

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

PER ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-942593-WA1, DATED JANUARY 09, 2019 AT 8:00 AM.

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 02°22'01" WEST ALONG THE EASTERLY LIMITS OF SAID SOUTHWEST QUARTER, A DISTANCE OF 688.48 FEET TO THE NORTHERLY LIMITS OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE NORTH 89°42'00" WEST ALONG SAID NORTHERLY LIMITS A DISTANCE OF 658.45 FEET TO THE EASTERLY LIMITS OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 00°18'15" WEST ALONG SAID EASTERLY LIMITS A DISTANCE OF 192.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°18'15" WEST ALONG SAID EASTERLY LIMITS OF 136.81 FEET TO THE SOUTHERLY LIMITS OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE NORTH 89°42'07" WEST ALONG SAID SOUTHERLY LIMITS A DISTANCE OF 400.45 FEET;

THENCE NORTH 00°18'15" EAST A DISTANCE OF 136.83 FEET TO THE SOUTHERLY LIMITS OF THE NORTH 192.45 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 89°42'00" EAST ALONG SAID SOUTHERLY LIMITS A DISTANCE OF 400.45 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THE NORTH 192.45 FEET OF THE EAST 132.30 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL C:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE SOUTH 30 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST LYING EASTERLY OF THE ABOVE DESCRIBED MAIN TRACT;

EXCEPT THE WEST 102.30 FEET THEREOF.

THE WEST 30 FEET OF THE EAST 660 FEET OF THE NORTH 330 FEET OF THE SOUTH 660 FEET; AND THE WEST 30 FEET OF THE EAST 360 FEET OF THE NORTH 330 FEET OF THE SOUTH 660 FEET; AND

THE NORTH 30 FEET OF THE SOUTH 660 FEET OF THE WEST 270 FEET OF THE EAST 630 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT ANY PORTION THEREOF LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17.

PARCEL D:

THE WEST 270.00 FEET OF THE EAST 630.00 FEET OF THE SOUTH 100.00 FEET OF THE NORTH 130.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL E:

THE WEST 135.00 FEET OF THE EAST 630.00 FEET OF THE SOUTH 100.00 FEET OF THE NORTH 230.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL F:

THE WEST 145 FEET OF THE EAST 630 FEET OF THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTH OF THE NORTH 230 FEET THEREOF.

EXCEPT ANY PORTION THEREOF LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17.

PARCEL G:

THE WEST 135 FEET OF THE EAST 495 FEET OF THE SOUTH 100 FEET OF THE NORTH 230 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL H:

THE EAST 125 FEET OF THE WEST 270 FEET OF THE EAST 630 FEET OF THE SOUTH 100 FEET OF THE NORTH 330 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

EXCEPT ANY PORTION THEREOF LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17.

PARCEL I:

THE SOUTH 30 FEET OF THE WEST 270 FEET OF THE EAST 630 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE WEST 30 FEET OF THE EAST 660 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17.

LEGAL DESCRIPTION

PER ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-946811-WA1, DATED FEBRUARY 15, 2019 AT 8:00 AM.

PARCEL A (TPN:1721049034)

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE NORTH 89°42'00" WEST ALONG THE SOUTHERLY LIMITS OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 790.75 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°18'15" WEST ALONG THE WESTERLY LIMITS OF THE EAST 132.30 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 192.45 FEET;

THENCE NORTH 89°42'00" WEST, A DISTANCE OF 268.15 FEET;

THENCE NORTH 00°18'15" EAST A DISTANCE OF 162.45 FEET;

THENCE SOUTH 89°42'00" EAST A DISTANCE OF 46.92 FEET;

THENCE NORTH 00°18'15" EAST A DISTANCE OF 207.60 FEET;

THENCE SOUTH 89°42'00" EAST A DISTANCE OF 221.23 FEET;

THENCE SOUTH 00°18'15" WEST A DISTANCE OF 177.60 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE SOUTH 30 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, LYING EASTERLY OF THE ABOVE DESCRIBED MAIN TRACT;

EXCEPT THE WEST 102.30 FEET THEREOF;

PARCEL C:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE NORTH 30 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST LYING EASTERLY OF THE ABOVE DESCRIBED MAIN TRACT;

EXCEPT THE WEST 102.30 FEET THEREOF.

PARCEL D:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE SOUTH 30 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST LYING EASTERLY OF THE ABOVE DESCRIBED MAIN TRACT;

EXCEPT THE WEST 102.30 FEET THEREOF.

LEGAL DESCRIPTION

PER ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-943531-WA1, DATED JANUARY 15, 2019 AT 8:00 AM.

PARCEL A:

THE WEST 135 FEET OF THE EAST 495 FEET OF THE SOUTH 300 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 130 FEET THEREOF.

PARCEL A1:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4675062 AND RECORDED MAY 13, 1991 UNDER RECORDING NO. 910513086G;

EXCEPT THAT PORTION OF SAID EASEMENT CONVEYED TO KING COUNTY FOR SOUTH 330TH STREET BY DOCUMENT RECORDED APRIL 13, 1976 UNDER RECORDING NO. 7604130268.

PARCEL B:

THE EAST 135 FEET OF THE WEST 165 FEET OF THE NORTH 100 FEET OF THE SOUTH 330 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH 30 FEET OF THE SOUTH 330 FEET OF THE EAST 135 FEET OF THE WEST 300 FEET OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

PARCEL B1:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4675062 AND RECORDED MAY 13, 1991 UNDER RECORDING NO. 910513086G;

EXCEPT THAT PORTION OF SAID EASEMENT CONVEYED TO KING COUNTY FOR SOUTH 330TH STREET BY DOCUMENT RECORDED APRIL 13, 1976 UNDER RECORDING NO. 7604130268.

2016 ALTA CERTIFICATION

TO A&R DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, SANG DAE AHN AND SOON JA AHN, THE HEIRS AND DEVISEES OF STEVE VARGA AND MARILYN VARGA, AND FIRST AMERICAN TITLE INSURANCE COMPANY;

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 NO ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 23, 2019.

DATE OF PLAT OR MAP: 8/1/2019

STEPHEN H. PHILLIPS JR
REGISTRATION NUMBER: 49916

SCHEDULE B SPECIAL EXCEPTIONS – EASEMENTS

PER ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-XXXXX-WA1, DATED AUGUST XX, 2019 AT 8:00 AM.

13 PROPERTY SUBJECT TO INGRESS AND EGRESS EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED JANUARY 10, 1951 UNDER RECORDING NO. 4097925. (PLOTTED-AFFECTS PARCELS)

14 PROPERTY SUBJECT TO ROADWAY AND UTILITY EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED MARCH 22, 1956 UNDER RECORDING NO. 4675062. (PLOTTED-AFFECTS PARCELS)

15 PROPERTY SUBJECT TO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF PUJET SOUND POWER & LIGHT COMPANY, A MASSACHUSETTS CORPORATION, RECORDED JUNE 6, 1958 UNDER RECORDING NO. 4908583. (PLOTTED-AFFECTS PARCELS)

16 PROPERTY SUBJECT TO ROADWAY AND UTILITIES EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED DECEMBER 3, 1958 UNDER RECORDING NO. 4981104. (PLOTTED-AFFECTS PARCELS)

17 PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED JANUARY 27, 1965 AS RECORDING NO. 5837598 OF OFFICIAL RECORDS. (PLOTTED-AFFECTS PARCELS)

18 PROPERTY SUBJECT TO ROADWAY EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED UNDER RECORDING NO. 6358346. (NOT PLOTTABLE-DOCUMENT UNLEGIBLE-AFFECTS PARCEL)

19 PROPERTY SUBJECT TO SEWER EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF LAKHAVEN SEWER DISTRICT, A MUNICIPAL CORPORATION, RECORDED MARCH 16, 1971 UNDER RECORDING NO. 7103160369. (PLOTTED-AFFECTS PARCELS)

20 PROPERTY SUBJECT TO GAS PIPELINE EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF WASHINGTON NATURAL GAS COMPANY, RECORDED MAY 04, 1971 UNDER RECORDING NO. 7105040403. (PLOTTED-AFFECTS PARCELS)

21 PROPERTY SUBJECT TO INGRESS, EGRESS AND UTILITIES EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED AUGUST 27, 1974 UNDER RECORDING NO. 7408270081. (PLOTTED-AFFECTS PARCELS)

22 PROPERTY SUBJECT TO UNDERGROUND COMMUNICATION LINES AND CONDUIT EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF PACIFIC NORTHWEST BELL TELEPHONE CO., RECORDED JANUARY 22, 1988 UNDER RECORDING NO. 8801220676. (PLOTTED-AFFECTS PARCELS)

23 PROPERTY SUBJECT TO ROAD AND UTILITIES EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED MAY 13, 1991 UNDER RECORDING NO. 910513086G. (PLOTTED-AFFECTS PARCELS)

24 PROPERTY SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED JUNE 19, 1991 UNDER RECORDING NO. 910513086G OF SURVEYS, IN KING COUNTY, WASHINGTON. (NO NEW EASEMENTS)

25 PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REVOCABLE LICENSE" RECORDED MAY 07, 1993 AS RECORDING NO. 9305072000 OF OFFICIAL RECORDS. (NOT PLOTTABLE)

26 PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REVOCABLE LICENSE" RECORDED SEPTEMBER 02, 1997 AS RECORDING NO. 9709020181 OF OFFICIAL RECORDS. (NOT PLOTTABLE)

27 PROPERTY SUBJECT TO ROAD AND UTILITIES EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED JUNE 04, 2018 UNDER RECORDING NO. 20180604900005. (NO NEW EASEMENTS)

ENCROACHMENT LIST

- NORTHWEST CORNER CLFNC IS 0.3'X0.2'E OF PROPERTY CORNER.
- EAST END CLFNC IS 0.1'N OF PROPERTY LINE.
- GUARDRAIL CROSSES PROPERTY LINE 163.8' EAST OF PROPERTY CORNER.
- EAST END GUARDRAIL IS 1.4'S OF PROPERTY LINE.
- ASPHALT CROSSES LINE 148.5'W OF PROPERTY CORNER.
- WEST EDGE OF ASPHALT IS 30.3'W OF LINE AND 0.3'W OF EASEMENT LINE.
- WEST EDGE OF ASPHALT IS 30.5'W OF LINE AND 0.5'W OF EASEMENT LINE.
- WEST EDGE OF ASPHALT IS 0.4'W OF PROPERTY CORNER.
- WEST EDGE OF ASPHALT IS 0.5'W OF PROPERTY LINE.
- WEST EDGE OF ASPHALT IS 0.4'W OF PROPERTY LINE.
- NORTHEAST CORNER OF CLFNC IS 0.2'S OF PROPERTY LINE.
- CLFNC CROSSES LINE 62.4'W OF PROPERTY CORNER.
- CLFNC CROSSES LINE 0.9'N OF PROPERTY CORNER.
- SOUTHWEST CORNER CLFNC IS 0.9'X0.8'W OF PROPERTY CORNER.
- CLFNC CROSSES LINE 33.8'N OF PROPERTY CORNER.
- NORTHEAST CORNER CLFNC IS 1.3'X1.6'E OF PROPERTY CORNER.
- NORTHWEST CORNER CLFNC IS 4.3'X1.0'W OF PROPERTY CORNER.
- CLFNC IS 0.9'W OF PROPERTY LINE.
- SOUTHWEST CORNER CLFNC IS 7.1'X1.2'W OF PROPERTY CORNER.
- SOUTHEAST CORNER CLFNC IS 4.9'S OF PROPERTY LINE.
- CLFNC CROSSES LINE 36.1'W OF PROPERTY CORNER.
- SOUTH EDGE OF ASPHALT IS 1.9'N OF PROPERTY LINE.
- ASPHALT CROSSES LINE 76.8'E OF PROPERTY CORNER.
- EAST END CONCRETE WALKWAY IS 0.5'E OF PROPERTY LINE.
- SOUTH END CLFNC IS 0.3'W OF PROPERTY LINE.
- CLFNC CROSSES LINE 53.4'N OF PROPERTY CORNER.
- NORTHEAST CORNER CLFNC IS 1.2'X1.2'E OF PROPERTY CORNER.
- CLFNC CROSSES LINE 173.9'W OF PROPERTY CORNER.
- NORTHEAST CORNER CLFNC IS 1.2'S OF PROPERTY LINE.
- WEST END CLFNC IS 0.4'N OF PROPERTY LINE.
- CLFNC IS 0.9'S OF PROPERTY CORNER.
- SOUTH END CLFNC IS 0.3'W OF PROPERTY LINE.
- NORTHWEST CORNER CLFNC IS 0.1'X0.3'W OF PROPERTY CORNER.
- SOUTHWEST CORNER CLFNC IS 0.7'X0.7'W OF PROPERTY CORNER.

REFERENCES

- CITY OF FEDERAL WAY BOUNDARY LINE ADJUSTMENT RECORDING NUMBER 20100604900007.
- RECORD OF SURVEY RECORDING NUMBER 20180604900005.
- WEST CAMPUS OFFICE PARK DIVISION 2 V.103 / PGS.14-15.
- ALTA/ACSM SURVEY ALTERATION RECORDING NUMBER 900229001.
- BOUNDARY LINE ADJUSTMENT RECORDING NUMBER 9206119002.
- RECORD OF SURVEY RECORDING NUMBER 9106199004.
- RECORD OF SURVEY RECORDING NUMBER 20091229900004.

LEGEND

- POWER JUNCTION BOX
- POWER METER
- POWER VAULT
- STREET LIGHT
- SIGNAL VAULT
- TELECOMMUNICATIONS MANHOLE
- TELECOMMUNICATIONS RISER
- TELECOMMUNICATIONS VAULT
- TELECOMMUNICATIONS JUNCTION BOX
- GUY ANCHOR
- HAND HOLE
- UTILITY POLE W/ TRANSFORMER & UNDERGROUND CONDUIT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN STUB
- STORM DRAIN MANHOLE
- WATER BLOW OFF
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- WATER VAULT
- WETLAND FLAG
- GAS METER
- GAS VALVE
- MAIL BOX
- SIGN
- BOLLARD
- EXISTING RETAINING WALL
- ROCKERY
- CMU RETAINING WALL
- SET BENCHMARK
- FOUND IRON PIPE
- FOUND MONUMENT IN CASE
- FOUND REBAR AND CAP AS NOTED
- DITCH LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD POWER LINE
- POWER LINE
- TELECOMMUNICATIONS LINE
- CABLE LINE
- WATER LINE
- GAS LINE
- CHAIN LINK FENCE LINE (CLFNC)
- WOOD FENCE LINE (BFNC)
- WIRE FENCE LINE (HWFNC)
- GUARD RAIL LINE

- CONCRETE PAVING
- ASPHALT PAVING
- BUILDINGS
- GRAVEL SURFACE
- WETLANDS
- DECIDUOUS
- CONIFER

SURVEYOR'S NARRATIVE

FOUND 'X' WITH PUNCHMARK IN 1 1/4" BRASS DISC IN 4"x4" CONCRETE MONUMENT 0.3' BELOW GRADE 08/24/2019

FOUND 5/8" IRON PIPE LEANING SOUTH 0.1' BELOW GRADE 07/0/2019 (336,254 S.F.)

FOUND PUNCHMARK IN 2 3/4" BRASS DISC IN 2' DIA. CONCRETE MONUMENT AT GRADE 06/24/2019

FOUND 'X' WITH PUNCHMARK IN 1 3/8" BRASS DISK IN CONCRETE MONUMENT IN CASE 0.5' BELOW GRADE 07/23/2019

FOUND 'X' WITH PUNCHMARK IN 2 1/4" BRASS DOME IN CONCRETE MONUMENT IN CASE 0.6' BELOW GRADE FEDERAL WAY CONTROL POINT FW-121 N:113263.33 E:1270812.76 06/24/2019

SECTION CONTROL 1"=500'

NE 1/4, SE 1/4, SEC. 17, TWP. 21N., RGE. 4E., W.M. CITY OF FEDERAL WAY, KING COUNTY, WASHINGTON

NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED ON JULY 23, 2019 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

EVIDENCE OF OCCUPATION OF LAND (FOR EXAMPLE: FENCES, STRUCTURES, PAVING, GRAVELED SURFACES, ETC.) MAY NOT COINCIDE WITH THE DEEDED BOUNDARY LINES AS SHOWN ON THIS DRAWING. THERE ARE AREAS ON THIS SURVEY APPEARING TO HAVE DISCREPANCIES BETWEEN THE DEEDED BOUNDARY LINES AND CERTAIN EVIDENCE OF OCCUPATION. WHERE DISCREPANCIES EXIST AXIS RECOMMENDS THAT THE OWNER OR POTENTIAL PURCHASER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL BOUNDARY DISPUTES.

2" CONTOUR INTERVAL DERIVED FROM DIRECT FIELD OBSERVATION.

THIS SURVEY MEETS UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR VERTICAL ACCURACY OF ONE HALF THE CONTOUR INTERVAL.

ADDRESSES

PARCEL #	ADDRESS LISTED
1721049034	NO ADDRESS LISTED
1721049074	1411 S 330TH ST
1721049051	33081 15TH AVE S
1721049019	33002 15TH AVE S
1721049046	33005 15TH AVE S
1721049057	33040 14TH AVE S
1721049028	NO ADDRESS LISTED
1721049060	33070 14TH AVE S
1721049030	NO ADDRESS LISTED
1721049035	33090 14TH AVE S
1721049059	33101 15TH AVE S

#	DATE	BY	CHECKED BY
#1			
#2			
#3			
#4			
#5			

8/2/2019, moore,19030_C3D-ALTA

15241 NE 90TH STREET
REDMOND, WA 98

ALTA/NSPS LAND TITLE SURVEY



Axis

GRAPHIC SCALE



BASIS OF BEARINGS

HELD A BEARING OF NORTH 88°44'55" WEST ALONG THE MONUMENTED CENTERLINE OF S 336TH ST BETWEEN THE MONUMENT IN CASE AT THE INTERSECTION OF 9TH AVE S AND THE MONUMENT IN CASE AT 13TH PL S.

DATUM

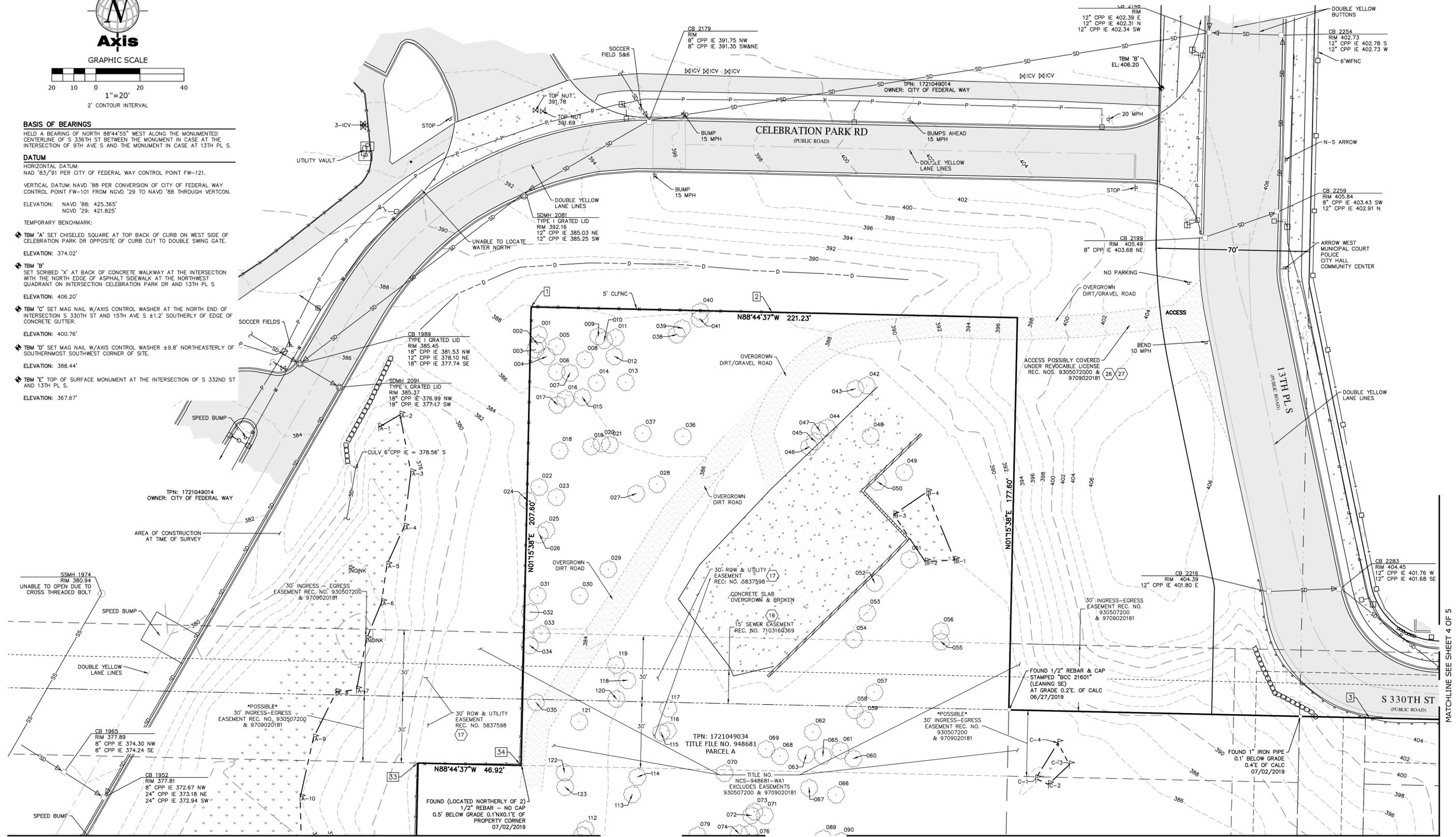
HORIZONTAL DATUM: NAD '83/'91 PER CITY OF FEDERAL WAY CONTROL POINT FW-121.

VERTICAL DATUM: NAVD '88 PER CONVERSION OF CITY OF FEDERAL WAY CONTROL POINT FW-101 FROM NGVD '29 TO NAVD '88 THROUGH VERTCON.

ELEVATION: NAVD '88: 425.365'
NGVD '29: 421.825'

TEMPORARY BENCHMARK:

- ◆ TBM 'A' SET CHISELED SQUARE AT TOP BACK OF CURB ON WEST SIDE OF CELEBRATION PARK DR OPPOSITE OF CURB CUT TO DOUBLE SWING GATE.
ELEVATION: 374.02'
- ◆ TBM 'B' SET SCRIBED 'X' AT BACK OF CONCRETE WALKWAY AT THE INTERSECTION WITH THE NORTH EDGE OF ASPHALT SIDEWALK AT THE NORTHWEST QUADRANT ON INTERSECTION CELEBRATION PARK DR AND 13TH PL S
ELEVATION: 406.20'
- ◆ TBM 'C' SET MAG NAIL W/AXIS CONTROL WASHER AT THE NORTH END OF INTERSECTION S 330TH ST AND 15TH AVE S ±1.2' SOUTHERLY OF EDGE OF CONCRETE GUTTER.
ELEVATION: 400.76'
- ◆ TBM 'D' SET MAG NAIL W/AXIS CONTROL WASHER ±9.8' NORTHEASTERLY OF SOUTHERNMOST SOUTHWEST CORNER OF SITE.
ELEVATION: 388.44'
- ◆ TBM 'E' TOP OF SURFACE MONUMENT AT THE INTERSECTION OF S 332ND ST AND 13TH PL S.
ELEVATION: 367.67'



MATCHLINE SEE SHEET 3 OF 5

MATCHLINE SEE SHEET 4 OF 5

NE 1/4, SE 1/4, SEC. 17, TWP. 21N., RGE. 4E., W.M.
CITY OF FEDERAL WAY, KING COUNTY, WASHINGTON

#1	
#2	
#3	
#4	
#5	

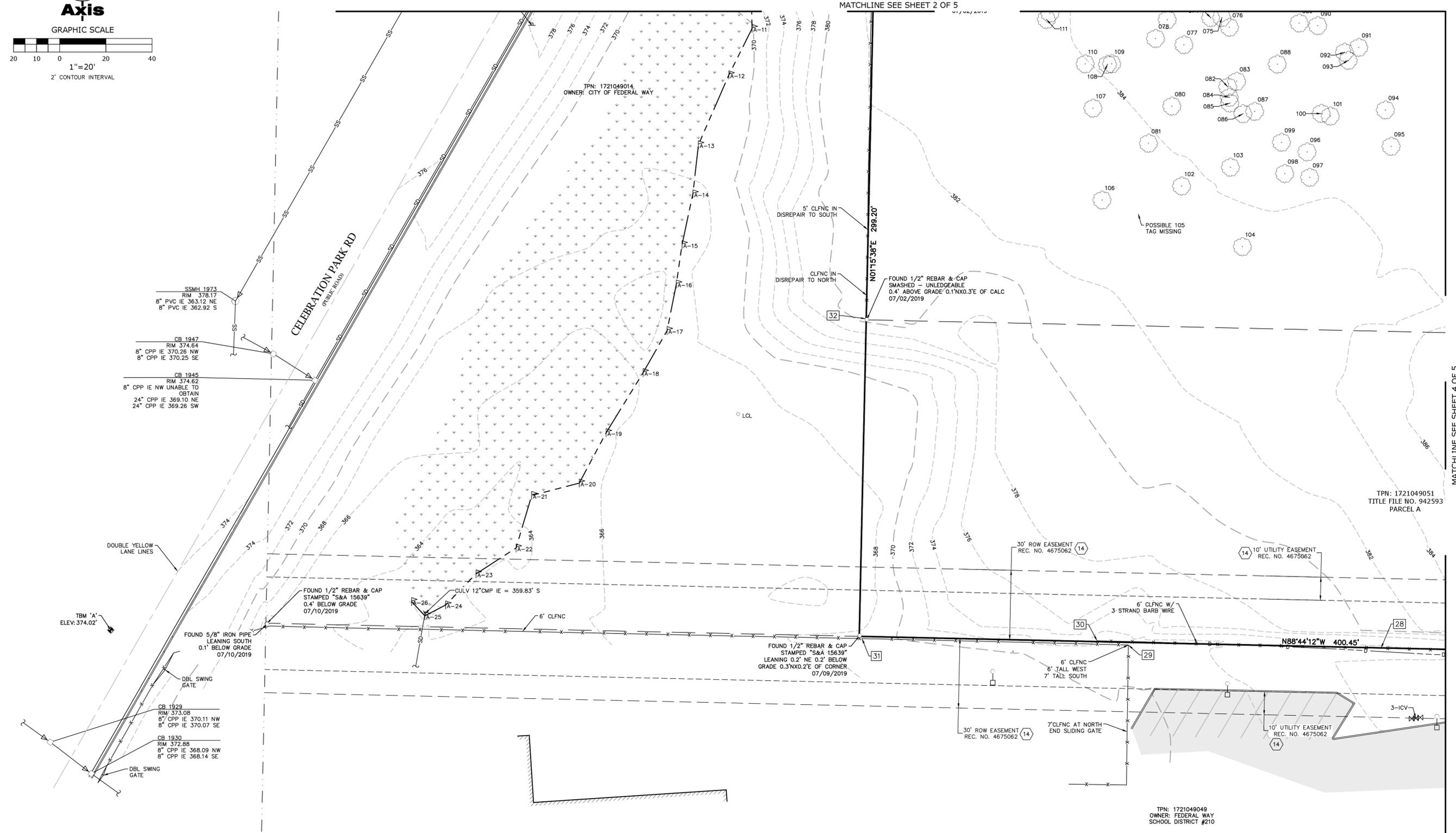
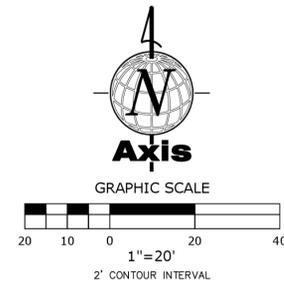
8/2/2019, jmoore, 19030_C3D-ALTA

15241 NE 90TH STREET
REDMOND, WA 98052
TEL 425.823-5700
FAX 425.823-6700

DEVCO
10900 NE 8TH ST
SUITE 1200
BELLEVUE, WA 98004

ALTA/NSPS LAND TITLE SURVEY	
FOR CELEBRATION ASSEMBLAGE	
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JOB NO. 19-030	DATE 8/2/19
DRAWN BY MWF/JM	CHECKED BY SPJR
SCALE 1"=20'	SHEET 2 OF 5

ALTA/NSPS LAND TITLE SURVEY



MATCHLINE SEE SHEET 2 OF 5

MATCHLINE SEE SHEET 4 OF 5

NE 1/4, SE 1/4, SEC. 17, TWP. 21N., RGE. 4E., W.M.
CITY OF FEDERAL WAY, KING COUNTY, WASHINGTON

#1	
#2	
#3	
#4	
#5	

8/2/2019, jmoore, 19030_C3D-ALTA

Axis
Survey & Mapping
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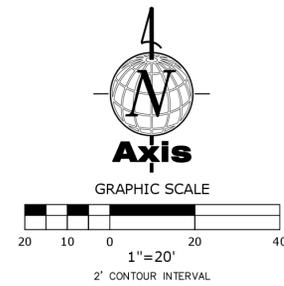
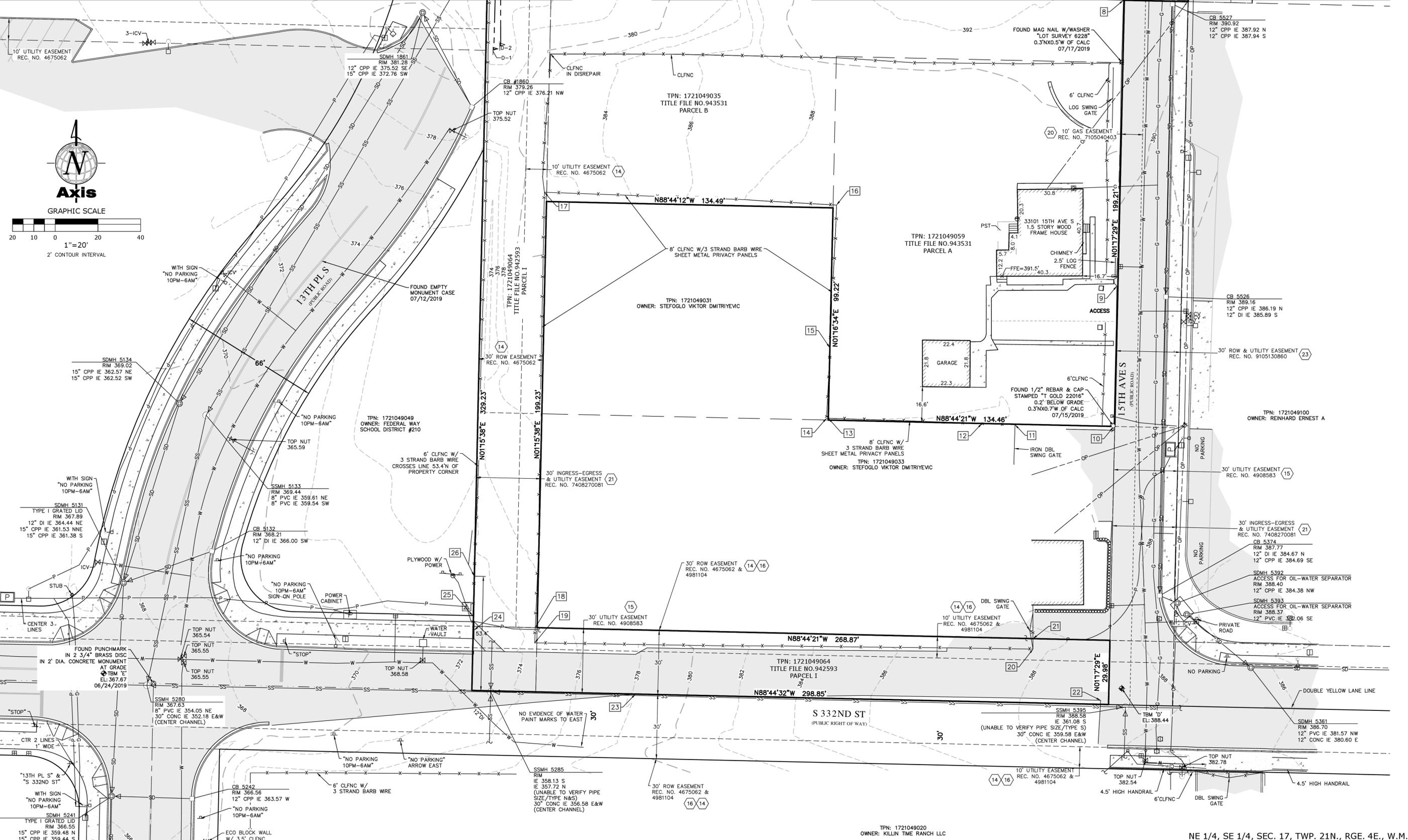
ALTA/NSPS LAND TITLE SURVEY
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CELEBRATION ASSEMBLAGE

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JOB NO.	19-030	DATE	8/2/19
DRAWN BY	MWF/JM	CHECKED BY	SPJR
SCALE	1"=20'	SHEET	3 OF 5

ALTA/NSPS LAND TITLE SURVEY

MATCHLINE SEE SHEET 4 OF 5



#1	
#2	
#3	
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JOB NO.	DATE
19-030	8/2/19
DRAWN BY	CHECKED BY
MWF/JM	SPJR
SCALE	SHEET
1"=20'	5 OF 5

NE 1/4, SE 1/4, SEC. 17, TWP. 21N., RGE. 4E., W.M.
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