

ALTA/NSPS LAND TITLE SURVEY

SURVEY INFORMATION

HORIZONTAL DATUM -- BASIS OF BEARINGS:
 HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91 PER CITY OF LACEY DATUM. THE SOUTH QUARTER CORNER OF THE SUBJECT SECTION, CITY POINT NO. 112, WAS HELD FOR POSITION AND A LINE BETWEEN SAID POINT AND THE NORTH QUARTER CORNER OF THE SUBJECT SECTION, CITY POINT NO. 129, WAS HELD FOR BEARING, BEING N1°54'52"E.

VERTICAL DATUM:
 VERTICAL DATUM FOR THIS SURVEY IS NGVD 29.
SITE BENCHMARK: WSDOT MONUMENT "GP34510-57"
 PUBLISHED ELEVATION: 206.112 FEET, NAVD 88
 CONVERTED TO NGVD 29 ELEVATION USING THE NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT).
 NCAT CONVERSION FACTOR: -3.389 FEET (NAVD 88 TO NGVD 29)
 NGVD 29 ELEVATION: 202.723 FEET

BENCHMARK DESCRIPTION: FOUND 3" DOMED BRASS DISK WITH TRIANGLE PUNCH MARK, STAMPED "GP34510-57" IN ISLAND AT SW CORNER OF INTERSECTION OF MARVIN RD. & MARVIN WAY, SHOWN HEREON.

LOT AREA:
 36,721 ± S.F. (0.843± AC.)

ADDRESS:
 1105 MARVIN RD. NE, LACEY, WASHINGTON

TAX PARCEL NUMBER:
 6542000300

DATE OF SURVEY:
 THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON DECEMBER 5, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN NOVEMBER OF 2022.

FLOOD INFORMATION:
 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FLOOD INSURANCE RATE MAP (FIRM) NO. 53067C0192E, PANEL 192 OF 625, DATED OCTOBER 16, 2012. THE SUBJECT PROPERTY IS IN ZONE X (UNSHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S NOTES:

- ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, AND DON'T PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
- THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS SHOWN HEREON ARE PER THE TITLE REPORT REFERENCED HEREON UNLESS OTHERWISE NOTED.
- THE RECORD DESCRIPTION FOR THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.
- THIS SURVEY HAS DEPICTED ALL VISIBLE OCCUPANCY INDICATORS (E.G. FENCE LINES, BUILDINGS, WALLS, ETC. - SEE MAP FOR PARTICULARS) PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEFINED, MAY INDICATE AREAS OF POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF BARGHAUSEN CONSULTING ENGINEERS, INC.
- THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE R12i GPS AND A TRIMBLE S-7 ROBOTIC TOTAL STATION (TRIMBLE TSC7 DATA COLLECTOR) WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.
- THIS SURVEY MEETS OR EXCEEDS THE "RELATIVE POSITIONAL PRECISION" REQUIREMENTS SET FORTH IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS IN SECTION 3(E).
- ELEMENTS AND FEATURES DEPICTED HEREON SATISFY THE REQUIREMENTS STATED WITHIN W.A.C. 332-130-145 FOR TOPOGRAPHIC MAPS, INCLUDING THE FOLLOWING: THE SOURCE OF THE CONTOURS SHOWN HEREON ARE BASED UPON DIRECT FIELD OBSERVATIONS. THE CONTOUR ACCURACY IS PER NATIONAL MAPPING STANDARDS, ONE HALF OF THE CONTOUR INTERVAL (0.5'). THE PURPOSE OF THIS SURVEY IS TO MAP THE CURRENT CONDITIONS FOR DILIGENCE AND FOR ENGINEERING DESIGN.
- UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORD DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED, SHOULD BE VERIFIED.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING SURVEY FIELD WORK.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING SURVEY FIELD WORK.

TITLE REPORT

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM STEWART TITLE GUARANTY COMPANY ALTA COMMITMENT NO.22000200823 DATED OCTOBER 18, 2022 AT 8:00AM, INCLUDING APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION:

(PER ABOVE TITLE REPORT REFERENCED HEREON)

LOT 3, NORTH THURSTON COMMERCIAL PARK, AS PER PLAT RECORDED IN VOLUME 19 OF PLATS, PAGE 99, RECORDS OF THURSTON COUNTY, WASHINGTON; EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED FEBRUARY 1, 2002 UNDER RECORDING NO. 3409776.

SITUATE IN THE CITY OF LACEY, COUNTY OF THURSTON, STATE OF WASHINGTON.

EXCEPTIONS:

(PER ABOVE TITLE REPORT REFERENCED HEREON)

ITEMS 1 THROUGH 29 ARE NOT SURVEY RELATED. SEE THE TITLE REPORT FOR DETAILS ON THESE ITEMS.

30. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN INSTRUMENT: FROM: NORTHERN PACIFIC RAILWAY COMPANY RECORDING NO.: 64052
 NOTE: NO EXAMINATION HAS BEEN MADE TO DETERMINE THE PRESENT RECORD OWNER OF THE ABOVE RIGHTS TO DETERMINE WHICH MAY AFFECT THE LANDS OR RIGHTS SO RESERVED.
 (NO SURVEYABLE MATTERS.)

31. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PUGET SOUND POWER & LIGHT COMPANY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AFFECTS: REFER TO SAID INSTRUMENT RECORDED: SEPTEMBER 8, 1953 RECORDING NO.: 523991
 (BLANKET EASEMENT WITH NO DEFINED WIDTH OR LOCATION. IS PRESUMED TO BE CENTERED ON AS-BUILT LOCATION OF PSP&L FACILITIES.)

32. COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS CONTAINED IN SHORT PLAT: RECORDED: NOVEMBER 16, 1976 RECORDING NO.: 982041
 (PERTINENT MATTERS SHOWN HEREON.)

33. RESTRICTIONS, EASEMENTS, DEDICATIONS, AND DELINEATED MATTERS CONTAINED ON THE FACE OF THE PLAT OF NORTH THURSTON COMMERCIAL PARK RECORDED UNDER THURSTON COUNTY RECORDING NO(S). 1007789, AND ANY AMENDMENTS THERETO.
 (PERTINENT MATTERS SHOWN HEREON.)

34. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: PURPOSE: INGRESS, EGRESS AND UTILITIES AFFECTS: NORTH 30 FEET RECORDED: OCTOBER 18, 1982 RECORDING NO.: 8210180015
 (SHOWN HEREON.)

35. ON-SITE SEWAGE DISPOSAL OPERATIONAL PERMIT AND THE TERMS AND CONDITIONS THEREOF: RECORDED: MAY 18, 1987 RECORDING NO.: 8705180101
 (PERMIT EXPIRED 1991.)

36. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: STATE OF WASHINGTON PURPOSE: INSTALLATION, MAINTENANCE AND USE OF PERMANENT SIGNALIZATION EQUIPMENT AND ALL NECESSARY APPURTENANCES AFFECTS: REFER TO SAID INSTRUMENT RECORDED: FEBRUARY 1, 2002 RECORDING NO.: 3409777
 (SHOWN HEREON.)

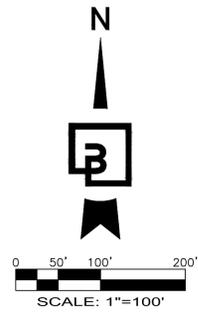
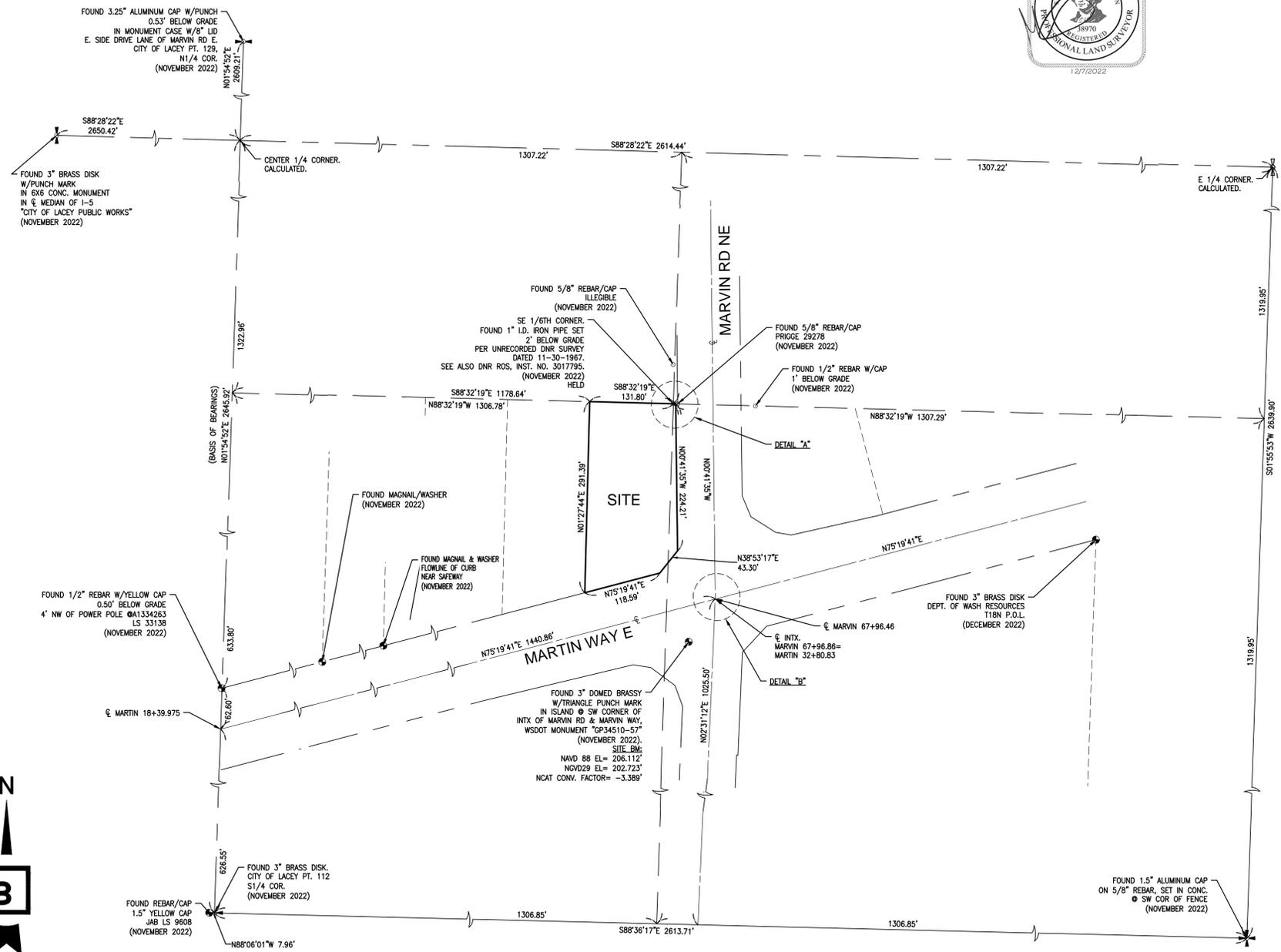
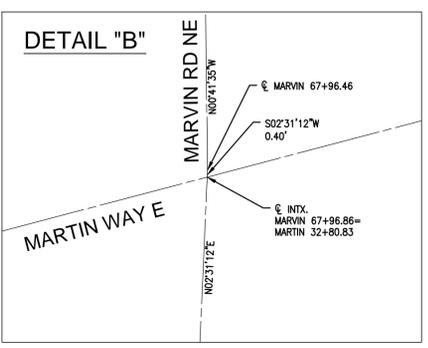
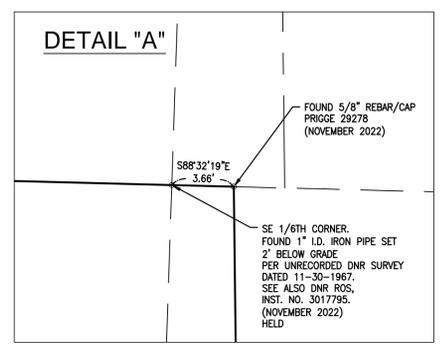
37. ACCESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDED: JANUARY 2, 2009 RECORDING NO.: 4052729
 (NO SURVEYABLE MATTERS.)

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (AS NOTED)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"x2" HUB/TACK LINE STAKE
- MAG/WASHER OR LEAD/TACK (AS NOTED)
- BENCHMARK

- ABBREVIATIONS
- REFERENCE SURVEYS
- OVERHEAD
- UNDERGROUND
- TYPICAL
- CALCULATED
- MEASURED



SURVEYOR'S CERTIFICATION:

TO: BP PRODUCTS NORTH AMERICA, INC., A MARYLAND CORPORATION
 STEWART TITLE GUARANTY COMPANY

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, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 16, AND 17 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 5, 2022.

DATE OF PLAT OR MAP: DECEMBER 7, 2022

(Signature)
 DATE 12/7/2022
 MARK W. DUFFNER
 WASHINGTON REGISTRATION NO. 38970
 MDUFFNER@BARGHAUSEN.COM



Revision
 Title: **ALTA/NSPS LAND TITLE SURVEY**
 PTN. OF THE SW1/4 OF THE SE1/4
 AND PTN. OF THE SE1/4 OF THE SE1/4
 OF SEC. 11, TWP. 18 NORTH, RGE. 1 WEST, W. M.,
 CITY OF LACEY, OLYMPIA COUNTY, WASHINGTON

For: **ARCO**
 1105 MARVIN RD. NE
 LACEY, WASHINGTON

Scale:
 Horizontal 1"=100'
 Vertical
 Designed: *(Signature)*
 Drawn: *(Signature)*
 Checked: *(Signature)*
 Approved: *(Signature)*
 Date: 12/7/22

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222
barghausen.com

Job Number: **22349**
 Sheet: **1 of 2**

CONTROL MAP

File: P:\22000s\22349\Survey\22349-1A01.dwg Date/Time: Dec 07, 2022 - 3:07pm Scale: 1"=100' mduffner Xrefs:

