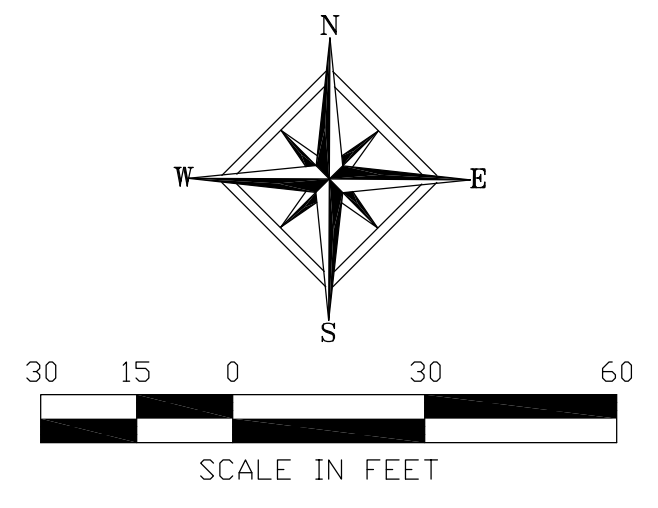


- LEGEND**
- FOUND CONCRETE MONUMENT AS NOTED
 - SET 1/2" REBAR/CAP #40524
 - FOUND REBAR/CAP AS NOTED
 - × SET TACK IN LEAD/WASHER #40524
 - SET LINE STAKE
 - UTILITY POLE WITH LUMINARE
 - POWER POLE
 - WATER METER
 - HYDRANT
 - WATER VALVE
 - IRRIGATION CONTROL VALVE BOX
 - IRRIGATION CONTROL VALVE
 - CATCH BASIN
 - SANITARY SEWER MAINHOLE
 - SIGN
 - MAILBOX
 - GAS VALVE
 - W- APPROX. WATER LINE LOCATION
 - S- APPROX. SANITARY SEWER LINE LOCATION
 - OH- APPROX. OVERHEAD UTILITY LINE LOCATION
 - (M) MEASURED DIMENSION
 - (C) CALCULATED DIMENSION
 - (P) PLAT DIMENSION - QUILCEDA TERRACE ADD.
 - (D) DEED DIMENSION
 - DECIDUOUS TREE
 - CONIFEROUS TREE

PORTION OF NE 1/4 OF SW 1/4 OF SECTION. 21, TOWNSHIP 30N, RANGE 5E, WM



- STRUCTURE LEGEND**
- 1 SANITARY SEWER MAINHOLE
RIM=42.75
I(E,W)CONCRETE=36.00
 - 2 CATCH BASIN
RIM=42.43
I(E)12\"/>

TREE TABLE

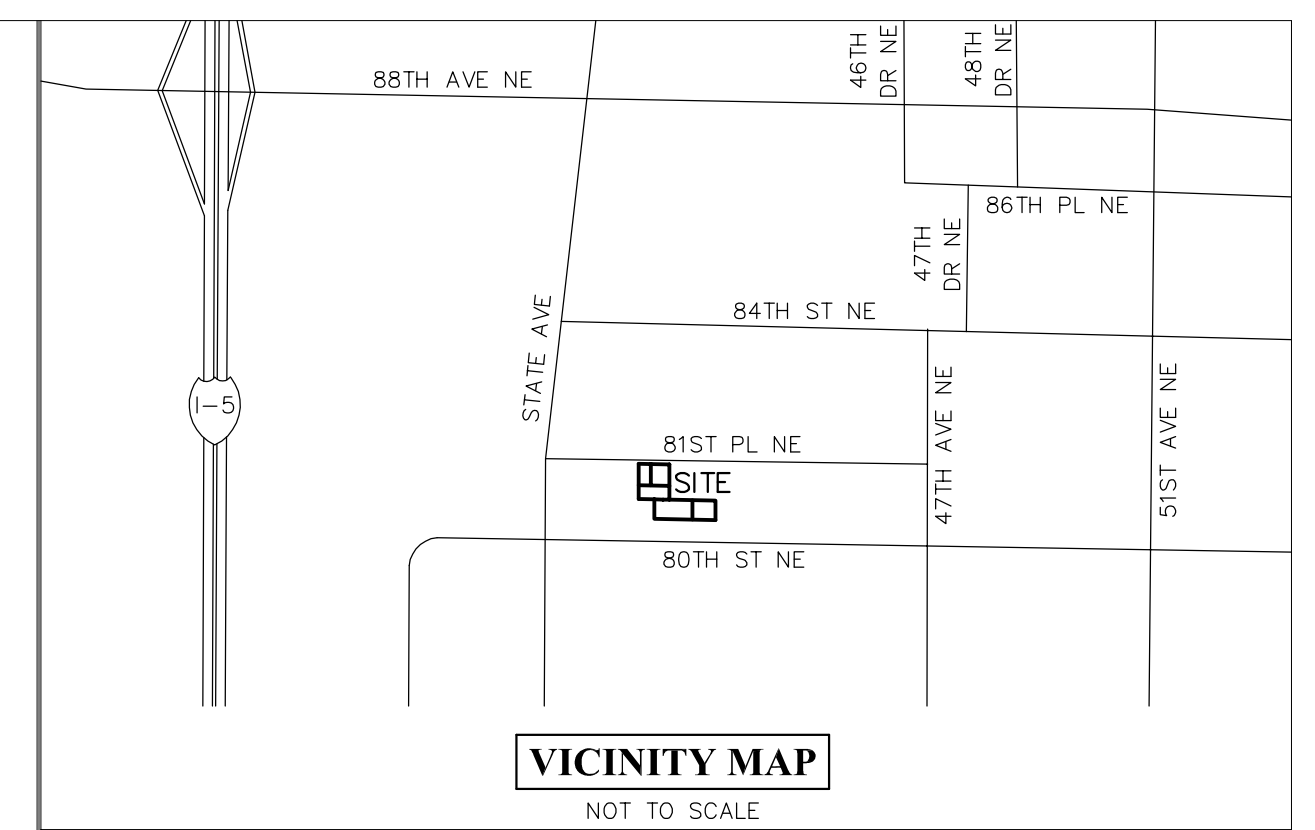
#	SIZE / TYPE	DLR
1	18" 18" CEDAR	10'
2	12" CEDAR	8'
3	8" CEDAR	8'
4	12" CEDAR	8'
5	12" CEDAR	8'
6	22" FIR	10'
7	8" DECIDUOUS	8'
8	CEDAR CLUSTER	18'

DLR = DRIP LINE RADIUS

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°52'12"E	4.00'

T.B.M. NOTE
SITE BENCHMARK=NAIL/WASHER
ELEVATION=43.16



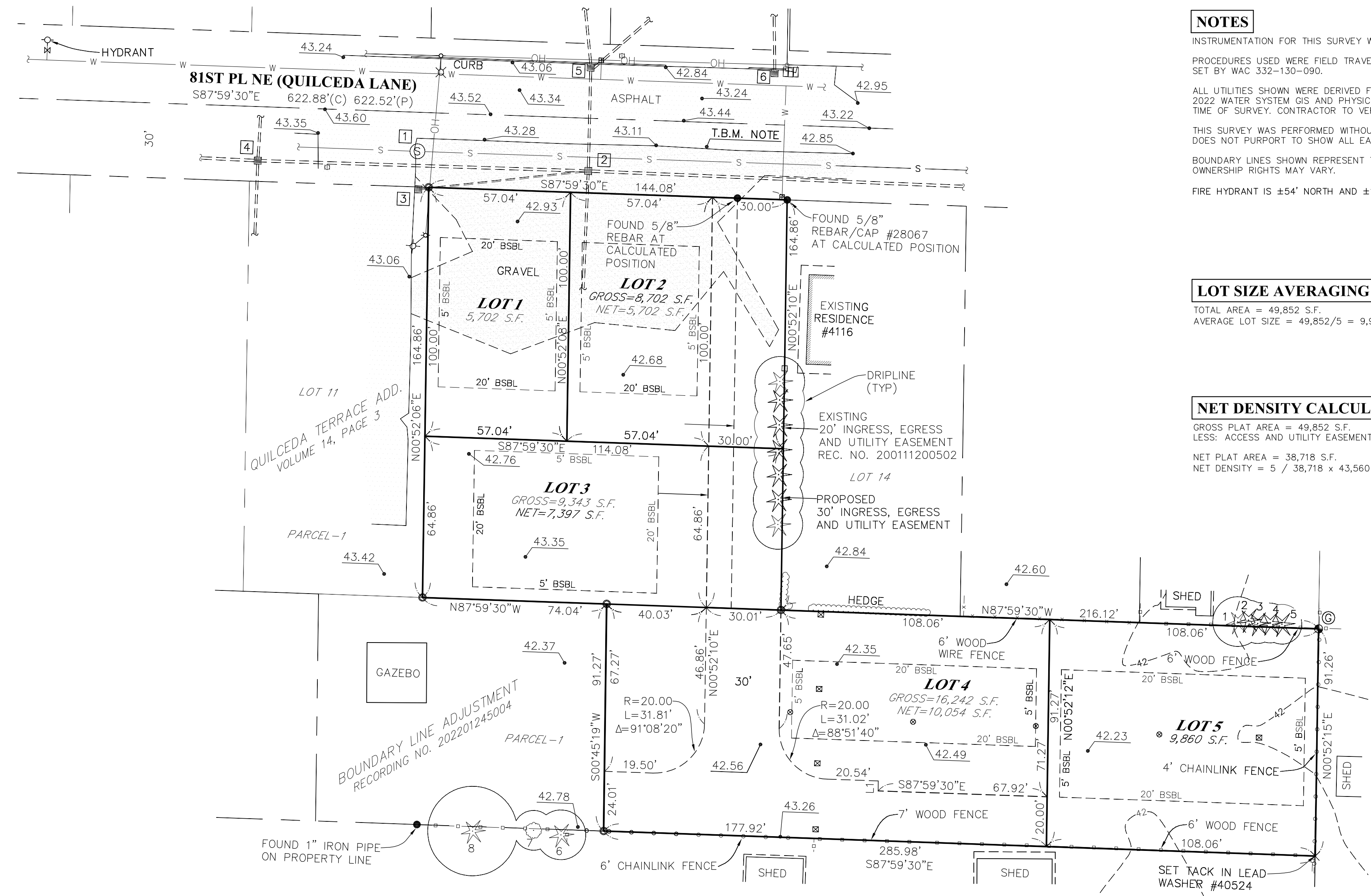
- CONTROL LEGEND**
- A FOUND CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH IN CASE DOWN 0.3'
 - B FOUND 6" SQUARE CONCRETE MONUMENT WITH 3" BRASS DISK WITH PUNCH IN CASE DOWN 0.1'
 - C FOUND 3" BRASS DISK WITH PUNCH, NORTH ±0.5' OF EMPTY MONUMENT CASE, 0.3' BELOW GRADE
 - D FOUND 4" SQUARE CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH IN CASE DOWN 0.1'
 - E FOUND 5" DIAMETER CONCRETE MONUMENT WITH 1" LEAD PLUG WITH COPPER TACK IN CASE DOWN 0.25'
 - F FOUND CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH IN CASE DOWN 0.3'
 - G FOUND 4" SQUARE CONCRETE MONUMENT WITH TACK IN LEAD, ±0.3' BELOW GRADE

- REFERENCES**
- PLAT OF QUILCEDA TERRACE ADD., VOLUME 14, PAGE 3.
 - BOUNDARY LINE ADJUSTMENT, RECORDING NO. 202201245004.
 - RECORD OF SURVEY B.L.A., RECORDING NO. 200112105004.
 - RECORD OF SURVEY, RECORDING NO. 9512285011.

LEGAL DESCRIPTION

PARCEL A:
LOTS 12 AND 13, QUILCEDA TERRACE ADD., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 3, IN SNOHOMISH COUNTY, WASHINGTON.

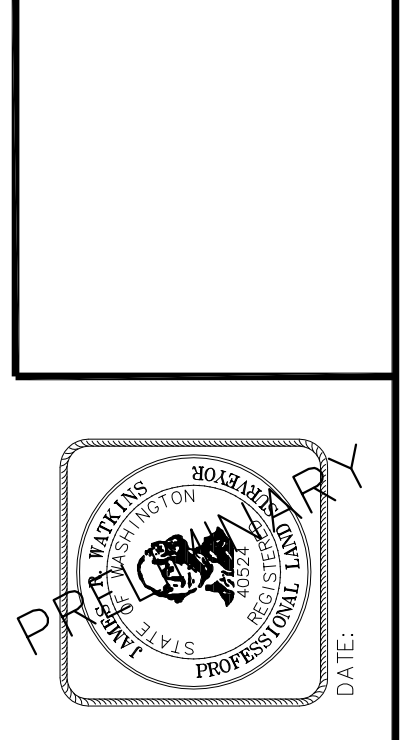
PARCEL B:
THE SOUTH HALF OF THE FOLLOWING DESCRIBED TRACT:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 5 EAST, WM.;
THENCE SOUTH 89°48'48" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 329.81 FEET;
THENCE NORTH 1°17'34" WEST FOR 166.99 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE ON SAME STRAIGHT LINE NORTH 1°17'34" WEST FOR 182.53 FEET;
THENCE SOUTH 89°50'41" WEST FOR 597.21 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF PACIFIC HIGHWAY RIGHT OF WAY;
THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1980.1 FEET AND CONSUMING AN ANGLE OF 1°33'35" FOR AN ARC DISTANCE OF 51.18 FEET;
THENCE SOUTH 1°24'30" EAST FOR 131.35 FEET;
THENCE NORTH 89°50'41" EAST FOR 597.51 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE WEST 196 FEET THEREOF;
(ALSO KNOWN AS PARCEL 1 OF BOUNDARY LINE ADJUSTMENT NUMBER 01-005, RECORDED UNDER AUDITOR'S FILE NUMBER 200112105004;
EXCEPT THE WEST 115.82 FEET THEREOF.)
TOGETHER WITH AN INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER, ALONG AND ACROSS THE EAST 20 FEET OF LOT 13, UNDER AUDITOR'S FILE NO. 1046458, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AS DISCLOSED UNDER AUDITOR'S FILE NO. 200112200502.
(ALSO KNOWN AS NEW PARCEL 2 OF BOUNDARY LINE ADJUSTMENT FILE NO. BLA21-011, RECORDED UNDER AUDITOR'S FILE NO. 202201245004.)
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD, IF ANY.
(PER STATUTORY WARRANTY DEED, RECORDING NO. 202201280553.)



- 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.
 - ALL UTILITIES SHOWN WERE DERIVED FROM A COMBINATION OF CITY OF MARYSVILLE 2022 WATER SYSTEM GIS AND PHYSICAL LOCATIONS ON THE GROUND SURFACE AT TIME OF SURVEY. CONTRACTOR TO VERIFY PRIOR TO ANY EXCAVATION.
 - 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.
 - FIRE HYDRANT IS ±54' NORTH AND ±154' WEST OF NORTHWEST PROPERTY CORNER

LOT SIZE AVERAGING CALCULATIONS
TOTAL AREA = 49,852 S.F.
AVERAGE LOT SIZE = 49,852/5 = 9,970 S.F.

NET DENSITY CALCULATIONS
GROSS PLAT AREA = 49,852 S.F.
LESS: ACCESS AND UTILITY EASEMENT = 11,134 S.F.
NET PLAT AREA = 38,718 S.F.
NET DENSITY = 5 / 38,718 x 43,560 = 5.62 DU/AC



PRELIMINARY SHORT PLAT

FOR
JENNIFER HSIAO

SITE ADDRESS: VACANT 81ST PL NE - MARYSVILLE, 98270

PARCEL NUMBERS:
00550600001200, 00550600001300, 30052100314700

DATE	CHKD BY	DWN BY	NOTES
9-2-2022	JRW	JRW	

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

PRELIMINARY SHORT PLAT

FOR
JENNIFER HSIAO

SITE ADDRESS: VACANT 81ST PL NE - MARYSVILLE, 98270

PARCEL NUMBERS:
00550600001200, 00550600001300, 30052100314700