

**LEGEND**

- FOUND CONCRETE MONUMENT AS NOTED
- FOUND REBAR/CAP AS NOTED
- SET 1/2" REBAR/CAP #40524
- SET LINE STAKE
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION

**CONTROL LEGEND**

- (A) FOUND 2" BRASS DISK WITH PUNCH IN CASE DOWN 0.3'
- (B) FOUND CONCRETE MONUMENT WITH DIVOT IN CASE DOWN 0.6'
- (C) FOUND CONCRETE MONUMENT WITH BRASS TACK IN LEAD IN CASE DOWN 0.25'
- (D) FOUND CONCRETE MONUMENT IN CASE WITH 1 3/4" BRASS DISK WITH PUNCH IN CASE DOWN 0.3'
- (E) FOUND CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH "X" IN CASE DOWN 0.4'
- (F) FOUND REBAR NORTH 0.22' OF CALCULATED POSITION

**BASIS OF BEARINGS**

S88°48'14"E ALONG THE MONUMENTED CENTERLINE OF 240TH STREET SOUTHWEST.

**REFERENCES**

- PLAT OF "HANBURY'S NORTH RACE TRACK ADDITION" RECORDED IN VOLUME 7, PAGE 6
- PLAT OF "SHERIDAN ADDITION" RECORDED IN VOLUME 22, PAGE 42
- RECORD OF SURVEY RECORDED IN VOLUME 2, PAGE 30
- RECORD OF SURVEY RECORDED IN VOLUME 6, PAGE 247
- RECORD OF SURVEY RECORDED IN VOLUME 9, PAGE 224
- SHORT PLAT NUMBER 92 RECORDING NUMBER 8211100195
- BOUNDARY SURVEY RECORDING NUMBER 8604305001
- RECORD OF SURVEY RECORDING NUMBER 201910295007

**NOTES**

INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA CX-65 TOTAL STATION.  
 PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, OR OTHERWISE, IF ANY.  
 BOUNDARY LINES SHOWN REPRESENT THE DEED DESCRIPTION BOUNDARY. OWNERSHIP RIGHTS MAY VARY.

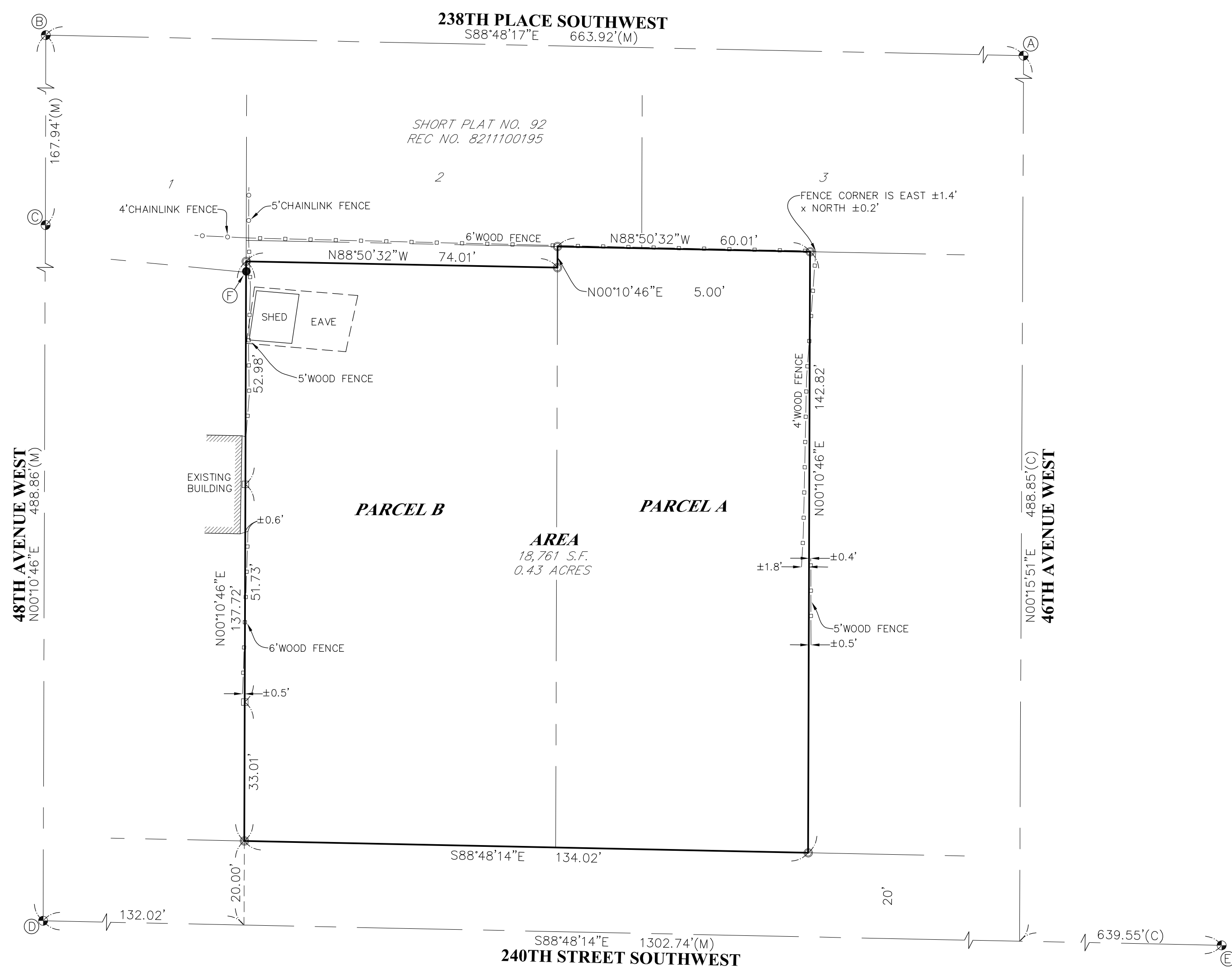
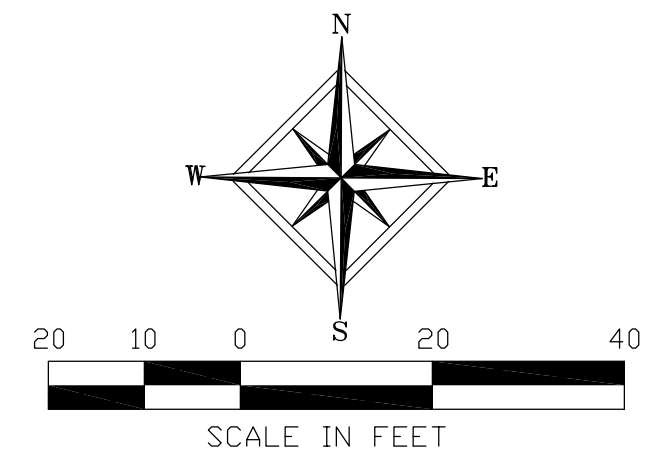
**DEED DESCRIPTION**

**PARCEL A**  
 THE EAST 60 FEET OF THE WEST 236 FEET OF THE SOUTH HALF OF TRACT 28, HANBURY'S NORTH RACE TRACK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;  
 EXCEPT THE SOUTH 20 FEET CONVEYED TO SNOHOMISH COUNTY FOR ROAD.

**PARCEL B**  
 THE EAST 74 FEET OF THE WEST 176 FEET OF THE SOUTH HALF OF TRACT 28, HANBURY'S NORTH RACE TRACK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;  
 EXCEPT THE SOUTH 20 FEET THEREOF; AND  
 EXCEPT THE NORTH 5 FEET THEREOF.  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.  
 SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD, IF ANY.  
 (PER OLD REPUBLIC TITLE COMPANY, ORDER NO. 5207176277, DATED 4-26-23)

**AS SURVEYED DESCRIPTION**

THAT PORTION OF TRACT 28, HANBURY'S NORTH RACE TRACK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 28;  
 THENCE S88°48'14"E ALONG THE SOUTH LINE OF SAID TRACT 28, A DISTANCE OF 102.02 FEET;  
 THENCE N00°10'46"E, 20.00 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING N00°10'46"E, 137.72 FEET;  
 THENCE S88°50'32"E, 74.01 FEET;  
 THENCE N00°10'46"E, 5.00 FEET;  
 THENCE S88°50'32"E, 60.01 FEET;  
 THENCE S00°10'46"W, 142.82 FEET TO THE NORTH MARGIN OF 240TH STREET SOUTHWEST;  
 THENCE N88°48'14"W ALONG THE NORTH MARGIN OF 240TH STREET SOUTHWEST, 134.02 FEET TO THE POINT OF BEGINNING.

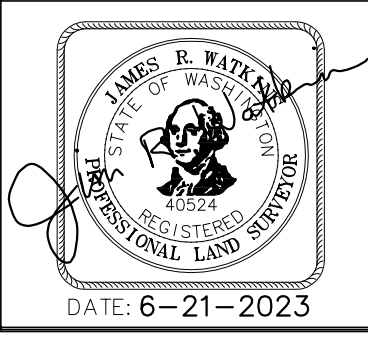


**RECORDING CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_\_ M.  
 in book \_\_\_\_\_ of \_\_\_\_\_ at Page \_\_\_\_\_  
 Recording Number \_\_\_\_\_  
 at the request of James R. Watkins.  
 \_\_\_\_\_  
 County Auditor Deputy Auditor

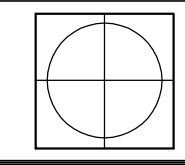
**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Robert Predosa in May, 2023.  
 \_\_\_\_\_  
 Jim R. Watkins certificate number: 40524



**RECORD OF SURVEY**

**FOR**  
 ROBERT PREDOSA  
 SITE ADDRESS:  
 4713 240TH ST SW - MOUNTLAKE TERRACE, 98043  
 PARCEL NUMBER: 00463100002804



**Allied Land Surveying, Inc.**  
 11611 Airport Road Suite B4 - Everett, Washington 98204  
 (P) 425-482-0223

<b>NE 1/4 OF SE 1/4 OF SEC 33, T27N, R4E, WM</b>		
DWN. BY: MRW	DATE: 6-21-2023	JOB NO. 23013
CHK. BY: JRW	SCALE: 1" = 20'	SHEET 1 OF 1