

EISELE PROPERTY (TAX. NO. 262506-9033)

DELAPPE PROPERTY (TAX. NO. 262506-9048)

SHEEHAN PROPERTY (TAX NO. 262506-9090)

AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE
DESCRIBED MAIN TRACT;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

1. KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD14-0029, RECORDING NUMBER 20151116990009. HELD FOR BREAKDOWN.
2. WOODHAVEN I ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 269 OF PLATS, AT PAGES 77-82. UNDER RECORDING NUMBER 20150721000511. HELD PLAT MONS AS BASIS OF RECORD OF THIS SURVEY.
3. RECORD OF SURVEY AS RECORDED UNDER REC. NO. 2001221900002 IN VOL. 277, PG. 42.
4. KING COUNTY BOUNDARY LINE ADJUSTMENT NO. LDBL0068, RECORDING NUMBER 20081117590012 IN VOL. 256, PGS. 123-124.
5. KING COUNTY BOUNDARY LINE ADJUSTMENT NO. LD001016, RECORDING NUMBER 20001114900001 IN VOL. 141, P. 138.
6. RECORD OF SURVEY AS RECORDED UNDER REC. NO. 20010725900003 IN VOL. 146, P. 152.

EISELE PROPERTY (TAX. NO. 262506-9033)

3. SUBJECT TO NOTICE OF TAP OR CONNECTION CHARGES REC. NOS. 9011550805, 9307301617, 981105363, 990115069, 20040414002865, 2004.2101000040, 2004.2100001770, 2004.2100001770, 20101016000802, 20110106000801, 20110106000802, 20130917002142, 20130917002143, 20130917002144, 20130917002145, 20141201000777, 20141201000778, 20141201000779, 20141201000780, 20150824000615, 20150824000616 AND 20150824000617. (NOT A SURVEY MATTER).
4. SUBJECT TO RIGHT TO MAKE NECESSARY SLOPS FOR CUTS OR FILLS AS GRANTED TO THE APPLICANT BY DEED RECORDED UNDER RECORDING NO. 4786665 (AFFECT PORTION ADJACENT TO 244TH AVE NE) (BLANKET IN NATURE–NOT PLOTTED).
5. SUBJECT TO EASEMENT FOR ROAD AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC. NO. 4921174. (PLOTTED HEREON – OVER NE 18TH ST.).
6. SUBJECT TO EASEMENT FOR ROAD AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC. NO. 4936720. (PLOTTED HEREON – SAME EASEMENT AS PARAGRAPH 5)(OVER NE 18TH ST.).
7. SUBJECT TO EASEMENT FOR ROADWAY AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC. NO. 6506203. (PLOTTED HEREON OVER NE 18TH ST.).
8. SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF FOR JOINT ROADWAY MAINTENANCE REC. NO. 8806290571. (MAINTENANCE AGREEMENT AREA PLOTTED HEREON).
(SAID INSTRUMENT IS A RE-RECORDING OF INSTRUMENT RECORDED UNDER RECORDING NO. 851073038).
9. SAAUMAHAM PLATEAU WATER AND SEWER DISTRICT AGREEMENT FOR UTILITY CONNECTION FOR SEWER SERVICE AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC. NO. 9801150575. (BLANKET IN NATURE–NOT PLOTTABLE).
10. SUBJECT TO A NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS AND TO THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC. NO. 2003113001086. (NOT A SURVEY MATTER).
11. SAAUMAHAM PLATEAU WATER AND SEWER DISTRICT REIMBURSEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF REC. NO. 20110225000057. (NOT A SURVEY MATTER).
12. MATTERS SET FORTH BY SURVEY AS RECORDED UNDER REC. NO. 9710289002. (SHOWS ENCROACHMENTS DID NOT EXIST AT PRESENT TIME)

DELAPPE PROPERTY (TAX. NO. 262506-9048)

3. SUBJECT TO NOTICE OF TAP OR CONNECTION CHARGES REC. NOS. 9011158085,
9307301617, 981051363 AND 9901150609, 2004004400286S, 200412100004D,
200412100007T, 20110105000000R, 2011050800000B, 2011010600000Y,
2011010600000Z, 2013091700022, 2013091700024J, 2013091700024F,
2013091700024I, 2013091700027A, 201412100007H, 201412100007N,
201412100007B, 2015082400061E, 2015082400061G AND 2015082400061T. (NOT A
SUBJECT MATTER).
4. SUBJECT TO EASEMENT FOR ROAD AND UTILITIES AND THE TERMS AND CONDITIONS
THEOREOF AS RECORDED UNDER REC. NO. 4921174. (PLOTTED HEREON—OVER NE
18TH ST.)
5. SUBJECT TO EASEMENT FOR ROAD AND UTILITIES AND THE TERMS AND CONDITIONS
THEOREOF AS RECORDED UNDER REC. NO. 4936720. (PLOTTED HEREON— SAME
EASEMENT AS PARAGRAPH 5.)(OVER NE 18TH ST.
6. SUBJECT TO COVENANT TO BEAR EQUAL SHARE IN THE COST OF CONSTRUCTION OR
REPAIR OF ROADWAY, POWER LINES, WATER LINES, UTILITIES, EASEMENTS, FOR WHICH
WAS GRANTED OVER ADJOINER PROPERTY BY INSTRUMENT RECORDED UNDER
RECORDING REC. NO. 6506203. (PLOTTED HEREON).
7. SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREFOR FOR JOINT
ROADWAY MAINTENANCE, 20090557. (MAINTENANCE AGREEMENT AREA
PLOTTED HEREON)(OVER NE 18TH ST.

(SAID INSTRUMENT IS A RE-RECORDING OF INSTRUMENT RECORDED UNDER
RECORDING NO. 8511070380).
8. SANMAGNA PATEAU WATER AND SEWER DISTRICT REIMBURSEMENT AGREEMENT AND
THE TERMS AND CONDITIONS THEREOF REC. NO. 2015022000057. (NOT A SURVEY
MAP)
9. MATTERS SET FORTH BY SUBVY AS RECORDED UNDER REC. NO. 9710289002.
(SHOWS ENCROACHMENTS DID NOT EXIST AT PRESENT TIME)

SHEEHAN PROPERTY (TAX NO. 262506-9090)

3. SUBJECT TO SEWER CAPACITY CHARGES LEVIED BY KING COUNTY AND/OR THE CITY OF SAMMAMISH DUE IN CONNECTION WITH THE DEVELOPMENT OF SAID PREMISES. (NOT A SURVEY MAPTER).
4. SUBJECT TO NOTICE OF PAT OR CONNECTION CHARGES WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR RE-DEVELOPMENT OF THE LANDS AND PREMISES BY RECORDING HEREIN TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT REC. NOS.: 90111550805, 9307301617, 981013563, 9901150609, 20040414002865, 200412000044, 20068120000051, 20110106000751, 201106000890, 201106000920, 201106000930, 201106000940, 201106000950, 201106000960, 201106000970, 201106000980, 201106000990, 201106001000, 201106001010, 201106001020, 201106001030, 201106001040, 201106001050, 201106001060, 201106001070, 201106001080, 201106001090, 201106001100, 201106001110, 201106001120, 201106001130, 201106001140, 201106001150, 201106001160, 201106001170, 201106001180, 201106001190, 201106001200, 201106001210, 201106001220, 201106001230, 201106001240, 201106001250, 201106001260, 201106001270, 201106001280, 201106001290, 201106001300, 201106001310, 201106001320, 201106001330, 201106001340, 201106001350, 201106001360, 201106001370, 201106001380, 201106001390, 201106001400, 201106001410, 201106001420, 201106001430, 201106001440, 201106001450, 201106001460, 201106001470, 201106001480, 201106001490, 201106001500, 201106001510, 201106001520, 201106001530, 201106001540, 201106001550, 201106001560, 201106001570, 201106001580, 201106001590, 201106001600, 201106001610, 201106001620, 201106001630, 201106001640, 201106001650, 201106001660, 201106001670, 201106001680, 201106001690, 201106001700, 201106001710, 201106001720, 201106001730, 201106001740, 201106001750, 201106001760, 201106001770, 201106001780, 201106001790, 201106001800, 201106001810, 201106001820, 201106001830, 201106001840, 201106001850, 201106001860, 201106001870, 201106001880, 201106001890, 201106001900, 201106001910, 201106001920, 201106001930, 201106001940, 201106001950, 201106001960, 201106001970, 201106001980, 201106001990, 201106002000, 201106002010, 201106002020, 201106002030, 201106002040, 201106002050, 201106002060, 201106002070, 201106002080, 201106002090, 201106002100, 201106002110, 201106002120, 201106002130, 201106002140, 201106002150, 201106002160, 201106002170, 201106002180, 201106002190, 201106002200, 201106002210, 201106002220, 201106002230, 201106002240, 201106002250, 201106002260, 201106002270, 201106002280, 201106002290, 201106002300, 201106002310, 201106002320, 201106002330, 201106002340, 201106002350, 201106002360, 201106002370, 201106002380, 201106002390, 201106002400, 201106002410, 201106002420, 201106002430, 201106002440, 201106002450, 201106002460, 201106002470, 201106002480, 201106002490, 201106002500, 201106002510, 201106002520, 201106002530, 201106002540, 201106002550, 201106002560, 201106002570, 201106002580, 201106002590, 201106002600, 201106002610, 201106002620, 201106002630, 201106002640, 201106002650, 201106002660, 201106002670, 201106002680, 201106002690, 201106002700, 201106002710, 201106002720, 201106002730, 201106002740, 201106002750, 201106002760, 201106002770, 201106002780, 201106002790, 201106002800, 201106002810, 201106002820, 201106002830, 201106002840, 201106002850, 201106002860, 201106002870, 201106002880, 201106002890, 201106002900, 201106002910, 201106002920, 201106002930, 201106002940, 201106002950, 201106002960, 201106002970, 201106002980, 201106002990, 201106003000, 201106003010, 201106003020, 201106003030, 201106003040, 201106003050, 201106003060, 201106003070, 201106003080, 201106003090, 201106003100, 201106003110, 201106003120, 201106003130, 201106003140, 201106003150, 201106003160, 201106003170, 201106003180, 201106003190, 201106003200, 201106003210, 201106003220, 201106003230, 201106003240, 201106003250, 201106003260, 201106003270, 201106003280, 201106003290, 201106003300, 201106003310, 201106003320, 201106003330, 201106003340, 201106003350, 201106003360, 201106003370, 201106003380, 201106003390, 201106003400, 201106003410, 201106003420, 201106003430, 201106003440, 201106003450, 201106003460, 201106003470, 201106003480, 201106003490, 201106003500, 201106003510, 201106003520, 201106003530, 201106003540, 201106003550, 201106003560, 201106003570, 201106003580, 201106003590, 201106003600, 201106003610, 201106003620, 201106003630, 201106003640, 201106003650, 2011060

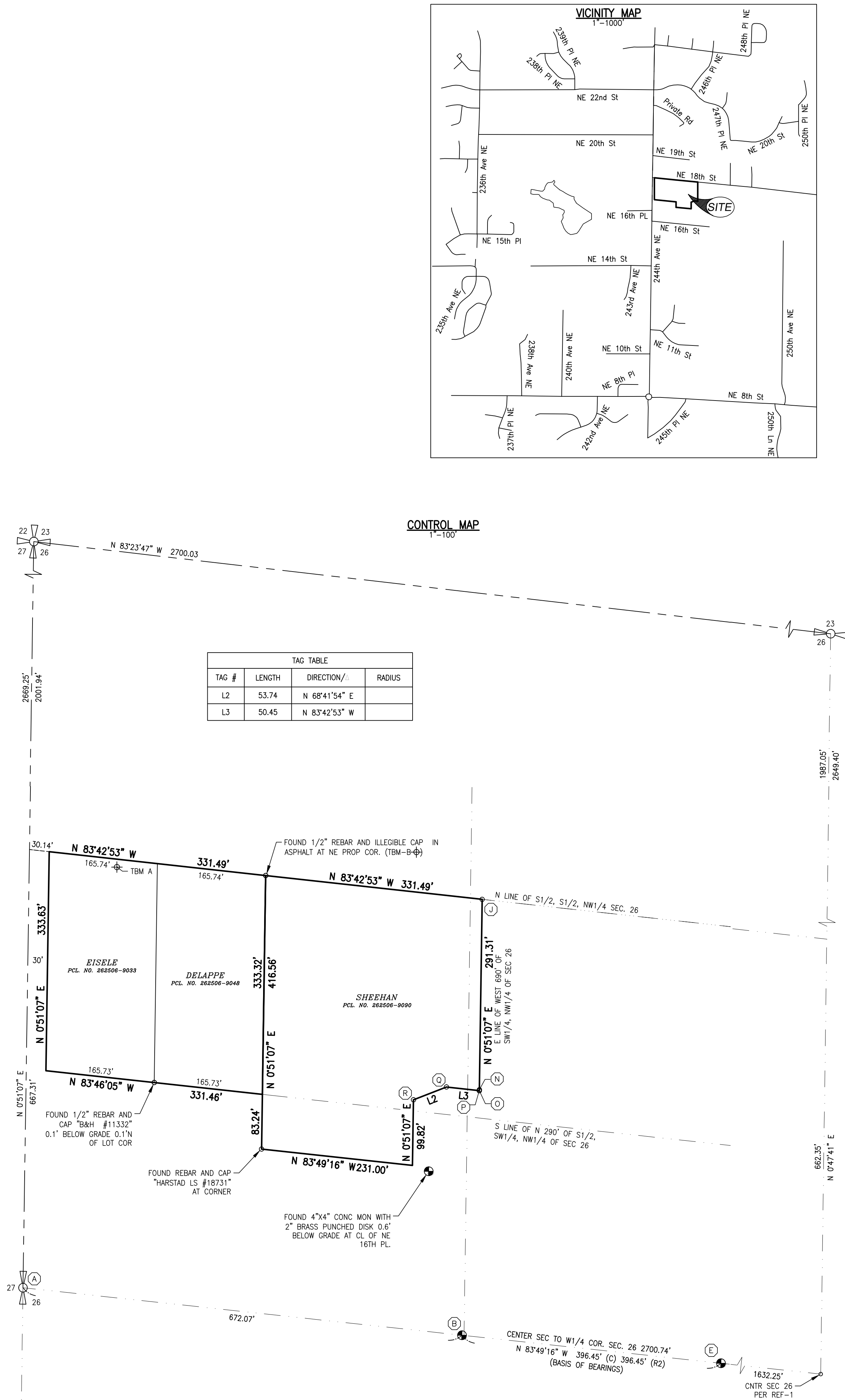
WEST PARCEL:

EAST PARCEL:

OWNERS: JAMES P. SHEEAN AND
PAULA W. SHEEHAN,
HUSBAND AND WIFE
ADDRESS: 24515 NE 18TH ST 98074
TAX. NO. 262506-9090

SURVEY CONTROL

- (A) W 1/4 COR SEC. 26-29-66;
CORNER CON MON WITH LEAD AND TACK DOWN
1.0" IN A CASE AT INTX. OF 244TH AVE NE & NE
16TH ST.
ORIGINAL TIME: (7/11)
- (B) CORNER CON MON WITH PUNCHED 2" BRASS DISC
STAMPED "35142" DOWN 0.5" IN CASE AT CL INTX
OF NE 16TH ST. AND 246TH AVE NE. HELD FOR
ROTATION.
- (C) CORNER CON MON WITH PUNCHED 2" BRASS DISC
STAMPED "35142" DOWN 0.4" IN CASE AT CL INTX
OF NE 16TH ST. AND 247TH AVE NE. HELD FOR
POSITION.
- (F) STAMPED 1/2 REBAR AND UNREADABLE CAP 0.10"
ABOVE GRADE 1.8" X 0.2" OF SW COR LOT D
AND INTX OF SLY EXTENSION OF E PROP LINE
AND CL NE 16TH ST.
- (N) STAMPED 5/8" REBAR AND CAP "LS 9175" 0.2"
ABOVE GRADE 1.4" X 0.1" OF CALC LOT COR.
- (O) STAMPED 1/2 REBAR AND CAP "AE LS 30444"
FLUSH W/GROUND 0.1" W OF CALC LOT COR.
- (P) STAMPED 1/2" R/C STAMPED "AE LS 30444" 0.1" X
0.1" OF ADJACENT LOT CORNER.
STAMPED 5/8" R/C STAMPED "LS 9175" 1.3" OF
ADJACENT LOT CORNER.
- (Q) STAMPED 5/8" R/C STAMPED "ESM LCL 35142
44925" AT CORNER.
- (R) STAMPED 5/8" R/C STAMPED "ESM LCL 35142
44925" AT CORNER.
(2017)

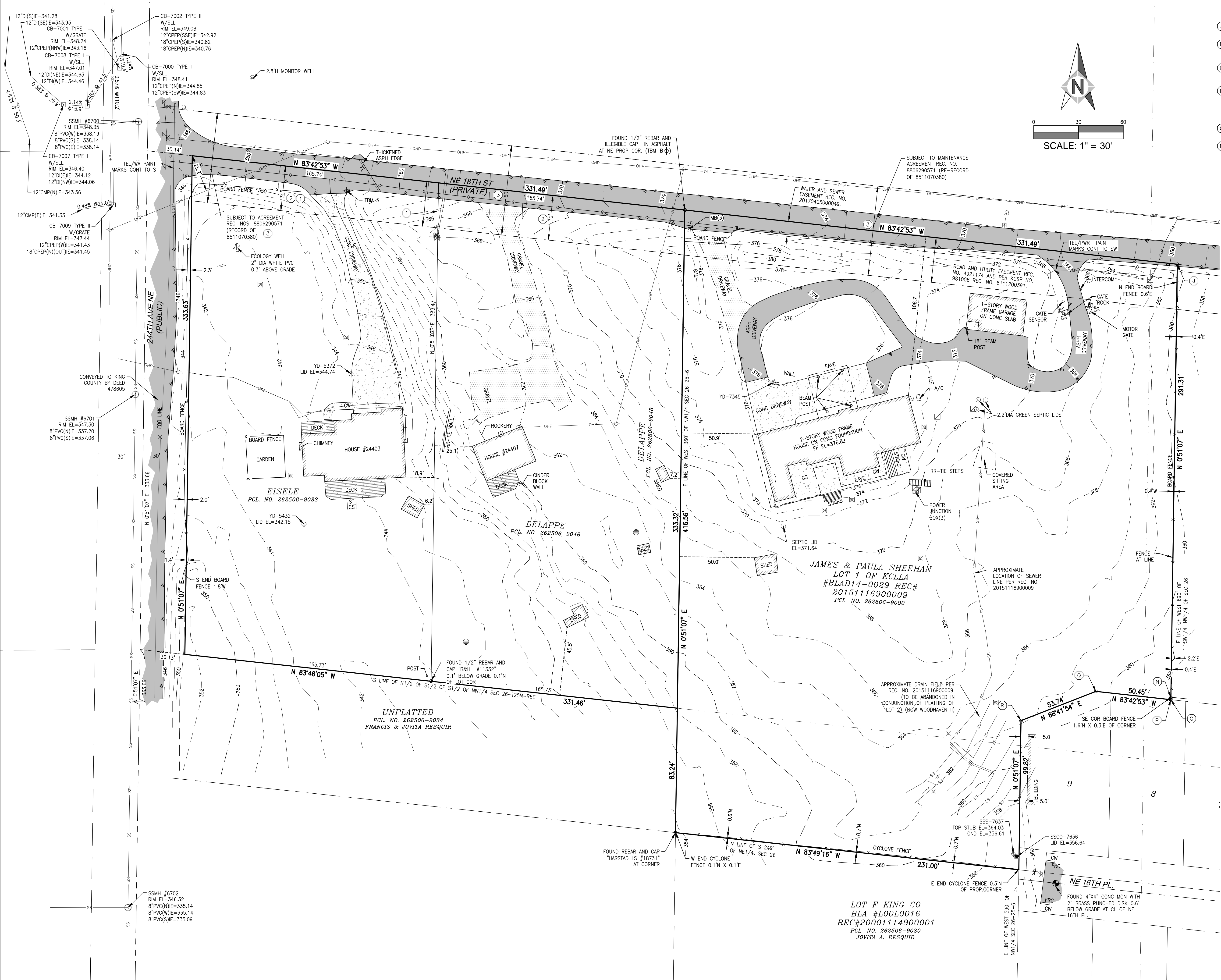


MG | MEAD GILMAN
LAND SURVEYORS
P.O. BOX 289, WOODINVILLE, WA 98072 | PHONE: (425) 486-1252 | WWW.MEADGILMAN.COM

SAMMAMISH 18TH ASSEM.
BOUNDARY AND TOPOGRAPHIC SURVEY

TOLL BROS., INC
8815 122ND NE, STE 200
KIRKLAND, WA 98033

DRAWN BY:	LSD
REVIEWED BY:	CSB
DATE:	08-06-2018
DRAWING NO.	18022
SHEET	1 OF 1



SURVEY CONTROL

- FOUND REBAR AND ILLEGIBLE CAP IN ASPHALT AT ADJ. PROP. COR.
- FOUND 5/8\"/>

LEGEND

- FOUND CORNER
- FOUND MONUMENT
- TEMPORARY BENCHMARK
- COMMUNICATION JUNCTION BOX
- GAS METER
- ELECTRICAL JUNCTION BOX
- POWER METER
- UTILITY POLE
- CATCH BASIN - TYPE I
- YARD DRAIN
- SEPTIC LID
- SEWER MANHOLE
- SEWER STUB
- BLOWOFF
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- IRRIGATION METER
- WATER METER
- WATER VALVE
- WELL
- BOLLARD
- MONITORING WELL
- SIGN
- SOIL TEST PIT
- ASPHALT HATCH
- CONCRETE HATCH
- DECK HATCH
- CONC. SLAB
- CONC. WALK
- FLOW LINE
- FINISH FLOOR
- INVERT ELEVATION
- MAILBOX
- FACE ROLLED CURB
- ASPHALT FENCE LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD POWER LINES
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- WATER MAIN

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/91)

(THIS PLAT IS ROTATED 0°00'16\"/>

VERTICAL DATUM

NAVD 88

BENCHMARKS

ORIGINAL TBM:
W 1/4 COR. SEC. 26-25-6E;
FOUND CONC. MON. WITH LEAD AND TACK DOWN 1.0' IN A CASE AT INTX. OF 244TH AVE NE & NE 16TH ST. HELD FOR POSITION.
ELEV. = 348.66'

TBM-A
FOUND LARGE MAG. AND WASHER \"PACE CONTROL\" ON SOUTH SIDE OF 18TH ST. IN ASPHALT AT E. SIDE DRIVEWAY APRON TO HOUSE #24403 AND 2\"/>

NOTES

- A 5\"/>
- THE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM TITLE RESOURCES GUARANTEE COMPANY COMMITMENT NUMBERS RC 40206627 (SUPPLEMENTAL NO.5), DATED JULY 25, 2018 AND RC 40206625 (SUPPLEMENTAL NO.5), DATED AUGUST 3RD, 2018). MEAD GILMAN AND ASSOCIATES HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELIED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS \"FOUND\" WAS RECOVERED FOR THIS PROJECT IN MARCH, 2018, UNLESS OTHERWISE NOTED.
- EISELE-DELAPPE PROPERTY AREA = 110,045 ± SQUARE FEET.
- SHEEHAN PROPERTY AREA = 125,513 ± SQUARE FEET
- ALL DISTANCES ARE IN FEET.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE (I.E. 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.
- NO TREES WERE LOCATED
- THIS PROPERTY HAS LEGAL ACCESS TO THE ROADS SHOWN HEREON AS PUBLIC RIGHT-OF-WAY AND ROAD EASEMENT AT NE 18TH ST..

EASEMENT LEGEND

- EASEMENT FOR ROADWAY POWER LINES, WATER LINES AND UTILITIES REC. NO. 6606203.
- EASEMENT FOR ROAD AND UTILITY REC. NOS. 4921174 AND 4936720.
- JOINT MAINTENANCE AGREEMENT AREA REC. NO. 8806290571

DATE

REVISION

#

MEAD GILMAN

LAND SURVEYORS

SAMMAMISH 18TH ASSEM.

BOUNDARY AND TOPOGRAPHIC SURVEY

TOLL BROS., INC.

8815 122ND NE, STE. 200

KIRKLAND, WA 98033

DRAWN BY: LSD

REVIEWED BY: CSB

DATE: 08-15-2018

DRAWING NO: 18022

SHEET 2 OF 2