



FAN SHORT PLAT
PRELIMINARY SHORT PLAT
FILE No. SUB 2402-3016-PRE

DECLARATION

Know all men by these present 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: _____ Name: _____

Name: _____ Name: _____

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: _____

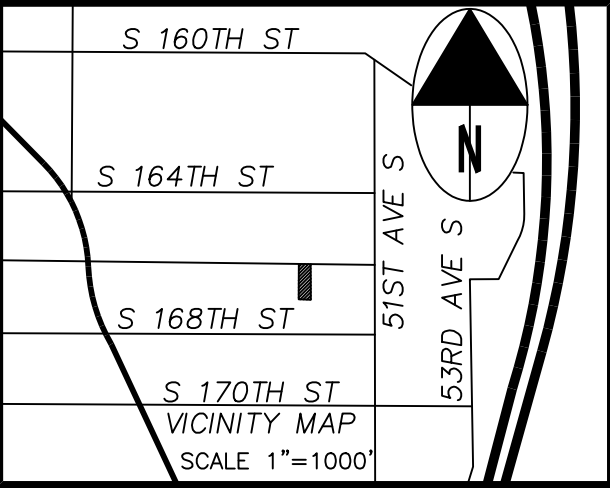
Name as commissioned: _____

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 the plat.



RECORDING CERTIFICATE
Filed for record at the request of the City of SeaTac this _____

day of _____, 20____, at _____ minutes past _____ M, and

recorded in Volume _____ of Plats, on page _____, records
of King County, Washington.

King County Manager _____ Supt. 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

PROPERTY INFORMATION:

KING COUNTY PARCEL No.: 537980–3500

PROPERTY OWNERS: NAFEE MOHAMMED AND RIHANA ADEM
FAEZ YONIS AND RIZKA MOHAMMEDAMAN

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 2024:

THAT PORTION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ 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 0°15'50" EAST 1892.40 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°15'50" EAST 275.00 FEET;
THENCE SOUTH 89°59'10" EAST 100.00 FEET;
THENCE NORTH 0°15'50" WEST, 275.00 FEET;
THENCE NORTH 89°59'10" WEST 100.00 FEET TO THE TRUE POINT OF BEGINNING;

(BEING KNOWN AS LOT 34, BLOCK 15, McMICKEN HEIGHTS DIVISION NUMBER 2, ACCORDING TO THE UNRECORDED PLAT THEREOF)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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 WITHIN THIS SHORT PLAT

ACCESS & UTILITY NOTES:

- ANY EASEMENTS DELINEATED HEREIN, WHICH PROVIDES FOR INGRESS 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 BENEFITED BY AND HAVING USE THEREOF.
- ANY EASEMENT USED FOR INGRESS AND EGRESS SHALL BE MAINTAINED PER CITY OF SEATAC STANDARDS
- COST OF MAINTAINING STORM DRAINAGE FACILITIES AND OTHER UTILITIES BENEFITING MORE THAN ONE LOT IN THIS SHORT PLAT SHALL BE BORNE IN EQUAL SHARES BY THE BENEFITED LOTS.

OWNER(S): NAFEE MOHAMMED, RIHANA ADEM, FAEZ YONIS,
RIZKA MOHAMMEDAMEN_

ADDRESS: 4805 SOUTH 166TH ST SEATAC, WA 98188_

PHONE: _____

CITY/STATE/ZIP: _____

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2024

ASSESSOR

DEPUTY ASSESSOR

ACCOUNT NUMBER

5379803500

RECORDING No.

VOL/PAGE

SCALE:

AS SHOWN

PORTION OF:

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

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 McMicken 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 oil tank decommissioning
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 RCW 65.04.045:
LOT 34, BLOCK 15, McMICKEN HEIGHTS DIV 2, UNREC., KING COUNTY, WA
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEY REFERENCES:

THE UNRECORDED PLAT OF McMICKEN 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. 7810209001

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

KING COUNTY RECORD OF SURVEY 20050315900041

KING COUNTY RECORD of SURVEY 20011019900018

CITY OF SEATAC SHORT PLAT No. SUB 00–00014 KING COUNTY
RECORDING
No. 20020109900006

CITY OF SEATAC SHORT PLAT No. SUB 07–00016 KING COUNTY
RECORDING
No. 20150528900010

TRUE POINT
SERVICES

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

DRAWN BY
DJC

DATE
07/03/2024

JOB NUMBER
24-2288-001

CHECKED BY
DJC

SCALE
1:30

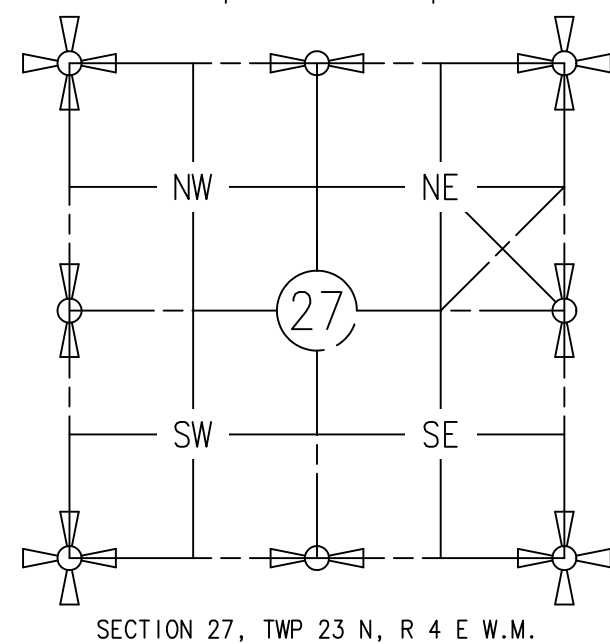
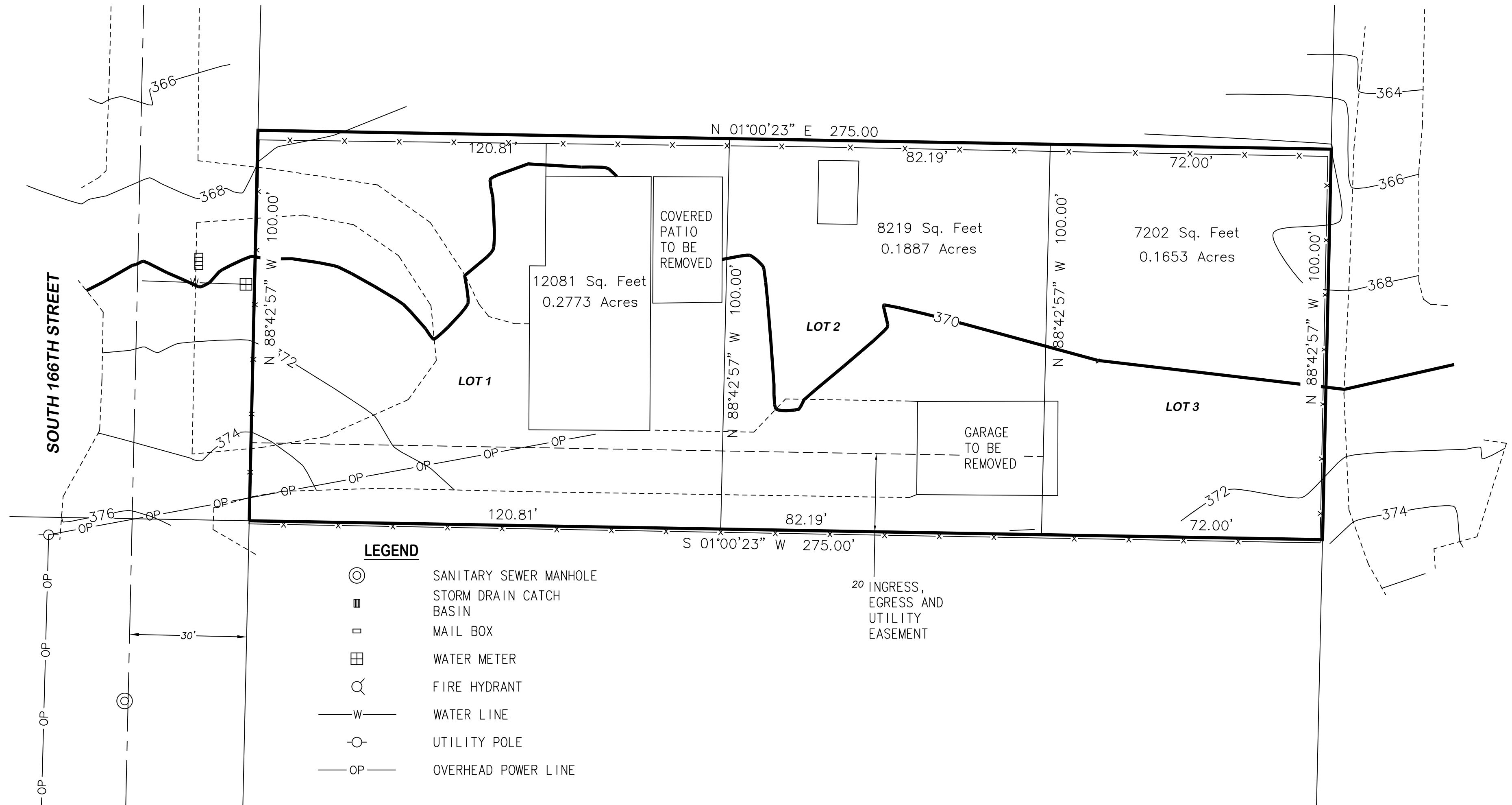
SHEET

1 OF 2



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VOLUME PAGE



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 COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND 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.

OWNER(S): NAFEE MOHAMMED AND RIHANA ADEM
FAEZ YONIS AND RIZKA MOHAMMEDAMAN

ADDRESS: 4805 SOUTH 166TH STREET

CITY/STATE/ZIP: SEATAC, WA 98188



**TRUE POINT
SERVICES**

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

DRAWN BY DJC	DATE 4 MAY 2024	JOB NUMBER 24-2288-001
CHECKED BY DJC	SCALE AS SHOWN	SHEET 2 OF 2