

RESTRICTIONS OF RECORD

UPPER STEWART TITLE COMPANY COMMITMENT NUMBER G-6329-000012591, DATED JUNE 11, 2025,
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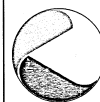
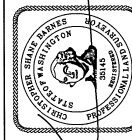
- [illegible]

RESTRICTIONS OF RECORD (CONTINUED)

- [illegible]

LEGEND

- | | | |
|----------|----------------------------|---|
| ☐ | COMMUNICATIONS USER | ASPHALT |
| C | COMMUNICATIONS VAULT | FRIDGE LINE |
| ☐ | GAS METER | UNFERRING COAM. LINE |
| ← | GUY AND/OR | UNFERRING POWER LINE |
| ○ | UTILITY POLE | OVERHEAD POWER LINES |
| ⊗ | STREET LIGHT | SEWER |
| ☒ | ELECTRICAL JUNCTION BOX | GAS |
| ☐ | CATCH BASIN - TYPE I | SEWER |
| ⋈ | CULVERT | SANITARY SEWER LINE |
| ⊙ | YARD DRAIN | FOUND CORNER |
| ⊗ | SEWER MANHOLE | SOIL & GAS RESISTANT YELLOW PLASTIC CAP |
| ⬢ | SEWER CLEANOUT | STAMPED APPELL SEWER |
| ⬢ | SEWER STUB | FOUND MONUMENT |
| ⬢ | FIRE HYDRANT | TEMPORARY BENCHMARK |
| ⬢ | HOSE RIBB | (#) REFER TO REFERENCE LIST |
| ⬢ | IRRIGATION CONTROL VALVE | TEST PIT (ROLL LOG) |
| ⬢ | WATER METER | OT (LOT LOG) |
| ⬢ | WATER PIST INDICATOR VALVE | NEL NEW LOT LINE |
| ⬢ | WATER VALVE | |
| ⬢ | MAIL BOX | |
| ⬢ | ADJOURNING WELL | |
| ⬢ | SOIL TEST PIT | |



P.O. BOX 289, WOODINVILLE, WA 98072 | PHONE: (425) 486-1252
WWW.ATWELL-GROUP.COM

RECORD OF SURVEY
FOR
GUARDWELL STORAGE

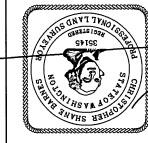
IOB NO: 25001441

CHKD BY:
CSR

DRAWN BY: APR

T: 2055

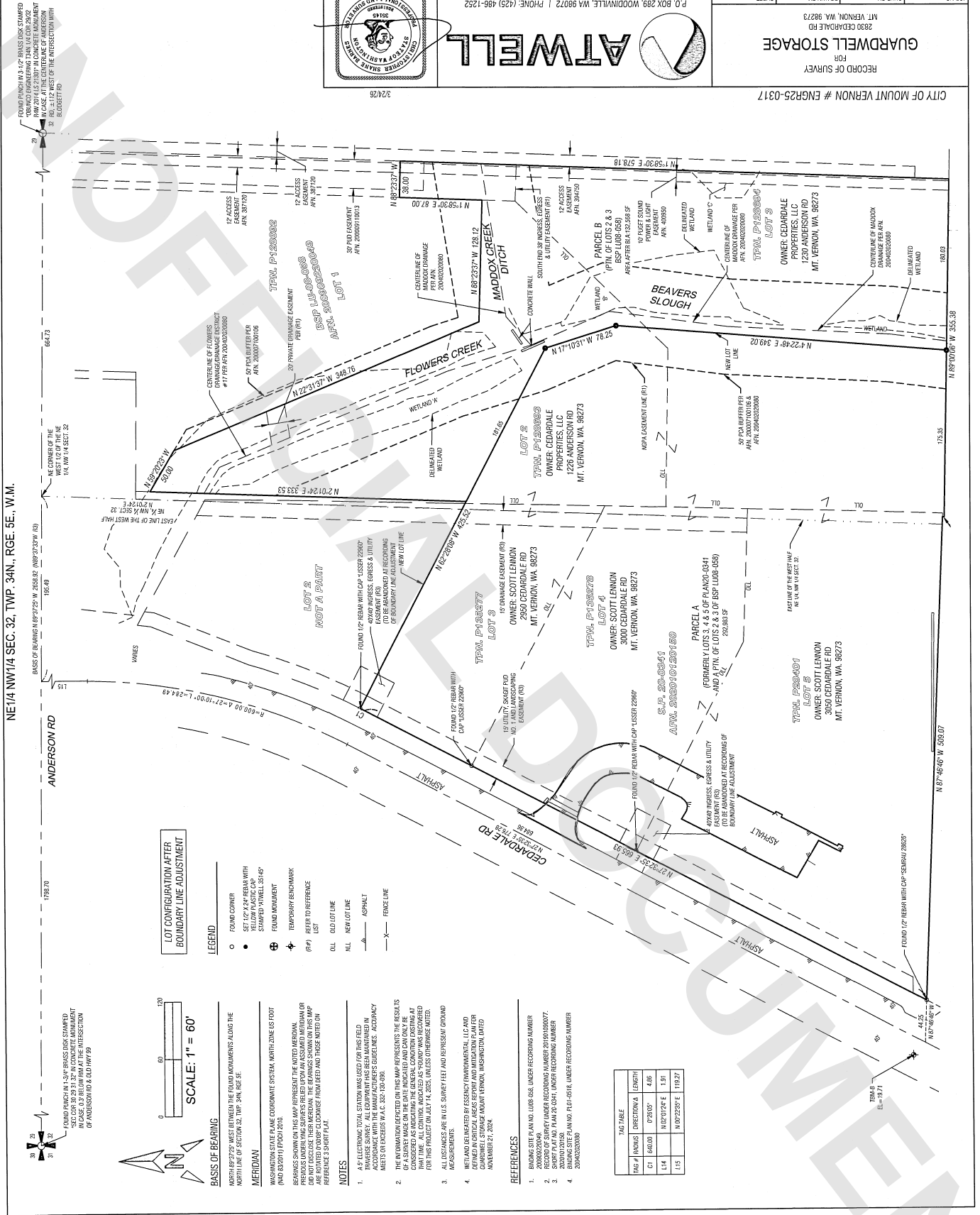
CITY OF MOUNT VERNON # ENGR25-0317
RECORD OF SURVEY
FOR
GUARDWELL STORAGE
2830 CEDARDALE RD
MT. VERNON, WA 98273
CSB
DRAWN BY
ARB
SHEET
4 OF 5
JOB NO
25001441



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3/24/26



LOT CONFIGURATION AFTER
BOUNDARY LINE ADJUSTMENT

LEGEND

- FOUND CORNER
- SET 1/2" X 24" REBAR WITH
WELDED WIRE MESH
STANDARD ATWELL 25145'
- FOUND MONUMENT
- TEMPORARY BENCHMARK
(TPM) REFER TO REFERENCE
LIST
- OLD LOT LINE
- NEW LOT LINE
- ASPHALT
- FENCE LINE

NOTES

- A P-ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD SURVEY. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING STANDARDS AND PRACTICES OF THE PROFESSION. THE ACCURACY OF THE SURVEY IS AS FOLLOWS:
HORIZONTAL: 1/4" = 1.00' (90% CONFIDENCE)
VERTICAL: 1/8" = 1.00' (90% CONFIDENCE)
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS CORRECT FOR THE DATE AND TIME OF THE SURVEY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ATWELL & ASSOCIATES, P.C.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- WETLANDS ARE INDICATED BY ESSENCY ENVIRONMENTAL, LLC AND DEFINED IN CRITICAL AREAS REPORT AND MITIGATION PLAN FOR GUARDWELL STORAGE MOUNT VERNON, WASHINGTON DATED NOVEMBER 21, 2024.

REFERENCES

- BANKING SITE PLAN NO. 1008-006, UNDER RECORDING NUMBER 20000220948
- 20000220948
- SHORT PLAT NO. 11 AM 20 0341, UNDER RECORDING NUMBER 20000220106
- 20000220106
- 20000220106
- 20000220106

TAG TABLE			
TAG #	RADIUS	DIRECTION/VA	LENGTH
C1	640.00	0°29'00"	4.85
L14	110°10'18" E	1.91	
L15	110°22'25" E	19.27	

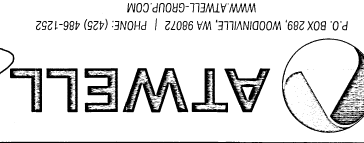
SCALE: 1" = 60'

NOTES

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HORIZONTAL: 1/4" = 1.00' (90% CONFIDENCE)
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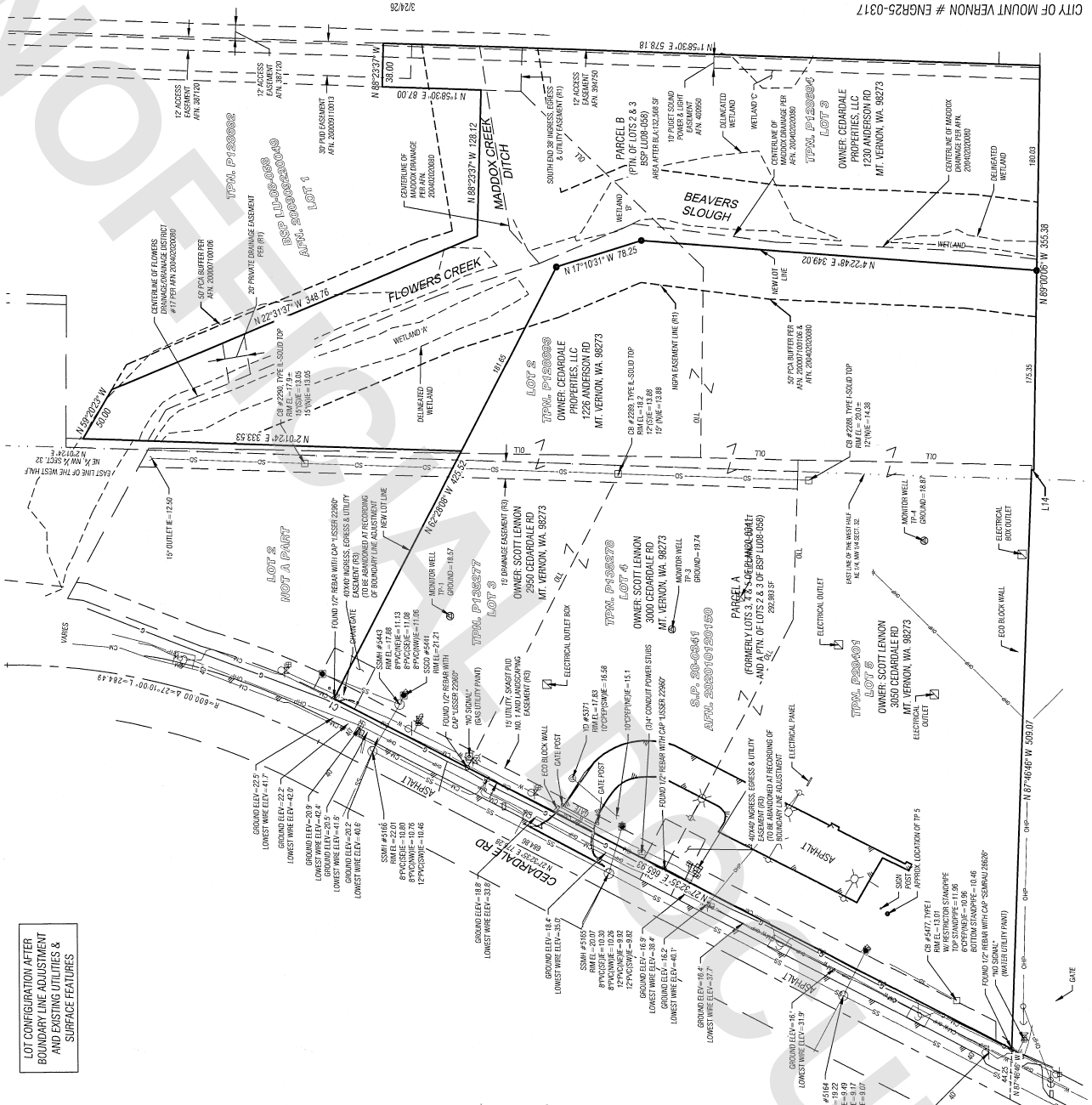
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- 20000220106
- 20000220106



RECORD OF SURVEY
FOR
GUARDWELL STORAGE
2830 CEDARDALE RD
MT. VERNON, WA. 98273
DRAWN BY: ARR
CSR
CHKD BY: ARR
SHEET: 1

CITY OF MOUNT VERNON # ENGR25-0317



IT CONFIGURATION AFTER BINARY LINE ADJUSTMENT AND EXISTING UTILITIES & SURFACE FEATURES



WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE US FOOT
(NAD 83/2011) EPOCH 2010.

BEARINGS SHOWN ON THIS MAP REPRESENT THE NOTED MERIDIAN. PREVIOUS SURVEYS OF THE LAND SHOWN ON THIS MAP MAY BE BASED ON AN ASSUMED MERIDIAN OR DID NOT DISCLOSE THEIR MERIDIAN. THE BEARINGS SHOWN ON THIS MAP ARE ORIENTED AT 0°00'00" CLOCKWISE FROM DEED AND THOSE NOTED ON REFERENCE DEEDS ARE 3 SHORT PLAT.

VERTICAL DATUM

INGVD 29 PER GPS OBSERVATIONS BASED ON THE WASHINGTON STATE
REFERENCE NETWORK
(+3.85 TO VERTICAL DATUM NAVD 88)

BENCHMARKS

TB1-A
 AT FOUND PUNCH IN 3" BRASS DOME STAMPED "WASH STATE HWY
 DEPARTMENT SURVEY MONUMENT 1967 GP25005 -88" SET ON THE SOUTH
 SIDE OF ANDERSON RD AT THE EAST END OF A CONCRETE OVERPASS FOR
 BRIDGE OVER INTERSTATE 5. EL = 41.76 (NGVD 29)

TBM-8

SET MARK WHILE IN POSITION 1 AT THE WEST EDGE OF THE LANE FOR CEDARDALE RD N32°W, ±57° OF A UTILITY POLE LOCATED AT THE SOUTHERLY EDGE GRAVEL DRIVEWAY FOR ADDRESS 3106. EL = 19.71 (NGVD 29)

NOTES

1. A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A VISUAL INSPECTION OF THE PROJECT AREA. THE INFORMATION IS NOT TO BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON JULY 14, 2025, UNLESS OTHERWISE NOTED.

3. ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPRESENT GROUND MEASUREMENTS.

4. WETLAND DELINEATED BY ESSENCY ENVIRONMENTAL, LLC AND DEFINED IN CRITICAL AREAS REPORT AND MITIGATION PLAN FOR GUARDWELL STORAGE MOUNT VERNON, WASHINGTON, DATED NOVEMBER 21, 2024.

5. SEE SHEET 2 FOR LEGEND.

REFERENCES

1. BINDING SITE PLAN NO. L1008-0538, UNDER RECORDING NUMBER 200009220049.
2. RECORD OF SURVEY UNDER RECORDING NUMBER 201901090077.
3. SHORT PLAT NO. PLAN 20-0341, UNDER RECORDING NUMBER 202010120150.
4. BINDING SITE PLAN NO. PL01-0518, UNDER RECORDING NUMBER 200402020080

TAG TABLE			
TAG #	RADIUS	DIRECTION/Δ	LENGTH
C1	640.00	0°26'05"	4.86
L14		N 02°01'24"E	1.91
L15		N 00°22'35"E	119.27