



GEM CONSTRUCTION 146TH
PRELIMINARY SHORT PLAT
FILE NO.: SUB20-0008

RECORDING NO.

VOL./PAGE

SCALE: 1 inch = 30 ft.

PORTION OF
NW1/4 OF NE1/4 OF SECTION 21, T23N, R4E, W.M.

- MAP LEGEND
- SET 1/2" ROD WITH YELLOW PLASTIC CAP "SVP LS 32442"
 - ⊗ SET PK NAIL AND BRASS WASHER "LS 32442"
 - ⊙ FOUND 1" IRON PIPE
 - FOUND SURVEY MARKER AS SHOWN
 - (M) MEASURED
 - (C) CALCULATED
 - WOOD FENCE
 - ⊕ CHAIN LINK FENCE
 - X—X WIRE FENCE
 - LCBW LANDSCAPING CONCRETE BRICK WALL
 - ⊕ ROCKERY

- UTILITY LEGEND
- SS MH SANITARY SEWER MANHOLE
 - ▣ CONCRETE WALK ETC.
 - CB CATCH BASIN
 - PP POWER POLE
 - MB MAILBOX
 - HB HOSE BIB
 - ⊕ ROCKERY
 - GV GAS VALVE
 - ⊕ FH FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - W — PAINTSTRIPE WATER (BLUE)
 - G — PAINTSTRIPE GAS (YELLOW)
 - U — PAINTSTRIPE 8"PVC UTILITY (GREEN)
 - — PAINTSTRIPE "IFS LOC" (WHITE)
 - YD YARD DRAIN
 - CPP CORRUGATED PLASTIC PIPE

- TREE LEGEND
- 6" TO 10" DBH TREE AS SHOWN
 - 12" TO 24" DBH TREE AS SHOWN
 - 26" DBH AND BIGGER
 - DF DOUGLAS FIR
 - C CEDAR
 - CH CHERRY
 - APL APPLE
 - SP SPRUCE
 - H HEMLOCK
 - M BIG LEAF MAPLE
 - ORN ORNAMENTAL
 - DEC DECIDUOUS
 - MS MULTISTEM

MERIDIAN
PER PLAT OF PORT ESTATES
FILED IN VOLUME 196 OF PLATS
ON PAGES 22-24,
REC. NO. 2000102000210.

BASIS OF BEARINGS
NORTH LINE, NORTHEAST QUARTER
SEC. 21 T-23N, R-4E, W.M.
BEARING N 89°37'16" W

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



DATUM:
NAVD 88

BENCH MARK
WASHINGTON GEODETIC SURVEY
WGS NO. 1763
1/4" BRASS PIN IN MONUMENT IN CASE
AT THE INTERSECTION OF 24TH AVE S WITH S 146TH ST
ELEVATION = 441.49

SITE BENCH MARK
TBM #1: CHISELED "X" IN
NORTH RIM OF BELL TELEPHONE MANHOLE
ELEVATION = 453.48

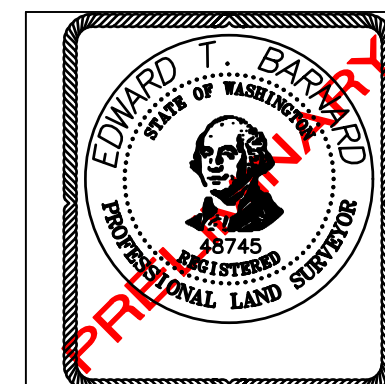
NOTES:

1. THE TOPOGRAPHIC SURVEY WAS CONDUCTED BY STEVE VAN PATTON, PLS PER TOPOGRAPHIC SURVEY MAP DATED MAY 14, 2020. DMP, INC. HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF SAID PROFESSIONAL LAND SURVEYING SERVICES.

2. ALL EXISTING STRUCTURES, IMPROVEMENTS AND TREES WITHIN THE BOUNDARY OF THE SUBJECT SITE AND WITHIN THE BOUNDARY OF THE MOST SOUTHEAST PORTION OF PARCEL No. 212304-9168 (110' X 131') ARE TO BE REMOVED. THE FENCES ALONG THE NORTH AND EAST BOUNDARY LINES OF THE SUBJECT SITE ARE TO BE REMOVED. THE FENCES ALONG THE NORTH, EAST AND SOUTH BOUNDARY LINES OF SAID SOUTHEAST PORTION OF PARCEL No. 212304-9168 WILL REMAIN.

REFERENCES FROM TOPOGRAPHIC SURVEY DATED MAY 14, 2020:

R1 ASBUILT SEWER PLAN DATED 3-31-80 FOR S 146TH ST
R2 ASBUILT SEWER PLAN DATED 3-31-80 FOR S 144TH ST



VOL./PAGE

DALEY-MORROW-POBLETE, INC.
726 AUBURN WAY NORTH
AUBURN, WASHINGTON 98002
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ENGINEERING - SURVEYING
LAND PLANNING

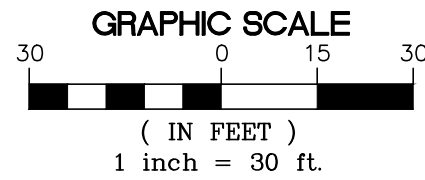
CLIENT **GEM CONSTRUCTION, INC. - MATTHEW GRIMM**
21501 CONNELLS PRAIRIE RD, BUCKLEY, WA 98321
(206) 931-7274 GEM.CONSTRUCTION@COMCAST.NET

PROJECT **CITY OF SEATAC
GEM CONSTRUCTION 146TH PREL. SHORT PLAT
EXISTING CONDITIONS**

DRAWN BY DRB/ETB SCALE 1" = 30' DRAWING 19430PSP SHEET 2
APPROVED ETB DATE 11/16/2023 JOB# 19430 OF 3



GEM CONSTRUCTION 146TH
PRELIMINARY SHORT PLAT
FILE NO.: SUB20-0008

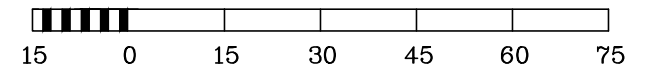


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SCALE:

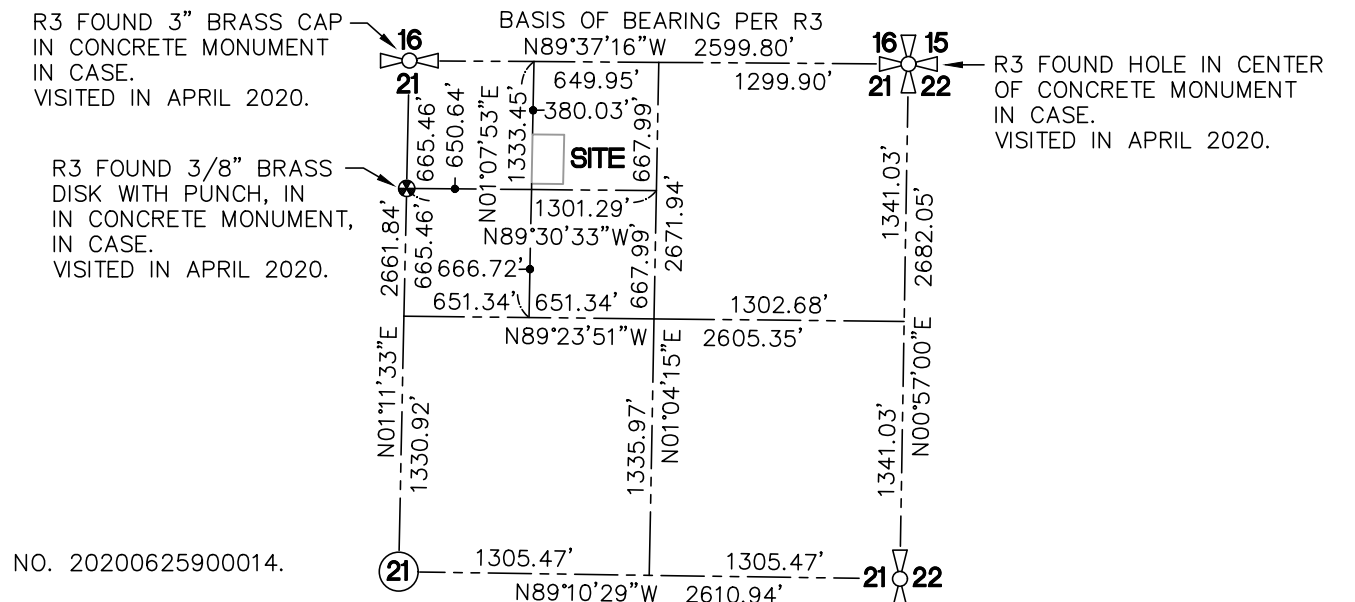
1 inch = 30 ft.



PORTION OF

NW1/4 OF NE1/4, SECTION 21 T23N, R4E, W.M.

SUBDIVISION OF:
N.E. SEC. 21, T-23N, R-4E, W.M.
PER RECORD OF SURVEY REC. NO. 20200625900014
SCALE: 1"=1000'



MERIDIAN:

PER PLAT OF PORT ESTATES
FILED IN VOLUME 196 OF PLATS
ON PAGES 22 - 24
REC. NO. 20001020000210 (R1)

BASIS OF BEARINGS:

NORTH LINE, NORTHEAST QUARTER
SEC. 21 T-23N, R-4E, W.M.
BEARING N89°37'16"W

LEGEND:

R3 PER RECORD OF SURVEY REC. NO. 20200625900014.

REFERENCES FROM RECORD OF SURVEY RECORDING NO. 20200625900014:

R1 PLAT OF "PORT ESTATES" IN BOOK 196, PAGES 22-24
R2 SURVEY OF SHORT PLAT SPL 0009-98 IN BOOK 140 PAGE 248

GENERAL NOTES:

- THE CONTROLLING BOUNDARY DATA, BOUNDARY DETERMINATION AND MARKER ESTABLISHMENT WAS CONDUCTED BY STEVE VAN PATTON, PLS PER RECORD OF SURVEY RECORDING NO. 20200625900014. DMP, INC. HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF SAID PROFESSIONAL LAND SURVEYING SERVICES.
- NO VEHICULAR ACCESS WILL BE ALLOWED FROM S. 146TH ST.

PUBLIC UTILITY EASEMENT RESERVATION (UER) NOTE:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEATAC, ALL PUBLIC UTILITY PROVIDERS AND ALL PUBLIC SERVICE PROVIDERS, THEIR SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF 26TH AVENUE SOUTH AND SOUTH 146TH STREET OF ALL LOTS, AS DEPICTED AS "UER" ON THIS SHEET, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICING THIS SHORT SUBDIVISION AND OTHER PROPERTY WITH RELATED UTILITIES; TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR SAID UTILITIES SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN A CONDUIT ATTACHED TO A BUILDING.

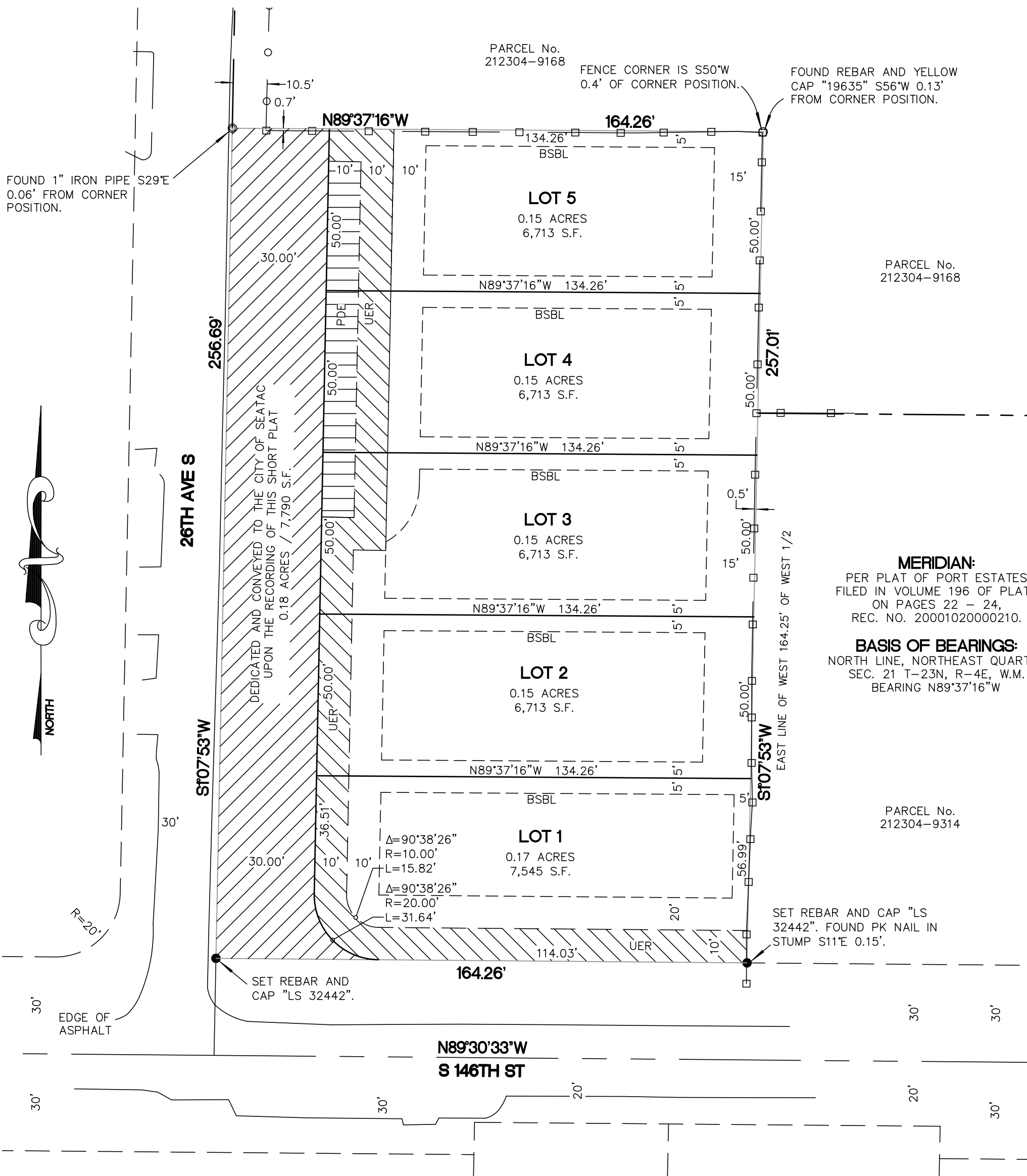
THIS EASEMENT RESERVED FOR ALL PUBLIC UTILITY AND PUBLIC SERVICE PROVIDERS IS SUBORDINATE IN THEIR RIGHTS WITH RESPECT TO THE CITY OF SEATAC'S RIGHTS.

PUBLIC DRAINAGE EASEMENT NOTES:

A NON-EXCLUSIVE PUBLIC DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON A PORTION OF LOTS 3, 4, & 5, AS ILLUSTRATED ON THIS SHEET, SHALL BE GRANTED AND CONVEYED TO THE CITY OF SEATAC, ITS SUCCESSORS AND ASSIGNS, UPON THE RECORDING OF THIS SHORT PLAT.

PUBLIC DRAINAGE EASEMENT MAINTENANCE COVENANT:

THE PUBLIC DRAINAGE EASEMENTS, GRANTED AND CONVEYED TO THE CITY OF SEATAC, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE PURPOSE OF INSPECTING, MAINTAINING, REPAIRING AND REPLACING THE PUBLIC STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT AREAS. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.

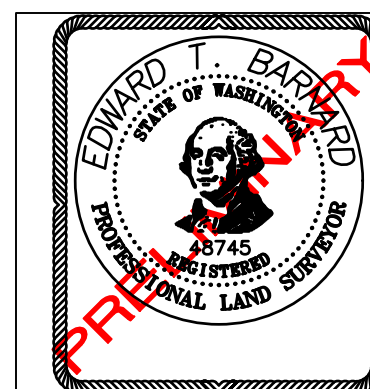


MAP LEGEND

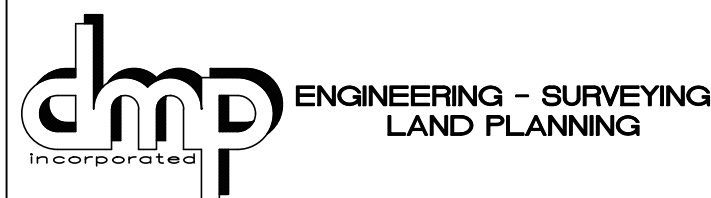
- FOUND MONUMENT AS SHOWN
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP "SVP LS 32442"
- SET PK NAIL AND 1" DIA. BRASS WASHER "LS 32442"
- FOUND 1" IRON PIPE
- FOUND SURVEY MARKER AS SHOWN
- MEASURED
- CALCULATED
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- LANDSCAPING CONCRETE BRICK WALL
- UTILITY EASEMENT RESERVATION
- BUILDING SETBACK LINE

HATCH LEGEND

- PUBLIC DEDICATION
- PUBLIC UTILITY EASEMENT RESERVATION
- PUBLIC UTILITY EASEMENT RESERVATION



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PROJECT
CITY OF SEATAC
GEM CONSTRUCTION 146TH PREL. SHORT PLAT
SITE PLAN

DRAWN BY DRB/ETB **SCALE** 1" = 30' **DRAWING** 19430PSP **SHEET** 3
APPROVED ETB **DATE** 11/16/2023 **JOB#** 19430 **OF** 3

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