



VAHORA SHORT PLAT  
SHORT PLAT  
FILE NO.: SUB 17-0010

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT PLAT 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 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 SEA-TAC, 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 HARMLESS THE CITY OF SEA-TAC, 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 TO 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 SEA-TAC, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FROM DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF SEA-TAC, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND ASSIGNMENT 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.

SALIM VAHORA

STATE OF WASHINGTON }  
COUNTY OF KING } SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ TO ME KNOWN TO BE THE PERSON(S) THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID PERSON(S), FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE  
OF WASHINGTON RESIDING AT \_\_\_\_\_

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: 1 inch = ft.

PORTION OF THE  
N.W. 1/4, S.E. 1/4, SECTION 16, TWP. 23 N., RGE. 4 E., W.M.

LEGAL DESCRIPTIONS

PARCEL A:  
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHERLY LINE OF SAID SUBDIVISION AT A POINT 480.50 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF;  
THENCE EASTERLY ALONG SAID NORTHERLY LINE 180.50 FEET;  
THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID SUBDIVISION 315.00 FEET;  
THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID SUBDIVISION 180.50 FEET;  
THENCE NORTHERLY 315.00 FEET TO THE POINT OF BEGINNING;  
EXCEPT THAT PORTION LYING EASTERLY OF A LINE PARALLEL WITH AND 661.00 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION.  
PARCEL B:  
AN EASEMENT FOR DRIVEWAY OVER AND ACROSS A STRIP OF LAND 20.00 FEET IN WIDTH, BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING ON THE NORTHERLY LINE OF SOUTH 138TH STREET AT A POINT 480.50 FEET EAST OF THE WESTERLY LINE OF SAID SUBDIVISION;  
THENCE NORTH 315.00 FEET.  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.  
PROPERTY ADDRESS: 2456 SOUTH 138TH STREET  
SEATAC, WASHINGTON 98168  
TAX PARCEL NO.: 1623049214

DECLARATION OF COVENANT

THE OWNERS OF THE LAND EMBRACED WITHIN THIS SHORT PLAT, IN RETURN FOR THE BENEFIT TO ACCRUE FROM THIS SUBDIVISION, BY SIGNING HEREON COVENANT AND AGREE TO CONVEY THE BENEFICIAL INTEREST IN THE NEW EASEMENT SHOWN ON THIS SHORT PLAT TO ANY AND ALL FUTURE PURCHASERS OF THE LOTS, OR OF ANY SUBDIVISION THEREOF. THIS COVENANT SHALL RUN WITH THE LAND AS SHOWN ON THIS SHORT PLAT.

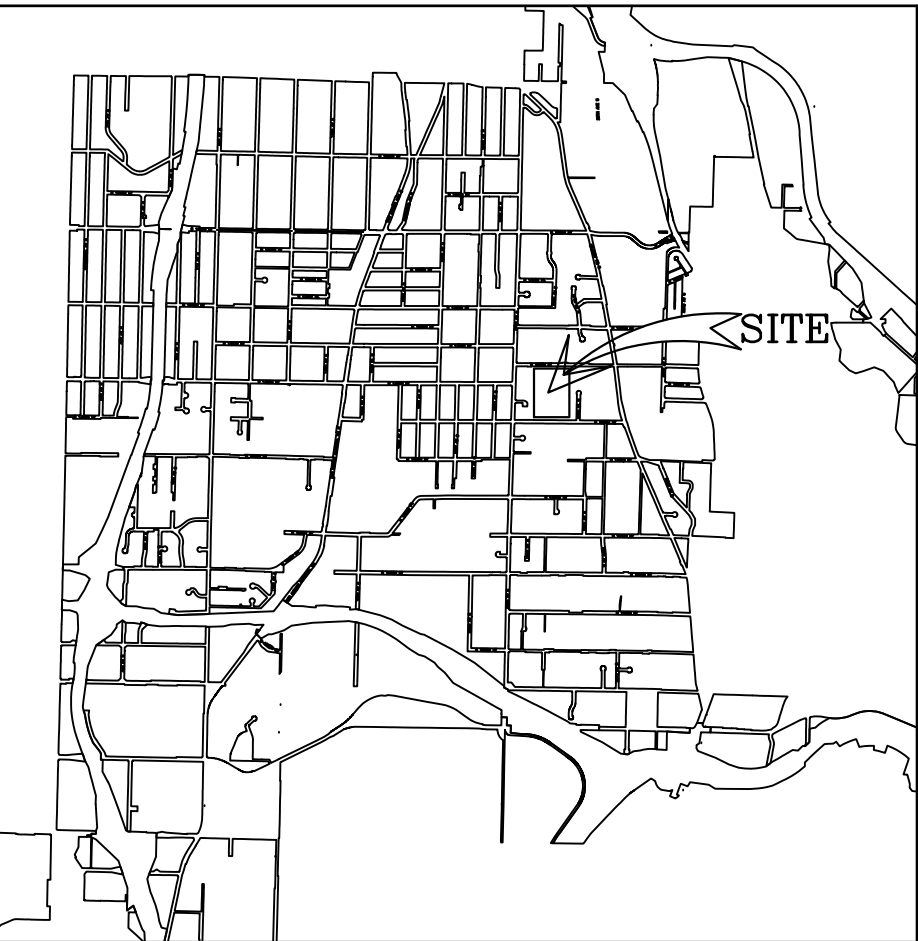
PRIVATE ACCESS AND UTILITIES  
MAINTENANCE AGREEMENT

NEW PRIVATE EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS TO BE CREATED UPON THE SALE OF LOTS SHOWN ON THIS SHORT PLAT. THE OWNERS OF LOTS 1 THROUGH 4, INCLUSIVE, SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE ACCESS EASEMENT APPURTENANCES. THESE APPURTENANCES AND MAINTENANCE RESPONSIBILITIES INCLUDE THE REPAIR AND MAINTENANCE OF THE PRIVATE ACCESS ROAD, DRAINAGE PIPES, AND STORM WATER QUALITY AND/OR DETENTION FACILITIES WITHIN THIS EASEMENT, PRIVATE SIGNAGE, AND OTHER INFRASTRUCTURE NOT OWNED BY THE CITY OF SEA-TAC OR OTHER UTILITY PROVIDERS. MAINTENANCE COSTS SHALL BE SHARED EQUALLY. PARKING ON THE PAVING IN THE ACCESS EASEMENT IS PROHIBITED, UNLESS PAVEMENT WIDTH IS GREATER THAN 20 FEET.

EASEMENT TABLE

PER STEWART TITLE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 01148-54962, DATED MARCH 23, 2016.		
ITEM NO.	RECORDING NO.	NOTE
4	3204312	PUGET SOUND POWER AND LIGHT COMPANY EASEMENT EASEMENT (NOT LOCATABLE)
5	7109240040	JOINT DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT (SHOWN HEREON)
6	20020402002573	AVIGATION EASEMENT TO PORT OF SEATTLE (BLANKET)
8	8506190902	RAINIER VISTA SEWER DISTRICT RESOLUTION NO. 538 (NOT LOCATABLE)
UPDATED PER STEWART TITLE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 01148-54962, DATED NOVEMBER 8, 2021.		
ITEM NO.	RECORDING NO.	NOTE
1	20180830000861	DECLARATION OF COVENANT FOR MAINTENANCE AND FLOW CONTROL AND WATER QUALITY
2	20190614001017	ELECTRIC EASEMENT FOR CITY OF SEATTLE CITY LIGHT (BLANKET)
3	20191025000521	PUGET SOUND ENERGY, INC (BLANKET)
4	20210901001318	WATER LINE EASMENT KING COUNTY WATER DISTRICT NO 125 EASEMENT
5	20210901000009	BILL OF SALE TO KING COUNTY WATER DISTRICT NO 125.

QUARTER SECTION VICINITY MAP



PRELIMINARY

LAND SURVEYOR'S CERTIFICATE

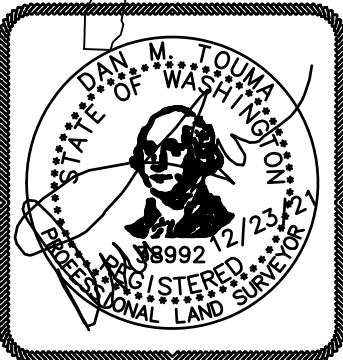
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SALIM VAHORA IN OCTOBER, 2017.

DANIEL M. TOUMA  
CERTIFICATE NO. 38992

RECORDER'S CERTIFICATE

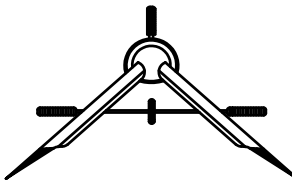
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE(S) \_\_\_\_\_ AT THE REQUEST OF BRYAN R. SHAW.

MANAGER SUPT. OF RECORDS



LATEST REVISION: 12/23/21

PREPARED BY:



HANSEN SURVEYING  
LAND SURVEYORS & CONSULTANTS  
17701 108TH AVE SE, PMB 208, RENTON, WA, 98055  
TEL: 425-235-8440 FAX: 425-235-0266

PORTION OF:  
NW 1/4, SE 1/4, SEC. 16, TWP. 23 N., RGE. 4 E., W.M.

CITY OF SEATAC  
VAHORA SHORT PLAT  
FILE NO. SUB 17-0010  
SEATAC, WASHINGTON

DRAWN BY: RF	DATE: 12/23/21	JOB NO.: 21514
CHKD BY: DMT	SCALE: N/A	SHEET: 1 OF 2

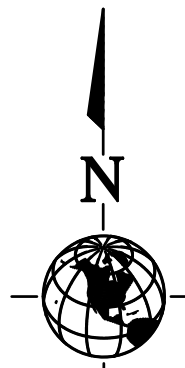
VOL./PAGE



VAHORA SHORT PLAT  
SHORT PLAT  
FILE NO.: SUB 17-0010

PORTION OF THE N.W. 1/4, S.E. 1/4, SECTION 16, TWP. 23 N., RGE. 4 E., W.M.  
CITY OF SEATAC, KING COUNTY, WASHINGTON

VOL./PAGE



1" = 60'  
0' 60' 120'

BASIS OF BEARINGS IS NAD83/91  
THE EAST-WEST MONUMENTED LINE BETWEEN THE  
CENTER OF SECTION AND EAST 1/4 QUARTER  
CORNER OF 16-23-4 SHOWN HEREON

TAX PARCEL No. 1623049214  
TOTAL SITE AREA= 48,382 S.F. OR 1.11 ACRES +/-

LEGEND

- ✱ = SECTION CORNER
- ⊙ = QUARTER CORNER
- = FOUND MON. IN CASE
- = FOUND PROP. COR. AS NOTED
- ⊙ = SET 1/2" I.R. W/CAP #49290
- ⊙ = SET TACK IN LEAD

SURVEY MEETS OR EXCEEDS THE REQUIREMENTS  
OF WAC 332-130-090.  
EQUIPMENT USED: TOPCON 1" TOTAL STATION.  
SURVEY METHOD: FIELD TRAVERSE.  
RELATIVE POSITIONAL TOLERANCE OF SET CORNERS: +/-0.1'

LINE TABLE

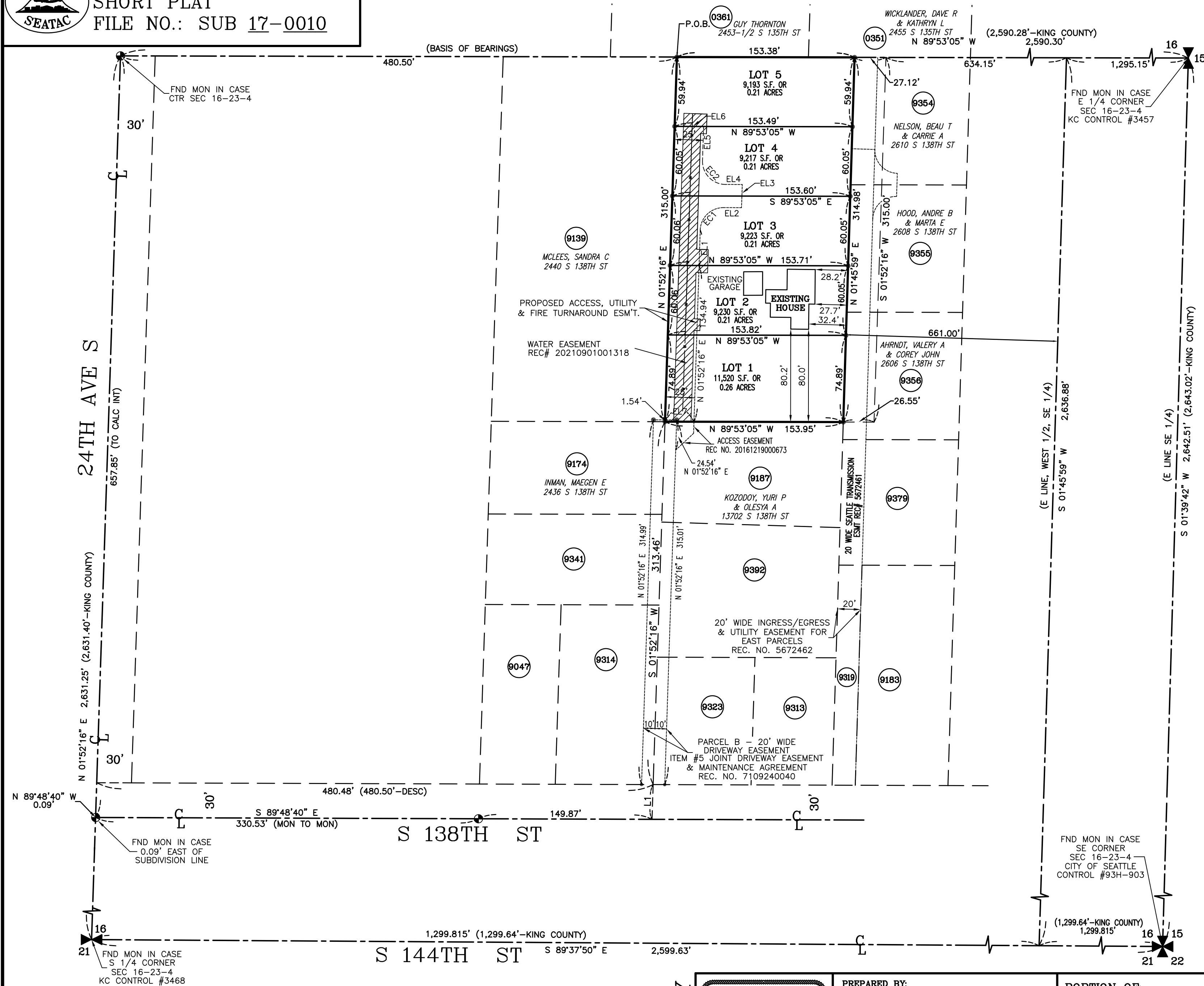
LINE	BEARING	DISTANCE
L1	N 01°52'16" E	30.01'

EASEMENT CURVE TABLE

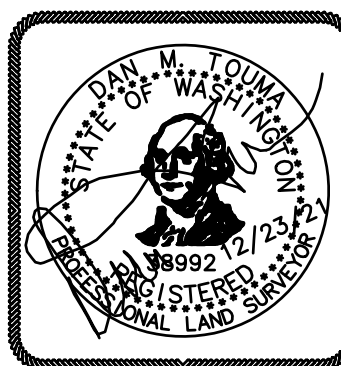
CURVE	LENGTH	RADIUS	DELTA
EC 1	30.80'	20.00'	88°14'39"
EC 2	32.03'	20.00'	91°45'21"

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	N 01°52'16" E	30.66'
EL2	N 89°53'05" W	15.62'
EL3	N 01°52'16" E	20.01'
EL4	N 89°53'05" W	14.39'
EL5	N 01°52'16" E	29.43'
EL6	N 89°53'05" W	25.01'
EL7	N 89°53'05" W	25.01'

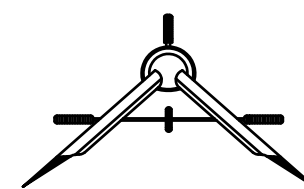


PRELIMINARY



LATEST REVISION: 12/23/21

PREPARED BY:



HANSEN SURVEYING

LAND SURVEYORS & CONSULTANTS  
17701 108TH AVE SE, PMB 208, RENTON, WA, 98055  
TEL: 425-235-8440 FAX: 425-235-0266

PORTION OF:

NW 1/4, SE 1/4, SEC. 16, TWP. 23 N., RGE. 4 E., W.M.

CITY OF SEATAC  
VAHORA SHORT PLAT  
FILE NO. SUB 17-0010  
SEATAC, WASHINGTON

DRAWN BY: RF PJC	DATE: 12/23/21	JOB NO.: 21514
CHKD BY: DMT	SCALE: 1" = 60'	SHEET: 2 OF 2

VOL./PAGE