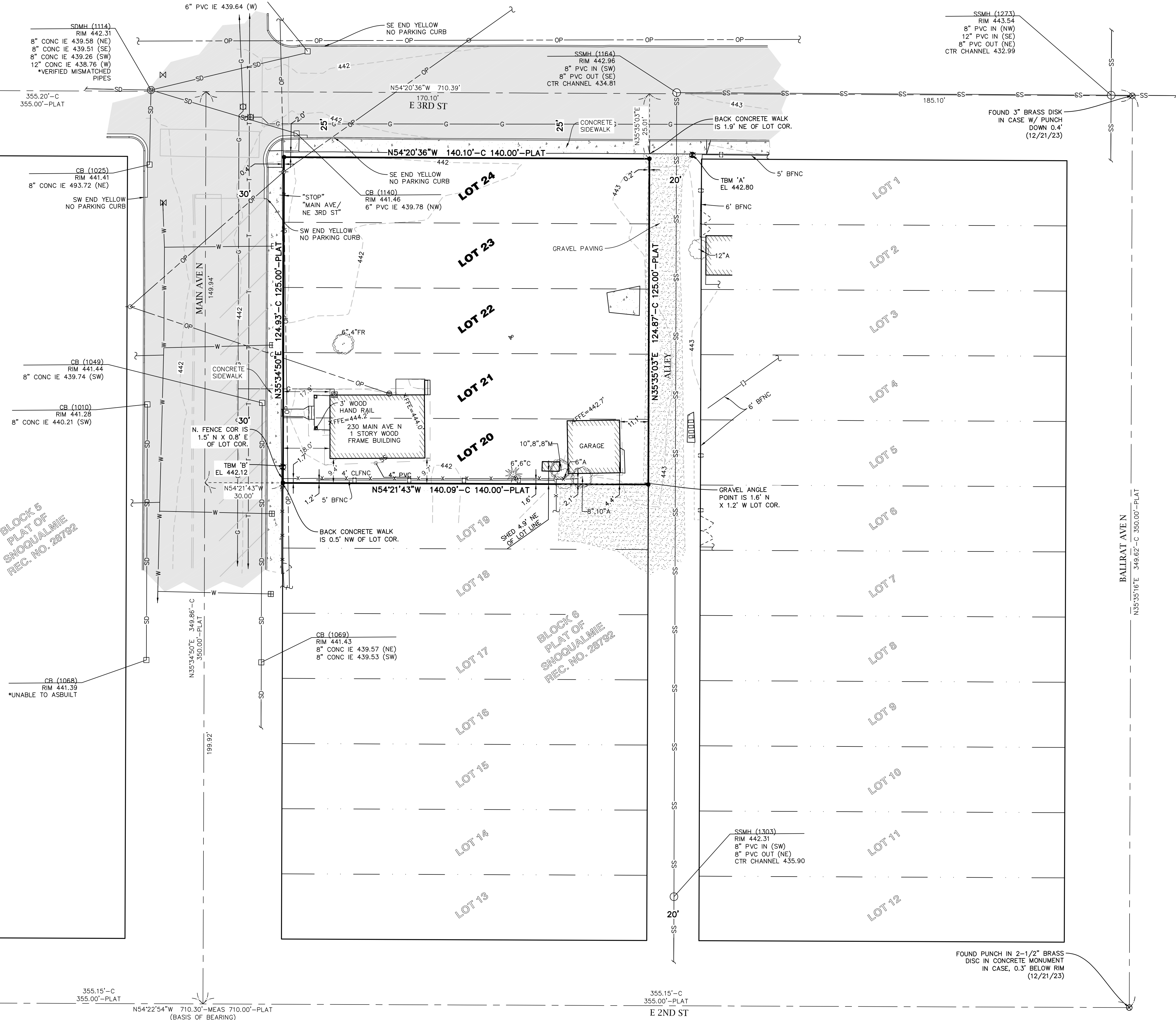


LEGEND

	FOUND MONUMENT IN CASE SET REBAR AND CAP "SAM 48372"
	UTILITY POLE
	POWER METER
	GAS VALVE
	GAS METER
	HOSE BIB
	WATER VALVE
	WATER METER
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	CATCH BASIN
	CEDAR
	ALDER
	MAPLE
	FRUIT
	CLUSTER
	SANITARY SEWER LINE
	STORM DRAIN LINE
	OVERHEAD POWER LINE
	WATER LINE
	GAS LINE
	TELECOMMUNICATIONS LINE
	CHAIN LINK FENCE LINE (CLFNC)
	WOOD FENCE LINE (BFNC)
	CONCRETE PAVING
	ASPHALT PAVING
	BUILDINGS
	GRAVEL SURFACE

N35°34'24"E 350.10'-MEAS 350.00'-PLAT
NORTH BEND BLVD NBLOCK 5
PLAT OF
SNOQUALMIE
REC. NO. 28792

BASIS OF BEARINGS

HELD A BEARING OF NORTH 54°22'54" WEST ALONG THE MONUMENTED CENTERLINE OF 2ND ST BETWEEN BALLRAT AVE N AND NORTH BEND BLVD N. (HIGHWAY 202)

DATUM

HORIZONTAL DATUM: NAD '83/11 GPS HxGN SMARTNET

ORIGINATING BENCHMARK:

KING COUNTY MONUMENT DESIGNATION 4830, A CONCRETE MONUMENT IN CASE ALONG 4TH STREET, APPROXIMATELY 200' EAST OF BALLARAT AVENUE INTERSECTION.

VERTICAL DATUM: NAVD '88

ELEVATION: 444.18'

TEMPORARY BENCHMARKS:

➤ TBM 'A'
SET REBAR WITH "SAM CONTROL" CAP 0.3' SOUTHWEST OF BACK OF CONCRETE WALK X 3.8' NORTHWEST OF NORTH CORNER OF BOARD FENCE AT NORTHEAST END OF GRAVEL ROAD ON SOUTHEAST SIDE OF PROPERTY
ELEVATION: 442.80'

➤ TBM 'B'
SET REBAR WITH "SAM CONTROL" CAP 0.3' SOUTHWEST OF BACK OF CONCRETE WALK X 3.8' NW OF NORTH CORNER OF BOARD FENCE AT NORTHEAST END OF GRAVEL ROAD ON SOUTHEAST SIDE OF PROPERTY
ELEVATION: 442.12

LEGAL DESCRIPTION

LOTS 20 THROUGH 24, BLOCK 6, PLAT OF SNOQUALMIE, PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 62, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B SPECIAL EXCEPTIONS

EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE ALTA COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT 0263875-04, DATED SEPTEMBER 29, 2023 AT 8:00 A.M.

- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF SNOQUALMIE PER RECORDING NO. 28792
--NO PLOTTABLE EASEMENTS--
- RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; INDIAN TREATY OR ABORIGINAL RIGHTS
--NO PLOTTABLE EASEMENTS--

EQUIPMENT NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA TS16 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 22, 2023 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES. WHERE AMBIGUITIES ARE NOTED, THIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

REFERENCES

- PLAT OF SNOQUALMIE RECORDING NO. 28792
- RECORD OF SURVEY RECORDING NO. 202107299000070

PORTION OF E 1/2, NE 1/4, SEC. 9, TWP. 23N., RGE. 08E., W.M.
CITY OF NORTH BEND, KING COUNTY, WASHINGTON

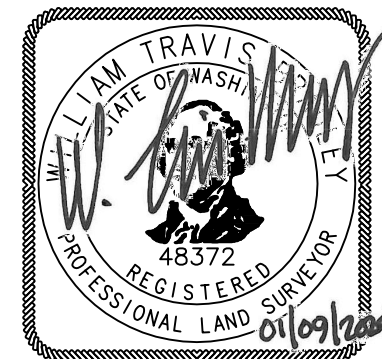


15241 NE 90th Street, Suite 100
Redmond, WA 98052
Office: 425-823-5700
email: info@sam.biz

PROJECT:

JOB NUMBER: 23-116
DATE: 12/29/2023
SCALE: 1"=20'
SURVEYOR: WTB
TECHNICIAN: AGB
DRAWING:
TRACT ID:
PARTY CHIEF:
FIELD BOOKS:

BOUNDARY AND
TOPOGRAPHIC SURVEY
FOR CITY OF NORTH BEND
230 MAIN AVE N
NORTH BEND, WA 98045



SHEET
1 OF 1