

LEGAL DESCRIPTION

IN THE N.W. AND S.W. 1/4'S OF THE N.W. 1/4 OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

PANEL A: AS SHOWN ON SURVEY, RECORDED IN VOLUME 5 OF SURVEYS, PAGE 165, UNDER AUDITOR'S FILE NUMBER 770519232, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LOCATED IN GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

PANEL B: SHOWN ON SURVEY RECORDED IN VOLUME 5 OF SURVEYS, PAGE 165, UNDER AUDITOR'S FILE NUMBER 770519232, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LOCATED IN GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

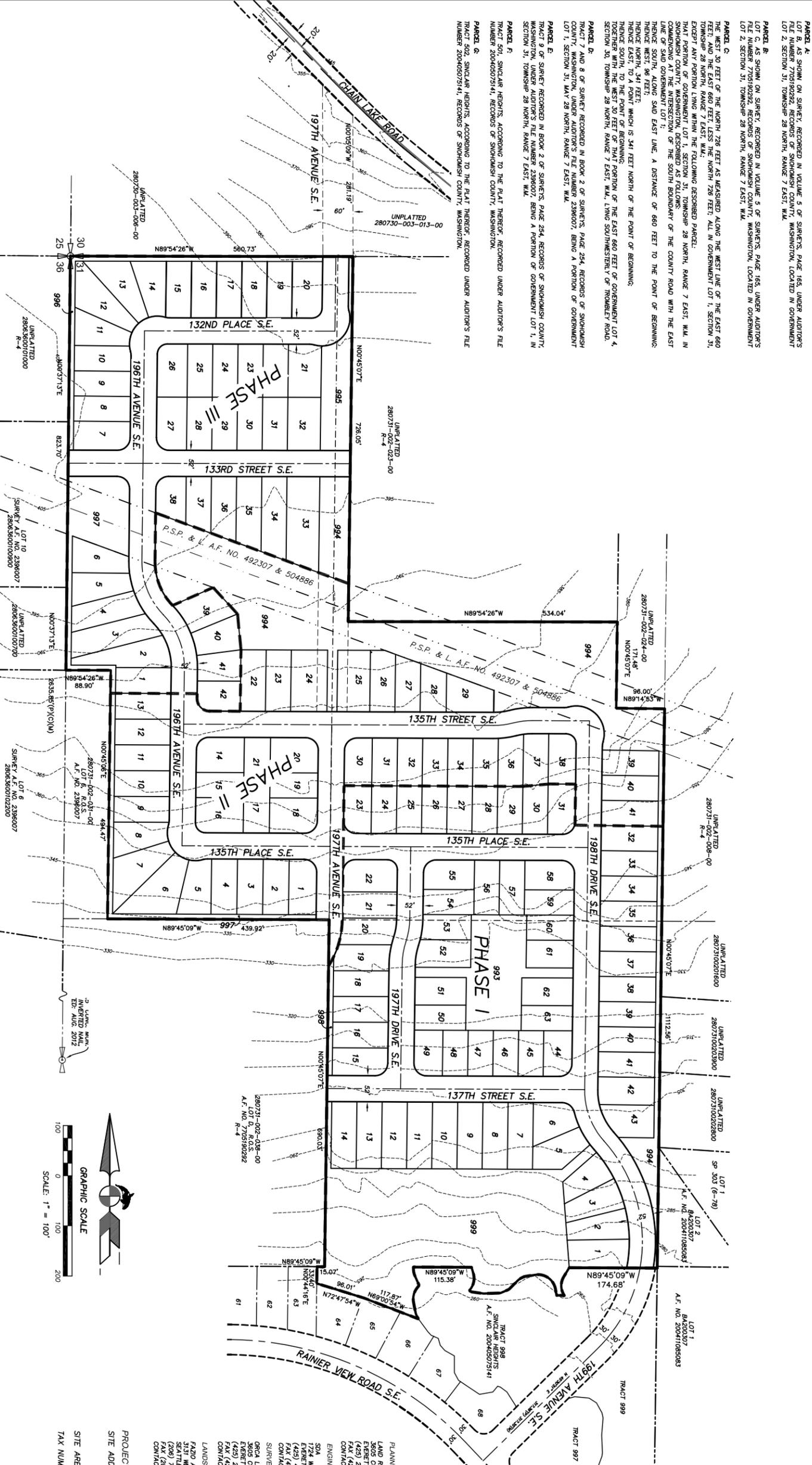
PANEL C: THE WEST 30 FEET OF THE NORTH 726 FEET AS MEASURED ALONG THE WEST LINE OF THE EAST 680 FEET OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., NORTH 726 FEET, ALL IN GOVERNMENT LOT 1, SECTION 31, THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:
 THAT PORTION OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF THE COUNTY ROAD WITH THE EAST BOUNDARY OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.; THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 660 FEET TO THE POINT OF BEGINNING; THENCE WEST, 96 FEET;
 THENCE NORTH, 341 FEET;
 THENCE EAST, TO THE POINT OF BEGINNING, PART OF THE EAST 680 FEET OF GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., LYING SOUTHWESTERLY OF TROUBLET ROAD.

PANEL D: TRACT 7 AND 8 OF SURVEY RECORDED IN BOOK 2 OF SURVEYS, PAGE 254, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NUMBER 2396007, BEING A PORTION OF GOVERNMENT LOT 1, IN SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

PANEL E: TRACT 9 OF SURVEY RECORDED IN BOOK 2 OF SURVEYS, PAGE 254, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NUMBER 2396007, BEING A PORTION OF GOVERNMENT LOT 1, IN SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

PANEL F: TRACT 50, SINGULAR HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 20040507514, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PANEL G: TRACT 502, SINGULAR HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 20040507514, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.



PROJECT INFORMATION

WITHIN UGA BOUNDARY
 COMPREHENSIVE PLAN
 EXISTING ZONING:
 SINGLE-FAMILY RESIDENTIAL
 CITY OF MONROE
 MONROE SENIOR DEPARTMENT
 MONROE SCHOOL DISTRICT NO. 103
 MONROE FIRE DISTRICT
 CITY OF MONROE
 CITY OF MONROE ZONING DISTRICT
 PORTION OF PROJECT
 MAJOR ROAD DESIGN ALLOWED
 MINIMUM LOT SIZE ALLOWED
 40,000 SQUARE FEET

PROJECT NOTES:

- 1) NO DUPLEX STRUCTURES PROPOSED WITHIN THIS SUBDIVISION.
- 2) EXISTING UTILITIES ARE APPROXIMATE. THE LOCATIONS AS SHOWN ON THIS PLAN.
- 3) NEAREST FIRE HOBOTANT IS LOCATED AT THE SOUTHWEST CORNER OF LOT 1, PHASE I.
- 4) FIRE HOBOTANTS TO BE INSTALLED WITHIN THE SUBDIVISION AS DIRECTED BY THE FIRE MARSHAL.
- 5) BUILDING SETBACKS ARE 10' FRONT YARD TO RESIDENCE, 20' TO GARAGE, 5' SIDE YARDS AND 10' REAR YARDS.
- 6) 10' UTILITIES EXISTING ABUTTING ROAD FRONTAGE ON ALL LOTS AND TRACTS AT TIME OF RECORDING.
- 7) ADDITIONAL DATA INFORMATION TAKEN FROM THE PROPERTY AND TAX DATA PREPARED BY THE SNOHOMISH COUNTY ASSESSOR.
- 8) LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY.
- 9) LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY.
- 10) PROJECT MAY BE CONSTRUCTED IN ONE PHASE OR UP TO THREE PHASES.

SURVEY NOTES:

- 1) TOPOGRAPHY INFORMATION PROVIDED BY ORCA LAND SURVEYING, INC. LOCATION OF OFF-SITE
- 2) THE UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATIONS AS SHOWN ON THIS PLAN.
- 3) WHERE DRAWN PER FIELD LOCATED PAINT MARKS AND AVAILABLE RECORDS.
- 4) INSTRUMENTATION: LEICA TDM02 TOTAL STATION
- 5) METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION
- 6) PRECISION: MEETS OR EXCEEDS W.A.C. 332-030-080 REQUIREMENTS
- 7) REVISIONS: SHOWN ON SHEET PER PROJECT REVISION LOG
- 8) MONROE SENIOR DEPARTMENT, 3525 W. MONROE, ELEVATION 362.9'
- 9) MONROE SCHOOL DISTRICT, 1000 W. MONROE, ELEVATION 366.9'
- 10) ORCA LAND SURVEYING, INC.: RICHARD HEALEY (425) 259-3400.

MINIMUM NET DENSITY CALCULATION

GROSS SITE AREA 1,526,271 SF 35.038 ACRES
 LESS AREAS FOR PUBLIC USE 0 0.000 ACRES
 LESS AREAS FOR OPEN SPACE 0 0.000 ACRES
 LESS CRITICAL AREAS/BARRIERS 0 0.000 ACRES
 NET SITE AREA 1,526,271 SF 35.038 ACRES
 NET DENSITY (484/24.823) 5.882 D.U. PER ACRE

TITLE 18.84.080

USABLE OPEN SPACE PROVIDED IN THIS SUBDIVISION IS 235,753 SQUARE FEET.
 USING 900 SQUARE FEET OF PARK AND RECREATIONAL USABLE OPEN SPACE PER 146 LOTS X 900 SQUARE FEET = 131,400 SQUARE FEET OF USABLE OPEN SPACE REQUIRED

PROJECT PHASING:

PHASE I ~ LOTS 1 THROUGH 63, TRACTS 993, 998, 999 AND A PORTION OF 994
 PHASE II ~ LOTS 1 THROUGH 41, AND A PORTION OF TRACTS 994 AND 997
 PHASE III ~ LOTS 1 THROUGH 42, TRACTS 995, 996 AND A PORTION OF TRACTS 994 AND 997

PROJECT INFORMATION

SITE ADDRESS: 13611-197TH AVE. SE, MONROE, WA 98272
 13824-CHAIN LAKE RD, MONROE, WA 98272
 ---199TH AVE SE.

SITE AREA: 1,526,271 S.F. OR 35.03 ACRES

TAX NUMBERS:
 280731-002-010-00
 280731-002-033-00
 280731-002-034-00
 280731-002-011-00
 280731-002-032-00
 280731-002-040-00
 010103-000-502-00
 010103-000-501-00

PROJECT DESIGN TEAM

PLANNER/PROJECT CONTACT:
 LAND RESOLUTIONS
 3605 COLBY AVENUE
 SEATTLE, WASHINGTON 98201
 (425) 259-4438
 FAX: (425) 259-1616
 CONTACT: RYAN PIERCE

ENGINEER:
 GBS&N TRAFFIC CONSULTANTS
 1724 W. MARINE VIEW DRIVE # 140
 EVERETT, WASHINGTON 98201
 (425) 488-6333
 FAX: (425) 488-6333
 CONTACT: ANDY REAKES

ORCA LAND SURVEYING
 3605 COLBY AVENUE
 SEATTLE, WASHINGTON 98201
 (425) 259-3400
 FAX: (425) 259-1616
 CONTACT: RICHARD HEALEY

LANDSCAPE ARCHITECT:
 PLANO ASSOCIATES, LLC
 5140 UNIVERSITY AVENUE SUITE 316
 SEATTLE, WASHINGTON 98121
 (206) 774-9490
 FAX: (206) 774-9498
 CONTACT: ROBERT PALDO, A.S.A.

BIOLOGIST:
 WETLAND RESOURCES, INC.
 5000 BRYAN AVE. SUITE 100
 SEATTLE, WASHINGTON 98121
 (425) 337-3174
 FAX: (425) 337-3174
 CONTACT: SCOTT BRIMMARD

ASSOCIATED EARTH SCIENCES
 4000 UNIVERSITY AVENUE SUITE 303
 SEATTLE, WASHINGTON 98103
 (425) 827-7701
 FAX: (425) 827-5424
 CONTACT: JON SOMMERHARD

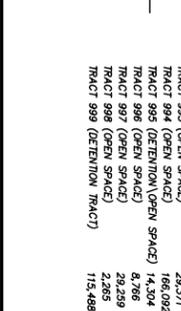
PROJECT INFORMATION

DESIGN: Planning • Management
 3605 Colby Avenue - Everett, WA 98201
 (425) 259-4438 Fax: (425) 259-1616
 (425) 259-3400 Fax: (425) 259-1616
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PLANNED RESIDENTIAL DEVELOPMENT FOR EAGLEMONT

AND RESOLUTIONS

LAND USE CONSULTANTS
 IN THE NW & SW 1/4'S OF THE NW 1/4 OF SECTION 31, T28N, R7E, W.M., SNOHOMISH COUNTY, WASHINGTON



PROJECT 2012-042 DWG BY: RLM DATE: 10/10/12 REV: 4

ORCA Land Surveying
 3605 Colby Avenue, Everett, WA 98201
 (425) 259-3400 Fax: (425) 259-1616

LAND RESOLUTIONS
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