PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
CITY OF MOUNTLAKE TERRACE, KING COUNTY, STATE OF WASHINGTON

S88°04'22"E 2656.97' (M)
1328.49' (C)

FOUND 1" IRON ROD " NO PUNCH" IN MONUMENT CASE ON THE SOUTH SIDE OF 212TH STREET SW

FOUND 3" BRASS DISK IN MONUMENT IN CASE AT THE INTERSECTION OF 52ND AVENUE W AND 212TH STREET SW

212TH STREET S.W.

SURVEY INFORMATION

PROCEDURE / NARRATIVE
A FIELD TRAVERSE USING A "LEICA TCR 703" TOTAL STATION, AND "TDS RANGER" DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. A "LIETZ B-2A" AUTOMATIC LEVEL WAS USED TO CHECK AND ESTABLISH THE ELEVATION OF BENCHMARKS AND CONTROL POINTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

DATES OF SURVEYS
FIELD SURVEYS BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED JANUARY 2006 ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

HORIZONTAL DATUM - BASIS OF BEARINGS
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. SAID LINE BEARS S88°04'22"E

VERTICAL DATUM - BASIS OF ELEVATIONS
NORTH AMERICAN VERTICAL DATUM NAVD 88
PER THE CITY OF MOUNTLAKE TERRACE

PROJECT BENCHMARK
CITY OF MOUNTLAKE TERRACE VERTICAL CONTROL POINT NUMBER "BM 003" AND POINT NUMBER "BM 004"
ELEV. = 350.70 FEET NAVD 88
ELEV. = 373.34 FEET NAVD 88

SITE BENCHMARK
SET MAG NAIL
ELEV. = 395.67 FEET

NOTE
1. 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.

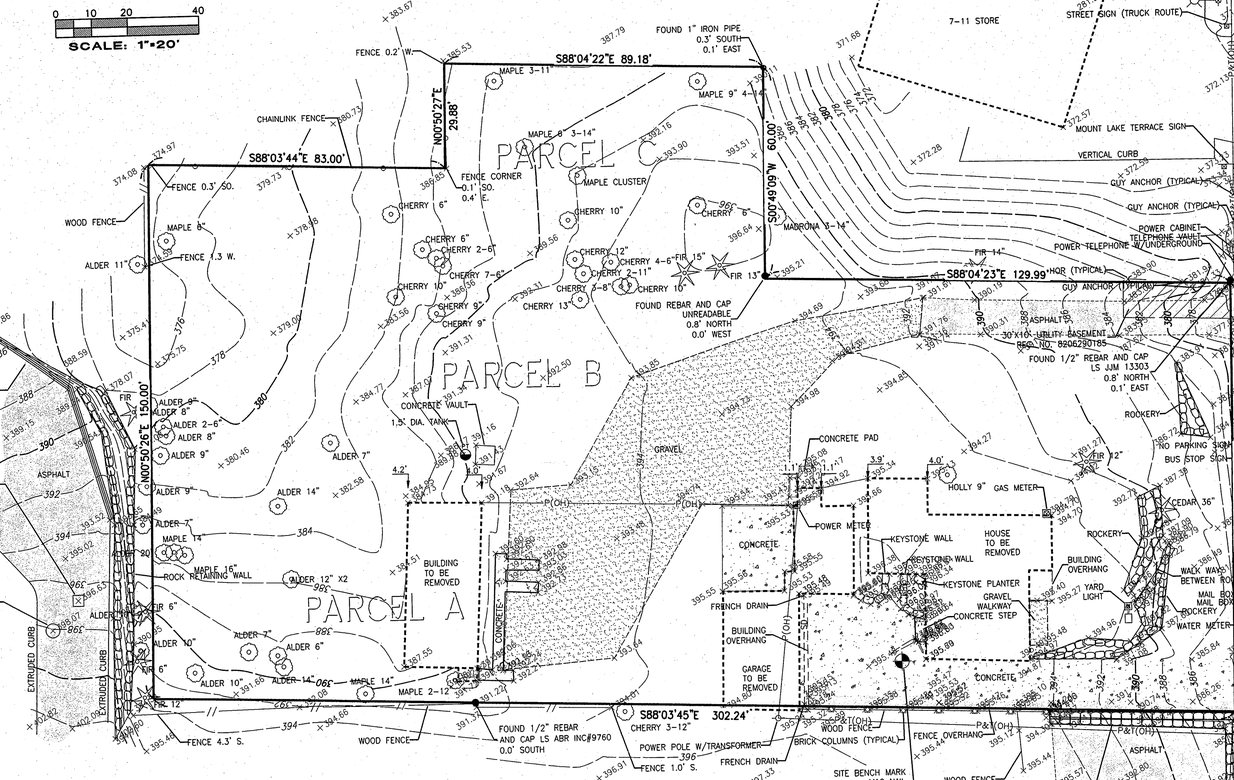
LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS MONUMENT IN A STEEL CASE WHICH MARKS THE NORTH QUARTER CORNER OF SAID SECTION 28;
THENCE SOUTH 00 DEGREES 49 MINUTES 09 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 210.72 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES 04 MINUTES 22 SECONDS WEST, A DISTANCE OF 160.00 FEET;
THENCE NORTH 00 DEGREES 49 MINUTES 09 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 60.00 FEET;
THENCE NORTH 88 DEGREES 04 MINUTES 23 SECONDS WEST, A DISTANCE OF 89.18 FEET;
THENCE SOUTH 00 DEGREES 50 MINUTES 27 SECONDS WEST, A DISTANCE OF 29.88 FEET;
THENCE SOUTH 88 DEGREES 03 MINUTES 44 SECONDS WEST, A DISTANCE OF 83.00 FEET;
THENCE SOUTH 00 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 150.00 FEET;
THENCE SOUTH 88 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 332.25 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28;
THENCE NORTH 00 DEGREES 49 MINUTES 09 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 119.93 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION.
SITUATE IN THE CITY OF MOUNTLAKE TERRACE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
EXCEPT:
THE EAST 30 FEET FOR 52ND AVENUE WEST.

56TH STREET W.

N00°54'16"E 1321.62' (C)

SCALE: 1"=20'



52ND AVENUE W

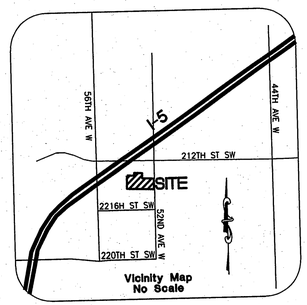
216TH STREET S.W.

S88°01'55"E 1330.47' (M)

FOUND SHELL CASING W/SHOT CENTER FIRE PIN W/ MONUMENT IN CASE AT THE INTERSECTION OF 56TH AVENUE W AND 216TH STREET SW

FOUND 2" BRASSIE W/"X" AT THE INTERSECTION OF 52ND AVENUE WEST AND 216TH STREET SW

RECORD OF SURVEY AFN 8111195001



Vicinity Map
No Scale

LEGEND

- POWER VAULT (AS NOTED)
- LUMINARIE
- YARD LIGHT
- POWER METER
- POWER POLE
- JUNCTION BOX (AS NOTED)
- CATCH BASIN (CB)
- SANITARY SEWER MANHOLE (SSMH)
- GAS METER
- GAS VALVE
- WATER VALVE (WV)
- WATER METER
- SIGN
- GUY ANCHOR (AS NOTED)
- TELEPHONE VAULT (AS NOTED)
- DIRECTION OF VEHICLE TRAVEL
- DECIDUOUS
- CONIFEROUS
- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- FOUND REBAR/CAP (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- ASPHALT
- CONCRETE
- GRAVEL
- W — W — WATER LINE
- SS — SS — SANITARY SEWER LINE
- SD — SD — STORM DRAINAGE LINE
- G — G — GAS LINE
- T(UG) — TELEPHONE UNDERGROUND
- P(UG) — POWER UNDERGROUND
- P(OH) — POWER OVERHEAD
- X — CHAIN LINK FENCE
- BARBED WIRE FENCE
- HOG WIRE FENCE
- // — WOOD FENCE

PROJECT INFORMATION

NOTE
1. CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 570719, (DATED DECEMBER 30, 2006) WAS RELIED UPON FOR TITLE INFORMATION AND SUPPORTING DOCUMENTS.

OWNER/APPLICANT:
MOUNTLAKE TERRACE TH, LLC
2100 124TH AVE NE, SUITE 100
BELLEVUE, WA 98005
CONTACT: BRETT PUDIST (425) 602-3717
EMAIL: BRETT@SHERMANHOMES.COM

ENGINEER:
BARGHAUSEN CONSULTING ENGINEERS
18215 72ND AVENUE SOUTH
KENT, WA 98032
CONTACT: CHRIS TEBALDI (425)656-7433
EMAIL: CTEBALDI@BARGHAUSEN.COM

ARCHITECT:
RONHOVDE ARCHITECTS, LLC
14900 INTERURBAN AVENUE S, SUITE 138
TUKWILLA, WA 98168
CONTACT: TOR-JAN RONHOVDE (206)859-5500
EMAIL: TORJAN@RONHOVDEARCHITECTS.COM

TAX PARCEL NUMBER:

NOTE:
1. ALL EXISTING ON-SITE BUILDINGS TO BE DEMOLISHED

SITE ADDRESS:
21216 52ND AVE. W MOUNTLAKE TERRACE, WA 98043

11/06/08
CHRIS M. TEBALDI
STATE OF WASHINGTON
43524
REGISTERED PROFESSIONAL ENGINEER

No.	Date	By	Ckd.	Revision
2	11/6/08	KAT	CMT	REVISED PER 10-1-08 CITY COMMENTS
1	8/22/08	KAT	CMT	LAND USE SUBMITTAL

Title: Existing Conditions Map

52nd Ave Apartments

For:
Mountlake Terrace TH, LLC
2100 - 124TH AVENUE N.E., SUITE 100
BELLEVUE, WASHINGTON 98005
Contact: Brett Pudists (425) 602-3717

Scale: Horizontal 1"=20' Vertical N/A

Designed CMT Drawn TVW Checked SMO Approved SMO Date 1/24/06

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES
BARGHAUSEN CONSULTING ENGINEERS, INC.

Job Number 14061

Sheet 3 of 3