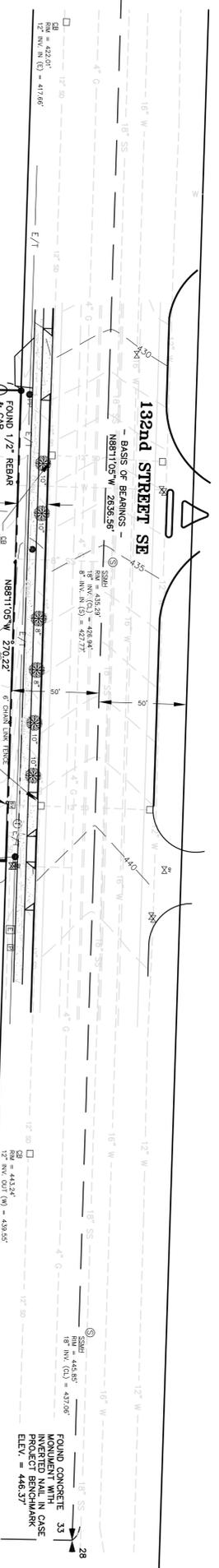


- 28
- 29
- 30
- 31
- 32
- 33

FOUND 3/3 BRASS CAP SET
 132ND STREET SE
 SNOHOMISH COUNTY
 SURVEY MONUMENT



FOUND 1/2" REBAR & CAP
 PAGE 116917 171'
 FOUND 1/2" REBAR & CAP
 PAGE 116917 171'
 FOUND 1/2" REBAR & CAP
 PAGE 116917 171'

NOTES AND COMMENTS:

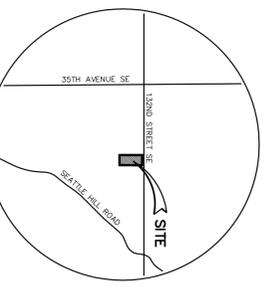
- 1) PROPERTY ADDRESS: NO POSTED ADDRESS.
- 2) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NO. 5306701048, WHICH IS A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 3) TOTAL LAND AREA 165,446 SQUARE FEET OR 3.80 ACRES, MORE OR LESS.
- 4) AT THE TIME OF THE FIELD SURVEY, THERE WERE NO EXISTING BUILDINGS ON THE SUBJECT PROPERTY.
- 5) TOTAL PARKING SPACES = 0
- 6) THE UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM PLANS & MAPS PROVIDED BY SPOKANE LAKE SEWER AND WATER DISTRICT AND SPOKANE COUNTY. THE EXACT LOCATION OF THESE UTILITIES WAS NOT PERFORMED FOR THIS SURVEY. BEFORE DIGGING, CALL THE APPROPRIATE LOCAL UTILITY SERVICE FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES.
- 7) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO OBSERVABLE BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 8) PURSUANT TO THE CITY OF MILL CREEK PLANNING DEPARTMENT, THERE ARE NO RECORDS OF ANY CONSTRUCTION OR REPAIRS TO THE SUBJECT PROPERTY SHOWN ON THIS SURVEY.
- 9) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.
- 10) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.
- 11) PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR SHALL BE IN EFFECT THROUGHOUT THE CONTRACT TERM.
- 12) AT THE TIME OF FIELD SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 13) ACCESS TO PROPERTY VIA PUBLIC RIGHTS OF WAY:
 132nd STREET SE
- 14) BASIS OF BEARINGS: THE BEARING OF NORTH 89°11'05" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, T12N, R18W, S1E, SNOHOMISH COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ACCORDING TO THE 132ND STREET OFFICE BUILDING BOUNDING SITE PLAN AS RECORDED UNDER AUDITOR'S FILE NO. 201207165009 IN THE RECORDS OF SNOHOMISH COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.
- 15) TAX MAP PARCEL NO. 28053300201300
- 16) THERE ARE NO GAPS, CORRES OR OVERLAPS BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PROPERTIES SHOWN ON THIS SURVEY.
- 17) EASEMENT RIGHTS: PORTABLE EASEMENTS ARE SHOWN FROM THE SUBJECT PROPERTY TO THE ADJOINING PROPERTIES. THE EASEMENTS NOTED ON THE SURVEY AS BEING "NOT PLOTTED", BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS, WE STRONGLY RECOMMEND LEGAL COUNSEL TO BE RETAINED TO REPORT ON THE MATTERS IN THESE EASEMENTS.
- 18) THE ON-SITE STORM DRAINAGE SYSTEM FOR THIS PROPERTY IS DESIGNED AS A PUBLIC STORM SEWER SYSTEM. THE STORM WATER INTO THE COLLECTION POINTS, THEN DEPENDING ON THE STORM WATER INTO THE PUBLIC STORM SEWER SYSTEM.
- 19) THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" WITHIN THIS SURVEY ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS AND FINDINGS SHOWN ON THIS SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESS.
- 20) DURVEA & ASSOCIATES ONLY ACKNOWLEDGES SIGNED AND STAMPED SURVEY MAPS AND RECORDS. ANY REVISIONS TO THESE MAPS AND RECORDS OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED MAPS AND DRAWINGS.

SURVEY REFERENCES:

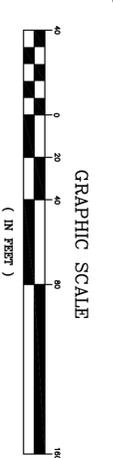
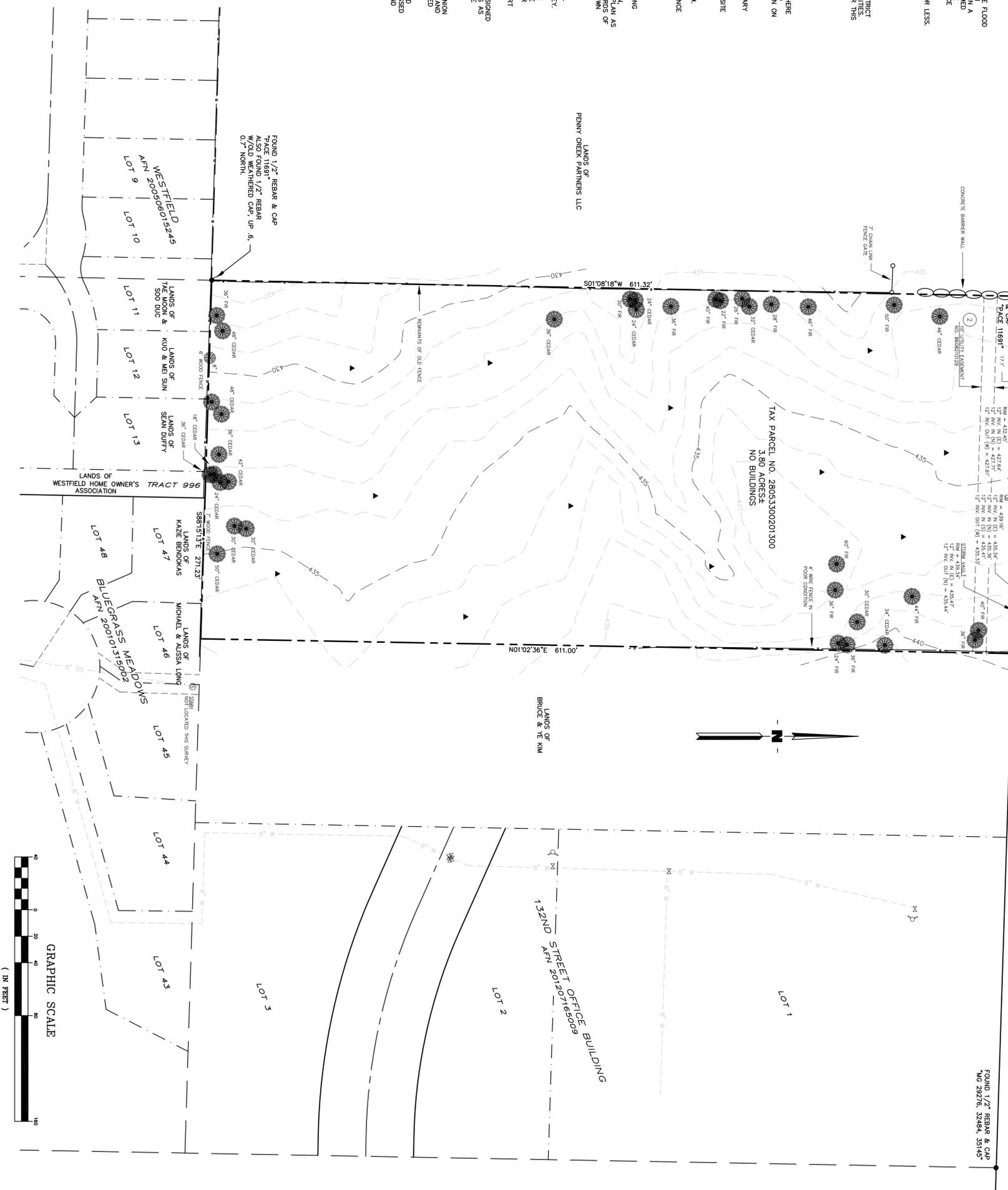
- R-1) RECORD OF SURVEY, VOLUME 20 OF SURVEYS, PAGE 156
- R-2) RECORD OF SURVEY, VOLUME 44 OF SURVEYS, PAGE 126
- R-3) RECORD OF SURVEY, VOLUME 44 OF SURVEYS, PAGE 126
- R-4) PLAT OF WESTFIELD, A. F. NO. 200506015245
- R-5) 132ND STREET OFFICE BUILDING BOUNDING SITE PLAN, A. F. NO. 201207165009
- R-6) PLAT OF OREGONSIDE PLACE, A. F. NO. 201311085003

BENCHMARK & DATUM:

THE VERTICAL REFERENCE POINT, HEREON, WITH A 1 FOOT CONTOUR INTERVAL, WAS PRODUCED FROM A GROUND SURVEY. THE MONUMENT DESIGNATED GOZ2 AT THE NORTH QUARTER CORNER OF SECTION 33, T12N, R18W, S1E, SNOHOMISH COUNTY, WAS HAVING A PUBLISHED NAVD 88 ELEVATION OF 448.37 FEET WAS USED AS THE CONTROLLING BENCHMARK.



MONUMENT MAP
 NOT TO SCALE



LEGAL DESCRIPTION:
 THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHERLY LINE OF THE SNOHOMISH COUNTY WASHINGTON, RANGE 9 EAST, T12N, R18W, S1E, SNOHOMISH COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO. 081900-PHAI
 SCHEDULE B - EXCEPTIONS

- 2) UTILITY EASEMENT RECORDED AUGUST 21, 1986 UNDER RECORDING NO. 8608210129; AFFECTS SUBJECT PROPERTY, PLOTTED.
- 3) THE EFFECT OF A DOCUMENT ENTITLED "SITING/WARRANTY DEED" RECORDED FEBRUARY 3, 1992 UNDER RECORDING NO. 9202030307, DOES NOT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED.

LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CENTRILINE
- 6" CONCRETE CURB
- EDGE OF ASPHALT
- FENCE AS NOTED
- CONCRETE SURFACE
- FIRE HYDRANT
- WATER/GAS VALVE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- POWER POLE W/60Y WIRE
- ELECTRIC VAULT
- POWER TRANSFORMER
- STORM DRAIN VAULT
- TEST PIT LOCATION
- EMERGENCY TREE (NUMBER INDICATES DIAMETER)
- DECIDUOUS TREE (NUMBER INDICATES DIAMETER)
- PAINT STRIPES
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE W/FIBER OPTIC
- OVERHEAD ELECTRIC/TELEPHONE LINE
- 3" BRASS CAP QUARTY PUBLIC WORKS SNOHOMISH OR AS NOTED

POSSIBLE ENCROACHMENTS:
 THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS ON THE ADJOINING PROPERTY ONTO SUBJECT PROPERTY, AND NO ENCROACHMENTS BY IMPROVEMENTS LOCATED ON SUBJECT PROPERTY OVER ANY ADJOINING PROPERTY OR OVER ANY PLOTTED OR FLOTTABLE EASEMENTS.

SURVEYOR'S CERTIFICATION:
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE AT THE REQUEST OF RYAN PATTERSON IN FEBRUARY, 2015.

PRELIMINARY
 Michael Durvea
 L.S. 33688
 Exp. 9/17/15

BOUNDARY & TOPOGRAPHIC SURVEY
 VINTAGE AT MILL CREEK
 132ND STREET SE
 MILL CREEK, WASHINGTON

DURVEA & ASSOCIATES, P.S.
 2702 N. Perry Street, Spokane WA 99207
 tel: (509) 465-8007
 www.durvea-associates.com

DATE: FEBRUARY 2015
 SCALE: 1" = 40'
 PROJECT SURVEYOR: MJD
 DRAWN BY: JAL

DATE: FEBRUARY 2015
 SHEET: 1 OF 1
 LAST DATE OF REVISION: 2/17/2015
 JOB NO.: 15-1921