

SURVEY DATE
03/03/2022

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINETIC (RTK) GPS DATA PROCESSED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD88 DATUM.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON THE WASHINGTON ZONE NORTH STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT OBSERVATIONS ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

FLOOD_ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD_ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #53061c0710f, DATED 6/19/2020

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LESSOR'S LEGAL DESCRIPTION
REAL PROPERTY IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
NEW LOT 6, BOUNDARY LINE ADJUSTMENT NO. 15-005, RECORDED SEPTEMBER 16, 2016 UNDER RECORDING NO. 01609165005, IN THE COUNTY OF SNOHOMISH AND STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

TITLE REPORT NOTE
REFERENCE IS MADE TO THE OWNERSHIP AND ENCUMBRANCE REPORT ORDER #032209589, ISSUED BY PRIORITY TITLE & ESCROW, DATED APRIL 4, 2022. NO EASEMENTS WERE REPORTED IN SAID REPORT THAT AFFECT THE PARENT PARCEL OR IMMEDIATE AREA SURROUNDING THE PROPOSED LEASE AREA.

MEMORANDUM OF LEASE
NONE FOUND DURING SCOPE OF SEARCH

MORTGAGE INFORMATION
NONE FOUND DURING SCOPE OF SEARCH

JUDGMENT/LIEN INFORMATION:
NONE FOUND DURING SCOPE OF SEARCH

BANKRUPTCY:
NONE FOUND DURING SCOPE OF SEARCH

UNIFORM COMMERCIAL CODE:
NONE FOUND DURING SCOPE OF SEARCH

EXCEPTIONS AND OTHER TITLE MATTERS:
THIS COUNTY MAY HAVE SPECIAL LIEN/ASSESSMENTS IMPOSED BY THE LOCAL MUNICIPALITY. THESE LIEN/ASSESSMENTS ARE NOT DISCOVERED IN A TITLE SEARCH OR SHOWN ABOVE. THESE SPECIAL ASSESSMENTS TYPICALLY CREATE A LIEN ON REAL PROPERTY. THE MUNICIPALITY WHICH GOVERNS SUBJECT PROPERTY MUST BE CONTACTED TO VERIFY PAYMENT STATUS. RECOMMEND THE CUSTOMER CHECK WITH LOCAL AUTHORITIES ON SPECIAL ASSESSMENTS.

AGREEMENTS
NONE FOUND DURING SCOPE OF SEARCH

RIGHT OF WAYS
NONE FOUND DURING SCOPE OF SEARCH

RESTRICTIONS
NONE FOUND DURING SCOPE OF SEARCH

DECLARATIONS OF COVENANTS AND RESTRICTIONS
NONE FOUND DURING SCOPE OF SEARCH

EASEMENTS
NONE FOUND DURING SCOPE OF SEARCH

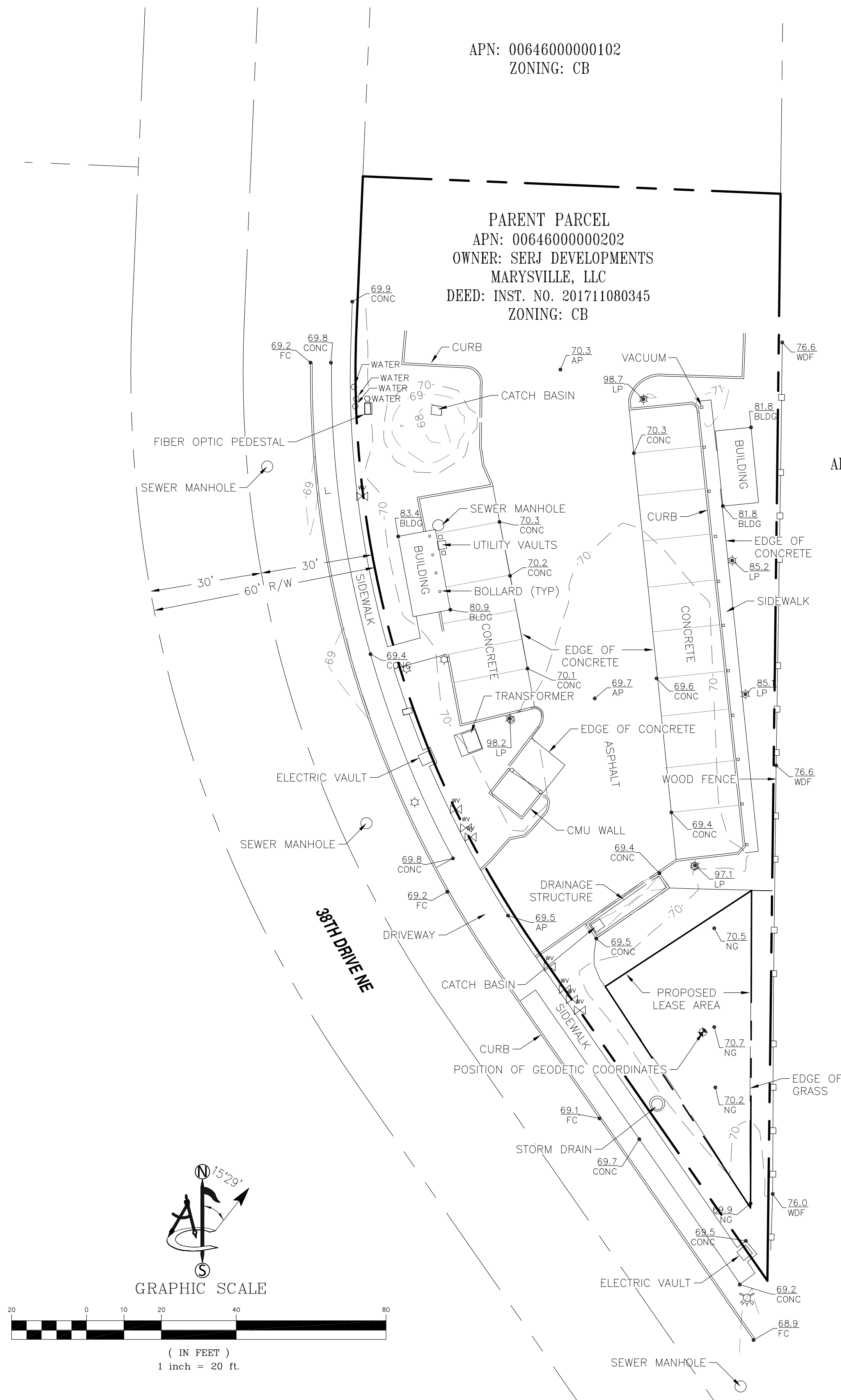
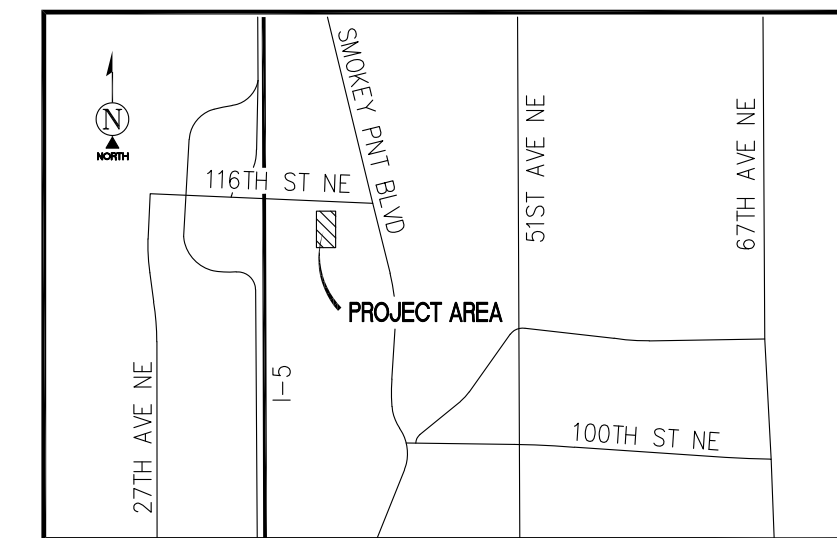
ORDERS
NONE FOUND DURING SCOPE OF SEARCH

TAX INFORMATION:
2021 TAX YEAR ACCOUNT NO: 00646000000202
STATUS OF 2021 TAX YEAR PAYMENT: PLEASE CALL FOR INFORMATION

APN: 0064600000102
ZONING: CB

PARENT PARCEL
APN: 0064600000202
OWNER: SERJ DEVELOPMENTS
MARYSVILLE, LLC
DEED: INST. NO. 201711080345
ZONING: CB

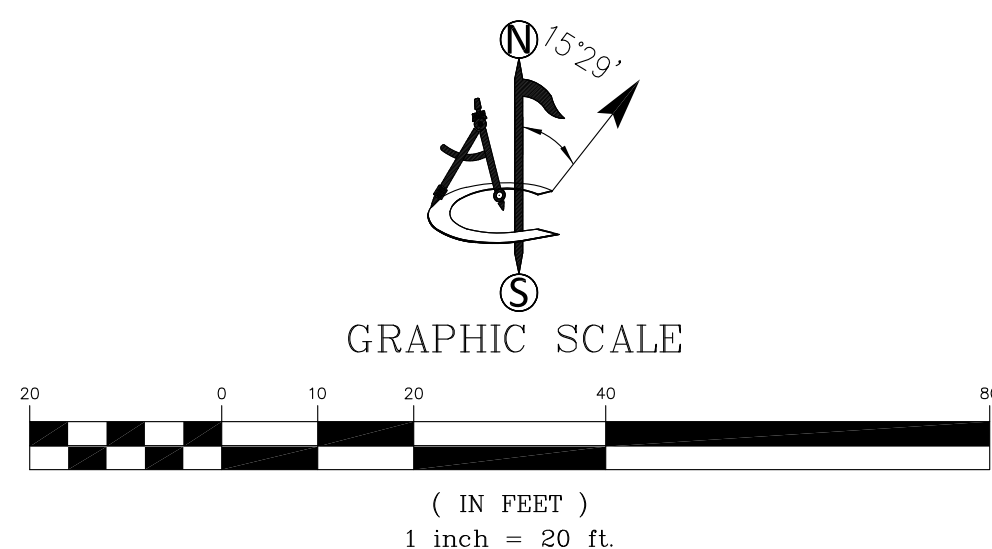
APN: 30050900300800
ZONING: CB



LEGEND

AP	ASPHALT	FIRE HYDRANT
BLDG	TOP OF BUILDING	UTILITY POLE
CMU	CONCRETE MASONRY UNIT	LIGHT POLE
CONC	CONCRETE	POSITION OF GEODETIC COORDINATES
D/W	ACCESS DRIVEWAY	SPOT ELEVATION
EDR	EDGE OF DIRT ROAD	WATER CONTROL VALVE
EP	EDGE OF PAVEMENT	GAS VALVE
FC	FACE OF CURB	
LP	LIGHT POLE	
NG	NATURAL GRADE	
R/W	RIGHT OF WAY	
CMU WALLS		
CHAIN LINK FENCE		
WOOD FENCE		
PARKING STRIPES		
STREET CENTERLINES		
SUBJECT PROPERTY LINE		
ADJACENT PROPERTY LINE		
EASEMENT LINES		
TIE LINES		
LEASE AREA LIMITS		
MAJOR CONTOUR INTERVAL		
MINOR CONTOUR INTERVAL		

POSITION OF GEODETIC COORDINATES
LATITUDE 48° 05' 54.63" (48.098508°) NORTH (NAD83)
LONGITUDE 122° 10' 43.10" (122.178639°) WEST (NAD83)
GROUND ELEVATION @ 70.7' (NAVD88)



PREPARED FOR:

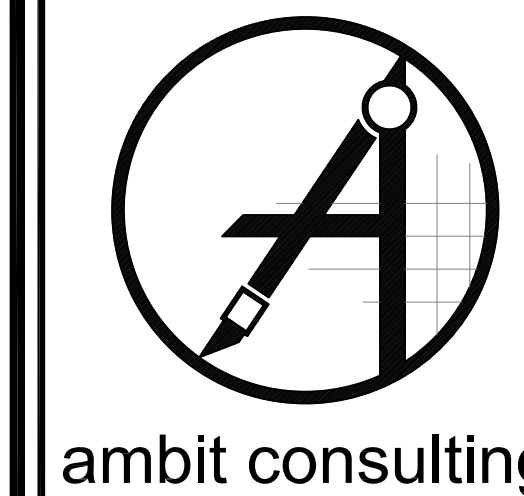


PROJECT INFORMATION:

SITE NO: SN4998

11435 38TH DR NE
MARYSVILLE, WA 98271
SNOHOMISH COUNTY

PREPARED BY:



1229 CORNWALL AVE.
SUITE 301
BELLINGHAM, WA 98225
PH. (480) 659-4072
www.ambitconsulting.us

SHEET TITLE:

SITE SURVEY

DATE: 03/08/2022	REVISION: 0
SHEET #: 1 OF 1	TEP #: SN4998

SITE SURVEY

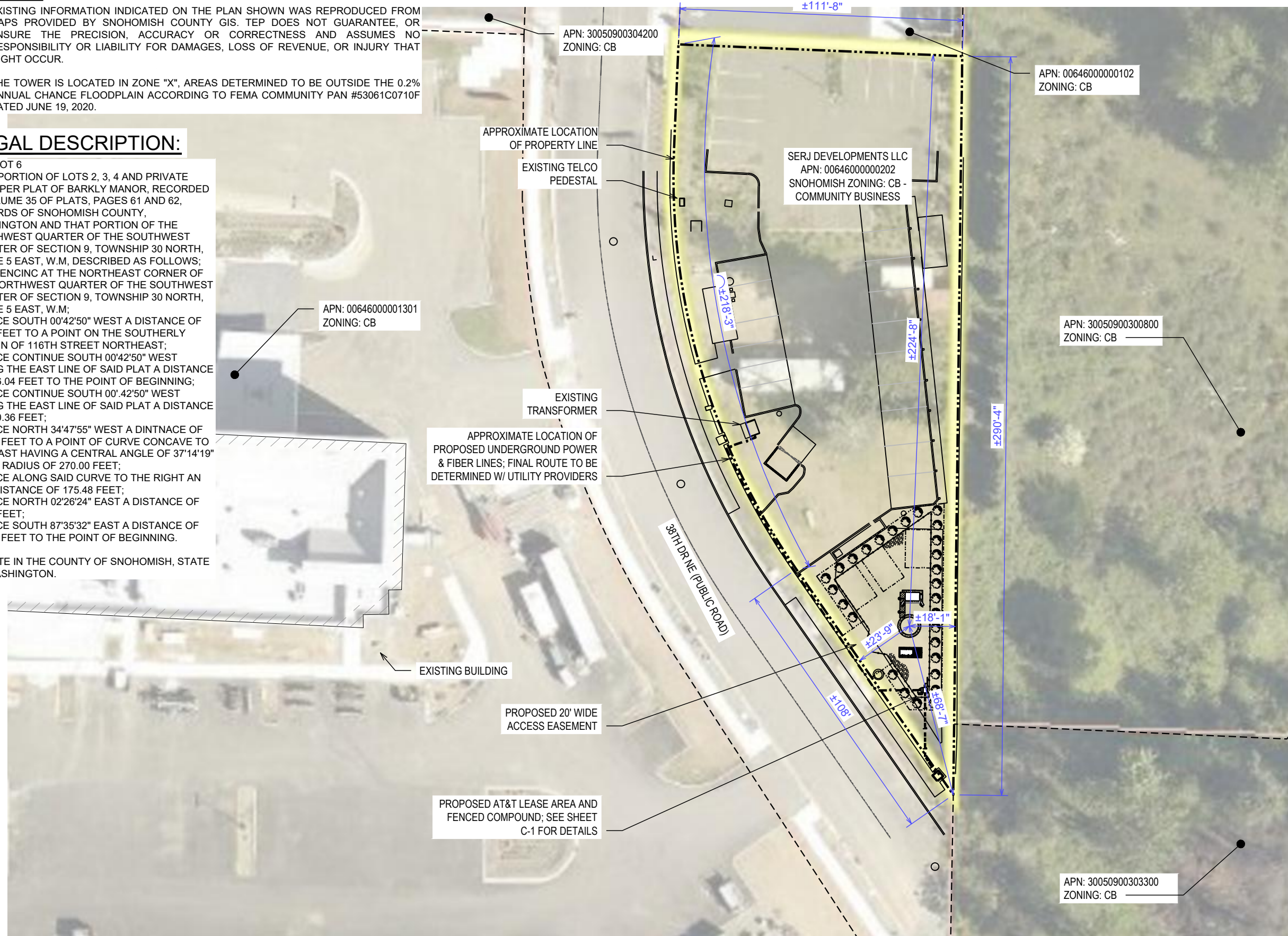
NOTES:

- EXISTING INFORMATION INDICATED ON THE PLAN SHOWN WAS REPRODUCED FROM MAPS PROVIDED BY SNOHOMISH COUNTY GIS. TEP DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR.
- THE TOWER IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PAN #53061C0710F DATED JUNE 19, 2020.

LEGAL DESCRIPTION:

NEW LOT 6
 THAT PORTION OF LOTS 2, 3, 4 AND PRIVATE ROAD PER PLAT OF BARKLY MANOR, RECORDED IN VOLUME 35 OF PLATS, PAGES 61 AND 62, RECORDS OF SNOHOMISH COUNTY, WASHINGTON AND THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.; THENCE SOUTH 00°42'50" WEST A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTHERLY MARGIN OF 116TH STREET NORTHEAST; THENCE CONTINUE SOUTH 00°42'50" WEST ALONG THE EAST LINE OF SAID PLAT A DISTANCE OF 276.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°.42'50" WEST ALONG THE EAST LINE OF SAID PLAT A DISTANCE OF 290.36 FEET; THENCE NORTH 34°47'55" WEST A DISTANCE OF 107.98 FEET TO A POINT OF CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 37°14'19" AND A RADIUS OF 270.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 175.48 FEET; THENCE NORTH 02°26'24" EAST A DISTANCE OF 40.81 FEET; THENCE SOUTH 87°35'32" EAST A DISTANCE OF 111.64 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



PLANS PREPARED FOR:

PLANS PREPARED FOR:

11232 120TH AVE NE, SUITE 204
 KIRKLAND, WA 98033

PROJECT INFORMATION:

AT&T SITE #: SN4998
AT&T SITE NAME: QUILCEDA

11435 38TH DRIVE NE
 MARYSVILLE, WA 98271

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 OFFICE: (919) 661-6351
 www.tepgroup.net

SEAL:

PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION

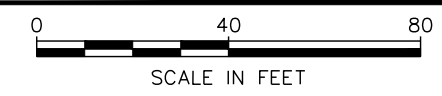
D	05/09/22	REVISED PER COMMENTS
REV	DATE	ISSUED FOR:
DRAWN BY: KCA		CHECKED BY: DA

SHEET TITLE:

AERIAL PLAN

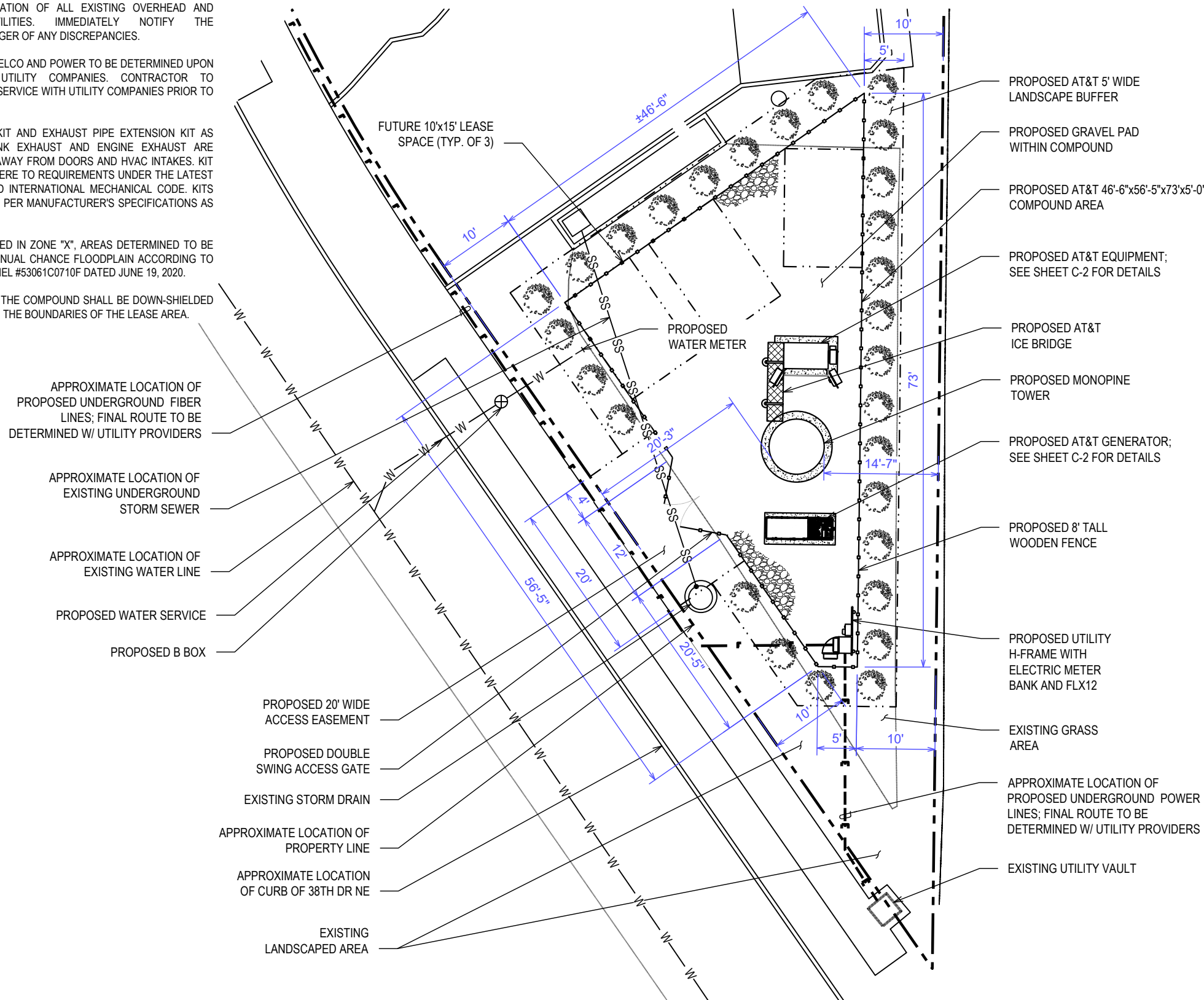
SHEET NUMBER:	REVISION:
SP-1	D
TEP#309241.L-656963	

AERIAL PLAN
 SCALE: 1" = 40'



NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
2. EXACT ROUTES FOR TELCO AND POWER TO BE DETERMINED UPON SITE WALK WITH UTILITY COMPANIES. CONTRACTOR TO COORDINATE UTILITY SERVICE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION.
3. INSTALL FUEL VENT KIT AND EXHAUST PIPE EXTENSION KIT AS REQUIRED. FUEL TANK EXHAUST AND ENGINE EXHAUST ARE REQUIRED TO BE 10' AWAY FROM DOORS AND HVAC INTAKES. KIT INSTALLATION TO ADHERE TO REQUIREMENTS UNDER THE LATEST EDITION OF NFPA AND INTERNATIONAL MECHANICAL CODE. KITS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED.
4. THE TOWER IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #53061C0710F DATED JUNE 19, 2020.
5. ANY LIGHTING WITHIN THE COMPOUND SHALL BE DOWN-SHIELDED TO KEEP LIGHT WITHIN THE BOUNDARIES OF THE LEASE AREA.



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 11435 38TH DRIVE NE
 MARYSVILLE, WA 98271

PLANS PREPARED BY:

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SEAL:

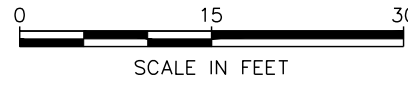
PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

D	05/09/22	REVISED PER COMMENTS
REV	DATE	ISSUED FOR:
DRAWN BY: KCA		CHECKED BY: DA

SHEET TITLE:
COMPOUND PLAN

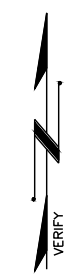
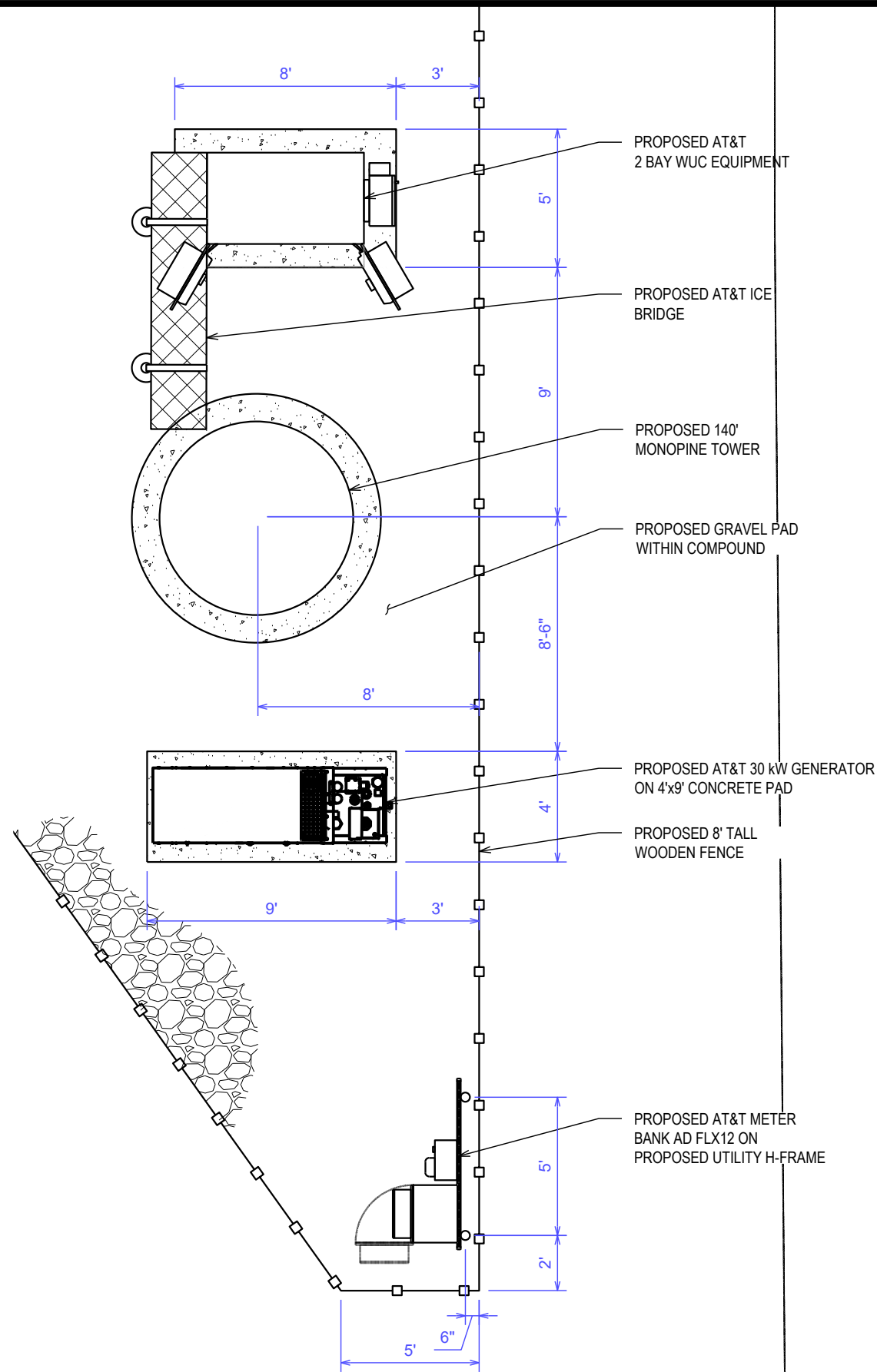
SHEET NUMBER: C-1	REVISION: D TEP#309241.L-656963
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PROPOSED COMPOUND DETAIL
 SCALE: 1" = 15'-0"



NOTES:

1. 2 BAY WALK UP TO CABINET (WUC) TO BE INSTALLED ACCORDING TO MANUFACTURER RECOMMENDATIONS & SPECIFICATIONS.
2. CONTRACTOR TO CONFIRM PARTS & HARDWARE PRIOR TO CONSTRUCTION & COORDINATE WITH AT&T CM.
3. FOUNDATION TO BE FLUSH WITH EXISTING GRADE. VERIFY IN FIELD PRIOR TO INSTALLATION.
4. INSTALL GENERATOR EXHAUST PIPE EXTENSION KIT AS REQUIRED. KITS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED.



PLANS PREPARED FOR:



PLANS PREPARED FOR:



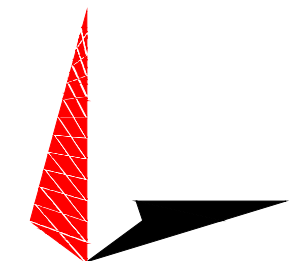
11232 120TH AVE NE, SUITE 204
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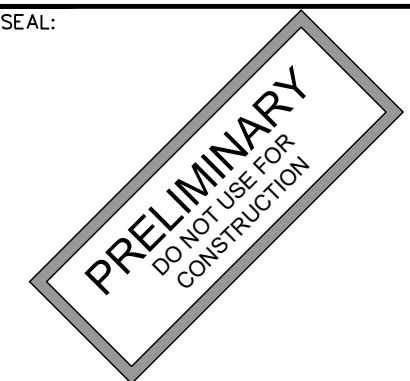
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SEAL:



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SHEET TITLE:

EQUIPMENT LAYOUT

SHEET NUMBER:	REVISION:
C-2	D
TEP#309241.L-656963	

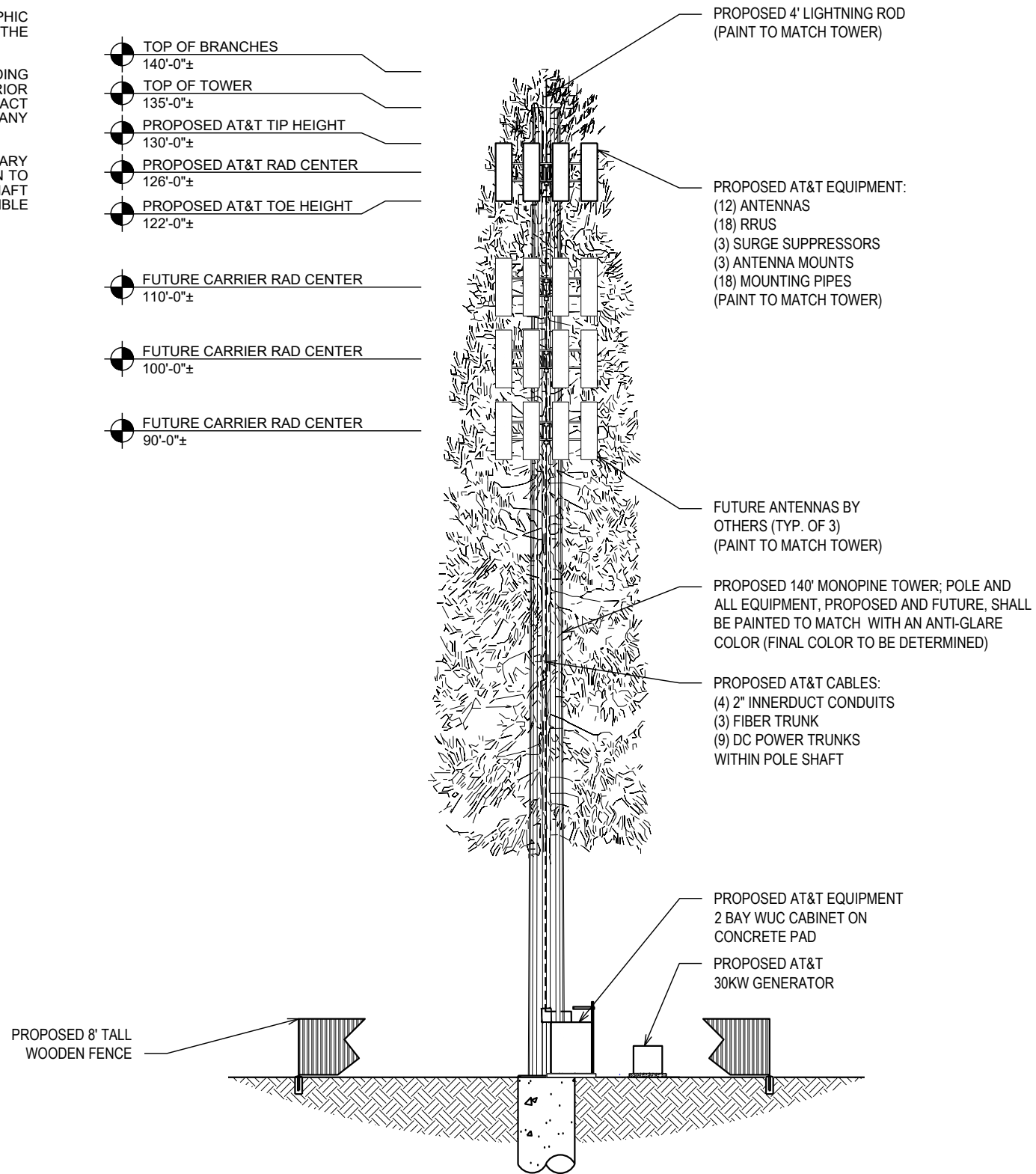
EQUIPMENT LAYOUT

SCALE: 3/16" = 1'-0"



NOTES:

1. PROPOSED CABLES TO BE ROUTED PER EXACT SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
2. THE TOWER DRAWING IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. THE ACTUAL TOWER IN THE FIELD MAY VARY.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT AT&T IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES.
4. ANTENNAS, MOUNTS, AND ANCILLARY EQUIPMENT SHALL BE PAINTED DARK GREEN TO MATCH FAUX TREE LIMBS. MONOPOLE SHAFT SHALL BE PAINTED DARK BROWN TO RESEMBLE TREE TRUNK.



PROPOSED TOWER ELEVATION

SCALE: 1" = 20'



PLANS PREPARED FOR:



PLANS PREPARED FOR:



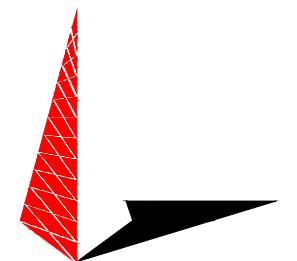
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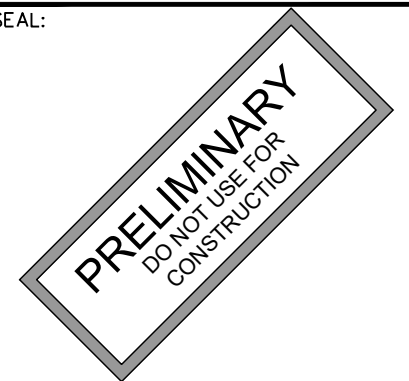
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SEAL:



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SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-3	D
TEP#309241.L-656963	