

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

PARCEL 1:

PARCEL A OF CITY OF SEATTLE SHORT PLAT NO. 80-167, ACCORDING TO SHORT PLAT RECORDED SEPTEMBER 29, 1981 UNDER RECORDING NO. 8109290913, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NO. 20091112002407.

PARCEL 2:

PARCEL B OF CITY OF SEATTLE SHORT PLAT NO. 80-167, ACCORDING TO SHORT PLAT RECORDED SEPTEMBER 29, 1981 UNDER RECORDING NO. 8109290913, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NO. 20091112002410.

PARCEL 3:

PARCEL C OF CITY OF SEATTLE SHORT PLAT NO. 80-167, ACCORDING TO SHORT PLAT RECORDED SEPTEMBER 29, 1981 UNDER RECORDING NO. 8109290913, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NO. 20091112002408.

NOTE: DOCUMENTS RECORDED UNDER RECORDING NUMBERS 20091112002407, 20091112002410 AND 20091112002408, ARE EASEMENTS AND NOT DEEDS, THEREFORE THE OWNERSHIP OF THE AREA DESCRIBED IN SAID DOCUMENTS WAS NOT CONVEYED.

BASIS OF BEARINGS

NAD 83(91) WASHINGTON NORTH COORDINATE SYSTEM PER REFERENCE R3 THE COMPUTED LINE BETWEEN POINTS #18 AND #20 ON SAID REFERENCE R3 BEARS N 88°37'11" W

REFERENCES

- R1. CITY OF SEATTLE SHORT SUBDIVISION NO. 80-167, REC. NO. 8109290913, RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 28, PG. 40, RECORDS OF KING COUNTY, WASHINGTON.
- R3. CITY OF SEATTLE SHORT SUBDIVISION NO. 80-153, REC. NO. 8102260516, RECORDS OF KING COUNTY, WASHINGTON.
- R4. UNRECORDED SURVEY FOR STREET MONUMENTATION MARTIN LUTHER KING JR WAY SEC 22, TWP 24 N., RNG 4 E.W.M. SEATTLE PUBLIC UTILITIES ENGINEERING SUPPORT BRANCH JOB NO. C404405, DATED 4/21/08
- R5. LINDER ADDITION, VOL. 31 OF PLATS, PG. 32, RECORDS OF KING COUNTY, WASHINGTON.
- R6. HOPKINS' FIRST ADDITION, VOL. 18 OF PLATS, PG. 84, RECORDS OF KING COUNTY, WASHINGTON.
- R7. RECORD OF SURVEY, VOL. 399, PGS. 175-176, RECORDS OF KING COUNTY, WASHINGTON.
- R8. LINK LIGHT RAIL PROJECT SOUTH CORRIDOR UNSTAMPED UNSIGNED AS BUILT PLAN DATED 10/03/11 HORIZONTAL & VERTICAL CONTROL DRAWING NO. G45-GV01 THROUGH G45-GV04 AND ROW MONUMENTS DRAWING NO. G45-GV05 THROUGH G45-GV07 VAULT PLAN NO. 231-730

SCHEDULE B ITEMS

THE FOLLOWING MATTERS AFFECT PARCELS 1, 2 AND 3:
16. RIGHT OF KING COUNTY TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR MARTIN LUTHER KING JR. WAY SOUTH, ACQUIRED BY CONDEMNATION DECREE ENTERED IN KING COUNTY SUPERIOR COURT CAUSE NO. 98096. (DOCUMENT NOT PROVIDED)

17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER AGREEMENT" RECORDED JUNE 7, 1968 AS 6360839 OF OFFICIAL RECORDS.
18. SIDE SEWER EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

LOCATION: ALONG THE LINE AS CONSTRUCTED
WIDTH: 6 FEET
RECORDING NO.: 7105060510 (NOT PLOTTED - BLANKET IN NATURE)

19. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF SEATTLE SHORT PLAT NO. 80-167 RECORDED SEPTEMBER 29, 1981 AS 8109290913, IN KING COUNTY, WASHINGTON. (PLOTTED PARCEL LINES)

20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

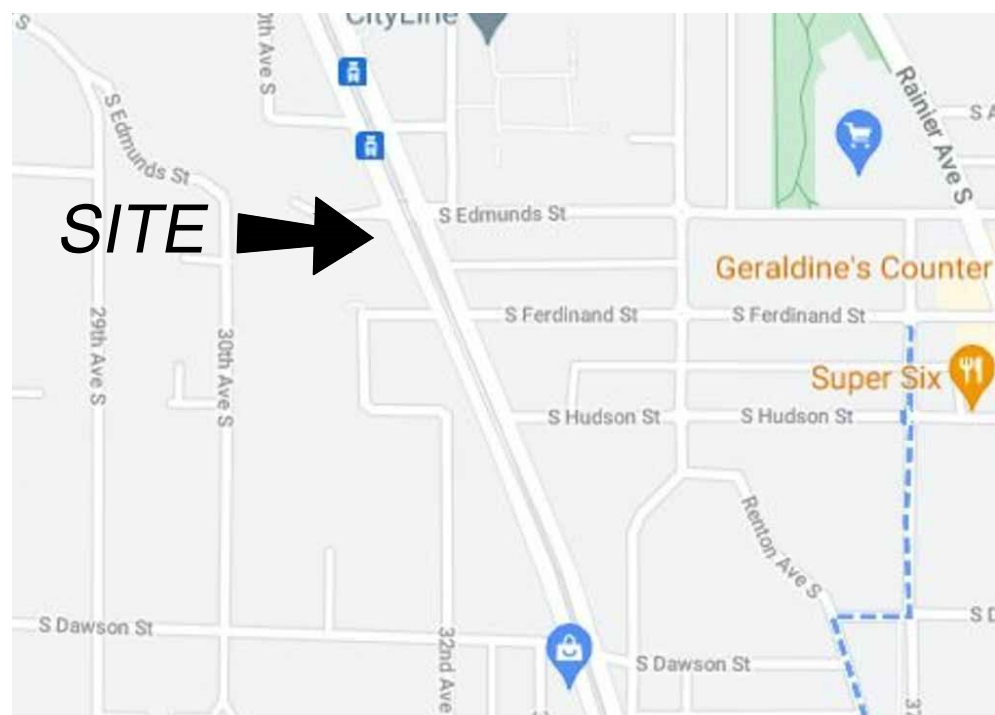
RECORDING INFORMATION: 8110060555
FOR: ROOF OVERHANGS, INGRESS AND EGRESS AND MAINTENANCE OF ROOF AND WALL
AFFECTS: PARCELS 1 AND 2 (PLOTTED)

SURVEYOR'S NOTES

- THE SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY TAX PARCEL NO. 1756700015, 1756700010 & 1756700005
- APPROXIMATE SUBJECT PROPERTY AREA IS: 10,468 SQ FT +/- (0.24 ACRES)
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1050336-WA1, WITH AN EFFECTIVE DATE OF MARCH 29, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- A ZONING REPORT HAS NOT BEEN PROVIDED BY THE CLIENT PER THE 2021 ALTA STANDARDS
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 0, INCLUDING 0 DESIGNATED DISABLED SPACES.
- THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE WAS NO INFORMATION PROVIDED TO US BY THE CONTROLLING JURISDICTION OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF OUR SURVEY.

VICINITY MAP

N.T.S.



INDEXING INFORMATION	
SECTION: 21	TOWNSHIP: 24N
RANGE: 04E, W.M.	COUNTY: KING



LEGEND

⊕	BRASS DISC (FOUND)
⊕	ASPHALT SURFACE
⊕	BUILDING
⊕	CENTERLINE ROW
⊕	CONCRETE SURFACE
⊕	RETAINING WALL
⊕	DECK
⊕	FENCE LINE (CHAIN LINK)
⊕	FENCE LINE (WOOD)
⊕	FIRE HYDRANT
⊕	GAS LINE
⊕	GAS METER
⊕	GAS VALVE
⊕	INLET (TYPE 1)
⊕	LIGHT POLE
⊕	NAIL AS NOTED
⊕	MONUMENT IN CASE (FOUND)
⊕	MONUMENT (SURFACE, FOUND)
⊕	POWER HAND HOLE
⊕	POWER METER
⊕	POWER (UNDERGROUND)
⊕	POWER VAULT
⊕	REBAR AS NOTED (FOUND)
⊕	REBAR & CAP (SET)
⊕	SEWER LINE
⊕	SEWER MANHOLE
⊕	SIGN (AS NOTED)
⊕	STORM MANHOLE
⊕	STORM DRAIN LINE
⊕	TELEPHONE VAULT
⊕	TRAFFIC SIGNAL VAULT
⊕	UNDERGROUND TELEPHONE
⊕	WATER GATE VALVE
⊕	WATER LINE
⊕	WATER METER
⊕	BUILDING
⊕	BLDG
⊕	CALC'D
⊕	CATCH BASIN
⊕	COS
⊕	CONC
⊕	COR
⊕	CORNER
⊕	GAS
⊕	LAND SURVEYOR NUMBER
⊕	MEAS
⊕	MEASURED
⊕	MON
⊕	MONUMENT
⊕	PROP
⊕	PROPERTY
⊕	RECORD DATA
⊕	ROS
⊕	RECORD OF SURVEY
⊕	SD
⊕	SERVICE DRAIN
⊕	SSMH
⊕	SANITARY SEWER MANHOLE
⊕	SSS
⊕	SANITARY SIDE SEWER
⊕	SF
⊕	SQUARE FEET

SURVEY NARRATIVE:
THE PLAT OF CORLISS' ADDITION TO COLUMBIA HAS BEEN SURVEYED IN TWO DIFFERENT WAYS. REFERENCE R1 IS A SHORT SUBDIVISION NO. 80-167 BY WAYNE E. CHASTAIN, PLS WHICH SHOWS THAT THE STREETS S. EDMUNDS STREET (FORMERLY COLUMBUS STREET) AND S. FERDINAND STREET ARE AT THE BEARING OF N 87°51'53" W WHICH IS THE SAME BEARING THAT CHASTAIN USED FOR S. ANGELINE ST ON SHORT SUBDIVISION NO. 80-153 (R3) AND PER THAT SHORT SUBDIVISION THAT BEARING IS PARALLEL TO THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 21-24-4, HOWEVER A CONTEMPORANEOUS SURVEY BY RAYMOND B. PETRE, REFERENCE R2, SHOWS THE TWO STREETS WERE MONUMENTED AND THE BEARINGS ARE NEARLY 2" DIFFERENT (S EDMUNDS STREET BEING AT N 89°43'29" W). UNTIL ABOUT 2016 THE CITY OF SEATTLE QUARTER SECTION MAP PANEL 136 SHOWED A SIMILAR BLOCK TO THE ONE SHOWN ON THE PETRE SURVEY (R2) WHICH RESULTED IN THE RIGHT-OF-WAY OF S. FERDINAND STREET BECOMING SMALLER, GETTING PINCHED, ON THE WEST SIDE OF THE BLOCK. AFTER ABOUT 2016 ALLEN GRISSOM AT THE CITY OF SEATTLE INFORMATION TECHNOLOGY TOOK A SECOND LOOK AT THE AREA AND CHANGED THE ENTIRE BLOCK ROTATING IT TO BE AT THE SUBDIVISIONAL BEARING. THE UPDATED MAPS SHOW THE MONUMENTED CENTERLINE (WHERE THE STREETS USED TO BE SHOWN) AND THE PLATTED CENTERLINE (BASED ON THE SUBDIVISIONAL INTERPRETATION OF THE PLAT). HOWEVER, THAT DOESN'T ANSWER WHY THE MONUMENTS WOULD HAVE BEEN SET SO FAR OFF OF THE SUBDIVISIONAL BEARING.

THE DESCRIPTION SHOWN ON THE FACE OF THE PLAT OF CORLISS' ADDITION CONTAINS EVIDENCE THAT THE TWO STREETS WERE NEVER INTENDED TO BE LAID OUT ALONG THE SUBDIVISIONAL BEARING BUT WERE INSTEAD INTENDED TO BE AT THE BEARING OF THE SAME STREETS IN THE PLAT OF COLUMBIA SUPPLEMENTAL NO. 1, LYING TO THE EAST AND IN THE NW 1/4 OF SECTION 22-24-4. FOR CONVENIENCE THE PLAT DESCRIPTION IS TRANSCRIBED BELOW:
DESCRIPTION
THIS PLAT OF CORLISS' ADDITION TO COLUMBIA EMBRACES A PORTION OF THE EAST EIGHT (8) ACRES OF THE SOUTH TWENTY FOUR (24) ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY ONE (21) TOWNSHIP TWENTY FOUR (24) NORTH OF RANGE FOUR (4) EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS (REFERENCES BEING HAD ALSO TO COLUMBUS AND FERDINAND STREETS, AS SHOWN ON THE PLAT OF COLUMBIA SUPPLEMENTAL NO. 1) TO: WIT:
BEGINNING AT A POINT UPON THE EAST BOUNDARY LINE OF SAID EIGHT ACRES WHERE THE CENTER LINE OF COLUMBUS STREET PRODUCED INTERSECTS THE SAID EAST BOUNDARY LINE, AND RUNNING THENCE IN A SOUTHERLY DIRECTION ALONG SAID EAST BOUNDARY LINE TWO HUNDRED SIXTY FOUR (264) FEET, MORE OR LESS TO A POINT WHERE THE NORTH LINE OF FERDINAND STREET PRODUCED INTERSECTS THE SAID EAST BOUNDARY LINE, RUNNING THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE PRODUCED OF SAID FERDINAND STREET FOUR HUNDRED THIRTY FOUR (434) FEET, MORE OR LESS TO THE WEST BOUNDARY OF SAID EIGHT (8) ACRES; THENCE NORTH ALONG THE SAID WEST BOUNDARY LINE TWO HUNDRED SIXTY FOUR (264) FEET, MORE OR LESS TO A POINT WHERE THE SAID CENTER LINE OF COLUMBUS STREET PRODUCED IN A WESTERLY DIRECTION INTERSECTS THE SAID WEST BOUNDARY LINE; THENCE IN AN EASTERLY DIRECTION ALONG THE SAID CENTER LINE PRODUCED FOUR HUNDRED THIRTY FOUR (434) FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ADDITIONAL EVIDENCE IS FOUND IN CITY OF SEATTLE FIELD BOOK 1187, PAGE 15, WHICH SHOWS THAT EDMUNDS ST DOES NOT HAVE AN ANGLE POINT AT THE SECTION LINE (180' IS SHOWN ON THE MAP) AND ON THE RIGHT SIDE OF THE PLAT A NOTE THAT THE CENTERLINE OF EDMUNDS STREET TO THE EAST PRODUCED WEST, PAGE 20 IN THE SAME FIELD BOOK CONCERNS FERDINAND STREET AND ALSO SHOWS NO ANGLE POINT.

IN MY OPINION THE REPEATED USE OF THE WORD "PRODUCED" WAS INTERPRETED TO MEAN THAT THE CENTERLINE OF COLUMBUS (TODAY S EDMUNDS ST) AND THE NORTH LINE OF S FERDINAND STREET WERE ESTABLISHED AT THE SAME BEARING PRODUCED WEST FROM THE PLAT OF COLUMBIA SUPPLEMENTAL NO. 1 AND THAT THE MONUMENTS WERE SET CORRECTLY ON THOSE LINES PRODUCED. I ACCEPT THE LOCATION OF THE MONS AS THE INTENDED STREET CENTERLINES FOR THE PLAT OF CORLISS' ADDITION.

measure success

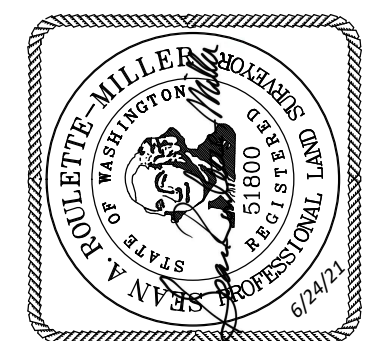
AL TANSPS LAND TITLE SURVEY

TAX PARCEL NO. 1756700015, 1756700010 & 1756700005

Seattle Office of Housing - Site 2

4851, 4853 & 4859 MLK Jr. Way S

SEATTLE, WA 98108



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	210400
DATE:	06/23/21
DRAFTED BY:	JKK
CHECKED BY:	SRM
SCALE:	N.T.S.
REVISION HISTORY	
SHEET NUMBER	
1 OF 2	

SEAN A. ROULETTE-MILLER CERTIFICATE NO. 51800 DATE

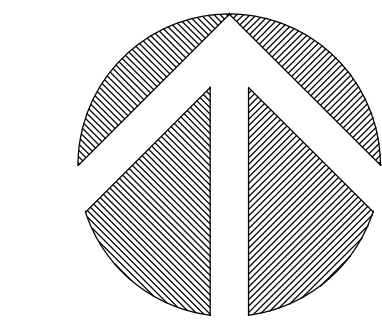
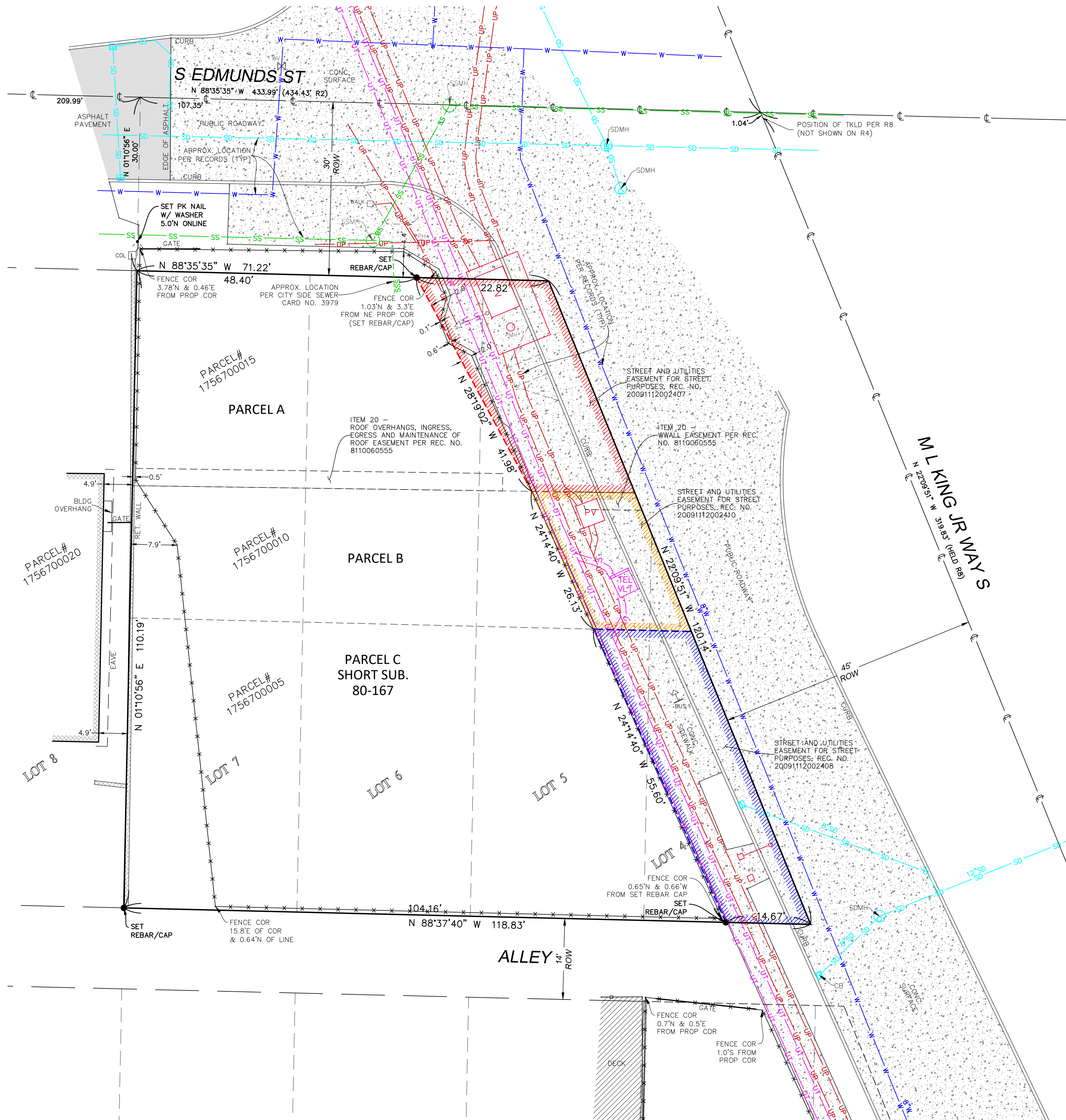
ALTA/NSPS LAND TITLE SURVEY

LEGEND

- BRASS DISC (FOUND)
- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- RETAINING WALL
- DECK
- FENCE LINE (CHAIN LINK)
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- TRAFFIC SIGNAL VAULT
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- WATER GATE VALVE
- WATER LINE
- WATER METER
- BLDG CALC'D
- CB
- COS
- CONC
- COR
- G
- L5#
- MEAS
- MON
- PROP
- (R)
- ROS
- SD
- SSMH
- SSS
- SF

- REC. NO. 2009112002407
- REC. NO. 2009112002410
- REC. NO. 2009112002408

THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).



(IN FEET)
1 INCH = 10 FT.

ALTANSPS LAND TITLE SURVEY

TAX PARCEL NO. 1756700015, 1756700010 & 1756700005

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SEATTLE, WA 98108



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JOB NUMBER: 210400
DATE: 06/23/21
DRAFTED BY: JJK
CHECKED BY: SRM
SCALE: 1" = 10'

REVISION HISTORY	
SHEET NUMBER	
2 OF 2	