LEARY PROPERTY (TAX. NO. 262506-9055)

LOT A. KING COUNTY BOUNDARY LINE ADJUSTMENT NO. LO8L0068. RECORDED NOVEMBER 17, 2008, UNDER RECORDING NO. 20081117900012, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS THE SOUTH 30 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M.; AND OVER AND ACROSS THE NORTH 30 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26;

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE EAST LINE OF THE WEST 1,350 FEET OF THE SOUTH HALF OF SAID NORTHWEST

AND EXCEPT THAT PORTION THEREOF DEDICATED FOR PUBLIC ROAD PURPOSES IN KING COUNTY SHORT PLAT NO. 1286010, RECORDED UNDER RECORDING NO. 8708060446:

AND EXCEPT THAT PORTION THEREOF DEDICATED FOR PUBLIC ROAD PURPOSES IN KING COUNTY SHORT PLAT NO. 588012, RECORDED UNDER RECORDING NO. 8812130143:

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

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

FLOYD PROPERTY (TAX. NO. 262506-9029)

THE SOUTH HALF OF THE EAST 330 FEET OF THE WEST 1,350 FEET. BY FRACTIONAL SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 30 FEET THEREOF;

AND EXCEPT THE SOUTH 20 FEET THEREOF;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS THE SOUTH 30 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M.; AND OVER AND ACROSS THE NORTH 30 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26;

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE EAST LINE OF THE WEST 1,350 FEET OF THE SOUTH HALF OF SAID NORTHWEST

AND EXCEPT THAT PORTION THEREOF DEDICATED FOR PUBLIC ROAD PURPOSES IN KING COUNTY SHORT PLAT NO. 1286010, RECORDED UNDER RECORDING NO. 8708060446;

AND EXCEPT THAT PORTION THEREOF DEDICATED FOR PUBLIC ROAD PURPOSES IN KING COUNTY SHORT PLAT NO. 588012, RECORDED UNDER RECORDING NO. 8812130143;

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

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SHEEHAN PROPERTY (TAX NO. 262506-9007) TRACT "A" OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. LOOLOO16, AS RECORDED UNDER RECORDING NO. 20001114900001. RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

REFERENCES

- 1. KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD14-0029. RECORDING NUMBER 20151116900009. 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 BEARING OF THIS SURVEY.
- 3. RECORD OF SURVEY AS RECORDED UNDER REC. NO. 20101221900002 IN VOL. 277, PG. 42.
- 4. KING COUNTY BOUNDARY LINE ADJUSTMENT NO. LO8L0068. RECORDING NUMBER 20081117900012 IN VOL. 256, PGS. 123-124.
- 5. KING COUNTY BOUNDARY LINE ADJUSTMENT NO. LOOLOO16, RECORDING NUMBER 20001114900001 IN VOL. 141, PG. 138.
- 6. RECORD OF SURVEY AS RECORDED UNDER REC. NO.

20010725900003 IN VOL. 146, PG. 152.

RESTRICTIONS OF RECORD

<u>LEARY PROPERTY (TAX. NO. 262506-9055)</u>

- 3. SUBJECT TO A NOTICE OF TAP OR CONNECTION CHARGES WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR RE-DEVELOPMENT OF THE LAND AS DISCLOSED BY INSTRUMENTS REC. NOS.: 9011150805. 9307301617, 9811051363, 9901150609, 20040414002865, 20041201000040, 20060126001770, 20110106000751, 20110106000800, 20110106000801, 20110106000802, 20130917002142, 20130917002143, 20130917002144, 20130917002145, 20141201000777, 20141201000778, 20141201000779, 20141201000780, 20150824000615, 20150824000616 AND 20150824000617 (NOT A SURVEY MATTER).
- 4. SUBJECT TO ROAD AND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC. NO. 6355432. (PLOTTED HEREON OVER NORTH 30 FEET OF LEARY PROPERTY).
- 5. SUBJECT TO A JOINT ROADWAY MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC. NO. 8806290571. (AGREEMENT AREA PLOTTED HEREON - OVER NE 18TH ST.).
- 6. SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON OCTOBER 5, 1987, UNDER RECORDING NO. 8710050315.(PLOTTED HEREON- SAME EASEMENT AS PARAGRAPH 5.)(OVER NE
- 7. SUBJECT TO THE MATTERS DISCLOSED BY SURVEY RECORDED JANUARY 2, 2004, UNDER REC. NO.: 20040102900014. (SHOWN ENCROACHING FENCE AT W SIDE PROPERTY - SEE THIS SURVEY FOR CURRENT CONDITION).
- 8. SUBJECT TO A KING COUNTY FORM-SELLER'S NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS AND THE TERMS AND CONDITIONS THEREOF RECORDED OCTOBER 31, 2003 UNDER REC. NO. 20031031001132. (NOT A SURVEY MATTER).
- 9. SUBJECT TO AN AGREEMENT FOR FUTURE CONNECTION TO SEWER AND THE TERMS AND CONDITIONS THEREOF RECORDED DECEMBER 16, 2003 UNDER REC. NO. 20031216000262. (NOT A SURVEY MATTER)
- 10. SUBJECT TO A NOTICE OF ADOPTION OF CONNECTION CHARGE WATER REGIONAL TRUSTEE SERVICES CORPORATION CAPITAL FACILITY CHARGES FOR SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED APRIL 14, 2004 UNDER REC. NO.: 20040414002865. (NOT A SURVEY MATTER).
- 11. SUBJECT TO AN NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED JULY 21, 2004 UNDER REC. NO. 20040721002350. (NOT A SURVEY MATTER).
- 12. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER REC. NO. 20081117900012. (UTILITY EASEMENT PLOTTED HEREON OVER EAST 20' OF LEARY PROPERTY).
- 13. SUBJECT TO AN EASEMENT FOR UNDERGROUND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC. NO.: 20081203001125. PARAGRAPH 12 OF SAID EASEMENT RESTRICT INSTALLATION OF FACILITIES TO A SINGLE INSTANCE. (PLOTTED HEREON - SAME AREA AS UTILITY EASEMENT PER RESTRICTION NO. 12.)
- 14. SUBJECT TO MATTERS SET FORTH BY SURVEY RECORDED DECEMBER 21, 2010 UNDER REC. NO.: 20101221900002. (SURVEY SHOW ENCROACHMENTS OVER THE EAST PROP. LINE - SEE THIS SURVEY FOR CURRENT CONDITION).
- 15. REIMBURSEMENT AGREEMENT WITH SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AND THE TERMS AND CONDITIONS THEREOF RECORDED JULY 6, 2016 UNDER REC NO.: 20160706000090. (NOT A SURVEY MATTER).

FLOYD PROPERTY (TAX. NO. 262506-9029)

- 3. SUBJECT TO A NOTICE OF TAP OR CONNECTION CHARGES TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR RE-DEVELOPMENT OF THE LAND AS DISCLOSED BY INSTRUMENTS RECORDING NOS.: 9011150805, 9307301617, 9811051363, 9901150609, 20040414002865, 20041201000040, 20060126001770, 20110106000751, 20110106000800, 20110106000801 20110106000802, 20130917002142, 20130917002143, 20130917002144, 20130917002145, 20141201000777, 20141201000778, 20141201000779, 20141201000780, 20150824000615, 20150824000616 AND 20150824000617. (NOT A SURVEY MATTER).
- 4. SUBJECT TO A NOTICE OF TAP OR CONNECTION CHARGES TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR RE-DEVELOPMENT OF THE LAND AS DISCLOSED BY INSTRUMENT REC. NO. 20010807000990. (NOT A SURVEY
- 5. SUBJECT TO JOINT ROADWAY MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED. JUNE 29, 1988 AS RECORDED LINDER REC NO. 8806290571 (A RE-RECORD OF INSTRUMENT RECORDED UNDER RECORDING NO. 8511070380). (PLOTTED HEREON OVER NE 18TH ST.). SAID EASEMENT CONTAINS A COVENANT TO BEAR EQUAL SHARE OF COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF SAME.
- 6. SUBJECT TO DRAINAGE EASEMENT TO KING COUNTY AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC. NO. 20140807001275. (PLOTTED HEREON OVER THE WEST 20.5' OF FLOYD PROPERTY).
- 7. SUBJECT TO SEWER EASEMENT TO SAMMAMISH PLATEAU WATER & SEWER DISTRICT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC NO. 20150105000035. (PLOTTED HEREON OVER THE WEST 20.5' OF
- 8. SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON OCTOBER 5, 1987, AS RECORDED UNDER REC. NO. 8710050317. (PLOTTED HEREON-NORTH OF FLOYD PROPERTY).
- 9. ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS AND THE TERMS AND CONDITIONS THEREOF RECORDED AUGUST 8, 2001 AND OCTOBER 23, 2002 RECORDING NOS. 20010808000340 AND 20021023000468. (NOT A SURVEY MATTER).
- 10. SUBJECT TO A SENSITIVE AREA NOTICE AND THE TERMS AND CONDITIONS THEREOF RECORDED MARCH 8, 2002 UNDER REC. NO. 20020308000810. (SAID NOTICE SHOW 150' STREAM BUFFER AND 15' BSBL FOR INFORMATION ONLY. OUR MAP SHOW 165' STREAM BUFFER).
- 11. SUBJECT TO A REIMBURSEMENT AGREEMENT REGARDING DEVELOPER EXTENSION AND THE TERMS AND CONDITIONS THEREOF RECORDED JULY 6, 2016 UNDER REC. NO. 20160706000090. (NOT A SURVEY MATTER).
- 1978 UNDER REC. NO. 7810189010. (SURVEYED PROPERTY FALLS OUTSIDE SUBJECT PROPERTY- NOTHING TO PLOT). 13. SUBJECT TO THE MATTERS SET FORTH BY SURVEY RECORDED JULY 25, 2001 REC. NO. 20010725900003. (SURVEY SHOW ENCROACHMENTS OVER THE WEST

PROP. LINE - SEE THIS SURVEY FOR CURRENT CONDITION).

12. SUBJECT TO THE MATTERS SET FORTH BY SURVEY RECORDED: OCTOBER 18,

14. SUBJECT TO THE MATTERS SET FORTH BY SURVEY RECORDED SEPTEMBER 14, 2004 RECORDING NO. 20040914900006. (SEE THIS SURVEY FOR CURRENT

RESTRICTIONS OF RECORD (CONTINUING)

SHEEHAN PROPERTY (TAX NO. 262506-9007)

- 3. SUBJECT TO A NOTICE OF TAP OR CONNECTION CHARGES WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR RE-DEVELOPMENT OF THE LAND AS DISCLOSED BY INSTRUMENTS REC. NOS.: 9011150805, 9307301617, 9811051363, 9901150609, 20040414002865, 20041201000040, 20060126001770, 20110106000751, 20110106000800, 20110106000801, 20110106000802, 20130917002142, 20130917002143, 20130917002144, 20130917002145, 20141201000777, 20141201000778, 20141201000779 20141201000780, 20150824000615, 20150824000616 AND 20150824000617. (NOT A SURVEY MATTER).
- 4. SUBJECT TO AN EASEMENT FOR ROAD AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC. NO. 4921174. (PLOTTED HEREON OVER SHEEHAN AND LEARY PROPERTY).
- 5. SUBJECT TO AN EASEMENT FOR ROAD AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC. NO. 7710280936. (EASEMENT FALL EAST OF SHEEHAN PROPERTY).
- 6. SUBJECT TO AN EASEMENT TO KING COUNTY FOR STORM DRAINAGE FACILITY AS RECORDED UNDER RECORDING NO. 20140807001269. (PLOTTED HEREON OVER SHEEHAN PROPERTY).
- 7. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT FOR SEWER LINES AND APPURTENANCES AS RECORDED UNDER REC. NO. 20150105000036. (PLOTTED HEREON OVER SHEEHAN PROPERTY).
- 8. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER REC. NO. 20001114900001. (NOTHING
- 9. SUBJECT TO A JOINT ROADWAY MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER REC. NO. 8806290571. SAID EASEMENT IS A RE-RECORD OF INSTRUMENT REC. NO. 8511070380). (AGREEMENT AREA PLOTTED HEREON - OVER NE 18TH ST.).
- 10. SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON OCTOBER 5, 1987, AS RECORDED UNDER REC. NO. 8710050317. (PLOTTED HEREON).
- 11. SUBJECT TO THE MATTERS SET FORTH BY SURVEY RECORDED SEPTEMBER 14. 2004 RECORDING NO. 20040914900006. (SEE THIS SURVEY FOR CURRENT CONDITION).

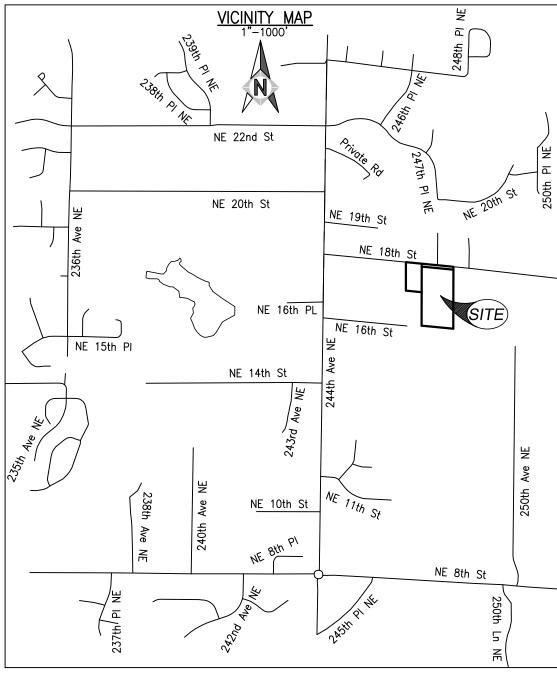
- 1. A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
- 2. ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM TITLE RESOURCES GUARANTEE COMPANY COMMITMENT NUMBERS RC 40208991 (SUPPLEMENTAL NO. 1 TO 2ND COMMITMENT), DATED JULY 25, 2018, RC 40208993 (SUPPLEMENTAL NO. 1 TO 2ND COMMITMENT), DATED JULY 25. 2018 AND RC 40213706 (SECOND COMMITMENT), DATED JULY 3, 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.
- 3. 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 MAY, 2018, UNLESS
- 4. PROPERTY AREAS:
- TOTAL AREA= 251,876± SQUARE FEET LEARY PROPERTY= 48,967± SQUARE FEET FLOYD PROPERTY= 202,909± SQUARE FEET. SHEEHAN PROPERTY= 9,944± SQUARE FEET.
- 5. ALL DISTANCES ARE IN FEET.
- 6. 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.
- 7. THIS PROPERTY HAS LEGAL ACCESS TO THE ROADS SHOWN HEREON AS PRIVATE RIGHT-OF-WAY AND ROAD EASEMENT ALONG NE 18TH ST. WITH PROVIDED UNIMPEDED ACCESS TO 244TH AVE NE, A PUBLIC ROAD.
- 8. WETLAND & STREAM BOUNDARIES AS SHOWN ON THIS SURVEY WERE DELINEATED IN THE FIELD BY SEWALL WETLAND CONSULTING INC. AND LOCATED BY MEAD GILMAN AND ASSOCIATES IN JUNE 2014. REFERENCE "CRITICAL AREA REPORT -16TH SAMMAMISH PLAT & SHILLIAM PLAT & OFFSITE UTILITIES LETTER DATED JUNE 25, 2014 AND ADDENDUM TO SAME DATED SEPTEMBER 15. 2014 FOR FURTHER INFORMATION.
- 9. WET LAND AND STREAM WAS DELINEATED BY SEWALL WETLAND CONSULTING INC. AND CRITICAL AREA REPORT WAS PREPARED 16TH SAMMAMISH PLAT & OFFSITE UTILITIES" SWC JOB #14-132 DATED JUNE 25, 2014, AND ADDENDUM THERETO DATED SEPTEMBER 15. 2014 SAID DELINEATION WAS FIELD LOCATED BY MEAD GILMAN AND ASSOCIATES IN MARCH 2014.

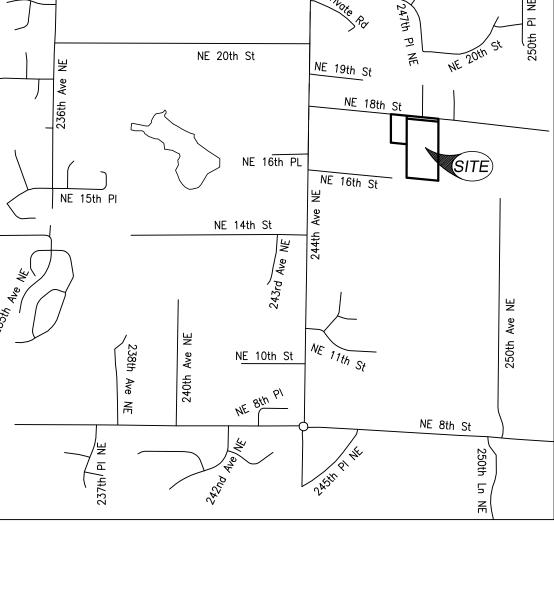
PROPERTY INFORMATION

WEST PARCEL
OWNERS: LESLEY J. LEARY, AS HER SEPARATE ESTATE ADDRESS: 24637 NE 18TH ST, SAMMAMISH, WA 98074 TAX. NO. 262506-9055

OWNERS: HAROLD T. FLOYD, JR. AND TAMI J. FLOYD, HUSBAND AND WIFE ADDRESS: 24649 NE 18TH ST, SAMMAMISH, WA 98074 TAX. NO. 262506-9029

NORTHEAST PARCEL
OWNERS: JAMES P. SHEEHAN AND PAULA W. SHEEHAN, HUSBAND AND WIFE TAX. NO. 262506-9007

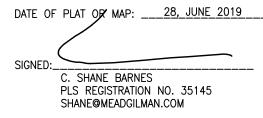


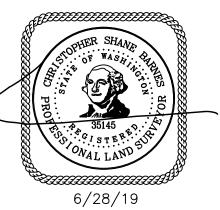


ALTA/NSPS CERTIFICATE

TO TOLL BROS., INC., A PENNSYLVANIA CORPORATION, LESLEY J. LEARY, AS HER SEPARATE ESTATE, HAROLD T. FLOYD, JR. AND TAMI J. FLOYD, HUSBAND AND WIFE, JAMES P. SHEEHAN AND PAULA W. SHEEHAN, HUSBAND AND WIFE, AND TITLE RESOURCES GUARANTEE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 8, 11, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05-24-2018.





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DRAWING NO. SHEET

8-06-2018

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