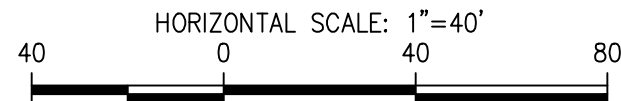


# BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 9, TOWNSHIP 22 NORTH,  
RANGE 4 EAST, W.M., CITY OF SEATAC, KING COUNTY, WASHINGTON



## LEGEND

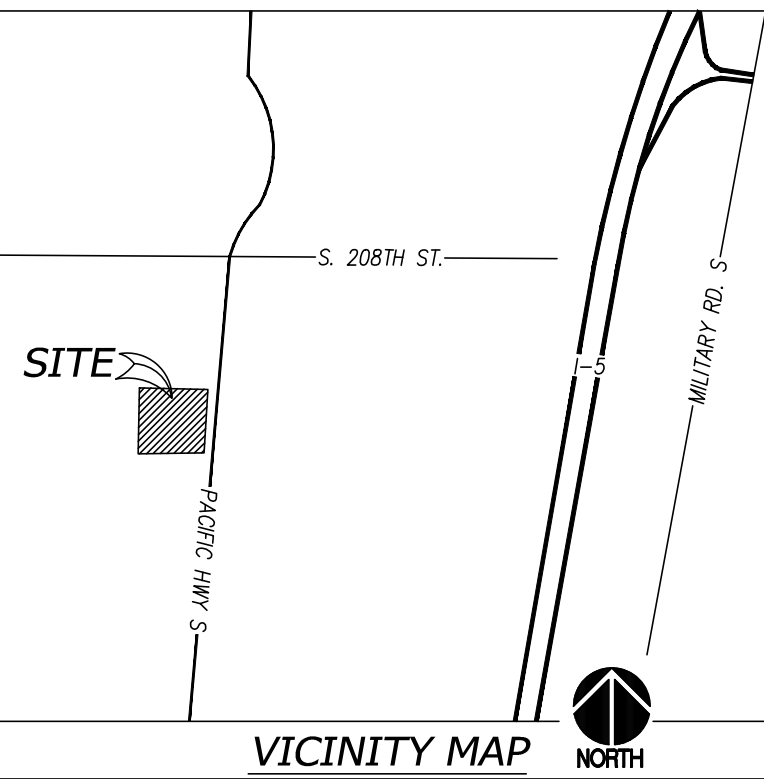
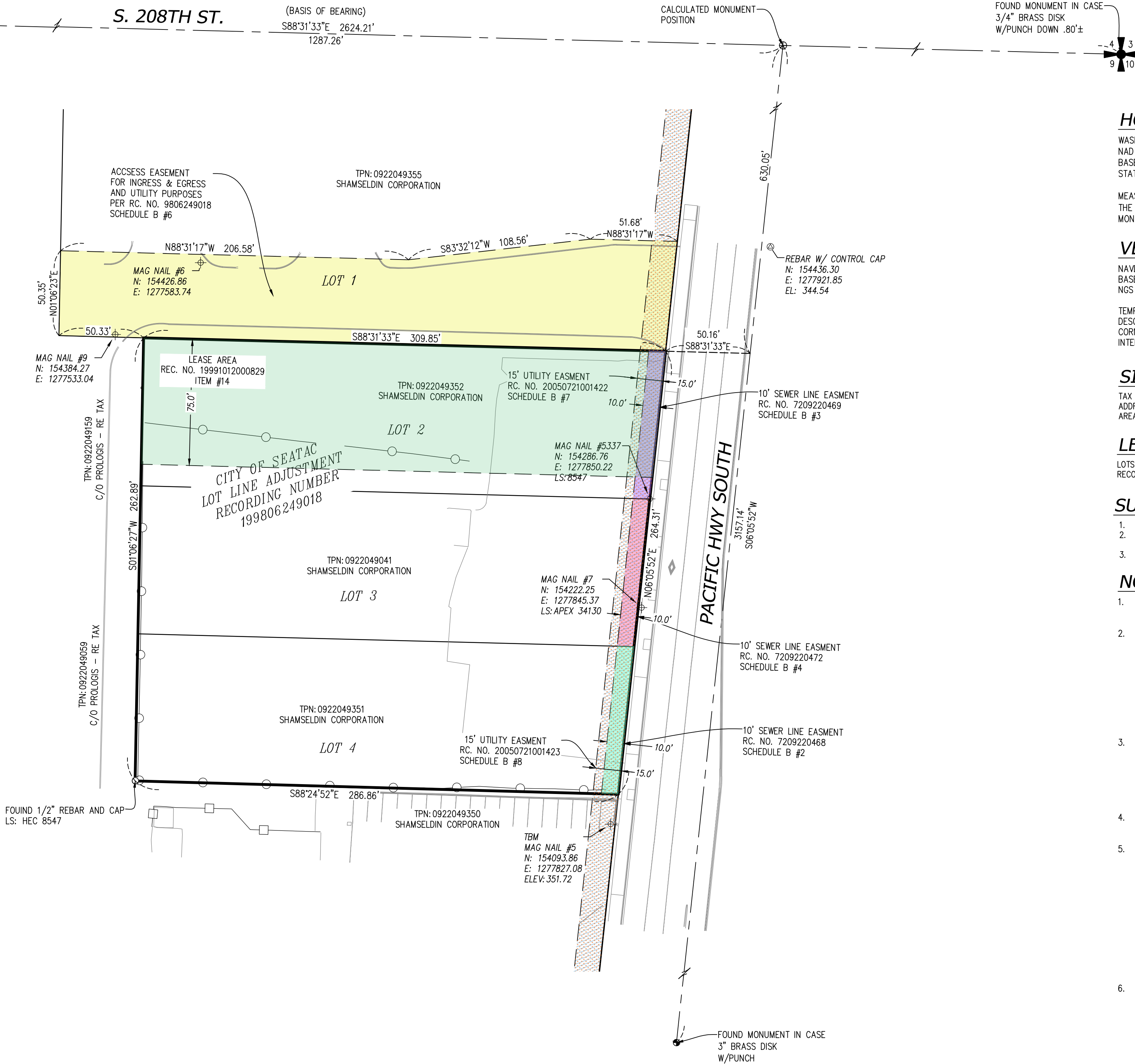
- FOUND MONUMENT AS NOTED, MARCH 2022
- FOUND REBAR / IRON PIPE AS NOTED
- SURVEY CONTROL POINT, AS NOTED
- TPN TAX PARCEL NUMBER
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ROAD CENTERLINE
- CHAIN LINK FENCE
- HAND RAIL

## SCHEDULE B EXCEPTIONS

PER CHICAGO TITLE COMPANY GUARANTEE NUMBER 221294--TC, DATED MARCH 23, 2022

- \* NOT A SURVEY MATTER, DESCRIPTION PROVIDED AS A COURTESY
  - \*\* CONTENT/DATA WITHIN INSTRUMENT IS INSUFFICIENT TO DETERMINE EXACT LOCATION
  - \*\*\* INSTRUMENT IS BLANKET IN NATURE OR AFFECTS ENTIRE PROPERTY
- DNA DOES NOT APPLY

EXCEPTION NUMBER	AFN	DESCRIPTION
1	***1315102	RESERVATION OF OIL, COAL, GAS AND MINERAL RIGHTS OF ANY NATURE, AND RIGHT OF ENTRY TO EXPLORE SAME, CONTAINED IN THE DEED.; GRANTOR: KING COUNTY; 6/10/1919;
2	7209220468	SEWER MAIN EASEMENT; DES MOINES SEWER DISTRICT; 9/22/1972; AFFECTS EAST 10' OF LOT 4 OF SUBJECT PROPERTY ILLUSTRATED HEREON
3	7209220469	RIGHT OF WAY OR SEWER MAIN EASEMENT; DES MOINES SEWER DISTRICT; 9/22/1972; AFFECTS EAST 10' OF LOT 2 OF SUBJECT PROPERTY ILLUSTRATED HEREON
4	7209220472	RIGHT OF WAY OR SEWER MAIN EASEMENT; DES MOINES SEWER DISTRICT; 9/22/1972; AFFECTS EAST 10' OF LOT 3 OF SUBJECT PROPERTY ILLUSTRATED HEREON
5	9010249004	BOUNDARY SURVEY WHICH INCLUDES SUBJECT PROPERTY; PRE-DATES LOT LINE ADJUSTMENT (ITEM 6); USED AS A REFERENCE FOR SURVEY CONTROL AND BOUNDARY
6	9806249018	CITY OF SEATAC LOT LINE ADJUSTMENT NO. LLA 0003-96, REC. NO. 199806249018; SERVES AS BASIS FOR BOUNDARY
7	20050721001422	ONE OR MORE UTILITY SYSTEMS FOR PURPOSE OF TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY; PUGET SOUND ENERGY, INC.; 7/21/2005; AFFECTS EAST 15' OF SUBJECT PARCELS AS ILLUSTRATED HEREON
8	20050721001423	OVERHEAD FACILITIES FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES; PUGET SOUND ENERGY, INC.; 7/21/2005; AFFECTS EAST 15' OF SUBJECT PARCELS AS ILLUSTRATED HEREON
9	20100922000020	CONSENT FOR USE OF PUGET SOUND ENERGY, INC. TRANSMISSION LINE RIGHT-OF-WAY AND TERMS AND CONDITIONS THEREOF; 9/22/2010; AFFECTS AN OFFSITE LOCATION
10	N/A	TAXES
11	N/A	TAXES
12	N/A	TAXES
13	N/A	TITLE NOTE REGARDING OPEN MORTGAGES OR DEEDS OF TRUST OF RECORD
14	19991012000829	A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN; LESSOR: SHAMSELDIN CORPORATION; LESSEE: CHRISTIAN FAITH CENTER; 10/12/1999; AFFECTS THE NORTH 75' OF LOT 2, ILLUSTRATED HEREON
	9603261232	MEMORANDUM OR AMENDMENT OF LEASE AND THE TERMS AND CONDITIONS THEREOF; 3/26/1996
	9808071861	SECOND AMENDMENT TO GROUND LEASE, ASSIGNMENT AND ASSUMPTION OR GROUND LEASE AND CONSENT TO ASSIGNMENT OF GROUND LEASE AND THE TERMS AND CONDITIONS THEREOF; LESSOR: SHAMSELDIN CORPORATION; ASSIGNOR: CHRISTIAN FAITH CENTER; ASSIGNEE: ALASKA AIRLINES, INC.; 8/7/1998
15	N/A	TITLE NOTE; NOT A SURVEY MATTER



## HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE,  
NAD 83/2011 EPOCH 2010.00  
BASED ON GPS OBSERVATION UTILIZING THE WASHINGTON  
STATE REFERENCE NETWORK (WSRN)

MEASURED NORTH S88°31'33\"E EAST FOR THE NORTH LINE OF  
THE N.E. 1/4 OF SECTION 9 BETWEEN TWO FOUND  
MONUMENTS ALONG S. 208TH ST.

## VERTICAL DATUM

NAVD 88  
BASED ON GPS OBSERVATION UTILIZING THE WSRN WITH  
NGS GEOID18 LOADED

TEMPORARY BENCHMARK ELEVATION = 351.72  
DESCRIPTION: MAGNAIL #5 LOCATED IN THE NORTHEASTERLY  
CORNER OF THE SOUTHERLY PARKING LOT, WEST OF  
INTERNATIONAL BLVD.

## SITE DATA

TAX PARCEL NO. 0922049352, 0922049041, 0922049351  
ADDRESS: 21011 INTERNATIONAL BLVD SEATAC, WA 98198  
AREA: 78543± SQ. FT. = 1.8 ACRES±

## LEGAL DESCRIPTION

LOTS 2, 3 AND 4 OF CITY OF SEATAC LOT LINE ADJUSTMENT NO. LLA 0003-96,  
RECORDED UNDER RECORDING NO. 9806249018, IN KING COUNTY, WASHINGTON.

## SURVEY REFERENCES

- CHICAGO TITLE COMPANY GUARANTEE NO. 221294--TC
- LOT LINE ADJUSTMENT CITY OF SEATAC LLA 0003-96 KING COUNTY, WASHINGTON
- RECORD OF SURVEY, BOOK 239 PAGE 178

## NOTES

- EQUIPMENT USED: TOPCON QS AND/OR CARLSON CR2+ ROBOTIC TOTAL STATION; TOPCON, HIPER VR FOR GPS READINGS
- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE AND RELATIVE POSITIONAL ACCURACY STANDARDS CONTAINED IN W.A.C. 332-130-085 AND W.A.C. 332-130-090. THE RELATIVE POSITIONAL ACCURACY OF THE POSITIONS LOCATED HEREON MEETS OR EXCEEDS 2 CM (0.07 FT.) PLUS 50 PARTS PER MILLION BETWEEN ANY TWO TESTED POSITIONS. ALL MEASUREMENTS WERE MADE WITH A CARLSON CR2+ ROBOTIC TOTAL STATION IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
- IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (R.C.W.) 58.09 AND THE WASHINGTON ADMINISTRATIVE CODE (W.A.C.) 332-130, THIS SURVEY MAY DEPICT OCCUPATIONAL INDICATORS THAT DIFFER FROM THE DEEDED LOT LINES. THESE INDICATORS, IF AT ALL PRESENT, MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT PURPORT TO RESOLVE SUCH ITEMS.
- FIELD WORK PERFORMED IN MARCH 2022, UNDER SITTS & HILL JOB NUMBER 19656.
- UTILITIES AS SHOWN HEREON ARE BASED ON FIELD SURVEY OBSERVATION OF UTILITY LOCATE SERVICES PERFORMED BY C-N-I IN MARCH 2022 FOR THIS SURVEY. THIS HAS BEEN SUPPLEMENTED BY RECORD INFORMATION PROVIDED BY (AGENCY). RECORD UTILITY LINES SHOWN HEREON ARE DEPICTED WITH A DASHED LINE TYPE AS SHOWN IN THE LEGEND. UTILITIES OTHER THAN SHOWN MAY EXIST ON THE SITE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY AND PAINTED UTILITY LOCATE LINES. COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA IS CONSISTENT WITH QUALITY LEVEL (A,B,C,D) OF THE ASCE STANDARD GUIDELINES 38-02.
- SITTS & HILL ENGINEERS, INC. HAS RELIED UPON TITLE INFORMATION NOTED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON, COMMITMENT NUMBER 221294--TC, DATED 03-29-2022. IN PREPARATION OF THIS SURVEY, SITTS AND HILL ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS SITTS AND HILL ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND/OR DISCLOSED BY SAID TITLE COMPANY'S ORDER. SITTS & HILL ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPORT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY COMPLIES WITH W.A.C. 332-130-145. THE CONTOURS DEPICTED HEREON ARE BASED ON DATA FROM DIRECT FIELD MEASUREMENTS. SPOT ELEVATIONS ARE BASED ON DIRECT FIELD MEASUREMENTS AND ARE DEPICTED FOR REFERENCE. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS TO SERVE AS A BASE MAP FOR CONTEMPLATED SITE IMPROVEMENTS AND DESIGN.

DESIGNED  
DRAWN  
CHECKED  
DATE  
SCALE

---  
G.M.C.  
D.M.S.  
04-26-2022  
AS NOTED

APPROVALS

SEAL

REVISIONS

4  
3  
9  
10

PREPARED BY

sh

shillings

PROJECT

SHAMSELDIN SEATAC  
COMMERCIAL SITE  
21011 INTERNATIONAL BLVD SEATAC, WA 98198

SHEET NO.

1 OF 2

PROJECT NO.

19656

BOUNDARY AND TOPOGRAPHIC  
SURVEY

618 SOUTH 223RD ST. SUITE 2  
DES MOINES, WA 98198  
253-852-1898

PHONE: (253) 474-9449 | FAX: (253) 474-0153  
HNP://www.sitts-hill.com



