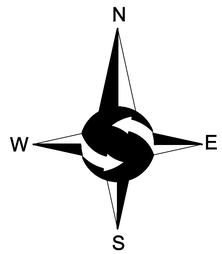


GRAPHIC SCALE

10 0 10 20 40

1 INCH = 20 FT.

LEGEND

FOUND MONUMENT AS DESCRIBED	OVERHEAD POWER
FOUND REBAR AS DESCRIBED	OVERHEAD UTILITIES
POWER METER	OVERHEAD ELECTRICAL
UTILITY POLE	CATCH BASIN
GUY WIRE	CHAINLINK FENCE
GUY POLE	WOOD FENCE
GAS VALVE	CONCRETE WALL
SANITARY SEWER MANHOLE	ROCKERY
WATER VALVE	ASPHALT SURFACE
FIRE HYDRANT	CONCRETE SURFACE
WATER METER	GRAVEL SURFACE
SIGN	DS DECIDUOUS
SS APPROXIMATE LOCATION SANITARY SEWER LINE	PI PINE
SD APPROXIMATE LOCATION STORM DRAIN LINE	* INDICATES MULTI-TRUNK
G APPROXIMATE LOCATION UNDERGROUND GAS LINE	
W APPROXIMATE LOCATION UNDERGROUND WATER LINE	

LEGAL DESCRIPTION

THAT PORTION OF GOVERMENT LOT 5, SECTION 3, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;
BEGINNING ON THE NORTH LINE OF SOUTH 200TH STREET AT A POINT NORTH 1°10' WEST 30 FEET AND NORTH 88°21'20" EAST 1399.48 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION;
THENCE NORTH 88°21'20" EAST ALONG THE SAID NORTH LINE 100 FEET;
THENCE NORTH 1°10' WEST 520 FEET;
THENCE SOUTH 88°21'20" WEST 100 FEET;
THENCE SOUTH 1°10' EAST 520 FEET TO THE POINT OF BEGINNING;
EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES UNDER RECORDING NUMBER 2883222;
AND EXCEPT THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF PRIMARY STATE HIGHWAY NO. 1, DESCRIBED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 550621;
(ALSO KNOWN AS A PORTION OF LOT 171, ANGLE LAKE SHORE ACRES DIVISION 3, ACCORDING TO THE UNRECORDED PLAT THEREOF);

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

BASIS OF BEARINGS

A BEARING OF S 56°51'9" W ALONG THE CENTERLINE OF MILITARY ROAD S BASED ON FOUND MONUMENTS.

PROJECT INFORMATION

SURVEYOR:	SITE SURVEYING, INC. 21923 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER:	LINA AND CRISPIN NAVARRO 25041 20TH AVENUE DES MOINES, WA 98198
TAX PARCEL NUMBER:	024000-0440
PROJECT ADDRESS:	3715 S 198TH STREET SEATAC, WA 98188
ZONING:	UL-7200
JURISDICTION:	CITY OF SEATAC
PARCEL ACREAGE:	28,504 SF (0.654 ACRES) AS SURVEYED

GENERAL NOTES

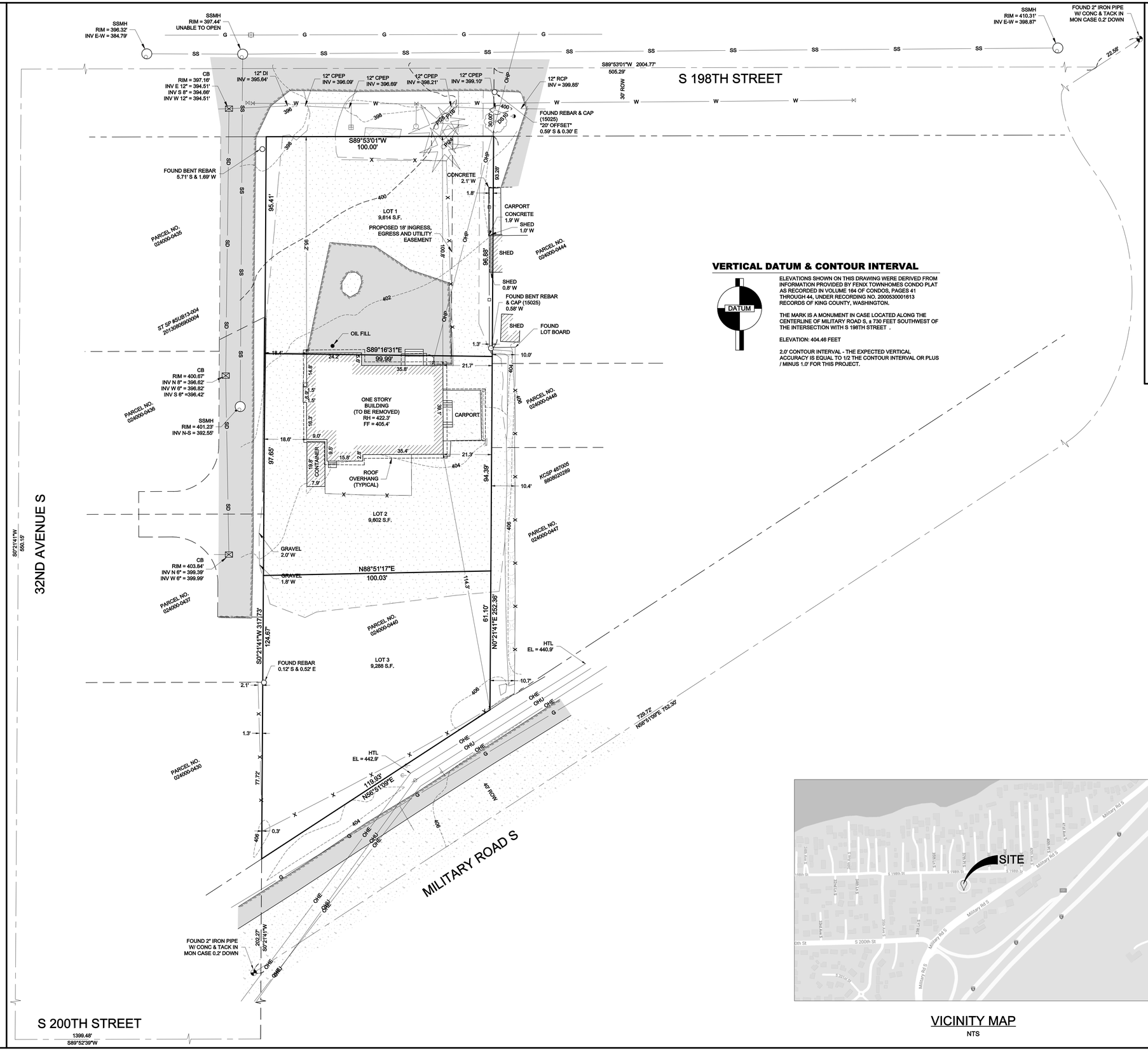
1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.

2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.

3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.

5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.



VERTICAL DATUM & CONTOUR INTERVAL

DATUM

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY FENIX TOWNHOMES CONDO PLAT AS RECORDED IN VOLUME 164 OF CONDOS, PAGES 41 THROUGH 44, UNDER RECORDING NO. 20005300001613 RECORDS OF KING COUNTY, WASHINGTON.

THE MARK IS A MONUMENT IN CASE LOCATED ALONG THE CENTERLINE OF MILITARY ROAD S, ± 730 FEET SOUTHWEST OF THE INTERSECTION WITH S 198TH STREET .

ELEVATION: 404.46 FEET

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

VICINITY MAP

NTS

SE 1/4, NW 1/4, SEC 3, TWP 22N, RNG 4E, W.M.

Site Surveying, Inc.
21923 NE 11th Street Sammamish, WA 98074
Phone: 425.298.4412
www.sitesurveymapping.com

WOLDEYDORP HOLDINGS GEN. SURVEYOR STATE OF WASHINGTON 22000 THOMAS N. TAN PROFESSIONAL LAND SURVEYOR

DATE	REVISION	DRN

PRELIMINARY SHORT PLAT

GENG TAN
3715 S 198TH STREET
SEATAC, WA 98188

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PROJECT NO. 21-371

DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 9/26/2022

SHEET 1 OF 1