ALTA/NSPS LAND TITLE SURVEY

TITLE INFORMATION:

LEGAL DESCRIPTION:
(PER CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 500093978 DATED DECEMBER 11, 2019 AT 08:00 AM)

PARCEL A:
LOT B OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NUMBER 17–105552 RECORDED UNDER RECORDING NO. 201705250729, RECORDS OF SNOHOMISH COUNTY, WASHINGTON BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 5 EAST.

PARCEL B:
THE NORTH 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING 463 FEET NORTH AND 1128 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN.;
THENCE EAST 200 FEET;
THENCE NORTH 580 FEET;
THENCE WEST 200 FEET;
THENCE SOUTH 580 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL C:
THE FOLLOWING DESCRIBED PROPERTY AS CONVEYED BY STIPULATION AND DECREE QUIETING TITLE FILED IN SNOHOMISH COUNTY COURT CASE NO. 17–2–02770–31:
THE EAST 30 FEET OF THE NORTH 30 FEET OF THE FOLLOWING:
BEGINNING 463 FEET NORTH AND 1,128 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 5 EAST OF THE W.M., IN SNOHOMISH COUNTY, WASHINGTON;
THENCE EAST 230 FEET;
THENCE NORTH 580 FEET;
THENCE WEST 230 FEET;
THENCE SOUTH 580 FEET TO THE TRUE POINT OF BEGINING.
(ALSO KNOWN AS A PORTION OF VACATED PARK AVENUE AS VACATED BY THAT COMMISIONERS RECORD APPROVED MARCH 6, 1905 AND FILED IN COMMISSIONERS RECORDS, VOLUME 13, PAGE 324, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.)

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:
(PER CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 500093978 DATED DECEMBER 11, 2019 AT 08:00 AM)

1. PRIVATE AND /OR PUBLIC EASEMENTS, IF ANY, IN EXISTENCE, OVER, UNDER, ALONG AND ACROSS THAT PORTION OF THE REAL ESTATE UNDER SEARCH LYING WITHIN VACATED: PARK AVENUE, ELM STREET, FIG STREET, GRAPE STREET, HOLLY STREET, AND/OR RAILROAD AVENUE AND/OR SEATTLE AVENUE.
(VACATED ROADWAYS ILLUSTRATED HEREON)

2. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON PLAT OF YEW, VOLUME 2 OF PLATS, PAGE 85:
RECORDING NO: 189102085001
(NOT PLOTTED)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: NORTHERN PACIFIC RAILWAY COMPANY
PURPOSE: SPUR TRACK
RECORDING DATE: NOVEMBER 24, 1917
RECORDING NO.: 237025
AFFECTS: PORTION OF BLOCK 47, PLAT OF THE TOWN OF YEW; DOCUMENT DEPICTS SPUR OVER THE MOST EXTREME NORTHEAST PORTION OF THE PARCEL WHEN RAIL EXISTED; CLAUSE WITHIN DOCUMENT STATES REVERSIONARY RIGHTS TO GRANTOR WHEN PORTION CEASES TO BE USED FOR RAILWAY PURPOSES; NO RAIL OBSERVED IN THIS VICINITY DURING THE COURSE OF THIS SURVEY
(NOT PLOTTED)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: FANNIE L. HUGO, A WIDOW, ITS SUCCESSORS AND/OR ASSIGNS
PURPOSE: RIGHT TO CROSS THE NORTHERLY AND EASTERLY SIDE OF BLOCK 47 ALONG A ROAD WHICH RUNS SOUTHERLY TO CONNECT TO JUNIPER STREET
RECORDING DATE: JANUARY 9, 1929
RECORDING NO: 443824
AFFECTS: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.
(NOT PLOTTED)

5. WAIVER AND RELINQUISHMENT OF ALL CLAIMS FOR DAMAGE ARISING FROM THE ESTABLISHMENT OF A PUBLIC ROAD AS SET FORTH BY INSTRUMENT:
RECORDED: APRIL 19, 1939
RECORDING NO.: 646637
(NOT A SURVEY MATTER)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTEE: SNOHOMISH COUNTY
PURPOSE: INGRESS OR EGRESS TO AND FROM DITCH
RECORDING DATE: JANUARY 6, 1940
RECORDING NO.: 663882
AFFECTS: THE SOUTHEASTERLY PORTION OF THE SUBJECT SITE (TITLE PARCEL A); THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE TTS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.
(NOT PLOTTED HEREON)

7. WAIVER AND RELINQUISHMENT OF ALL CLAIMS FOR DAMAGE ARISING FROM THE ESTABLISHMENT OF A REVISION OF DITCH AS SET FORTH BY INSTRUMENT:
RECORDED: JANUARY 6, 1940
RECORDING NO.: 663882
(NOT A SURVEY MATTER)

8. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED IN DEED:
GRANTEE: SNOHOMISH COUNTY
RECORDED: MAY 29, 1939
RECORDING NO.: 649622
ALSO ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.
(NOT PLOTTED HEREON)

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTEE: UNITED STATES OF AMERICA
PURPOSE: ELECTRIC POWER TRANSMISSION STRUCTURES
RECORDING DATE: NOVEMBER 7, 1969
RECORDING NO.: 2120604
AFFECTS: PORTION OF THE NORTH 300 FEET OF TITLE PARCEL A AS DESCRIBED
(PLOTTED HEREON)

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTEE: UNITED STATES OF AMERICA AND ITS ASSIGNS
PURPOSE: ELECTRIC POWER TRANSMISSION STRUCTURES
RECORDING DATE: DECEMBER 5, 1969
RECORDING NO.: 2124397
AFFECTS: PORTION OF THE NORTH 300 FEET OF TITLE PARCEL A AS DESCRIBED
(PLOTTED HEREON)

11. ANY ASSESSMENTS ARISING PURSUANT TO "NOTICE OF WATER CONNECTION CHARGE, CROSS VALLEY WATER DISTRICT OF SNOHOMISH COUNTY, WASHINGTON" AS RECORDED UNDER RECORDING NO. 9005210248.
PARTY: CROSS VALLEY WATER DISTRICT
(NOT A SURVEY MATTER)

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CROSS VALLEY WATER DISTRICT
PURPOSE: WATER AND SEWER LINES
RECORDING DATE: DECEMBER 16, 1996
RECORDING NO.: 9612160267
AFFECTS: THE SOUTHEASTERLY PORTION OF TITLE PARCEL A
(PLOTTED HEREON)

13. LOCATION OF BOUNDARY LINES AS DISCLOSED BY SURVEY AND THE TERMS AND CONDITIONS THEREOF:
RECORDED APRIL 10, 1998
RECORDING NO.: 9804100542
AFFECTS: COMMON BOUNDARY WITH PARCEL NUMBER 3–001; NOTE THAT THIS SURVEY DOES NOT DEPICT ANY FEATURES ALONG THE COMMON LINE
(NOT PLOTTABLE)

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SG DEVELOPMENT LLC, BENEFITS WESTERLY PARCELS
PURPOSE: DRAINAGE
RECORDING DATE: NOVEMBER 19, 2012
RECORDING NO.: 201211190577
AFFECTS: A 20' STRIP ACROSS PARCEL A; DESCRIPTION WITHIN INSTRUMENT IS INSUFFICIENT TO DETERMINE ITS EXACT LOCATION
(20' WIDE STRIP OVER STORM PIPE, AS INSTALLED – NOT PLOTTED)

15. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE BLA :
SNOHOMISH COUNTY BLA NO. 17–105552.
RECORDING NO: 201705250729
(SERVES AS A BASIS FOR PORTIONS OF THIS SURVEY, BOUNDARY AS DEPICTED)

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEC HOLDINGS 80, LLC
PURPOSE: INGRESS, EGRESS, ACESS AND UTILITIES
RECORDING DATE: AUGUST 16, 2017
RECORDING NO.: 201708160882
AFFECTS: THE EASTERLY VICINITY OF TITLE PARCEL A
FIRST AMENDMENT TO EASEMENT RECORDED UNDER RECORDING NO. 201712150589.
(AFFECTS TITLE PARCEL A, PLOTTED HEREON)

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEC HOLDINGS 80
PURPOSE: INGRESS, EGRESS, ACESS AND UTILITIES
RECORDING DATE: AUGUST 16, 2017
RECORDING NO.: 201708160883
AFFECTS: TITLE PARCELS A, B & C
(PLOTTED HEREON)

18. LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES, IF ANY, AFFECTING CERTAIN AREAS OF KING, PIERCE AND SNOHOMISH COUNTIES. SAID CHARGES COULD APPLY TO PROPERTY CONNECTING TO THE METROPOLITAN SEWERAGE FACILITIES OR RECONNECTING OR CHANGING ITS USE AND/OR STRUCTURE AFTER FEBRUARY 1, 1990.
PLEASE CONTACT THE KING COUNTY WASTEWATER TREATMENT DIVISION, CAPACITY CHARGE PROGRAM, FOR FURTHER INFORMATION AT 206–296–1450 OR FAX NO. 206–263–6823 OR EMAIL AT CAPCHARGEESCROW@KINGCOUNTY.GOV.
* A MAP SHOWING SEWER SERVICE AREA BOUNDARIES AND INCORPORATED AREAS CAN BE FOUND AT:
HTTP://YOUR.KINGCOUNTY.GOV/FTP/GIS/WEB/VMC/UTILITIES/SERVAREA_CITIES.PDF
UNRECORDED SEWER CAPACITY CHARGES ARE NOT A LIEN ON TITLE TO THE LAND.
NOTE: THIS EXCEPTION WILL NOT APPEAR IN THE POLICY TO BE ISSUED.
(NOT A SURVEY MATTER)

19. GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):
YEAR: 2019
TAX ACCOUNT NO.: 270524–003–085–00
LEVY CODE: 03992
ASSESSED VALUE–LAND: $3,491,900.00
ASSESSED VALUE–IMPROVEMENTS: $0.00
GENERAL AND SPECIAL TAXES:
BILLED: $33,512.92
PAID: $33,512.92
UNPAID: $0.00
AFFECTS: PARCEL A
(NOT A SURVEY MATTER)

20. GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):
YEAR: 2019
TAX ACCOUNT NO.: 270524–003–089–00
LEVY CODE: 03992
ASSESSED VALUE–LAND: $14,000.00
ASSESSED VALUE–IMPROVEMENTS: $0.00
GENERAL AND SPECIAL TAXES:
BILLED: $141.21
PAID: $141.21
UNPAID: $0.00
AFFECTS: PARCEL B
(NOT A SURVEY MATTER)

ITEMS 21 THROUGH 25 ARE NOT SURVEY RELATED

SURVEY INFORMATION

HORIZONTAL DATUM:
BASIS OF BEARINGS FOR THIS SURVEY IS NAD83/11 PER WSDOT. WSDOT CONTROL POINT NO. GP31522–148 WAS HELD FOR POSITION AND A LINE BETWEEN SAID POINT NO. GP31522–148 AND NO. GP31524–106 WAS HELD FOR ROTATION, BEING NORTH 75°39'42" WEST.

LOT AREA:
TITLE PARCEL A: 793,766± S.F. (18.22± ACRES)
TITLE PARCEL B: 5,934± S.F.
TITLE PARCEL C: 900± S.F.

ADDRESS:
NO ADDRESSES FOUND IN PUBLIC RECORD

TAX PARCEL NUMBER:
270524–003–085–00 AND 270524–003–089–00

REFERENCE SURVEYS:
(R1) PLAT OF THE TOWN OF YEW
(R2) RECORD OF SURVEY AFN. 201405155003
(R3) RECORD OF SURVEY AFN. 200609125274
(R4) RECORD OF SURVEY AFN. 200102095002
(R5) SR 522 PARADISE LAKE ROAD INTERCHANGE PLANS, DATED FEBRUARY 6, 2004.

DATE OF SURVEY:
THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON SEPTEMBER 10, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN NOVEMBER OF 2015 AND SEPTEMBER OF 2020.

TITLE INSURANCE:
ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 500093978, DATED DECEMBER 11, 2019 AT 8:00AM, INCLUDING APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

FLOOD INFORMATION:
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP No. 53061C1365F PANEL 1365 OF 1575, DATED JUNE 19, 2020. THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING INFORMATION:
NO ZONING REPORT WAS PROVIDED.

STRIPED PARKING:
NO STRIPED PARKING EXISTS ON SITE.

SURVEYOR'S NOTES:

- THE QUARTER SECTION PER THE PLAT OF THE TOWN OF YEW IS SIGNIFICANTLY DIFFERENT THAT THE MEASURED EXISTING SECTION MONUMENTATION. THERE ARE NUMEROUS CONFLICTING SURVEYS WITHIN THIS QUARTER SECTION, AND VARIOUS OCCUPATIONAL EVIDENCE SUPPORTING DIFFERENT METHODS. WE FEEL THE BEST METHOD TO MOST ACCURATELY REPRODUCE THE PLAT OF YEW IS TO SINGLE PROPORTION THE VARIOUS ROADS, BLOCK AND LOTS INTO THE QUARTER SECTION. THIS METHOD IS HOW WE ESTABLISHED THE NORTH BOUNDARY LINE (CENTERLINE OF CHICAGO AVENUE) WHICH CLOSELY MATCHES OLDER SURVEYS, OCCUPATIONAL EVIDENCE, AND CORNER MONUMENTS. BASED UPON MULTIPLE RECORDS WE HAVE HELD THE AS CONSTRUCTED CENTERLINE OF 86TH AVENUE SOUTHEAST TO ESTABLISH BLOCKS 15, 25, 33 AND 41 AND VACATED 87TH AVENUE SOUTHEAST. THE SOUTH LINE OF THIS PROJECT IS ESTABLISHED PER THE "BY" LINE RIGHT–OF–WAY SHOWN ON THE SR522 PARADISE LAKE ROAD INTERCHANGE PLANS, DATED FEBRUARY 6, 2004.

- ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.

- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, AND DON'T PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

- UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORD DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED, SHOULD BE VERIFIED.

- THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS SHOWN HEREON ARE PER THE ABOVE REFERENCED TITLE REPORT UNLESS OTHERWISE NOTED.

- THIS SURVEY HAS DEPICTED ALL VISIBLE OCCUPATIONAL INDICATORS (IE. FENCE LINES, BUILDINGS, WALLS, ETC. – SEE MAP FOR PARTICULARS) PER W.A.C. 332–130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS OF POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF BARGHAUSEN CONSULTING ENGINEERS, INC.

- THIS IS A FIELD TRAVERSE SURVEY. TOPCON GT AND TOPCON HYPER HR GPS AND DELL TABLET DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332–130–090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.

- THIS SURVEY MEETS OR EXCEEDS THE "RELATIVE POSITIONAL PRECISION" REQUIREMENTS SET FORTH IN THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS IN SECTION 3(E).

- THE RECORD DESCRIPTION FOR THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.

- ELEMENTS AND FEATURES DEPICTED HEREON SATISFY THE REQUIREMENTS STATED WITHIN W.A.C. 332–130–145 FOR TOPOGRAPHIC MAPS, INCLUDING THE FOLLOWING: THE SOURCE OF THE CONTOURS SHOWN HEREON ARE BASED UPON DIRECT FIELD OBSERVATIONS. THE CONTOUR ACCURACY IS PER NATIONAL MAPPING STANDARDS, ONE HALF OF THE CONTOUR INTERVAL (1'). THE PURPOSE OF THIS SURVEY IS TO MAP THE CURRENT CONDITIONS FOR ENGINEERING DESIGN.

- BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.

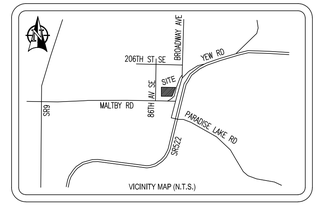
- BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT–OF–WAY LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION ON OR ADJACENT TO THE SUBJECT PROPERTY, EXCEPT AS SHOWN.

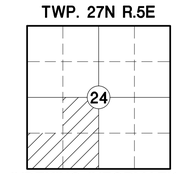
- BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

- PHYSICAL ACCESS TO ADJACENT PROPERTY WAS RESTRICTED IN THE AREAS INDICATED ON THE MAP. IN THESE AREAS, WALLS, BUILDINGS, FENCES AND OTHER IMPROVEMENTS MAY EXIST WITHIN 5 FEET OF THE BOUNDARY LINE.

- THERE IS NO VISIBLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS.

- THIS SURVEY DOESN'T PURPORT TO SHOW ANY UNDERGROUND UTILITIES.

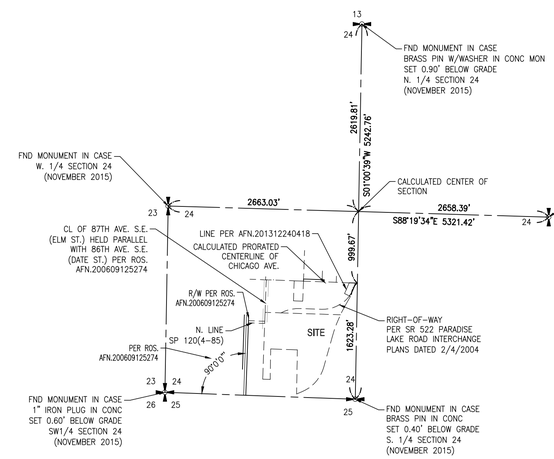




INDEXING INFORMATION
N.T.S.

SECTION MAP

1"=1000'



SURVEYOR'S CERTIFICATION:

TO: MALTBY PAPE, AND
CHICAGO TITLE COMPANY OF WASHINGTON:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,8,14 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 10, 2020.

DATE OF PLAT OR MAP: OCTOBER 22, 2020

10.22.2020

DESIRAE SCHILLING
WASHINGTON REGISTRATION NO. 49289
DSCHILLING@BARGHAUSEN.COM

No.	Date	By	Ckd.	Appr.	Revision

Title: ALTA/NSPS LAND TITLE SURVEY
PTN OF THE SW1/4, OF THE SW1/4 OF SEC. 24,
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 24,
PTN OF THE SE1/4, OF THE SW1/4 OF SEC. 24,
TWP. 27 N., RGE 5 EAST, W. M.
SNOHOMISH COUNTY STATE OF WASHINGTON

MALTBY PAPE

For:

Scale: Horizontal 1"=50' Vertical

Designed —
Drawn STM
Checked DS
Approved DS
Date 10/5/20

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**

Job Number 21451

Sheet 1 of 3

File: P:\21000s\21451\survey\21451–TA01–south–lot.dwg Date/Time: Oct 22, 2020 – 3:06pm Scale: 1"=50' dschilling\14\1\erlersd\2020.dwg, 17622Rbd03.dwg, 17622EXH03.dwg, 17622TA03.dwg

ALTA/NSPS LAND TITLE SURVEY

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (AS NOTED)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"X2" HUB/TACK LINE STAKE
- MAG/WASHER OR LEAD/TACK (AS NOTED)
- BENCHMARK
- LUMINARE (LUM.)
- YARD LIGHT
- ORNAMENTAL LIGHT
- TRAFFIC SIGNAL LIGHTS
- POWER METER
- POWER POLE
- JUNCTION BOX (AS NOTED)
- POWER STUB
- TELEPHONE MANHOLE
- TELEPHONE STUB
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- STORM STUB
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER STUB
- CLEANOUT (AS NOTED)
- GAS METER
- GAS VALVE
- GAS STUB
- WATER VALVE (WV)
- FAUCET
- FIRE HYDRANT(FH) / CONNECTION(FDC)
- WATER MANHOLE
- WATER METER
- WATER STUB
- BLOW-OFF / AIRVAC
- MONITOR WELL
- SIGN
- IRRIGATION SPRINKLER
- DIRECTIONAL ARROW
- HANDICAP

- CHAIN LINK FENCE
- WOOD FENCE
- HOGWIRE FENCE
- SILT FENCE
- METAL/IRON FENCE
- GUARD RAIL/CABLE FENCE
- WATER LINE
- GAS LINE
- STEAM LINE
- TELEPHONE LINE (OH) OR (UG)
- POWER LINE (OH) OR (UG)
- STORM LINE
- SEWER LINE
- ROCKERY
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIPLINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE

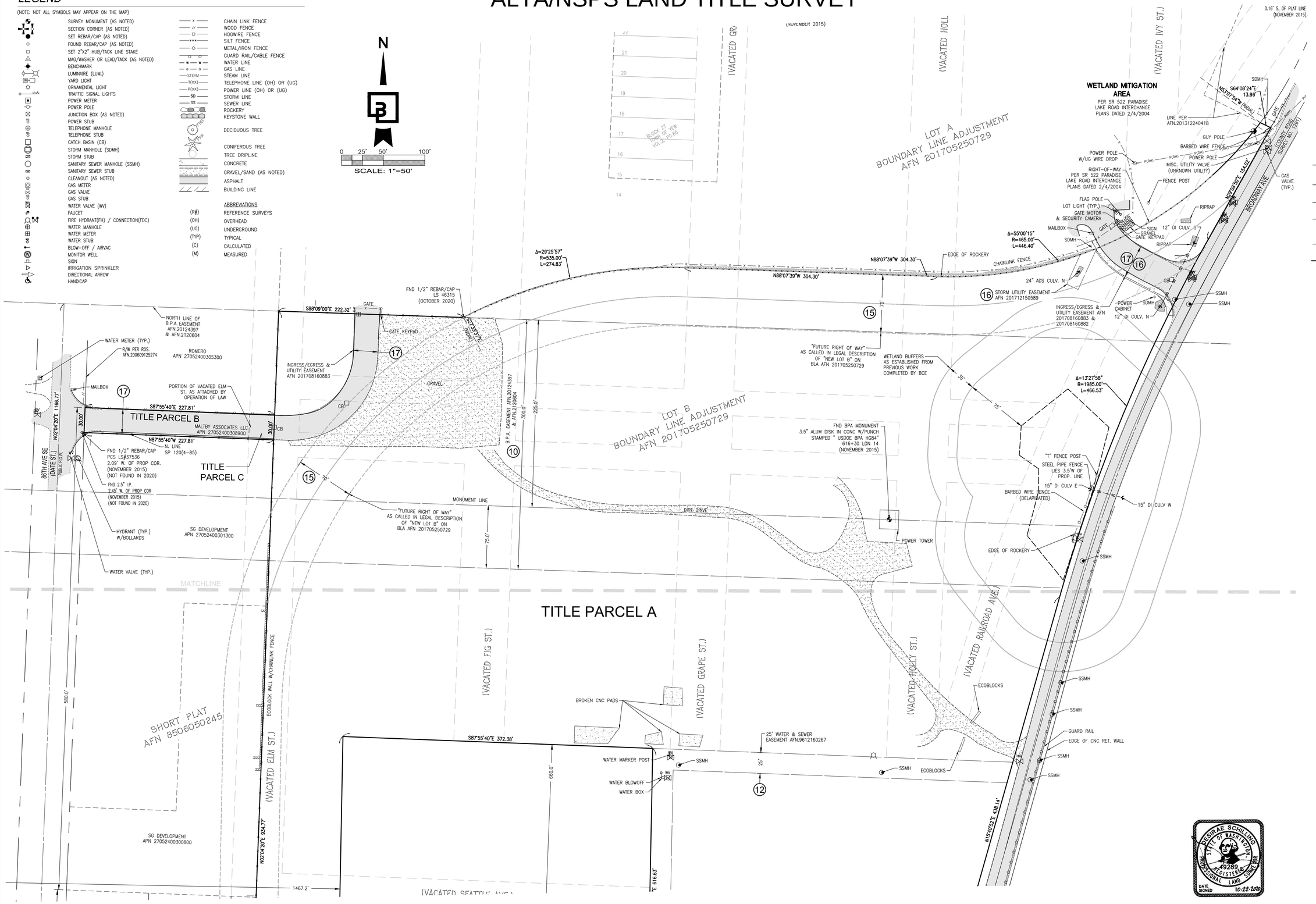
ABBREVIATIONS

(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED

N

0 25' 50' 100'

SCALE: 1"=50'



No.	Date	By	Ckd.	Appr.	Revision

Title: ALTA/NSPS LAND TITLE SURVEY
PTN OF THE SW1/4, OF THE SW1/4 OF SEC. 24,
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 24,
PTN OF THE SE1/4, OF THE SW1/4 OF SEC. 24,
TWP. 27 N., RGE 5 EAST, W. M.
SNOHOMISH COUNTY STATE OF WASHINGTON

For: MALTBY PAPE

Scale: Horizontal 1"=50' Vertical

Designed —
Drawn STM
Checked DS
Approved DS
Date 10/5/20

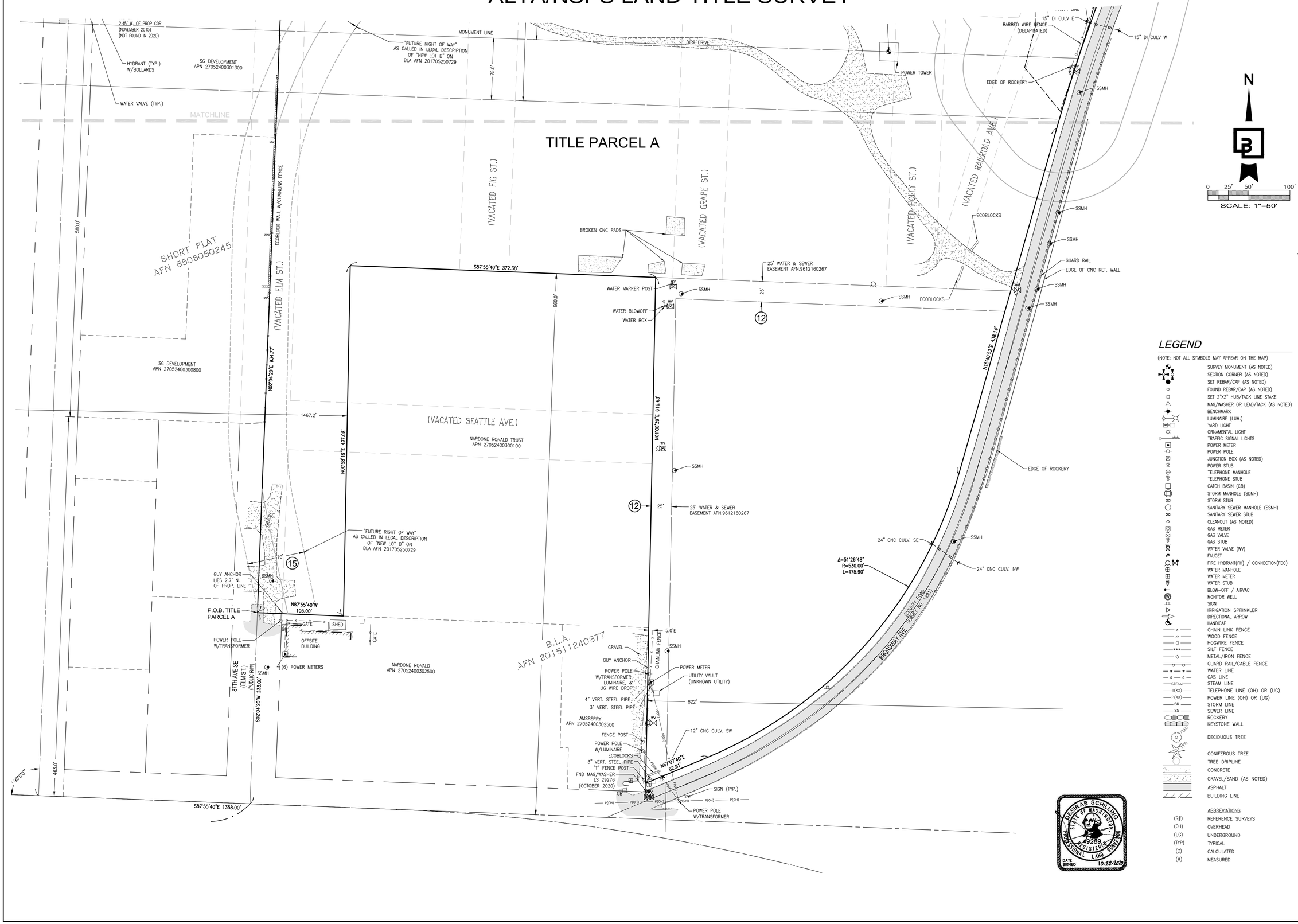
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 21451

Sheet 2 of 3

File: P:\21000s\21451\survey\21451-TA01-south-lot.dwg Date/Time: Oct 22, 2020 - 3:08pm Scale: 1"=50' dschilling@1431federal2020.dwg, 17622ZEXH03.dwg, 17622bd03.dwg, 17622TA03.dwg

ALTA/NSPS LAND TITLE SURVEY



LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (AS NOTED)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"X2" HUB/TACK LINE STAKE
- MAG/WASHER OR LEAD/TACK (AS NOTED)
- BENCHMARK
- LUMINAIRE (LUM.)
- YARD LIGHT
- ORNAMENTAL LIGHT
- TRAFFIC SIGNAL LIGHTS
- POWER METER
- POWER POLE
- JUNCTION BOX (AS NOTED)
- POWER STUB
- TELEPHONE MANHOLE
- TELEPHONE STUB
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- STORM STUB
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER STUB
- CLEANOUT (AS NOTED)
- GAS METER
- GAS VALVE
- GAS STUB
- WATER VALVE (WV)
- FAUCET
- FIRE HYDRANT(FH) / CONNECTION(FDC)
- WATER MANHOLE
- WATER METER
- WATER STUB
- BLOW-OFF / AIRVAC
- MONITOR WELL
- SIGN
- IRRIGATION SPRINKLER
- DIRECTIONAL ARROW
- HANDICAP
- CHAIN LINK FENCE
- WOOD FENCE
- HOGWIRE FENCE
- SILT FENCE
- METAL/IRON FENCE
- GUARD RAIL/CABLE FENCE
- WATER LINE
- GAS LINE
- STEAM LINE
- TELEPHONE LINE (OH) OR (UG)
- POWER LINE (OH) OR (UG)
- STORM LINE
- SEWER LINE
- ROCKERY
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIPLINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE

ABBREVIATIONS

(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED

DESIRAE SCHILLING — STATE OF WASHINGTON — 49269 — REGISTERED PROFESSIONAL LAND SURVEYOR — DATE SIGNED 10-22-2020

No.	Date	By	Ckd.	Appr.	Revision

Title: ALTA/NSPS LAND TITLE SURVEY
PTN OF THE SW1/4, OF THE SW1/4 OF SEC. 24,
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 24,
PTN OF THE SE1/4, OF THE SW1/4 OF SEC. 24,
TWP. 27 N., RGE 5 EAST, W. M.
SNOHOMISH COUNTY STATE OF WASHINGTON

For: MALTBY PAPE

Scale: Horizontal 1"=50' Vertical

Designed —
Drawn STM
Checked DS
Approved DS
Date 10/5/20

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Sheet 3 of 3

File: P:\21000s\21451\survey\21451-TM01-south-lot.dwg Date/Time: Oct 22, 2020 - 3:09pm Scale: 1"=50' dschilling:g:\49\efile\ini\2020.dwg, 17622\EXH03.dwg, 17622\EXH03.dwg, 17622ZTA03.dwg