



S 164th ST SHORT PLAT
PRELIMINARY SHORT PLAT
FILE NO.: SUB 22-009

APPROVALS:

ENGINEERING REVIEW DIVISION
EXAMINED AND APPROVED THIS ____ DAY OF _____, 2024.

ENGINEERING REVIEW MANAGER

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
EXAMINED AND APPROVED THIS ____ DAY OF _____, 2024.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2024.

ASSESSOR

DEPUTY ASSESSOR

ACCOUNT NUMBER
537980-1958

RECORDING NO.

VOL./PAGE

SCALE:

N/A

PORTION OF

NW 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.

Name _____ Name _____
Name _____ Name _____

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 _____

SITE LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE ALONG THE WEST LINE OF SAID SECTION S00°01'11"W 1194.49 FEET; THENCE SOUTH 89°59'10" EAST 730.00 FEET TO THE INTERSECTION OF THE NORTH LINE OF SOUTH 164TH STREET, AS NOW ESTABLISHED, WITH THE EAST LINE OF A 60 FOOT ROADWAY KNOWN AS 34TH AVENUE SOUTH AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID STREET LINE SOUTH 89°59'10" EAST 85.00 FEET; THENCE NORTH 00°01'11" EAST 195.00 FEET; THENCE NORTH 89°59'10" WEST 85.00 FEET; THENCE SOUTH 00°01'11" WEST 195.00 FEET TO THE TRUE POINT OF BEGINNING.

(BEING KNOWN AS A PORTION OF LOTS 36 AND 37, BLOCK 11, MCMICKEN HEIGHTS, DIVISION NO. 2, ACCORDING TO THE UNRECORDED PLAT THEREOF)

PARCEL NO. 537980-1958
ADDRESS: 3404 S 164th STREET

SITE INFORMATION

SITE ADDRESS: 3404 S 164th STREET
SEATAC, WA 98188

OWNER: NAVDEEP & SARITA DUGALE

TAX ACCOUNT NO.: 537980-1958

SITE AREA: 16,575 SQ. FT. OR 0.38 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

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

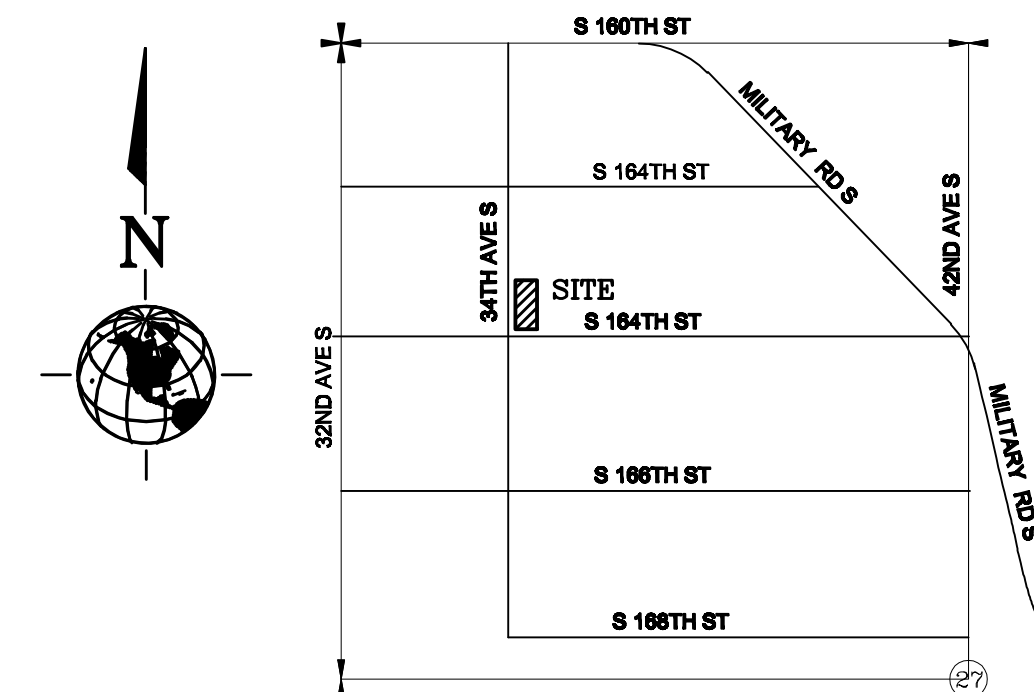
1. ANY EASEMENT DELINEATED HEREIN, WHICH PROVIDES FOR INGRESS AND EGRESS, SHALL REMAIN UNOBSTRUCTED AT ALL TIME. THE COST OF MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE EASEMENT SHALL BE BORNE EQUALLY BY THOSE LOTS LEGALLY BENEFITED BY AND HAVING USE THEREOF.
2. ANY EASEMENT USED FOR INGRESS AND EGRESS 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.

TITLE REPORT

PER FIRST AMERICAN TITLE REPORT COMMITMENT NUMBER 3886771 DATED JANUARY 20, 2022

ITEM NO.	RECORDING NO.	NOTE
1-3	-	NOT SURVEY RELATED.
4	2642542	EASEMENT FOR ELECTRIC AND/OR GAS TRANSMISSION
5	20010410900003	CONDITIONS, NOTES, EASEMENTS, PROVISIONS, AND/OR ENCROACHMENTS. OF SURVEY
6	20020806000999	EASEMENT FOR TEMPORARY SEWER CONNECTION
7	20020806001005	AGREEMENT FOR SEWER CONNECTION
8	20060112900025	CONDITIONS, NOTES, EASEMENTS, PROVISIONS, AND/OR ENCROACHMENTS. OF SURVEY
9	20140324000395	NOT SURVEY RELATED.

QUARTER SECTION VICINITY MAP



VOL./PAGE

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

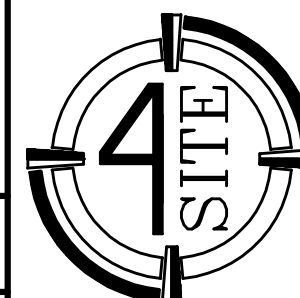
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, IN SEATTLE, WA.



Daniel M. Touma
Certificate No. 3899229538

SHORT PLAT
FOR
NAVDEEP & SARITA DUGALE
3404 S 164th ST., SEATAC, WASHINGTON

DWN BY JKB	DATE 6/24/24	JOB NO. 21001
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



S 164th ST SHORT PLAT
PRELIMINARY SHORT PLAT
FILE NO.: SUB 22-009

RECORDING NO. _____ VOL./PAGE _____

SCALE: 1 inch = 20 ft.

PORTION OF
NW 1/4 of NW 1/4, S. 27, T. 23 N., R. 4 E.

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 FEBRUARY 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
3. ANY DISCREPANCY (BOUNDARY HIATUS; OVERLAPPING BOUNDARY OR A PHYSICAL APPURTENANCE, SUCH AS A FENCE ENCROACHMENT) SHALL BE DISCLOSED IN A TITLE REPORT PREPARED BY THE TITLE INSURER AND ISSUED AFTER THE FILING OF THE FINAL PLAT OR SHORT PLAT, PER RCW 58-17-255.
4. HORIZONTAL DATUM: NAD 1983/91

LEGEND

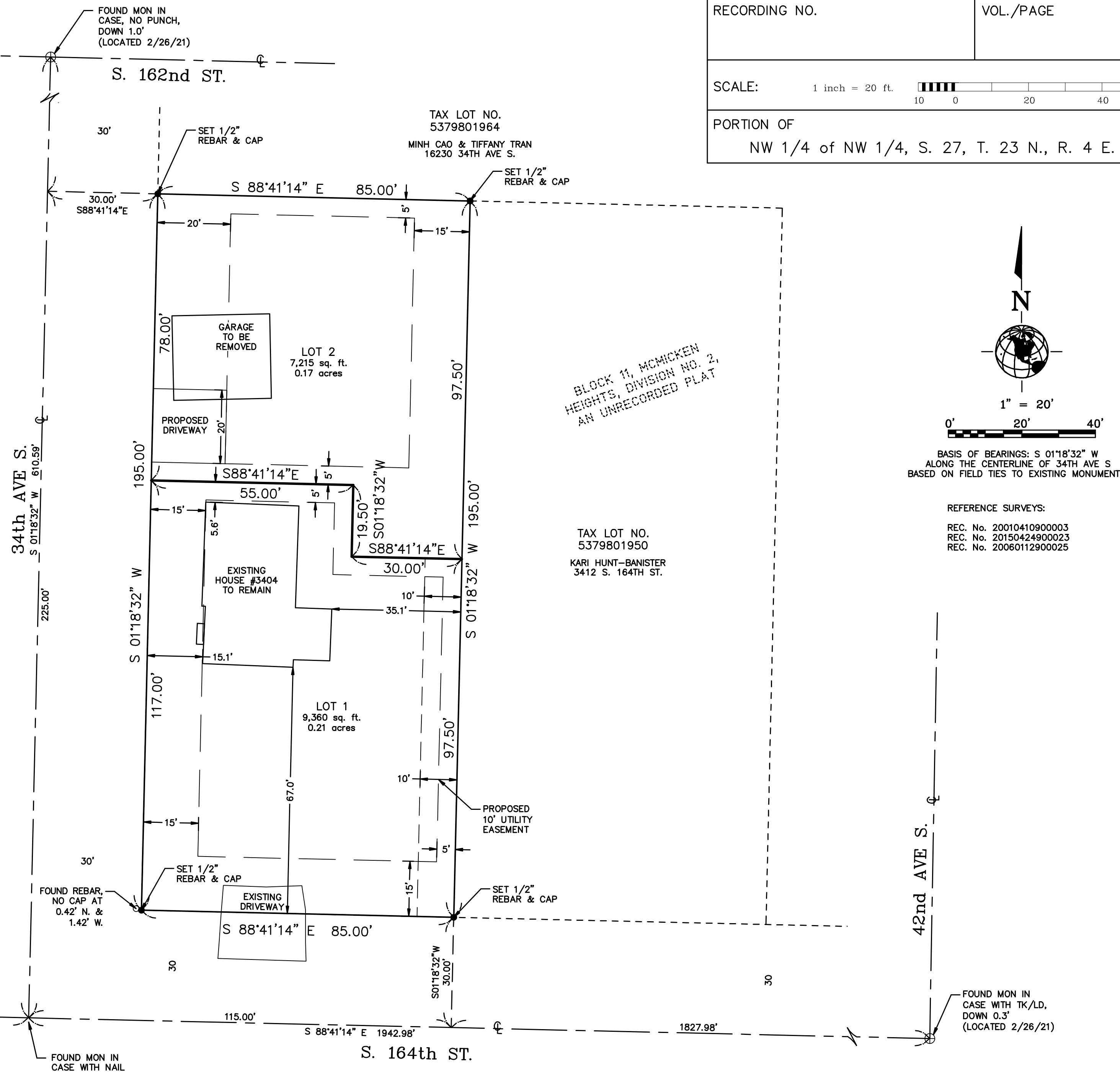
- = SET 1/2" REBAR W/CAP LS #38992
- = FOUND REBAR
- ⊕ = FOUND MONUMENT IN CASE
- — — = BUILDING SETBACK LINE (BSBL)
- - - - - = EASEMENT

LOT AREAS

LOT 1	9,360 S.F. OR 0.21 ACRES +/-
LOT 2	7,215 S.F. OR 0.17 ACRES +/-
TOTAL	16,575 S.F. OR 0.38 ACRES +/-

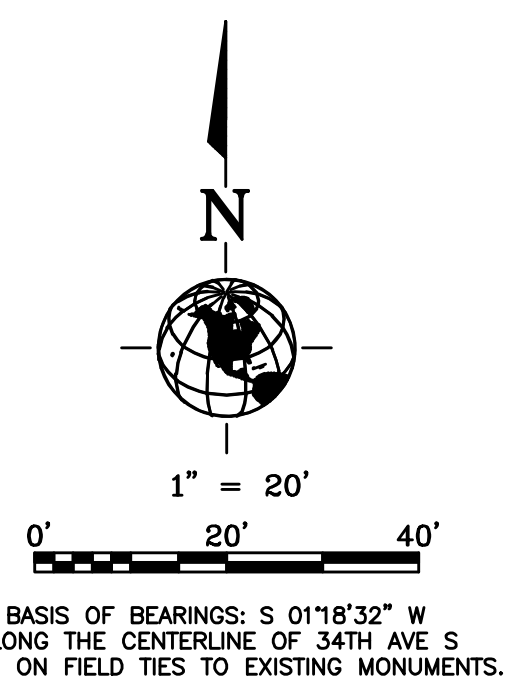
LOT ADDRESSES

LOT 1	3404 S. 164th ST.
LOT 2	34th AVE S.

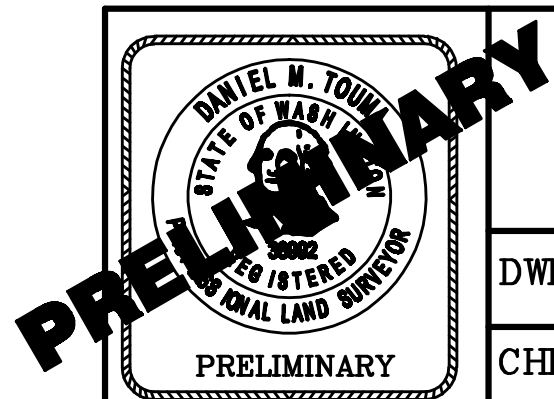


BLOCK 11, MCMICKEN HEIGHTS, DIVISION NO. 2, AN UNRECORDED PLAT

TAX LOT NO. 5379801950
KARI HUNT-BANISTER
3412 S. 164TH ST.



REFERENCE SURVEYS:
REC. No. 20010410900003
REC. No. 20150424900023
REC. No. 20060112900025



SHORT PLAT FOR
NAVDEEP & SARITA DUGALE
3404 S 164th ST., SEATAC, WASHINGTON

DWN BY	JKB	DATE	6/24/24	JOB NO.	21001
CHKD BY	DMT	SCALE	1 = 20'	SHEET	2 OF 3



SURVEYING, LLC

4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373
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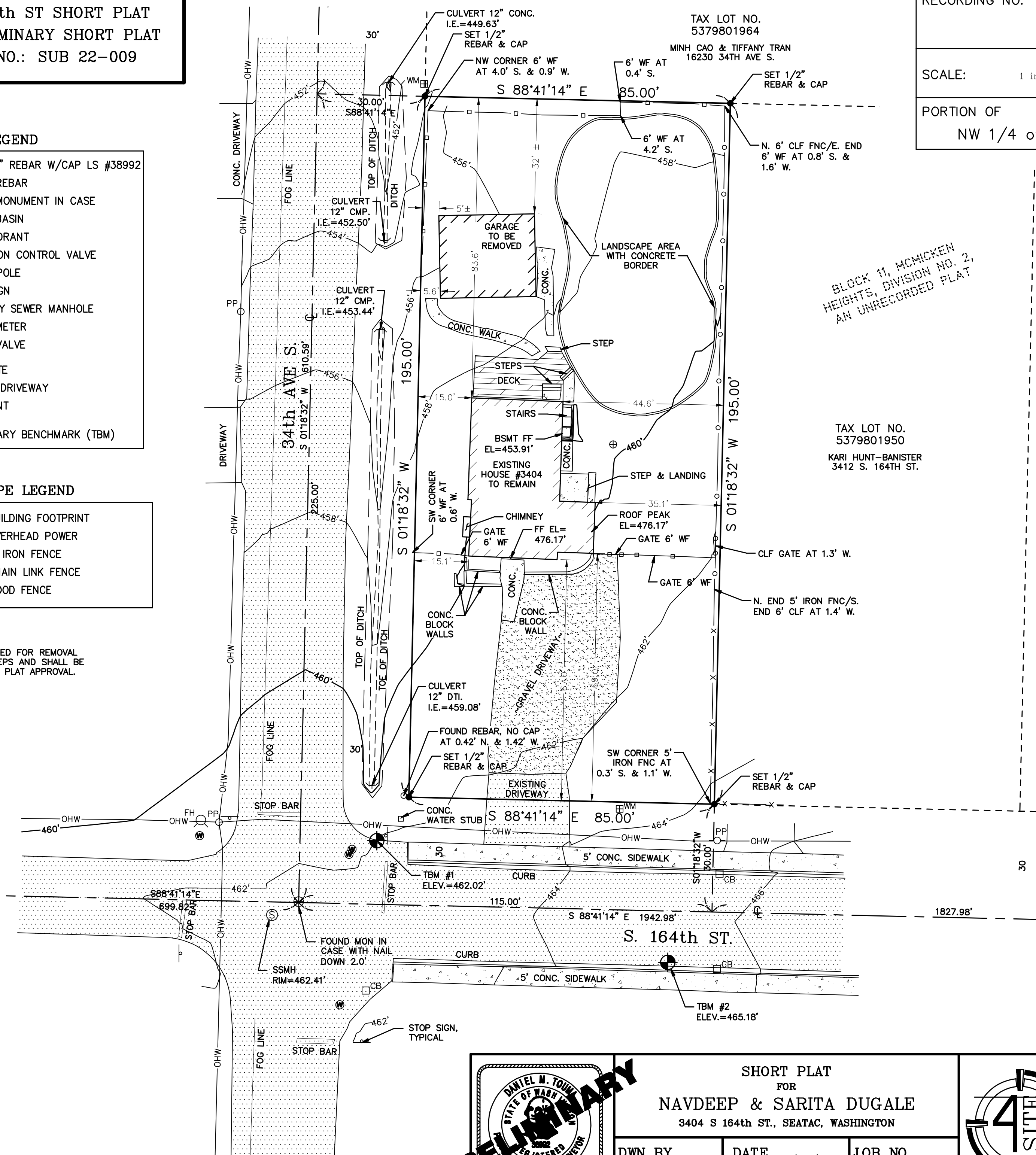
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SCALE: 1 inch = 20 ft.
PORTION OF
NW 1/4 of NW 1/4, S. 27, T. 23 N., R. 4 E.

- LEGEND**
- = SET 1/2" REBAR W/CAP LS #38992
 - = FOUND REBAR
 - ⊕ = FOUND MONUMENT IN CASE
 - CB □ = CATCH BASIN
 - FH ○ = FIRE HYDRANT
 - ⊕ = IRRIGATION CONTROL VALVE
 - PP ○ = POWER POLE
 - ⊕ = STOP SIGN
 - ⊙ = SANITARY SEWER MANHOLE
 - WM ⊕ = WATER METER
 - ⊙ = WATER VALVE
 - ▨ = CONCRETE
 - ▨ = GRAVEL DRIVEWAY
 - ▨ = PAVEMENT
 - ⊕ = TEMPORARY BENCHMARK (TBM)

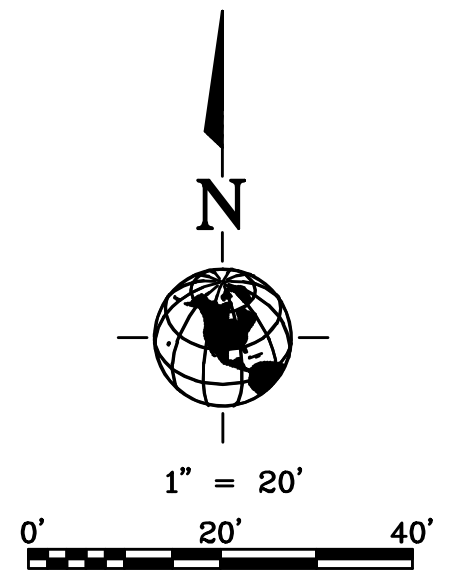
- LINETYPE LEGEND**
- ▨ BUILDING FOOTPRINT
 - OHW — OVERHEAD POWER
 - x — x — 5' IRON FENCE
 - ○ — ○ — CHAIN LINK FENCE
 - □ — □ — WOOD FENCE

NOTE:
DEMOLITION PERMIT REQUIRED FOR REMOVAL OF GARAGE, DECK AND STEPS AND SHALL BE REMOVED PRIOR TO SHORT PLAT APPROVAL.



BLOCK 11, MCMICKEN HEIGHTS, DIVISION NO. 2, AN UNRECORDED PLAT

TAX LOT NO. 5379801950
KARI HUNT-BANISTER
3412 S. 164TH ST.



BASIS OF BEARINGS: S 01°18'32" W ALONG THE CENTERLINE OF 34TH AVE S BASED ON FIELD TIES TO EXISTING MONUMENTS.

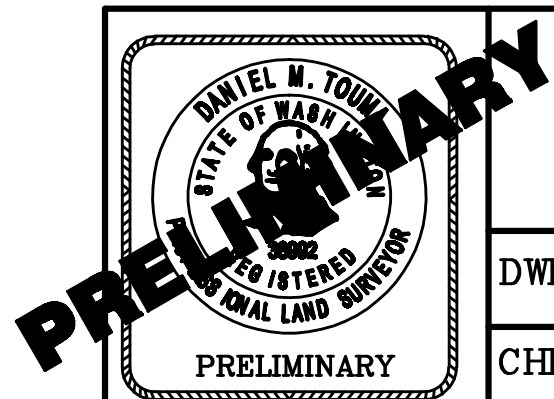
SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A LEICA 1 SECOND TOTAL STATION. 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 MARCH 2018, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
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4. HORIZONTAL DATUM: NAD 1983/91

VERTICAL CONTROL

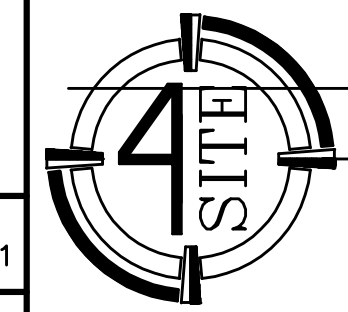
VERTICAL DATUM: NAVD88
DATUM ELEVATIONS ESTABLISHED PER GPS OBSERVATION
LOCATION:
TBM #1
SET PK IN ASPHALT ROAD NE CORNER INT. OF S. 164th ST. AND 34th AVE S.
ELEVATION = 462.02 FEET NAVD88
TBM #2
SET PK IN ASPHALT ROAD ON S. 164th ST.
ELEVATION = 465.18 FEET NAVD88
MAJOR CONTOUR INTERVAL = 10 FOOT
MINOR CONTOUR INTERVAL = 2 FOOT

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CHKD BY DMT	SCALE 1 = 20'	SHEET 3 OF 3



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