

SURVEY INFORMATION

HORIZONTAL DATUM:
 NAD 83/11
 PER WSDOT PUBLISHED MONUMENTS. WSDOT CONTROL POINT "FREE" WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT "FREE" AND CONTROL POINT "BM31009-8" WAS HELD FOR ROTATION, BEING NORTH 21°57'21" WEST.

VERTICAL DATUM:
 NAVD88
 VERTICAL CONTROL PUBLISHED BY WSDOT, POINT "FREE" AS HELD FOR ELEVATION. BENCHMARK ELEVATION = 379.08 USFT

TAX PARCEL NUMBER / ADDRESS / LOT AREA:
 (HOLDING A 30' R/W WIDTH TO SECTION LINE)
 APN. 31052800101700 / NO SITE ADDRESS / 382,975 ± S.F. (8.79 ± ACRES)
 APN. 31052800101000 / 16512 51ST AVE / 40,503 ± SF (0.92 ± AC.)

DATE OF SURVEY:
 THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENTS AND SITE CONDITIONS EXISTING ON OCTOBER 4, 2024, OCTOBER 25, 2024, & OCTOBER 31, 2024. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY OF 2024.

FLOOD INFORMATION:
 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 53061C0395E (NOT PRINTED), DATED NOVEMBER 8, 1999. THE SUBJECT PROPERTY IS IN ZONE X (NO SCREEN), AREAS OF MINIMAL FLOOD HAZARD.

LEGAL DESCRIPTION
 (PER ABOVE REFERENCED TITLE REPORT)
 THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE SOUTH 150 FEET OF THE EAST 300 FEET THEREOF.
 ALSO EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF 51ST AVENUE SE.

OWNER/APPLICANT
 ROCKEFELLER ACQUISITIONS, LLC
 400 UNIVERSITY STREET, SUITE 300
 SEATTLE, WA 98101
 (206) 203-8792
 CONTACT: JUSTIN KIRK

ENGINEER/SURVEY
 BARGHAUSEN CONSULTING ENGINEERS, LLC.
 18215 72ND AVE. SOUTH
 KENT, WA 98032
 TEL: (425) 251-6222
 FAX: (425) 251-8782
 CONTACT: ALEX WHITE, P.E./DAVE WILLIAMS

ARCHITECT
 HPA, INC.
 600 GRAND AVENUE, SUITE 302
 OAKLAND, CA 94610
 TEL: (925) 413-6896
 CONTACT: TERESA GOODWIN

LANDSCAPE ARCHITECT
 BARGHAUSEN CONSULTING ENGINEERS, LLC.
 18215 72ND AVE. SOUTH
 KENT, WA 98032
 TEL: (425) 251-6222
 FAX: (425) 251-8782
 CONTACT: JEFF VARLEY, R.L.A.

UTILITY CONTACT

WATER
 CITY OF ARLINGTON PUBLIC WORKS
 CONTACT: CUS TARARAN, WATER DISTRIBUTION SYSTEM SPECIALIST
 154 WEST COX AVENUE
 ARLINGTON, WA 98223
 TEL: (360) 403-3542
 EMAIL: GTARARAN@ARLINGTONWA.GOV

SEWER
 CITY OF ARLINGTON PUBLIC WORKS
 CONTACT: NELS RASMUSSEN, STORMWATER TECHNICIAN
 154 WEST COX AVENUE
 ARLINGTON, WA 98223
 TEL: (360) 403-3518
 EMAIL: NRASMUSSEN@ARLINGTONWA.GOV

ELECTRIC
 SNOHOMISH COUNTY PUBLIC UTILITIES
 CONTACT: CUSTOMER ENGINEERING
 2320 CALIFORNIA STREET
 ARLINGTON, WA 98201
 TEL: (425) 783-8272
 EMAIL: INSPECTIONS@SNOPUD.COM

TELEPHONE
 COMCAST/XFINITY
 CONTACT: CUSTOMER SERVICE
 TEL: 1 (800) 934-6489

PRELIM. CIVIL SITE PLAN
 FOR
NORTHSOUND LOGISTICS CENTER
 SEC. 28, TWP. 31 N., RGE 5 E., W. M.
 CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON
 PLN NO. 1276

ZONING CLASSIFICATION
 LIGHT INDUSTRIAL ZONE

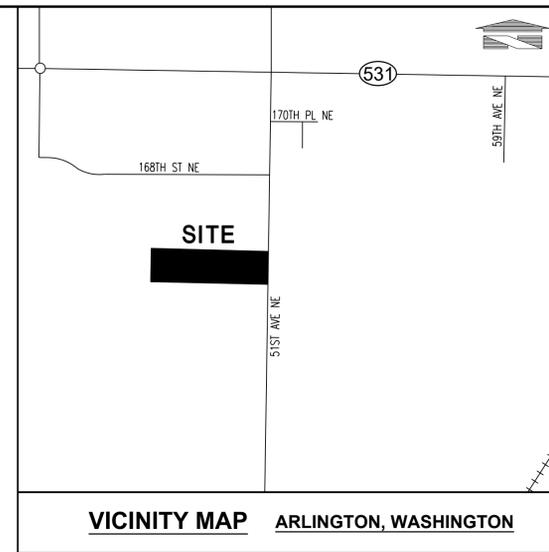
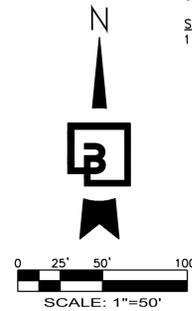
AIRPORT DISTRICT NOTE
 THE PROPERTY IS LOCATED WITHIN BOTH SUBDISTRICT A AND B OF THE AIRPORT PROTECTION ZONE

USE CLASSIFICATION
 INDUSTRY, MANUFACTURING, PROCESSING, REPAIRING, RENOVATING, ASSEMBLY OF GOODS, MERCHANDISE OR EQUIPMENT
 CLASSIFICATION = ZS

SHEET INDEX

CIVIL:
 C1.0 - PRELIM. CIVIL SITE PLAN
 C2.0 - PRELIM. GRADING AND DRAINAGE PLAN
 C2.1 - PRELIM. GRADING AND DRAINAGE PLAN
 C2.2 - PRELIM. SECTION DETAILS
 C3.0 - PRELIM. UTILITY PLAN
 C4.0 - PRELIM. 51ST AVE NE PLAN
 C4.1 - PRELIM. 47TH AVE NE PLAN
 C4.2 - 51ST AVE NE TRUCK DIAGRAM

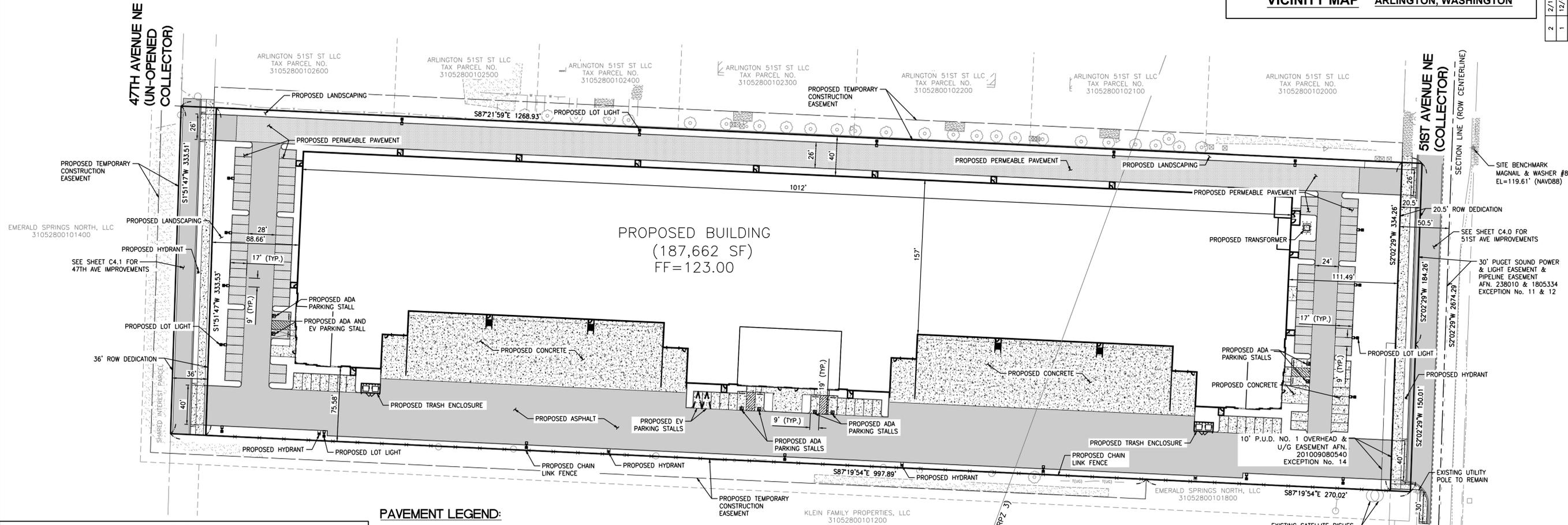
SURVEY:
 1 OF 1 - ALTA/NSPS LAND TITLE SURVEY



NO.	DATE	BY	CHKD.	APPR.	REVISION
2	2/10/2025	ADW	CRJ		SPECIAL USE PERMIT SUBMITTAL #2
1	12/6/2024	ADW	CRJ		SPECIAL USE PERMIT SUBMITTAL #1

Title: **PRELIM. CIVIL SITE PLAN FOR NORTHSOUND LOGISTICS CENTER 51ST AVE, ARLINGTON, WA 98223**

For: **ROCKEFELLER ACQUISITIONS, LLC 3161 MICHELSON DRIVE, SUITE 900 IRVINE, CA 92612 (206) 203-8792**



LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
CURB AND GUTTER	[Symbol]	[Symbol]	STORM LINE	[Symbol]	[Symbol]
BARRIER CURB	[Symbol]	[Symbol]	CATCH BASIN TYPE 1	[Symbol]	[Symbol]
CONCRETE	[Symbol]	[Symbol]	CATCH BASIN TYPE 2	[Symbol]	[Symbol]
ASPHALT	[Symbol]	[Symbol]	SANITARY SEWER LINE	[Symbol]	[Symbol]
PAINT STRIPING	[Symbol]	[Symbol]	SANITARY SEWER MANHOLE	[Symbol]	[Symbol]
DIRECTIONAL ARROW	[Symbol]	[Symbol]	CLEANOUT (AS NOTED)	[Symbol]	[Symbol]
SAWCUT	[Symbol]	[Symbol]	POWER OVERHEAD	[Symbol]	[Symbol]
BOLLARD	[Symbol]	[Symbol]	POWER UNDERGROUND	[Symbol]	[Symbol]
SIGN	[Symbol]	[Symbol]	POWER METER	[Symbol]	[Symbol]
BUILDING LINE	[Symbol]	[Symbol]	UTILITY POLE	[Symbol]	[Symbol]
CONTOURS	[Symbol]	[Symbol]	JUNCTION BOX (TYPE 1,2,3)	[Symbol]	[Symbol]
WATER LINE	[Symbol]	[Symbol]	LUMINAIRE	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]	YARD LIGHT	[Symbol]	[Symbol]
WATER METER	[Symbol]	[Symbol]	TELEPHONE	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]	GAS	[Symbol]	[Symbol]
FIRE DEPARTMENT CONN.	[Symbol]	[Symbol]	GAS METER	[Symbol]	[Symbol]
POST INDICATOR VALVE	[Symbol]	[Symbol]	GAS VALVE	[Symbol]	[Symbol]

PAVEMENT LEGEND:

- [Symbol] ASPHALT (3" HMA OVER 6" CBC)
- [Symbol] CONCRETE PAVEMENT (6" PCC OVER 6" CBC)
- [Symbol] POROUS ASPHALT (PERMEABLE PAVEMENT)

PROJECT LAND COVERAGE

ON-SITE

NEW IMPERVIOUS SURFACES	315,811 SF (7.25 AC)
ROOF	187,622 SF (4.31 AC)
NON-PERMEABLE PAVEMENT	128,189 SF (2.94 AC)
NEW PERVIOUS SURFACES	88,808 SF (2.04 AC)
PERMEABLE PAVEMENT	41,888 SF (0.96 AC)
LANDSCAPING	46,920 SF (1.08 AC)
TOTAL ON-SITE AREA	404,619 SF ± (9.29 AC)

OFF-SITE

NEW AND REPLACED NON-PGIS AREA	3,592 SF (0.08 AC)
NEW AND REPLACED PGIS AREA	14,135 SF (0.32 AC)
LANDSCAPING	2,780 SF (0.06 AC)
TOTAL OFF-SITE AREA	20,507 SF ± (0.47 AC)

ESTIMATED EARTHWORK QUANTITIES:
 CUT: 27,900 CY (INCLUDES TOP SOIL STRIPPING)
 FILL: 79,200 CY (IMPORTED STRUCTURAL FILL)

EXPORT: 24,200 CY (INCLUDES STRIPPING, ASSUMES RE-USE OF 3,700 CY TOP SOIL FOR SOIL AMENDMENT BENEATH INFILTRATION)

INFILTRATION TRENCH VOLUME = 1,850 CY

AREA TO BE DISTURBED = 9.76 AC
 EARTHWORK QUANTITIES ARE APPROXIMATE AND HIGHLY DEPENDENT ON SOIL CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN INDEPENDENT ESTIMATE FOR FINAL BIDDING.

LOT SIZE:
 BEFORE ROW DEDICATIONS = 423,478 SF (9.72 AC)
 AFTER ROW DEDICATIONS = 404,619 SF (9.29 AC)

BUILDING SETBACKS:
 PRIMARY = 20 FEET
 ACCESSORY = 5 FEET

MAX. BUILDING HEIGHT ALLOWED = 50 FEET

PROPOSED BUILDING HEIGHT = REFER TO PRELIM. ARCHITECTURAL PLANS

SITE COVERAGE (AFTER ROW DEDICATION) = 46%

AUTO PARKING REQUIRED

OFFICE: 1/400 SF	= 25 STALLS
WAREHOUSE: 1/2000 SF	= 89 STALLS
TOTAL:	= 114 STALLS

AUTO PARKING PROVIDED

STANDARD (9'x19' INCLUDES 2' OVERHANG)	= 107 STALLS
ACCESSIBLE (9'x19')	= 7 STALLS
STANDARD EV (9'x19' INCLUDES 2' OVERHANG)	= 2 STALLS
ACCESSIBLE EV (9'x19')	= 1 STALL
TOTAL:	= 117 STALLS

Preliminary Not For Construction

Know what's below. Call before you dig. Dial 811

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

Job Number: **23642**
 Sheet: **C1.0**
 Date: **8/15/24**

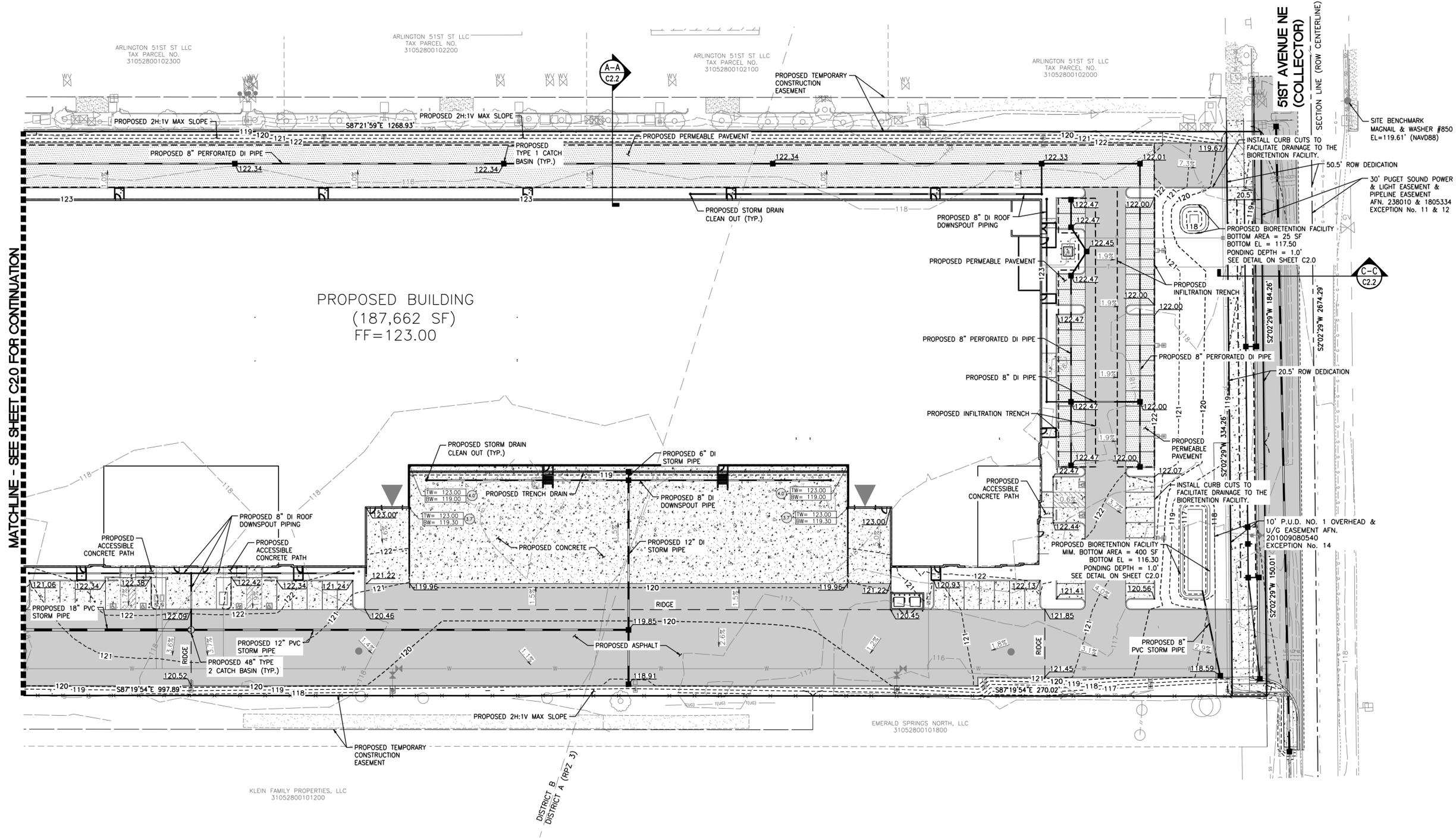
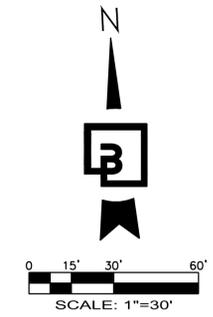


Scale: Horizontal 1"=50', Vertical N/A

Designed: ADW, Drawn: ADW, Checked: ADW, Approved: CRJ, Date: 8/15/24

PRELIM. GRADING AND DRAINAGE PLAN

FOR
NORTHSOUND LOGISTICS CENTER
 SEC. 28, TWP. 31 N., RGE 5 E., W. M.
 CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON
 PLN NO. 1276



MATCHLINE - SEE SHEET C2.0 FOR CONTINUATION

PROPOSED BUILDING
 (187,662 SF)
 FF=123.00

No.	Date	By	Clk.	Appr.	Revision
2	2/10/2025	JDF	ADW	CRJ	SPECIAL USE PERMIT SUBMITTAL #2
1	12/6/2024	ADW	ADW	CRJ	SPECIAL USE PERMIT SUBMITTAL #1

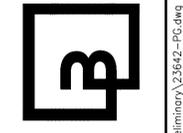
Title: **PRELIM. GRADING AND DRAINAGE PLAN**
 FOR
NORTHSOUND LOGISTICS CENTER
 51ST AVE, ARLINGTON, WA 98223

For: **ROCKEFELLER ACQUISITIONS, LLC**
 3161 MICHELSON DRIVE, SUITE 900
 IRVINE, CA 92612
 (206) 203-8792



Scale:	Horizontal	Vertical
	1" = 30'	N/A
Designed	ADW	
Drawn	ADW	
Checked	ADW	
Approved	CRJ	
Date	8/15/24	

Barghausen Consulting Engineers, LLC.
 18215 72nd Avenue South
 Kent, WA 98032
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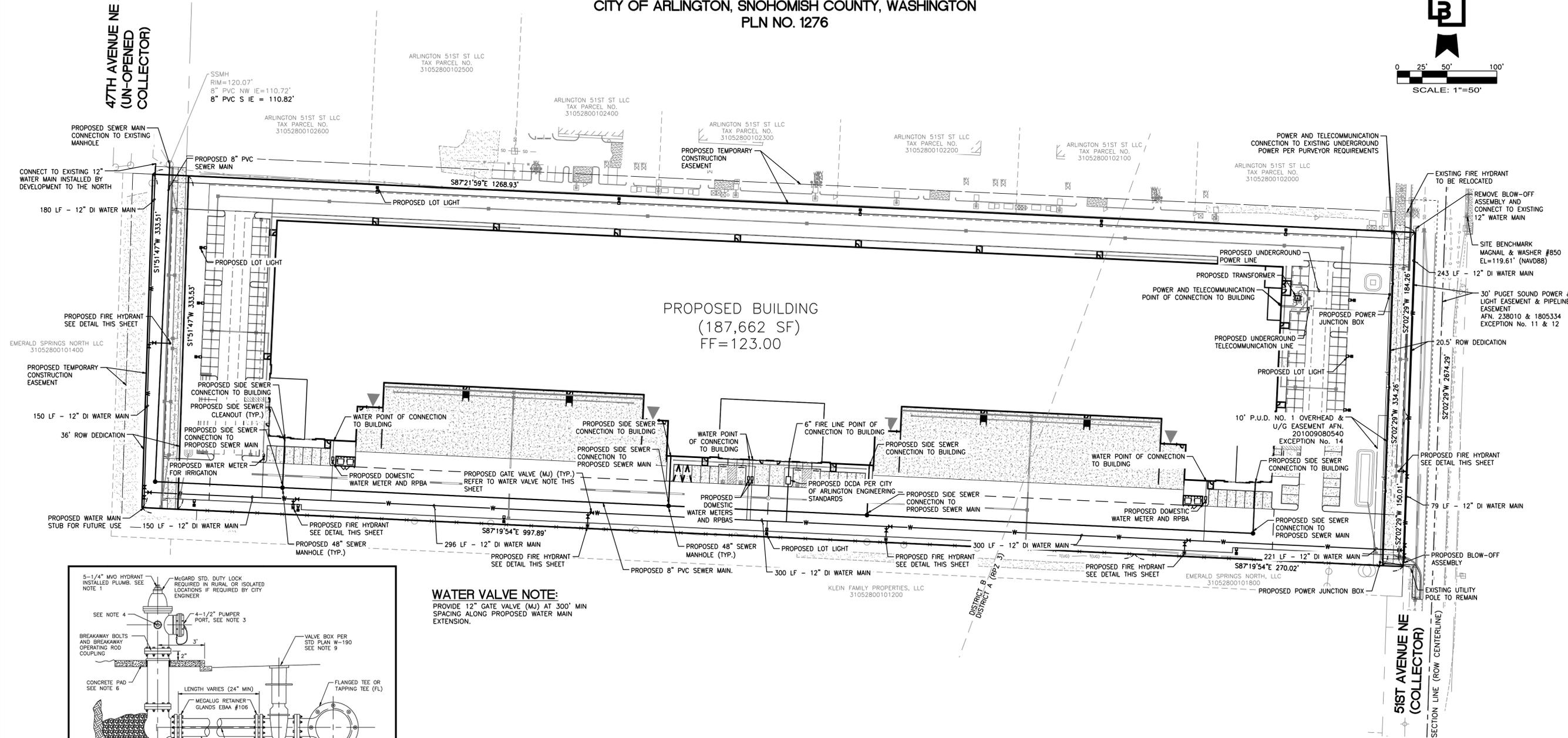
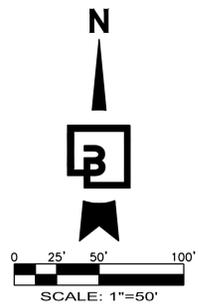
Job Number: **23642**
 Sheet: **C2.1** of **8**

Preliminary Not For Construction

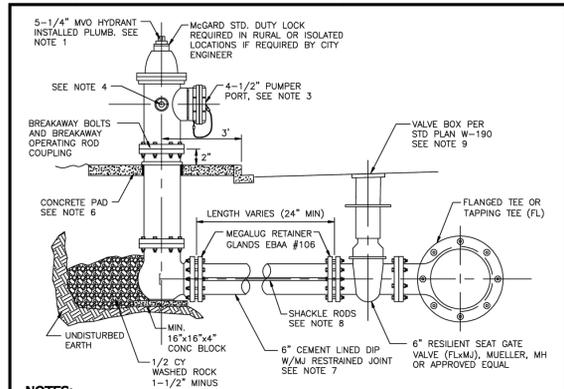
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PRELIM. UTILITY PLAN
 FOR
NORTHSOUND LOGISTICS CENTER
 SEC. 28, TWP. 31 N., RGE 5 E., W. M.
 CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON
 PLN NO. 1276



WATER VALVE NOTE:
 PROVIDE 12" GATE VALVE (MJ) AT 300' MIN SPACING ALONG PROPOSED WATER MAIN EXTENSION.



- NOTES:**
- HYDRANTS AND ALL MATERIALS SHALL CONFORM TO AWWA STANDARDS AND SHALL BE OF STANDARD MANUFACTURE (M&H 929 RELIANT OR MUELLER SUPER CENTURION 250 ONLY).
 - THE CENTER OF THE HYDRANT SHALL BE 3' FROM FACE OF CURB, IF THERE IS NO CURB, THE CENTER OF HYDRANT SHALL BE 3' FROM RIGHT-OF-WAY AND A MINIMUM OF 5' FROM TRAVELED LANE.
 - ONE 5" TO 4-1/2" PUMPER PORT W/N.S.T. AND STORZ ADAPTER ASSEMBLY. PUMPER PORT TO BE FACING STREET OR ROADWAY FOR THE FIRE ENGINE ACCESS.
 - TWO 2-1/2" HOSE PORTS W/N.S.T. AND 1-1/4" OPERATING NUTS.
 - PROVIDE GUARD POSTS FOR VEHICULAR TRAFFIC PROTECTION IF REQUIRED BY CITY ENGINEER PER STD. DETAIL W-030.
 - INSTALL 3'x3'x4" CONCRETE PAD (3000 PSI) AROUND HYDRANT IN UNPAVED AREAS INCLUDING PLANTER STRIPS. COMPLETELY SURROUND HYDRANT W/FULL DEPTH OF CONCRETE PAD WITH 1/4" JOINT MATERIAL BEFORE PLACING CONCRETE.
 - HYDRANT RUN TO BE 6" CEMENT LINED DUCTILE IRON PIPE CLASS 52 WITH RESTRAINED JOINTS (MEGALUG OR APPROVED EQUAL). HYDRANT RUN LONGER THAN 50 FEET SHALL BE 8" DIA. OR LARGER.
 - 3/4" GALV. SHACKLE RODS WITH THE EYE BOLTS AT BOTH ENDS REQUIRED FROM VALVE TO HYDRANT.
 - FIRE HYDRANTS SHALL BE PAINTED WITH TWO COATS OF HIGH GLOSS EQUIPMENT YELLOW "RUST-OLEUM" TYPE PAINT.
 - INSTALL 24"x24"x4" CONCRETE PAD (3000 PSI) AROUND VALVE BOX AND 48"x48"x4" FOR MULTIPLE VALVE BOXES IN UNPAVED AREA.

APPROVED BY	L. BLAKE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
DATE	07/31/2008	W-010	
REV	NO. DATE		
		FIRE HYDRANT ASSEMBLY	W-010

NO.	DATE	BY	CHKD.	APPR.	REVISION
2	2/10/2025	ADW	CRJ		SPECIAL USE PERMIT SUBMITTAL #2
1	12/6/2024	ADW	CRJ		SPECIAL USE PERMIT SUBMITTAL #1

Title: **PRELIM. UTILITY PLAN FOR NORTHSOUND LOGISTICS CENTER**
 51ST AVE, ARLINGTON, WA 98223

For: **ROCKFELLER ACQUISITIONS, LLC**
 3161 MICHELSON DRIVE, SUITE 900
 IRVINE, CA 92612
 (206) 203-8792



Scale: Horizontal 1" = 50', Vertical N/A

Designed: ADW, Drawn: ADW, Checked: ADW, Approved: CRJ, Date: 9/15/24

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

Job Number: **23642**
 Sheet: **8**
 Scale: **C3.0**

Preliminary Not For Construction

Know what's below. Call before you dig. Dial 811

ALTA/NSPS LAND TITLE SURVEY

ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.

LANDFILL.

• THERE IS NO VISIBLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS.

• TABLE A ITEM 6(A) & 6(B) - A ZONING REPORT OR LETTER WAS NOT PROVIDED BY THE CLIENT PER ALTA REQUIREMENTS.

TITLE INFORMATION FOR 31052800101700

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 ALTA COMMITMENT NO. NCS-1221715-0NT1, DATED MAY 22, 2024 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)
THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE SOUTH 150 FEET OF THE EAST 300 FEET THEREOF.

ALSO EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF 51ST AVENUE SE.

SPECIAL EXCEPTIONS:

(PER ABOVE REFERENCED TITLE REPORT)
EXCEPTIONS 1 THROUGH 10 ARE GENERAL OR FINANCIAL IN NATURE AND NOT SURVEY RELATED.

(PLOTTED HEREON)

(PLOTTED HEREON)

(PLOTTED HEREON)

(PLOTTED HEREON)

EXCEPTIONS 13 THROUGH 18 ARE GENERAL OR FINANCIAL IN NATURE AND NOT SURVEY RELATED.

SURVEY INFORMATION

HORIZONTAL DATUM:

NAD 83/11
PER WSDOT PUBLISHED MONUMENTS. WSDOT CONTROL POINT "FREE" WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT "FREE" AND CONTROL POINT "BM31009-8" WAS HELD FOR ROTATION, BEING NORTH 21°57'21" WEST.

VERTICAL DATUM:

NAVD88
VERTICAL CONTROL PUBLISHED BY WSDOT, POINT "FREE" AS HELD FOR ELEVATION. BENCHMARK ELEVATION = 379.08 USFT

TOPOGRAPHIC INFORMATION:

ELEMENTS AND FEATURES DEPICTED HEREON SATISFY THE REQUIREMENTS ESTABLISHED BY W.A.C. 332-130-145 FOR TOPOGRAPHIC ELEMENTS ON MAPS, INCLUDING THE FOLLOWING STATEMENTS:

- THE BASIS OF ELEVATIONS FOR THIS MAP IS NAVD 88 PER WSDOT.
 - BENCHMARK UTILIZED: WSDOT CONTROL POINT "FREE".
 - BENCHMARK ELEVATION: 379.08 FEET (NAVD 88).
 - METHOD OF MEASUREMENT: DIFFERENTIAL GPS UTILIZING WASHINGTON STATE REFERENCE NETWORK (WSRN).
- THE PURPOSE OR INTENDED USE OF THE TOPOGRAPHIC ELEMENTS SHOWN HEREON IS: CIVIL DESIGN.
- THE SOURCE OF THE CONTOURS SHOWN HEREON: DIRECT FIELD OBSERVATIONS.
- PROJECT BENCHMARK(S) ESTABLISHED: SET MAGNAIL & WASHER ON THE EAST SIDE OF 51ST AVENUE NE NEAR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, WITH AN OBSERVED ELEVATION OF 119.61 FEET (NAVD 88)
- THE ELEVATIONS AND CONTOUR ACCURACY IS: PER NATIONAL MAPPING STANDARDS, ONE-HALF THE CONTOUR INTERVAL (2').
- LIMITATION OF USE: NONE.
- SOURCE OF BOUNDARY INFORMATION: BARGHAUSEN CONSULTING ENGINEERS, INC BOUNDARY SURVEY.
- SOURCE OF UTILITY LOCATION: PRIVATE UTILITY LOCATOR SURFACE MARKINGS SUPPLEMENTED WITH CITY PROVIDED ASBLUT INFORMATION IF NECESSARY.
- ACCURACY OF UTILITY DEPICTION: LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON FIELD MEASUREMENTS.

UTILITY SCOPE OF WORK AS AGREED WITH PROJECT OWNER: MAP ABOVE GROUND VISIBLE UTILITIES UTILIZING DIRECT FIELD OBSERVATIONS, MAP LOCATIONS OF PRIVATE UTILITY LOCATOR PAINT MARKS, GIS AND ASBLUT INFORMATION MAY BE UTILIZED TO VERIFY OBSERVED INFORMATION AND SUPPLEMENT IF NECESSARY.

BOUNDARY NARRATIVE:

THE SECTION SUBDIVISION SHOWN HEREON WAS BASED ON FIELD TIES TO CONTROLLING MONUMENTS AND WAS SUBDIVIDED ACCORDINGLY. THIS SURVEY PROPORTIONED THE CENTER QUARTER CORNER ALONG THE E-W CENTER LINE OF THE SECTION PER THE RECORD OF SURVEY RECORDED UNDER APN. 201102255002. FOUND CONTROL FOR THIS SURVEY WAS USED FOR COMPARISON WITH POSITIONS OF CONTROLLING CORNERS SHOWN ON SAID SUBDIVISION. PLEASE NOTE, THERE IS A NOTABLE DIFFERENCE BETWEEN DISTANCES GIVEN IN GRID ON THE SURVEY MENTIONED ABOVE, AND GROUND DISTANCES SHOWN ON THIS SURVEY.

SUBDIVISIONAL CALCULATIONS WERE UTILIZED TO ESTABLISH THE PARCEL BOUNDARIES SHOWN HEREON. ALL PROPERTY CORNERS WERE SEARCHED FOR ALONG WITH ALL THE LOT CORNERS ON THE NORTH LINE OF THE SUBJECT PARCEL.

REFERENCE SURVEYS:

1. RECORD OF SURVEY - AFN. 9006055001
2. RECORD OF SURVEY - AFN. 201102255002
3. BOUNDARY LINE ADJUSTMENT NO. BLA-PLN 208 - AFN. 201705015001
4. BINDING SITE PLAN NO. PLN #633 - AFN. 202105055002
5. BINDING SITE PLAN NO. PLN #1132 - AFN. 202404045004

TAX PARCEL NUMBER / ADDRESS / LOT AREA:

(HOLDING A 30' R/W WIDTH TO SECTION LINE)
APN. 31052800101700 / NO SITE ADDRESS / 382,975 ± S.F. (8.79 ± ACRES)
APN. 31052800101000 / 16512 51ST AVE / 40,502 ± SF (0.924 AC.)

PARKING STALLS:

NO STRIPED PARKING STALLS ON SITE.

DATE OF SURVEY:

THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENTS AND SITE CONDITIONS EXISTING ON OCTOBER 4, 2024, OCTOBER 25, 2024, & OCTOBER 31, 2024. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY OF 2024.

NARRATIVE:

THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE S5 ROBOTIC TOTAL STATION, A TRIMBLE TSC-7 DATA COLLECTOR, AND A TRIMBLE GPS 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

• THIS SURVEY HAS DEPICTED ALL VISIBLE OCCUPANCY INDICATORS (I.E. FENCE LINES, BUILDINGS, WALLS, ETC. - SEE MAP FOR PARTICULARS) PER W.A.C. 332-130.0 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.

• BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION ON OR ADJACENT TO THE SUBJECT PROPERTY, EXCEPT AS SHOWN.

• BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY

• BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION ON OR ADJACENT TO THE SUBJECT PROPERTY, EXCEPT AS SHOWN.

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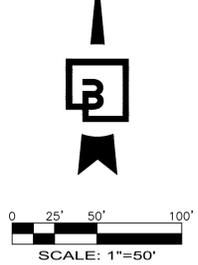
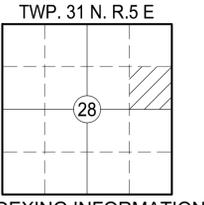
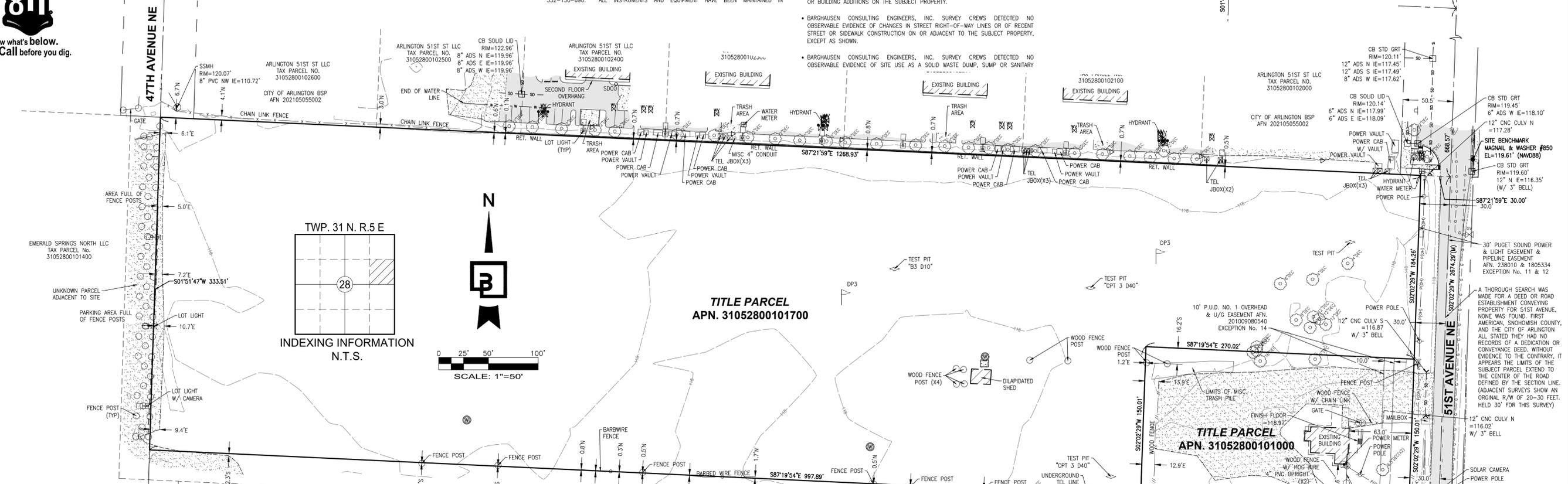
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VICINITY MAP ARLINGTON, WASHINGTON



Know what's below.
Call before you dig.



LEGEND

- (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)
- | | |
|--------------------------------------|--------------------------------|
| ○ SURVEY MONUMENT (AS NOTED) | △ FLAGGED SOIL SAMPLE LOCATION |
| ○ SECTION CORNER (AS NOTED) | ○ TEST PIT LOCATION |
| ○ SET REBAR/CAP (AS NOTED) | ○ CHAIN LINK FENCE |
| ○ FOUND REBAR/CAP (AS NOTED) | ○ WOOD FENCE |
| ○ SET 2"x2" HUB/TACK LINE STAKE | ○ HOGWIRE FENCE |
| ○ MAG/WASHER OR LEAD/TACK (AS NOTED) | ○ SILT FENCE |
| ○ BENCHMARK | ○ METAL/IRON FENCE |
| ○ LUMINAIRE (LUM.) | ○ GUARD RAIL/CABLE FENCE |
| ○ ORNAMENTAL LIGHT | ○ WATER LINE |
| ○ TRAFFIC SIGNAL LIGHTS | ○ GAS LINE |
| ○ POWER METER | ○ STEAM LINE |
| ○ POWER POLE | ○ TELEPHONE LINE (OH) OR (UG) |
| ○ JUNCTION BOX (AS NOTED) | ○ POWER LINE (OH) OR (UG) |
| ○ TELEPHONE MANHOLE | ○ STORM LINE |
| ○ CATCH BASIN (CB) | ○ SEWER LINE |
| ○ STORM MANHOLE (SMH) | ○ ROCKERY |
| ○ SANITARY SEWER MANHOLE (SSMH) | ○ KEYSTONE WALL |
| ○ CLEANOUT (AS NOTED) | ○ DECIDUOUS TREE |
| ○ GAS METER | ○ CONCRETE |
| ○ GAS VALVE | ○ GRAVEL/SAND (AS NOTED) |
| ○ WATER VALVE (WV) | ○ ASPHALT |
| ○ FAUCET | ○ BUILDING LINE |
| ○ FIRE HYDRANT(H) / CONNECTION(FDC) | |
| ○ WATER MANHOLE | |
| ○ WATER METER | |
| ○ BLOW-OFF / AIRVAC | |
| ○ MONITOR WELL | |
| ○ SIGN | |
| ○ IRRIGATION SPRINKLER | |
| ○ DIRECTIONAL ARROW | |
| ○ ADA SYMBOL | |
- ABBREVIATIONS
REFERENCE SURVEYS
(OH) OVERHEAD
(UG) UNDERGROUND
(TYP) TYPICAL
(C) CALCULATED
(M) MEASURED

TITLE INFORMATION FOR 31052800101000

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 ALTA COMMITMENT NO. NCS-1221715B-0NT1, DATED DECEMBER 11, 2024 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)
THE SOUTH 150 FEET OF THE EAST 300 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SPECIAL EXCEPTIONS:
(PER ABOVE REFERENCED TITLE REPORT)
EXCEPTIONS 1 THROUGH 10 ARE GENERAL OR FINANCIAL IN NATURE AND NOT SURVEY RELATED.

12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: JANUARY 9, 1924 AS RECORDING NO. 328010
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY
(PLOTTED HEREON)

13. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: AUGUST 25, 1965 AS RECORDING NO. 1805334
IN FAVOR OF: THE CITY OF MARYSVILLE
FOR: PIPELINE
(PLOTTED HEREON)

14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: SEPTEMBER 08, 2010
RECORDING INFORMATION: 201009080540
IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC.
FOR: ELECTRIC DISTRIBUTION LINE FACILITIES
AFFECTS: AS DESCRIBED THEREIN.
(PLOTTED HEREON)(PROPERTY DESCRIPTION EXCEPTS OUT EAST 30 FEET FOR ROAD)

EXCEPTIONS 15 THROUGH 20 ARE GENERAL OR FINANCIAL IN NATURE AND NOT SURVEY RELATED.

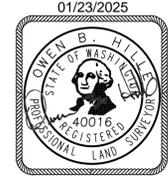
SURVEYOR'S CERTIFICATION:

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, 6(A), 6(B), 9, 10, 11(B) 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED AS OF THE DATE OF SURVEY SHOWN HEREON.

DATE OF PLAT OR MAP: JANUARY 23, 2025.

Owen B. Hill
OWEN B. HILLE, PLS
WASHINGTON REGISTRATION NO. 40016
OHILLE@BARGHAUSEN.COM

01/23/2025



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



Job Number: 23642
Sheet: 1 of 1

For: NORTH SOUND LOGISTICS CENTER
KIMLEY-HORN AND ASSOCIATES, INC.
1201 THIRD AVENUE, SUITE 2800
SEATTLE, WA 98101

Title: ALTA/NSPS LAND TITLE SURVEY
PTN. OF THE SET1/4 OF THE NE1/4 OF SEC. 28,
TWP. 31 N, RGE 5 E, W. M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

No.	Date	By	Checked	Approved
3	1/19/24	KJR		
2	10/25/24	KJR		
1	10/10/24	KJR		