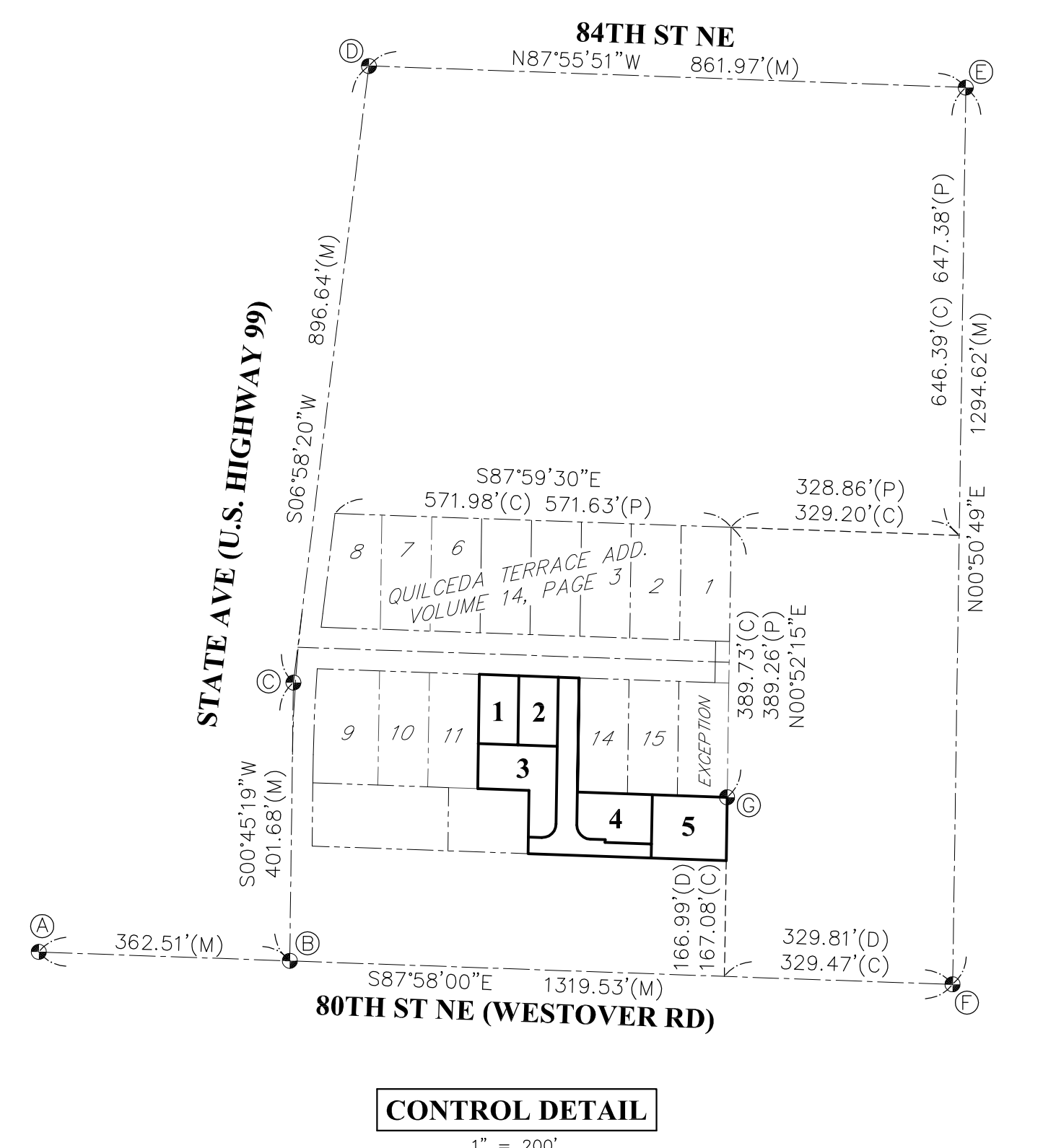
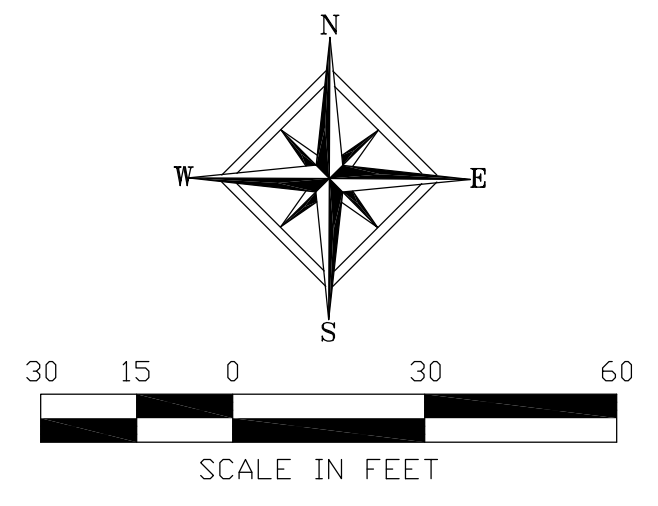


81ST PLACE SHORT PLAT
SP22-004



- LEGEND**
- FOUND CONCRETE MONUMENT AS NOTED
 - SET 1/2" REBAR/CAP #40524
 - FOUND 5/8" REBAR AT CALCULATED POSITION UNLESS OTHERWISE NOTED
 - × SET TACK IN LEAD/WASHER #40524
 - SET LINE STAKE
 - UTILITY POLE WITH LUMINAIRE
 - ◇ POWER POLE
 - ◇ WATER METER
 - ◇ HYDRANT
 - ◇ WATER VALVE
 - ◇ IRRIGATION CONTROL VALVE BOX
 - ◇ IRRIGATION CONTROL VALVE
 - ◇ CATCH BASIN
 - SANITARY SEWER MANHOLE
 - ◇ 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

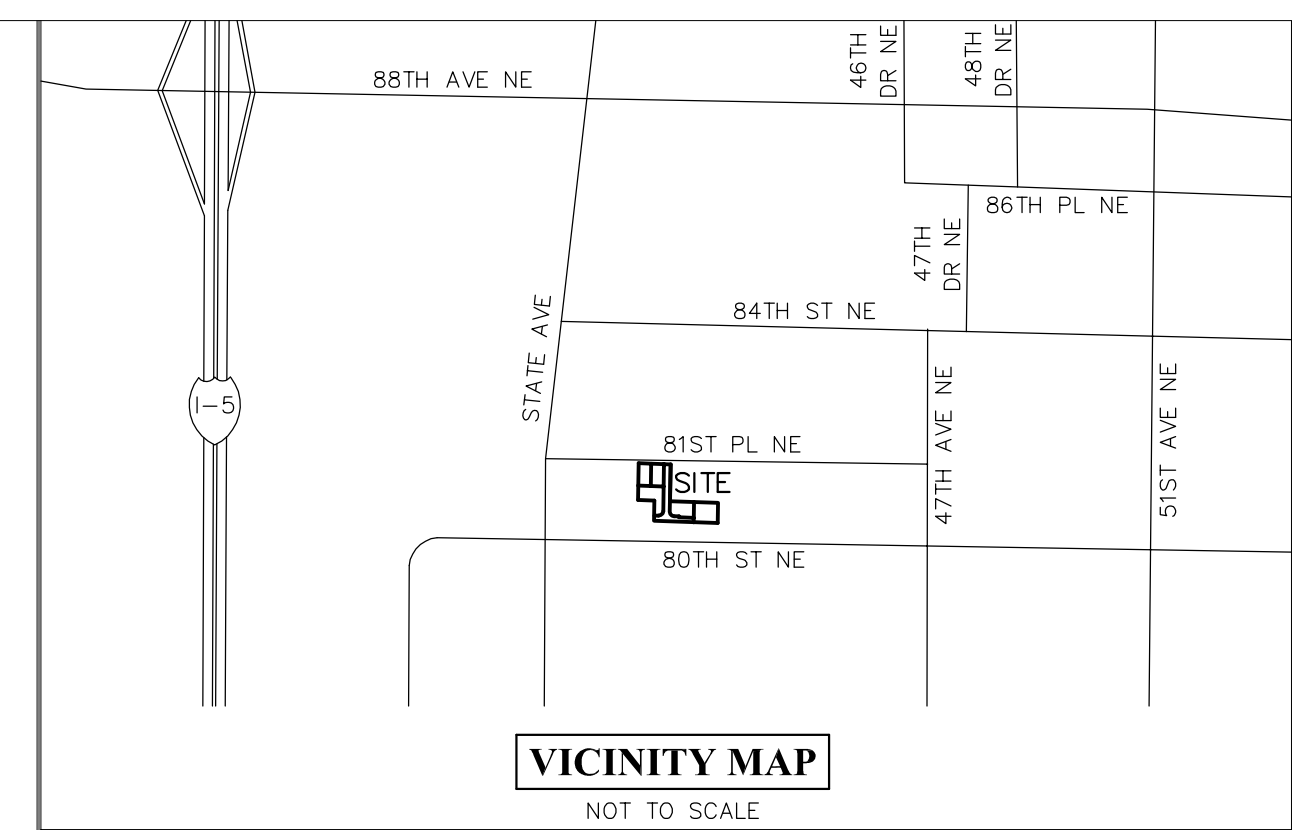
- STRUCTURE LEGEND**
- 1 SANITARY SEWER MANHOLE
RIM=42.75
I(E,W)CONCRETE=36.00
 - 2 CATCH BASIN
RIM=42.43
I(E)12" CMP=37.43
I(S)10" CMP=37.83
I(W)12" CMP=37.23
I(N)10" CMP=37.78
I(W)6" PVC=38.23
 - 3 CATCH BASIN
RIM=42.62
I(E)6" PVC=41.22
 - 4 CATCH BASIN
RIM=42.77
I(E)12" CMP=36.52
I(S)10" CMP=37.67
I(W)12" CMP=36.11
I(N)10" CMP=37.62
 - 5 CATCH BASIN
RIM=42.97
I(E)10" CMP=38.22
I(S)10" CMP=38.07
I(N)10" CMP=38.77
 - 6 CATCH BASIN
RIM=42.69
I(N)10" PVC=40.39



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



BASIS OF BEARINGS
S00°45'19"W ALONG THE MONUMENTED CENTERLINE OF STATE AVENUE (U.S. HIGHWAY 99).

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

DATUM
NAVD88
PER WGS SURVEY DATA WAREHOUSE
DESIGNATION: 2097 = CAD #
DB ID: 17850
DESCRIPTION:
LOCATION: CENTER SECTION MONUMENT EAST OF THE INTERSECTION OF 84TH ST NE AND STATE AVE (U.S. HIGHWAY 99).
ELEVATION: 46.572

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.
LOTS 3, 4 & 5 ARE REQUIRED TO BE CONSTRUCTED WITH RESIDENTIAL FIRE SPRINKLER SYSTEMS.

NET DENSITY CALCULATIONS
GROSS SITE AREA: 1.14 ACRES (49,852 S.F.)
LESS TRACT: 0.25 ACRES (11,137 S.F.)
NET PROJECT AREA: 0.89 ACRES (38,715 S.F.)
NET DENSITY: 0.89 ACRES x 6.5 DU / ACRE = 5.78 UNITS ALLOWED (5 UNITS PROPOSED)

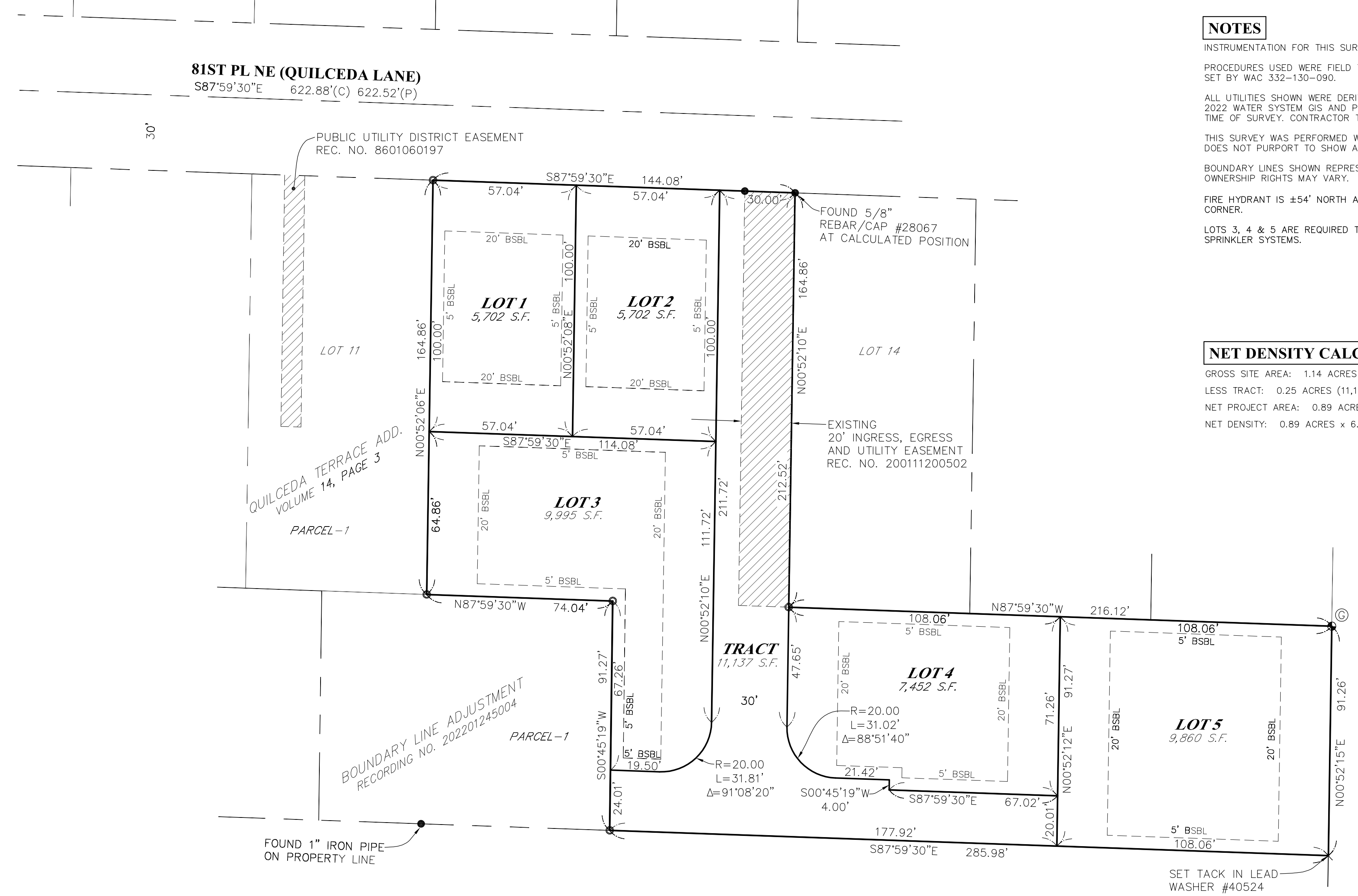
- CONTROL LEGEND**
- A FOUND CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH IN CASE DOWN 0.3'
 - B FOUND 6" SQUARE CONCRETE MONUMENT WITH 3" BRASS DISK WITH PUNCH IN CASE DOWN 0.1'
 - C FOUND 3" BRASS DISK WITH PUNCH, NORTH ±0.5' OF EMPTY MONUMENT CASE, 0.3' BELOW GRADE
 - D FOUND 4" SQUARE CONCRETE 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. 20011205004.
 - RECORD OF SURVEY, RECORDING NO. 9512285011.

LEGAL DESCRIPTION

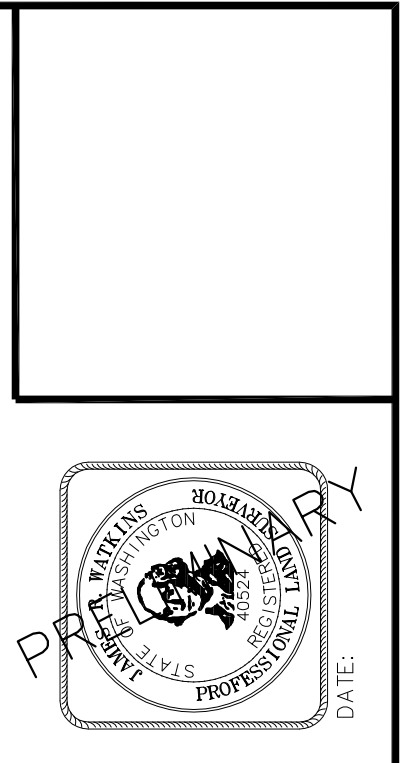
PARCEL A:
LOTS 12 AND 13, QUILCEDA TERRACE ADD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 3, IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:
THE SOUTH HALF OF THE FOLLOWING DESCRIBED TRACT:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 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 SOUTHEAST 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 51.16 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 20011205004; 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. 20011200502.
(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.)



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

SEE SHEET 2 FOR EXISTING CONDITIONS

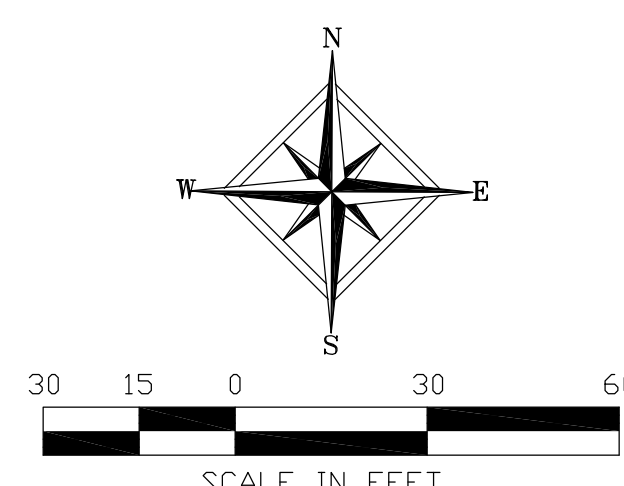
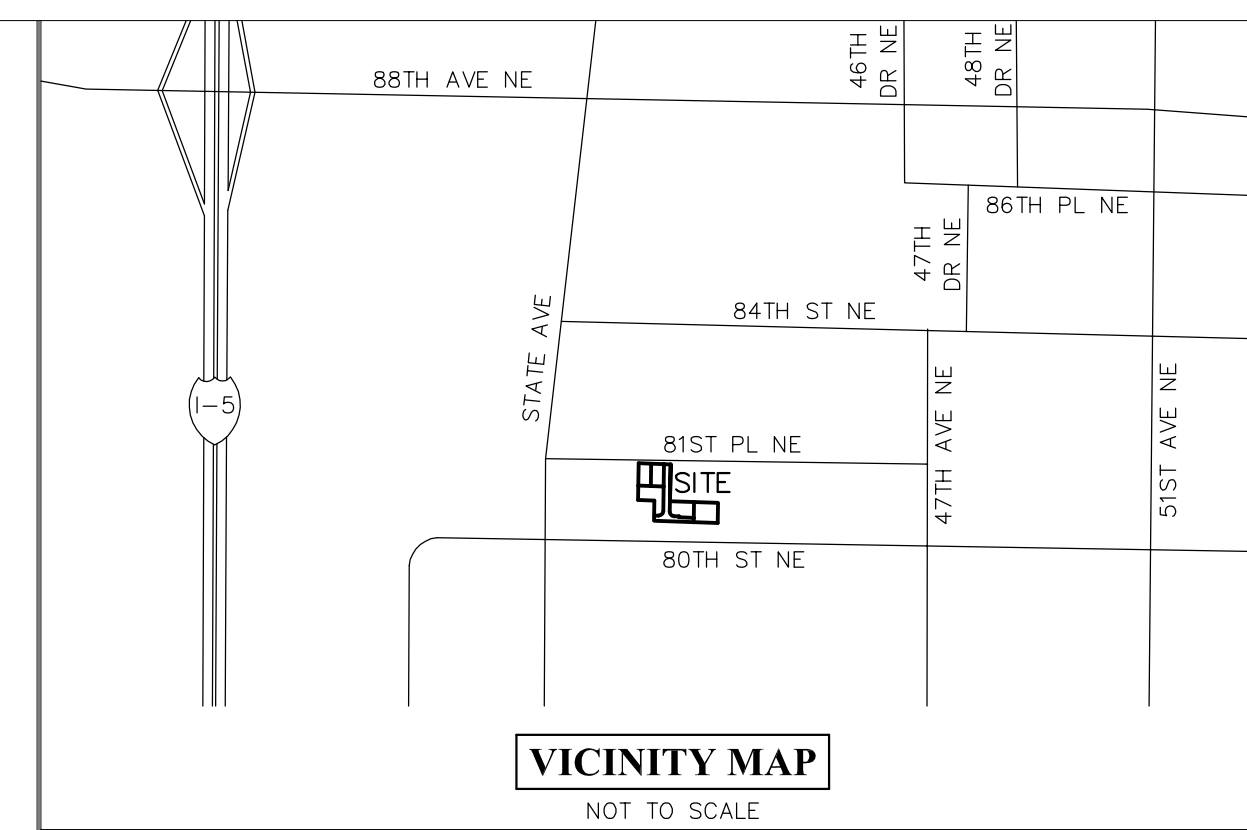


DATE	CHKD BY	DRAWN BY	NOTES
12-5-2022	JRW	JRW	

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

81ST PLACE SHORT PLAT
SP22-004



LEGEND

- FOUND CONCRETE MONUMENT AS NOTED
- SET 1/2" REBAR/CAP #40524
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- SET LINE STAKE
- ⊕ UTILITY POLE WITH LUMINAIRE
- POWER POLE
- ⊕ WATER METER
- ⊕ HYDRANT
- ⊕ WATER VALVE
- ⊕ IRRIGATION CONTROL VALVE BOX
- ⊕ IRRIGATION CONTROL VALVE
- ▭ CATCH BASIN
- ⊙ SANITARY SEWER MANHOLE
- SIGN
- MAILBOX
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- (C) CALCULATED DIMENSION
- (P) PLAT DIMENSION - QUILCEDA TERRACE ADD.
- (D) DEED DIMENSION
- DECIDUOUS TREE
- ⊗ CONIFEROUS TREE

STRUCTURE LEGEND

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RIM=42.75
IE(E,W)CONCRETE=36.00
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IE(S)10"CMP=38.07
IE(N)10"CMP=38.77
- 6 CATCH BASIN
RIM=42.69
IE(N)10"PVC=40.39

CONTROL LEGEND

- ⊙ FOUND 4" SQUARE CONCRETE MONUMENT WITH TACK IN LEAD, ±0.3' BELOW GRADE

BASIS OF BEARINGS

S00°45'19"W ALONG THE MONUMENTED CENTERLINE OF STATE AVENUE (U.S. HIGHWAY 99).

REFERENCES

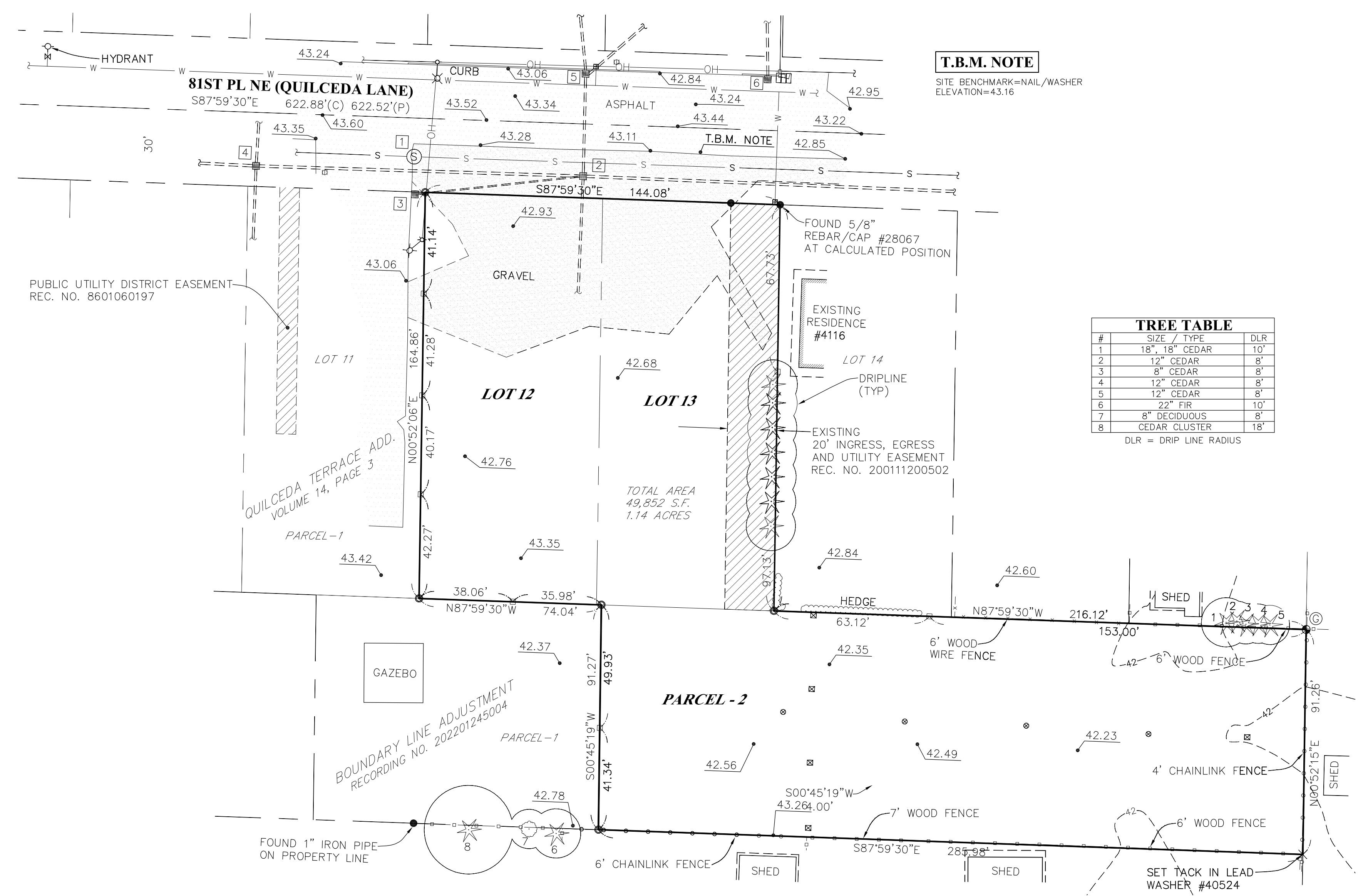
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ELEVATION=43.16

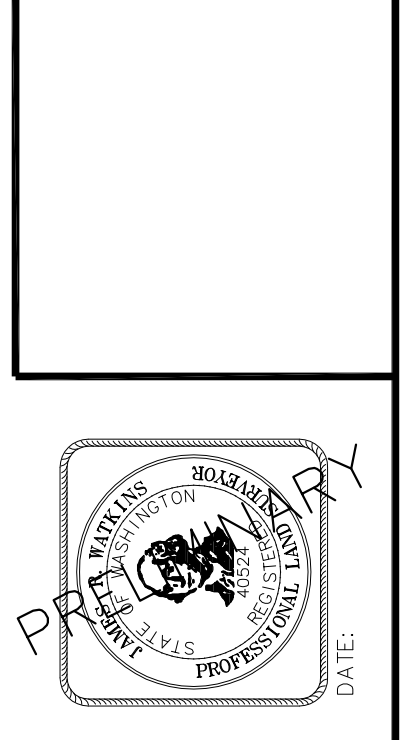
TREE TABLE

#	SIZE / TYPE	DLR
1	18", 18" CEDAR	10'
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DLR = DRIP LINE RADIUS

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

SEE SHEET 1 FOR SHORT PLAT



DATE	CHKD BY	DWN BY	NOTES
12-5-2022	JRW	JRW	

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