

CONTOUR INTERVAL = 1'

HORIZONTAL AND VERTICAL DATUMS

VERTICAL DATUM BASED ON NAVD 88 (MEAN SEA LEVEL)
 HORIZONTAL DATUM IS BASED ON WASHINGTON NORTH ZONE
 SPC NORTH AMERICAN DATUM 1983/1991 GEODETIC PROJECTION

LEGAL DESCRIPTION

TAX PARCEL NO. 30051000201600
 ADDRESS: 11718 55TH AVE NE, MARYSVILLE, WA 98271

PARCEL A:
 LOT 2, SHORT PLAT NO. 348 (10-80), RECORDED UNDER AUDITOR'S FILE NO. 8106150155 BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 5 EAST, WM SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

(LEGAL DESCRIPTION FROM EXHIBIT "A" CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO 500116936, DATED FEBRUARY 17, 2021.)

TAX PARCEL NO. 30051000204200
 ADDRESS: 11800 55TH AVE NE, MARYSVILLE, WA 98271

PARCEL B:
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE WEST LINE THEREOF FOR 181.5 FEET; THENCE EAST 1320 FEET MORE OR LESS TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE WEST 500 FEET; THENCE SOUTH 185 FEET; THENCE EAST 500 FEET MORE OR LESS TO SAID EAST LINE; THENCE NORTH ALONG SAID EAST LINE FOR 185 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

(LEGAL DESCRIPTION FROM EXHIBIT "A" CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO 500116936, DATED FEBRUARY 17, 2021.)

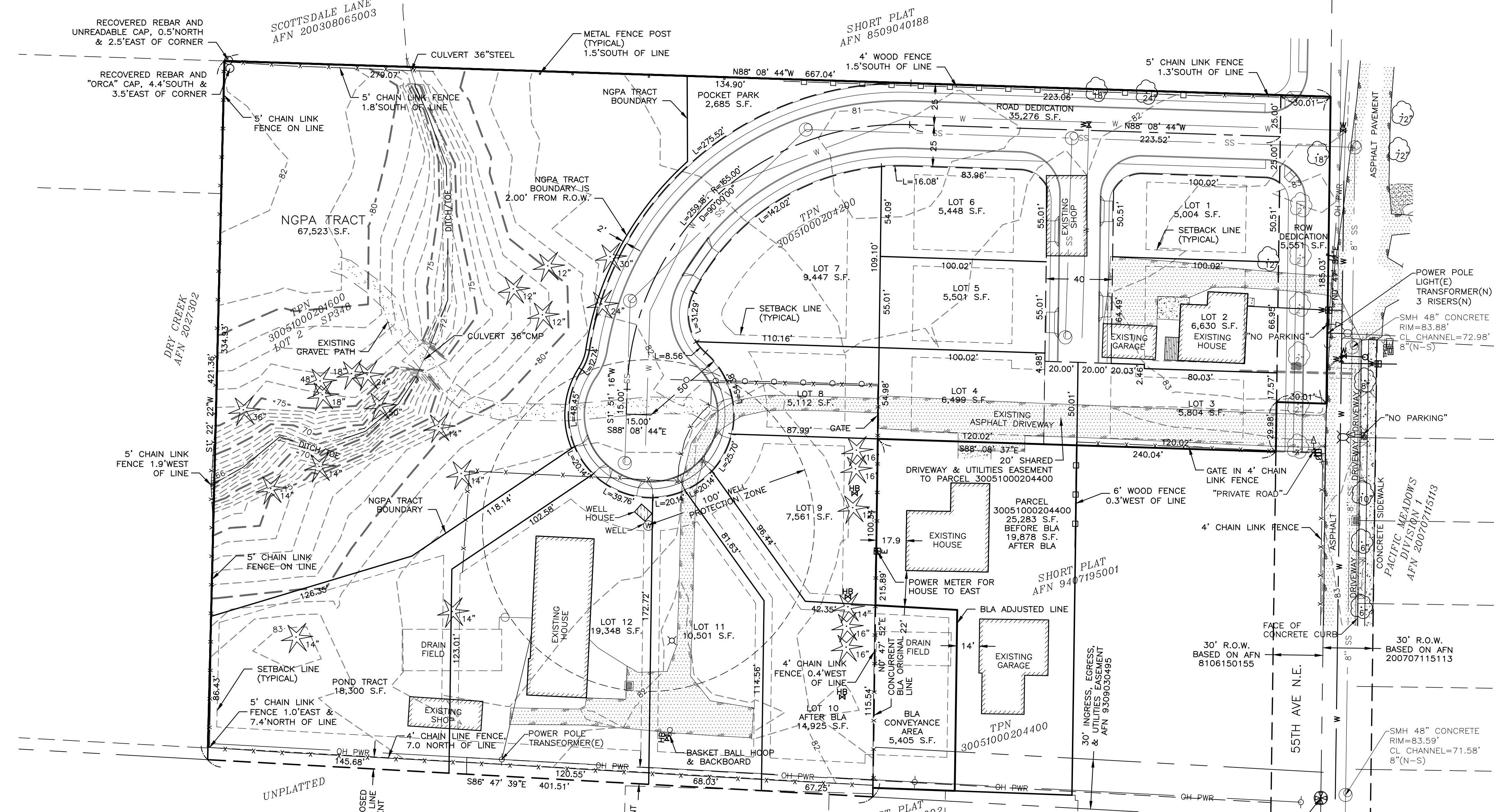
TAX PARCEL NO. 30051000204400
 ADDRESS: 11714 55TH AVE NE, MARYSVILLE, WA 98271

LOT 1 OF SNOHOMISH COUNTY SHORT PLAT NO. Z9304089 SHORT PLAT RECORDED UNDER AUDITOR'S FILE NUMBER 9407195001, RECORDS OF SNOHOMISH COUNTY, STATE OF WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:
 ALL THAT PORTION OF LOT 1 OF SNOHOMISH COUNTY SHORT PLAT NO. Z9304089 SP RECORDED UNDER AUDITOR'S FILE NUMBER 9407195001, RECORDS OF SNOHOMISH COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°9'58" WEST ALONG THE SOUTH LINE OF SAID LOT 1 FOR 42.99 FEET; THENCE SOUTH 00°37'35" EAST ALONG THE EAST LINE OF SAID LOT 1 FOR 5.06 FEET; THENCE NORTH 89°34'04" WEST ALONG THE SOUTH LINE FOR 75.04 FEET; THENCE NORTH 00°37'35" WEST ALONG THE WEST LINE OF SAID LOT 1 FOR 3.06 FEET; THENCE NORTH 89°18'52" WEST ALONG THE SOUTH LINE OF SAID LOT 1 FOR 1.98 FEET; THENCE NORTH 00°37'35" WEST FOR 53.93 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID SHORT PLAT; THENCE SOUTH 89°34'04" EAST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 120.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°37'35" EAST ALONG THE EAST LINE OF SAID LOT 1 FOR 51.23 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND UNDER THE FOLLOWING DESCRIBED PARCEL:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°29'58" WEST ALONG THE SOUTH LINE OF SAID LOT 1 FOR 42.99 FEET; THENCE SOUTH 00°37'35" EAST ALONG THE EAST LINE OF SAID LOT 1 FOR 5.06 FEET; THENCE NORTH 89°34'04" WEST ALONG THE SOUTH LINE OF SAID LOT 1 FOR 75.04 FEET; THENCE NORTH 00°37'35" WEST ALONG THE WEST LINE OF SAID LOT 1 FOR 3.06 FEET; THENCE NORTH 89°18'52" WEST ALONG THE SOUTH LINE OF SAID LOT 1 FOR 1.98 FEET; THENCE NORTH 00°37'35" WEST FOR 26.94 FEET; THENCE SOUTH 89°34'04" EAST FOR 120.02 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°37'35" EAST ALONG THE EAST LINE OF SAID LOT 1 FOR 24.25 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(LEGAL DESCRIPTION FROM STATUTORY WARRANTY DEED RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 202108061078.)



LEGEND

- ⊙ WATER WELL
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ HOSE BIB
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN CATCH BASIN
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC TRANSFORMER
- ⊙ LUMINAIRE ON SEPARATE POLE
- ⊙ POWER POLE WITH LUMINAIRE
- ⊙ POWER POLE
- ⊙ POWER POLE GUY ANCHOR
- ⊙ FLAG POLE
- ⊙ COMMUNICATIONS PEDESTAL
- ⊙ TRAFFIC SIGN
- ⊙ MAIL BOX
- ⊙ 6" DECIDUOUS TREE
- ⊙ 16" EVERGREEN TREE
- W— WATER LINE
- OH PWR— OVERHEAD POWER LINE
- SD— STORM DRAIN LINE
- SS— SANITARY SEWER LINE

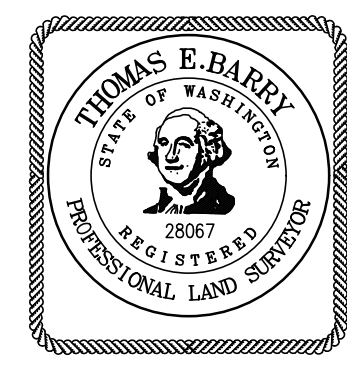
LAND USE INFORMATION

ZONING: R-4.5 (4.5DU/ACRE) MARYSVILLE UGA
 MINIMUM LOT SIZE: 5,000 SQ. FT.
 MINIMUM LOT WIDTH: 60 FEET (50 FEET FOR CRITICAL AREA TRANSFER)
 SETBACKS: 20' FRONT AND REAR, 5' SIDE.
 ON A CASE BY CASE BASIS, THE STREET SETBACK MAY BE REDUCED TO 10 FEET; PROVIDED, THAT AT LEAST 20 LINEAR FEET OF DRIVEWAY ARE PROVIDED BETWEEN ANY GARAGE, CARPORT, OR OTHER FENCED PARKING AREA AND THE STREET PROPERTY LINE, IN THE CASE OF PLATTED LOTS, NO MORE THAN TWO CONSECUTIVE LOTS MAY BE REDUCED TO 10 FEET.
 LOCAL ACCESS ROAD 50' RIGHT OF WAY, MAX 100 LOTS
 LOCAL ACCESS ROAD 40' RIGHT OF WAY, MAX 9 LOTS
 CUL-DE-SAC 50' RADIUS

DENSITY CALCULATIONS

TOTAL GROSS AREA: 232,622 S.F. = (5.34 AC)
 NET AREA = TOTAL GROSS AREA - (AREAS OF NGPA + STORM WATER TRACT + ROADS)
 NET AREA = 232,622 - (67,523 S.F. + 18,300 S.F. + 35,276 S.F.) = 111,523 S.F. = 2.56 AC.
 NET DENSITY = NET AREA (IN ACRES) 2.56 * 4.5 DU/ACRE = 11.52 ~ 12
 CRITICAL AREA DENSITY TRANSFER = CRITICAL AREA LESS STREAM BED / 43,560 = 100% DEVELOPABLE ACRES * 4.5 UNITS = UNITS ALLOWED TO USE NEXT HIGHER ZONE CLASS (50 MIN LOT WIDTH).
 67,523 S.F. / 43560 = 1.55 ACRES * 4.5 = 6.98 ~ 7 UNITS MAY USE THE 50 FEET LOT WIDTH.

UNDERGROUND UTILITY NOTE:
 UNDERGROUND UTILITY LOCATIONS FOR WATER, ELECTRIC SERVICE, COMMUNICATION SERVICE AND GAS, AS SHOWN HEREON, ARE BASED UPON LIMITED SURFACE EVIDENCE THE CITY OF MARYSVILLE ON LINE GIS MAPS.
 THE USE OF THIS MAP FOR THE PRECISE LOCATION OF THE UTILITY LINES IS NOT WARRANTED OR GUARANTEED.
 RCW 19.122 REQUIRES 48 HOUR NOTIFICATION PRIOR TO UNDERGROUND CONSTRUCTION ACTIVITY. CONTACT "CALL BEFORE YOU DIG" UTILITY LOCATE SERVICE AT 811 OR 1-800-424-5555.



METRON
 and ASSOCIATES INC.
 LAND SURVEYS, MAPS, AND LAND USE PLANNING

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PROJECT: CITY OF MARYSVILLE
 PLAT OF FIELD & STREAM
 FOR
 DAVID L. ROSS

A PORTION OF SW1/4 OF THE NW1/4
 SECTION 10, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.
 CITY OF MARYSVILLE
 SNOHOMISH COUNTY, WASHINGTON

SHEET NAME: PRELIMINARY 12 LOT PLAT LAYOUT

DRAWN BY: V.S.W.	APPROVED BY: T.E.B., DATE:	PROJECT NO. 19028
DATE: APRIL 2019	SCALE: 1" = 40'	SHEET: 1 OF 1
FIELD BOOK: 5-30-	DWG FILE: 19028.DWG	