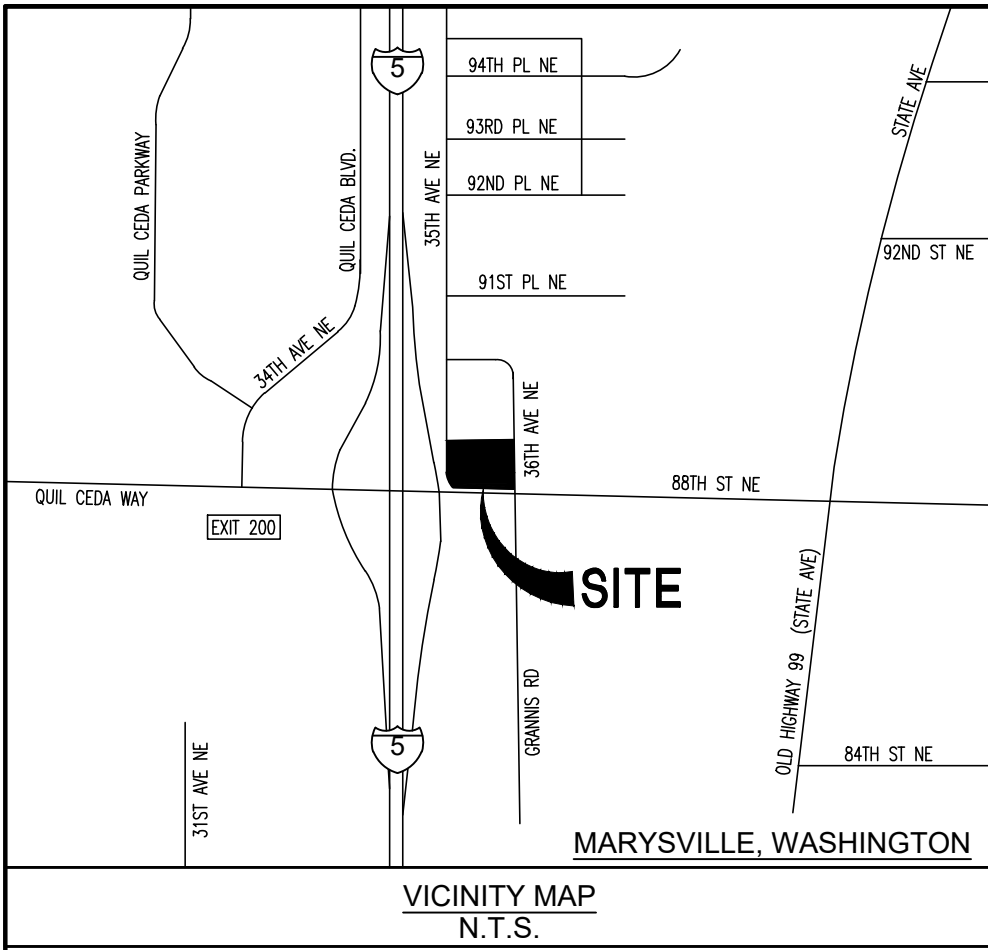


ALTA/NSPS LAND TITLE SURVEY



SURVEY INFORMATION

HORIZONTAL DATUM:

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91. THE MONUMENTED CENTERLINE OF 88TH STREET NORTHEAST WAS HELD FOR THE BASIS OF BEARING, BETWEEN THE FOUND MONUMENT AT THE INTERSECTION OF 36TH AVE NORTHEAST AND MONUMENT FOUND 329.00 FEET WEST, BEING NORTH 89°31'33" WEST AS SHOWN.

VERTICAL DATUM:

NAVD88
THE MONUMENT AT THE INTERSECTION OF 88TH STREET NORTHEAST AND 36TH AVENUE NORTHEAST WAS HELD FOR ELEVATION, TAKEN AS 50.25' USFT.

REFERENCE SURVEYS:

- BOUNDARY LINE ADJUSTMENT No. 16-005 - AFN. 201706295003
- BINDING SITE PLAN No. 17-023 - AFN. 201908285001

TAX PARCEL NUMBER/ADDRESS/LOT AREA:

TITLE PARCEL 1 - 30052100207700 / 8820 35TH AVE NE / 43,943± S.F. (1.01± AC.)

PARKING:

REGULAR STALLS: 54
ADA STALLS: 2
TOTAL STALLS: 56

DATE OF SURVEY:

THIS SURVEY OF THE SUBJECT PARCEL REPRESENTS VISIBLE PHYSICAL IMPROVEMENTS AND SITE CONDITIONS EXISTING ON OCTOBER 14, 2022. AREAS SHOWN TO THE NORTH OF THE SUBJECT PARCEL WERE SUPPLEMENTED WITH PRIOR BARGHAUSEN SURVEYS FROM JUNE 2015, FEBRUARY 2016 & JUNE 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE OF 2015.

PROCEDURE NARRATIVE:

THIS IS A FIELD TRAVERSE SURVEY. TOPCON GT AND TOPCON HYPER HR GPS AND A DELL TABLET DATA COLLECTOR WERE 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.

FLOOD INFORMATION:

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FLOOD INSURANCE RATE MAP (FIRM) No. 53061C0708F PANEL 708 OF 1575, DATED JUNE 19, 2020. THE SUBJECT PROPERTY IS IN ZONE X (NO SCREEN), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S NOTES:

- 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 TITLE REPORT REFERENCED HEREON UNLESS OTHERWISE NOTED.
- THIS SURVEY HAS DEPICTED ALL VISIBLE OCCUPATIONAL INDICATORS (I.E. 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 SURVEY MEETS OR EXCEEDS THE RELATIVE POSITIONAL PRECISION REQUIREMENTS SET FORTH IN THE 2021 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 SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS.

TITLE INFORMATION

TITLE COMMITMENT:

ALL TITLE INFORMATION SHOWN ON THIS MAP, INCLUDING APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY, HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. NCS-1155308-SD, REVISION No. 1, DATED MARCH 22, 2023 AT 7:30 AM. 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.

LEGAL DESCRIPTION

(PER ABOVE REFERENCED TITLE REPORT)

PARCEL 1:

LOT 2 OF CITY OF MARYSVILLE BINDING SITE PLAN No. 17-023, AS RECORDED AUGUST 28, 2019 AS RECORDING NO. 201908285001, IN SNOHOMISH COUNTY, WASHINGTON, ALSO DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAD SECTION 21 AND THE CENTERLINE OF 88TH STREET NORTHEAST;
THENCE ALONG SAID WEST LINE, NORTH 01°18'04" WEST, 69.88 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01°18'04" WEST, 101.96 FEET;
THENCE NORTH 90°00'00" EAST, 47.52 FEET;
THENCE SOUTH 00°00'00" WEST, 12.00 FEET;
THENCE NORTH 90°00'00" EAST, 81.50 FEET;
THENCE NORTH 00°00'00" WEST, 61.00 FEET;
THENCE NORTH 90°00'00" EAST, 127.00 FEET;
THENCE NORTH 00°00'00" WEST, 3.00 FEET;
THENCE NORTH 90°00'00" EAST, 34.30 FEET TO THE WESTERN MARGIN OF 36TH AVENUE NORTHEAST AS DEDICATED TO THE CITY OF MARYSVILLE FOR PUBLIC RIGHT-OF-WAY PER DEED RECORDED UNDER AUDITOR'S FILE NO. 201807170547;
THENCE THE NEXT FIVE COURSES ALONG SAID WEST MARGIN, SOUTH 01°13'11" EAST, 1.06 FEET;
THENCE NORTH 88°46'49" EAST, 4.00 FEET;
THENCE SOUTH 01°13'11" EAST, 17.09 FEET;
THENCE SOUTH 06°41'01" EAST, 42.01 FEET;
THENCE SOUTH 01°13'11" EAST, 116.51 FEET TO THE NORTH MARGIN OF 88TH STREET NORTHEAST;
THENCE ALONG SAID NORTH MARGIN, NORTH 89°31'33" WEST, 279.31 FEET;
THENCE ALONG SAID NORTH MARGIN, NORTH 45°37'41" WEST, 28.63 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS AS DISCLOSED ON THAT CERTAIN DOCUMENT ENTITLED "DECLARATION AND ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS DATED AUGUST 20, 2019 AND RECORDED AUGUST 28, 2019 AS RECORDING NO. 201908280118 OF OFFICIAL RECORDS.

SPECIAL EXCEPTIONS:

(PER ABOVE REFERENCED TITLE REPORT)
EXCEPTIONS NO. 1 THROUGH 12 ARE NOT SURVEY RELATED.

13. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

14. RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM 88TH STREET NE CONSTRUCTED ON LANDS CONVEYED BY DOCUMENT IN FAVOR OF THE STATE OF WASHINGTON:
RECORDED: FEBRUARY 13, 1996
RECORDING NO.: 960213092
(THE AREA OF NO ACCESS IS PLOTTED HEREON WITH HATCHING.)

EXCEPTIONS 15 AND 16 ARE NOT SURVEY RELATED.

17. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

18. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

19. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING DATE: MARCH 27, 2007
RECORDING INFORMATION: 200703270871
IN FAVOR OF: PUBLIC UTILITY DISTRICT NO 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC.

FOR: ELECTRIC DISTRIBUTION LINE FACILITIES
AFFECTS: (PARCEL A) AS DESCRIBED THEREIN.
(PLOTTED HEREON.)

EXCEPTIONS 21 AND 22 ARE NOT SURVEY RELATED.

23. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING DATE: MAY 25, 2017
RECORDING INFORMATION: 201705250468
IN FAVOR OF: CITY OF MARYSVILLE
FOR: STORM DRAINAGE LINES, SANITARY SEWER LINES AND/OR WATER LINES AND PIPES
AFFECTS: AS DESCRIBED THEREIN
(PLOTTED HEREON.)

24. RESERVATION OF UTILITIES IN VACATED STREET AREA AND THE RIGHT TO MAINTAIN THE SAME AS SET FORTH IN ORDINANCE NO. 2666 A COPY OF WHICH WAS RECORDED MAY 25, 2017 AS RECORDING NO. 201705250489.
(PLOTTED HEREON.)

25. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) 16-005 :
RECORDED: JUNE 29, 2017
RECORDING INFORMATION: 201706295003
(ALL APPLICABLE ITEMS ARE SHOWN HEREON UNDER OTHER EXCEPTIONS.)

26. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING DATE: JUNE 28, 2018
RECORDING INFORMATION: 201806280258
IN FAVOR OF: THE CITY OF MARYSVILLE, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON
FOR: THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, ALTER, IMPROVE, REPAIR, OPERATE AND MAINTAIN STORM DRAINAGE LINES, AND/OR SANITARY SEWER LINES, AND/OR WATER LINES, PIPES AND APPURTENANCES AS DESCRIBED THEREIN.

AFFECTS: (PLOTTED HEREON.)

27. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING DATE: JUNE 28, 2018
RECORDING INFORMATION: 201806280259
IN FAVOR OF: THE CITY OF MARYSVILLE, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON
FOR: THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, ALTER, IMPROVE, REPAIR, OPERATE AND MAINTAIN STORM DRAINAGE LINES, AND/OR SANITARY SEWER LINES, AND/OR WATER LINES, PIPES AND APPURTENANCES (PARCEL A), AS DESCRIBED THEREIN.

AFFECTS: (PLOTTED HEREON.)

28. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) 17-023:
RECORDED: AUGUST 28, 2019
RECORDING INFORMATION: 201908285001
(DOCUMENT CREATES THE CURRENT LOT CONFIGURATION SHOWN.)

29. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION AND ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS" RECORDED AUGUST 28, 2019 AS RECORDING NO. 201908280118 OF OFFICIAL RECORDS.
(TITLE PARCEL 2, SPECIFIC LOCATION NOT PLOTTABLE, GRANT OF EASEMENTS OVER GENERAL AREAS DEFINED WITHIN DOCUMENT.)

30. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

31. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIONS" RECORDED JANUARY 31, 2020 AS RECORDING NO. 202001310518 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, REFER TO DOCUMENT FOR FULL PARTICULARS.)

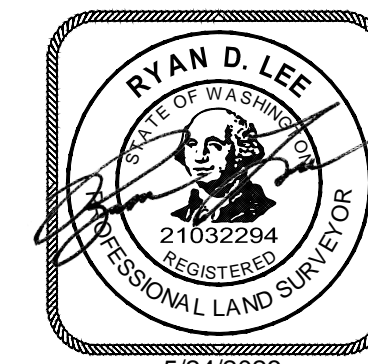
EXCEPTIONS 32 THROUGH 39 ARE NOT SURVEY RELATED.

SURVEYOR'S CERTIFICATION:

TO: CHICK-FIL-A INC.; 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 11(B), 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 14, 2022.

DATE OF PLAT OR MAP: MAY 24, 2023



5/24/2023

Ryan D. Lee
RYAN D. LEE, PLS
WASHINGTON REGISTRATION NO. 21032294

5/24/2023
DATE

No.	Date	By	Chk.	Appr.	Revision
4	12/23/22	KJR	ROL	ROL	UPDATED TOPO AND TITLE REPORT FOR LOWER BUILDING
3	10/21/22	KJR	BBC	BBC	UPDATED TOPO FOR LOWER BUILDING
2	08/18/22	KJR	BBC	BBC	UPDATED TOPO FOR LOWER BUILDING (STILL UNDER CONSTRUCTION)
1	05/19/19	USE	BBC	BBC	REVISED PER TITLE REPORT NCS-286668-SD DATED APRIL 23, 2019

Title: **ALTA/NSPS LAND TITLE SURVEY**
A PORTION OF THE NW1/4 OF THE NW1/4 OF
SEC. 21, TWP. 30 NORTH, RGE. 5 EAST, W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY WA.

For: **CHICK-FIL-A INC. - WESTERN REGION**
15635 ALTON PARKWAY, SUITE 350
IRVINE, CA 92618

Scale:	Horizontal	Vertical
Scale:	Horizontal	Vertical

Designed: _____
Drawn: _____
Checked: _____
Approved: _____
Date: 5/24/23

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

Job Number: **17520**
Sheet: **1** of **2**

