



SHORT PLAT NO. \_\_\_\_\_  
**King County**  
 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 FOR-EVER, ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DE-DICATE 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 SUB-DIVIDED 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 SUB-DIVIDED 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.

\_\_\_\_\_  
 EMERALD REAL ESTATE INVESTMENTS LLC,  
 A WASHINGTON LIMITED LIABILITY COMPANY

STATE OF WASHINGTON }  
 } SS.  
 COUNTY OF KING }

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_  
 OF \_\_\_\_\_  
 THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND  
 ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT  
 AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED  
 AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID  
 INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF  
 \_\_\_\_\_, 2022.

\_\_\_\_\_  
 NOTARY PUBLIC  
 RESIDING IN \_\_\_\_\_  
 MY COMMISSION 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 \_\_\_\_\_

RECORDING NO. \_\_\_\_\_ VOL./PAGE \_\_\_\_\_

FOR: MOHAMMAD YASIN  
 SITE: TAX PARCEL NO. 3621059010  
 AUBURN, WA

PORTION OF  
 NW1/4 of SW1/4, S.36, T.21N., R.5E., W.M.

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M.;

EXCEPT THE WEST 660 FEET;  
 AND EXCEPT COUNTY ROADS.

SURVEYOR'S NOTES

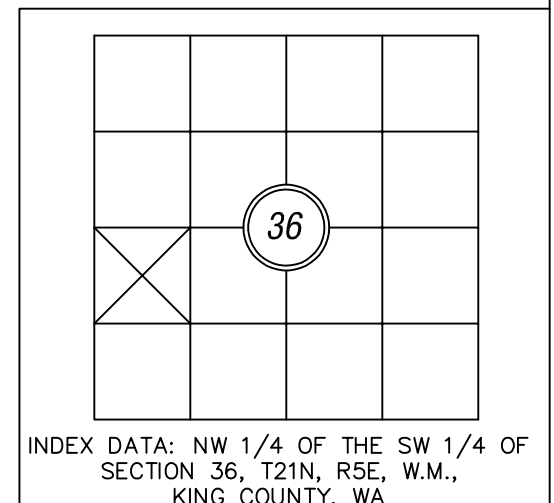
1. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
2. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
3. THE TITLE REPORT WAS PROVIDED BY TICOR TITLE COMPANY, GUARANTEE/CERTIFICATE NUMBER 70111628, DATED APRIL 15, 2019 AT 8:00AM.
4. ANY UTILITIES SHOWN TO BE FIELD VERIFIED BEFORE PLANNING OR CONSTRUCTION.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON MARCH 11, 2019 & JANUARY, 2021 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON MARCH 11, 2019.
6. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT," CHAPTER 58.09 RCW AND 332-130 WAC.

SITE INFORMATION

ADDRESS: 16655 SE 376TH ST  
 AUBURN, WA 98092

TAX PARCEL NO.: 3621059010

EXISTING ZONING: RA5



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.....

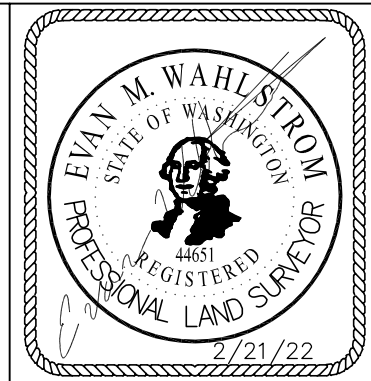
\_\_\_\_\_  
 EVAN MARK WAHLSTROM, LS#44651 EXP 10/04/22

**informed land survey**

PO Box 5137  
 Tacoma, WA 98415-0137

Phone: 253-627-2070  
 admin@i-landsurvey.com  
 www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT



**MOHAY-190218**

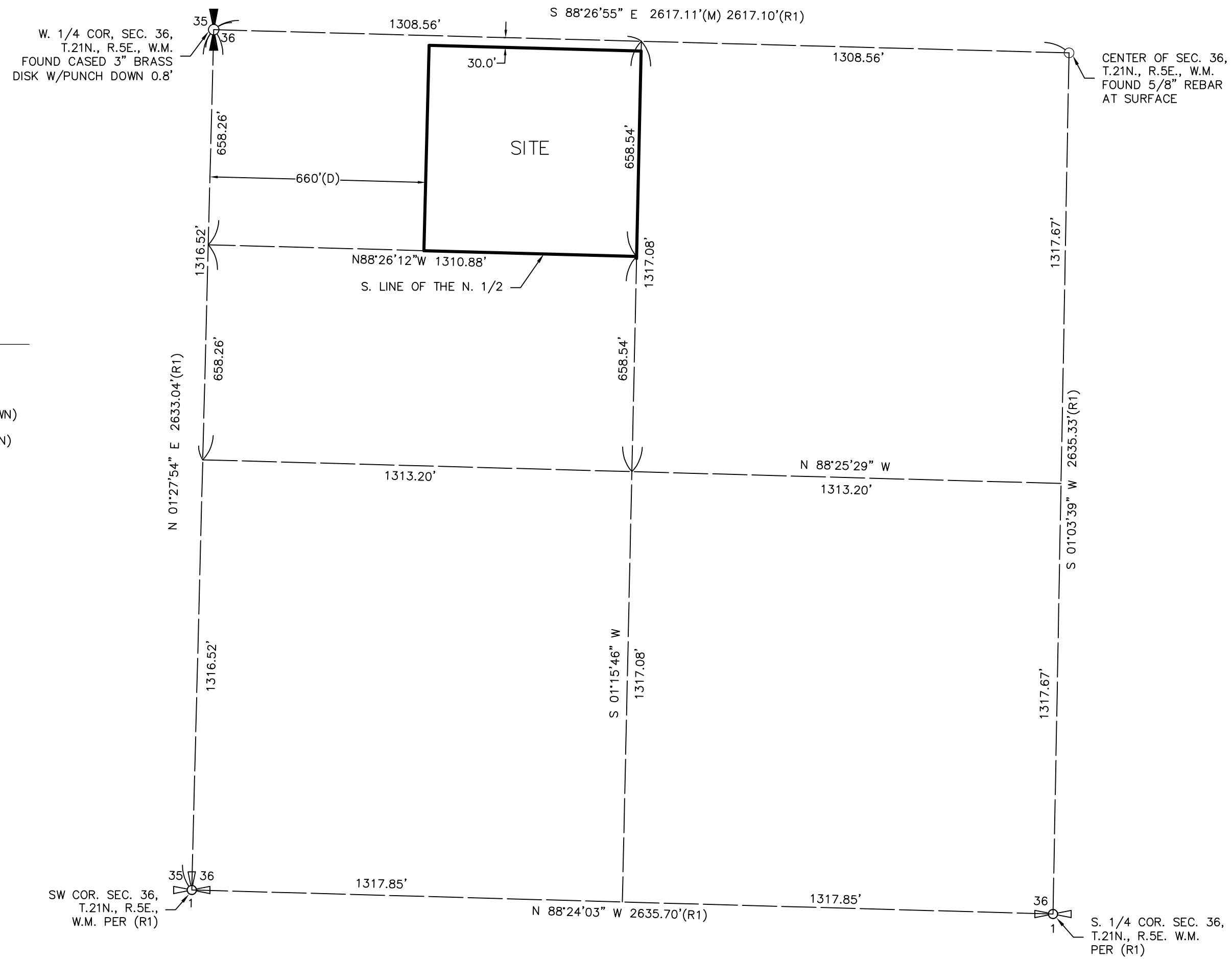
DWN. BY JR	DATE 2/21/2022	JOB NO. MOHAY-190218
CHKD. BY EMW	SCALE N/A	SHEET 1 OF 3



SHORT PLAT NO. \_\_\_\_\_

KING COUNTY, WASHINGTON

RECORDING NO.	VOL./PAGE
FOR: MOHAMMAD YASIN	
SITE: TAX PARCEL NO. 3621059010	
AUBURN, WA	



**LEGEND**

- FOUND REBAR (AS SHOWN)
- ⊕ FOUND QUARTER CORNER (AS SHOWN)
- ⊕ CALCULATED QUARTER CORNER (AS SHOWN)
- ⊕ CALCULATED SECTION CORNER (AS SHOWN)
- (M) DISTANCE AS MEASURED
- (R) DISTANCE AS REFERENCED

**HORIZONTAL DATUM**

NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

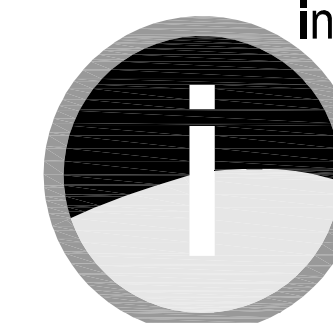
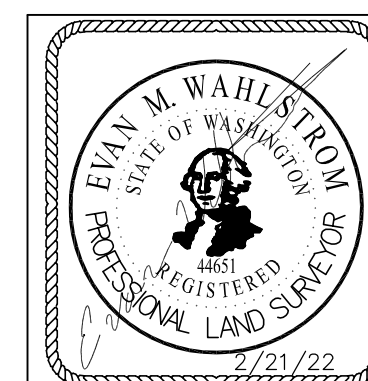
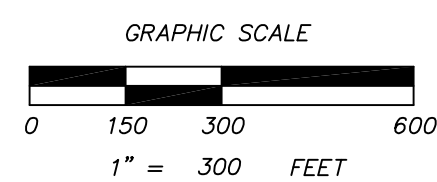
**VERTICAL DATUM**

NAVD 1988 PER RTK GPS TIES AND THE WSRN. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

**REFERENCE SURVEYS**

- R1) RECORD OF SURVEY, RECORDING NO. 98310259005
- R2) RECORD OF SURVEY, RECORDING NO. 198411219005
- R3) RECORD OF SURVEY, RECORDING NO. 199508079005
- R4) RECORD OF SURVEY, RECORDING NO. 199509079003

RECORDS OF KING COUNTY AUDITOR'S OFFICE



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**MOHAY-190218**

DRAWN BY JR	DATE 2/21/2022	JOB NO. MOHAY-190218
CHKD. BY EMW	SCALE 1"=300'	SHEET 2 OF 3



SHORT PLAT NO. \_\_\_\_\_  
 KING COUNTY, WASHINGTON

LINE	BEARING	DISTANCE
L1	N88°26'55"W	24.01'
L2	S17°21'45"E	30.55'
L3	S41°34'04"E	30.31'
L4	S41°39'53"E	18.87'
L5	S78°01'02"E	15.76'
L6	S23°32'43"E	12.85'
L7	S20°20'16"E	13.34'
L8	S13°36'27"E	9.46'
L9	S14°41'20"E	20.85'
L10	S11°34'13"E	9.05'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	29.30'	110.00'	15°15'34"
C2	71.40'	110.00'	37°11'22"
C3	158.81'	110.00'	82°43'10"

RECORDING NO.

VOL./PAGE

FOR:  
SITE:

MOHAMMAD YASIN  
 TAX PARCEL NO. 3621059010  
 AUBURN, WA

W. 1/4 COR. SEC. 36,  
 T.21N., R.5E., W.M.  
 FOUND CASED 3"  
 BRASS DISK  
 W/PUNCH DOWN 0.8"

**LEGEND**

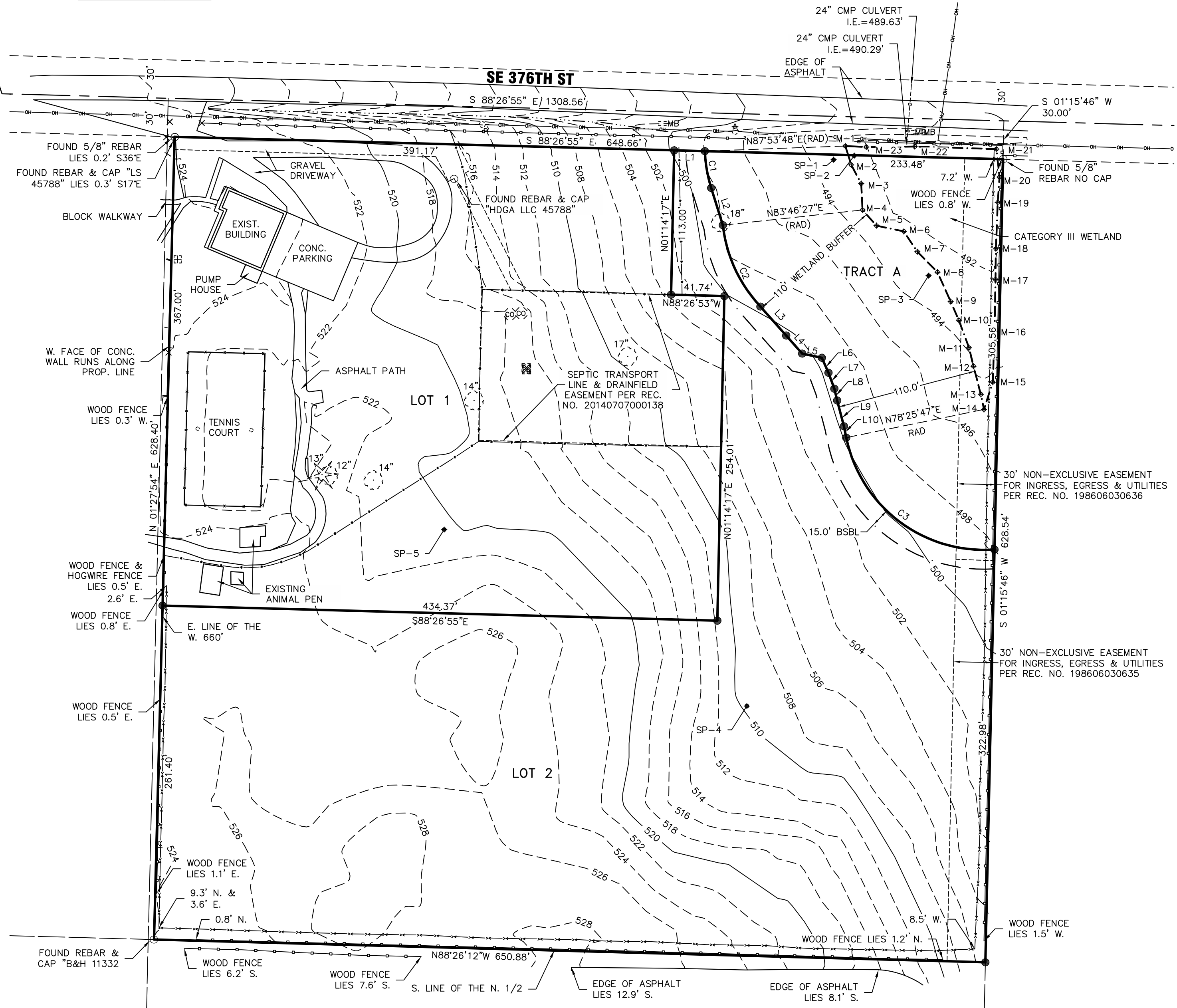
- SET REBAR & CAP EMW LS #44651
- FOUND REBAR (AS SHOWN)
- ⊕ FOUND QUARTER CORNER (AS SHOWN)
- ◆ WETLAND FLAG
- TENNIS NET POST
- MB MAIL BOX
- CLEANOUT
- WATER METER
- IRRIGATION CONTROL BOX
- POWER POLE
- GATE POST
- DECIDUOUS TREE
- CONIFER TREE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- HOGWIRE FENCE
- OVERHEAD UTILITY LINE
- CENTERLINE OF DITCH
- CULVERT LINE
- WETLAND (AS SHOWN)
- 110' WETLAND BUFFER
- BUILDING SETBACK LINE

**AREAS**

ORIGINAL LOT:	408,358±S.F./9.37±ACRES
LOT 1:	154,430±S.F./3.54±ACRES
LOT 2:	205,736±S.F./4.72±ACRES
TRACT A:	48,192±S.F./1.11±ACRES

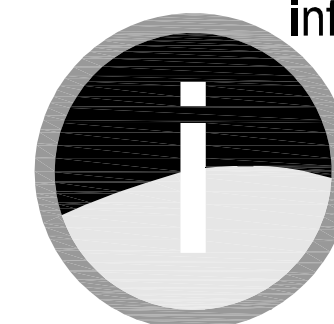
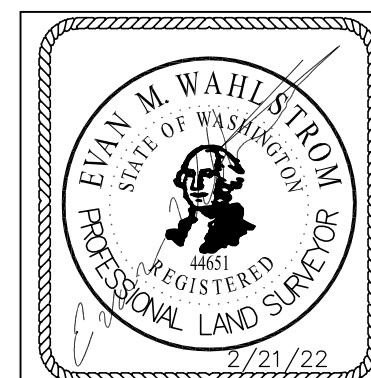
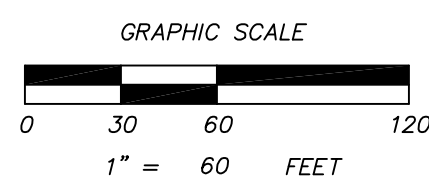
**WETLAND NOTE**

WETLAND INFORMATION SHOWN HEREON  
 CORRESPONDS TO "WETLAND DELINEATION  
 REPORT FOR EMERALD REAL ESTATE  
 INVESTMENT, LLC" BY RED WING ENVIRONMENTAL,  
 DATED MAY 21, 2020



NOTE:  
 THE EXISTING UTILITIES AS SHOWN  
 ARE ONLY APPROXIMATE AND ARE  
 BASED ON THE BEST AVAILABLE  
 INFORMATION. IT SHALL BE THE  
 CONTRACTOR'S RESPONSIBILITY TO  
 VERIFY THE SIZE, TYPE, LOCATION,  
 AND DEPTH OF ALL EXISTING UTILITIES  
 PRIOR TO STARTING CONSTRUCTION,  
 AND INFORM THE DESIGN ENGINEER  
 OF ANY DISCREPANCIES.

Call Before You Dig  
 1-800-424-5555



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**MOHAY-190218**

DRAWN BY	DATE	JOB NO.
JR	2/21/2022	MOHAY-190218
CHKD. BY	SCALE	SHEET
EMW	1"=60'	3 OF 3