



## **Waterfront island-like Community**

13302 56th Ave S  
Tukwila

***MLS# 29133346***



Nearly an Acre  
160' x 244'

6 developed permit-ready lots  
Foster Links Golf Course  
and River Views  
Peaceful & Sunny Setting

Gas, Sewer, and Water  
on property

Minutes to Downtown Seattle  
Easy Freeway Access

Short Walk to Park & Ride  
and Interurban Bike trail

\$690,000

**Veronique Hval 206-214-8499**  
**Keith Dewey 253-670-1046**  
**Scott Price 206-419-7516**

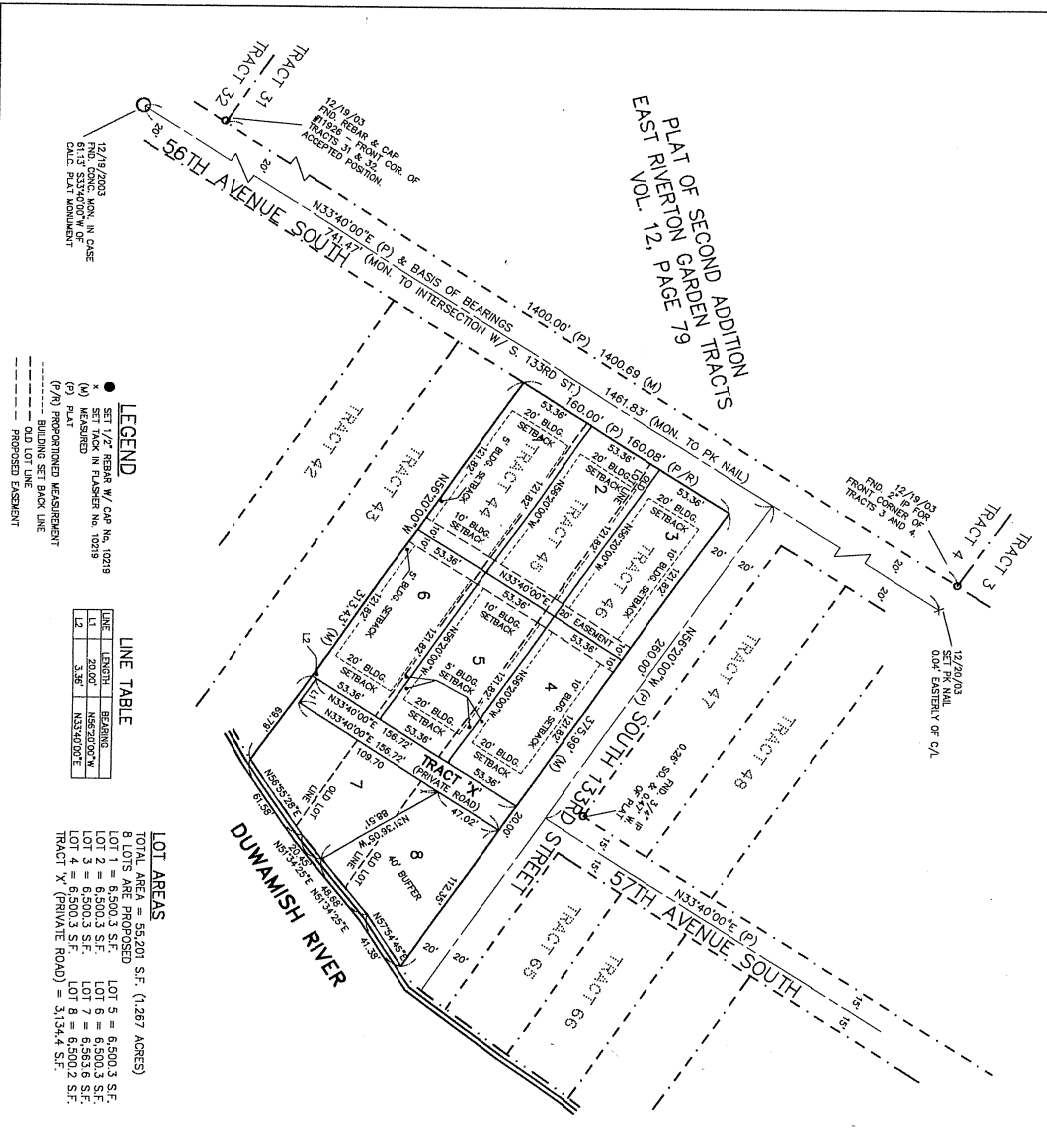
**WaterHavens.com**

Windermere Real Estate/South Inc



NW4, SEC. 14, T.23 N., R.4 E., W.M.

PLAT OF SECOND ADDITION TRACTS EAST RIVERTON GARDEN PAGE 79 VOL. 12.



12/19/2003  
F.N.D. CONC. MON. IN CASE  
OF DISAPPEARANCE OF  
C.I.C. SURVEY MONUMENT

- LEGEND**
- SET 1/2" REBAR W/ CAP NO. 10219
  - (M) SET MONUMENT
  - (P) PLAT
  - (P/R) PERFORATED MEASUREMENT
  - BUILDING SET BACK LINE
  - OLD LOT LINE
  - PROPOSED EASEMENT

**LINE TABLE**

LINE	LENGTH	BEARING
L1	20.00'	N82°20'00"W
L2	3.96'	N53°00'00"E

**LOT AREAS**

TOTAL AREA = 55,201 S.F. (1.267 ACRES)

8 LOTS ARE PROPOSED

LOT	AREA (S.F.)	AREA (ACRES)
LOT 1	6,500.3	0.149
LOT 2	6,500.3	0.149
LOT 3	6,500.3	0.149
LOT 4	6,500.3	0.149
LOT 5	6,500.3	0.149
LOT 6	6,500.3	0.149
LOT 7	6,500.3	0.149
LOT 8	6,500.2	0.149

TRACT 'X' (PRIVATE ROAD) = 3,134.4 S.F.

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

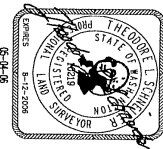
TODD HEISTUMAN, on APRIL 20, 2003.

*Theodore L. Schneider*

THEODORE L. SCHNEIDER  
Certificate No. 10219

**THE FAR COMPANY**

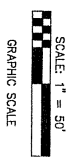
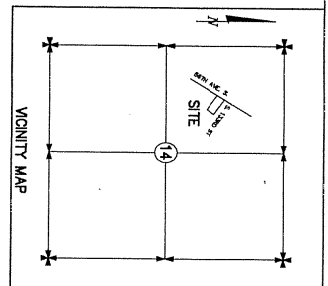
716 MONROE AVENUE N.E.  
RENTON, WA 98058  
(425) 255-2528



**PRELIMINARY PLAT**

FOR: TODD HEISTUMAN

13302 58TH AVENUE SOUTH  
TULWILLA, WASHINGTON



**ORIGINAL LEGAL DESCRIPTION**

FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON,  
TITLE ORDER # 0322309,  
TRACT 44, TRACT 45 AND TRACT 46, PLAT OF SECOND  
ADDITION EAST RIVERTON GARDEN TRACTS, ACCORDING  
TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF  
PLATS PLAT 79, RECORDS OF KING COUNTY,  
WASHINGTON;  
EXCEPT THEREFROM ANY PORTION THEREOF AS ORIGINALLY  
SURVEYED LYING BELOW THE LINE OF TIDE AND SHORELANDS  
OF THE DUWAMISH RIVER.

**BASIS OF BEARING**

FOUND MONUMENT AND PROPERTY CORNERS  
ON 59TH AVE. SOUTH AND SOUTH 133RD ST.  
AS SHOWN.

**SURVEY PROCEDURES AND EQUIPMENT**

FIELD TRAVERSE BETWEEN FOUND MONUMENTS USING A  
PENTAX P18-05 THEODOLITE WITH EDM.

NOTE: THIS SURVEY METERS OR EXCEEDS THE  
REQUIREMENTS OF W.A.C. 322-130-090

**AUDITOR'S CERTIFICATE**

I, \_\_\_\_\_, Auditor of Records,  
do hereby certify that the above is a true and correct  
copy of the original as recorded in my office on \_\_\_\_\_, 2003.

THEODORE L. SCHNEIDER

SE 4 NW 4 SEC 14, TWP 23 N., R. 4 E., W.M.	DATE	JOB NO.
KING COUNTY, WASHINGTON	DEC. 2003	HEISTU
DWN BY	SCALE	SHEET
GDN BY	SCALE 1"=50'	1 of 1