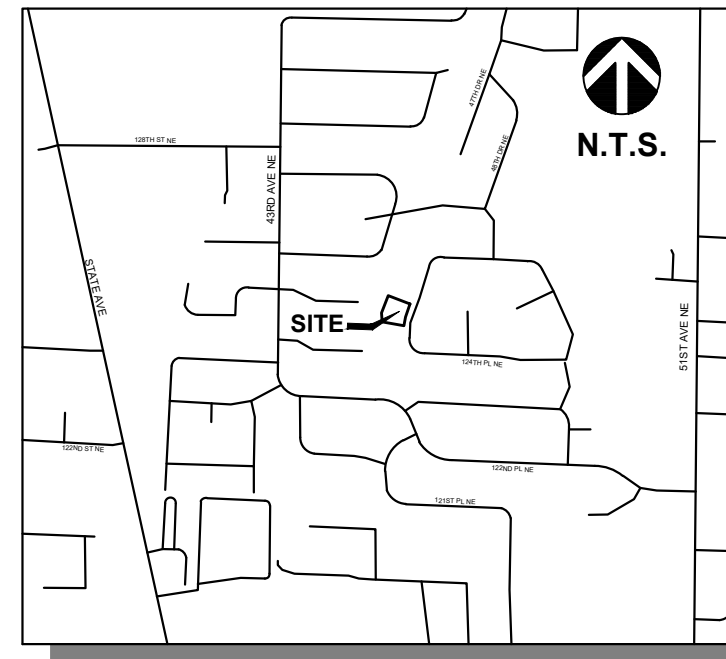


VICINITY MAP



0073500001000  
4427 125th PL NE

00655700001100  
12522 45th DR NE

WHISPERING FIRS ESTATES  
VOL 37 OF PLATS, PGS 46-48  
REC. NO. 7702280311  
RECORDS OF SNOHOMISH CO., WA.



SCALE: 1" = 10'

0 5' 10' 20'

37

HORIZONTAL DATUM

WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD83-2011 COORDINATES.

BASIS OF BEARINGS IS NORTH 27°26'54" EAST ALONG 45th DRIVE NE TANGENT LINE BETWEEN MONUMENTS FOUND IN PLACE AT THE CENTERLINE POINT OF REVERSE CURVATURE OPPOSITE THE NORTH EAST CORNER OF THE PROPERTY AND THE PI MONUMENT 98.75 FEET TO THE NORTHEAST.

VERTICAL DATUM

NAVD 88

ELEVATIONS DERIVED FROM GPS OBSERVATIONS BASED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

SITE BENCH MARKS:

TBM 'A': TOP OF PRC MONUMENT OPPOSITE NE PROPERTY CORNER, ELEVATION 81.24'

TBM 'B': TOP OF PI MONUMENT APPROX. 100' NE OF NE PROPERTY CORNER, ELEVATION 80.97'

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 20220320141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON)

LOT 10, WHISPERING FIRS ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 37 OF PLATS, PAGES 46 THROUGH 48, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

GENERAL NOTES

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 17, 2023 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. SANITARY SEWER AND STORM DRAINAGE FACILITIES HAVE BEEN ASBUILT THROUGH FIELD MEASUREMENTS OF THE LOCATION OF THE ACCESS STRUCTURES, THE TOP ELEVATION OF THE STRUCTURES, AND THE INVERT ELEVATIONS OF ANY PIPES ENTERING OR LEAVING THE STRUCTURES. IT IS STANDARD PRACTICE TO SHOW THE PIPES CONNECTING THESE STRUCTURES AS STRAIGHT LINES. THIS IS ONLY AN ASSUMPTION AND THE ACTUAL LOCATION OF THE PIPING MUST BE VERIFIED IN THE FIELD BY THE CONSTRUCTION CONTRACTOR PRIOR TO ANY CONSTRUCTION.
3. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. CONTOUR LINES REPRESENTED HEREON WERE DERIVED FROM CONVENTIONAL GROUND SURVEY DATA AND CONFORM TO NATIONAL MAP ACCURACY STANDARDS. CONTOUR INTERVAL ONE FOOT.

SCHEDULE B NOTES

- (PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GUARANTEE NO. A46040-SGW-152780 DATED MAY 15TH, 2023)
2. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, PROVISIONS DEDICATIONS AND MATTERS DELINEATED OR DISCLOSED BY THE PLAT OF WHISPERING FIRS ESTATES, REFER TO THE PLAT FOR FULL PARTICULARS AND RECORDED FEBRUARY 28, 1977 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 7702280311.
  3. COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS, ASSESSMENTS, RESERVATIONS, EXCEPTIONS, TERMS, LIENS OR CHARGES, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT, RECORDED: MAY 4, 1977 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 7705040334.
- MODIFICATION THEREOF, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, RECORDED: NOVEMBER 16, 1994 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 9411160096
4. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED: ANNEXATION COVENANT RECORDED: SEPTEMBER 19, 1976 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 7809190181

LEGEND

	MONUMENT, FOUND AS NOTED		ASPHALT PAVING
	SANITARY SEWER MANHOLE		CONCRETE PAVING
	STORM CATCH BASIN		GRAVEL PATH
	STORM CULVERT		BUILDING LINE
	WV WATER VALVE		EDGE OF GRAVEL
	WM WATER METER		WATER PIPE
	FR FIRE HYDRANT		SANITARY SEWER PIPE
	ICV IRRIGATION CONTROL VALVE		STORM DRAIN PIPE
	ER ELECTRIC RISER		
	EM ELECTRIC METER		
	TR TELEPHONE RISER		
	TVC CABLE TV CABINET		
	GM GAS METER		
	DECIDUOUS TREE	DEC DECIDUOUS	
	CONIFEROUS TREE	C CEDAR	
		F FIR	
		P PINE	
	STUMP		
	HVAC HEATING VENTILATION AIR CONDITIONING EQUIPMENT		

LOT 2  
GROSS: 9,268 SF  
NET: 7,526 SF

LOT 1  
15,983 SF

10

00655700001000  
12508 45th DR NE

9

00655700000900  
12428 45th DR NE

Zone R-4.5 Densities and Dimension Standards (MMC 22C.010.080)  
Maximum Density - 4.5 du/acre  
Min. Street Setback - 20 feet  
Min. Side Yard Setback - 5 feet  
Min. Rear Yard Setback - 20 feet  
Base height - 30 feet  
Max. building coverage - 40%  
Max. impervious surface - 45%  
Min. Lot area - 5,000 SF  
Min. Lot width - 60 feet  
Driveway length - 20 feet  
Min. lot frontage on cul-de-sac, sharp curve, or panhandle - 20 feet  
Parking - 3 stalls per single-family dwelling

00735000001200  
4424 125th PL NE

Plot Date: 9/1/2023 9:49 AM  
Save Date: 9/16/2023 9:47 AM  
By: John Christensen  
File: P:\0\ON\DWG\2023\700010400\CADD\SV\BASE\SV\cap-OW\DWG\2027.dwg

PRELIMINARY

BAZARA SHORT PLAT  
12508 45th DRIVE NE, MARYSVILLE, WA.

DATE: BY: CK

NO. DATE REVISION

PRELIMINARY

CHECKED BY:  
DESIGNED BY:  
DRAWN BY: VVB

FIRST SUBMITTAL DATE: 06/22/2023

PROJECT NO.  
OWDV02870001

SHEET NO.  
1 OF 1