHINGTON. EASEMENT ABANDONED, NOT SHOWN.
- AGREEMENT FOR DEFERRAL OF IMPROVEMENTS, RECORDED MARCH 3, 1993, DOCUMENT NO. 9303030830, RECORDS OF KING COUNTY, WASHINGTON. AFFECTS ENTIRE PROPERTY, NOT SHOWN. AGREEMENT EXPIRED, NOT SHOWN.
- COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., PER BOUNDARY LINE ADJUSTMENT, RECORDED DOCUMENT NO. 9904129003, RECORDS OF KING COUNTY, WASHINGTON. SHOWN ON SHEET 2.
- MUTUAL MAINTENANCE AGREEMENT FOR ROADWAY AND SURFACE WATER DRAINAGE FACILITIES, RECORDED APRIL 12, 1999, DOCUMENT NO. 9904121137, RECORDS OF KING COUNTY, WASHINGTON. SHOWN ON SHEET 2.
- AVIGATION EASEMENT, RECORDED DECEMBER 11, 2000, DOCUMENT NO. 20001211000254, RECORDS OF KING COUNTY, WASHINGTON. AFFECTS ENTIRE PROPERTY.

**RECORDER'S CERTIFICATE**

filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ M  
in book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request of  
Kevin J. Walker.

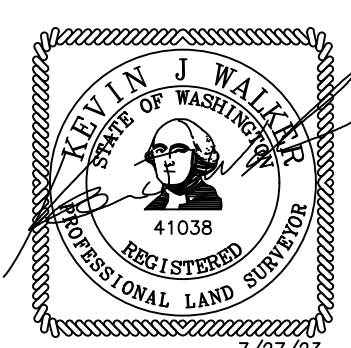
Mgr. \_\_\_\_\_

Supt. of Records \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATE**

This SHORT PLAT correctly represents a survey made by me or under my direction in conformance with the requirements of the appropriate State and County Statute and Ordinance in June 2022.

Certificate No. 41038



**DUNCANSON**

Company, Inc.

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

DRAWN BY	DAS	DATE	7/27/2023	JOB NO.	22323
CHECKED BY	KJW	SCALE	NO SCALE	SHEET	1 OF 3

PREPARED FOR

**SUKHJEET KHAIRA**

PROPERTY ADDRESS

**3006 S 148TH ST  
SEATAC, WA 98168**

VOL./PAGE



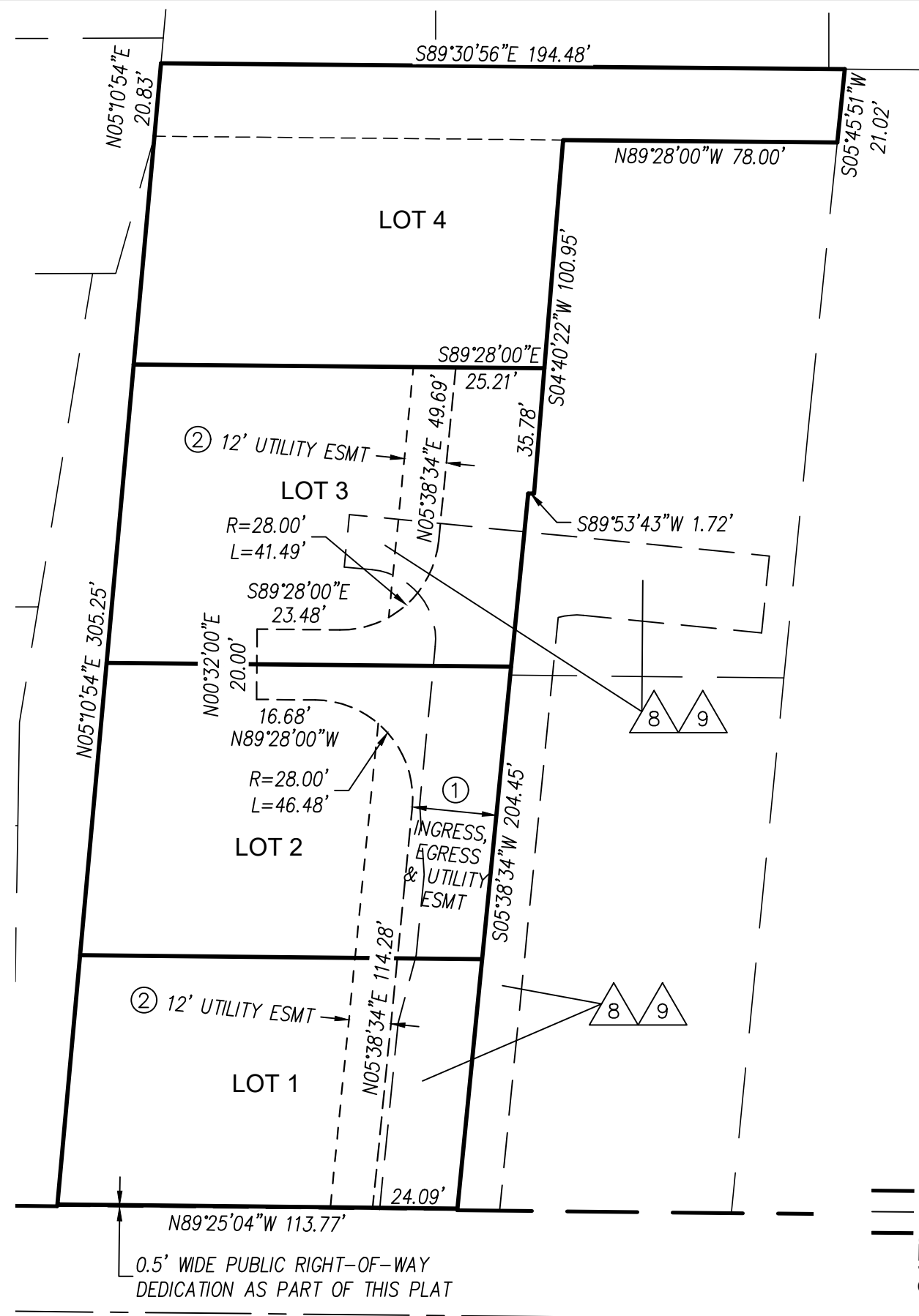
CITY OF SEATAC  
SHORT PLAT NO. SPL????-??

PORTION OF

NE 1/4 of NE 1/4, S. 21 T. 23 N., R. 04 E., W.M.

RECORDING NO.

VOL./PAGE



**EASEMENT DETAIL**

SCALE: 1"=40'



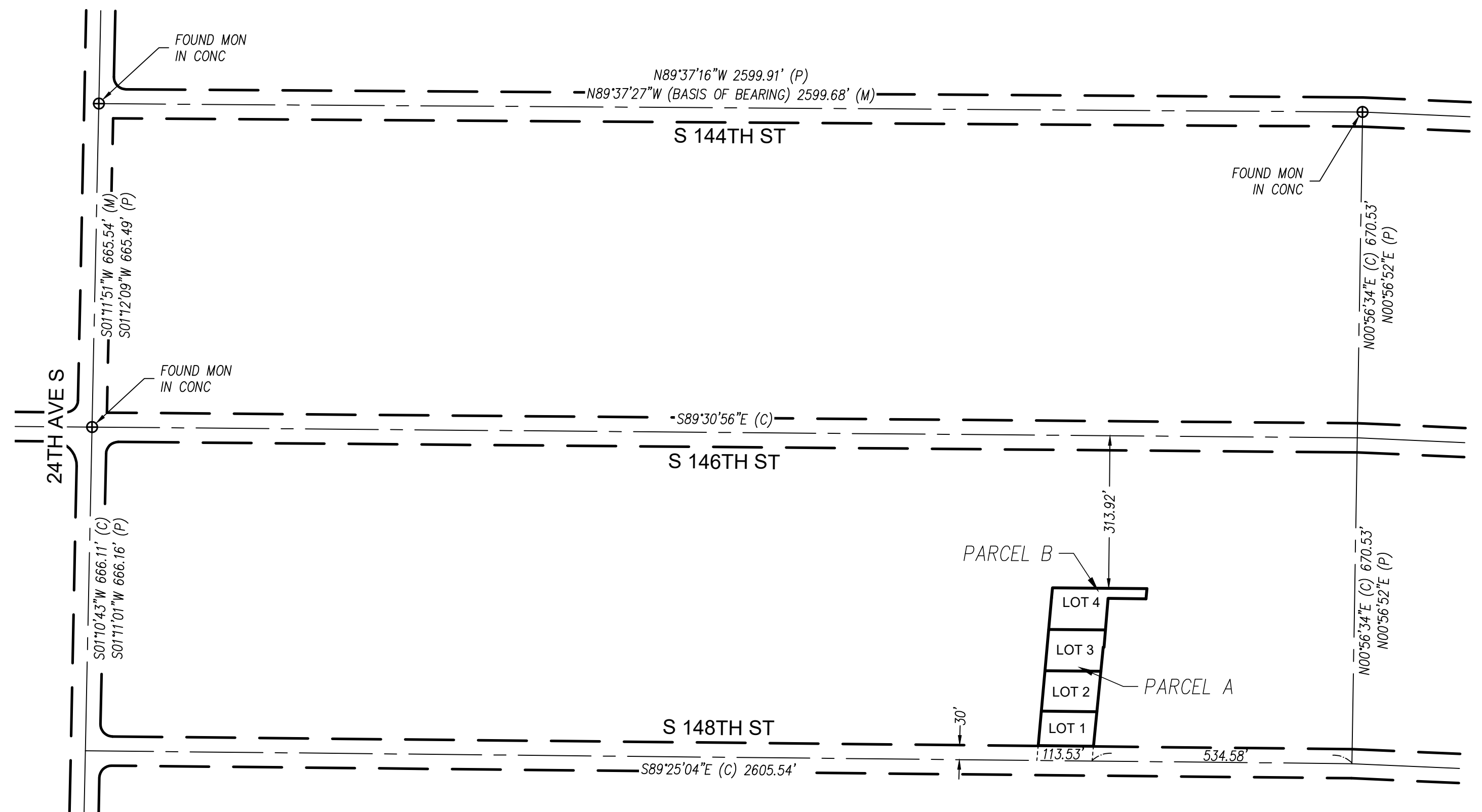
**SHORT PLAT EASEMENTS**

① UPON RECORDING, A NON-EXCLUSIVE PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1, 2, 3 AND 4 OF THIS SHORT PLAT, THEIR SUCCESSORS OR ASSIGNS, UNDER AND UPON THE AREA AS SHOWN ON THIS SHORT PLAT. MAINTENANCE OF THE ACCESS AND UTILITIES LOCATED WITHIN THIS EASEMENT SHALL BE EQUALLY SHARED BY THE BENEFITED PARTIES, THEIR SUCCESSORS OR ASSIGNS.

② UPON RECORDING, A 12' UTILITY EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1, 2, 3 AND 4 OF THIS SHORT PLAT, THEIR SUCCESSORS OR ASSIGNS, UNDER AND UPON THE AREA AS SHOWN ON THIS SHORT PLAT. MAINTENANCE OF THE UTILITIES LOCATED WITHIN THIS EASEMENT SHALL BE EQUALLY SHARED BY THE BENEFITED PARTIES, THEIR SUCCESSORS OR ASSIGNS.

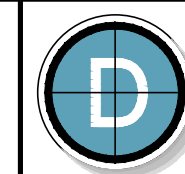
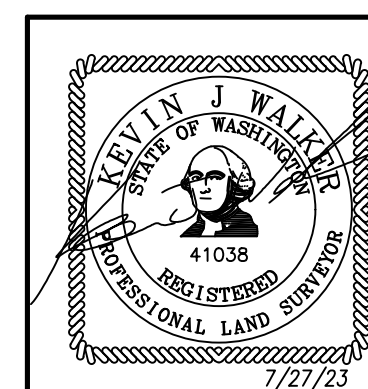
**LEGEND**

- (P) DATA PER SHORT PLAT REC #9303039008
- (C) DATA PER CALCULATED VALUE
- EXTERIOR BOUNDARY, PARENT PARCEL
- - - EXISTING PUBLIC RIGHT-OF-WAY
- - - EXISTING RIGHT-OF-WAY CENTERLINE



**SITE LOCATION**

SCALE: 1"=200'



**DUNCANSON**  
Company, Inc.

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

DRAWN BY	DAS	DATE	7/27/2023	JOB NO.	22323
CHECKED BY	KJW	SCALE	AS NOTED	SHEET	2 OF 3

PREPARED FOR

**SUKHJEET KHAIRA**

PROPERTY ADDRESS

**3006 S 148TH ST  
SEATAC, WA 98168**



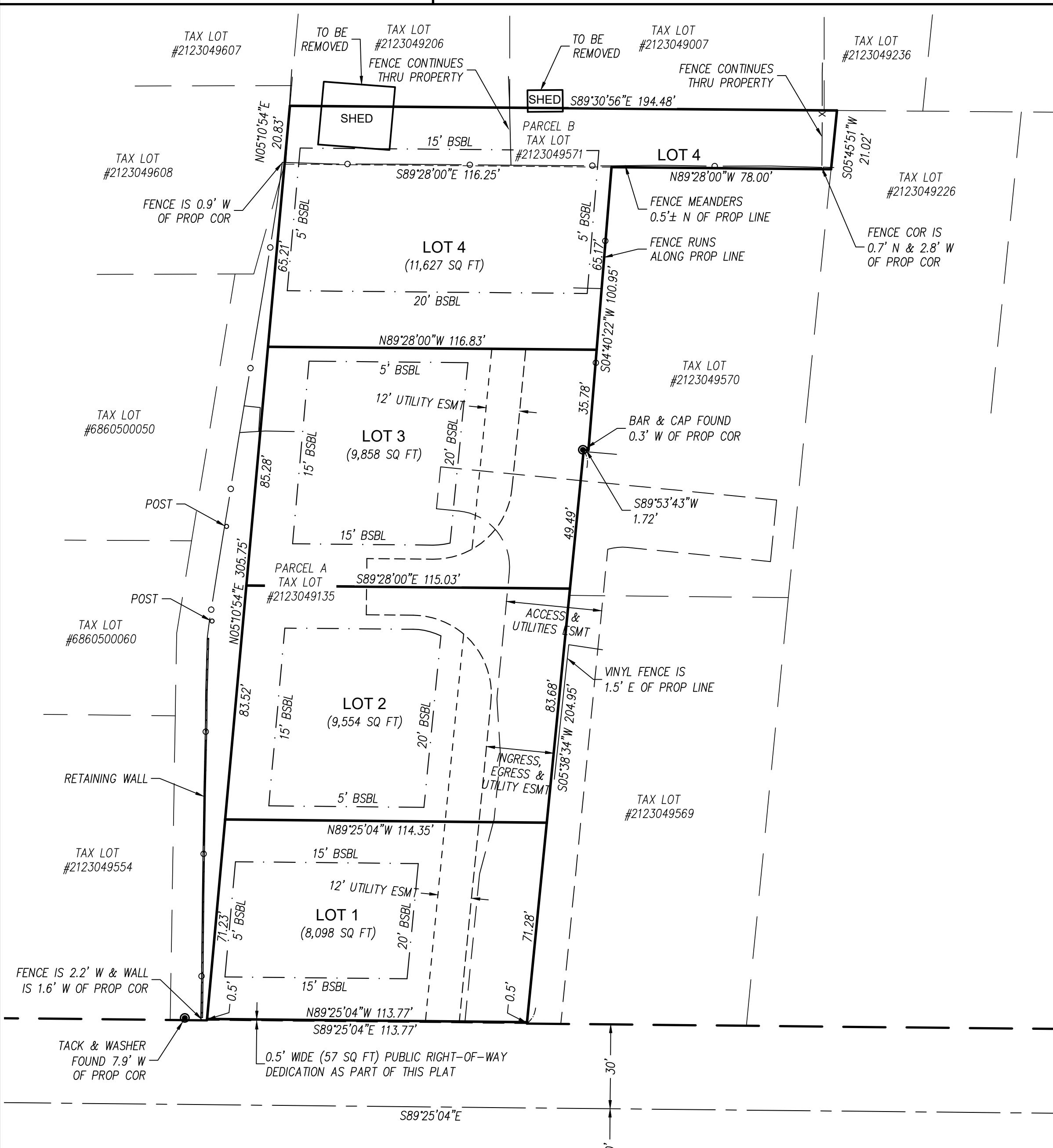
CITY OF SEATAC  
SHORT PLAT NO. SPL????-??

PORTION OF

NE 1/4 of NE 1/4, S. 21 T. 23 N., R. 04 E., W.M.

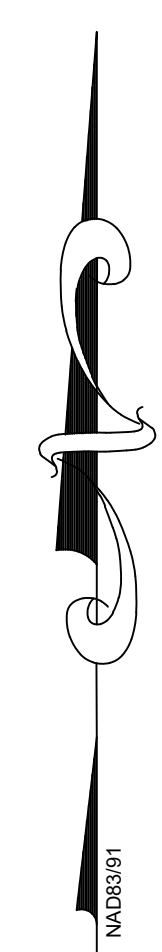
RECORDING NO.

VOL./PAGE

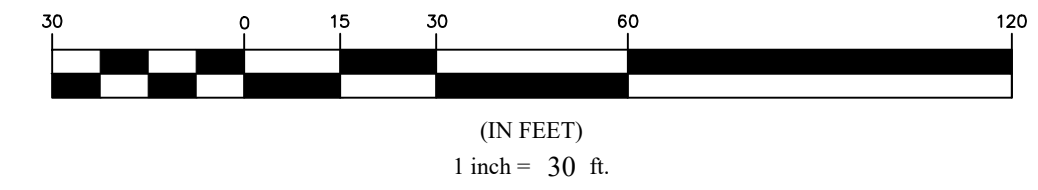


**LEGEND**

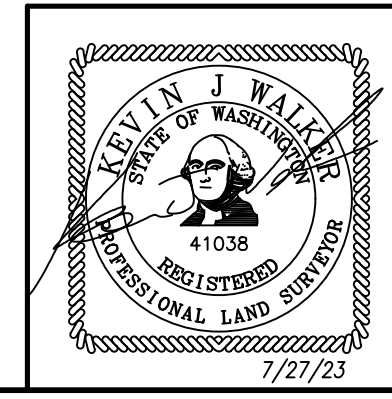
- EXTERIOR BOUNDARY, PARENT PARCEL
- EXISTING PUBLIC RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY CENTERLINE
- ADJACENT BOUNDARY LINE
- BUILDING SETBACK LINE (BSBL)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE/WIRE FENCE



**GRAPHIC SCALE**



**SITE DETAIL**



**DUNCANSON**  
Company, Inc.  
CIVIL ENGINEERING · SURVEYING · LAND PLANNING  
145 SW 155th Street, Ste. 102, Seattle, Washington 98166  
Phone: (206) 244-4141 Fax: (206) 244-4455

DRAWN BY	DAS	DATE	7/27/2023	JOB NO.	22323
CHECKED BY	KJW	SCALE	1" = 30'	SHEET	3 OF 3

PREPARED FOR  
**SUKHJEET KHAIRA**

PROPERTY ADDRESS  
**3006 S 148TH ST  
SEATAC, WA 98168**