

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

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

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF 84TH ST. N.E.,
AS THE BEARING OF N 89°51'47" E.

VERTICAL DATUM

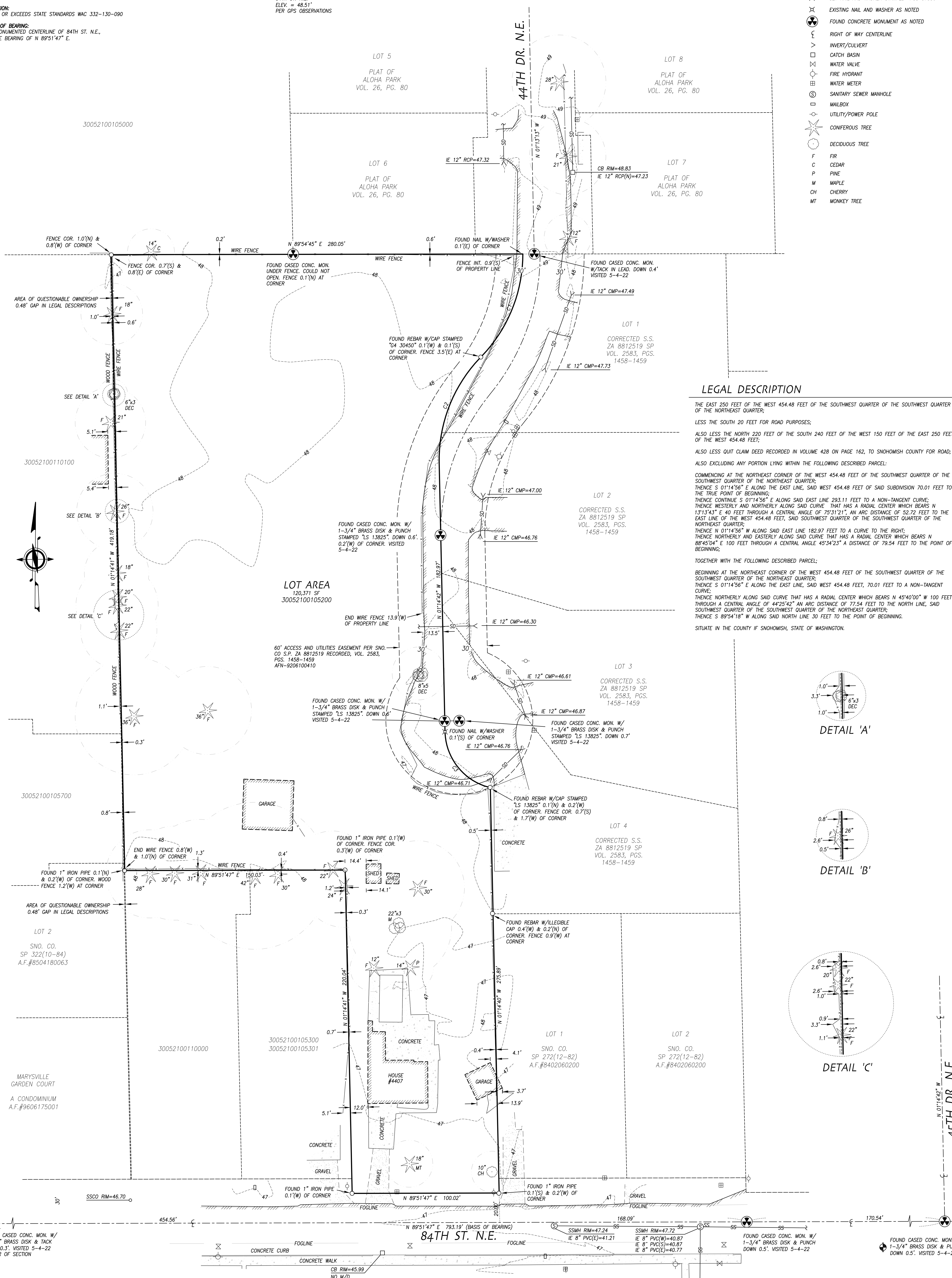
NAVD 88
FOUND CASED CONC. MON. AT THE
INTERSECTION OF 45TH DR. N.E. AND
84TH ST. N.E.
ELEV. = 48.51'
PER GPS OBSERVATIONS

SURVEY REFERENCES

(R1) RECORD OF SURVEY - A.F.#200505105061
(R2) WICKHAM ADDITION TO MARYSVILLE - VOL. 23, PG. 91

LEGEND

- SET 1/2" X 24" REBAR W/CAP STAMPED "PCS 37536"
- EXISTING REBAR W/CAP, AS NOTED
- ✕ SET NAIL AND WASHER STAMPED "PCS 37536"
- ⊗ EXISTING NAIL AND WASHER AS NOTED
- ⊙ FOUND CONCRETE MONUMENT AS NOTED
- ⊃ RIGHT OF WAY CENTERLINE
- ⊂ INVERT/CULVERT
- CATCH BASIN
- WATER VALVE
- ⊗ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ SANITARY SEWER MANHOLE
- MAILBOX
- ⊙ UTILITY/POWER POLE
- ⊙ CONIFEROUS TREE
- DECIDUOUS TREE
- F FIR
- C CEDAR
- P PINE
- M MAPLE
- CH CHERRY
- MT MONKEY TREE



LEGAL DESCRIPTION

THE EAST 250 FEET OF THE WEST 454.48 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

LESS THE SOUTH 20 FEET FOR ROAD PURPOSES;

ALSO LESS THE NORTH 220 FEET OF THE SOUTH 240 FEET OF THE WEST 150 FEET OF THE EAST 250 FEET OF THE WEST 454.48 FEET;

ALSO LESS QUIT CLAIM DEED RECORDED IN VOLUME 428 ON PAGE 162, TO SNOHOMISH COUNTY FOR ROAD;

ALSO EXCLUDING ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST 454.48 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE S 01°14'56" E ALONG THE EAST LINE, SAID WEST 454.48 FEET OF SAID SUBDIVISION 70.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE S 01°14'56" E ALONG SAID EAST LINE 293.11 FEET TO A NON-TANGENT CURVE;

THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE THAT HAS A RADIAL CENTER WHICH BEARS N 13°13'43" E 40 FEET THROUGH A CENTRAL ANGLE OF 75°32'21" AN ARC DISTANCE OF 52.72 FEET TO THE EAST LINE OF THE WEST 454.48 FEET, SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE N 01°14'56" W ALONG SAID EAST LINE 182.97 FEET TO A CURVE TO THE RIGHT;

THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE THAT HAS A RADIAL CENTER WHICH BEARS N 88°45'04" E 100 FEET THROUGH A CENTRAL ANGLE 45°34'23" A DISTANCE OF 79.54 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 454.48 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

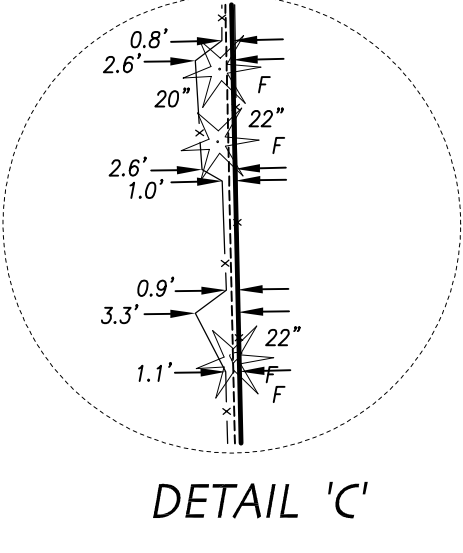
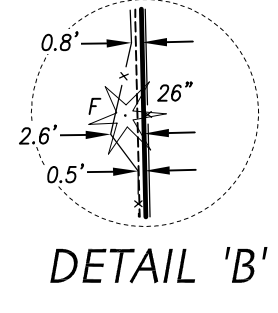
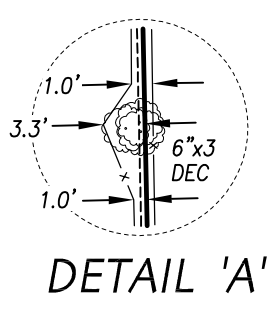
THENCE S 01°14'56" E ALONG THE EAST LINE, SAID WEST 454.48 FEET, 70.01 FEET TO A NON-TANGENT CURVE;

THENCE NORTHERLY ALONG SAID CURVE THAT HAS A RADIAL CENTER WHICH BEARS N 45°40'00" W 100 FEET THROUGH A CENTRAL ANGLE OF 44°25'42" AN ARC DISTANCE OF 77.54 FEET TO THE NORTH LINE, SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE S 89°54'18" W ALONG SAID NORTH LINE 30 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY IF SNOHOMISH, STATE OF WASHINGTON.

LOT AREA
120,371 SF
30052100105200



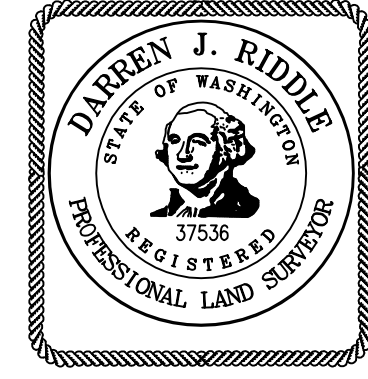
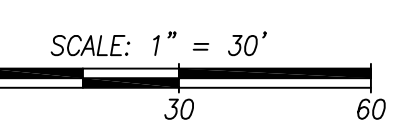
NOTES

1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNMATED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.

2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	77.53	100.00	44°25'15"
C2	79.54	100.00	45°34'32"
C3	52.72	40.00	75°31'21"



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

TOPOGRAPHIC SURVEY FOR:
MSR COMMUNITIES
SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.
DRAWN BY DATE DRAWING FILE NAME SCALE JOB NO.
MAH 12.1.23 222660top.dwg 1" = 30' 22-2660