

LEGAL DESCRIPTION

LOTS 5 AND 6, BLOCK 19, FIRST ADDITION TO THAT PART OF SEATTLE LAID OFF BY WM. N. BELL AND A. A. DENNY (COMMONLY KNOWN AS BELL AND DENNY'S FIRST ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 61, IN KING COUNTY WASHINGTON;

EXCEPT THE NORTHEAST 12 FEET AS CONDEMNED BY THE CITY OF SEATTLE FOR WIDENING OF 2ND AVENUE AS PROVIDED FOR BY ORDINANCE NO. 1107.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

EXCEPTIONS FROM TITLE REPORT

LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM STEWART TITLE GUARANTY COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 22002200779 DATED AUGUST 31, 2022. IN PREPARING THIS SURVEY MAP, ESM CONSULTING ENGINEERS, LLC (ESM) HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS SURVEY MAP. ESM HAS WHOLLY RELIED ON SAID REFERENCED REPORT TO PREPARE THIS SURVEY MAP AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

1-11. NOT REPORTED HEREIN - SEE TITLE REPORT FOR ADDITIONAL INFORMATION.

12. SUBJECT TO PAYMENT OF REAL ESTATE EXCISE TAX, IF REQUIRED. EXCEPTION CANNOT BE PLOTTED.

13. SUBJECT TO GENERAL AND SPECIAL TAXES AND CHARGES FOR TAX ACCOUNT NO. 065400-0065-01. EXCEPTION CANNOT BE PLOTTED. EXCEPTION CANNOT BE PLOTTED.

14. SUBJECT TO CURRENT AND/OR ADVANCE PERSONAL PROPERTY TAXES THAT MAY BECOME DUE UPON TRANSFER OR SALE OF THE PREMISES HEREIN DESCRIBED. PLEASE CONTACT THE KING COUNTY TREASURER'S OFFICE FOR FURTHER INFORMATION. EXCEPTION CANNOT BE PLOTTED.

15. SUBJECT TO LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES THAT MAY BE ASSESSED BUT NOT DISCLOSED IN THE PUBLIC RECORDS.

16-22. NOT REPORTED HEREIN - SEE TITLE REPORT FOR ADDITIONAL INFORMATION.

NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF CAVATINA GW SP Z O.O. AND STEWART TITLE GUARANTY COMPANY. THE RIGHT TO RELY ON OR USE THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RE-CERTIFICATION BY ESM CONSULTING ENGINEERS, L.L.C., AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.

2. THE LEGAL DESCRIPTION HEREON DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT DESCRIBED HEREIN. THERE ARE NO TITLE GAPS OR OVERLAPS BETWEEN THE LEGAL DESCRIPTIONS OF THE PROPERTIES ADJOINING TO THE WEST, NORTH AND EAST.

3. NO CORNERS HAVE BEEN SET IN CONJUNCTION WITH THIS SURVEY.

4. THE ADDRESS FOR THE SURVEYED PROPERTY IS 2729 2ND AVENUE, SEATTLE, WA 98121.

5. FLOOD ZONE DESIGNATION FOR THE SURVEYED PROPERTY IS ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE RATE MAP, PANEL NUMBER 630 OF 1725, KING COUNTY, WASHINGTON, MAP NO. 53033C06306, EFFECTIVE DATE: AUGUST 19, 2020. THE SURVEYED PROPERTY IS CONSIDERED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

6. THE SURVEYED PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES A TOTAL AREA OF 12,960 SQUARE FEET (0.298 ACRES), MORE OR LESS.

7. DIMENSIONS FOR BUILDING AS SHOWN HEREON ARE TO THE EXTERIOR FACE OF FOUNDATION. SQUARE FOOTAGE OF FOUNDATION FOOTPRINT IS APPROXIMATELY 6,090 SQUARE FEET.

8. THE SURVEYED PROPERTY ADJOINS THREE PUBLIC RIGHTS OF WAY - 2ND AVENUE, CLAY STREET AND THE ALLEY WITHIN BLOCK 19 WHICH ARE CONCRETE OR ASPHALT ROADS. ACCESS TO AND FROM THE SURVEYED PROPERTY CURRENTLY EXISTS FROM THE ALLEY ADJOINING THE SOUTHWESTERLY LINE THEREOF.

9. THERE ARE NO WETLANDS ON THE SURVEYED PROPERTY.

10. THERE ARE NO OBSERVABLE CEMETERIES OR BURIAL GROUNDS.

11. THERE ARE NO PONDS, LAKES, SPRINGS, OR RIVERS ON THE SURVEYED PROPERTY.

12. HORIZONTAL DATUM IS NAD 83/91 WASHINGTON NORTH US FOOT.

13. ALL TIES ARE SHOWN EITHER ALONG THE PROPERTY LINE OR PERPENDICULAR TO THE PROPERTY LINE OF THE SURVEYED PROPERTY. OFFSET DISTANCES ARE SHOWN ON THE SAME SIDE OF THE PROPERTY LINE THAT THE OBJECT APPEARS.

14. THERE ARE NO MARKED PARKING STALLS ON THE SURVEYED PROPERTY AT THIS TIME.

15. ACCORDING TO THE SEATTLE DEPARTMENT OF TRANSPORTATION 2021-2026 PROPOSED CAPITAL IMPROVEMENT PROGRAM DOCUMENT AVAILABLE ONLINE, THERE ARE NO PLANNED IMPROVEMENTS FOR THE RIGHTS OF WAY ADJOINING THE SURVEYED PROPERTY.

16. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

TWO LEICA SYSTEM 500 DUAL FREQUENCY GPS RECEIVERS, ONE 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100

PROCEDURE USED : REAL TIME KINEMATIC AND RAPID STATIC GPS AND FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090

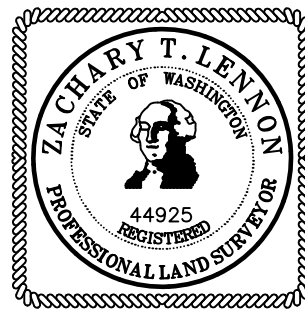
LAND SURVEYOR'S CERTIFICATE

TO CAVATINA GW SP Z O.O. AND STEWART TITLE GUARANTY COMPANY AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), (11)(B), 13, 14, 16, 17, 18 AND 19 FROM TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2022.

DATE OF PLAT OR MAP: NOVEMBER 15, 2022.

ZACHARY T. LENNON, REGISTERED SURVEYOR  
STATE OF WASHINGTON REGISTRATION NO. 44925



BOUNDARY CONTROL

SURVEY REFERENCES

(R1) CITY TILE MAP - TILE 340 OF THE NW 1/4 OF SECTION 31, T. 25 N., R. 4 E., W.M.

(R2) SURVEY BY HORTON DENNIS & ASSOCIATES, INC. - RECORDING NO. 78111590001

(R3) SURVEY BY C&T SURVEYING, INC. - RECORDING NO. 8908259005

(R4) SURVEY BY HAMMOND, COLLIER & WADE-LIVINGSTONE ASSOCIATES, INC. - RECORDING NO. 9001249001

(R5) SURVEY BY CTS ENGINEERS, INC. - RECORDING NO. 20020304900001

(R6) SURVEY BY CONDOMINIUM SURVEY COMPANY - RECORDING NO. 20041109000585

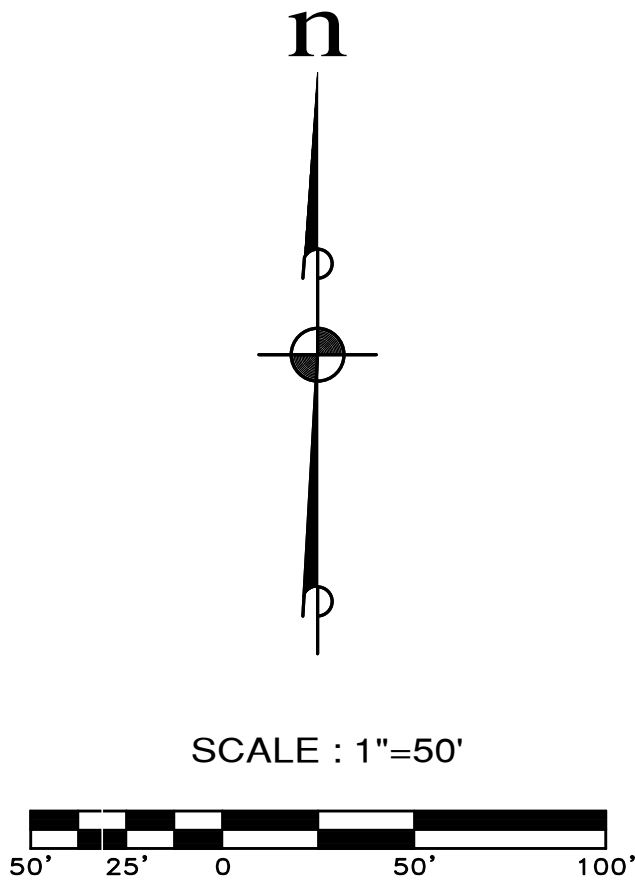
(R7) SURVEY BY TRUE NORTH LAND SURVEYING, INC. - RECORDING NO. 20200313900006

(R8) SURVEYS BY BUSH, ROED & HITCHINGS, INC. - RECORDING NOS. 20201218001229 AND 20211029900001

(R9) SURVEY BY TERRANE - RECORDING NO. 20210907900025

(R10) SURVEY BY TRULAND SURVEY LLC - RECORDING NO. 20220526000475

(PLAT) PLAT OF BELL AND DENNY'S FIRST ADDITION TO THE CITY OF SEATTLE - VOLUME 1 OF PLATS, PAGE 61



BASIS OF HORIZONTAL DATUM:

WASHINGTON COORDINATE SYSTEM (WCS) - NORTH ZONE (BASED UPON NAD 83/2011) UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) IN NOVEMBER OF 2022.

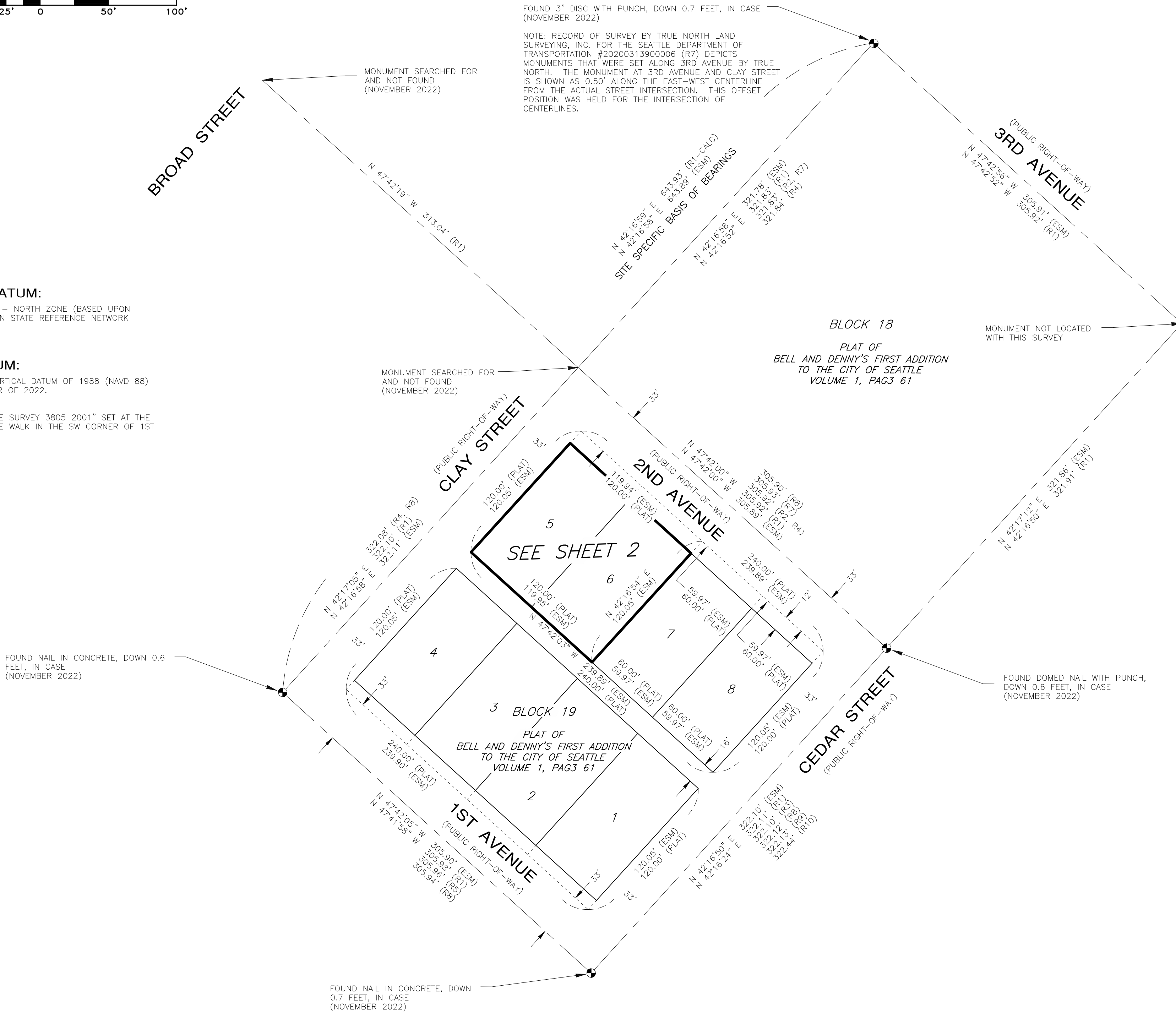
BASIS OF VERTICAL DATUM:

CITY OF SEATTLE - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) PER BENCHMARKS LOCATED IN NOVEMBER OF 2022.

CITY OF SEATTLE BM 3805-2001

FOUND 2" BC STAMPED "CITY OF SEATTLE SURVEY 3805 2001" SET AT THE INTERSECTION IN THE BACK OF CONCRETE WALK IN THE SW CORNER OF 1ST AVE & BROAD ST

ELEVATION=94.28



REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2022	ZL

**ESM**  
CONSULTING ENGINEERS, LLC  
33400 8th Ave S, Suite 205  
Federal Way, WA 98003

FEDERAL WAY  
LIVINGCO  
(253) 835-6113  
(425) 257-9905

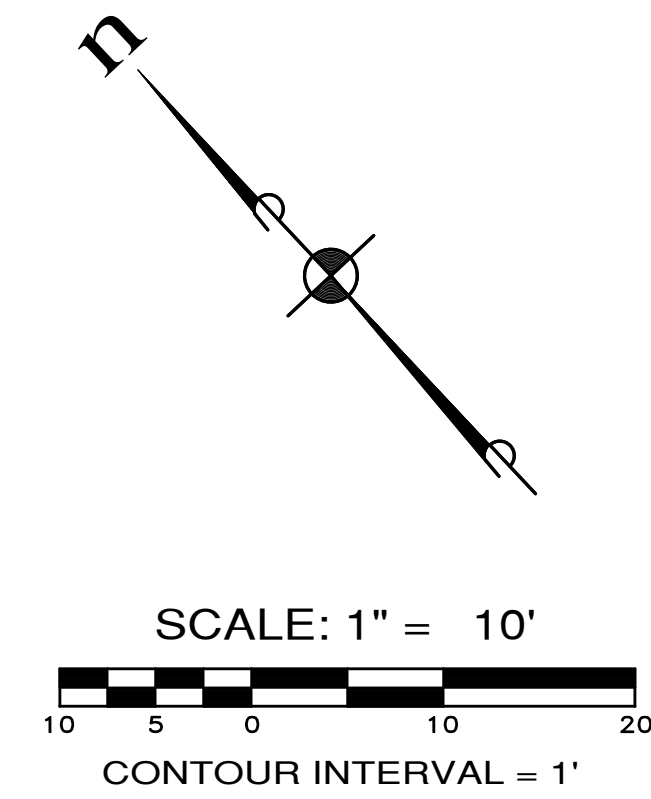
[www.esmcivil.com](http://www.esmcivil.com)  
Civil Engineering  
Land Planning  
Project Management  
Landscape Architecture

CAVATINA GW SP Z O.O.

**2729 2ND AVENUE, SEATTLE, WA**  
ALTA/NSPS LAND TITLE SURVEY  
SEATTLE  
WASHINGTON

JOB NO.:	2323-001-022
DWG. NAME:	ALTA-01
DESIGNED BY:	
DRAWN BY:	C.A.F./R.F.G.
CHECKED BY:	C.A.F.
DATE:	2022-11-17
DATE OF PRINT:	
ALTA-01	
1	OF 2 SHEETS

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 31, T. 25 N., R. 4 E., W.M.



LEGEND

- FOUND MONUMENT AS NOTED
- LIGHT POST WITH ARM
- LIGHT POST
- BIKE RACK
- MAIL BOX
- SIGN
- TRUNCATED DOME
- GAS VALVE
- POWER GRATE
- POWER JUNCTION BOX
- POWER MANHOLE
- POWER VAULT
- STORM CATCH BASIN
- STORM CATCH BASIN
- SIGNAL CABINET
- SIGNAL HAND HOLE
- SIGNAL PEDESTRIAN POLE
- SIGNAL POLE
- SIGNAL POLE WITH LIGHT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- BIKE LANE
- LEFT TURN ARROW
- LANE ARROW STRAIGHT
- FIBER MANHOLE
- FIBER OPTIC HAND HOLE/VAULT
- TELEPHONE MANHOLE
- TELEPHONE VAULT
- DECIDUOUS
- WATER FIRE HYDRANT
- WATER IRRIGATION CONTROL VALVE
- WATER MAHOLE
- WATER METER
- MONITOR WELL
- WATER VALVE

- BUILDING LINE
- BIKE LANE STRIPING
- LANE STRIPING
- CHAIN LINK FENCE
- COMMUNICATION
- FIBER OPTIC
- GAS
- POWER
- SANITARY SEWER
- STORM DRAINAGE
- WATER

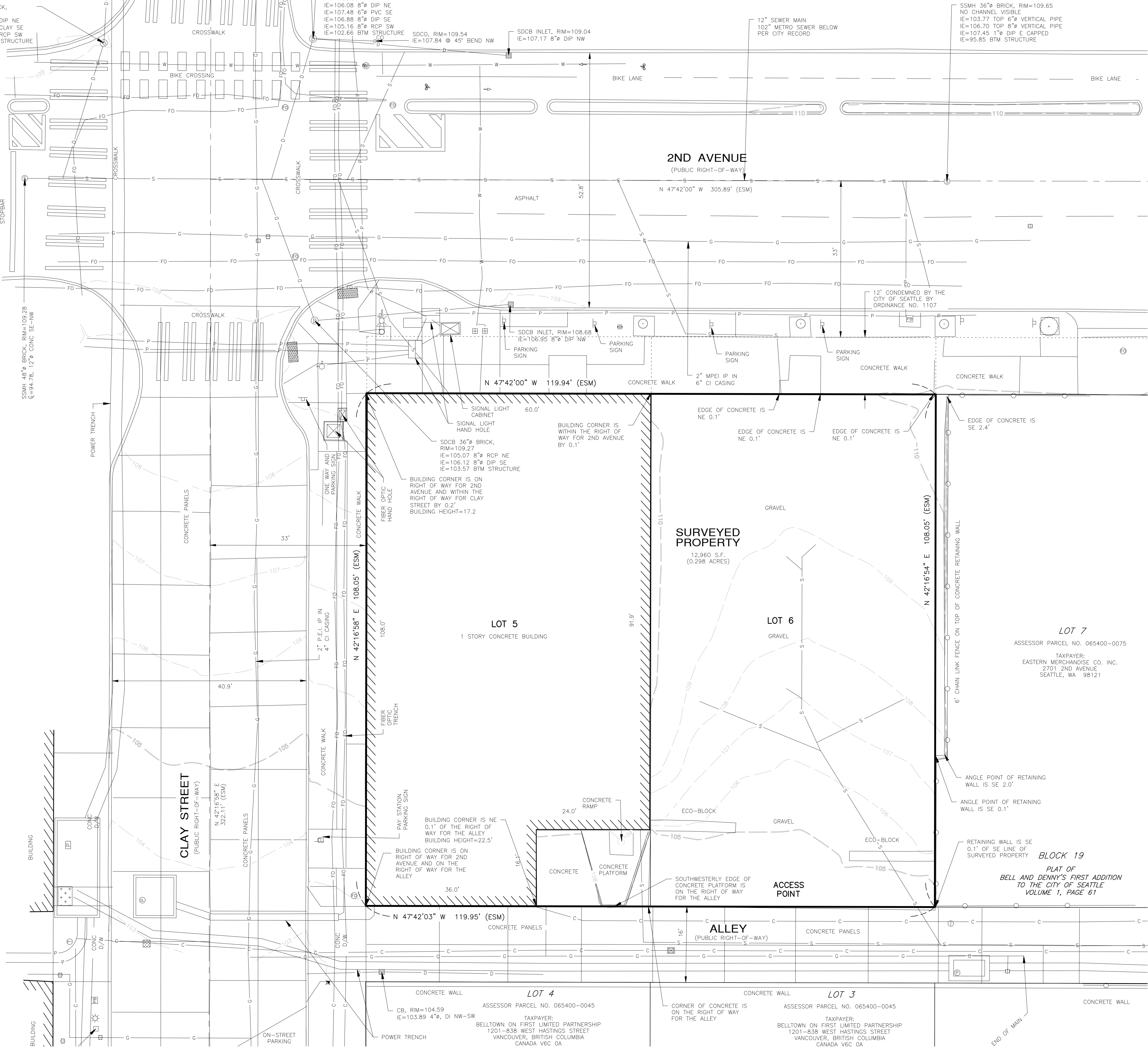
SDCB 36" BRICK,  
RIM=108.93  
IE=105.53 8" DIP NE  
IE=105.93 6" CLAY SE  
IE=104.88 8" RCP SW  
IE=102.58 BTM STRUCTURE

RM=109.66  
IE=106.08 8" DIP NE  
IE=107.48 6" PVC SE  
IE=106.88 8" DIP SE  
IE=105.16 8" RCP SW  
IE=102.66 BTM STRUCTURE

SDCO, RIM=109.54  
IE=107.84 45° BEND NW

SDCB INLET, RIM=109.04  
IE=107.17 8" DIP NW

SSMH 36" BRICK, RIM=109.65  
NO CHANNEL VISIBLE  
IE=103.77 TOP 6" VERTICAL PIPE  
IE=106.70 TOP 8" VERTICAL PIPE  
IE=107.45 1" DIP E CAPPED  
IE=95.85 BTM STRUCTURE



REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2022	ZL

ZACHARY T. LENTON  
STATE OF WASHINGTON  
44925  
CIVIL ENGINEER

CONSULTING ENGINEERS, LLC  
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Land Surveying  
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CAVATINA GW SP Z O.O.

2729 2ND AVENUE, SEATTLE, WA

ALTA/NSPS LAND TITLE SURVEY

SEATTLE

WASHINGTON

JOB NO.:	2323-001-022
DWG. NAME:	ALTA-02
DESIGNED BY:	
DRAWN BY:	C.A.F./R.F.G.
CHECKED BY:	C.A.F.
DATE:	2022-11-17
DATE OF PRINT:	
ALTA-02	
2 OF 2 SHEETS	