

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT **EVANS PARK, LLC, A WASHINGTON LIMITED LIABILITY COMPANY**, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, DECLARE THIS BINDING SITE PLAN AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE BINDING SITE PLAN AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS BINDING SITE PLAN IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC., SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING AN ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE BINDING SITE PLAN, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER AFTER ACQUIRING A CULVERT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS, IF REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITTING REQUIREMENTS THEREFORE.

SAID DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO 25TH AVENUE NORTHEAST, NOR SHALL THE CITY OF MARYSVILLE OR ANY OTHER LOCAL GOVERNMENT AGENCY EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OF APPROACH TO SAID STREET FROM SAID LOTS.

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

TRACT 999, TOGETHER WITH STORM INFILTRATION FACILITIES, ARE HEREBY GRANTED TO THE EVENS PARK HOMEOWNERS ASSOCIATION (HOA) WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT, SUBJECT TO AN EMERGENCY EASEMENT GRANTED AND CONVEYED TO THE CITY OF MARYSVILLE. OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH THE CITY OF MARYSVILLE CODE SHALL BE THE RESPONSIBILITY OF HOA. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE CITY OF MARYSVILLE REGULATIONS AND CONDITIONS OF SUBDIVISION APPROVAL SPECIFIED ON THE PLAT.

THE SUBJECT PRD/BSP CONTAINS BIORETENTION STORMWATER PLANTINGS WITHIN THE LANDSCAPE STRIPS IN PUBLIC RIGHT OF WAY. SAID BIORETENTION STORMWATER PLANTINGS, SHALL BE THE OBLIGATION OF THE EVENS PARK HOMEOWNERS ASSOCIATION (HOA) TO MAINTAIN, AND IN THE EVENT OF THE HOA'S DISSOLUTION, THE RESPONSIBILITY OF ALL OF THE LOT OWNERS WITHIN THE EVENS PARK PRD WITH AN EQUAL AND UNDIVIDED INTEREST. BIORETENTION STORMWATER PLANTINGS SHALL NOT BE REMOVED UNLESS DISEASED/DYING OR DETERMINED TO INTERFERE WITH SIGHT DISTANCE BY THE CITY ENGINEER. REPLACEMENT BIORETENTION STORMWATER PLANTINGS MUST MEET THE REQUIREMENTS OUTLINED IN MMC CHAPTER 22C.120, LANDSCAPING AND SCREENING, OR THE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED **EVANS PARK**, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT. SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR **EVANS PARK**, RECORDING UNDER SNOHOMISH COUNTY RECORDING NUMBER _____

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____

EVANS PARK, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

REPRESENTATIVE ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **DARIN HUSEBY** IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATING THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE **MEMBER OF EVANS PARK, LLC A WASHINGTON LIMITED LIABILITY COMPANY**, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY SIGNATURE _____

(PRINT NAME)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

LEGAL DESCRIPTION

PARCEL B, SNOHOMISH COUNTY SHORT PLAT NO. 109 (4-84) RECORDED UNDER RECORDING NO. 8406140256, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENTS, RESTRICTIONS AND COVENANTS

- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR 'SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY RECORDED UNDER RECORDING NUMBER 8405185001 (NO PLOTTABLE ENCUMBRANCES)
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SNOHOMISH COUNTY SHORT PLAT NUMBER 109(4-84) RECORDED UNDER RECORDING NUMBER 8406140256 (NO PLOTTABLE ENCUMBRANCES)
- SUBJECT TO EASEMENT(S) FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AND RIGHTS INCIDENTAL THERETO AS GRANTED UNDER RECORDING NUMBER 9909150395 (AS SHOWN)
- SUBJECT TO EASEMENT(S) FOR ELECTRIC TRANSMISSION AND/OR BROADBAND DISTRIBUTION LINES AND RIGHTS INCIDENTAL THERETO, AS GRANTED UNDER RECORDING NUMBER 202002120373 (AS SHOWN)
- SUBJECT TO EASEMENT(S) FOR ELECTRIC AND UTILITY DISTRIBUTION SYSTEM AND RIGHTS INCIDENTAL THERETO, AS GRANTED UNDER RECORDING NUMBER 202207190309 (AS SHOWN)
- NO DIRECT ACCESS TO 25TH AVENUE NE SHALL BE PERMITTED FROM ANY LOT OR TRACT.
- ANY LOTS UNDER 5,000 SQUARE FEET MUST DEMONSTRATE COMPLIANCE WITH MMC SECTION 22C.010.310, SMALL LOT SINGLE FAMILY DWELLING DEVELOPMENT STANDARDS, PRIOR TO BUILDING PERMIT ISSUANCE.
- THE APPLICANT SHALL SUBMIT PAYMENT TO LAKEWOOD SCHOOL DISTRICT NO. 306 FOR SCHOOL IMPACTS CAUSED BY THE DEVELOPMENT PURSUANT TO CHAPTER 22D.040 MMC, SCHOOL IMPACT FEES AND MITIGATION. SCHOOL IMPACT FEES ARE BASED ON THE FEE SCHEDULES IN EFFECT AT THE TIME AN INDIVIDUAL BUILDING PERMIT APPLICATION IS ACCEPTED BY THE CITY AND WILL BE REQUIRED TO BE PAID PRIOR TO FINAL INSPECTION. CREDIT SHALL BE GIVEN TO LOT 1 FOR THE EXISTING SINGLE-FAMILY RESIDENCE WHICH WILL BE DEMOLISHED.
- THE APPLICANT SHALL SUBMIT PAYMENT TO THE CITY OF MARYSVILLE FOR PARK IMPACTS CAUSED BY THE DEVELOPMENT PURSUANT TO CHAPTER 22D.020 MMC, PARKS, RECREATION, OPEN SPACE AND TRAIL IMPACT FEES AND MITIGATION. PARK IMPACT FEES ARE BASED ON THE FEE SCHEDULES IN EFFECT AT THE TIME AN INDIVIDUAL BUILDING PERMIT APPLICATION IS ACCEPTED BY THE CITY AND WILL BE REQUIRED TO BE PAID PRIOR TO FINAL INSPECTION. CREDIT SHALL BE GIVEN TO LOT 1 FOR THE EXISTING SINGLE-FAMILY RESIDENCE WHICH WILL BE DEMOLISHED.
- THE FENCE ADJACENT TO THE COMMON OPEN SPACE TRACT (TRACT 999) SHALL NOT EXCEED THREE (3) FEET IN HEIGHT.
- NO CHAIN-LINK FENCE IS PERMITTED IN THE FRONT YARD OR BETWEEN THE RESIDENTIAL BUILDING AND PUBLIC RIGHT OF WAY.
- THE MAXIMUM HEIGHT OF FREE-STANDING WALLS, FENCES, OR HEDGES IN ANY FRONT YARD OR OTHER LOCATION BETWEEN THE STREET AND THE FAÇADE SHALL BE 3 FEET UNLESS A TALLER WALL, FENCE, OR HEDGE IS NEEDED, PER THE COMMUNITY DEVELOPMENT DIRECTOR, IN ORDER TO MITIGATE SIGNIFICANT NOISE AND TRAFFIC IMPACTS.
- THE HEIGHT OF FENCES ON FRONT LOT LINES SHALL NOT EXCEED 3 FEET.
- IN ORDER TO MITIGATE IMPACTS UPON THE FUTURE CAPACITY OF THE ROAD SYSTEM, THE APPLICANT SHALL BE REQUIRED TO SUBMIT PAYMENT TO THE CITY OF MARYSVILLE, ON A PROPORTIONATE SHARE COST OF THE FUTURE CAPACITY IMPROVEMENTS AS SET FORTH IN MMC 22D.030.070(3), FOR THE DEVELOPMENT. TRAFFIC IMPACT FEES SHALL BE VESTED AT A RATE OF \$6,300.00 PER PMPHT. THE TRAFFIC IMPACT FEES FOR THIS PROPOSAL ARE ESTIMATED TO BE \$75,600.00 (12 PMPHT X \$6,300). CREDIT SHALL BE GIVEN FOR THE EXISTING SINGLE-FAMILY RESIDENCE TO BE DEMOLISHED.
- NO ACCESSORY DWELLING UNITS (ADU) SHALL BE ALLOWED WITHIN THIS PLANNED RESIDENTIAL DEVELOPEMENT (PRD).
- SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NUMBER _____.
- IN ORDER TO OBTAIN THE DENSITY SHOWN FOR THE PRD/BSP, THE PROJECT'S DEVELOPER INSTALLED A PERIMETER QUALITY SIGHT OBSCURING FENCE ALONG THE SOUTH AND EAST BOUNDARIES OF THE PLAT. SAID FENCE SHALL BE CONTINUOUSLY MAINTAINED IN GOOD CONDITION CONSISTENT WITH THE APPROVED PLAN. FENCING THAT IS IN DISREPAIR MUST BE REPLACED TO MATCH EXISTING FENCING OR AS OTHERWISE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.

FRONTAGE UTILITY EASEMENT

AN EASEMENT SHALL BE RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, AS SHOWN, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, AND UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED.

PRIVATE STORM DRAINAGE EASEMENTS

PRIVATE STORM DRAINAGE EASEMENTS OVER, UNDER AND ACROSS THE BURDENED LOTS, AS SET FORTH IN THE FOLLOWING TABLES AND SHOWN HEREON, ARE HEREBY GRANTED AND CONVEYED TO THE OWNERS OF THE BENEFITED LOTS AS SHOWN ON THE FOLLOWING TABLE.

THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

BURDENED LOTS	BENEFITED LOTS
1-3	1-4
4-8	5-9
10-12	11-13

CITY OF MARYSVILLE APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY ENGINEER, CITY OF MARYSVILLE

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR, CITY OF MARYSVILLE

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS _____ DAY OF _____, 20____.

MAYOR, CITY OF MARYSVILLE

ATTEST: CITY CLERK

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING _____ TAXES.

TREASURER, SNOHOMISH COUNTY

BY:
DEPUTY COUNTY TREASURER

EXISTING PARCEL NUMBER:
31052000301500

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PACIFIC COAST SURVEYS, INC. THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ M, AND RECORDED IN VOLUME _____ OF PLATS, PAGES _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY:
DEPUTY COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF **EVANS PARK, LLC** IN NOVEMBER 2020. THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND. I HEREBY CERTIFY THAT THIS **EVANS PARK** PRD/BSP IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

DARREN J. RIDDLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 37536

DATE

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }SS



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **DARREN J. RIDDLE** IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT [HE/SHE/THEY] SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE [HIS/HER/THEIR] FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____

(PRINT NAME)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

DATED: _____

A.F. NO. _____

SHEET
1 of 2

Pacific Coast Surveys, Inc.

LAND SURVEYING & MAPPING

P.O. BOX 13619
MILL CREEK, WA 98082

PH. 425.512.7099 FAX 425.357.3577
www.PCSurveys.net

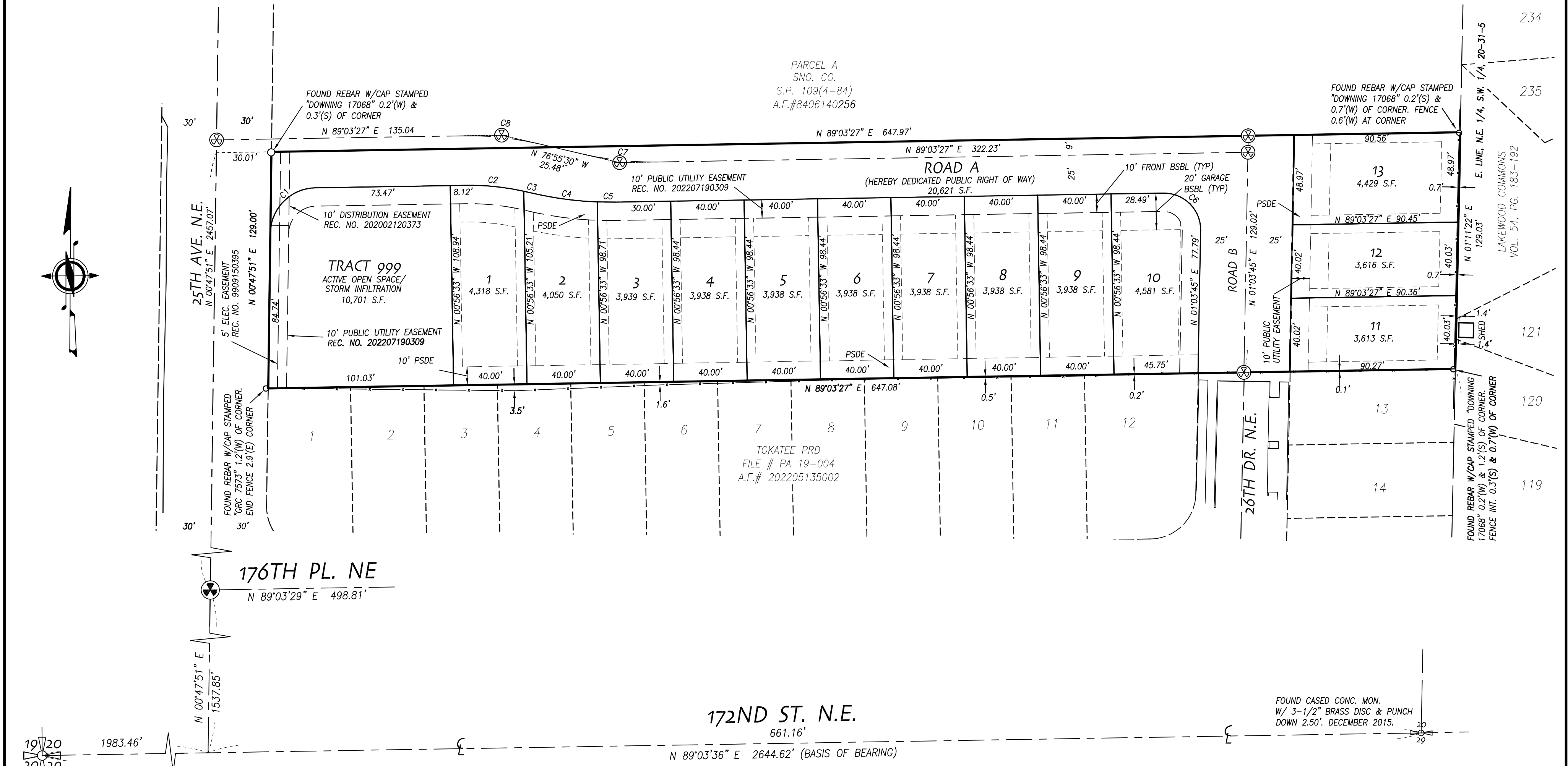
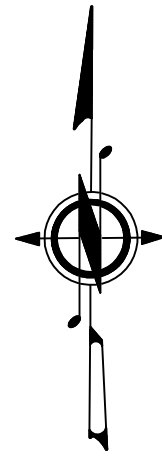
EVANS PARK PRD/BSP

FILE NO: PA22-003

CITY OF MARYSVILLE, SNOHOMISH COUNTY, WA
NE 1/4 SW 1/4, SEC.20, T.31N., R.5E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
JRM	3.1.23	21-2452fpm.dwg	N/A	21-2452

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	38.51	25.00	88°15'36"
C2	32.17	138.00	13°21'24"
C3	3.03	138.00	1°15'30"
C4	37.57	186.50	11°32'30"
C5	10.00	186.50	3°04'25"
C6	32.12	20.00	92°00'19"
C7	40.37	165.00	14°01'09"
C8	40.38	165.00	14°01'16"



EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

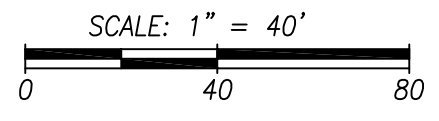
INSTRUMENTATION:
LEICA TCPR 1201 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF 172ND ST. N.E., AS THE BEARING OF NORTH 89°03'36" EAST, PER THE PLAT OF WANDERING WINDS, AFN 201902265003.

LEGEND

- SET 1/2" X 24" REBAR & CAP STAMPED "L.S. 37536"
- FOUND REBAR & CAP AS NOTED
- ⊕ FOUND CONC. MONUMENT AS NOTED
- ⊗ SET CASSED CONC. MON. STAMPED "PCS - 37536"
- ⋈ RIGHT OF WAY CENTERLINE
- ⋇ UTILITY EASEMENT
- ┊ BUILDING SETBACK LINE (BSBL)
- BOUNDARY LINE
- - - - LOT LINE
- · - · - RIGHT OF WAY CENTERLINE
- · - - - RIGHT OF WAY
- · - · - UTILITY EASEMENT
- ┊ BUILDING SETBACK LINE (BSBL)



A.F. NO.		SHEET	
		2 of 2	
Pacific Coast Surveys, Inc.			
LAND SURVEYING & MAPPING			
P.O. BOX 13619 MILL CREEK, WA 98082			
PH. 425.512.7099 FAX 425.357.3577 www.PCSurveys.net			
EVANS PARK PRD/BSP			
FILE NO: PA22-003			
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WA			
NE 1/4 SW 1/4, SEC.20, T.31N., R.5E., W.M.			
DRAWN BY	DATE	DRAWING FILE NAME	SCALE
JRM	3.1.23	21-2452fpm.dwg	1"=40'
JOB NO.			
21-2452			

