



SHORT PLAT NO. _____

KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED, HEREBY DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACES, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST KING COUNTY, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD KING COUNTY, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SHORT SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SHORT SUBDIVISION. PROVIDED THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING KING COUNTY, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF KING COUNTY, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

NAME _____ NAME _____
NAME _____ NAME _____

STATE OF _____)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS DEDICATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME OF _____
NOTARY PUBLIC
TITLE _____
MY APPOINTMENT EXPIRES _____

STATE OF _____)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS DEDICATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME OF _____
NOTARY PUBLIC
TITLE _____
MY APPOINTMENT EXPIRES _____

APPROVALS:
DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____
DIRECTOR, LAND USE SERVICES DIVISION
EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____
DEVELOPMENT ENGINEER

DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____
ASSESSOR
DEPUTY ASSESSOR
ACCOUNT NUMBER 1223049051

RECORDING NO. VOL./PAGE

SCALE: 1 INCH = 20 FT. 0 20 40

PORTION OF NE1/4 of NW1/4, S. 12, T. 23 N., R. 4 E., W.M.

LEGAL DESCRIPTION

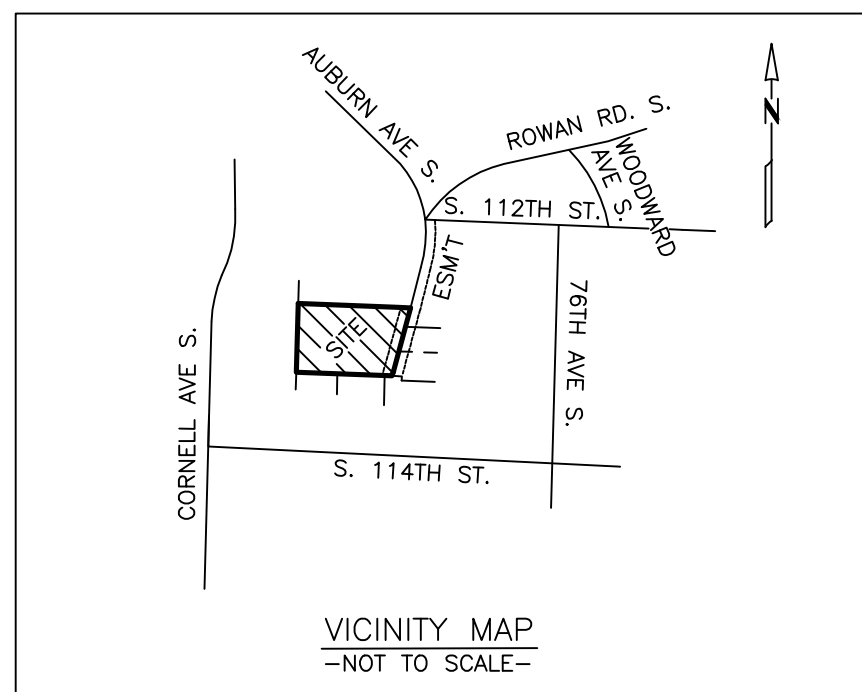
FROM TICOR TITLE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NUMBER 70151386

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE S 0'27'53" W 165.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 88'54'51" E 273.01 FEET; THENCE S 14'10'11" W 170.99 FEET; THENCE N 88'54'28" W 232.49 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS N 0'27'53" E; THENCE N 0'27'53" E, TO THE TRUE POINT OF BEGINNING;

RESERVING A RIGHT OF WAY FOR THE PUBLIC OVER AND ACROSS THE EASTERLY 30 FEET OF SAID PREMISES; SAID PROPERTY BEING SITUATED IN KING COUNTY, WASHINGTON;

TOGETHER WITH A NON EXCLUSIVE EASEMENTS FOR ROAD PURPOSES AS DESCRIBED IN INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 3441941 AND 4104355.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



VICINITY MAP -NOT TO SCALE-

MATTERS OF RECORD

FROM OLD REPUBLIC TITLE, LTD ORDER NUMBER 5207123450 SCHEDULE B

ITEM 8: AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

FOR: ROAD
RECORDED: IN OFFICIAL RECORDS UNDER RECORDING NUMBER 3441941
AFFECTS: PORTION OF SAID PREMISES
*SHOWN ON SHEET 2 OF 3

ITEM 9: AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

INSTRUMENT: DEED
RESERVED BY: JOHN P. TURBUTT AND GLADYS GORDON TURBUTT, HUSBAND AND WIFE
FOR: ROAD
RECORDED: MARCH 14, 1945 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 3455066
AFFECTS: EASTERLY 30 FEET
DOCUMENT IS UNREADABLE

ITEM 10: AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATE HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

INSTRUMENT: REAL ESTATE CONTRACT
RESERVED BY: CLARENCE H. BLEEDLE AND MATILDA ANN BLEEDLE, HUSBAND AND WIFE
FOR: ROAD
RECORDED: MAY 30 1946 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 3554170
AFFECTS: EASTERLY 30 FEET
*SHOWN ON SHEET 2 OF 3

ITEM 11: AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

FOR: ROAD
RECORDED: IN OFFICIAL RECORDS UNDER RECORDING NUMBER 4104355
AFFECTS: PORTION OF SAID PREMISES
*NOTE: THIS EASEMENT IS OFF SITE TO THE NORTH

ITEM 12: TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED: STATUTORY WARRANTY DEED
RECORDED: JUNE 30, 2006 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20060630003674
WHICH, AMONG OTHER THINGS, DISCLOSES: "RESERVING A RIGHT OF WAY FOR THE PUBLIC OVER AND ACROSS THE EASTERLY 30 FEET OF SAID PREMISES.

OWNERS:
ATSBABA KAHSSAI & KELVIN E. COUNCIL
AND
YONATHAN KAHSSAI
7648 S. SUNNYCREST ROAD
SEATTLE, WA 98178
APPLICANT:
11231 AUBURN AVE SOUTH
C/O BUILDERS CAPITAL
505 5TH AVE SOUTH SUITE 650
SEATTLE, WA 98104
CONTACT: MARK WOODBRIDGE
206-267-2650

SITE INFORMATION:
SITE LOCATION: 11231 AUBURN AVE SOUTH SEATTLE, WA 98178
PARCEL NUMBER: 1223049051
SITE AREA: 42,113 SF (0.967 AC)
ZONING: R5P

REV. LOTS 2/16/21 NP

RECORDER'S CERTIFICATE
FILED FOR RECORD THIS DAY OF, 20.....
AT M IN BOOK OF AT PAGE..... AT
THE REQUEST OF
SURVEYOR'S NAME
MANAGER SUPT. OF RECORDS

LAND SURVEYOR'S CERTIFICATE
THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROPRIATE STATE AND COUNTY STATUTE AND ORDINANCE IN, 20.....
CERTIFICATE NO.

Tyee Surveyors logo and address: 10007 GREENWOOD AV. N. SEATTLE, WA. 98133 206-525-3660

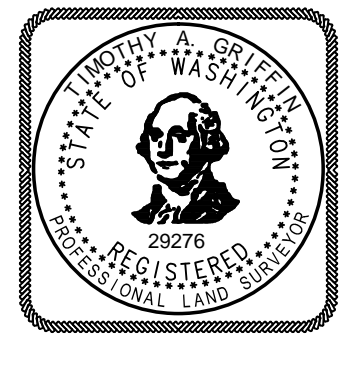
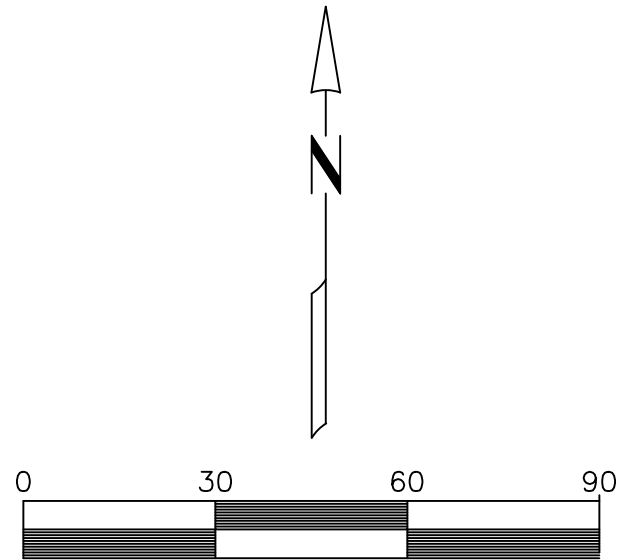


Table with columns: DWN. BY, DATE, JOB NO., CHKD. BY, SCALE, SHEET. Values: NP, 10-08-2020, 19103, TG, NA, 1 OF 3



SHORT PLAT NO. _____

KING COUNTY, WASHINGTON



Scale 1" = 30'

BASIS OF BEARINGS:

FOUND MONUMENTS ON CORNELL AVE S. AS SHOWN.

MERIDIAN

RECORD OF SURVEY VOL. 335 OF SURVEYS, PAGE 048

VERTICAL CONTROL:

BENCHMARK
WASHINGTON GEODETIC SURVEY POINT #3423
CONC. MONUMENT IN CASE, 3" BRASS DISK, DOWN 1.4
IN INTERSECTION OF 76TH AVE/112TH STREET
ELEVATION 267.03 DATUM: NAVD88

SITE BENCHMARK
NAIL IN CONC. DRIVEWAY IN SEAM
20' TO NORTH OF CARPORT
ELEVATION 343.18

SET REBAR & CAP LS #35978
30.79 FEET WEST OF NE PROP. COR.
ELEVATION 326.13

HORIZONTAL CONTROL:

ASSUMED

EQUIPMENT & PROCEDURES

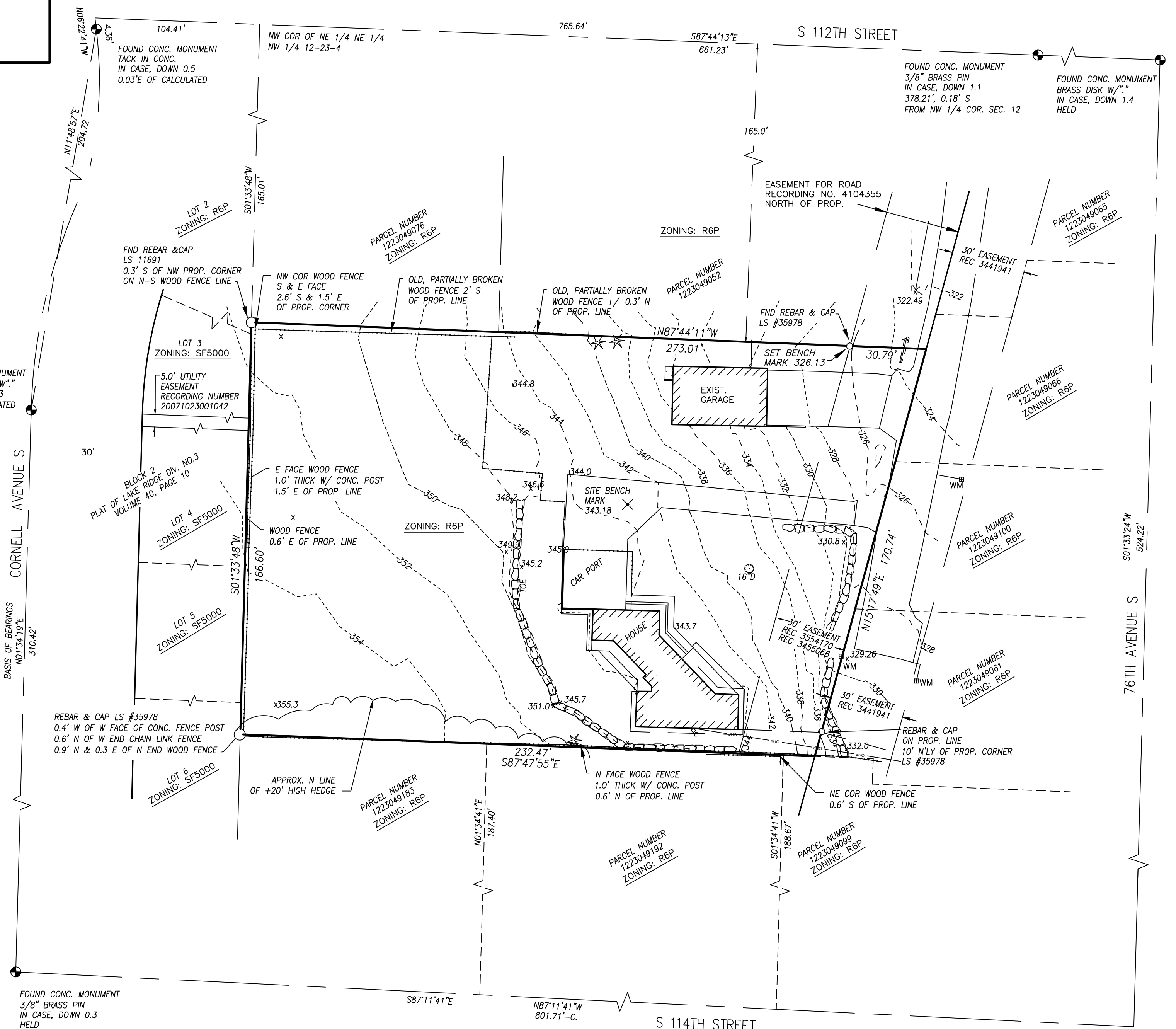
FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING A REFERENCE NETWORK AND A 3" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. SURVEY PROCEDURES MEET OR EXCEED STATE STANDARDS AS SPECIFIED BY W.A.C. 332-130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES. ALL MEASURING INSTRUMENTS FOR THIS SURVEY HAVE BEEN MAINTAINED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND HAVE BEEN COMPARED WITH A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST 12 MONTHS.

SURVEYORS NOTES:

1.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATION; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT (OLD REPUBLIC TITLE, ORDER NUMBER 5207123450).

2.) FIELD WORK PERFORMED AND MONUMENTS RECOVERED IN JULY 2019.

3.) BOUNDARY FROM SURVEY BY ACREAGE LAND SURVEYING 10-08-2015. RECORDED UNDER KING COUNTY RECORDING NO. 20151208900014 IN VOL. 335 OF SURVEYS, PAGE 048, IN KING COUNTY, WASHINGTON. MONUMENTS FIELD VERIFIED BY TYEE SURVEYORS JULY 2019. NO ANALYSIS OF THE BOUNDARY SHOWN HEREON HAS BEEN MADE.

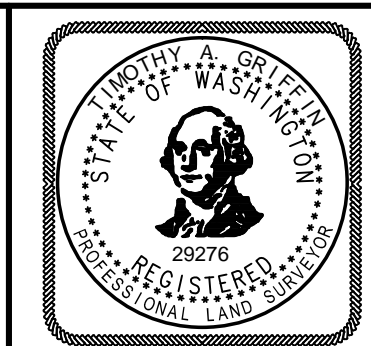


LEGEND

- FOUND CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- M MEASURED
- C CALCULATED
- D LEGAL DESCRIPTION
- P PLAT



Tyee Surveyors
PROFESSIONAL LAND SURVEYORS
10007 GREENWOOD AV. N. SEATTLE, WA. 98133 206-525-3660



EXISTING SITE CONDITIONS
SEE SHEET 3 OF 3 FOR SHORT PLAT DETAIL

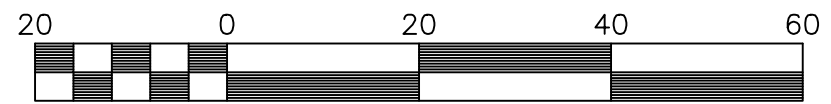
AUBURN AVENUE SHORT PLAT

DWN. BY	NP	DATE	10-8-2020	JOB NO.	19103
CHKD. BY	TG	SCALE	1" = 30'	SHEET	2 OF 3

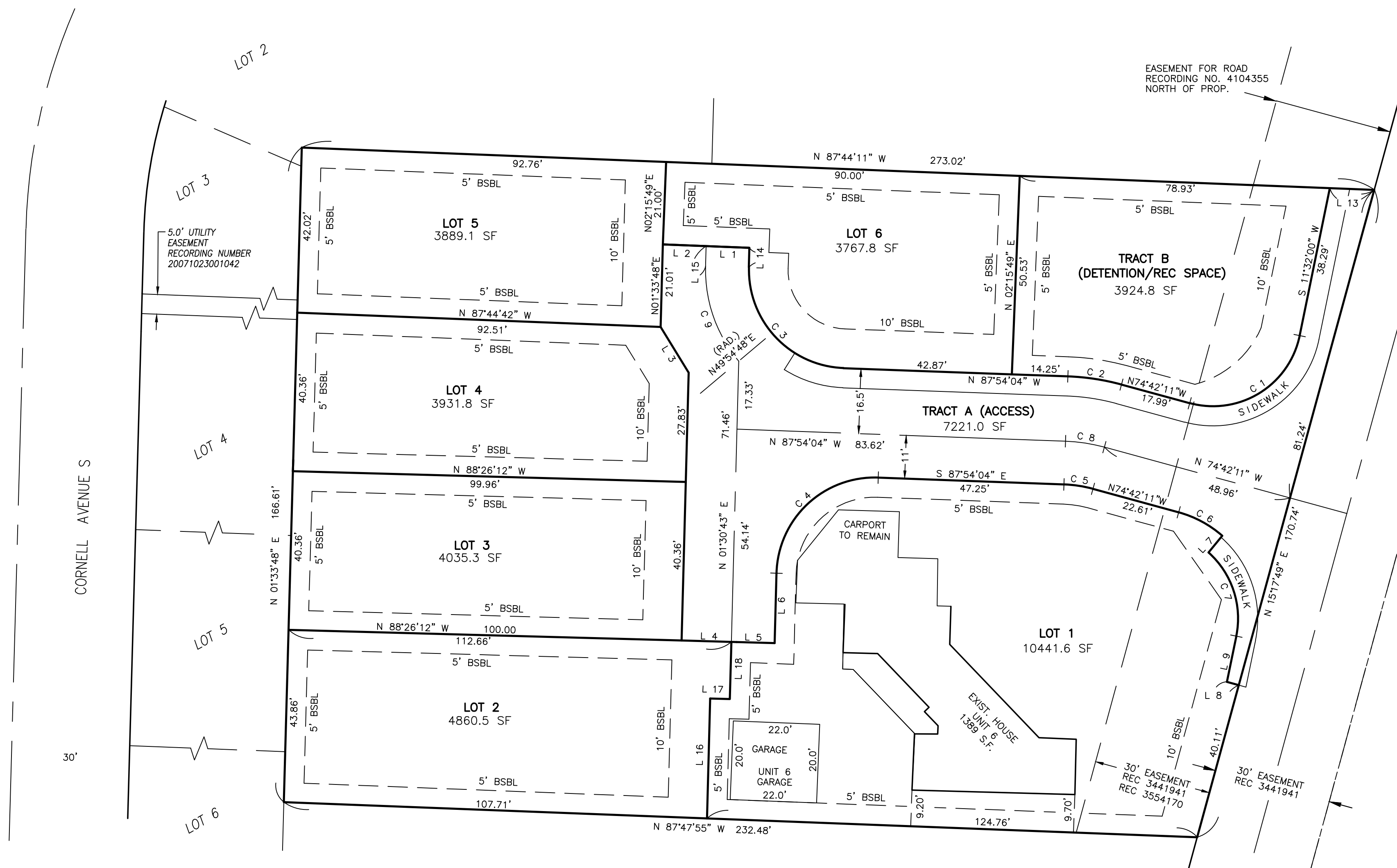
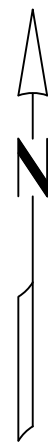


SHORT PLAT NO.

KING COUNTY, WASHINGTON



Scale 1" = 20'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C 1	22.50'	36.82'	93°45'49"
C 2	60.00'	13.82'	13°11'53"
C 3	25.00'	39.04'	89°27'52"
C 4	25.00'	39.53'	90°35'13"
C 5	32.50'	7.49'	13°11'53"
C 6	28.00'	12.70'	25°58'50"
C 7	22.50'	23.47'	59°46'13"
C 8	43.50'	10.02'	13°11'53"
C 9	36.00'	26.17'	41°39'00"

LINE TABLE

L 1	N 87°44'11" W	11.00'
L 2	N 87°44'11" W	11.00'
L 3	N 31°31'11" W	13.63'
L 4	N 88°26'12" W	12.66'
L 5	N 88°26'12" W	11.00'
L 6	N 01°30'43" E	17.78'
L 7	N 39°16'57" E	5.50'
L 8	N 74°34'07" W	3.12'
L 9	N 11°32'08" E	11.88'
L 10	N 01°33'48" E	4.96'
L 11	N 87°44'11" W	11.32'
L 12	N 01°33'48" E	4.96'
L 13	N 87°44'11" W	11.32'
L 14	N 01°33'48" E	4.96'
L 15	N 02°15'49" E	5.09'
L 16	N 01°30'43" E	30.49'
L 17	N 88°29'17" W	5.00'
L 18	N 01°30'43" E	14.56'

SHORT PLAT DETAIL
SEE SHEET 2 OF 3 FOR SURVEY CONTROL



Tye Surveyors
 PROFESSIONAL LAND SURVEYORS
 10007 GREENWOOD AV. N. SEATTLE, WA. 98133 206-525-3660



AUBURN AVENUE SHORT PLAT

DWN. BY	NP	DATE	10-08-2020	JOB NO.	19103
CHKD. BY	TG	SCALE	1" = 20'	SHEET	3 OF 3