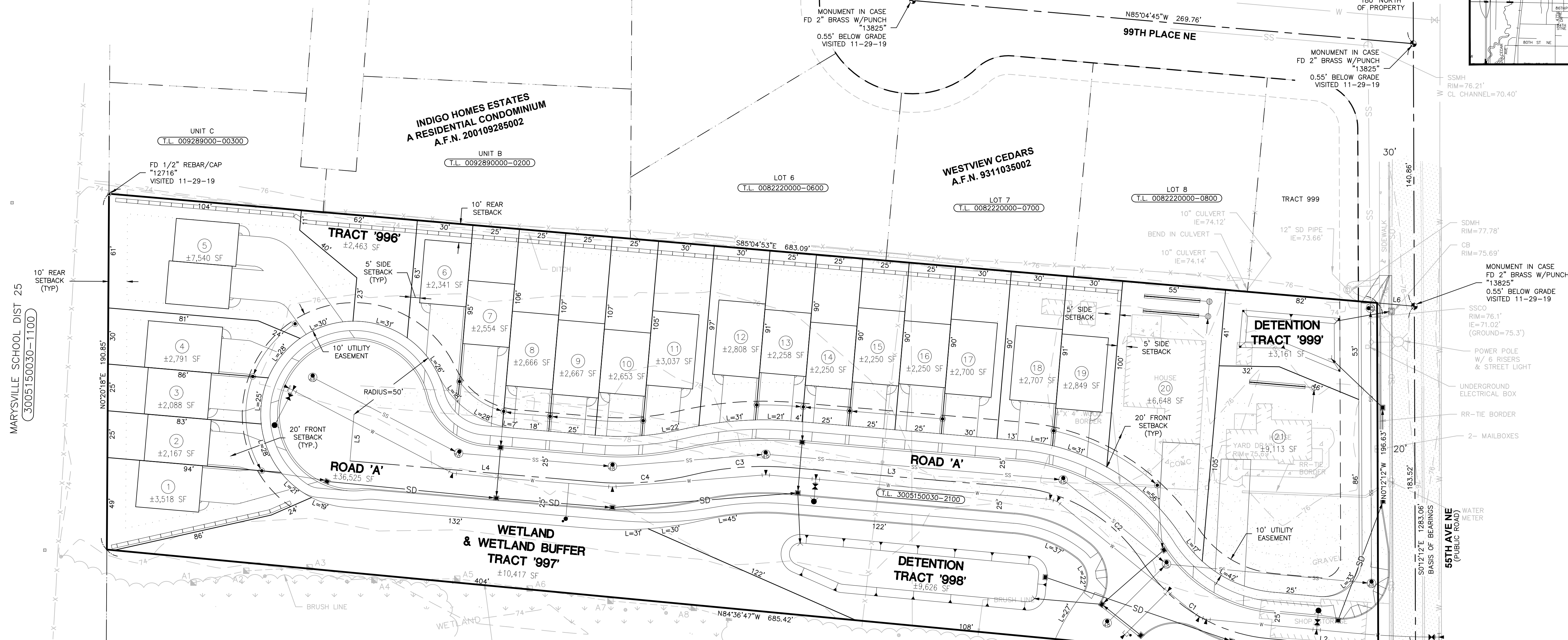
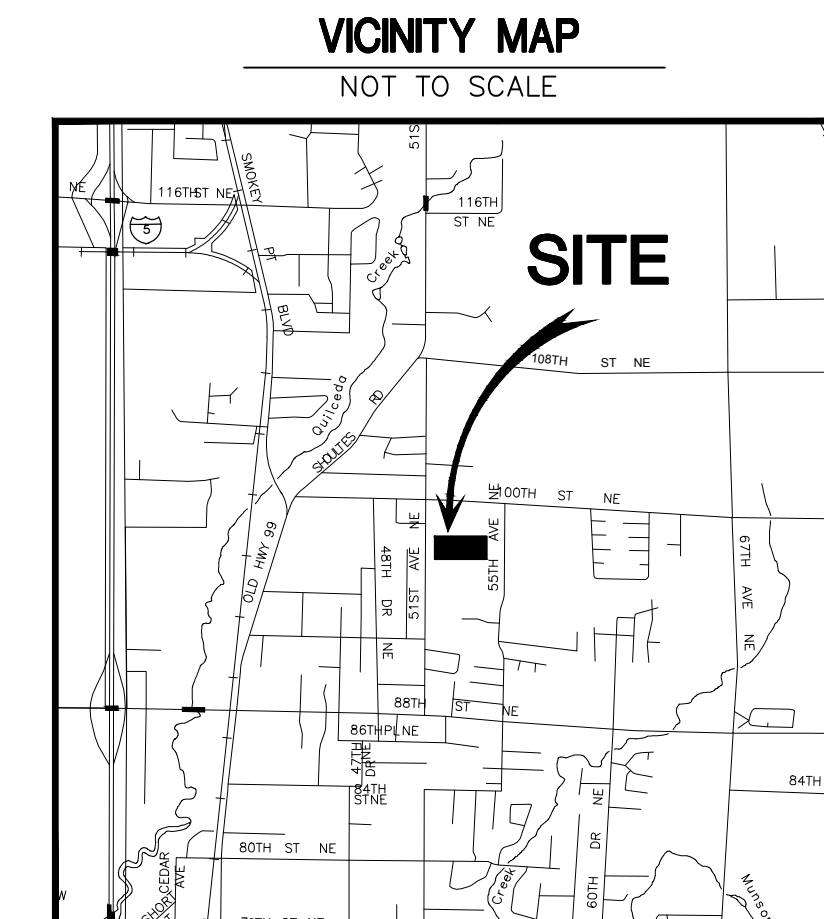
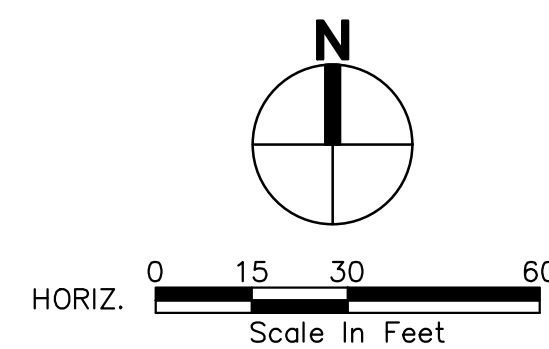


RAY TOWNHOMES PRELIMINARY PLAT

LEGEND

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



AREA	
LOT 1	±3,518 SF
LOT 2	±2,167 SF
LOT 3	±2,088 SF
LOT 4	±2,791 SF
LOT 5	±7,541 SF
LOT 6	±2,341 SF
LOT 7	±2,554 SF
LOT 8	±2,666 SF
LOT 9	±2,667 SF
LOT 10	±2,653 SF
LOT 11	±3,036 SF
LOT 12	±2,808 SF
LOT 13	±2,258 SF
LOT 14	±2,250 SF
LOT 15	±2,250 SF
LOT 16	±2,250 SF
LOT 17	±2,700 SF
LOT 18	±2,707 SF
LOT 19	±2,849 SF
LOT 20	±6,648 SF
LOT 21	±9,112 SF
TRACT '996'	±2,463 SF
TRACT '997'	±10,417 SF
TRACT '998'	±9,626 SF
TRACT '999'	±3,161 SF
ROAD 'A'	±36,525 SF
TOTAL	±132,042 SF

SITE DATA

ADDRESS: 9820 55TH AVE NE
MARYSVILLE, WA 98270

TAX PARCEL NO.: 30051500302100
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 S0°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:
PROJECT DATUM BASED ON WASHINGTON PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83/1991) SCALED TO GROUND ABOUT 0.0,0 WITH A COMBINED FACTOR OF 1.00005758. TO CONVERT TO GRID, SCALE ALL DATA ABOUT 0.0,0 BY A COMBINED FACTOR OF .99994242 AS SHOWN ON ROS/BLA 201701105004

VERTICAL DATUM:
SNOHOMISH COUNTY MONUMENT #17668
ELEVATION: 76.67' (NAVD88)

SITE AREA: ±132,042 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.

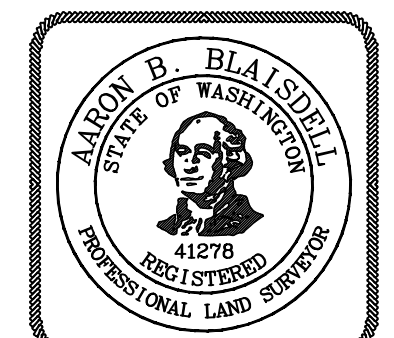
EXCEPT THEREFROM THE SOUTH TWO ACRES THEREOF.

ALSO EXCEPT THEREFROM ANY PORTION WITHIN PUBLIC ROADS.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LINE #	BEARING	LENGTH
L1	S89°47'48"W	20.00'
L2	N84°36'47"W	59.50'
L3	N85°04'49"W	122.10'
L4	N85°04'49"W	132.03'
L5	S4°55'11"W	25.00'
L6	S84°53'57"E	20.13'

CURVE #	DELTA	RADIUS	LENGTH
C1	51°36'04"	90.00'	81.05'
C2	52°04'10"	90.00'	81.79'
C3	18°17'51"	165.00'	52.69'
C4	18°17'51"	165.00'	52.69'



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: R:\PROJECTS\415 (SCOTT RAY)\001-18 (SURVEY CAD)\REF V41500118-PRPLAT.DWG
SAVE TIME: 2/7/2022 4:17 PM
USER NAME: DEAN STAMPLER
REF FILE: 41500118-BND.dwg
DATE: 2/7/2022 4:17 PM

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

PACE
An Engineering Services Company

11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043

Civil | Structural | Planning | Survey
www.paceengr.com

DATE	2-4-2022
SCALE	1" = 30'
SURVEY TEAM	NM
FIELD BOOK	655L & ELEC.
DWG.	V41500118-PRPLAT.DWG

DATE	2-4-2022
SCALE	1" = 30'
SURVEY TEAM	NM
FIELD BOOK	655L & ELEC.
DWG.	V41500118-PRPLAT.DWG