





FRONT PORCH HOLDINGS LLC  
PRELIMINARY SHORT PLAT  
FILE NO.: SUB 21-\_\_\_\_\_

#### 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.

#### EASEMENT NOTE

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

#### LOT AREAS

LOT 1	7,205 S.F. OR 0.17 ACRES +/-
LOT 2	7,205 S.F. OR 0.17 ACRES +/-
LOT 3	16,525 S.F. OR 0.37 ACRES +/-
TOTAL	30,934 S.F. OR 0.71 ACRES +/-

#### LOT ADDRESSES

LOT 1	_____ S. 198th ST.
LOT 2	_____ S. 198th ST.
LOT 3	3782 S. 198th ST.

#### SITE INFORMATION

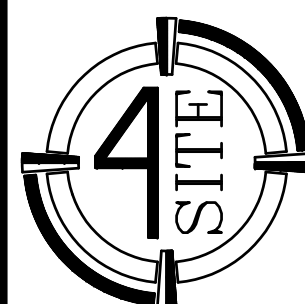
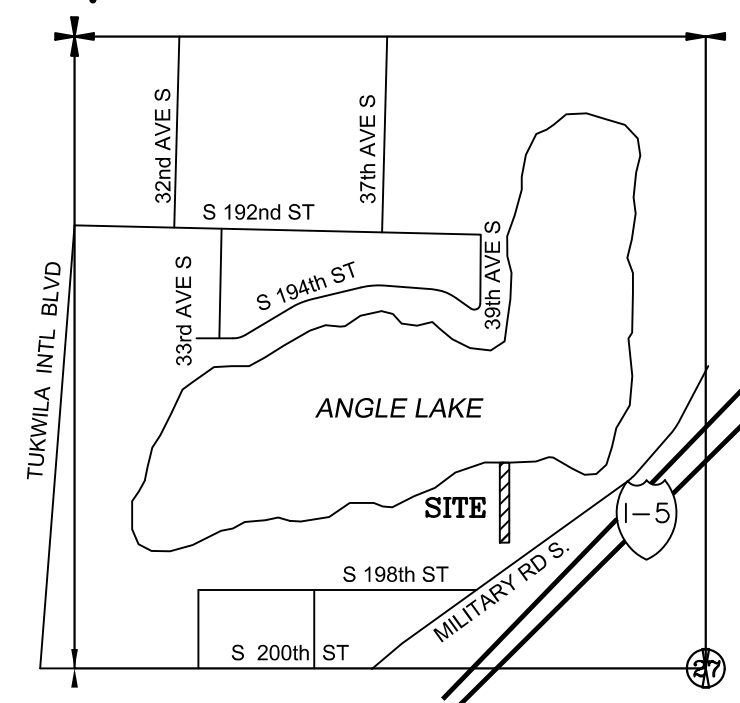
TAX ACCOUNT NO.: 024000-0066  
SITE ADDRESS: 3782 198th ST, SEATAC, WA 98188  
OWNER: MICHAEL HUNSAKER

TAX ACCOUNT NO.: 024000-0065  
SITE ADDRESS: VACANT, SEATAC, WA 98188  
OWNER: FRONT PORCH HOLDING LLC

TOTAL SITE AREA: 30,934 SQ. FT. OR 0.71 ACRES  
NUMBER OF LOTS: 3  
ZONING: UL 7,200  
PROPOSED USE: RESIDENTIAL

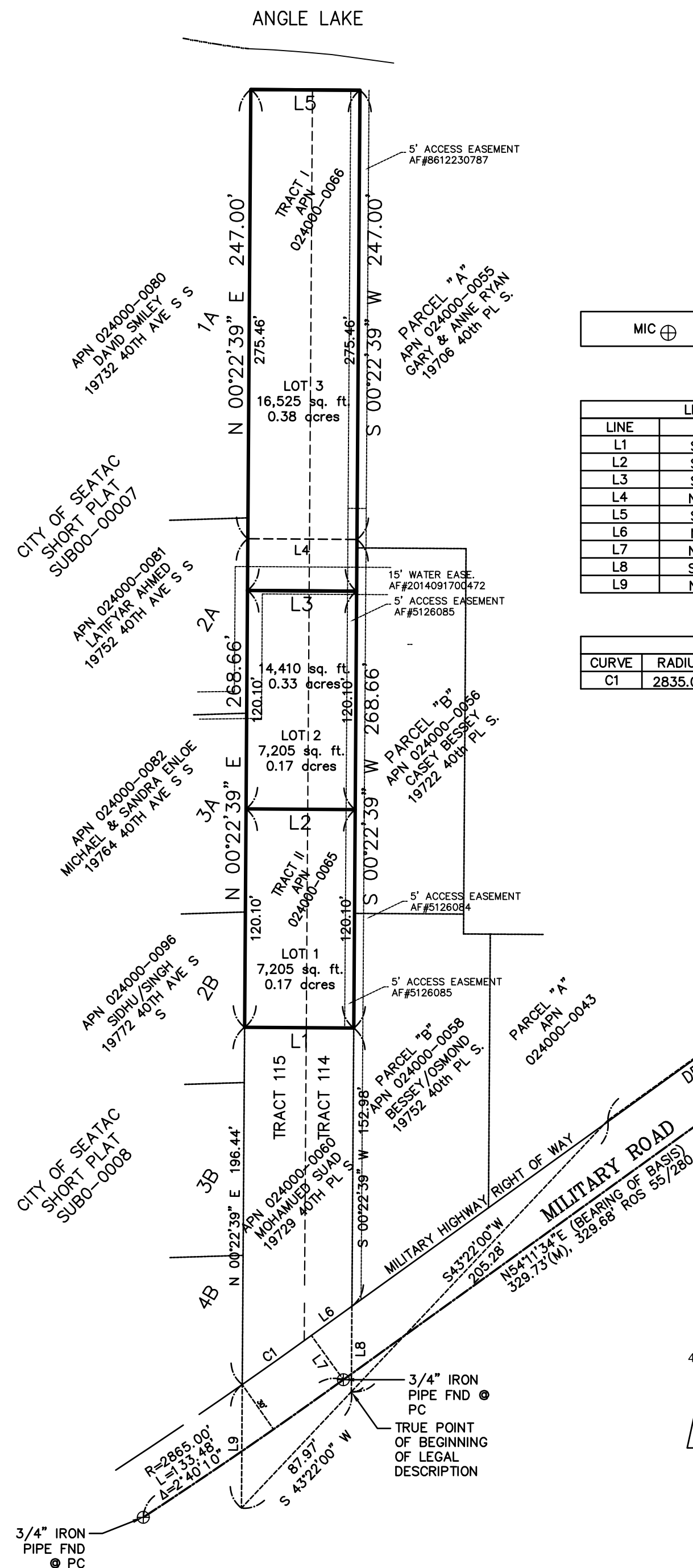
SANITARY SEWER: VALLEY VIEW SEWER DISTRICT  
WATER: KING COUNTY WATER DISTRICT 125  
SCHOOL DISTRICT: HIGHLINE PUBLIC SCHOOLS  
FIRE DISTRICT: PUGET SOUND RFA  
POWER: PUGET SOUND ENERGY

#### QUARTER SECTION VICINITY MAP



SURVEYING, LLC

4227 S. MERIDIAN STE. C-445  
PUYALLUP, WASHINGTON 98373  
4SITESURVEYING@COMCAST.NET  
PHONE: 425-235-8440



#### LEGEND

MIC ⊕ MONUMENT IN CASE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°37'21"E	59.99'
L2	S89°37'21"E	59.99'
L3	S89°37'21"E	59.99'
L4	N89°37'21"W	59.99'
L5	S89°37'21"E	59.99'
L6	N54°11'34"E	27.44'
L7	N35°51'34"W	30.00'
L8	S00°22'56"W	47.02'
L9	N00°22'39"E	67.91'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	2835.00'	0°56'31"	46.61'

RECORDING NO.

VOL./PAGE

SCALE: 1 inch = ft.

PORTION OF  
NW 1/4, NW 1/4, SEC. 22, TWP. 23 N., RGE. 4E., W.M.



1" = 60'

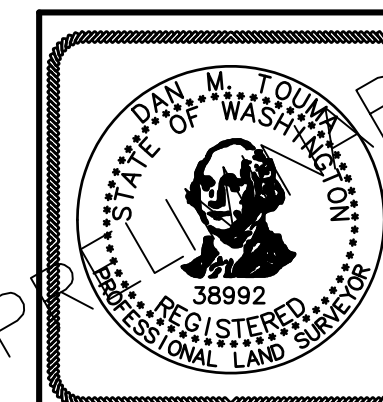
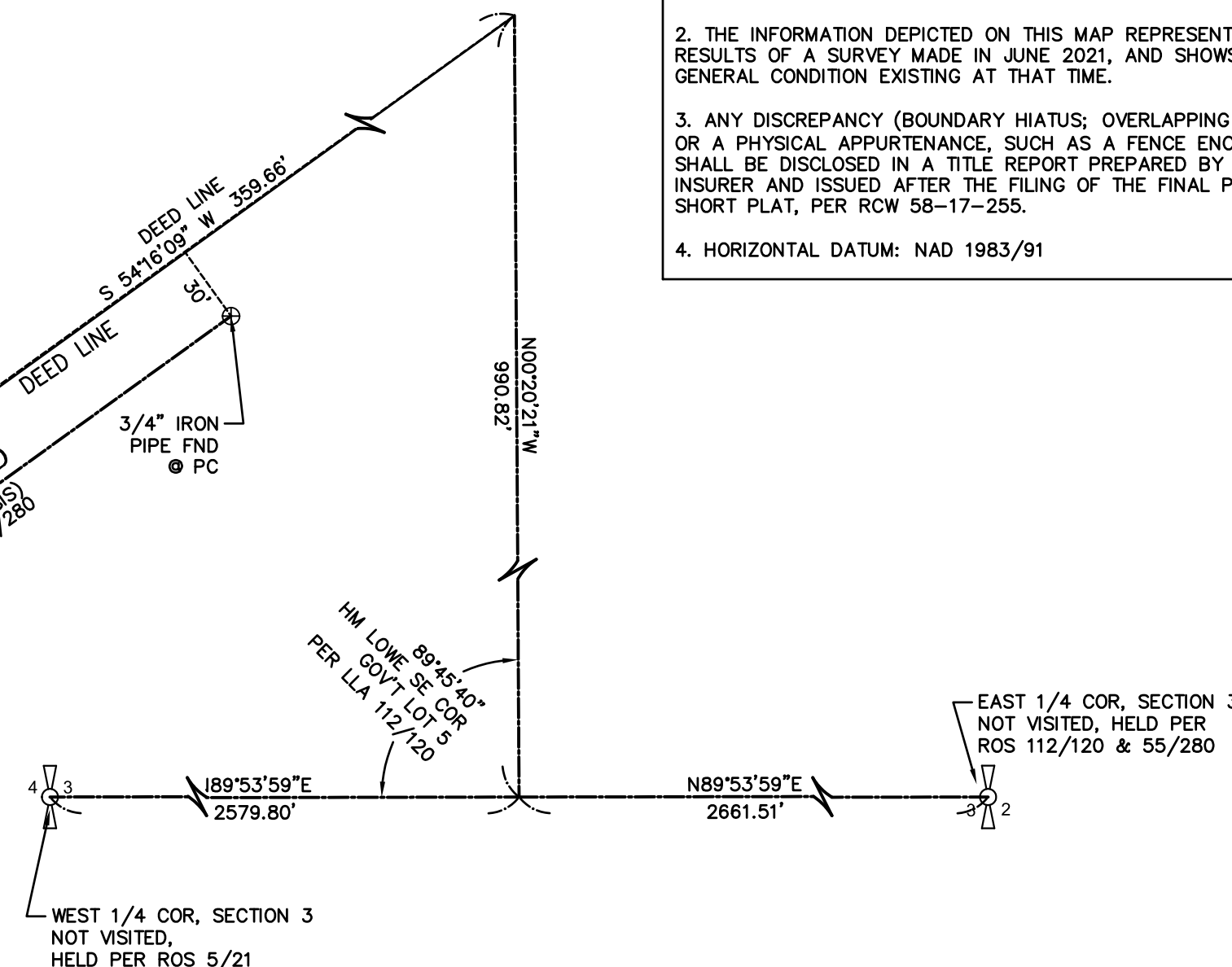
0' 60' 120'

TRACT I = 14,817 SQ. FT. ± OR 0.34 ACRES ±  
TRACT II = 16117 SQ. FT. ± OR 0.37 ACRES ±  
TOTAL AREA = 30,934 SQ. ± FT. OR 0.71 ACRES ±

BASIS OF BEARINGS: N 54°11'34" E  
ALONG THE CENTERLINE OF MILITARY  
ROAD PER GPS FIELD TIES TO EXISTING  
MONUMENTS. SEE RECORD OF SURVEY  
REC. 55/280.

#### SURVEYOR'S NOTES

- 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.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JUNE 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
- 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.
- HORIZONTAL DATUM: NAD 1983/91



SHORT PLAT  
FOR  
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3782 198th ST, SEATAC, WA 98188

DWN BY	JKB	DATE	10/13/22	JOB NO.	21137
CHKD BY	DMT	SCALE	1 = 60'	SHEET	2 OF 4

VOL./PAGE



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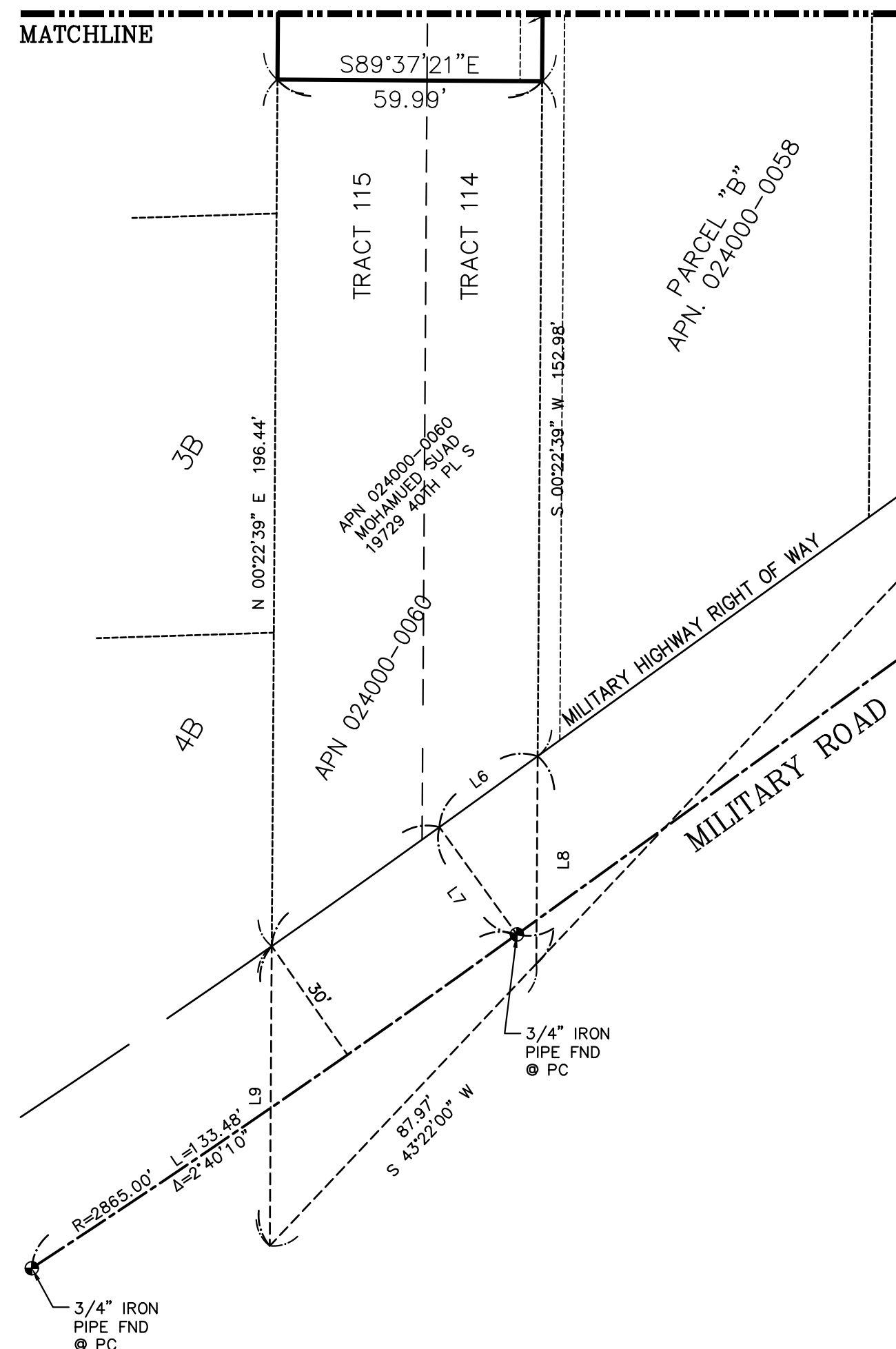
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SCALE: 1 inch = ft.

PORTION OF  
NW 1/4, NW 1/4, SEC. 22, TWP. 23 N., RGE. 4E., W.M.

SEE VIEW 2  
MATCHLINE

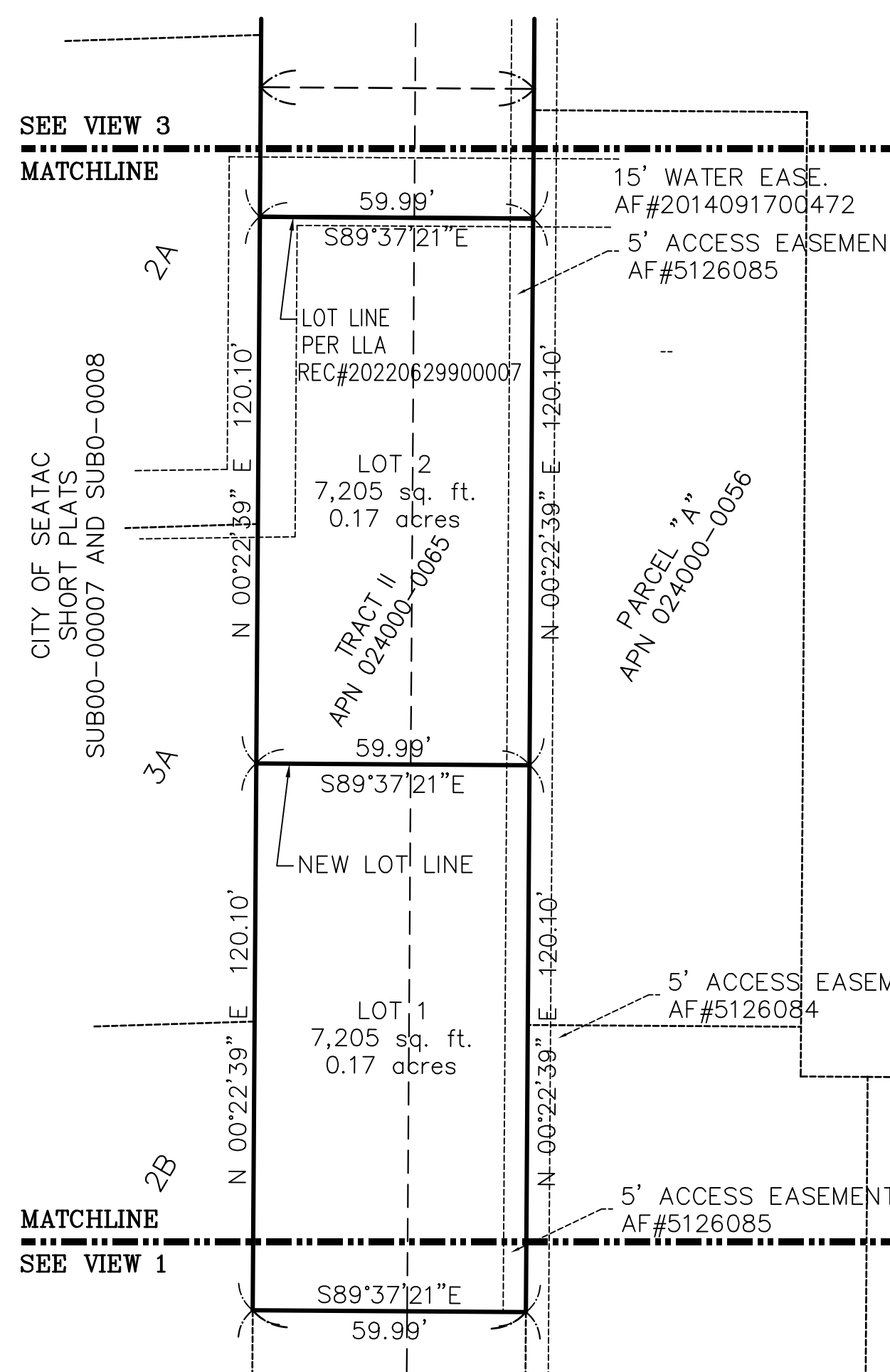


VIEW 1

LEGEND

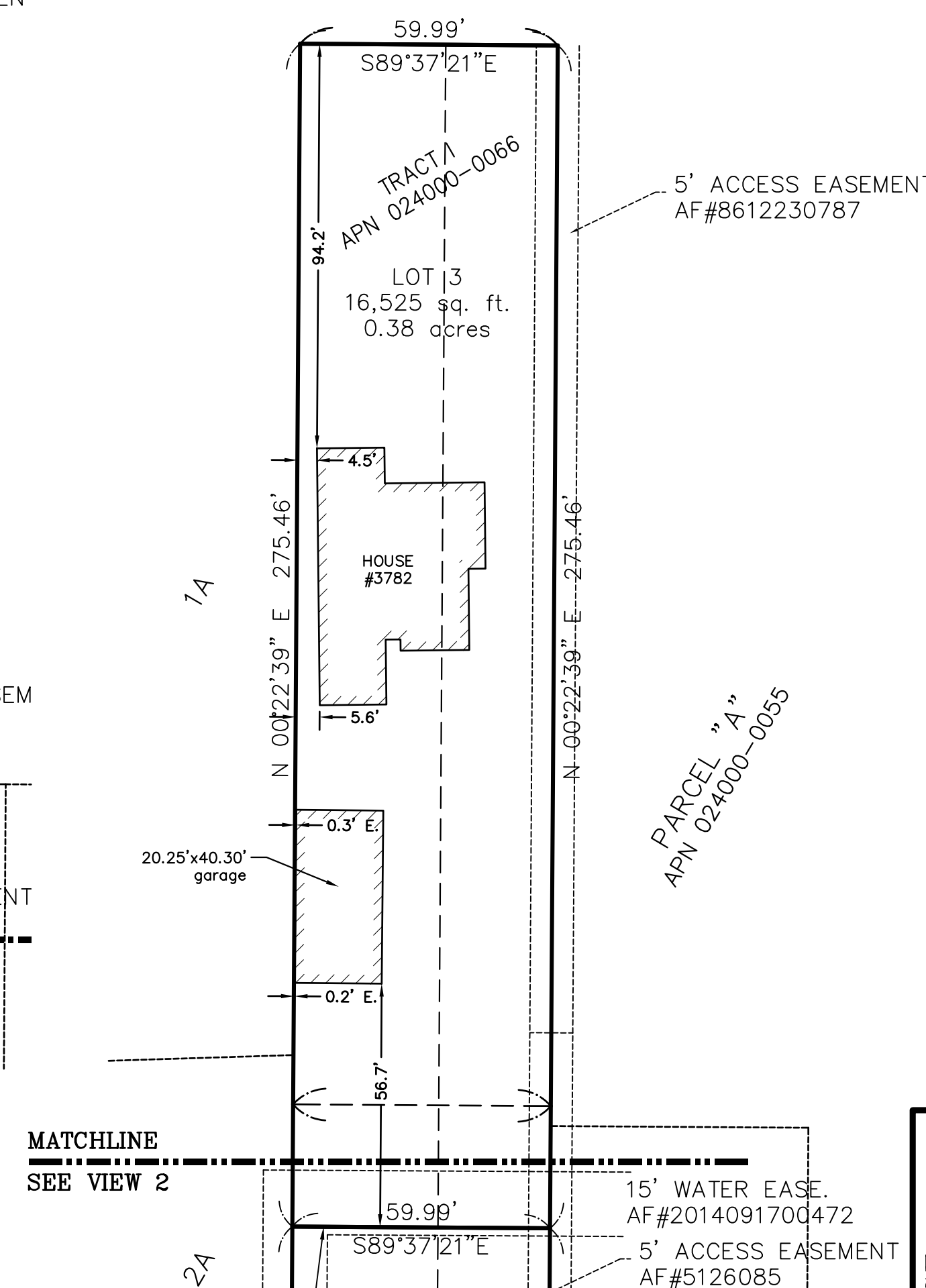
MIC ⊕ MONUMENT IN CASE  
BUILDING FOOTPRINT

SEE VIEW 3  
MATCHLINE



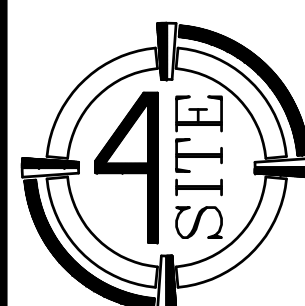
VIEW 2

MATCHLINE  
SEE VIEW 2



VIEW 3

SHORT PLAT MAP

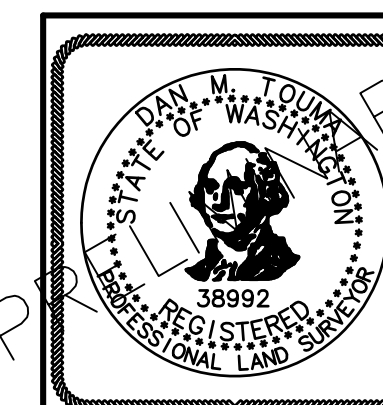


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CHKD BY	DMT	SCALE	1 = 30'	SHEET	3 OF 4

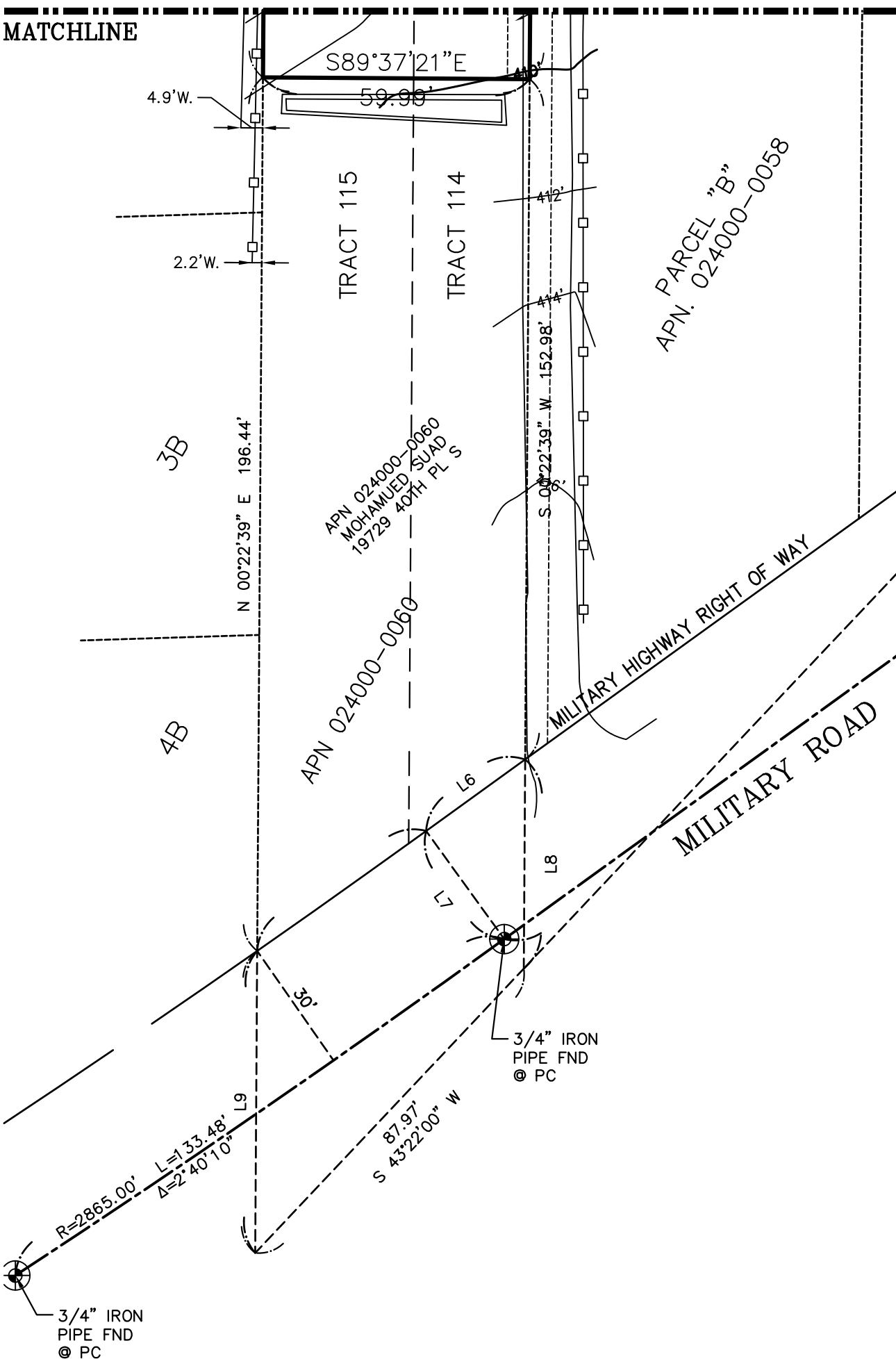
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SEE VIEW 2  
MATCHLINE

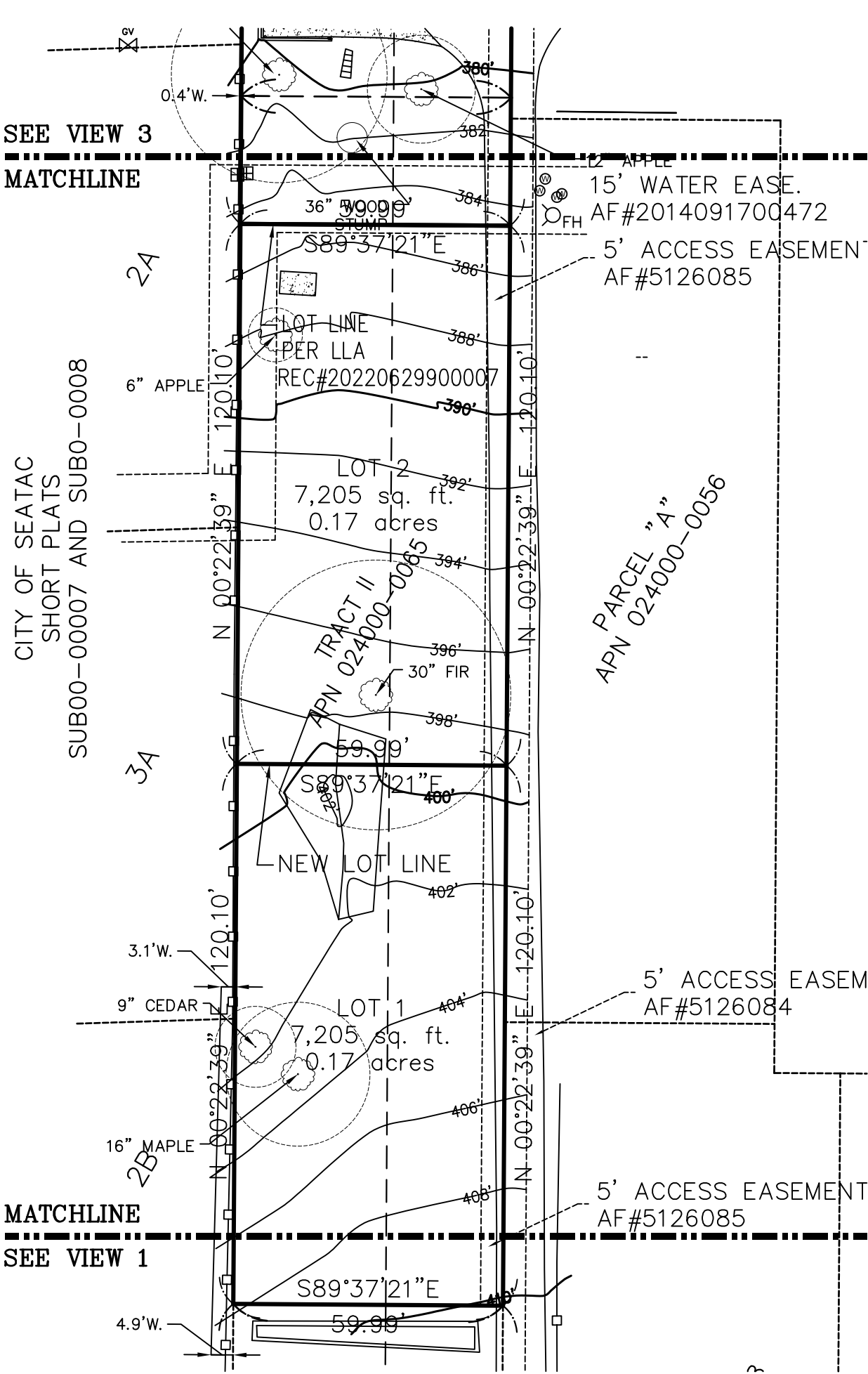


VIEW 1

LEGEND

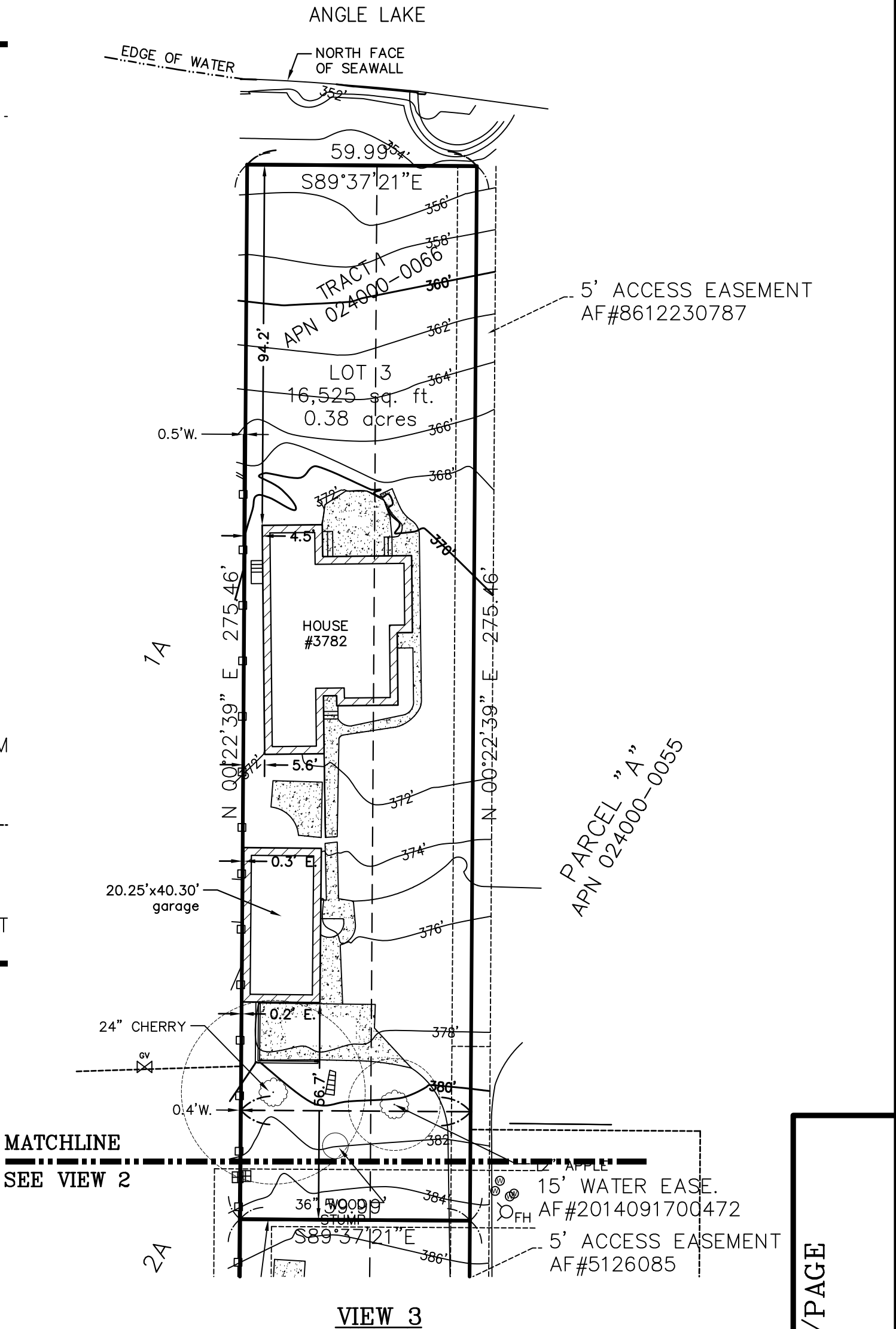
MIC ⊕	MONUMENT IN CASE
	BUILDING FOOTPRINT

SEE VIEW 3  
MATCHLINE



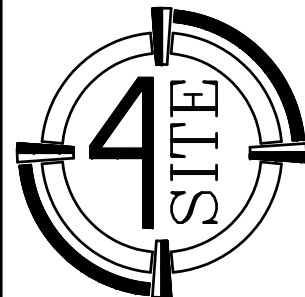
VIEW 2

MATCHLINE  
SEE VIEW 2



VIEW 3

TOPOGRAPHIC MAP

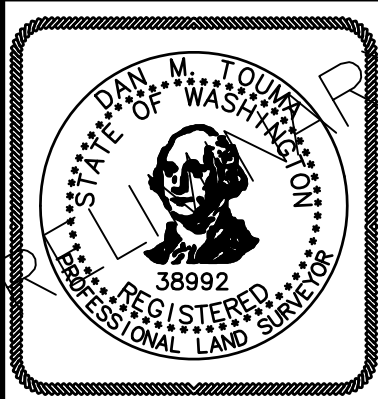


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CHKD BY DMT	SCALE 1 = 30'	SHEET 4 OF 4

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