

APPLICANT NAME: 4805 S 166th St.

74

ATTACHMENT TO  
HIGHLINE WATER DISTRICT CERTIFICATE OF WATER AVAILABILITY

The following terms and conditions apply to the attached Highline Water District Certificate of Water Availability.

1. This Certificate of Water Availability is valid only for the real property referenced herein for the sole purpose of submission to King County Department of Development and Environmental Services, the Cities of Des Moines, Federal Way, Auburn, Kent, SeaTac, Tukwila, Normandy Park, Burien, or local jurisdictions. This Certificate of Water Availability is between Highline Water District and the applicant only, and no third person or party shall have any rights hereunder whether by agency or as a third-party beneficiary or otherwise.
2. As of the date of issuance of this Certificate of Water Availability, Highline Water District has water availability to provide such utility service to the property that is the subject of this Certificate, and the utility system exists or may be extended to provide service to such property. However, the issuance of this Certificate creates no contractual relationship between Highline Water District and the applicant, and the issuance of this Certificate may not be relied upon and does not constitute the District's guarantee that water will be available at the time the applicant may apply to Highline Water District for such service.
3. Customer recognizes that the water pressure/fire flow information provided pursuant to this request is general in nature and may not be accurate for any specific location at any specific time. Customer remains solely responsible for determining the specific water pressure/flow information available for Customer's intended use. The general information provided by the District is not intended for and should not be relied upon to design a water system or fire suppression system for a specific location. Customer is responsible to field verify the specific water pressure at the meter at Customer's specific location for Customer's specific needs.

WJC  
Customer Initial

5/31/24  
Date

**CITY OF SEATAC**  
**CERTIFICATE OF WATER AVAILABILITY**

PROJECT # \_\_\_\_\_

**PART A: (TO BE COMPLETED BY APPLICANT)**

1.      **Owner Name:** Nafee Mohamed and Faez Yonis  
         **Owner Address:** \_\_\_\_\_  
         **Owner Phone:** \_\_\_\_\_  
         **Agent/Contact:** Doug Casement, PLS  
         **Phone:** 253-576-7328

Site Address (Attach map and legal description showing hydrant location and size of main:

*See attached map for hydrant and main locations*      4805 S 166th St.      SeaTac

2. This certificate is submitted as part of an application for: SFR 3 Lot Subdivision

- |  |   |
|--|---|
| <input type="checkbox"/> Residential Building Permit           | <input type="checkbox"/> Preliminary Plat |
| <input checked="" type="checkbox"/> Short Subdivision          | <input type="checkbox"/> Rezone           |
| <input type="checkbox"/> Commercial/Industrial Building Permit | <input type="checkbox"/>                  |

3. Estimated number of service connections and meter size(s): One - existing 5/8" meter/service

4. Vehicular distance from nearest hydrant to: To be constructed on site - See attached map for hydrant location.

5. Minimum needs of development for fire flows      1000      gpm at a residual pressure of 20 psi.

- |   |                                |
|---|--------------------------------|
| <input checked="" type="checkbox"/> Fire Marshall | <input type="checkbox"/> City  |
| <input type="checkbox"/> Insurance Underwriter    | <input type="checkbox"/> Other |

6. Area is served by: \_\_\_\_\_ **HIGHLINE WATER DISTRICT**  
(Utility)

Owner/Agent's Signature: \_\_\_\_\_

Date: 5/31/2024

**PART B: (TO BE COMPLETED BY WATER UTILITY)**

1. This proposed project is located within SEATAC /KING  
(City/County)
2. Improvements required to upgrade the water system to bring it into compliance with the utilities' comprehensive plan or to meet the minimum flow requirements of the project before connection: See conditions below.
3. Based upon the improvements listed above, water can be provided and will be available at the site with a residual pressure of: 20 psi 1000 gpm for a duration of 2 hours at a velocity of 10 fps as documented by the attached calculations.

**CONDITIONS:**


*I hereby certify that the above information is true and correct based on the best available information. This certification shall be valid for one year from date of signature.*

**HIGHLINE WATER DISTRICT**

Agency

**206-592-8920**

Phone

  
**LOGAN K. WALLACE**  
By: **ENGINEERING SUPERVISOR**

**5/31/2024**

Date

**PART C: (TO BE COMPLETED BY GOVERNING JURISDICTION)**

1. Water Availability - Check one:  
☐ Acceptable service can be provided to this project.  
☐ Acceptable service cannot be provided to this project unless the improvements listed in Item #B2 are met.  
☐ System is not capable of providing service to this project.
2. Minimum water system improvements: (At least equal to B2 above)

Customer recognizes that the water pressure/fire flow information provided pursuant to this request is general in nature and may not be accurate for any specific location at any specific time. Customer remains solely responsible for determining the specific water pressure/flow information available for Customer's intended use. The general information provided by the District is not intended for and should not be relied upon to design a water system or fire suppression system for a specific location. Customer is responsible to field verify the specific water pressure and fire flow at Customer's specific location for Customer's specific needs.

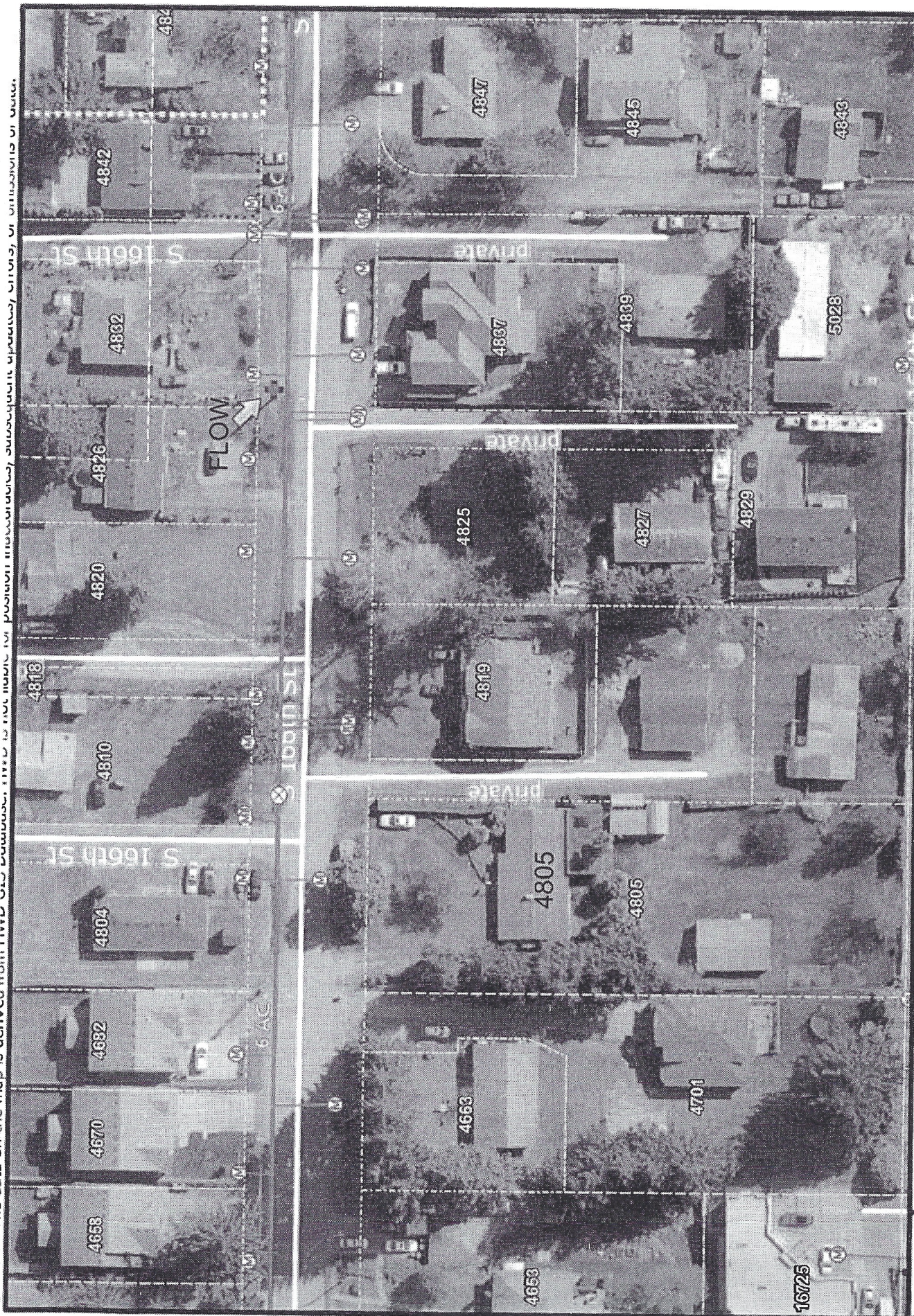
Agency

Phone

By

Date





DATE: 5/31/2024

SCALE:  
AS SHOWN



**Highline Water District**  
23828 30th Ave S.

Kent, WA 98032

**Serving the Southwest Metropolitan Area since 1946**

# Highline Water District GIS

Sheet:

fo



Test Report for 4805 S. 166th St. @ hydrant #H3331

	ID	Static Pressure (psi)	Fire-Flow Demand (gpm)	Residual Pressure (psi)	Available Flow at Hydrant (gpm)	Available Flow Pressure (psi)
1	J1044	81.50	1,000.00	54.99	1,608.86	20.00





FAN SHORT PLAT  
PRELIMINARY SHORT PLAT  
FILE NO. SUB 24-XXXX

DECLARATION

Know all men by these presents that we, the undersigned, owner(s) in fee simple of the land herein described do hereby make a short subdivision thereof pursuant to RCW 58.17.060 and acknowledge that said subdivision shall not be further divided in any manner within a period of five years, from date of record, without the filing of a final plat. The undersigned further declare this short plat to be the graphic representation of said short subdivision and the same is made with the free consent and in accordance with the desire of the owner(s).

In witness whereof we have set our hands and seals.

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Name: \_\_\_\_\_ Title: \_\_\_\_\_

STATE OF WASHINGTON  
County of King

On this day personally appeared before me \_\_\_\_\_  
to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature: \_\_\_\_\_

Name as commissioned: \_\_\_\_\_

Title: \_\_\_\_\_

My appointment expires: \_\_\_\_\_

STATE OF WASHINGTON  
County of King

On this day personally appeared before me \_\_\_\_\_  
to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature: \_\_\_\_\_

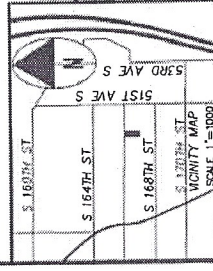
Name as commissioned: \_\_\_\_\_

Title: \_\_\_\_\_

My appointment expires: \_\_\_\_\_

LAND SURVEYOR'S CERTIFICATE

I, \_\_\_\_\_, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision; that the distances, courses and angles are shown hereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and lot corners staked on the ground as depicted on this plat.



RECORDING CERTIFICATE  
Filed for record at the request of the City of Seattle, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and recorded in Volume \_\_\_\_\_ of Books, on page \_\_\_\_\_, records of King County, Washington.  
King County Manager \_\_\_\_\_  
Sup. of Records and Elections \_\_\_\_\_

APPROVALS:

ENGINEERING REVIEW DIVISION  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

ENGINEERING REVIEW MANAGER

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT  
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

537803500

RECORDING No.

SCALE:

AS SHOWN

PORTION OF:

SE 1/4, NE 1/4, SEC 27, TWP 23 N, RGE 4 E WM

VOLUME

PROPERTY INFORMATION:

KING COUNTY PARCEL No.: 5378035

PROPERTY OWNERS: NAFEE MOHAMMED AND RIHANA ADEM

SITE ADDRESS: 4805 SOUTH 166TH STREET  
SEATAC WA 98188

ZONING: UL-7,200 (URBAN LOW DENSITY RESIDENTIAL)

WATER PURVEYOR: HIGHLINE WATER DISTRICT

SEWER: VALLEY VIEW SEWER DISTRICT

ACCESS: PUBLIC STREET

PROPERTY DESCRIPTION SHOWN IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER No. 24-118247 DATED 14 MAY 2006.

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY LINE OF SAID SECTION AT A POINT NORTH 89°59'10" WEST, 656.10 FEET FROM THE NORTHEAST CORNER THEREOF;  
THENCE SOUTH 07°15'50" EAST 1892.40 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 89°59'10" EAST 100.00 FEET;  
THENCE NORTH 07°15'50" WEST 275.00 FEET TO THE TRUE POINT OF BEGINNING;  
(BEING KNOWN AS LOT 34, BLOCK 15, MEMICKEN HEIGHTS DIVISION NUMBER 2, ACCORDING TO THE UNRECORDED PLAT THEREOF)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

WARNINGS:  
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 WITHIN THIS SHORT PLAT.

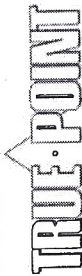
AGREES & UTILITY NOTES:

1. ANY EASEMENTS DELINEATED HEREIN, WHICH INCLUDE BUT ARE NOT LIMITED TO, EASEMENTS FOR DRAINAGE UNOBTAINED AT ALL TIMES. THE COST OF MAINTENANCE, REPAIRS AND REPLACEMENT OF SUCH EASEMENTS SHALL BE BORNE EQUALLY BY THOSE LOTS LEGALLY BENEFITED BY AND HAVING USE THEREOF.
2. EGRESS SHALL BE MAINTAINED PER CITY OF SEATAC STANDARDS FOR STORM DRAINAGE FACILITIES AND OTHER UTILITIES BENEFITING MORE THAN ONE LOT IN THIS SHORT PLAT. EGRESS SHALL BE MAINTAINED IN EQUAL SHARES BY THE BENEFITED LOTS.

SCHEDULE A SHOWN IN SUBDIVISION GUARANTEE ORDER No. 24-118247:

3. Easement rights and maintenance agreements, if any, for utilities which may have been granted in vacated streets and alleys prior to their vacation.
4. Easements, restrictions, reservations, conditions, and other matters as set forth on the Plat of McMillen Heights Division Number 2, Unrecorded Plat.
5. Any rights, interests or claims which may exist or arise by matters disclosed by adjacent short plat surveys recorded under Recording Numbers 7910180902, 7811060856, 20020109900006, and 20220504900002.
6. An instrument, and the terms and conditions contained therein.
- Entitled: Permit related to all tank decommissioning  
Recorded: June 5, 2003, as 20030605001308, of Official Records.  
Recorded: June 5, 2003, as 20030605001308, of Official Records.
7. Terms and provisions contained in Ordinance/Resolution No. 13-9-4A, recorded on January 6, 2014, under Recording No. 20140106000375, of Official Records.

The land is situate in the County of King, State of Washington, and is described as follows:  
(See attached Exhibit "A")  
The abbreviated legal description is provided to enable the document preparer to conform with the requirements of the Uniform Real Property Law.  
LOT 34, BLOCK 15, MEMICKEN HEIGHTS DIV 2, UNREC., KING COUNTY, WA  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



2605 E. MAIN, PUYALLUP WA 98372  
MAIL: PO BOX 731909, PUYALLUP, WA 98373  
PHONE: 253-579-8632

DATE \_\_\_\_\_ SCALE \_\_\_\_\_  
JOB NUMBER \_\_\_\_\_  
SHEET 1 OF 2



FAN SHORT PLAT  
PRELIMINARY SHORT PLAT  
FILE No. SUB 24-XXXX

BASIS OF DATUM:

HORIZONTAL DATUM IS NAD83/2011 BASED ON GNSS DERIVED POSITIONS.

COMBINED USAGE OF GNSS EQUIPMENT (TRIMBLE R123; WASHINGTON STATE REFERENCE NETWORK) AND CONVENTIONAL SURVEY METHOD, MEETS OR EXCEEDS THE STANDARDS WAC 332-130-090

BASIS OF BEARINGS IS WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE 4T;  
LATITUDE 47°27'14.6" NORTH  
LONGITUDE 122°16'22.6" WEST

ALL MONUMENTS AND PROPERTY CORNERS WERE VISITED IN AUGUST AND ACCEPTED IN PLACE, FOR POSITIONS SHOWN, UNLESS OTHERWISE NOTED

DIMENSIONS SHOWN ARE BASED ON RECORD DATA UNLESS OTHERWISE SHOWN; SURVEYED LOCATIONS WERE FOUND TO BE WITHIN AN ACCEPTABLE TOLERANCE UNLESS OTHERWISE NOTED

VERTICAL DATUM IS NAVD88 BASED ON GNSS DERIVED ELEVATIONS. THESE WERE NOT VERIFIED WITH A LOCAL BENCHMARK AND SHOULD BE CONSIDERED SITE DATUM.

CONTOUR INTERVAL = 2 FOOT

**SURVEY REFERENCES:**

THE UNRECORDED PLAT OF MCKICKEN HEIGHTS DIVISION No. 2, ON FILE WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES

CITY OF SEATAC LOT LINE ADJUSTMENT FILE No. SUB 05-00006 KING COUNTY RECORDING No. 780208001

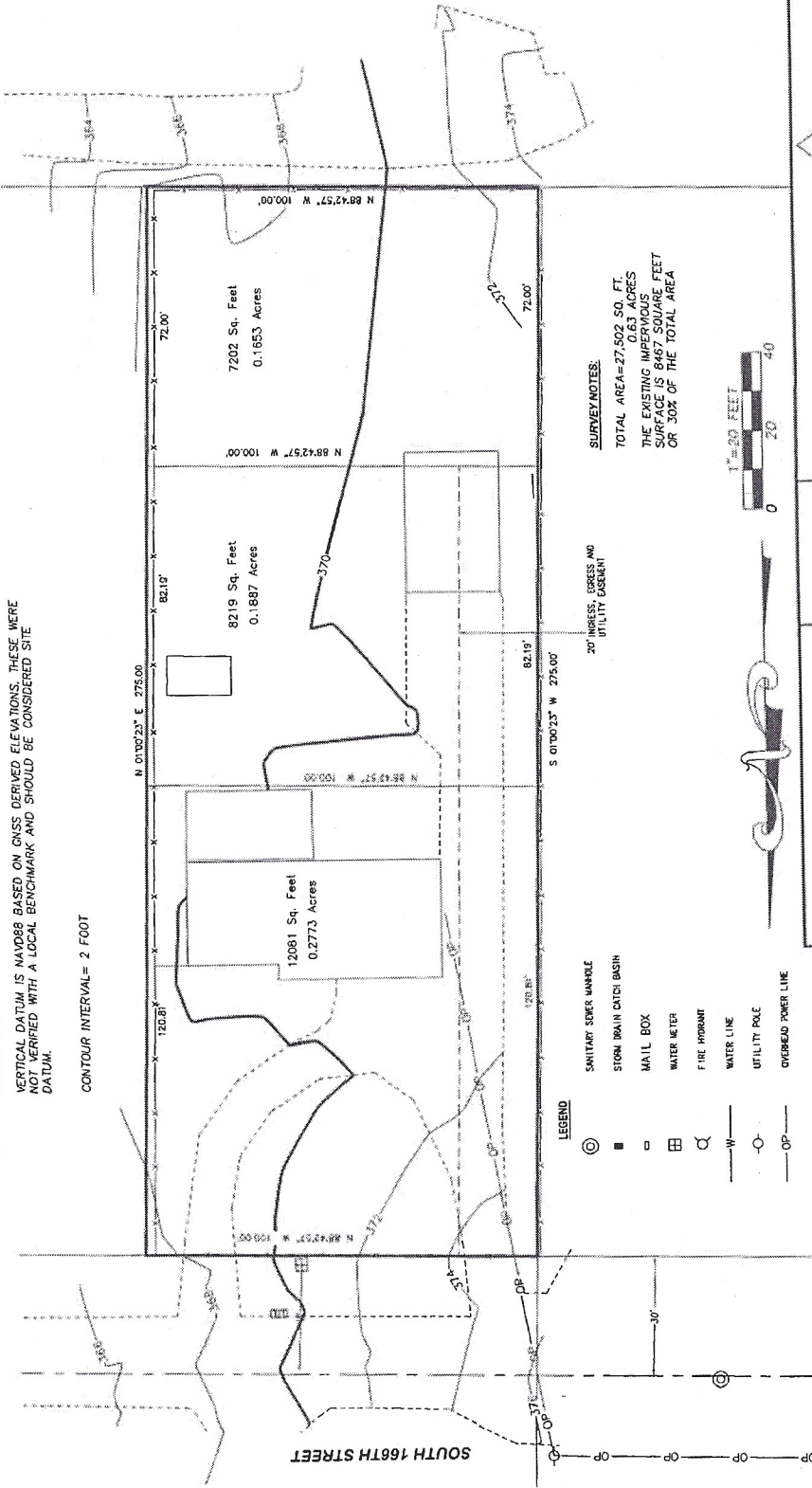
CITY OF SEATAC LOT LINE ADJUSTMENT FILE No. SUB 05-00002 KING COUNTY RECORDING No. 20050607900009

KING COUNTY RECORD OF SURVEY 200503159000041

KING COUNTY RECORD OF SURVEY 200110195000018

CITY OF SEATAC SHORT PLAT No. SUB 05-00014 KING COUNTY RECORDING No. 20020108000008

CITY OF SEATAC SHORT PLAT No. SUB 07-00016 KING COUNTY RECORDING No. 20150208000010



**SURVEY NOTES:**

TOTAL AREA=27,502 SQ. FT.  
0.63 ACRES  
THE EXISTING IMPERVIOUS SURFACE IS 8467 SQUARE FEET OR 30% OF THE TOTAL AREA

**LEGEND**

- SANITARY SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- MAIL BOX
- ⊞ WATER METER
- FIRE HYDRANT
- WATER LINE
- UTILITY POLE
- OVERHEAD POWER LINE

**UTILITY LOCATION NOTE**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHENSIVELY REPRESENT THE AREA, EITHER IN SERVICE OR LOCATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



OWNERS: IMREE MOHAMMED AND RIMAA ADEH  
FIEZ YOUNIS AND ROSA MOHAMMEDAMANI

ADDRESS: 4805 SOUTH NORTH STREET

CITY/STATE/ZIP: SEATAC, WA 98148

**TRUEPOINT SERVICES**

2606 E. MAIN, PUYALLUP WA 98372  
MAIL: PO BOX 731909, PUYALLUP, WA 98373  
PHONE: 253-579-6632

DRAWN BY	DC	DATE	4 MAY 2024	JOB NUMBER	24-2884-K1
CHECKED BY	DC	SCALE	AS SHOWN	SHEET	2 OF 2