

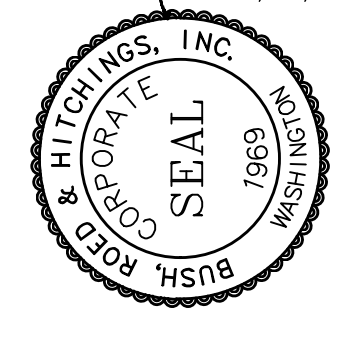
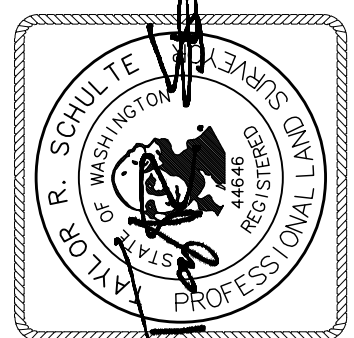
SW 1/4, SECTION 18, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.

BASIS OF BEARINGS
 N89°58'48"E ALONG SECOND STREET BETWEEN
 TWO FOUND MONUMENTS AT THE INTERSECTION
 OF AVENUE A AND UNION AVENUE, CITY OF
 SNOHOMISH, WASHINGTON.

VERTICAL DATUM
 NAVD88

VERTICAL BENCHMARK
 SOURCE: SNOHOMISH COUNTY
 ID: 21238
 DESCRIPTION: BRASS DISC
 IN CONC BASE OF FLAG POLE
 LOCATION: NE CORNER OF FIRST ST
 AND CEDAR ST
 ELEVATION: 70.05'

LEGAL DESCRIPTION
 LOTS 7 THROUGH 10, BLOCK 5, SNOHOMISH CITY WESTERN PART, ACCORDING
 TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 3, RECORDS
 OF SNOHOMISH COUNTY, WASHINGTON;
 EXCEPT THE WEST 60 FEET OF SAID LOTS 9 AND 10;
 AND EXCEPT THE EAST 93 FEET OF SAID LOTS 7 AND 8.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



BUSH, ROED & HITCHINGS, INC.
 LAND SURVEYORS & CIVIL ENGINEERS
 2009 MINOR AVE EAST
 SEATTLE, WASHINGTON
 (206) 323-4144
 1-800-935-0508
 98102-3513
 FAX# (206) 323-7135



NO.	REVISION	DATE
1	REMOVED UTILITY PROVIDER	05/28/20
2	REMOVED UTILITY PROVIDER	01/17/20

BOUNDARY AND TOPOGRAPHIC SURVEY
ST. JOHN'S CHURCH
 913 2ND STREET
 SNOHOMISH, SNOHOMISH COUNTY, WASHINGTON

drawn by: HAK/IGM
 checked by: TRS
 scale: 1"=20'
 date: 01/09/20
 job no.: 2016272.04
 sheet 1 of 1

NOTES
 1. SITE AREA AS SHOWN IS 12,361 SQUARE FEET, OR 0.2838 ACRES, MORE OR LESS.
 2. THIS IS A FIELD TRAVERSE SURVEY. A LEICA TC1203 FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS 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 WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

STATEMENT OF TOPOGRAPHIC MAP ELEMENTS (WAC 332-130-145)
 2(B) PURPOSE: CIVIL ENGINEERING DESIGN.
 2(C) CONTOUR SOURCE: CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS
 2(F) CONTOUR ACCURACY: COMPLIES WITH UNITED STATES NATIONAL MAP ACCURACY STANDARDS (90% OR GREATER OF ALL SURVEY POINTS CHECKED ARE CORRECT WITHIN HALF OF ONE CONTOUR INTERVAL).
 2(G) LIMITATIONS: THIS TOPOGRAPHIC SURVEY IS TO SUPPORT SPECIFIC EFFORTS WITHIN THE AREA OF MAPPING SHOWN.
 2(H) BOUNDARY SOURCE: FIELD SURVEY OF CONTROLLING MONUMENTS, AND CONSIDERATION OF EXISTING RECORDS OF SURVEYS FOR DETERMINING ON THE GROUND POSITIONS OF DEEDED PROPERTY AND EASEMENT LINES.
 3(A) & 3(B) UTILITIES: UNDERGROUND UTILITIES ARE SHOWN BY ONE OR MORE OF THE FOLLOWING METHODS:
 1. SURVEY FIELD OBSERVATION OF MARKINGS PRODUCED BY DIRECT UTILITY DETECTION WORK.
 2. DIRECT OBSERVATIONS OF UNDERGROUND, GRAVITY FLOW PIPES PERFORMED AT VISIBLE CONTROLLING STRUCTURES.
 3. SCALING OF AS-BUILTS, DESIGN DRAWINGS OR OTHER RECORDS.
 3(C) SCOPE STATEMENT: AGREED UPON SCOPE BETWEEN PROJECT OWNER/AGENT AND SURVEYOR IS TO PROVIDE A COMPLIANT TOPOGRAPHIC SURVEY.

VICINITY MAP
 NO SCALE

LEGEND

- ASPHALT (ASPH)
- BUILDING LINE
- CANOPY
- CATCH BASIN (CB)
- CONCRETE SURFACE
- CONCRETE STAIRS/WALK
- CONCRETE RETAINING WALL
- CONCRETE/EXTRUDED CURB
- CHAIN LINK FENCE (CLF)
- RIGHT OF WAY CENTERLINE
- CONCRETE STAIRS
- FIBER OPTICS
- FOUND SURVEY MONUMENT (AS NOTED)
- GAS MAIN
- GAS METER
- GUY ANCHOR
- IRON FENCE (WF)
- INVERT ELEVATION
- LANDSCAPE/PLANTER
- LIGHT POLE (DECORATIVE)
- MANHOLE
- OVERHEAD POWER/TELEPHONE
- PAINTED UTILITY LOCATION
- COMBINED/SANITARY SEWER
- PEDESTRIAN SIGNAL/PEDESTAL
- SIGN/STREET NAME SIGN
- TRAFFIC CONTROL HANDHOLE
- UTILITY POLE (WOOD)
- WATER MAIN
- WATER METER

ZONING:
 HISTORIC BUSINESS (HB)
ZONING AGENCY:
 CITY OF SNOHOMISH
 PO BOX 1589
 116 UNION AVENUE
 SNOHOMISH, WA 98291-1589

SETBACKS
 THERE ARE NO REQUIRED SETBACKS WITHIN THE HISTORIC DISTRICT BUSINESS ZONE (HB), EXCEPT FROM FROM ALLEYS THE SUBJECT SITE DOES NOT ABUT AN ALLEY
FLOOD ZONE:
 THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED SEPTEMBER 16, 2005 COMMUNITY PANEL NO. 53061C1062F, AND IS SITUATED IN ZONE "X". AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

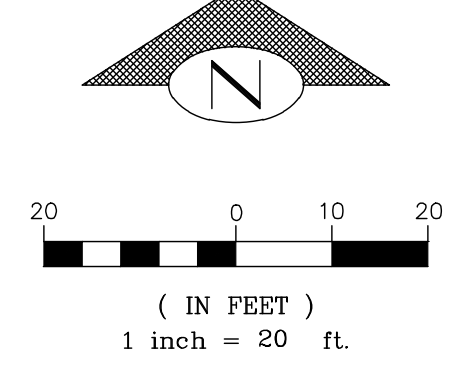
SUBSTRUCTURES:
 BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
 RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

TITLE REPORT REFERENCE:
 THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC. COMMITMENT NO. 611215600, DATED, JULY 23, 2019. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

TITLE REPORT EXCEPTIONS
 ITEMS CIRCLED ARE SHOWN ON MAP.

- (9) EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSES: SIDEWALK
 RECORDING DATE: AUGUST 27, 1975
 RECORDING NO.: 2402519
 AFFECTS: THE SOUTH 4 FEET OF LOT 4 AND THE SOUTH 4 FEET OF THE EAST 20 FEET OF LOT 10
- (10) EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSES: INSTALL, MAINTAIN AND REPLACE UNDERGROUND CONDUITS
 RECORDING DATE: MAY 18, 1977
 RECORDING NO.: 7705180261
 AFFECTS: THE SOUTH 4 FEET OF LOT 7 AND THE SOUTH 4 FEET OF THE EAST 20 FEET OF LOT 10
- (11) EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: CITY OF SNOHOMISH
 PURPOSES: FIBEROPTIC AND TELEPHONE CABLE FACILITIES
 RECORDING DATE: JUNE 11, 1993
 RECORDING NO.: 9306110444
 AFFECTS: THE SOUTH 18 FEET OF SAID LAND
- (12) ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY,
 RECORDING DATE: NOVEMBER 12, 1993
 RECORDING NO.: 9311125011
 MATTERS SHOWN: ENCROACHMENT OF WINDOW WELLS IN THE WESTERLY BOUNDARY LINE OF SAID LAND



UTILITY PROVIDERS:
 SURFACE WATER:
 CITY OF SNOHOMISH
 PO BOX 1589
 116 UNION AVENUE
 SNOHOMISH, WA 98291-1589

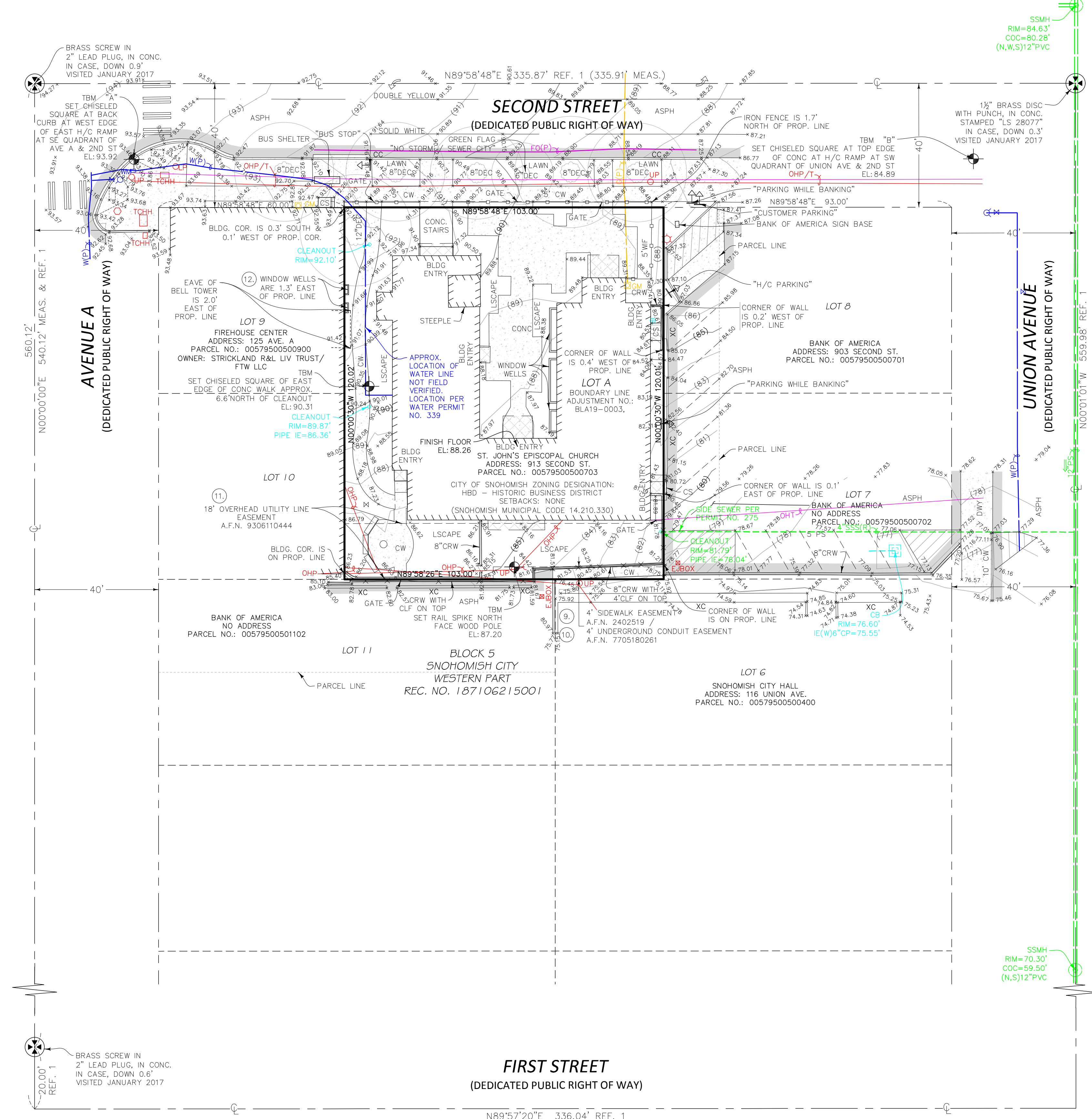
POWER:
 SNOHOMISH COUNTY PUD
 807 RAINIER ST, SNOHOMISH, WA 98290
 MAILING ADDRESS:
 PO BOX 1107
 EVERETT, WA
 (425) 783-1000

NATURAL GAS:
 PUGET SOUND ENERGY
 10885 NE 4TH ST
 MAILING ADDRESS:
 P.O. BOX 91269
 BELLEVUE, WA 98004
 PHONE (425) 452-1234
 FAX (425) 462-3300

TELEPHONE:
 VERIZON NORTHWEST
 1800 41ST ST
 EVERETT, WA 98201
 (425) 359-6945

SEWER:
 CITY OF SNOHOMISH
 PO BOX 1589
 116 UNION AVENUE
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BRASS SCREW IN 2" LEAD PLUG, IN CONC. IN CASE, DOWN 0.6" VISITED JANUARY 2017

BRASS SCREW IN 2" LEAD PLUG, IN CONC. IN CASE, DOWN 0.9" VISITED JANUARY 2017

BRASS SCREW IN 2" LEAD PLUG, IN CONC. IN CASE, DOWN 0.6" VISITED JANUARY 2017

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22"x34" 5/28/2020 \\BRH02\CAD\C3D\2016\2016272\SURVEYING.DWG.XS-SUR-04.DWG

