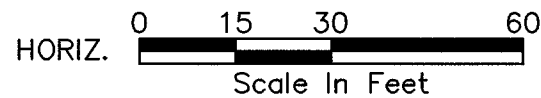


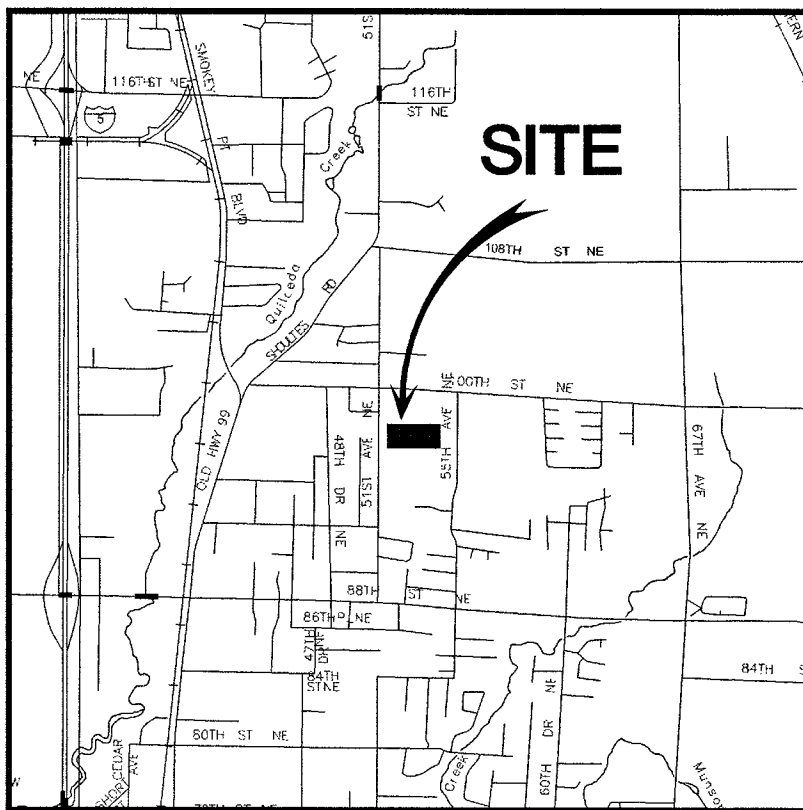
RAY TOWNHOMES

PRELIMINARY PLAT



LEGEND

- | | | | |
|---|-----------------------|-------|--------------------|
| ● | REBAR AND CAP (SET) | _____ | CENTER LINES |
| ● | REBAR AND CAP (FOUND) | _____ | PROPERTY LINES |
| ✕ | TACK AND LEAD | _____ | RIGHT-OF-WAY LINES |
| □ | HUB AND TACK | _____ | PROPOSED LOT LINE |
| ● | CASED MONUMENT | _____ | SETBACK LINE |
| ● | SURFACE MONUMENT | _____ | EASEMENT LINES |
| | | _____ | LOT LINES |
| | | _____ | SUBDIVISION LINES |



AREA	
LOT 1	3,553 SF
LOT 2	1,818 SF
LOT 3	1,730 SF
LOT 4	2,227 SF
LOT 5	2,575 SF
LOT 6	2,547 SF
LOT 7	4,330 SF
LOT 8	2,956 SF
LOT 9	2,130 SF
LOT 10	2,134 SF
LOT 11	2,133 SF
LOT 12	2,108 SF
LOT 13	2,515 SF
LOT 14	2,351 SF
LOT 15	1,815 SF
LOT 16	1,800 SF
LOT 17	1,800 SF
LOT 18	1,800 SF
LOT 19	2,250 SF
LOT 20	2,250 SF
LOT 21	1,800 SF
LOT 22	1,815 SF
LOT 23	2,352 SF
LOT 24	5,814 SF
LOT 25	8,294 SF
TRACT (ROAD) 'A'	35,449 SF
TRACT 'B'	15,114 SF
TRACT 'C'	10,689 SF
TRACT 'D'	3,896 SF
TOTAL	132,043 SF

SITE DATA

ADDRESS: 9820 55TH AVE NE
MARYSVILLE, WA 98270

TAX PARCEL NO.: 30051500320100
EXISTING ZONING: R12 MFL
PROPOSED ZONING: R12 MFL
TOTAL SITE AREA: 3.03 ACRES
PROPOSED LOTS: 25
LOTS PER ACRE: 8.25

WATER DISTRICT: CITY OF MARYSVILLE
SEWER DISTRICT: CITY OF MARYSVILLE
SCHOOL DISTRICT: MARYSVILLE DIST. #25
FIRE DISTRICT: MARYSVILLE FIRE DIST.

TRACT (ROAD) 'A': PRIVATE ROAD AND UTILITY TRACT
TRACT 'B': STORM WATER AND DETENTION TRACT
TRACT 'C': WETLAND AND BUFFER TRACT
TRACT 'D': OPEN TRACT

DEVELOPMENT STANDARD: FRONT SETBACK = 20'
SIDE SETBACK = 10'
REAR SETBACK = 25'

NOTES:

BASIS OF BEARINGS
HELD S01°12'12"E ALONG THE CENTERLINE OF 55TH AVE. NE BETWEEN FOUND
MONUMENTS AT THE INTERSECTIONS OF 100TH ST NE AND 95TH PL NE.

HORIZONTAL DATUM:
WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83/2011) BASED
ON RTK GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE
NETWORK.

VERTICAL DATUM:
SNOHOMISH COUNTY MONUMENT #17668
ELEVATION: 76.67'

SITE AREA: 132,043 SQ. FT., 3.03 ACRES

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE
BASED ON FIELD OBSERVATIONS TAKEN IN NOVEMBER 2019, UNLESS OTHERWISE
INDICATED.

TOPOGRAPHIC SURVEY PROVIDED BY CLIENT AND ADDITIONAL CONTROL
SUPPLEMENTED BY PACE ENGINEERS.

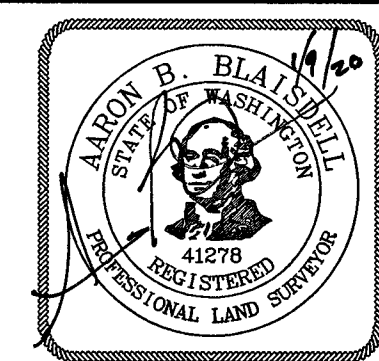
RECORD LEGAL DESCRIPTION

PER COMMITMENT FOR TITLE INSURANCE, CHICAGO TITLE COMPANY,
GUARANTEE/CERTIFICATE NO. 500094733, DECEMBER 17, 2019 AT 8:00 AM)
THE EAST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH,
RANGE 5 EAST, W.M.
EXCEPT THEREFROM THE SOUTH TWO ACRES THEREOF.
ALSO EXCEPT THEREFROM ANY PORTION WITHIN PUBLIC ROADS.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LINE TABLE			CURVE TABLE			
LINE #	BEARING	LENGTH	CURVE #	DELTA	RADIUS	LENGTH
L1	S84°53'57"E	20.13'	C1	5°07'19"	165.00'	14.75'
L2	N89°47'51"E	62.63'	C2	20'16"44"	165.00'	58.40'
L3	S85°04'49"E	28.07'	C3	20'16"44"	165.00'	58.40'
L4	S85°04'49"E	118.37'	C4	18'17"51"	165.00'	52.69'
L5	S85°04'49"E	128.36'	C5	18'17"51"	165.00'	52.69'
L6	S4°55'11"W	25.00'				

PORTION OF: NW 1/4, SW 1/4, SECTION 15, T. 30 N., R. 05 E., W.M
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

**PRELIMINARY PLAT
FOR
SCOTT RAY**



PROJECT NO.
41500118

SHEET **1** OF **1**

```
FILE NAME: \\EIR-FS1\DISK 1\PROJECTS\415 (SCOTT RAY)\001-18\SURVEY\CAD\41500118-PREFLAT.DWG
PLOT TIME: 1/9/2020 2:19 PM
PLOT TIME: 1/9/2020 2:19 PM
USER NAME: GUY HERRGALLA
XREF FILES: S:\eirs\415\Drawings\41500118-PREFLAT.dwg
```

CALC	ABB				
CAD	GAW				
PM	ABB				
		SYM	REVISION	DATE	BY APP'D



11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
.....
Civil | Structural | Planning | Survey
www.paceengrs.com

RAY TOWNHOMES

DATE	1-09-2020
SCALE	1" = 30'
SURVEY TEAM	NM
FIELD BOOK	655L & ELEC.
DWG:	V41500118-PREPLAT.DWG