

Submitted to FAA 10/19/2019

CITY OF MUKILTEO

FOR FAA USE ONLY

Aeronautical Study Number

Failure To Provide All Requested Information May Delay Processing of Your Notice

U.S. Department of Transportation
Federal Aviation Administration

Notice of Proposed Construction or Alteration

1. Sponsor (person, company, etc. proposing this action):

Attn. _____ of _____

Name: Nelson 43, LLC Attn: Greg Nelson

Address: PO Box 1301

City: Seahurst State: WA Zip: 98062-1301

Telephone: 206-818-5363 Fax: N/A

2. Sponsor's Representative (if other than #1):

Attn. _____ of _____

Name: **Greg Nelson**

Address: PO Box 1301

City: **Seahurst** State: **WA** Zip: **98062-1301**

Telephone: 206-818-5363 Fax: N/A

3. Notice of: ☒ New Construction ☐ Alteration ☐ Existing

4. Duration: ☒ Permanent ☐ Temporary (____ months, ____ days)

5. Work Schedule: Beginning April 2020 End June 2021

6. Type: ☐ Antenna Tower ☐ Crane ☒ Building ☐ Power Line
☐ Landfill ☐ Water Tank ☐ Other

7. Marking/Painting and/or Lighting Preferred:

☐ Red Lights and Paint ☐ Dual - Red and Medium Intensity
☐ White-Medium Intensity ☐ Dual - Red and high Intensity
☐ White -High Intensity ☒ Other **No Preference**

8. FCC Antenna Structure Registration Number (if applicable):

None

21. Complete Description of Proposal:

Construct a 55,280sqft concrete tilt-wall warehouse building on the approximately 4.0 acre site. The highest point on the building will be 30'(AGL) or 591'(AMSL). The current topography of the site slopes downward from a high of 574'(AMSL) in the SW corner, approximately the same as the surrounding roads and properties to the south, to a low of 536'(AMSL) in the NE corner of the property. The site will be graded by moving soil from the SW corner to the NE corner resulting in an approximate finished grade between 555' - 561'(AMSL). The final building height in the SW corner of the property will be approximately 17' above the current highest point on the site, 574' + 17' = 591'(AMSL). See attached site plan with elevations on it.

No light poles, power poles, towers, etc. will be constructed on site. All exterior lighting will be mounted on the building. All existing power poles surrounding the property are to remain in place.

Frequency/Power (kW)

Notice is required by 14 Code of Federal Regulations, part 77 pursuant to 49 U.S.C., Section 44718. Persons who knowingly and willingly violate the notice requirements of part 77 are subject to a civil penalty of \$1,000 per day until the notice is received, pursuant to 49 U.S.C., Section 46301(a).

I hereby certify that all of the above statements made by me are true, complete, and correct to the best of my knowledge. In addition, I agree to mark and/or light the structure in accordance with established marking & lighting standards as necessary.

Date _____

9/19/2019

Typed or Printed Name and Title of Person Filing Notice

Greg Nelson

Signature _____

NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION

§ 77.7 Form and time of notice.

(a) If you are required to file notice under §77.9, you must submit to the FAA a completed FAA Form 7460–1, Notice of Proposed Construction or Alteration. FAA Form 7460–1 is available at FAA regional offices and on the Internet.

(b) You must submit this form at least 45 days before the start date of the proposed construction or alteration or the date an application for a construction permit is filed, whichever is earliest.

(c) If you propose construction or alteration that is also subject to the licensing requirements of the Federal Communications Commission (FCC), you must submit notice to the FAA on or before the date that the application is filed with the FCC.

(d) If you propose construction or alteration to an existing structure that exceeds 2,000 ft. in height above ground level (AGL), the FAA presumes it to be a hazard to air navigation that results in an inefficient use of airspace. You must include details explaining both why the proposal would not constitute a hazard to air navigation and why it would not cause an inefficient use of airspace.

(e) The 45-day advance notice requirement is waived if immediate construction or alteration is required because of an emergency involving essential public services, public health, or public safety. You may provide notice to the FAA by any available, expeditious means. You must file a completed FAA Form 7460–1 within 5 days of the initial notice to the FAA. Outside normal business hours, the nearest flight service station will accept emergency notices.

§ 77.9 Construction or alteration requiring notice.

If requested by the FAA, or if you propose any of the following types of construction or alteration, you must file notice with the FAA of:

(a) Any construction or alteration that is more than 200 ft. AGL at its site.

(b) Any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes:

(1) 100 to 1 for a horizontal distance of 20,000 ft. from the nearest point of the nearest runway of each airport described in paragraph (d) of this section with its longest runway more than 3,200 ft. in actual length, excluding heliports.

(2) 50 to 1 for a horizontal distance of 10,000 ft. from the nearest point of the nearest runway of each airport described in paragraph (d) of this section with its longest runway no more than 3,200 ft. in actual length, excluding heliports.

(3) 25 to 1 for a horizontal distance of 5,000 ft. from the nearest point of the nearest landing and takeoff area of each heliport described in paragraph (d) of this section.

(c) Any highway, railroad, or other traverse way for mobile objects, of a height which, if adjusted upward 17 feet for an Interstate Highway that is part of the National System of Military and Interstate Highways where overcrossings are designed for a minimum of 17 feet vertical distance, 15 feet for any other public roadway, 10 feet or the height of the highest mobile object that would normally traverse the road, whichever is greater, for a private road, 23 feet for a railroad, and for a waterway or any other traverse way not previously mentioned, an amount equal to the height of the highest mobile object that would normally traverse it, would exceed a standard of paragraph (a) or (b) of this section.

(d) Any construction or alteration on any of the following airports and heliports:

(1) A public use airport listed in the Airport/Facility Directory, Alaska Supplement, or Pacific Chart Supplement of the U.S.

Government Flight Information Publications;

(2) A military airport under construction, or an airport under construction that will be available for public use;

(3) An airport operated by a Federal agency or the DOD.

(4) An airport or heliport with at least one FAA-approved instrument approach procedure.

(e) You do not need to file notice for construction or alteration of:

(1) Any object that will be shielded by existing structures of a permanent and substantial nature or by natural terrain or topographic features of equal or greater height, and will be located in the congested area of a city, town, or settlement where the shielded structure will not adversely affect safety in air navigation;

(2) Any air navigation facility, airport visual approach or landing aid, aircraft arresting device, or meteorological device meeting FAA-approved siting criteria or an appropriate military service siting criteria on military airports, the location and height of which are fixed by its functional purpose;

(3) Any construction or alteration for which notice is required by any other FAA regulation.

(4) Any antenna structure of 20 feet or less in height, except one that would increase the height of another antenna structure.

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193
Fax: (817) 321-7765
Phone: (817) 321-7750

Website: <https://oeaaa.faa.gov>

INSTRUCTIONS FOR COMPLETING FAA FORM 7460-1

PLEASE TYPE or PRINT

ITEM #1. Please include the name, address and phone number of a personal contact point as well as the company name.

ITEM #2. Please include the name, address and phone number of a personal contact point as well as the company name.

ITEM #3. New Construction would be a structure that has not yet been built.

Alteration is a change to an existing structure such as the addition of a side mounted antenna, a change to the marking and lighting, a change to power and/or frequency, or a change to the height. The nature of the alteration shall be included in ITEM #21 "Complete Description of Proposal".

Existing would be a correction to the latitude and/or longitude, a correction to the height, or if filing on an existing structure which has never been studied by the FAA. The reason for the notice shall be included in ITEM #21 "Complete Description of Proposal".

ITEM #4. If Permanent, so indicate. If Temporary, such as a crane or drilling derrick, enters the estimated length of time the temporary structure will be up.

ITEM #5. Enter the date that construction is expected to start and the date that construction should be completed.

ITEM #6. Please indicate the type of structure. DO NOT LEAVE BLANK.

ITEM #7. In the event that obstruction marking and lighting is required, please indicate type desired. If no preference, check "other" and indicate "no preference" DO NOT LEAVE BLANK. NOTE: High Intensity lighting shall be used only for structures over 500' AGL. In the absence of high intensity lighting for structures over 500' AGL, marking is also required.

ITEM #8. If this is an existing tower that has been registered with the FCC, enter the FCC Antenna Structure Registration number here.

ITEM #9 and #10. Latitude and longitude must be geographic coordinates, accurate to within the nearest second or to the nearest hundredth of a second if known. Latitude and longitude derived solely from a hand-held G P S instrument is NOT acceptable. A hand-held GPS is only accurate to within 100 meters (328 feet) 95 percent of the time. This data, when plotted, should match the site depiction submitted under ITEM #20.

ITEM #11. NAD 83 is preferred; however, latitude and longitude may be submitted in NAD 27. Also, in some geographic areas where NAD 27 and NAD 83 are not available other datum may be used. It is important to know which datum is used. DO NOT LEAVE BLANK.

ITEM #12. Enter the name of the nearest city and state to the site. If the structure is or will be in a city, enter the name of that city and state.

ITEM #13. Enter the full name of the nearest public-use (not private-use) airport or heliport or military airport or heliport to the site.

ITEM #14. Enter the distance from the airport or heliport listed in #13 to the structure.

ITEM #15. Enter the direction from the airport or heliport listed in #13 to the structure.

ITEM #16. Enter the site elevation above mean sea level and expressed in whole feet rounded to the nearest foot (e.g. 17'3" rounds to 17', 17'6" rounds to 18'). This data should match the ground contour elevations for site depiction submitted under ITEM #20.

ITEM #17. Enter the total structure height above ground level in whole feet rounded to the next highest foot (e.g. 17'3" rounds to 18'). The total structure height shall include anything mounted on top of the structure, such as antennas, obstruction lights, lightning rods, etc.

ITEM #18. Enter the overall height above mean sea level and expressed in whole feet. This will be the total of ITEM #16 + ITEM #17.

ITEM #19. If an FAA aeronautical study was previously conducted, enter the previous study number.

ITEM #20. Enter the relationship of the structure to roads, airports, prominent terrain, existing structures, etc. Attach an 8-1/2" x 11" non-reduced copy of the appropriate 7.5 minute U.S. Geological Survey (USGS) Quadrangle Map MARKED WITH A PRECISE INDICATION OF THE SITE LOCATION. To obtain maps, contact USGS at 1-888-275-8747 or via internet at "http://store.usgs.gov". If available, attach a copy of a documented site survey with the surveyor's certification stating the amount of vertical and horizontal accuracy in feet.

ITEM #21.

- For transmitting stations, include maximum effective radiated power (ERP) and all frequencies.
- For antennas, include the type of antenna and center of radiation (Attach the antenna pattern, if available).
- For microwave, include azimuth relative to true north.
- For overhead wires or transmission lines, include size and configuration of wires and their supporting structures (Attach depiction).
- For each pole/support, include coordinates, site elevation, and structure height above ground level or water.
- For buildings, include site orientation, coordinates of each corner, dimensions, and construction materials.
- For alterations, explain the alteration thoroughly.
- For existing structures, thoroughly explain the reason for notifying the FAA (e.g. corrections, no record or previous study, etc.).

Filing this information with the FAA does not relieve the sponsor of this construction or alteration from complying with any other federal, state or local rules or regulations. If you are not sure what other rules or regulations apply to your proposal, contact local/state aviation's and zoning authorities.

Paperwork Reduction Work Act Statement: This information is collected to evaluate the effect of proposed construction or alteration on air navigation and is not confidential. Providing this information is mandatory or anyone proposing construction or alteration that meets or exceeds the criteria contained in 14 CFR, part 77. We estimate that the burden of this collection is an average 19 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB control number associated with this collection is 2120-0001. Comments concerning the accuracy of this burden and suggestions for reducing the burden should be directed to the FAA at 800 Independence Ave SW, Washington, DC 20591. Attn: Information Collection Clearance Officer, AES-200.

20. Description of Location:

Paine Field Vicinity Map



Area shaded in red denotes extent of Project Site Map (below).
Blue line is the 20,000-foot boundary specified in federal regulations, Title 14 CFR §77.13(2)(i).

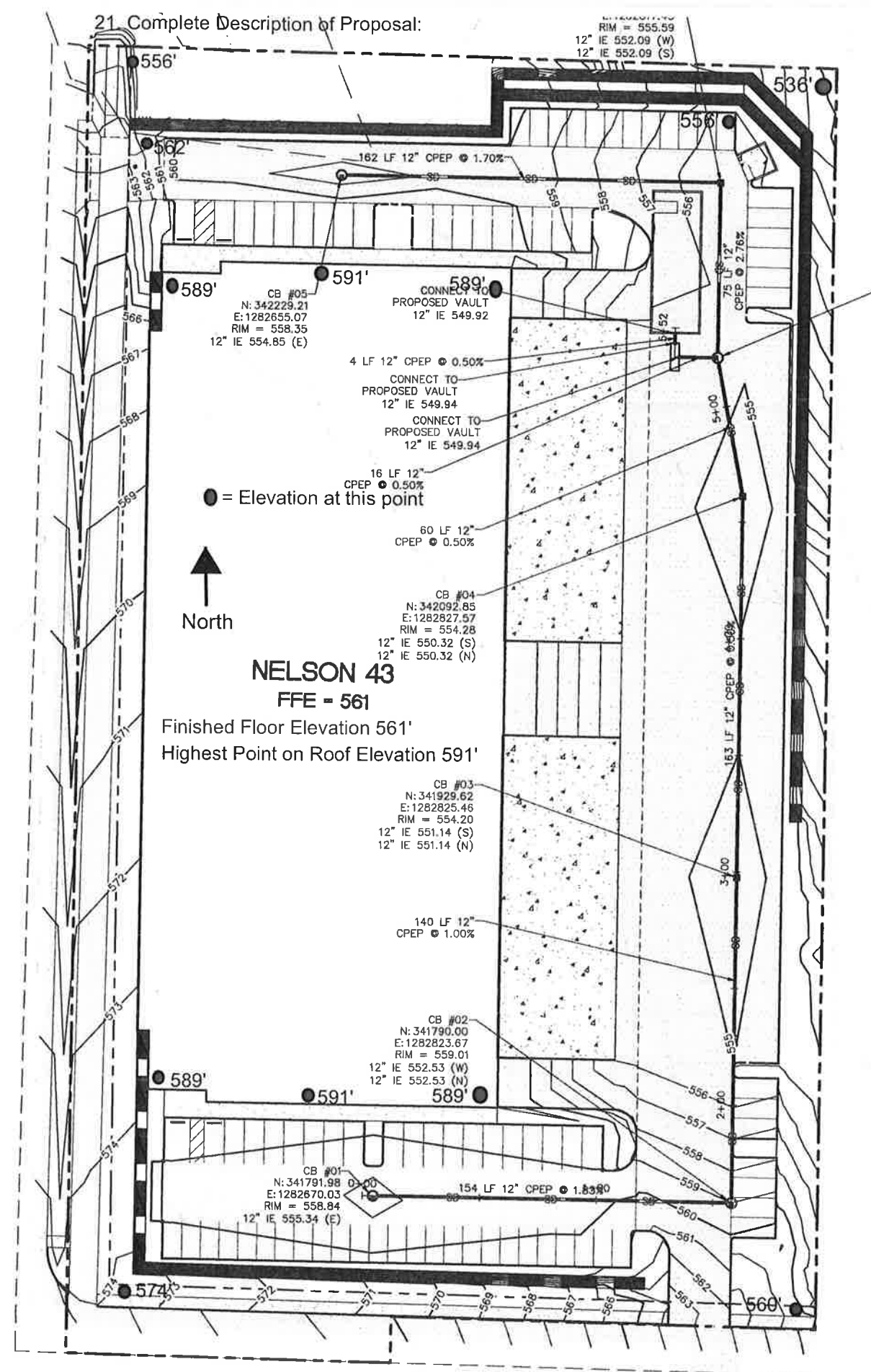
20. Description of Location: (continued)

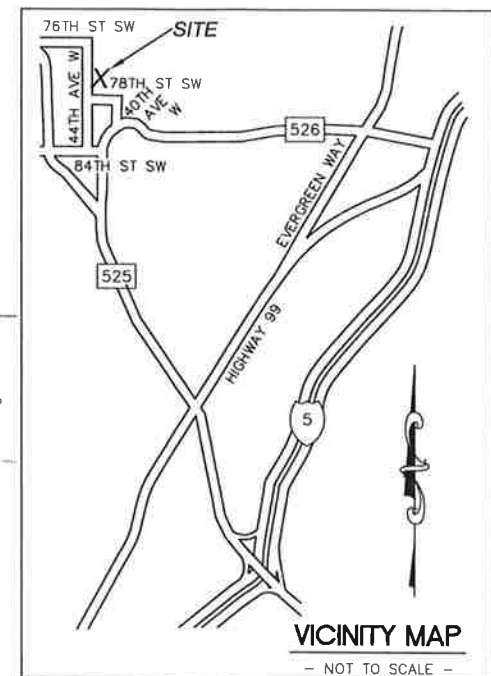
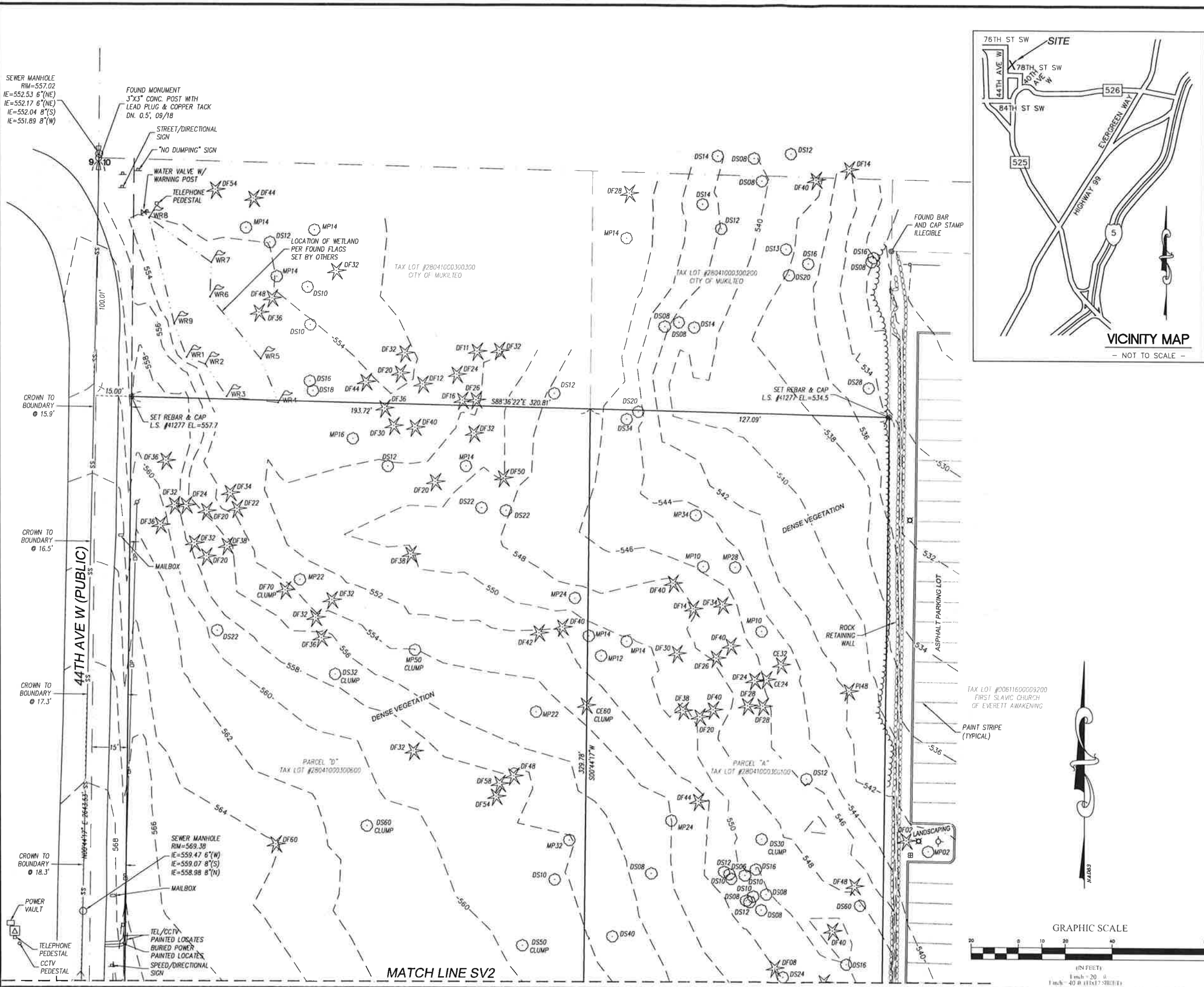


Project Site Map
Red circle on map is the location of the proposed structure at the project site.

21. Complete Description of Proposal:

RIM = 555.59
12" IE 552.09 (W)
12" IE 552.09 (S)





- LEGEND**
- SUBJECT BOUNDARY LINE
 - RIGHT-OF-WAY CENTERLINE
 - RIGHT-OF-WAY LINE
 - ADJACENT BOUNDARY LINE
 - SECTIONAL BREAKDOWN LINE
 - OVERHEAD POWER LINE
 - BURIED POWER LINE
 - GAS LINE
 - OVERHEAD TELEPHONE LINE
 - BURIED TELEPHONE LINE
 - WATER LINE
 - SANITARY SEWER
 - STORM DRAIN
 - DITCH LINE/FLOW LINE
 - ROCK RETAINING WALL
 - VEGETATION LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BARBED WIRE/WIRE FENCE
 - TRANSFORMER
 - LIGHT STANDARD
 - POWER VAULT
 - UTILITY BOX
 - UTILITY POLE
 - POLE GUY WIRE
 - GAS VALVE
 - GAS METER
 - TELEPHONE VAULT
 - TELEPHONE RISER
 - FIRE HYDRANT
 - GATE VALVE
 - WATER METER
 - FIRE STAND PIPE
 - CATCH BASIN, TYPE I
 - CATCH BASIN, TYPE II
 - SIGN
 - BOLLARD
 - MAIL BOX
 - SPOT ELEVATION
- NOTE: ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD83 DATUM.

- TREE LEGEND**
- DECIDUOUS TREE
- AL=ALDER
 - MP=MAPLE
 - DS=DECIDUOUS
 - MA=MADRONA
 - OK=OAK
 - CH=CHERRY
- EVERGREEN TREE
- CE=CEDAR
 - DF=DOUGLAS FIR
 - HE=HEMLOCK
 - PI=PINE
 - EVG=EVERGREEN
- NOTE: TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

TAX LOT NUMBER: 28041000300100, 0400, 0500, 0600
SITE ADDRESS: 44TH AVE W & 78TH ST SW, MUKILTEO, WA 98275
SITE CONTACT: GREG NELSON
PHONE NUMBER: 206-248-3838
ZONING: PI (CITY OF MUKILTEO)
TOTAL LOT AREA: 176,141± S.F. (4.04 AC.)

BENCHMARK

BENCHMARK IS "PF06", A WGS SURVEY CONTROL POINT, DB ID: 20438 BASED ON NAD 1983/91. ELEV = 556.508

SURVEY REFERENCE

- RECORD OF SURVEY PER A.F. NO. 200802045001, RECORDS OF SNOHOMISH COUNTY.
- RECORD OF SURVEY PER A.F. NO. 9811195007, RECORDS OF SNOHOMISH COUNTY.

BOUNDARY DISCLAIMER

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

CAUTION!

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

1-800-424-5555

DUNCANSON
Company, Inc.
143 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4135

NELSON DEVELOPMENT

P.O. BOX 1301
SEAHURST, WA 98062-1301

REVISIONS

| NO. | DATE | DESCRIPTION | BY | JMB |
|-----|------|-------------|----|-----|
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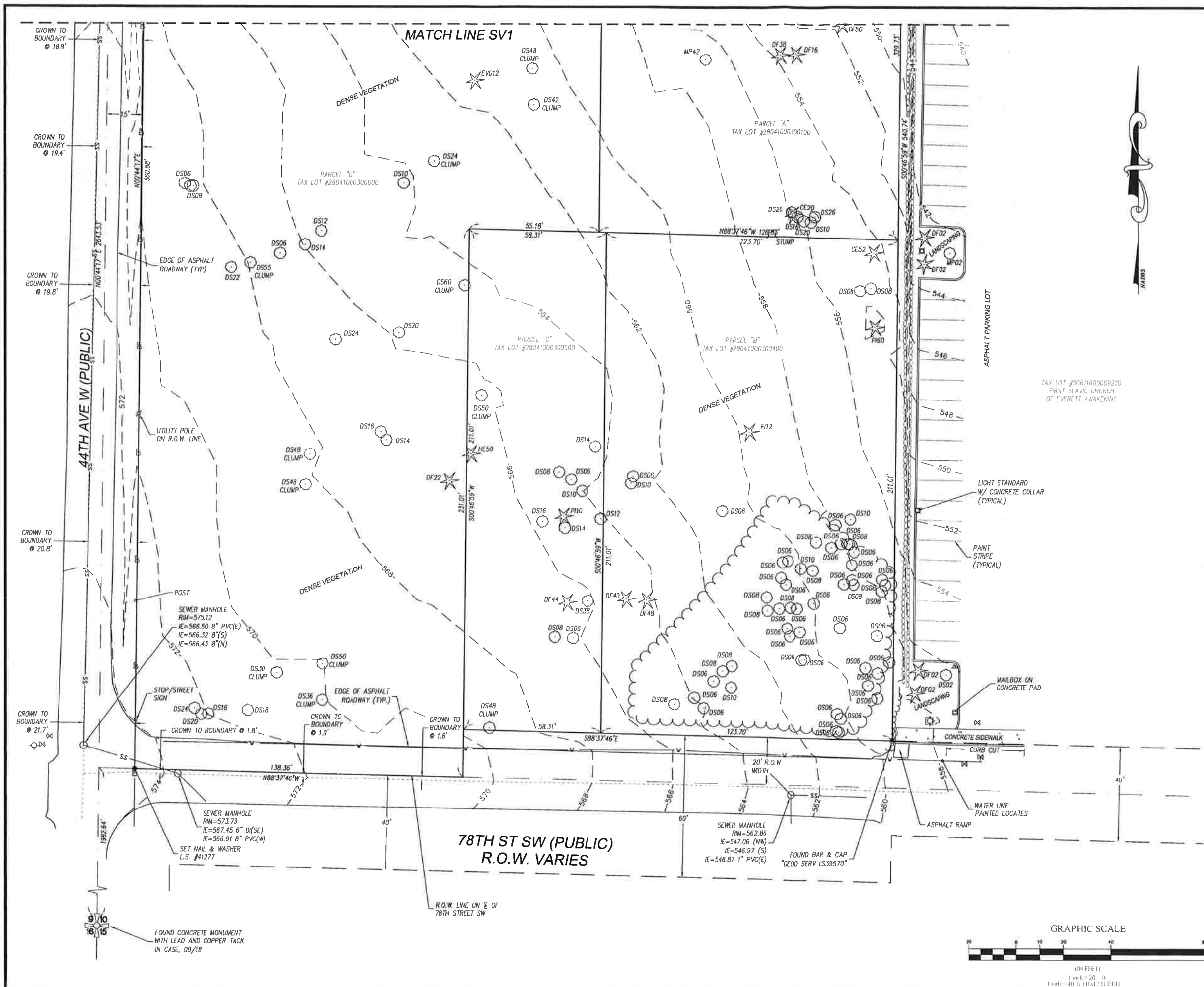
44TH AND 78TH PROPERTY

LIMITED ROADWAY SURVEY
SEC 10, TWP 28 N, RNG 4 E, WM

FLD. CREW: CR/DC
FLD. BOOK: 513/90
DRAWN BY: LAC
JOB #: 18697
DATE: 12/27/18

SV1

1 OF 2



LEGEND

SUBJECT BOUNDARY LINE
RIGHT-OF-WAY CENTERLINE
RIGHT-OF-WAY LINE
ADJACENT BOUNDARY LINE
SECTIONAL BREAKDOWN LINE
OVERHEAD POWER LINE
BURIED POWER LINE
GAS LINE
OVERHEAD TELEPHONE LINE
BURIED TELEPHONE LINE
WATER LINE
SANITARY SEWER
STORM DRAIN
DITCH LINE/FLOW LINE
ROCK RETAINING WALL
VEGETATION LINE
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE/WIRE FENCE

TRANSFORMER
LIGHT STANDARD
POWER VAULT
UTILITY BOX
UTILITY POLE
POLE GUY WIRE
GAS VALVE
GAS METER
TELEPHONE VAULT
TELEPHONE RISER

FIRE HYDRANT
GATE VALVE
WATER METER
FIRE STAND PIPE
CATCH BASIN, TYPE I
CATCH BASIN, TYPE II
SIGN
BOLLARD
MAIL BOX
SPOT ELEVATION

NOTE:
ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.

TREE LEGEND

DECIDUOUS TREE
AL12 — TRUNK DIAMETER (IN)
TYPE

EVERGREEN TREE
DF18 195.2
HEIGHT AGL IF MEASURED

AL=ALDER
MP=MAPLE
DS=DECIDUOUS
MA=MADRONA
OK=OAK
CH=CHERRY
CE=CEDAR
DF=DOUGLAS FIR
HE=HEMLOCK
PI=PINE
EVG=EVERGREEN

NOTE:
TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

TAX LOT NUMBER: 28041000300100, 0400, 0500, 0600
SITE ADDRESS: 44TH AVE W & 78TH ST SW, MUKILTEO, WA 98275
SITE CONTACT: GREG NELSON
PHONE NUMBER: 206-248-3838
ZONING: P1 (CITY OF MUKILTEO)
TOTAL LOT AREA: 176,141± S.F. (4.04 AC.)

BENCHMARK IS "PF06", A WGS SURVEY CONTROL POINT, DB ID: 20438 BASED ON NAD 1983/91. ELEV = 556.508

SURVEY REFERENCE

1. RECORD OF SURVEY PER A.F. NO. 200802045001, RECORDS OF SNOHOMISH COUNTY.
2. RECORD OF SURVEY PER A.F. NO. 9811195007, RECORDS OF SNOHOMISH COUNTY.

BOUNDARY DISCLAIMER
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CAUTION!
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1-800-424-5555

DUNCANSON
Company, Inc.
145 SW 153th Street, Suite 102
Seattle, Washington 98146
Phone: 206 244 4141
Fax: 206 244 4153

NELSON DEVELOPMENT

P.O. BOX 1301
SEAHURST, WA 98062-1301

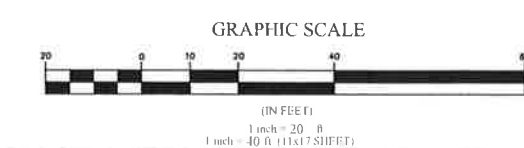
44TH AND 78TH PROPERTY

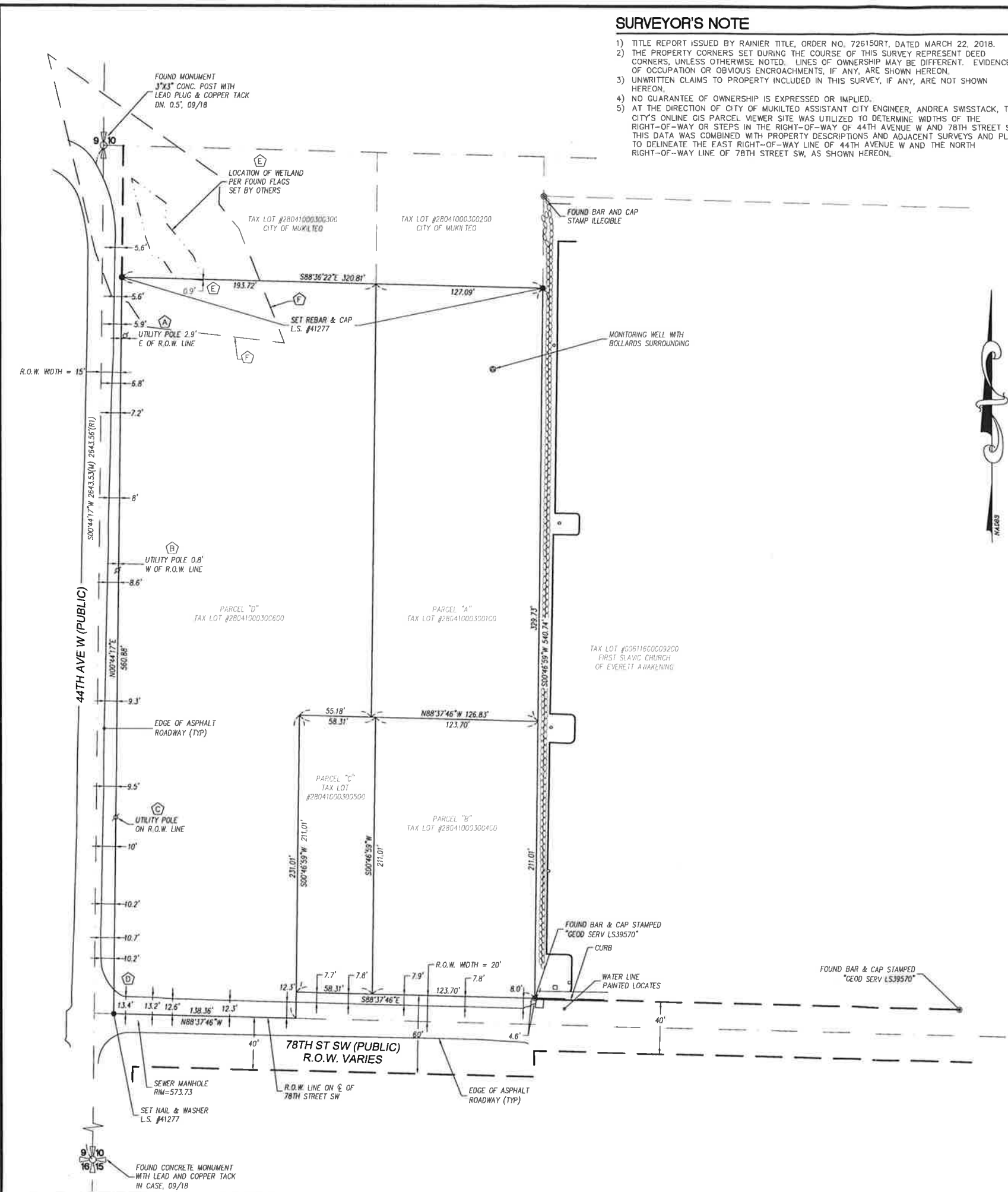
LIMITED ROADWAY SURVEY
SEC 10, TWP 28 N, RNG 4 E, WM

FLD. CREW: CR/DC
FLD. BOOK: 513/90
DRAWN BY: LAC
JOB #: 18697
DATE: 12/27/18

SV2

2 OF 2





SURVEYOR'S NOTE

- 1) TITLE REPORT ISSUED BY RAINIER TITLE, ORDER NO. 726150RT, DATED MARCH 22, 2018.
- 2) THE PROPERTY CORNERS SET DURING THE COURSE OF THIS SURVEY REPRESENT DEED CORNERS, UNLESS OTHERWISE NOTED. LINES OF OWNERSHIP MAY BE DIFFERENT. EVIDENCE OF OCCUPATION OR OBVIOUS ENCROACHMENTS, IF ANY, ARE SHOWN HEREON.
- 3) UNWRITTEN CLAIMS TO PROPERTY INCLUDED IN THIS SURVEY, IF ANY, ARE NOT SHOWN HEREON.
- 4) NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
- 5) AT THE DIRECTION OF CITY OF MUKILTEO ASSISTANT CITY ENGINEER, ANDREA SMSSTACK, THE CITY'S ONLINE GIS PARCEL VIEWER SITE WAS UTILIZED TO DETERMINE WIDTHS OF THE RIGHT-OF-WAY OR STEPS IN THE RIGHT-OF-WAY OF 44TH AVENUE W AND 78TH STREET SW. THIS DATA WAS COMBINED WITH PROPERTY DESCRIPTIONS AND ADJACENT SURVEYS AND PLATS TO DELINEATE THE EAST RIGHT-OF-WAY LINE OF 44TH AVENUE W AND THE NORTH RIGHT-OF-WAY LINE OF 78TH STREET SW, AS SHOWN HEREON.

LEGAL DESCRIPTION

* TITLE REPORT ISSUED BY RAINIER TITLE, ORDER NO. 726150RT, DATED MARCH 22, 2018, AND SUPPLEMENT DATED JANUARY 24, 2019.

PARCEL A:
THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
LESS THE NORTH 100 FEET THEREOF;
LESS THE SOUTH 231 FEET THEREOF; AND
LESS THE WEST 208.71 FEET THEREOF.

PARCEL B:
THE EAST 123.69 FEET OF THE SOUTH 231 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
LESS THE SOUTH 20 FEET THEREOF FOR ROAD.

PARCEL C:
THE EAST 58.31 FEET OF THE EAST 182 FEET OF THE SOUTH 231 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
LESS THE SOUTH 20 FEET THEREOF FOR ROAD.

PARCEL D:
THE WEST 208.71 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
LESS COUNTY ROAD;
LESS THE NORTH 100 FEET THEREOF;
LESS THE EAST 182 FEET OF THE SOUTH 231 FEET OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENTS CORRESPONDS WITH ITEM NUMBER FROM "SCHEDULE B" OF TITLE REPORT.

THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.

- 16 WATER PIPELINE EASEMENT PER RECORDING NO. 2168032, RECORDS OF SNOHOMISH COUNTY - EASEMENT LIES WITHIN THE RIGHT-OF-WAY OF 78TH STREET SW, NOT SHOWN.
- 17 WATER PIPELINE EASEMENT PER RECORDING NO. 2168033, RECORDS OF SNOHOMISH COUNTY - EASEMENT LIES WITHIN THE RIGHT-OF-WAY OF 78TH STREET SW, NOT SHOWN.

STATEMENT OF ENCROACHMENTS

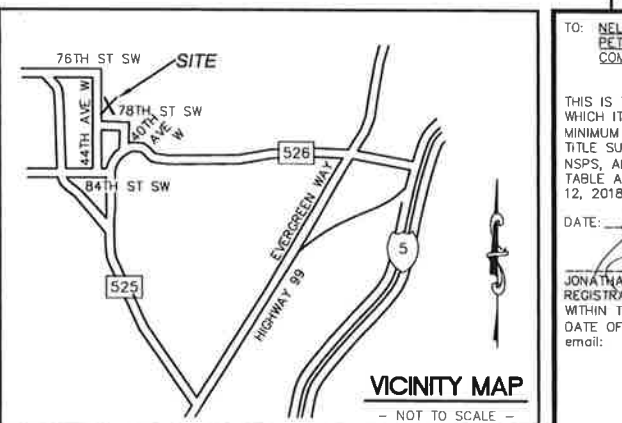
- A UTILITY POLE IS 2.9' EAST OF EAST R.O.W. LINE OF 44TH AVE W.
- B UTILITY POLE IS 0.8' WEST OF EAST R.O.W. LINE OF 44TH AVE W.
- C UTILITY POLE IS ON R.O.W. LINE OF 44TH AVE W.
- D EDGE OF PAVEMENT IS UP TO 13.4' FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF 78TH ST SW AND 9' EAST OF THE EAST R.O.W. LINE OF 44TH AVE W.
- E THERE ARE WETLAND DELINEATION FLAGS NORTH OF THE NORTHWEST CORNER OF "PARCEL D" WITH ONE FLAG LYING 0.9' SOUTH OF THE NORTH PROPERTY LINE OF SAID "PARCEL D".
- F SAID WETLAND DELINEATION SETBACK LINES FALL UP TO 46.9' SOUTH OF THE NORTH PROPERTY LINE OF "PARCEL D".

PARKING NOTE
THIS PROPERTY IS UNDEVELOPED AND CONTAINS NO PARKING SPACES PRESENTLY.

BASIS OF BEARING
NORTH 00°44'17" EAST BETWEEN FOUND SECTION CORNER MONUMENTS ALONG 44TH AVENUE W REFERENCED TO NAD83 PER CONTROL DATA SHEETS/ SNOHOMISH COUNTY SURVEY CONTROL (R3)

SURVEY REFERENCES

1. RECORD OF SURVEY PER A.F. NO. 200802045001, RECORDS OF SNOHOMISH COUNTY - SEE (R1)
2. RECORD OF SURVEY PER A.F. NO. 9811195007, RECORDS OF SNOHOMISH COUNTY - SEE (R2)
3. SURVEY CONTROL DATA SHEETS FOR WEST 1/4 CORNER AND SW CORNER, S 10, T 28N, R 4 E, WM - SEE (R3)



LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- SECTIONAL BREAKDOWN LINE
- EASEMENT BOUNDARY
- BUILDING LINE
- EAVE/OVERHEAD COVER LINE
- VERTICAL CURB LINE
- CHAIN LINK FENCE
- WOOD FENCE
- ROCKERY/ROCK WALL
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELCO LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATERLINE
- UNDERGROUND STORM LINE
- UNDERGROUND SEWER LINE
- POWER VAULT
- TRANSFORMER
- LIGHT STANDARD
- UTILITY POLE
- POLE GUY WIRE
- UTILITY BOX
- LUMINAIRIUM
- UP-LIGHT
- TELEPHONE VAULT
- TELEPHONE RISER
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- SPOT ELEVATION
- CONCRETE HATCHING
- ASPHALT HATCHING
- GAS VALVE
- GAS METER
- CATCH BASIN, TYPE II
- CATCH BASIN, TYPE I
- YARD DRAIN
- STORM CLEAN-OUT
- SIGN
- BOLLARD
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- FIRE STAND PIPE
- WATER MANHOLE
- CABLE TV BOX
- REBAR & CAP

TABLE A NOTES

- 1) FLOOD ZONE "X" PER FEMA FLOOD RATE INSURANCE MAP PANEL 1020 OF 1575 (MAP #53061C1020E) DATED NOVEMBER 8, 1999.
ZONE X: AREAS OUTSIDE 500-YEAR FLOODPLAIN.
- 2) TOTAL LAND AREA = 176,141± SQ. FT. (4.04 AC.).
- 3) VEHICULAR/PEDESTRIAN ACCESS VIA 78TH ST SW (PUBLIC) AND 44TH AVE W (PUBLIC), DIRECTLY.
- 4) THE DISTANCE TO THE NEAREST INTERSECTING STREET = 0 FEET (PROPERTY IS FRONTED ON THE SOUTH AND WEST BOUNDARIES BY DEDICATED PUBLIC RIGHT-OF-WAY).
- 5) THE SUBJECT PARCELS ARE NOT ADDRESSED AT THE TIME OF THIS SURVEY.
- 6) THERE IS NOT EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.



BENCHMARK IS "PF08", A WGS SURVEY CONTROL POINT, DB ID: 20438 BASED ON NAD 1983/91. ELEV = 556.508

TO: NELSON DEVELOPMENT, ESTATE OF WALLACE HARVEY PETERSON, LARRY PETERSON GUARDIAN AND RAINIER TITLE 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, 3, 4, 7(a), 8, 9, 13 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 12, 2018 AND CONFIRMED AUGUST 26, 2019.

DATE: SEPT 4, 2019
JONATHAN M. BECKER
REGISTRATION NO.: 41277
WITHIN THE STATE OF: WASHINGTON
DATE OF LAST REVISION: 9/04/2019
email: jonb@duncansonco.com

DUNCANSON
Company, Inc.
145 SW 15th Street, Suite 102
Seattle, Washington 98166
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NELSON DEVELOPMENT
P.O. BOX 1301
SEAHURST, WA 98062-1301

| REVISIONS | |
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| NO. | DESCRIPTION |
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ALTA/ACSM LAND TITLE SURVEY
44TH AND 78TH PROPERTY

FLD. CREW: CR/DC
FLD. BOOK: 513/90
DRAWN BY: LAC
JOB #: 18697
DATE: 9/04/19

