

PROJECT SUMMARY

FIELD SURVEY DATE:

09/20/2016

SITE ADDRESS:

4780 W. BELFAIR VALLEY ROAD, BREMERTON, WA 98312

PARCEL INFORMATION

OWNER: CITY OF BREMERTON

OWNER ADDRESS: 345 6TH ST #600, BREMERTON, WA 98337

APN: 292401-2-002-20-08

TOTAL ACRES:

PARENT PARCEL: 419.57± ACRES ATC LEASE AREA: 0.047± ACRES

ATC ACCESS EASEMENT: 0.003± ACRES ATC UTILITY EASEMENT: N/A

GEOGRAPHIC COORDINATES OF TOWER:

LATITUDE: 47°32'51.834" N LONGITUDE: 122°42'17.938" W

VERTICAL: DATUM: NAVD 1988 HORIZONTAL DATUM: NAD83

GROUND ELEVATION: 720.65'

BEARINGS & COORDINATES ARE BASED ON WASHINGTON STATE PLANE,
4601 NORTH ZONE.

FLOODPLAIN:

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA
DESIGNATED AS ZONE X.
MAP NO. : 53035C0385E DATED: 11/04/2010

BOUNDARY NOTE

THIS SURVEY IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY.

ENCROACHMENT STATEMENT

AT THE TIME OF THE SURVEY, THERE WAS VISIBLE EVIDENCE OF AN
ENCROACHMENT AS FOLLOWS:

FENCE OUTSIDE PROVIDED LEASE AREA BY A MAXIMUM OF 0.66" ALONG
EAST SIDE, AND BY A MAXIMUM OF 0.35" ALONG THE WEST SIDE WHICH
WOULD BE REMEDIED BY THE AS-SURVEYED LEGAL DESCRIPTION SHOWN
HEREON.

SURVEYOR'S NOTES

1. THERE IS ACCESS TO THE SUBJECT PROPERTY VIA AN EXISTING
ACCESS ROAD ACCESSED FROM WERNER ROAD OR W BELFAIR VALLEY
ROAD, BOTH PUBLIC RIGHT OF WAYS.

2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM
VISIBLE SURFACE EVIDENCE ONLY.

3. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE
EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR
BUILDING ADDITIONS WITHIN RECENT MONTHS.

4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE
OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP,
SUMP OR SANITARY LANDFILL.

5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE
OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER
COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING
JURISDICTION.

6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE
OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7. THIS SURVEY WAS PREPARED TO SHOW THE INTERESTS OF AMERICAN
TOWER CORPORATION AND IMPROVEMENTS PROXIMAL TO SAID
INTERESTS, IT DOES NOT CONSTITUTE AN ALTA SURVEY OF THE ENTIRE
PARENT PARCEL.

ZONING INFORMATION

ZONE: CUL (CITY UTILITY LANDS)

SETBACKS:

REQUIRED:

FRONT:

NONE

SIDE:

NONE

REAR:

NONE

HEIGHT:

NONE

BULK:

N/A

*ALL SITE RESTRICTIONS WERE OBTAINED FROM THE LOCAL MUNICIPALITY.

LEGAL DESCRIPTION

PARENT PARCEL - AS PROVIDED:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BREMERTON, COUNTY OF KITSAP, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 1 EAST.

PARCEL ID#: 292401-2-002-2008 (PORTION OF)

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THE CITY OF BREMERTON, A MUNICIPAL CORPORATION, FROM DELBERT R. TAYLOR AND MAE M. TAYLOR, HUSBAND AND WIFE, AND JOHN R. BRUCKHART, JR., AND MARIAN BRUCKHART, HUSBAND AND WIFE, D/B/A SINCLAIR DEVELOPMENT COMPANY, IN A QUIT CLAIM DEED DATED OCTOBER 31, 1963 AND RECORDED DECEMBER 9, 1963 AS INSTRUMENT NO. 809341.

THIS ALSO BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THE CITY OF BREMERTON, A POLITICAL SUBDIVISION, FROM CLYDE N. MOSBARGER AND MYRTLE M. MOSBARGER, HIS WIFE, IN A STATUTORY WARRANTY DEED DATED MAY 11, 1962 AND RECORDED JUNE 13, 1962 AS INSTRUMENT NO. 772208.

THIS ALSO BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THE CITY OF BREMERTON FROM REINA M. OSBURN IN A COUNTY TREASURER'S DEED DATED FEBRUARY 9, 1940 AND RECORDED FEBRUARY 29, 1940 AS INSTRUMENT NO. 307788.

NOTE: LEGAL DESCRIPTION HAS BEEN NARROWED DOWN TO ONLY INCLUDE THE PORTION OF THE PARCEL WHERE THE AND ACCESS EASEMENT SIT.

ATC LEASE AREA - AS PROVIDED (ITEM 1):
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR WITH A PLASTIC CAP STAMPED "MC MALL LS 8425" FROM WHICH THE GRID BEARING TO NATIONAL GEODETTIC SURVEY GPS SUPERNET SURVEY MARK "BREMERTON AIR" IS S 37°54'52" W AND GRID DISTANCE IS 24,644.365 FEET AND FROM WHICH THE GRID BEARING TO KITSAP COUNTY SURVEY DEPARTMENT GPS CONTROL SURVEY MARK "GPSPC8" IS S 37°36'40"E AND THE GRID DISTANCE IS 29,460.346 FEET AND FROM WHICH THE GRID BEARING TO A PK NAIL IN ROCK OUTCROPPING UTILIZED FOR TURNING THE ANGLE TO THE TRUE POINT OF BEGINNING IS S 88°42'39" W AND THE GRID DISTANCE IS 871.18 FEET;
THENCE S 77°12'44" E A DISTANCE OF 43.57 FEET TO THE TRUE POINT OF BEGINNING OF THIS LEASE AREA;
THENCE N 90°00'00" E A DISTANCE OF 45.00 FEET;
THENCE S 90°00'00" E A DISTANCE OF 45.00 FEET;
THENCE S 90°00'00" W A DISTANCE OF 45.00 FEET;
THENCE N 00°00'00"E A DISTANCE OF 45.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.025 SQUARE FEET OR 0.046 ACRES, MORE OR LESS.

ATC LEASE AREA - AS SURVEYED:
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 REBAR, HAVING WASHINGTON STATE PLANE, 4601 NORTH ZONE, COORDINATES OF N205431.5264, E1178248.2564), BEING S 81°48'17"E (BEARINGS BASED ON WASHINGTON STATE PLANE, 4601 NORTH ZONE), A DISTANCE OF 426.59 FEET, MORE OR LESS, FROM THE NORTH QUARTER CORNER OF SAID SECTION; THENCE S01°23'47"E, A DISTANCE OF 45.00 FEET; THENCE S89°59'50"W, A DISTANCE OF 45.00 FEET; THENCE N02°24'15"W, A DISTANCE OF 45.03 FEET; THENCE N89°59'50"E, A DISTANCE OF 45.79 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2042 SQUARE FEET OR 0.047 ACRES, MORE OR LESS.

ATC ACCESS EASEMENT - AS PROVIDED:
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 1 EAST W.M., KITSAP COUNTY WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 12.00 FEET IN WIDTH LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE,

BEGINNING AT A REBAR WITH A PLASTIC CAP STAMPED "MC MALL LS 8425" FROM WHICH THE GRID BEARING TO NATIONAL GEODETTIC SURVEY GPS SUPERNET SURVEY MARK "BREMERTON AIR" IS S 37°54'52" W AND GRID DISTANCE IS 24,644.365 FEET AND FROM WHICH THE GRID BEARING TO KITSAP COUNTY SURVEY DEPARTMENT GPS CONTROL SURVEY MARK "GPSPC8" IS S 37°36'40"E AND THE GRID DISTANCE IS 29,460.346 FEET AND FROM WHICH THE GRID BEARING TO A PK NAIL IN ROCK OUTCROPPING UTILIZED FOR TURNING THE ANGLE TO THE TRUE POINT OF BEGINNING IS S 88°42'39" W AND THE GRID DISTANCE IS 871.18 FEET;
THENCE S 77°12'44" W A DISTANCE OF 43.57 FEET;
THENCE S 00°00'00" E A DISTANCE OF 14.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE;
THENCE S90°00'00" W A DISTANCE OF 10.00 FEET, MORE OR LESS, TO THE EAST MARGIN OF AN EXISTING ACCESS ROAD AND TERMINUS OF THE HEREIN DESCRIBED LINE.

CONTAINING AN AREA OF 120 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

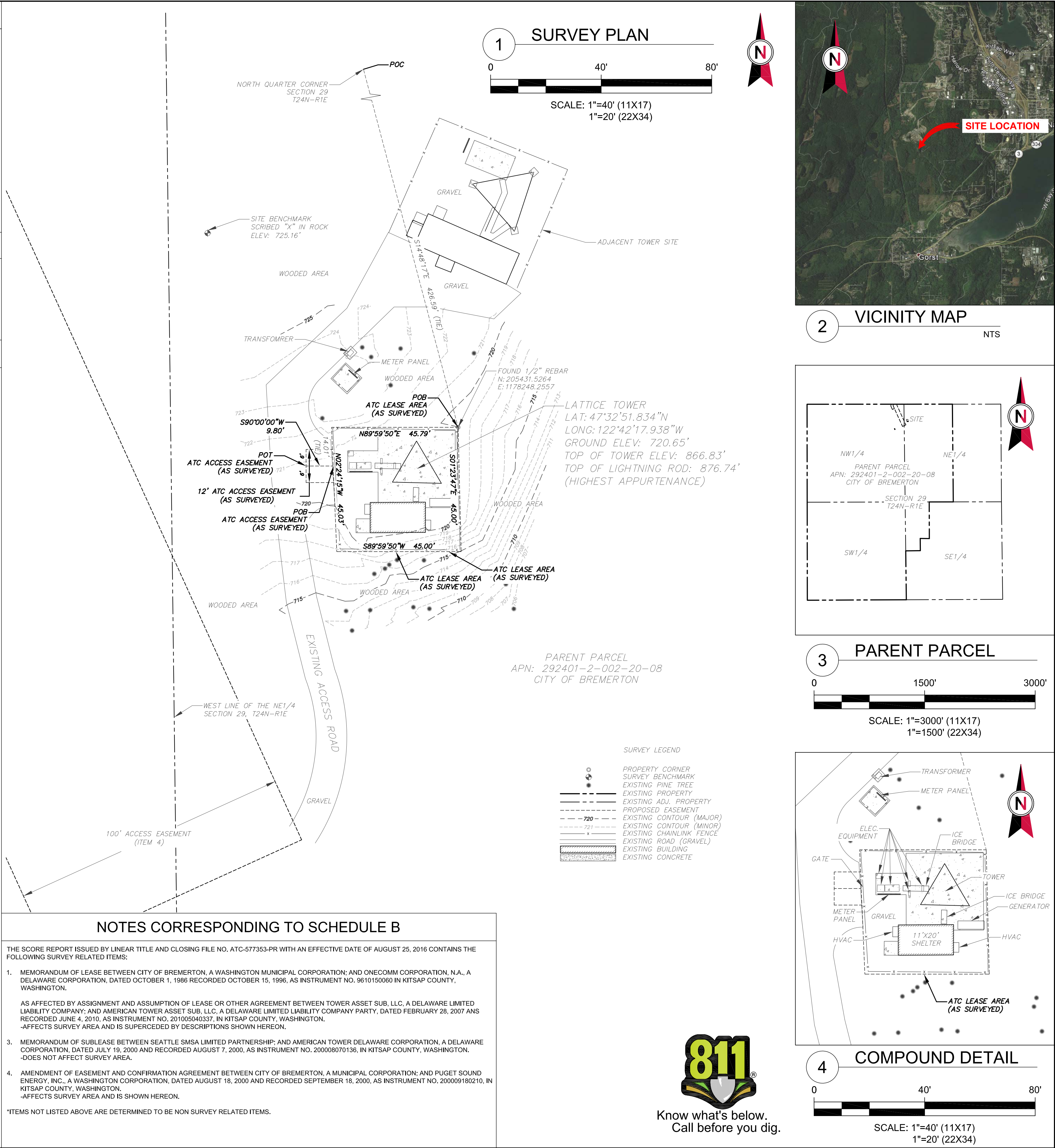
ATC ACCESS EASEMENT - AS SURVEYED:
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

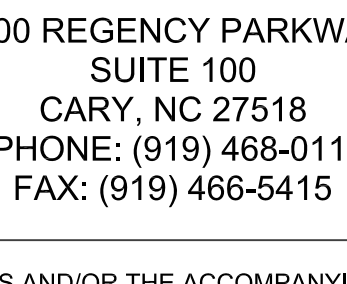

A STRIP OF LAND, 12.00 FEET IN WIDTH, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 1/2 REBAR, HAVING WASHINGTON STATE PLANE, 4601 NORTH ZONE, COORDINATES OF N205431.5264, E1178248.2564), BEING S14°48'17"E (BEARINGS BASED ON WASHINGTON STATE PLANE, 4601 NORTH ZONE), A DISTANCE OF 426.59 FEET, MORE OR LESS, FROM THE NORTH QUARTER CORNER OF SAID SECTION; THENCE S89°59'50"W, A DISTANCE OF 45.79 FEET; THENCE S02°24'15"E, A DISTANCE OF 14.01 FEET TO THE POINT OF BEGINNING; THENCE S90°00'00"W, A DISTANCE OF 9.80 FEET, MORE OR LESS, TO A POINT ON THE EAST MARGIN OF AN EXTING ACCESS ROAD, SAID POINT BEING THE POINT OF TERMINUS.

SIDELINES OF SAID STRIP EXTEND OR SHORTEN AS NECESSARY TO INTERSECT THE LINES THAT THE POINT OF BEGINNING AND POINT OF TERMINUS ARE A PART OF.

CONTAINING AN AREA OF 118 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.



 AMERICAN TOWER® ATC TOWER SERVICES, INC. 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 PHONE: (919) 468-0112 FAX: (919) 466-5415			
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REV.	DESCRIPTION	BY	DATE
0	FINAL	AMF	10/11/16
ATC SITE NUMBER: <div style="font-size: 24px; font-weight: bold; margin: 10px 0;">310495</div> ATC SITE NAME: <div style="font-size: 24px; font-weight: bold; margin: 10px 0;">BREMERTON</div> SITE ADDRESS: 4780 W. BELFAIR VALLEY ROAD BREMERTON, WA 98312			
STAMP:			
SURVEY LOGO:			
 www.clarkls.com <small>177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270 CLSI JOB NO. 160647</small>			
DRAWN BY:	AMF		
APPROVED BY:	JMB		
DATE DRAWN:	09/26/16		
ATC JOB NO:	N/A		
<div style="font-size: 24px; font-weight: bold; margin: 0;">AS-BUILT SURVEY</div>			
SHEET NUMBER: <div style="font-size: 36px; font-weight: bold; margin: 10px 0;">V-101</div>		REVISION: <div style="font-size: 36px; font-weight: bold; margin: 10px 0;">0</div>	