MARYSVILLE BOUNDARY AND TOPOGRAPHIC EXHIBIT

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND NORTH 1/2 & SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 05 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

SCALE: 1"=100'
0 50 100 200

VERTICAL DATUM (NAVD 88)

B.M.:
FOUND MON IN CASE; 3" BRASSIE W/"X" DOWN 0.40' (E 1/4 COR. SEC. 28) 04/27/20
ELEV. = 118.28

CONTOUR INTERVAL = 1'

BASIS OF BEARINGS
THE MONUMENTED EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 31 N, RANGE 5 EAST, W.M., WAS HELD BEING N 02°00'55"E AS SHOWN.

HORIZONTAL DATUM
SNOHOMISH COUNTY CONTROL NETWORK

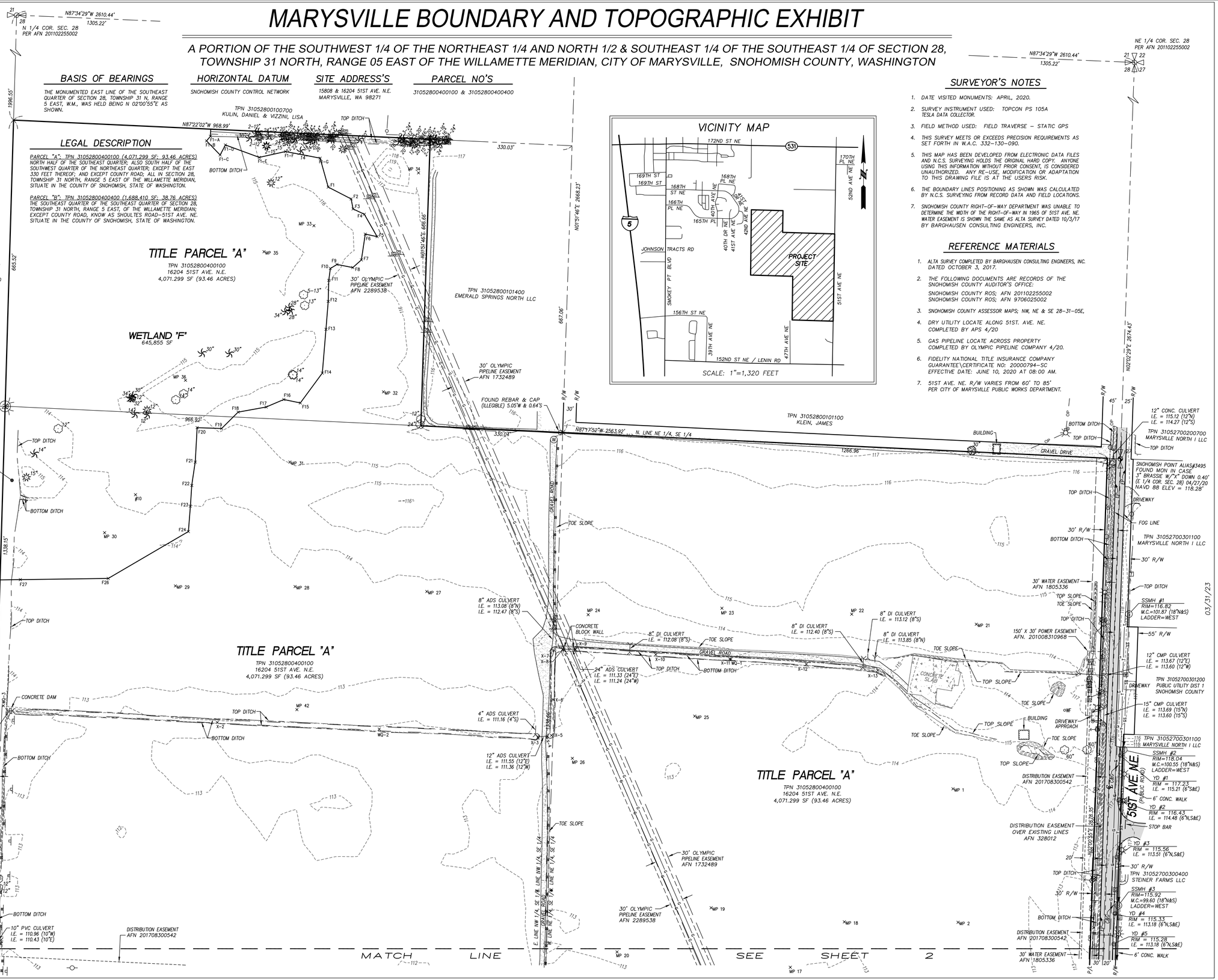
SITE ADDRESS'S
15808 & 16204 51ST AVE. N.E.
MARYSVILLE, WA 98271

PARCEL NO'S
31052800400100 & 31052800400400

LEGAL DESCRIPTION
PARCEL "A": TPN 31052800400100 (4,071,299 SF; 93.46 ACRES)
NORTH HALF OF THE SOUTHEAST QUARTER; ALSO SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; EXCEPT THE EAST 330 FEET THEREOF; AND EXCEPT COUNTY ROAD; ALL IN SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL "B": TPN 31052800400400 (1,688,410 SF; 38.76 ACRES)
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, OF THE WILLAMETTE MERIDIAN; EXCEPT COUNTY ROAD, KNOW AS SHOULTES ROAD–51ST AVE. NE. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LEGEND
- FOUND MONUMENT, AS NOTED
- FOUND REBAR & CAP, AS NOTED
- CALCULATED MONUMENT POSITION, AS NOTED
- FD. P.K. NAIL & FLASHER/LEAD PLUG & TACK
- BOLLARD
- UTILITY/POWER POLE
- UTILITY POLE W/UNDERGROUND DROP
- GUY POLE
- STREET LIGHT
- YARD/ORNAMENTAL LIGHT
- GUY WIRE
- TRANSFORMER
- UTILITY VAULT
- POWER METER
- "J" BOX
- TELEPHONE PEDESTAL
- SIGN
- TEE POST
- MAIL BOX
- GASLINE MARKER POST
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL BOX
- IRRIGATION WELL/MONITORING WELL
- WF WATER FAUCET
- CATCH BASIN
- YARD DRAIN
- CULVERT
- SEWER MANHOLE
- WOOD POST
- GATE POST
- WOOD FENCE
- CHAINLINK FENCE
- RETAINING WALL
- ALDER TREE AS NOTED
- BIRCH TREE AS NOTED
- COTTONWOOD TREE AS NOTED
- DECIDOUS TREE AS NOTED
- MAPLE TREE AS NOTED
- TOP DITCH
- BOTTON DITCH
- TOP OF SLOPE
- TOE OF SLOPE
- SS SANITARY SEWER LINE
- W WATER LINE
- P UNDERGROUND POWER LINE
- OP OVERHEAD POWER
- T TELEPHONE/FIBER OPTIC LINE
- G GAS LINE
- EP EDGE OF PAVEMENT LINE
- RW RIGHT OF WAY LINE
- EL EASEMENT LINE
- PL PROPERTY LINE
- 114 CONTOUR
- WETLAND FLAG AS NOTED
- GRAVEL
- CONCRETE
- PAVEMENT



VICINITY MAP

SURVEYOR'S NOTES
1. DATE VISITED MONUMENTS: APRIL, 2020.
2. SURVEY INSTRUMENT USED: TOPCON PS 105A TESLA DATA COLLECTOR.
3. FIELD METHOD USED: FIELD TRAVERSE – STATIC GPS
4. THIS SURVEY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH IN W.A.C. 332–130–090.
5. THIS MAP HAS BEEN DEVELOPED FROM ELECTRONIC DATA FILES AND N.C.S. SURVEYING HOLDS THE ORIGINAL HARD COPY. ANYONE USING THIS INFORMATION WITHOUT PRIOR CONSENT, IS CONSIDERED UNAUTHORIZED. ANY RE–USE, MODIFICATION OR ADAPTATION TO THIS DRAWING FILE IS AT THE USERS RISK.
6. THE BOUNDARY LINES POSITIONING AS SHOWN WAS CALCULATED BY N.C.S. SURVEYING FROM RECORD DATA AND FIELD LOCATIONS.
7. SNOHOMISH COUNTY RIGHT–OF–WAY DEPARTMENT WAS UNABLE TO DETERMINE THE WIDTH OF THE RIGHT–OF–WAY IN 1965 OF 51ST AVE. NE. WATER EASEMENT IS SHOWN THE SAME AS ALTA SURVEY DATED 10/3/17 BY BARGHAUSEN CONSULTING ENGINEERS, INC.

REFERENCE MATERIALS
1. ALTA SURVEY COMPLETED BY BARGHAUSEN CONSULTING ENGINEERS, INC. DATED OCTOBER 3, 2017.
2. THE FOLLOWING DOCUMENTS ARE RECORDS OF THE SNOHOMISH COUNTY AUDITOR'S OFFICE:
   SNOHOMISH COUNTY ROS; AFN 201102255002
   SNOHOMISH COUNTY ROS; AFN 9706025002
3. SNOHOMISH COUNTY ASSESSOR MAPS; NW, NE & SE 28–31–05E,
4. DRY UTILITY LOCATE ALONG 51ST. AVE. NE. COMPLETED BY APS 4/20
5. GAS PIPELINE LOCATE ACROSS PROPERTY COMPLETED BY OLYMPIC PIPELINE COMPANY 4/20.
6. FIDELITY NATIONAL TITLE INSURANCE COMPANY GUARANTEE\CERTIFICATE NO: 20000794–SC EFFECTIVE DATE: JUNE 10, 2020 AT 08:00 AM.
7. 51ST AVE. NE. R/W VARIES FROM 60' TO 85' PER CITY OF MARYSVILLE PUBLIC WORKS DEPARTMENT.

Prepared for Owner:
5 J WILLIAMS FAMILY, LLC
CONTACT: RYAN KILBY
2517 COLBY AVE
EVERETTE, WA 98201
PHONE: (425) 355–0353

Scale: 1" = 100'
Drawn By: MFB/TWB
Checked By: D. SALMON

NCS SURVEYING, LLC
17105 River Road
Leavenworth, WA 98826
Cell: (253) 606–6829
dsalmon@ncssurveying.com

REVISIONS

DAVID D. SALMON, STATE OF WASHINGTON, 35476, REGISTERED PROFESSIONAL LAND SURVEYOR
03/31/23

MARYSVILLE
BOUNDARY AND TOPOGRAPHIC EXHIBIT

DATE
MARCH 31, 2023

NCS JOB NUMBER
200011

NCS DRAWING NAME
200011 TOPO.DWG

SHEET 1 OF 2

MARYSVILLE BOUNDARY AND TOPOGRAPHIC EXHIBIT

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND NORTH 1/2 & SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 05 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

SCALE: 1"=100'
0 50 100 200

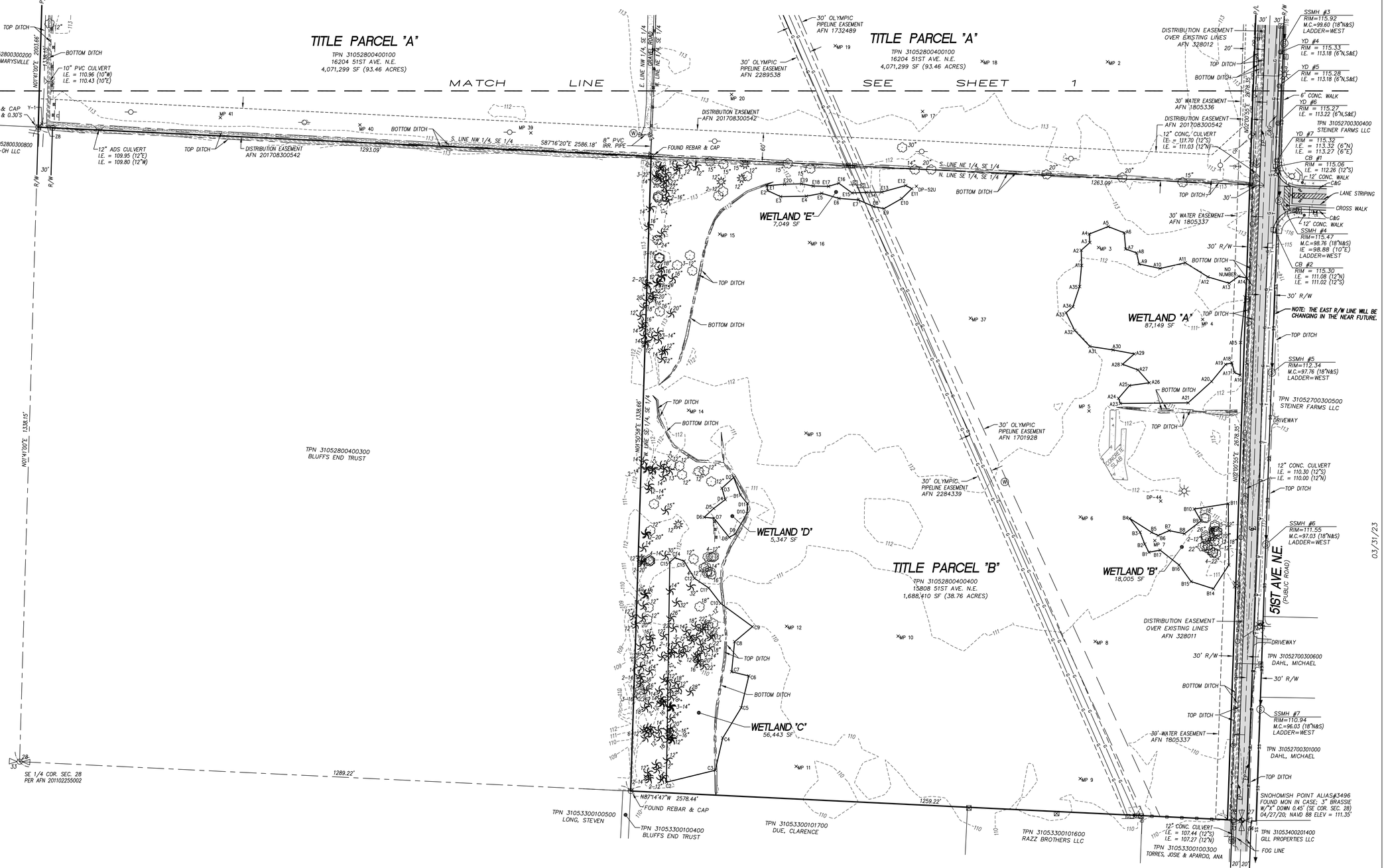
VERTICAL DATUM (NAVD 88)

B.M.: FOUND MON IN CASE; 3" BRASSIE W/"X" DOWN 0.40' (E 1/4 COR. SEC. 28) 04/27/20
ELEV. = 118.28

CONTOUR INTERVAL = 1'

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND REBAR & CAP, AS NOTED
- CALCULATED MONUMENT POSITION, AS NOTED
- FD. P.K. NAIL & FLASHER/LEAD PLUG & TACK
- BOLLARD
- UTILITY/POWER POLE
- UTILITY POLE W/UNDERGROUND DROP
- GUY POLE
- STREET LIGHT
- YARD/ORNAMENTAL LIGHT
- GUY WIRE
- TRANSFORMER
- UTILITY VAULT
- POWER METER
- "J" BOX
- TELEPHONE PEDESTAL
- SIGN
- TEE POST
- MAIL BOX
- GASLINE MARKER POST
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL BOX
- IRRIGATION WELL/MONITORING WELL
- WATER FAUCET
- CATCH BASIN
- YARD DRAIN
- CULVERT
- SEWER MANHOLE
- WOOD POST
- GATE POST
- WOOD FENCE
- CHAINLINK FENCE
- RETAINING WALL
- ALDER TREE AS NOTED
- BIRCH TREE AS NOTED
- COTTONWOOD TREE AS NOTED
- DECIDOUS TREE AS NOTED
- MAPLE TREE AS NOTED
- TOP DITCH
- BOTTON DITCH
- TOP OF SLOPE
- TOE OF SLOPE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- P — UNDERGROUND POWER LINE
- OP — OVERHEAD POWER
- T — TELEPHONE/FIBER OPTIC LINE
- G — GAS LINE
- EP — EDGE OF PAVEMENT LINE
- RW — RIGHT OF WAY LINE
- EL — EASEMENT LINE
- PL — PROPERTY LINE
- 114 — CONTOUR
- WETLAND FLAG AS NOTED
- GRAVEL
- CONCRETE
- PAVEMENT



Prepared for Owner:
5 J WILLIAMS FAMILY, LLC
CONTACT: RYAN KILBY
2517 COLBY AVE.
EVERETTE, WA 98201
PHONE: (425) 355-0353

Scale: 1" = 100'
Drawn By: MFB/TWB
Checked By: D. SALMON

NCS SURVEYING, LLC
17105 River Road
Leavenworth, WA 98826
Cell: (253) 606-6829
dsalmon@ncssurveying.com

REVISIONS

03/31/23

MARYSVILLE
BOUNDARY AND TOPOGRAPHIC EXHIBIT

DATE
MARCH 31, 2023

NCS JOB NUMBER
200011

NCS DRAWING NAME
200011 TOPO.DWG

SHEET 2 OF 2