

VICINITY MAP
N.T.S.

SCHEDULE B EXCEPTIONS

(PER STEWART TITLE GUARANTY COMPANY ALTA OWNER'S POLICY OF TITLE INSURANCE, POLICY NO. 0-9301-004896781, DATED 03/06/2020)

- * NOT A SURVEY MATTER, DESCRIPTION PROVIDED AS A COURTESY
- ** CONTENT/DATA WITHIN INSTRUMENT IS INSUFFICIENT TO DETERMINE EXACT LOCATION
- *** INSTRUMENT IS BLANKET IN NATURE OR AFFECTS ENTIRE PROPERTY

EXCEPTION NUMBER	AFN	DESCRIPTION
1-11	N/A	NON-PLOTTABLE TITLE NOTES REGARDING TAXES, MINERAL RIGHTS, GENERAL EXCEPTIONS, ETC. NOTICE OF WATER UTILITIES CONNECTION CHARGE; CITY OF KENT; AFFECTS THE SUBJECT PROPERTY; NOTHING SHOWN HEREON.
12***	8005090027	
13	8702041912	MEMORANDUM OF LEASE; LEGAL DESCRIPTION WITHIN INSTRUMENT DESCRIBES 'LOT 2' OF THE SUBJECT PROPERTY, AND INCLUDES REFERENCE TO A 40 FOOT EASEMENT FOR INGRESS AND EGRESS SHOWN HEREON.
9508241359*		CONFIRMATION OF LEASE TRANSFER; THE LEGAL DESCRIPTION OF THIS INSTRUMENT DESCRIBES LOT 2 OF THE SUBJECT PROPERTY AS WELL AS THE EASEMENT AFN 881160359 (SEE EXCEPTION 26); INSTRUMENT CONTAINS RESTRICTIONS REGARDING LEASE ASSIGNMENT, INDEMNIFICATION, ETC.
9705211116***		INSTRUMENT NOTES THE FOLLOWING: <ul style="list-style-type: none"> • LOT 1 OF THE SPRINGER SHORT PLAT (AND OF THIS SURVEY'S SUBJECT PROPERTY) IS ADDED TO THE LEASE • AN AGREEMENT WITH THE OWNER OF LOT 3 TO PLACE A SIGN ON THE EASTERLY BORDER OF LOT 2 • THE ADDED PROPERTY (LOT 1) SHALL BE FOR "...AN AMENITIES BUILDING AND ADDITIONAL SLEEPING UNITS AND FOR NO OTHER USE... SPECIFICALLY THE LESSEES MAY NOT ERRECT OR CAUSE TO BE ERRECTED OR USED AS A RESTAURANT THEREON." • FURTHER RESTRICTIONS REGARDING TAXES, SITE GRADING, SUBLEASING, TERM LIMITS, ETC.
14*	N/A	NOTE REGARDING UNRECORDED LEASEHOLDS, ETC.
15*	N/A	NOTE REGARDING THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930
16*	N/A	NOTE REGARDING THE PACKERS AND STOCKYARD ACT OF 1921
17*	N/A	NOTE REGARDING THE RIGHTS OF THE STATE OF WASHINGTON AND THE WATERS OF MILL CREEK
18*	N/A	NOTE REGARDING USE AND THE RIGHTS OF THE PUBLIC TO USE ANY WATERS WHICH MAY COVER THE LAND, ETC.
19*	N/A	NOTE REGARDING THE RIGHTS OF THE UNITED STATES OF AMERICA IN REGARDS TO COMMERCE, NAVIGATION, AND FISHERIES, ETC.
20*	N/A	NOTE REGARDING THE CHANGING OF THE LINE OF ORDINARY HIGH WATER OF MILL CREEK
21*	N/A	NOTE REGARDING CHANGING OF THE COURSE OF MILL CREEK
22*	N/A	NOTE REGARDING THE 100 YEAR FLOOD LINE
23**	1535119	EASEMENT FOR DRAINAGE DITCH EXCAVATION, MAINTENANCE, REPAIR ETC.; GRANOR: PENDERGRAST; GRANTEE: KING COUNTY DRAINAGE DITCH NO. 1; INSTRUMENT DESCRIBES THE LOCATION AS LYING AS NEAR AS PRACTICABLE TO THE CENTER OF MILL CREEK AT THE TIME, AS IT LAYS WITHIN THE SE 1/4, NE 1/4 SECTION 13; INSTRUMENT CONTAINS STIPULATIONS AS TO BRIDGES, USE, AND ABANDONMENT. FIELD LOCATED DITCH EXTENTS SHOWN HEREON IN THE SOUTHWEST OF THE SUBJECT PROPERTY.
24	5499517	WARRANTY DEED; GRANOR: JOHN AND MARIANNA REANO; GRANTEE: STATE OF WASHINGTON; CONVEYS AN AREA FOR PRIMARY STATE HIGHWAY NO. 5; STIPULATES THE RECONSTRUCTION OF A ROAD APPROACH AT OR NEAR HWY STATION 536+75 (SHOWN HEREON), ITS MAINTENANCE, AND THE RIGHT TO ENTER THE REMAINING LANDS OF THE GRANOR IN ORDER TO CONSTRUCT SAID APPROACH.
25	S.C.C. 657464	CONDEMNATION OF LAND FOR HIGHWAY (SR 167); INCLUDES THE RIGHTS OF INGRESS AND EGRESS TO, FROM AND BETWEEN PRIMARY HIGHWAY NO. 5 (SR 167) AND THE REMAINDER OF THE SUBJECT PARCELS, EXCEPTING THAT THERE SHALL BE REASONABLE ACCESS TO EXISTING PRIMARY STATE HIGHWAY NO. 5 (84TH AVE) SOUTHERLY OF STATION 536+20 (SHOWN HEREON).
26	7803240812	CITY OF KENT SHORT PLAT; INCLUDES 30 FOOT PRIVATE ACCESS AND UTILITIES EASEMENT CONNECTING LOT 3 TO NORTH CENTRAL AVENUE ACROSS LOTS 1 AND 2 (SHOWN HEREON; SUBSEQUENTLY AMENDED; SEE NEXT INSTRUMENT).
881160359		DECLARATION OF EASEMENT REALIGNMENT IN LOT 1 SPRINGERS SHORT SUBDIVISION; INSTRUMENT VACATES AND DECLARES NULL AND VOID THE EXISTING 30 FOOT EASEMENT WITHIN LOT 1 (SHOWN HEREON FOR REFERENCE), AND ESTABLISHES A NEW 22 FOOT WIDE PRIVATE ACCESS AND UTILITIES EASEMENT AS SHOWN HEREON.
7808010845		EASEMENT FOR UNDERGROUND ELECTRIC SYSTEM; GRANOR: WILLIAM G SPRINGER AND HELEN M SPRINGER; GRANTEE: PUGET POWER; PORTIONS OF THE EASEMENT LIE WITHIN THE BUILDING; SHOWN HEREON.
7809140671		EASEMENT FOR WATERLINE; GRANOR: WILLIAM G SPRINGER AND HELEN M SPRINGER; GRANTEE: CITY OF KENT; SHOWN HEREON
8508230955		ELECTRICAL EASEMENT; GRANOR: WILLIAM G SPRINGER AND HELEN M. SPRINGER; GRANTEE: PUGET POWER; SHOWN HEREON
8508230956		ELECTRICAL EASEMENT; GRANOR: WILLIAM G SPRINGER AND HELEN M SPRINGER, DENNIS KRANE AND GEORGE BEAUREGARD AND DOROTHY BEAUREGARD, LESSEE; GRANTEE: PUGET POWER; SHOWN HEREON
9008289004		RECORD OF SURVEY
20050228000346		BROADBAND COMMUNICATIONS EASEMENT AND AGREEMENT; COMCAST OF WASHINGTON; INSTRUMENT IS BLANKET IN NATURE OVER ITS AFFECTED PROPERTY, AND CONTAINS AN ABBREVIATED LEGAL DESCRIPTION WHICH DESCRIBES LOT 2 OF THE SUBJECT PROPERTY
2006103090001		RECORD OF SURVEY

DISCLOSURE OF POSSIBLE ENCROACHMENTS

*SEE SHEETS 2 AND 3 FOR DETAILS, NOTED BY THIS SYMBOL: ##

- WESTERLY BOUNDARY LINE OF LOT 1**
- A WIRE FENCE LIES BETWEEN 0.7' EASTERLY AND 0.8' WESTERLY OF THE WESTERLY BOUNDARY OF LOT 1; OWNERSHIP UNKNOWN TO THE SURVEYOR
- WESTERLY BOUNDARY LINE OF LOT 2**
- CHAIN LINK FENCE EXTENDS BETWEEN 6.9' AND 4.2' WESTERLY OF BOUNDARY LINE; OWNERSHIP UNKNOWN TO THE SURVEYOR
 - THE CENTER OF THE BASE OF THREE (3) LIGHT POLES LIE 3.0' WEST, 1.5' WEST, AND 0.1' EAST (SOUTH TO NORTH) OF THE BOUNDARY LINE
 - A WIRE FENCE LIES BETWEEN 0.0' AND 1.8' NORTHWESTERLY OF THE NORTHWEST BOUNDARY OF LOT 2; OWNERSHIP UNKNOWN TO THE SURVEYOR
- SOUTHERLY BOUNDARY LINE OF LOT 2 (ADJACENT TO TPN 1322049221)**
- A CHAIN LINK FENCE LIES BETWEEN 11.0' AND 11.3' FEET SOUTHERLY OF THE BOUNDARY LINE; OWNERSHIP UNKNOWN TO THE SURVEYOR
 - THE CENTER OF THE BASE OF TWO LIGHT POLES LIES 3.2' SOUTH AND 2.6' SOUTH OF THE BOUNDARY LINE
- EAST BOUNDARY LINE OF LOT 2 (ADJACENT TO TPN 1322049184)**
- A CHAIN LINK FENCE ATOP A CONCRETE WALL LIES BETWEEN 1.9' AND 0.1' WEST OF THE BOUNDARY LINE; OWNERSHIP UNKNOWN TO THE SURVEYOR
 - AN AREA OF EXTRUDED CURBING EXTENDS FROM THE EASTERLY ADJOINER, WEST OF THE BOUNDARY LINE TO THE BASE OF THE WALL
- SOUTH BOUNDARY LINE OF LOT 2 (ADJACENT TO TPN 1322049184)**
- A CHAIN LINK FENCE ATOP A CONCRETE WALL LIES BETWEEN 0.6' AND 1.5' NORTHERLY OF THE BOUNDARY LINE; OWNERSHIP UNKNOWN TO THE SURVEYOR
 - THE CENTER OF THE BASE OF A LIGHT POLE LIES 0.9' NORTH OF THE BOUNDARY LINE; THE SOUTHERLY LIMITS OF THE LIGHT EXTEND 5.1' SOUTH OF THE BOUNDARY LINE

LEGEND

- FOUND MONUMENT AS NOTED
 - ⊕ CALCULATED MONUMENT AS NOTED
 - FOUND REBAR / IRON PIPE AS NOTED
 - SET REBAR & CAP LS 44639
 - ## SCHEDULE 'b' EXCEPTION
- BOUNDARY LINE
LOT LINE
SECTION LINE
EASEMENT LINE
- TPN TAX PARCEL NUMBER
AFN AUDITOR'S FILE NUMBER
K.C.S.C. KING COUNTY SUPERIOR COURT
R# SURVEY RECORD NUMBER
M. MEASURED
C. CALCULATED

ALTA/NSPS LAND TITLE SURVEY

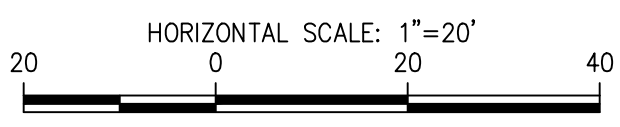
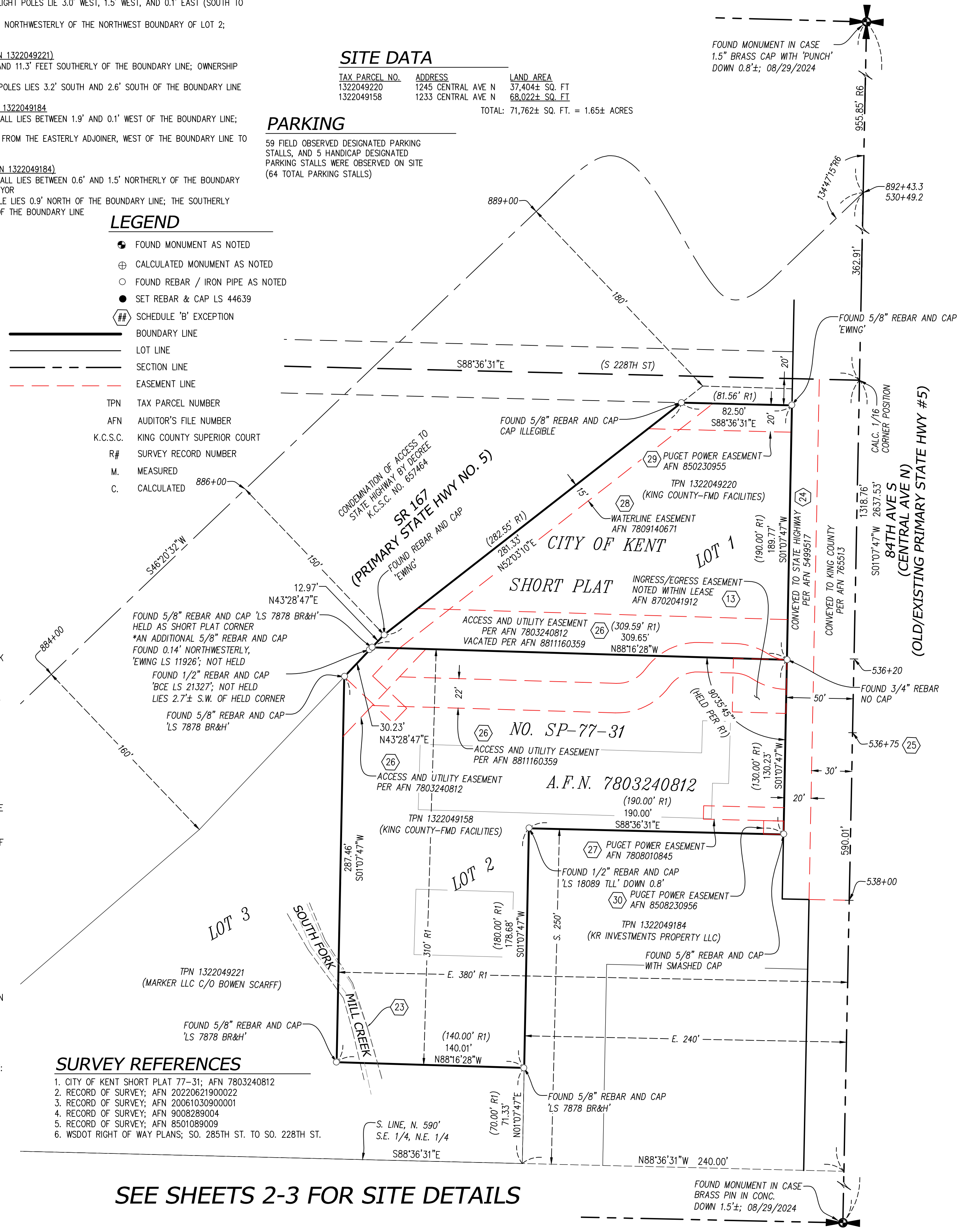
A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 13,
TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M.,
CITY OF KENT, KING COUNTY, WASHINGTON

SITE DATA

TAX PARCEL NO.	ADDRESS	LAND AREA
1322049220	1245 CENTRAL AVE N	37,404± SQ. FT
1322049158	1233 CENTRAL AVE N	68,022± SQ. FT
		TOTAL: 71,762± SQ. FT. = 1.65± ACRES

PARKING

59 FIELD OBSERVED DESIGNATED PARKING STALLS, AND 5 HANDICAP DESIGNATED PARKING STALLS WERE OBSERVED ON SITE (64 TOTAL PARKING STALLS)



HORIZONTAL DATUM

WASHINGTON PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/2011
BASED ON GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

MEASURED SOUTH 01°07'47" WEST BETWEEN TWO FOUND MONUMENTS HELD AS THE NORTHEAST CORNER, AND WEST QUARTER CORNER, OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M.

NOTES

- EQUIPMENT USED: TOPCON QS, AND CARLSON CR2+ ROBOTIC TOTAL STATIONS AND TOPCON GR3 RTK/GPS
- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090. ALL MEASUREMENTS WERE MADE WITH A TOPCON QS AND CARLSON CR2+ ROBOTIC TOTAL STATIONS AND OR A TOPCON GR3 RTK/GPS IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
- IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (R.C.W.) 58.09 AND THE WASHINGTON ADMINISTRATIVE CODE (W.A.C.) 332-130, THIS SURVEY MAY DEPICT OCCUPATIONAL INDICATORS THAT DIFFER FROM THE DEEDED LOT LINES. THESE INDICATORS, IF AT ALL PRESENT, MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT PURPORT TO RESOLVE SUCH ITEMS.
- FIELD WORK WAS PERFORMED AUGUST-OCTOBER 2024 UNDER SITTS & HILL JOB NUMBER 20648.
- UTILITIES AS SHOWN HEREON ARE BASED ON FIELD SURVEY OBSERVATION OF SURFACE FEATURES. NO SUBSURFACE UTILITY LOCATE SERVICES WERE PERFORMED FOR THIS SURVEY. UTILITIES OTHER THAN SHOWN MAY EXIST.
- SITTS & HILL ENGINEERS, INC. HAS RELIED UPON TITLE INFORMATION NOTED IN ALTA OWNER'S POLICY OF TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, POLICY NUMBER 0-9301-004896781, DATED MARCH 08, 2020. IN PREPARATION OF THIS ALTA/NSPS LAND TITLE SURVEY, SITTS & HILL ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS SITTS AND HILL ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND/OR DISCLOSED BY SAID TITLE COMPANY'S ORDER. SITTS & HILL ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPORT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- MARKED FLAGGING WAS FOUND ALONG THE SOUTHWESTERLY BANK OF THE MILL CREEK DITCH CROSSING THE SUBJECT PROPERTY (AS SEEN ON SHEET 2). SITTS & HILL IS NOT AWARE OF THE ORIGIN OR PURPOSE OF THIS FLAGGING.

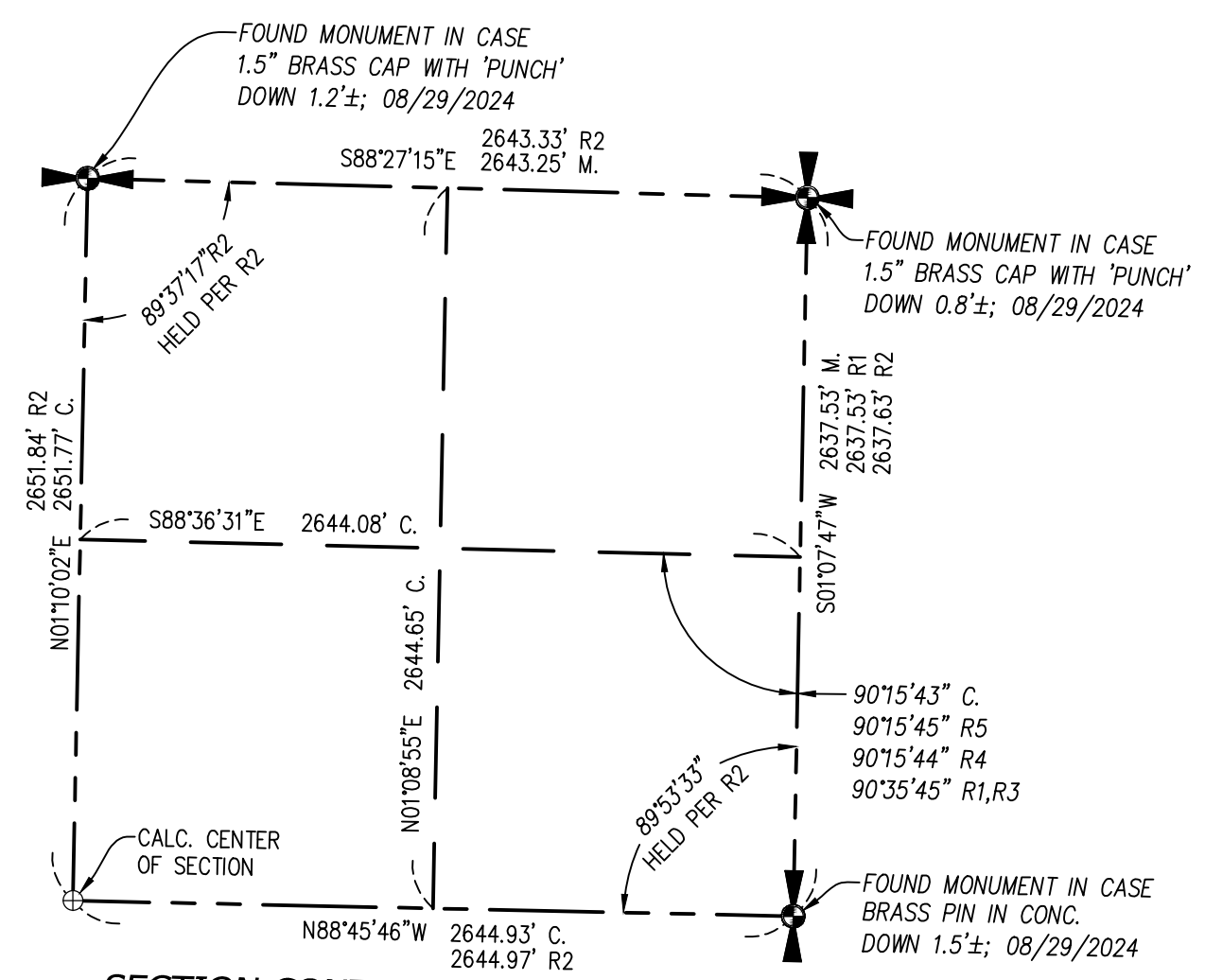
LEGAL DESCRIPTION

LOTS 1 AND 2 OF CITY OF KENT SHORT PLAT NO. SP-77-31, (ALSO BEING KNOWN AS SPRINGER'S SHORT SUBDIVISION), ACCORDING TO THE SHORT PLAT THEREOF RECORDED MARCH 24, 1978 UNDER RECORDING NUMBER 7803240812, AND ALL AMENDMENTS THERETO, RECORDS OF KING COUNTY, WASHINGTON.

SITUE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEY BOUNDARY NOTE

PERIMETER BOUNDARY LINES OF THE SHORT PLAT WERE DETERMINED UTILIZING A MODERN SECTION-SUBDIVISION BREAKDOWN, IN ACCORDANCE WITH OTHER SURVEYS OF THE ADJOINING PARCELS IN THE SURVEY RECORD. INTERIOR SHORT-PLAT LOT-LINES WERE DETERMINED IN CONJUNCTION WITH ORIGINAL FOUND SHORT-PLAT CORNERS FOUND IN THE COURSE OF FIELD WORK.



SECTION CONTROL
N.T.S.
NE 1/4 SEC. 13, T. 22 N., R. 4 E., W.M.

SURVEYOR'S CERTIFICATION

TO: LONG BAY ENTERPRISES, INC., AND SEWART TITLE GUARANTY 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 1, 2, 4, 7a, 7b, 7c, 8, 9, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 02, 2024.

PRELIMINARY

MICHAEL A. MCEVILLY P.L.S. NO. 44639

0X/XX/2024
DATE

SEE SHEETS 2-3 FOR SITE DETAILS

DESIGNED: CHS
DRAWN: MAM
CHECKED: MAM
DATE: 10/02/2024
SCALE: AS NOTED

APPROVALS

DESIGNED: CHS
DRAWN: MAM
CHECKED: MAM
DATE: 10/02/2024
SCALE: AS NOTED

PRELIMINARY

LONG BAY ENTERPRISES, INC.
320 DAYTON STREET, STE 200
EDMONDS, WA 98020

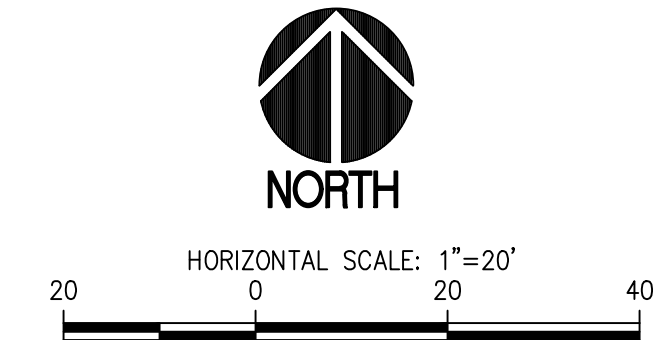
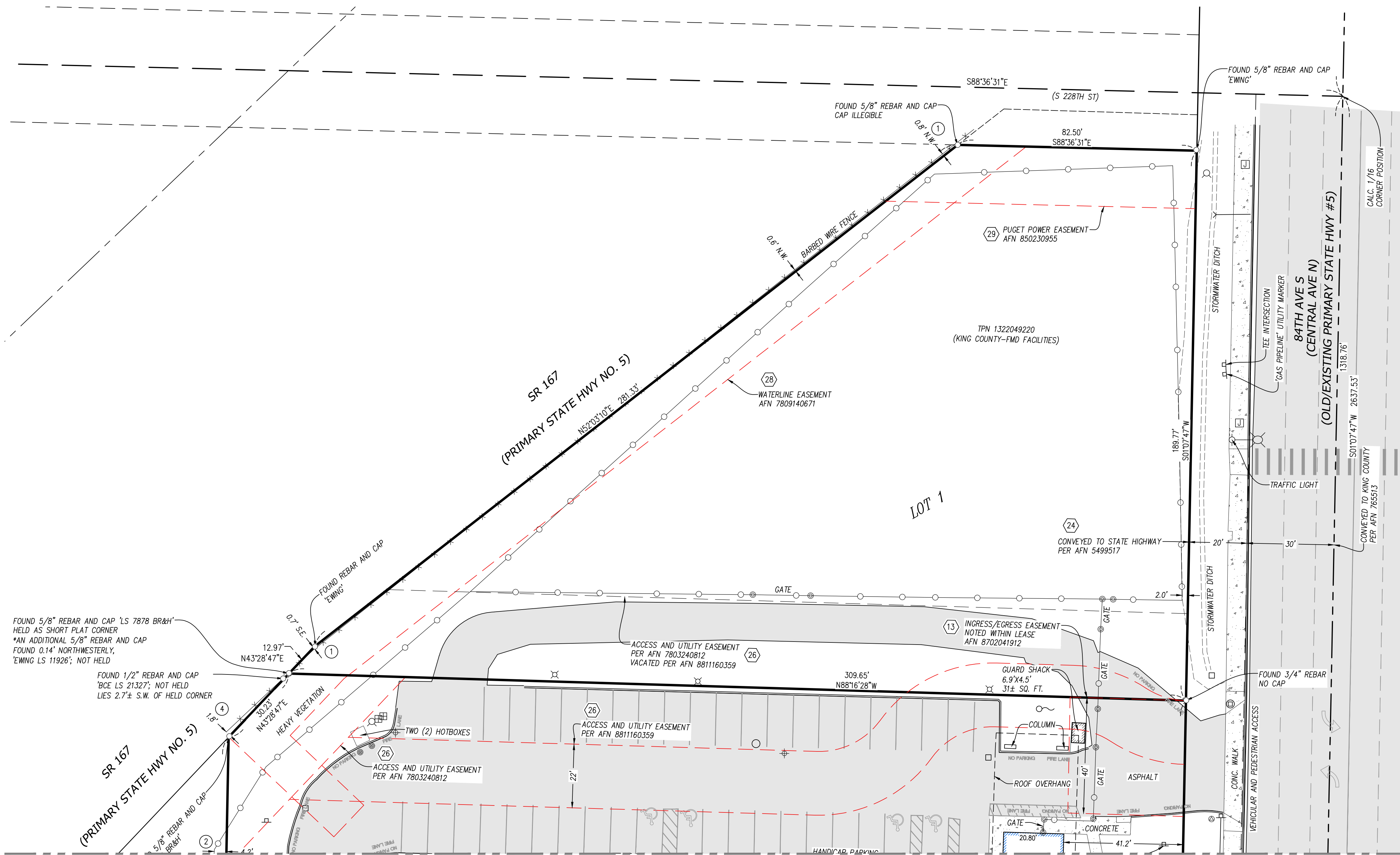
1233 CENTRAL AVENUE
ALTA/NSPS LAND TITLE SURVEY
KENT, WA

SURVEY BOUNDARY AND NOTES

1 OF 3
20648

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 13,
TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M.,
CITY OF KENT, KING COUNTY, WASHINGTON



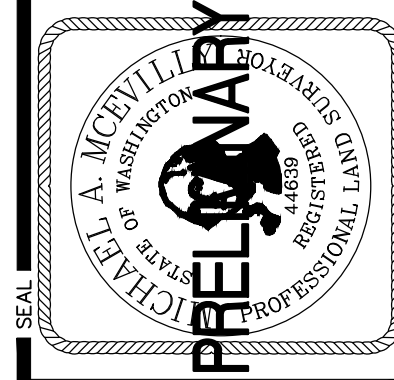
- ### LEGEND
- FOUND REBAR / IRON PIPE AS NOTED
 - SET REBAR & CAP LS 44639
 - SANITARY SEWER MANHOLE
 - STORM CATCH BASIN
 - < STORM CULVERT
 - ⊕ WATER METER
 - ⊗ FIRE HYDRANT
 - ⊗ IRRIGATION CONTROL VALVE
 - ⊗ GAS METER
 - ⊗ JUNCTION BOX
 - ⊗ LIGHT POLE
 - ⊗ POWER TRANSFORMER
 - TELEPHONE RISER
 - TELEPHONE CABINET
 - UTILITY VAULT
 - ⊗ BOLLARD
 - ⊗ GATE POST
 - ⊗ SIGN
 - △ FOUND FLAGGING (SEE SURVEY NOTE 7)
 - FLAGPOLE
 - # POSSIBLE ENCROACHMENT (SEE SHEET 1)
 - # SCHEDULE 'B' EXCEPTION NO.
 - BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - sd — STORM DRAIN LINE
 - OHP — OVERHEAD POWER LINE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - BUILDING LINE (AT GROUND LEVEL)
 - SECOND FLOOR DECK LINE
 - EASEMENT LINE
 - TPN TAX PARCEL NUMBER
 - AFN AUDITOR'S FILE NUMBER
 - K.C.S.C. KING COUNTY SUPERIOR COURT
 - R# SURVEY RECORD NUMBER
 - M. MEASURED
 - C. CALCULATED
 - X.X' N. DISTANCE AND DIRECTION OF FEATURE FROM BOUNDARY LINE
 - ASPHALT SURFACE
 - CONCRETE SURFACE
 - GRAVEL SURFACE

CONTINUES - SEE SHEET 2 OF 3

© 2024/10/24/2024 - ALTA SHEET 3.DWG - 10/22/24 11:52am by sander

REVISIONS

DESIGNED	CHS
DRAWN	MAM
CHECKED	MAM
DATE	10/02/2024
SCALE	AS NOTED



sitts & hill

PREPARED BY

sh

CIVIL | STRUCTURAL | ARCHITECTURAL | SURVEY

4815 CENTER STREET | TACOMA, WA 98409

PHONE: (253) 474-8449 | FAX: (253) 474-0153

http://www.sitts-hill.com/

PREPARED FOR

LONG BAY ENTERPRISES, INC.

320 DAYTON STREET, STE 200

EDMONDS, WA 98020

PROJECT

1233 CENTRAL AVENUE
ALTA/NSPS LAND TITLE SURVEY
KENT, WA

SHEET TITLE

SITE DETAILS