



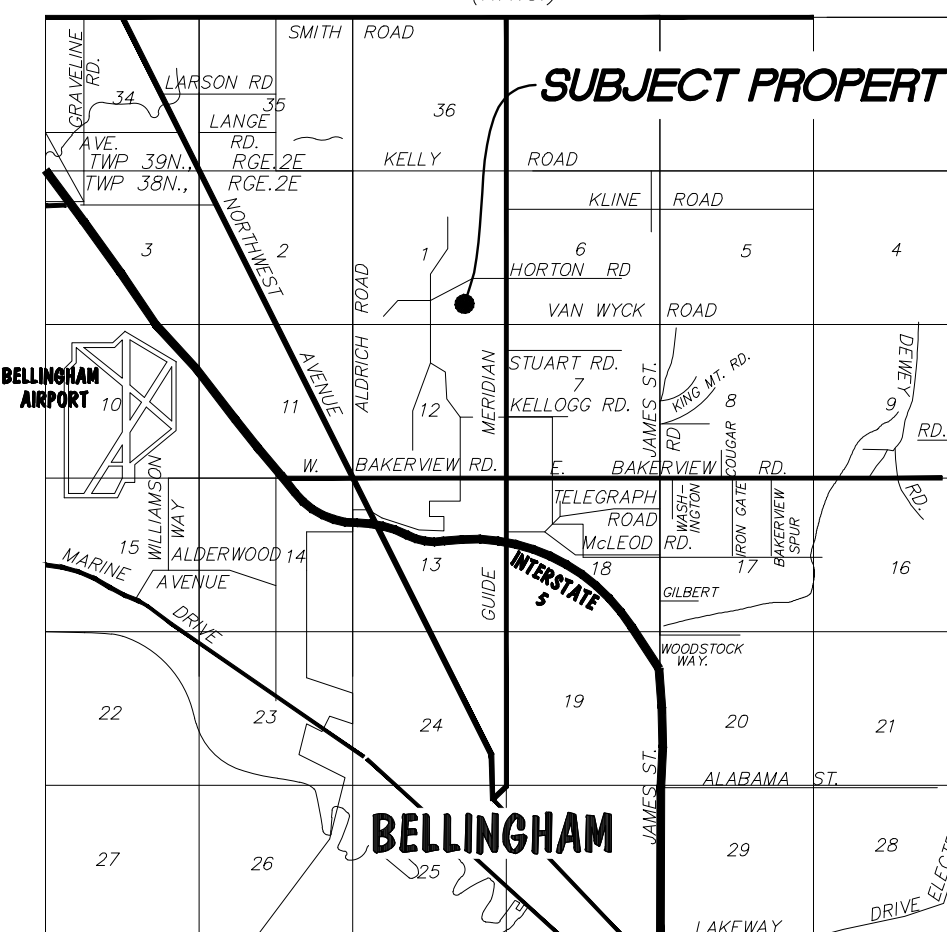
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ALTA/NSPS LAND TITLE SURVEY

SITUATE IN A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 38 NORTH,
RANGE 2 EAST, W.M., CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

VICINITY MAP



SYMBOL LEGEND

- EXISTING MONUMENT
- EXISTING REBAR AND CAP PLS#24225
- EXISTING REBAR & CAP PLS#9361
- SET REBAR AND CAP PLS#41962
- SET NAIL/FLASHER
- SET NAIL
- EXISTING CATCH BASIN
- EXISTING DOWNSPOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING BOLLARD
- EXISTING STOP SIGN
- EXISTING STREET SIGN
- EXISTING POWER POLE
- EXISTING STREET LIGHT POLE
- EXISTING YARD LIGHT
- EXISTING COMM. PEDESTAL/RISER
- EXISTING ELECTRIC METER/SWITCH
- EXISTING GAS METER
- NO. OF PARKING STALLS
- EXISTING FIRE HYDRANT
- EXISTING IRRIGATION BOX

LINE LEGEND

- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF CONCRETE
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING WHITE STRIPE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER GRAVITY LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND COMM.
- EXISTING OVERHEAD GUY WIRE LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING EDGE OF TREES & BRUSH
- EXISTING CHAINLINK FENCE

LAND DESCRIPTION

(PER WHATCOM LAND TITLE COMPANY ORDER NO. W-142250)

PARCEL A:

LOTS 1 AND 2, PARCEL 22 AND 23 - CORDATA LOT LINE ADJUSTMENT, ACCORDING TO THE PLAT THEREOF, RECORDED ON MARCH 15, 2008 UNDER AUDITOR'S FILE NO. 2060302406, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL B:

A 30-FOOT-WIDE ACCESS EASEMENT AS DELINEATED ON SPECIFIC BINDING SITE PLAN NO. 17, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF BINDING SITE PLANS, PAGES 23 THROUGH 28, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SPECIAL EXCEPTIONS

GENERAL TAXES FOR THE SECOND HALF OF 2017, WHICH BECOME DELINQUENT AFTER OCTOBER 31, 2017, IF UNPAID:
AMOUNT: \$11,246.31
PARCEL NO.: 380201 365075 0000 PID 42695
IMPROVEMENTS: \$1,591,276.00
LAND: \$387,060.00
TOTAL: \$1,978,336.00
TAX CODE: 0105
AFFECTS: LOT 1

GENERAL TAXES FOR THE SECOND HALF OF 2017, WHICH BECOME DELINQUENT AFTER OCTOBER 31, 2017, IF UNPAID:
AMOUNT: \$908.90
PARCEL NO.: 380201 372050 0000 PID 42719
IMPROVEMENTS: \$0.00
LAND: \$159,891.00
TOTAL: \$159,891.00
TAX CODE: 0105
AFFECTS: LOT 2

COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF CONTAINED IN INSTRUMENT:
RECORDED: AUGUST 13, 1986
RECORDING NO.: 1546279
EXECUTED BY: TRILLIUM CORPORATION, ET AL.

SAID INSTRUMENT CORRECTS AND SUPERSEDES THOSE CERTAIN INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 1522001 AND 1542417, RESPECTIVELY.
AFFECTS: SAID PREMISES AND OTHER PROPERTY

COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN INSTRUMENT:
RECORDED: AUGUST 14, 1986
RECORDING NO.: 1546328
EXECUTED BY: TRILLIUM CORPORATION, ET AL.

SAID INSTRUMENT HAS BEEN AMENDED OR MODIFIED BY THE FOLLOWING INSTRUMENT:
RECORDED: MAY 9, 1988
RECORDING NO.: 1602065

AGREEMENT, INCLUDING ITS TERMS, COVENANTS AND PROVISIONS; EXECUTED BY: CITY OF BELLINGHAM AND TRILLIUM CORPORATION
RECORDED: JUNE 30, 1988
RECORDING NO.: 1606390
FOR: UTILITY SERVICE ZONE EXTENSIONS
AFFECTS: PORTION OF SAID PREMISES

CORDATA SPECIFIC BINDING SITE PLAN NO. 17, INCLUDING THE TERMS AND CONDITIONS THEREOF;
RECORDED: MAY 29, 1992
RECORDING NO.: 920529197

EASEMENT AS DELINEATED OR DEDICATED ON THE FACE OF CORDATA SPECIFIC BINDING SITE PLAN NO. 17;
FOR: SLOPES FOR CUTS AND FILLS
AFFECTS: SAID PREMISES

EASEMENT AS DELINEATED OR DEDICATED ON THE FACE OF CORDATA SPECIFIC BINDING SITE PLAN NO. 17;
FOR: INGRESS AND EGRESS
AFFECTS: THE WESTERLY LINE THEREOF

EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;
RECORDED: OCTOBER 12, 1992
RECORDING NO.: 921012131
RECORDS OF: WHATCOM COUNTY, WASHINGTON
TO: PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION
AFFECTS: LOT 22 OF CORDATA SPECIFIC BINDING SITE PLAN # 17

COMPREHENSIVE EASEMENT AGREEMENT, INCLUDING ITS TERMS, COVENANTS AND PROVISIONS;
EXECUTED BY: DAVID AND KAY STRE, HUSBAND AND WIFE; AND TCI CABLEVISION OF WASHINGTON, INC., A WASHINGTON CORPORATION
RECORDED: JANUARY 14, 1993
RECORDING NO.: 930114131
FOR: STORMWATER SYSTEM

PARCEL 22 AND 23 - CORDATA LOT LINE ADJUSTMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF;
RECORDED: MAY 15, 2008
RECORDING NO.: 2060302406

EASEMENT(S) AS DELINEATED OR DEDICATED ON THE FACE OF SAID PARCEL 22 AND 23 - CORDATA LOT LINE ADJUSTMENT;
AMOUNT: ACCESS AND UTILITY ; WETLANDS
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY

SURVEYOR'S NOTES:

- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION.
- EQUIPMENT USED: THEOMAT 00'01.5" EDM: ± 1 PPM, ± 2 MM
- SITE CONDITIONS SHOWN HEREON AND VERIFIED IN DECEMBER 2017.
- HORIZONTAL DATUM: NAD 83/98 WASHINGTON STATE PLANE NORTH ZONE
BASIS OF BEARINGS: CENTERLINE OF WEST HORTON ROAD SHOWN HEREON, BEARING N57°37'54"E. REFERENCE LOT LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 2060302406.
- VERTICAL DATUM: NAVD 88, COB #3030. ELEV=166.798'
- SUB-SURFACE UTILITIES WERE LOCATED AND PAINTED BY WASHINGTON STATE ONE CALL UTILITY LOCATES CENTER AT THE TIME OF THIS SURVEY. PSE ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR FEATURES THAT MAY EXIST AND THAT ARE NOT SHOWN.
- THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS." THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR RELATIVE POSITIONAL PRECISION PER 2016 ALTA/NSPS LAND TITLE REQUIREMENTS.
- A COPY OF WHATCOM LAND TITLE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER W-142250, WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2017, AT 8:00 AM, HAS BEEN RECEIVED AND REVIEWED, AND ALL EASEMENTS AND RIGHTS-OF-WAYS EXISTING ON THE EFFECTIVE DATE OF SAID COMMITMENT AFFECTING THE PROPERTY ARE ACCURATELY DEPICTED ON THE DRAWING WITH CORRESPONDING RECORDING REFERENCES TO THE INSTRUMENTS CREATING THE EASEMENT OR RIGHT-OF-WAY. OTHER THAN AS SHOWN ON THE DRAWING, NO OTHER EASEMENT OR RIGHT-OF-WAY DISCLOSED IN THE AFORESAID COMMITMENT AFFECTS THE PROPERTY.
- SUBJECT PARCELS ARE NOT LOCATED IN A FLOOD HAZARD AREA AS PER MAP ENTITLED "FLOOD INSURANCE RATE MAP," 53073C12110, DATED JANUARY 15TH 2004, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE X = AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL BUILDING DIMENSIONS & AREAS SHOWN ARE FROM EXTERIOR BUILDING WALLS.
- THE SUBJECT PARCEL (LOT 1) ABUTS WEST HORTON ROAD BEING DEDICATED PUBLIC ROAD.
- THE SUBJECT PARCELS HAVE DIRECT PHYSICAL ACCESS (LOT 1) TO WEST HORTON ROAD OR INDIRECT ACCESS (LOT 2) VIA THE CORRIDOR EASEMENT DEDICATED UNDER "CORDATA SPECIFIC BINDING SITE PLAN NO.17" AUDITOR'S FILE NO. 920529197, RECORDS OF WHATCOM COUNTY, WASHINGTON.
- ALL ROADS ABUTTING THE SUBJECT PARCEL (LOT 1) HAVE BEEN COMPLETED, DEDICATED AND ACCEPTED FOR PUBLIC MAINTENANCE AND PUBLIC USE BY THE CITY OF BELLINGHAM, WASHINGTON, UNLESS OTHERWISE SHOWN.
- NO WETLAND DELINEATION WAS PERFORMED FOR THIS PROJECT AND NO MARKERS WERE OBSERVED DURING THIS FIELD SURVEY.
- NO CHANGE OR PROPOSED CHANGE IN PUBLIC RIGHT-OF-WAY EXISTS.
- THE SUBJECT PARCEL SHOWS NO EVIDENCE OF RECENT EARTH MOVING.
- DESIGNATED AND/OR CLEARLY IDENTIFIABLE PARKING AREAS WERE OBSERVED AT THE TIME OF THIS SURVEY AND EXIST AS SHOWN.
- EXCEPT AS SHOWN ON THE SURVEY ALL UTILITIES SERVING THE SUBJECT PARCEL ENTER THE SUBJECT PARCEL FROM ABUTTING PUBLIC STREETS.
- THE SUBJECT PARCEL DOES NOT SERVE AS A CEMETERY.
- THE SUBJECT PARCEL IS NOT ENCUMBERED BY OR ADJACENT TO ANY BODY OF WATER, STREAM OR RIVER.

SURVEYOR'S CERTIFICATION:

TO APPLIED BIOLOGICAL MATERIALS, ITS SUCCESSORS AND ASSIGNS, AND WHATCOM LAND TITLE COMPANY, INC.:

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 1, 2, 3, 4, 6(B), 7(A), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 6, 2017.

DATE OF PLAT OR MAP: DECEMBER 14, 2017

SURVEYOR:

REVIEW SET 12/15/17

ADAM NELSON, PLS
REGISTRATION NO. 41962

DATE

APPLIED BIOLOGICAL
MATERIALS, INC

#1-3671 VIKING WAY
RICHMOND, BC V6V 2J5

ALTA/NSPS LAND TITLE SURVEY

477 HORTON ROAD
BELLINGHAM, WA 98226

JOB #: 2017328

SHEET 1 OF 1



CALL BEFORE YOU DIG 1-800-424-5555

FIELD BOOKS	TBM. NO.	LOCATION	ELEV.	DATA	DRAWN BY	CHECKED BY	SCALE	REV	DATE	DESCRIPTION	BY	No.	DESCRIPTION	DATE
DESIGN:	COB#3030	NGS REFERENCE MONUMENT	166.798	BASE	JAM	A/JN	HORIZ: 1" = 40'					1	REVIEW SET	12.15.17
STAKING:				DESIGN			VERT: N/A							
ASBLT: 223.01				XREF:										
		NAVD 88		DWG # 2017328_svX_ALTA										
SURVEY REFERENCE		VERTICAL DATUM		PLAN CHECK						REVISIONS			ISSUE	