

# ALTA/NSPS LAND TITLE SURVEY

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**LEGAL DESCRIPTION**

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10 TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING WITHIN COUNTY ROAD KNOWN AS 59TH AVENUE NORTHEAST;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 1082111;

AND EXCEPT THAT PORTION THEREOF APPROPRIATED BY THE STATE OF WASHINGTON UNDER SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 89826.

**SCHEDULE B ITEMS**

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY  
 PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE  
 RECORDING DATE: AUGUST 25, 1993  
 RECORDING NO.: 9308250058  
 AFFECTS: PORTION OF SAID PREMISES  
**"PLOTTED"**

2. LATECOMER'S AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

EXECUTED BY: BELMONT PACIFIC HOLDINGS, INC., A WASHINGTON CORPORATION  
 AND: CITY OF ARLINGTON  
 RECORDING DATE: SEPTEMBER 30, 1998  
 RECORDING NO.: 9809300425  
 REGARDING: COSTS AND CHARGES FOR CONNECTION TO A WATER SYSTEM  
**"NOT PLOTTED - BLANKET IN NATURE"**

3. LATECOMER'S AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

EXECUTED BY: BELMONT PACIFIC HOLDINGS, INC., A WASHINGTON CORPORATION  
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 RECORDING DATE: SEPTEMBER 30, 1998  
 RECORDING NO.: 9809300426  
 REGARDING: COSTS AND CHARGES FOR CONNECTION TO A WATER SYSTEM  
**"NOT PLOTTED - BLANKET IN NATURE"**

**BASIS OF BEARINGS**

ACCEPTED A BEARING OF N 05°09'54" E BETWEEN MONUMENTS FOUND ALONG THE EAST LINE OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., CALCULATED USING NAD 83(2011) WASHINGTON STATE PLANE COORDINATES PER GPS OBSERVATIONS.

**VERTICAL DATUM**

NAVD 88 PER GPS OBSERVATIONS

SITE TEMP. BENCHMARK  
 DESCRIPTION: PK NAIL W/ WASHER  
 LOCATION: 83.5'N & 217.9'E FROM THE NW PROPERTY CORNER  
 ELEVATION: 63.65'

**SURVEYOR'S NOTES**

1. THE SURVEY SHOWN HEREON WAS PERFORMED IN JUNE AND SEPTEMBER OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
2. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
3. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
4. SUBJECT PROPERTY TAX PARCEL NO. 31051000402700.
5. APPROXIMATE SUBJECT PROPERTY AREA IS: 386,030 SQ FT +/- (8.86 ACRES)
6. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.
7. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 24000924-SC, WITH AN EFFECTIVE DATE OF MAY 24, 2024 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
8. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" WITH A 0.2% ANNUAL CHANCE FLOOD HAZARD, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 5306100392F & 5306100384F, WITH AN EFFECTIVE DATE OF AUGUST 19, 2020 FOR COMMUNITY NO. 530271 & 535534, IN SNOHOMISH COUNTY, STATE OF WASHINGTON, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
9. A ZONING REPORT HAS NOT BEEN PROVIDED BY THE CLIENT PER THE 2021 ALTA STANDARDS.
10. UTILITY INFORMATION: ALL FIELD OBSERVED UTILITIES ARE SHOWN HEREON IN ADDITION TO ANY UTILITY PLANS AND/OR MAPS PROVIDED BY THE CLIENT, PER THE 2021 ALTA STANDARDS. EXCAVATION MAY BE NECESSARY TO ACCURATELY, COMPLETELY AND RELIABLY DEPICT THE EXACT LOCATION OF UNDERGROUND FEATURES.
11. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY AT THE TIME OF THE SURVEY.
12. THERE WERE NO STRIPED PARKING SPACES IDENTIFIED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

**REFERENCES**

R1. HIGHLAND BLUFF PLAT, AUDITOR'S FILE NO. 200212235003,  
 R2. RECORD OF SURVEY, AUDITOR'S FILE NO. 200803075126,  
 R3. BOUNDARY LINE ADJUSTMENT, AUDITOR'S FILE NO. 9604295003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

**VICINITY MAP**  
 N.T.S.

**LEGEND**

● SET REBAR AND CAP	TEL SENTRY □ TELEPHONE SENTRY
⊕ BRASS DISC (FOUND)	— UT — TELEPHONE (UNDERGROUND)
— CENTERLINE ROW	— GUARD RAILING
— X — X — FENCE LINE (CHAIN LINK)	WM ○ FIRE HYDRANT
— · — · — FENCE LINE (WIRE)	WM ○ WATER METER
— · — · — FENCE LINE (WOOD)	WV ⊗ WATER VALVE
⊕ MONUMENT (IN CASE, FOUND)	— W — WATER LINE
⊕ MONUMENT (SURFACE, FOUND)	— W — WETLAND FLAG
— · — · — PROPERTY LINES (ADJACENT)	— C.C. — CENTER CHANNEL
— · — · — PROPERTY LINE (SUBJECT)	— CALC'D — CALCULATED
○ REBAR AS NOTED (FOUND)	COR CORNER
▨ RETAINING WALL	FO FIBER OPTICS
— RIGHT-OF-WAY LINES	LS# LAND SURVEYOR NUMBER
— SUBDIVISION LINES	MEAS MEASURED
⊕ SIGN (AS NOTED)	MON MONUMENT
▨ ASPHALT SURFACE	N, S, E, W NORTH, SOUTH, EAST, WEST
▨ BRICK SURFACE	NE, NW NORTHEAST, NORTHWEST
FO SENTRY □ FO SENTRY	OH OVERHEAD
PH □ POWER HAND HOLE	OHP OVERHEAD POWER
P □ POWER METER	PROP PROPERTY
PP □ POWER POLE	(R) RECORD DATA
P — P — POWER (OVERHEAD)	SF SQUARE FEET
PWR SENTRY □ POWER SENTRY	
⊕ ELECTRIC EASEMENT PER REC. NO. 308250058	

**SIGNIFICANT OBSERVATIONS**

A SURVEY OF PARCEL# 31051000402400 AND THE CORNERS SET IN CONJUNCTION WITH THAT SURVEY ENCR OACH INTO THE EAST LINE OF THE SUBJECT PROPERTY.

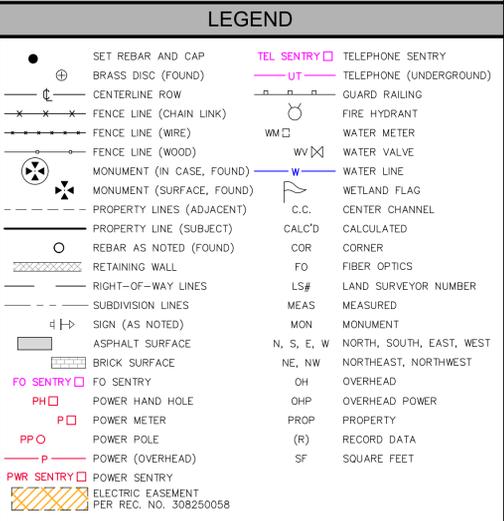
B FENCE ENCR OACHES INTO THE EAST SIDE OF THE PROPERTY.

**SURVEYOR'S CERTIFICATE**

TO: QUARTERRA MULTIFAMILY COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LANE PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON;

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, 3, 4, 5, 6(a), 7(c), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, AND 16 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 27, 2024.

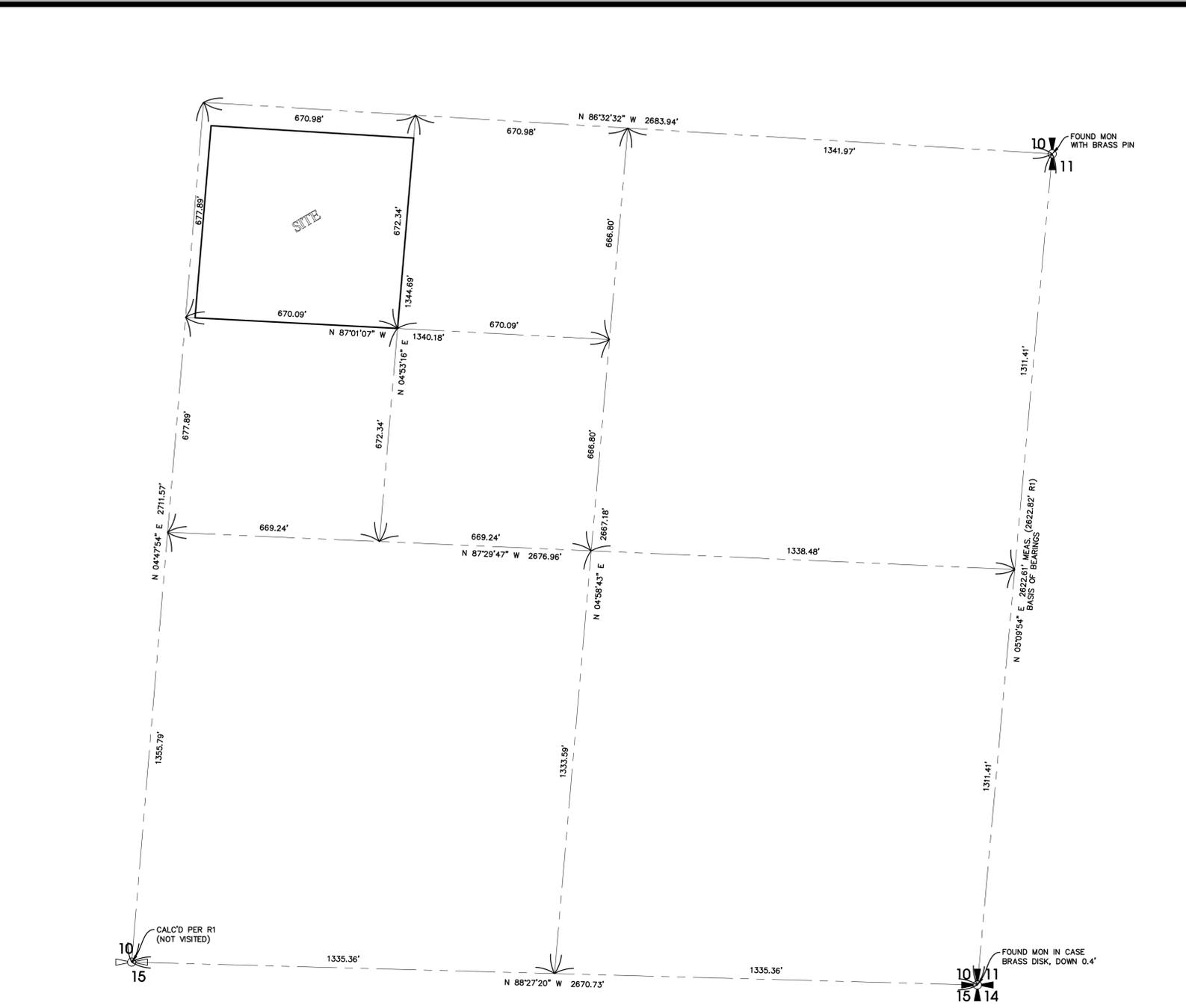
*Colin Snowden Palmer* 10/16/24  
 COLIN SNOWDEN PALMER CERTIFICATE NO. 57176 DATE



**SIGNIFICANT OBSERVATIONS**

A SURVEY OF PARCEL# 31051000402400 AND THE CORNERS SET IN CONJUNCTION WITH THAT SURVEY ENCR OACH INTO THE EAST LINE OF THE SUBJECT PROPERTY.

B FENCE ENCR OACHES INTO THE EAST SIDE OF THE PROPERTY.



1/4 SECTION PER R1  
 N.T.S.



**INDEXING INFORMATION**

NW	NE
SW	SE

NW 1/4 SE 1/4  
 SECTION: 10  
 TOWNSHIP: 31N  
 RANGE: 05E W.M.  
 COUNTY: SNOHOMISH

ALTA/NSPS LAND TITLE SURVEY  
 TAX PARCEL NO. 31051000402700  
 21117 59TH AVE NE  
 21117 59TH AVENUE NORTHEAST  
 ARLINGTON, WA 98223



**TERRANE**

11235 SE 6th St, Suite 130  
 Bellevue, WA 98004  
 p: 425-458-4488 | e: info@terrane.net

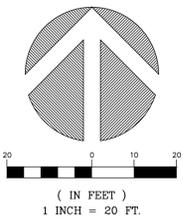
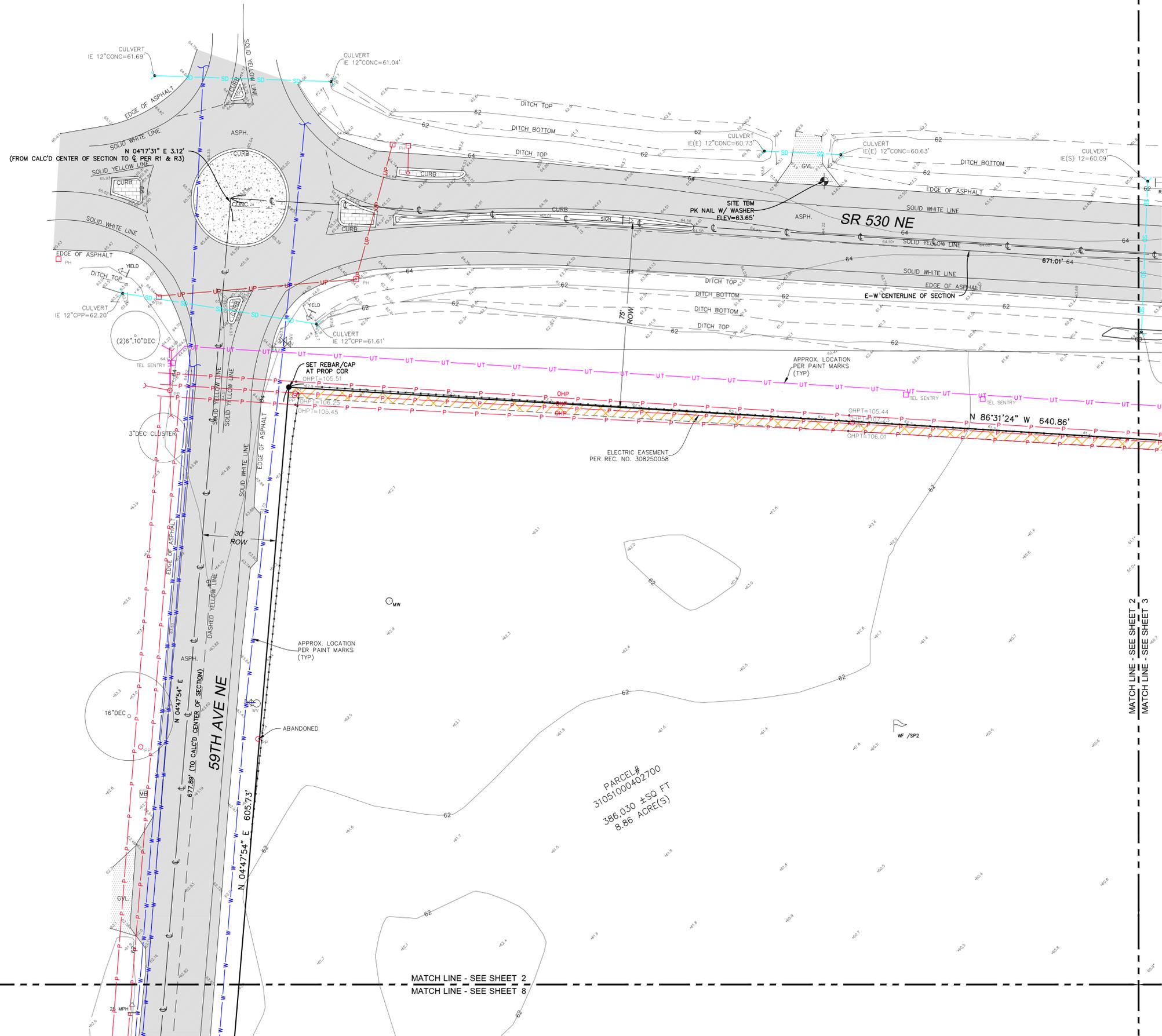
JOB NUMBER: 240814  
 DATE: 07/01/24  
 DRAFTED BY: FSN  
 CHECKED BY: TLR/CSP  
 SCALE: N.T.S.

**REVISION HISTORY**

09/30/24	ALTA+TOPO
10/16/24	NEW WETLAND FLAGS

SHEET NUMBER  
 1 OF 11

# ALTA/NSPS LAND TITLE SURVEY



INDEXING INFORMATION			
NW	NE	SE	SW
		X	

NW 1/4 SE 1/4  
SECTION: 10  
TOWNSHIP: 31N  
RANGE: 05E W.M.  
COUNTY: SNOHOMISH

ALTA/NSPS LAND TITLE SURVEY  
TAX PARCEL NO. 31051000402700

21117 59TH AVE NE

21117 59TH AVENUE NORTHEAST  
ARLINGTON, WA 98223



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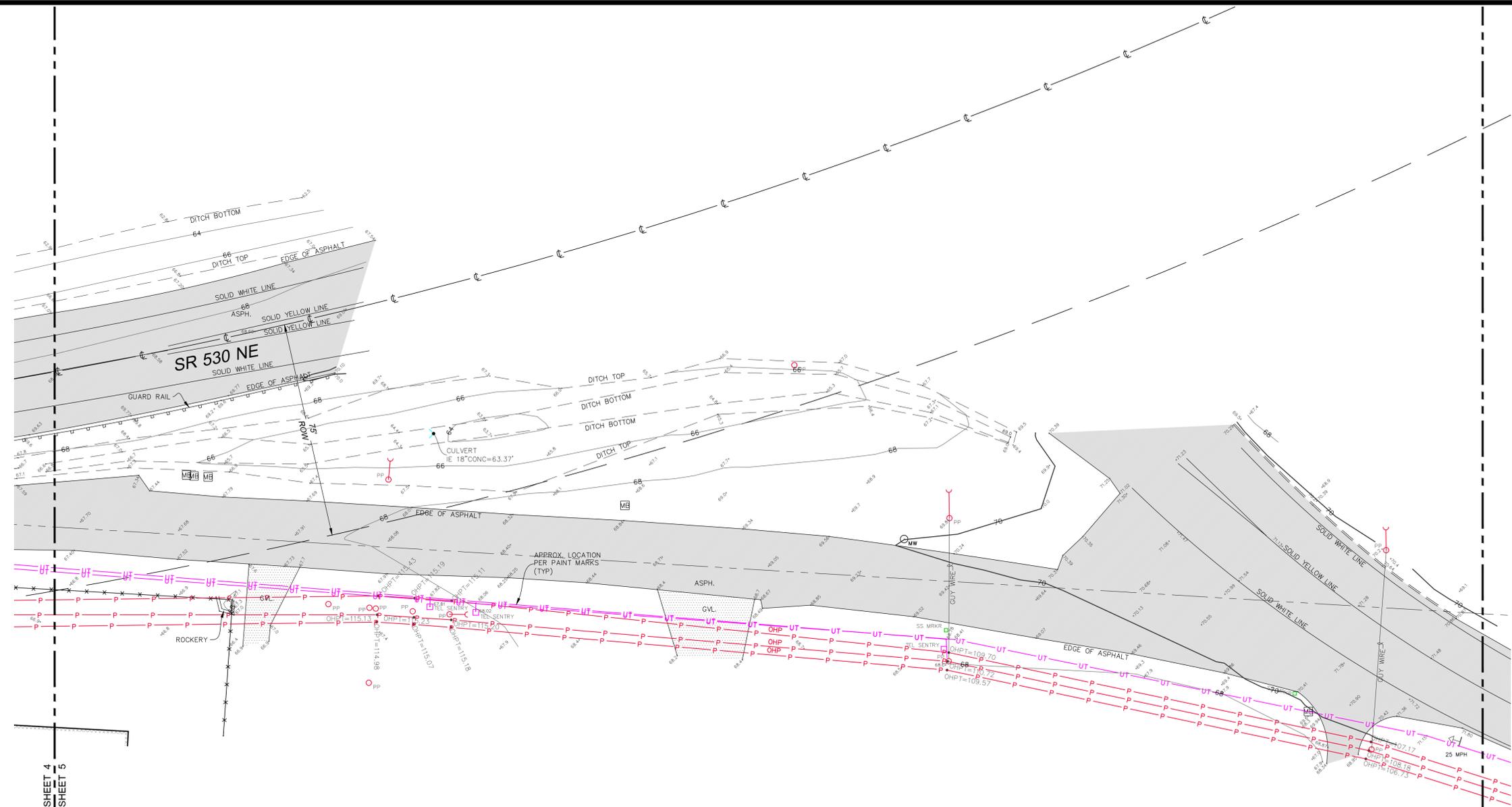
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DATE:	07/01/24
DRAFTED BY:	FSN
CHECKED BY:	TLR/CSP
SCALE:	1" = 20'
REVISION HISTORY	
9/30/24	ALTA+TOPO
10/16/24	NEW WETLAND FLAGS
SHEET NUMBER	
2 OF 11	

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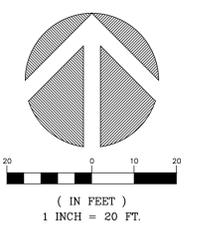


# ALTA/NSPS LAND TITLE SURVEY



MATCH LINE - SEE SHEET 4  
MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 5  
MATCH LINE - SEE SHEET 6



INDEXING INFORMATION	
NW 1/4	SE 1/4
SECTION: 10	
TOWNSHIP: 31N	
RANGE: 05E W.M.	
COUNTY: SNOHOMISH	

ALTANSPS LAND TITLE SURVEY  
TAX PARCEL NO. 31051000402700

21117 59TH AVE NE

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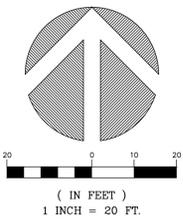
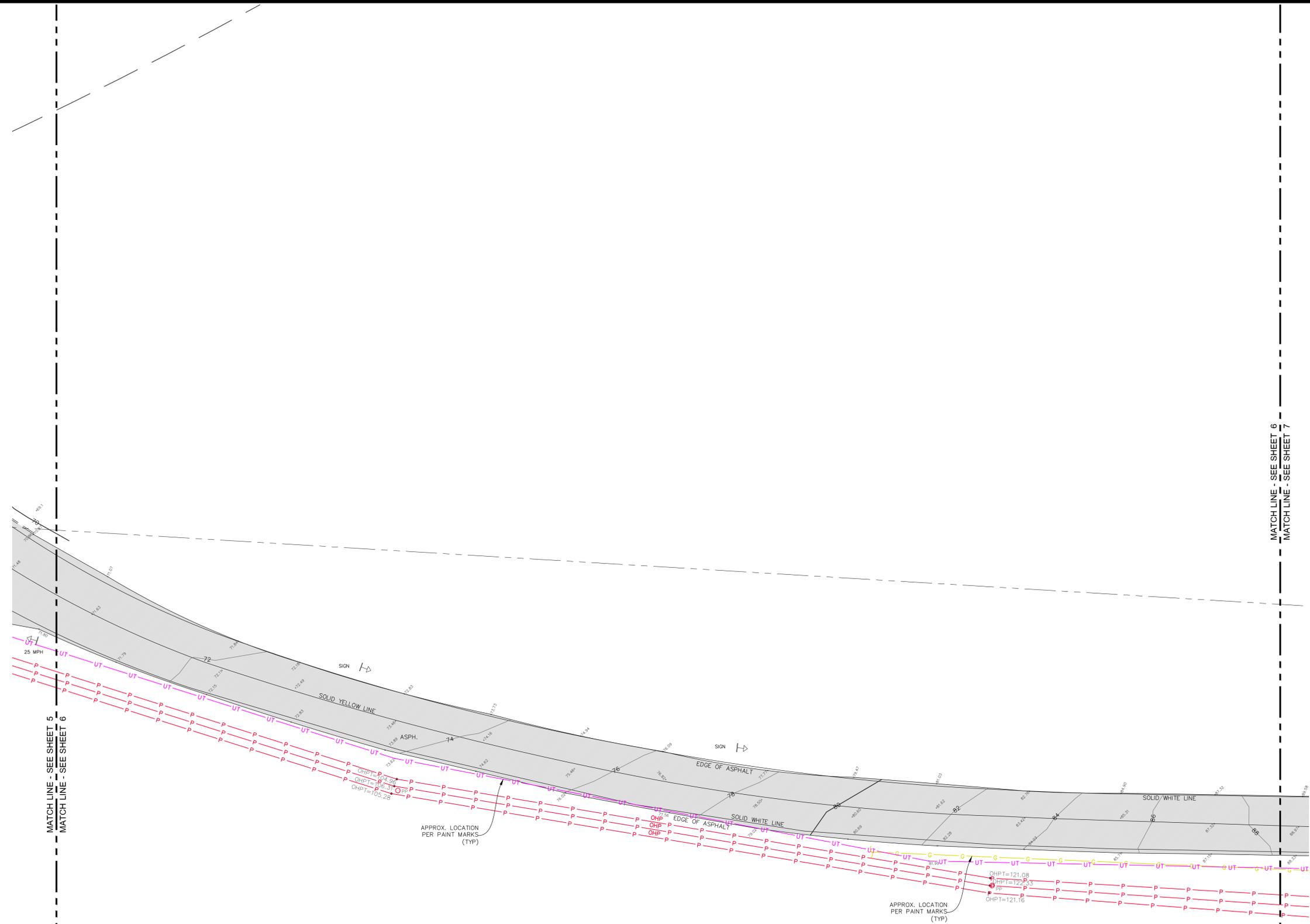
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REVISION HISTORY	
9/30/24	ALTA+TOPO
10/16/24	NEW WETLAND FLAGS
SHEET NUMBER	
5 OF 11	

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# ALTA/NSPS LAND TITLE SURVEY



INDEXING INFORMATION	
NW 1/4	SE 1/4
SECTION: 10	
TOWNSHIP: 31N	
RANGE: 05E W.M.	
COUNTY: SNOHOMISH	

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TAX PARCEL NO. 31051000402700

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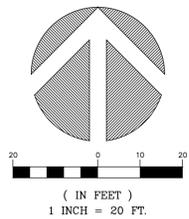
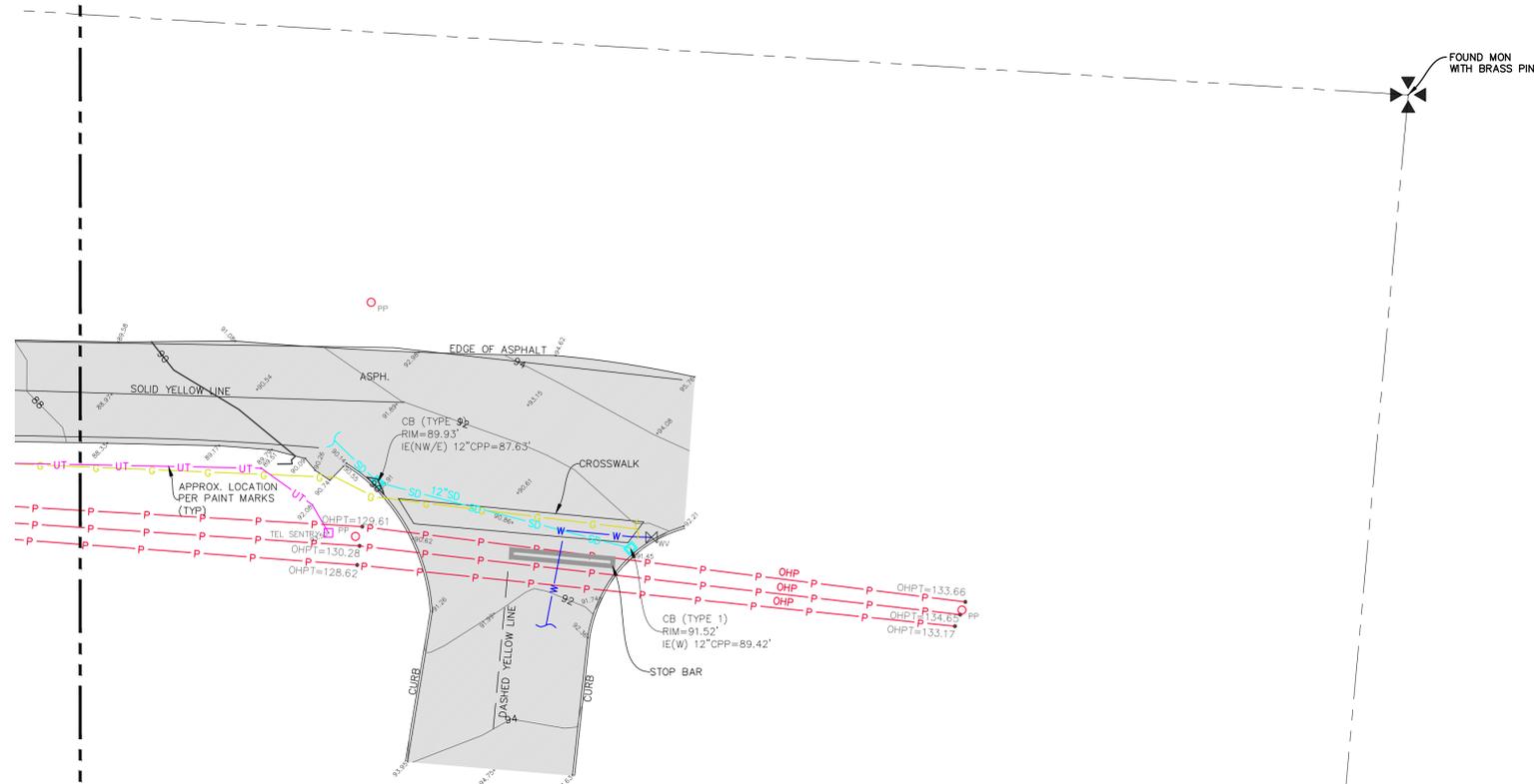
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REVISION HISTORY	
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10/16/24	NEW WETLAND FLAGS

# ALTA/NSPS LAND TITLE SURVEY

MATCH LINE - SEE SHEET 6  
MATCH LINE - SEE SHEET 7



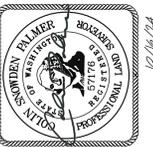
INDEXING INFORMATION	
NW 1/4	SE 1/4
SECTION: 10	
TOWNSHIP: 31N	
RANGE: 05E W.M.	
COUNTY: SNOHOMISH	

ALTANSPS LAND TITLE SURVEY

TAX PARCEL NO. 31051000402700

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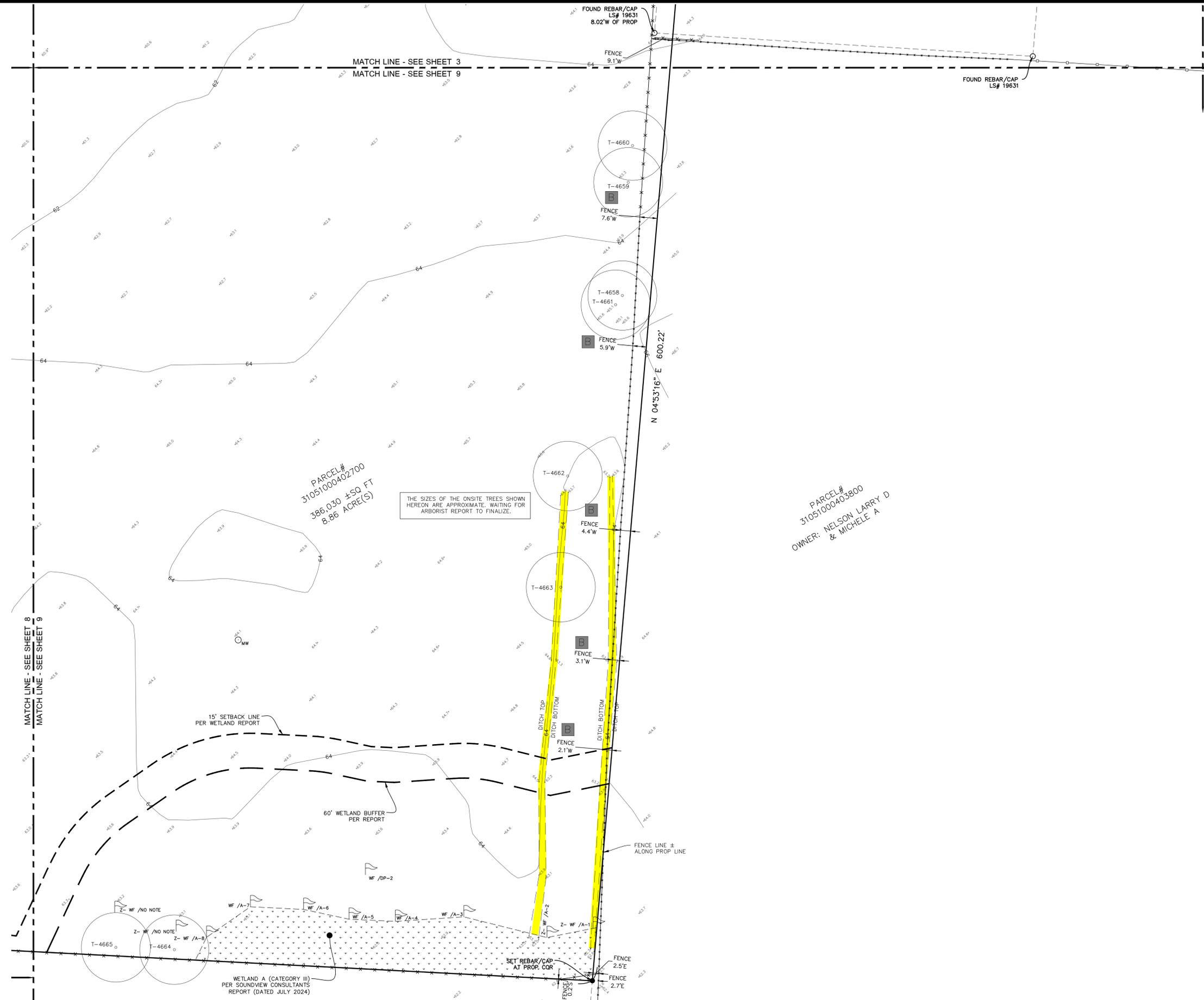
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JOB NUMBER:	240814
DATE:	07/01/24
DRAFTED BY:	FSN
CHECKED BY:	TLR/CSP
SCALE:	1" = 20'
REVISION HISTORY	
9/30/24	ALTA+TOPO
10/16/24	NEW WETLAND FLAGS
SHEET NUMBER	
7 OF 11	

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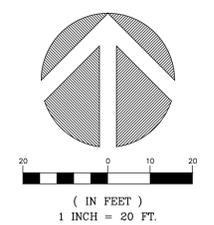


PARCEL#  
31051000402700  
386.030 ±50 FT  
8.86 ACRE(S)

THE SIZES OF THE ONSITE TREES SHOWN  
HEREON ARE APPROXIMATE. WAITING FOR  
ARBORIST REPORT TO FINALIZE.

PARCEL#  
31051000403800  
OWNER: NELSON LARRY D  
& MICHELE A

WETLAND A (CATEGORY III)  
PER SOUNDVIEW CONSULTANTS  
REPORT (DATED JULY 2024)



INDEXING INFORMATION			
NW 1/4	SE 1/4		
SW 1/4	SE 1/4		
SECTION: 10		TOWNSHIP: 31N	
RANGE: 05E W.M.		COUNTY: SNOHOMISH	

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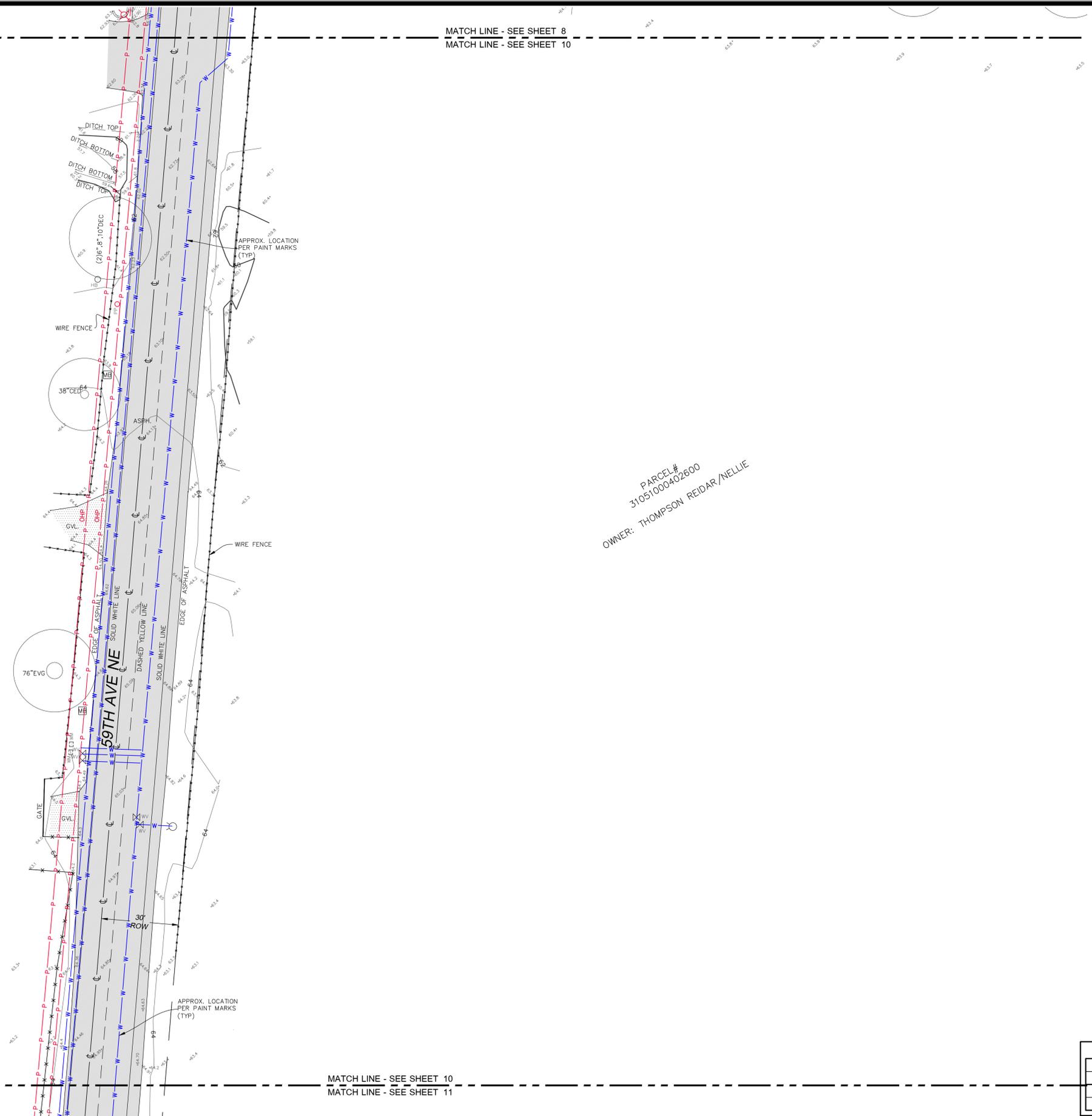


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SCALE:	1" = 20'
REVISION HISTORY	
9/30/24	ALTA+TOPO
10/16/24	NEW WETLAND FLAGS
SHEET NUMBER	
9 OF 11	

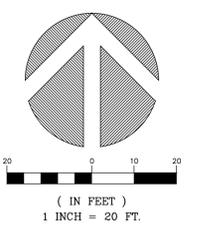
# ALTA/NSPS LAND TITLE SURVEY



MATCH LINE - SEE SHEET 8  
 MATCH LINE - SEE SHEET 10

PARCEL #  
 31051000402600  
 OWNER: THOMPSON REIDAR/MELLIE

MATCH LINE - SEE SHEET 10  
 MATCH LINE - SEE SHEET 11



INDEXING INFORMATION	
NW 1/4	SE 1/4
SECTION: 10	
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ALTANSPS LAND TITLE SURVEY  
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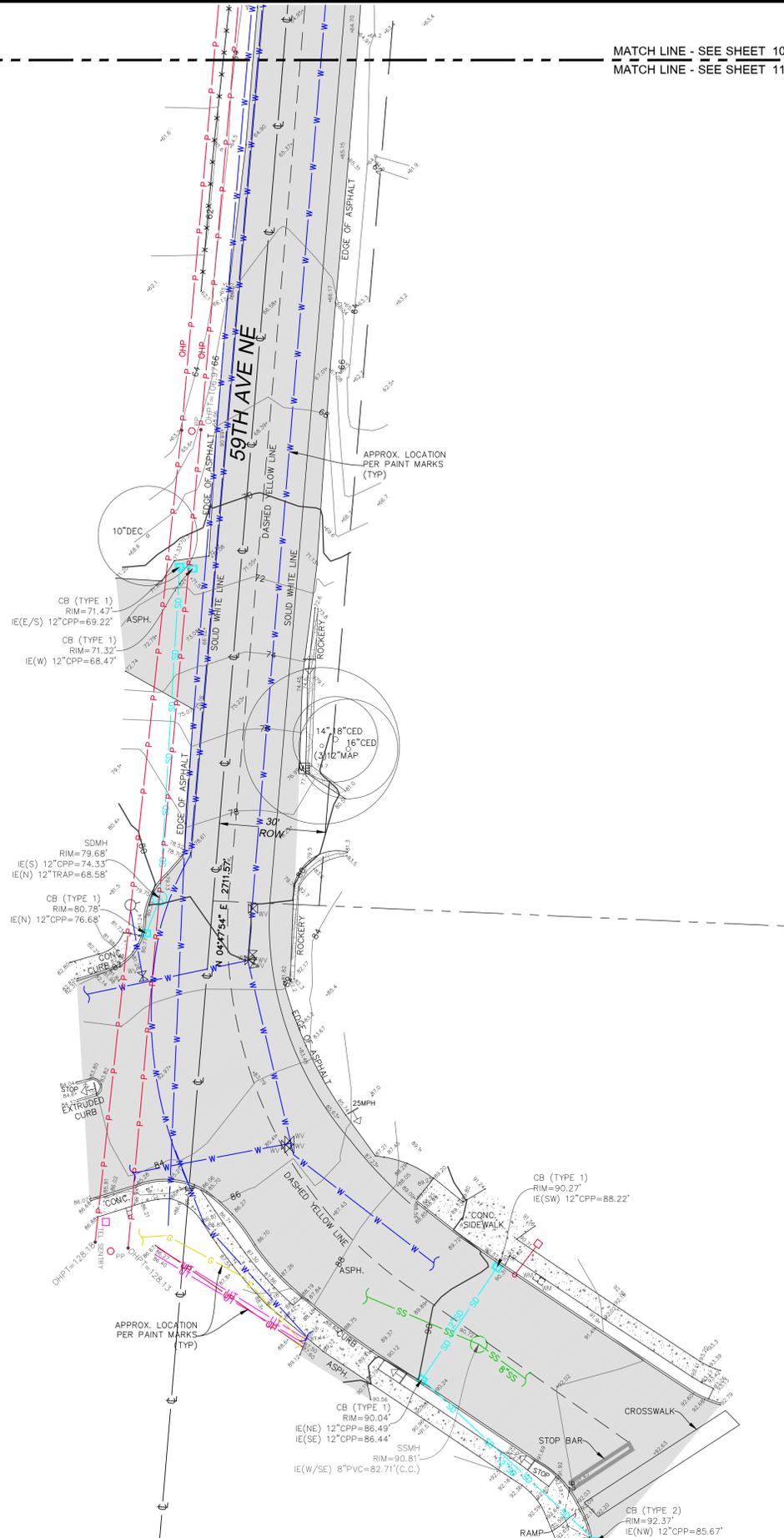
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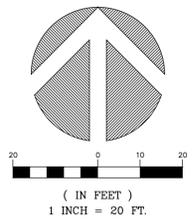
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# ALTA/NSPS LAND TITLE SURVEY



MATCH LINE - SEE SHEET 10  
 MATCH LINE - SEE SHEET 11

PARCEL #  
 31051000402600  
 OWNER: THOMPSON REIDAR/NELLIE



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NW 1/4	SE 1/4
SECTION: 10	
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 11 OF 11