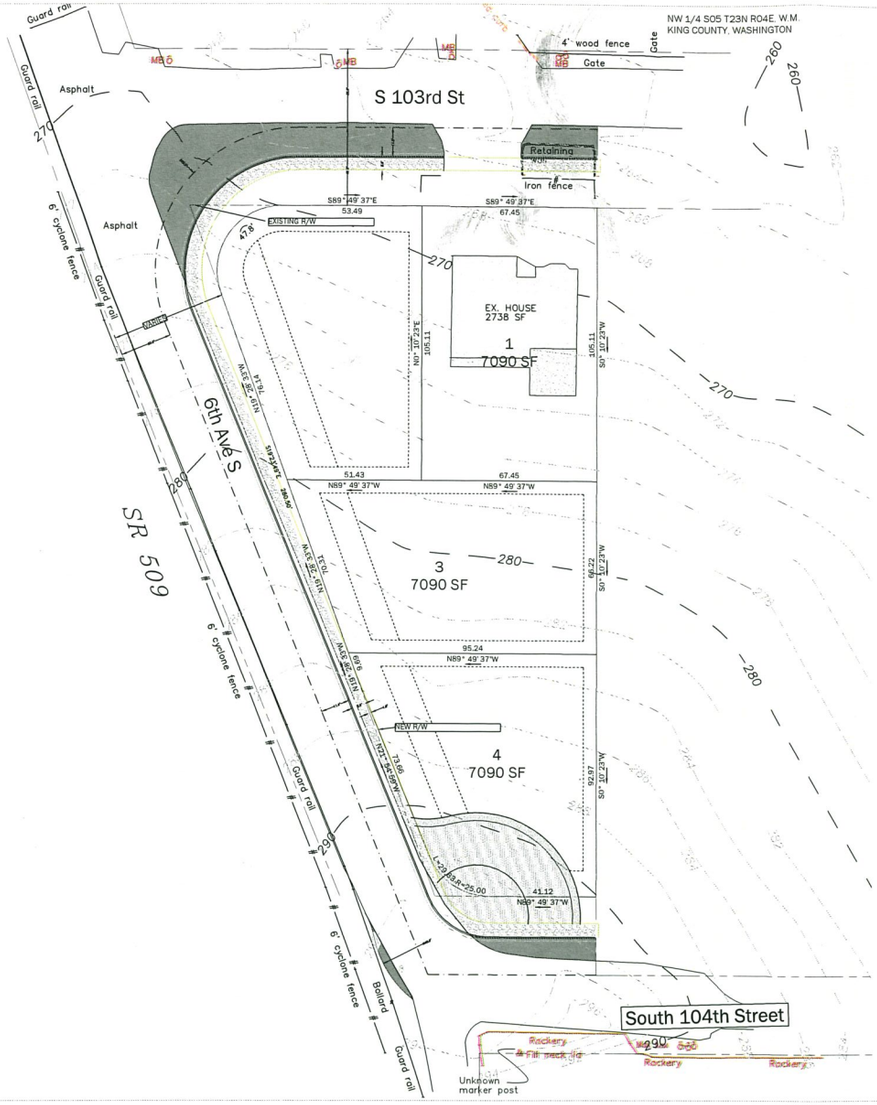
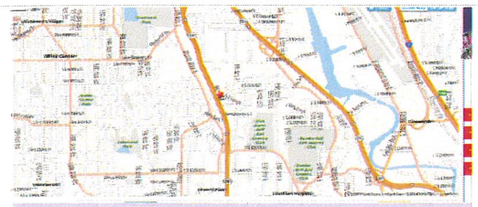
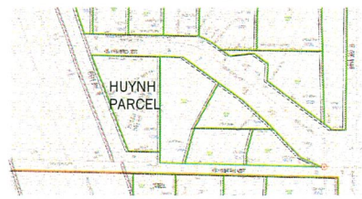




VICINITY MAP



ASSESSOR'S MAP

APN 052304 9170

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 5, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3;
THENCE ALONG THE SOUTH LINE THEREOF NORTH 89°50'12" WEST 508.52 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°50'12" WEST 200.00 FEET;
THENCE AT RIGHT ANGLES NORTH 0°09'48" EAST 294.30 FEET;
THENCE AT RIGHT ANGLES SOUTH 89°50'12"EAST 200.00 FEET;
THENCE AT RIGHT ANGLES SOUTH 0°09'48" WEST 294.30 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF AS DEEDED TO THE STATE OF WASHINGTON BY DEEDS RECORDED UNDER KING COUNTY RECORDING NUMBERS 4946323 AND 6054531.

RECEIVED
APR 30 2019
KC DLS/PERM

PROJECT INFORMATION

DRAINAGE BASIN: DUWAMISH RIVER
WATERSHED: DUWAMISH-GREEN RIVER
WRIA: DUWAMISH-GREEN
FIRE DISTRICT: NORTH HIGHLINE
WATER PROVIDER: K.C. WATER DISTRICT 20
SEWER PROVIDER: VAL-VUE SEWER DISTRICT
PRESENT USE: SINGLE FAMILY (R-6 ZONE)
PARCEL AREA: 28,923 SF
URBAN GROWTH AREA: URBAN
COMMUNITY PLANNING AREA: HIGHLINE
FOREST PRODUCTION DISTRICT? : NO
AGRICULTURAL PRODUCTION DISTRICT? : NO
RURAL CLEARING LIMITS APPLY? : NO
COAL MINE HAZARDS? : NO
EROSION HAZARD? : NO
LANDSLIDE HAZARD? : NO
SEISMIC HAZARD? : NO
CRITICAL AQUIFER RECHARGE AREA? : NO
100-YR FLOOD PLAIN? : NO
WETLANDS? : NONE MAPPED

BUILDING SETBACKS ARE AS PRESCRIBED BY KCC 21A.12.030 AND AS LIMITED BY THE TEMPORARY CUL-DE-SAC EASEMENT

SPLT 19-0005

(IN FEET)
1 inch = 20 ft.

HUYNH SHORT PLAT: 1 LOT INTO 4
DDES PERMIT NO. L09S0012
PARCEL 052304 9170
621 S 103rd St

PREPARED BY: FARR DESIGN
8404 44TH AVE S
SEATTLE, WA 98118

OWNER: TRUONG & QUYEN HUYNH
10704 24th AVE SW
SEATTLE 98146 (425) 985-7899

ENGINEER: CHINH ONG
6059 17th Ave sw
SEATTLE 98106

DESIGNED BY D. FARR
DRAWN BY D. FARR

March 29, 2019

PRELIMINARY SHORT PLAT

SHEET 1 OF 3