

A PORTION OF THE NW 1/4 OF THE NW1/4 OF SECTION 31, 25 N., R. 4 E., W.M.

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, PIERCE COUNTY, WASHINGTON, MAP NO. 33033C0630G, 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.

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

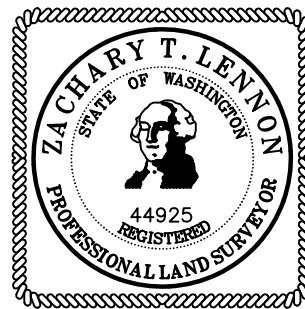
LAND SURVEYOR'S CERTIFICATE

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

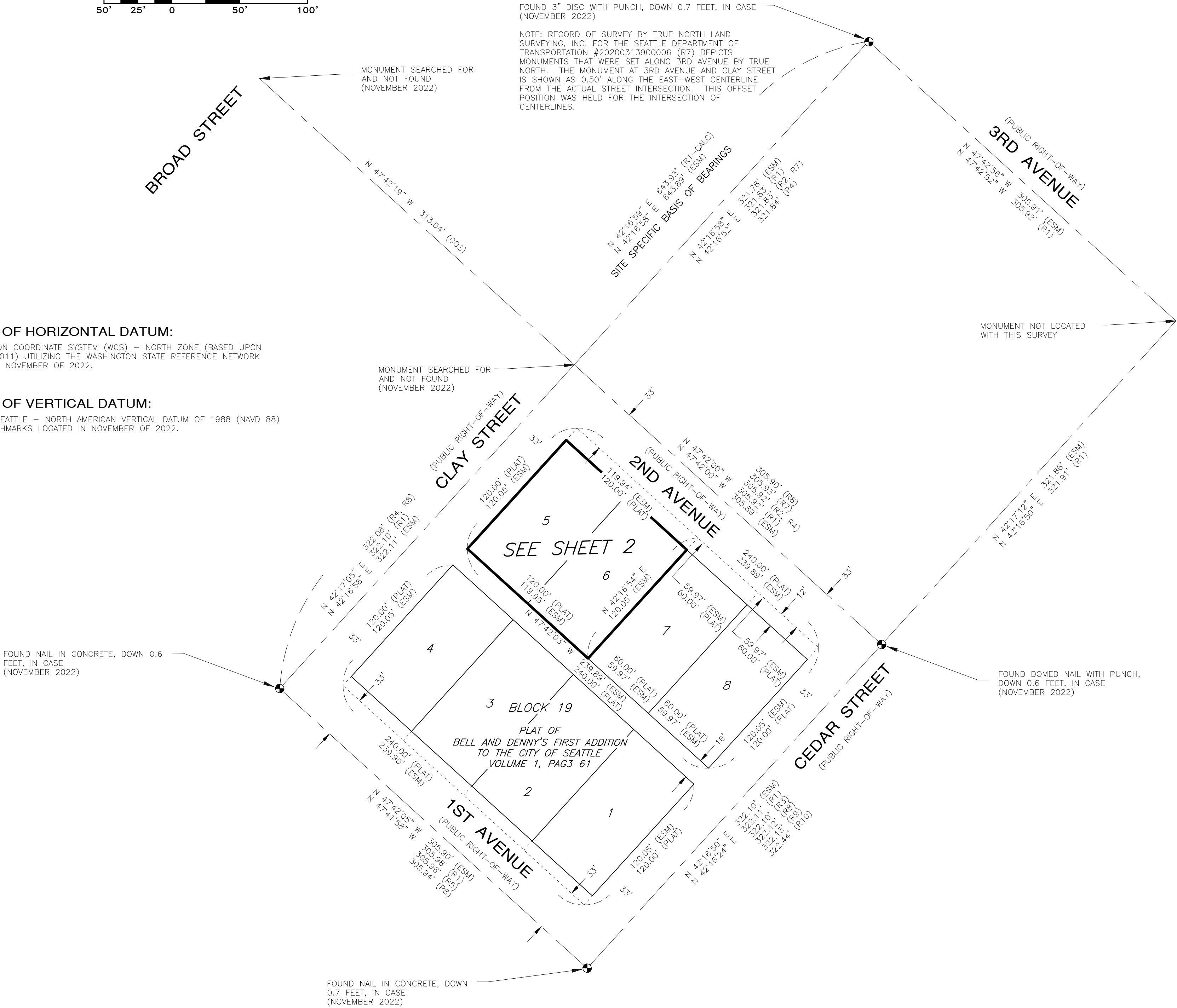
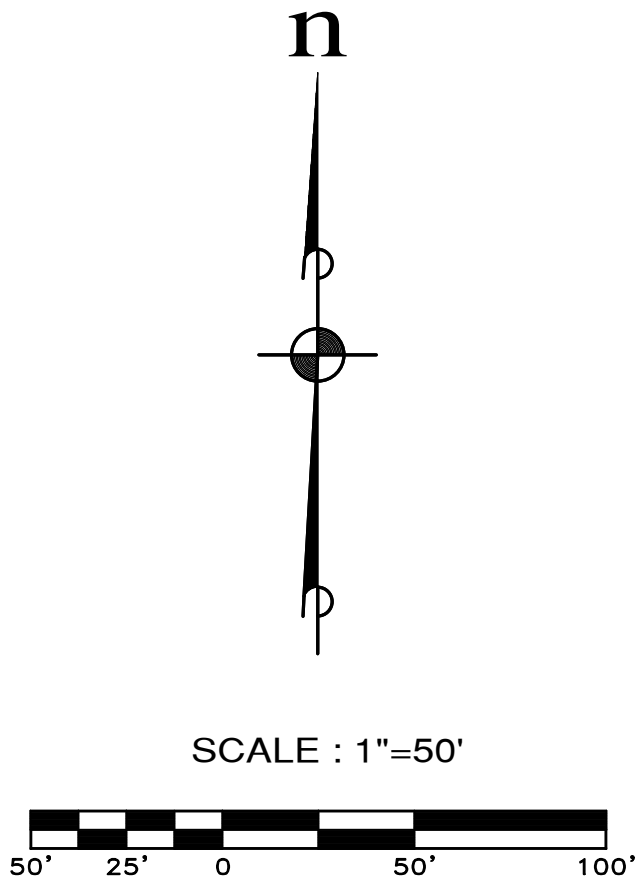
(R7) SURVEY BY TRUE NORTH LAND SURVEYING, INC. - RECORDING NO. 20200313900006

(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.

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

ESM

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

FEDERAL WAY
UNINCORP

(253) 835-6113
(425) 257-9905

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
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:

DATE: 2022-11-15

DATE OF PRINT:

ALTA-01

1 OF 2 SHEETS

A PORTION OF THE NW 1/4 OF THE NW1/4 OF SECTION 31, 25 N., R. 4 E., W.M.

LEGEND

INDICATES EXCEPTION NUMBER HEREON

FOUND MONUMENT AS NOTED

FOUND CORNER AS NOTED

CITY OF SEATTLE TILE MAP

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

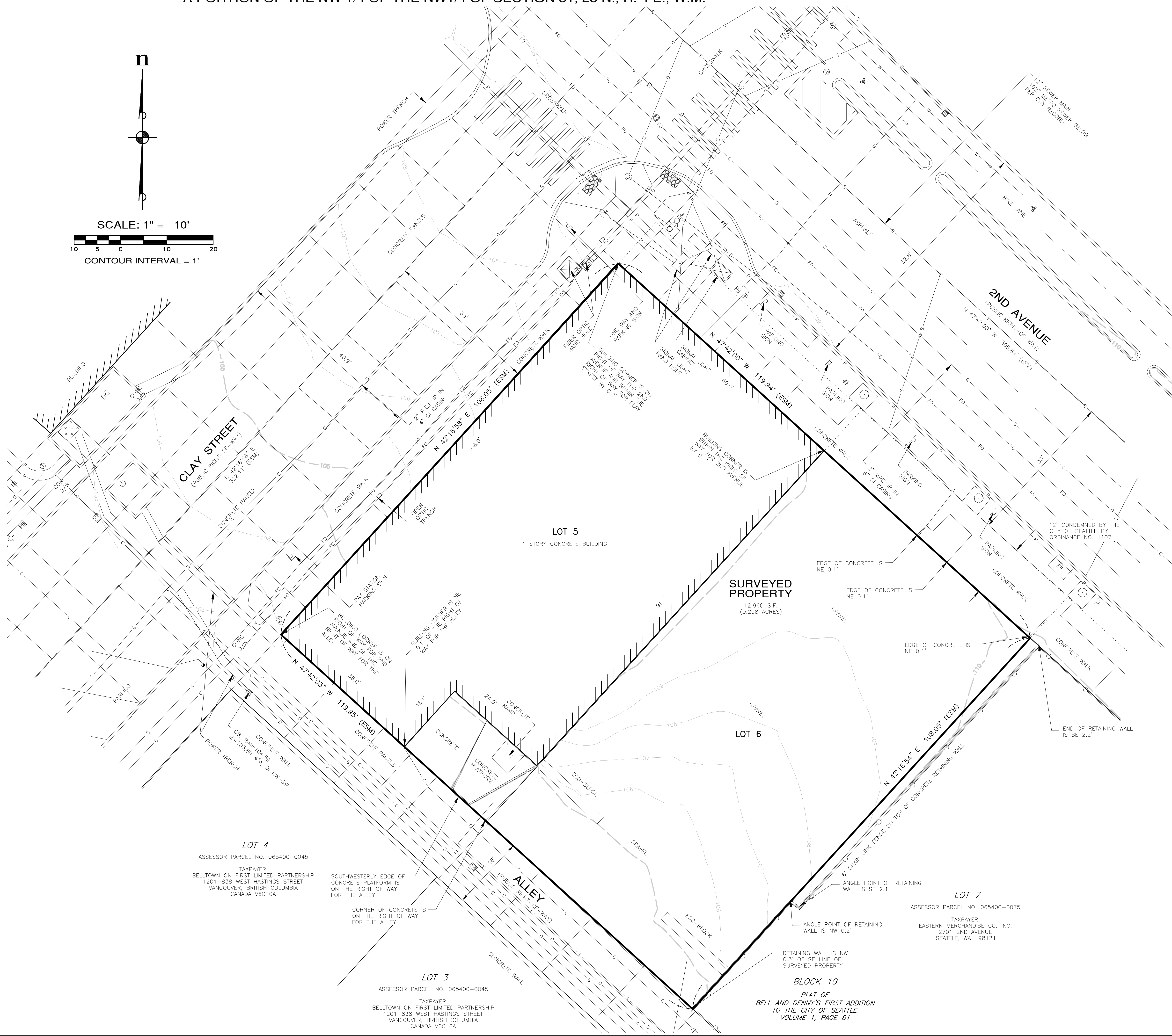
SANITARY SEWER

STORM DRAINAGE

WATER

SCALE: 1" = 10'

CONTOUR INTERVAL = 1'



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

ZACARY T. LEMON
STATE OF WASHINGTON
44925
PROFESSIONAL LAND SURVEYOR

ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com

FEDERAL WAY
L17110020
(253) 838-6113
(252) 257-9905

Civil Engineering
Public Works

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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:

DATE: 2022-11-15

DATE OF PRINT:

ALTA-02

2 OF 2 SHEETS