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.

LEGAL DESCRIPTION

PARCEL A:
LOT B, AS SHOWN ON SURVEY, RECORDED IN VOLUME 5 OF SURVEYS, PAGE 165, UNDER AUDITOR'S FILE NUMBER 7705190292, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LOCATED IN GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

PARCEL B:
LOT C, AS SHOWN ON SURVEY, RECORDED IN VOLUME 5 OF SURVEYS, PAGE 165, UNDER AUDITOR'S FILE NUMBER 7705190292, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LOCATED IN GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

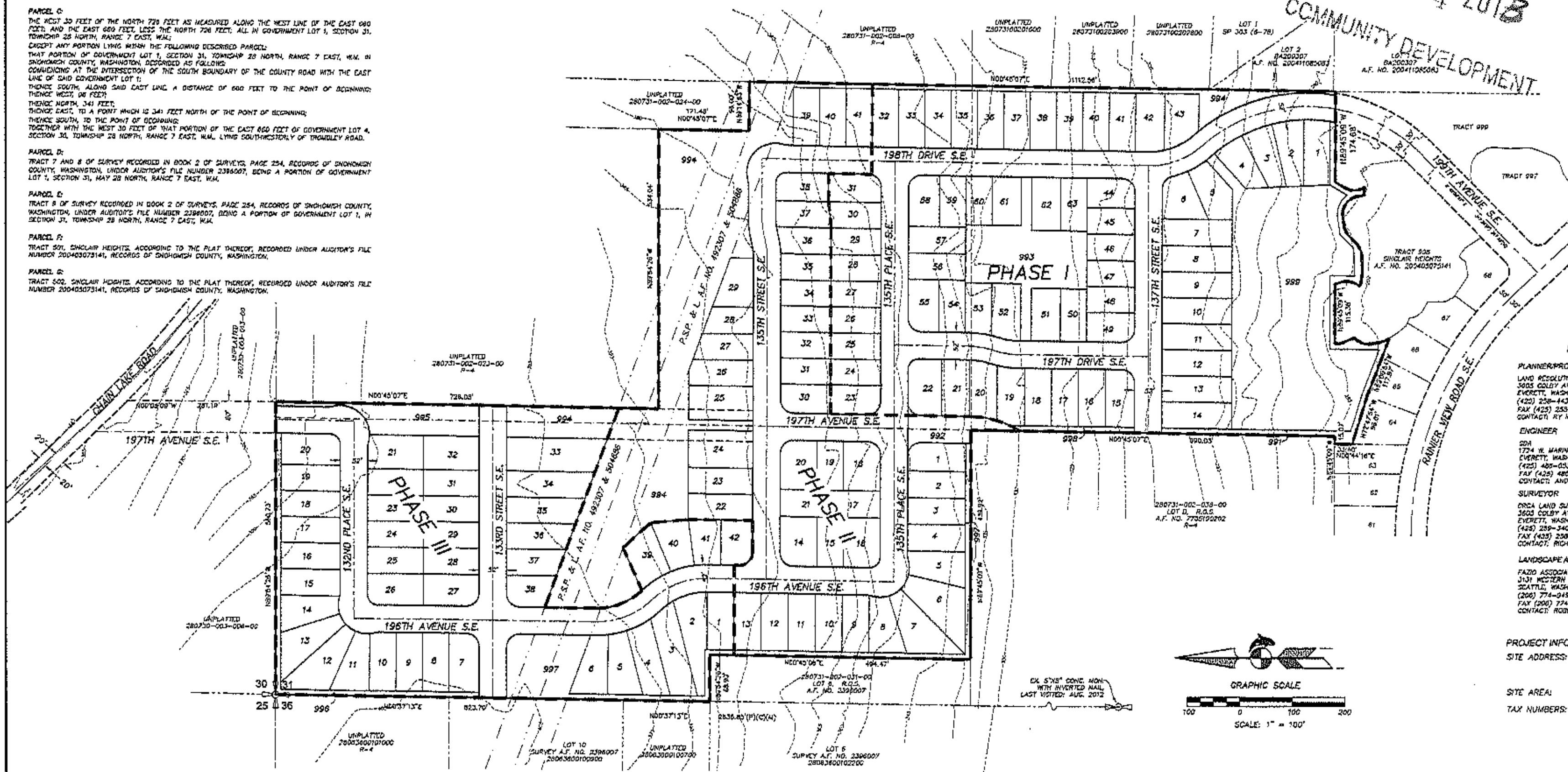
PARCEL C:
THE WEST 30 FEET OF THE NORTH 728 FEET AS MEASURED ALONG THE WEST LINE OF THE EAST 660 FEET; AND THE EAST 660 FEET, LESS THE NORTH 728 FEET; ALL IN GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.;
EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:
THAT PORTION 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 LINE OF SAID GOVERNMENT LOT 1;
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 A POINT WHICH IS 341 FEET NORTH OF THE POINT OF BEGINNING;
THENCE SOUTH, TO THE POINT OF BEGINNING;
TOGETHER WITH THE WEST 30 FEET OF THAT PORTION OF THE EAST 660 FEET OF GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., LYING SOUTHWESTERLY OF TROMBLEY ROAD.

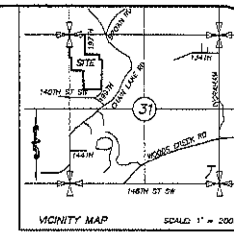
PARCEL D:
TRACT 7 AND 8 OF SURVEY RECORDED IN BOOK 2 OF SURVEYS, PAGE 254, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NUMBER 2396007, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 31, MAY 28 NORTH, RANGE 7 EAST, W.M.

PARCEL 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.

PARCEL F:
TRACT 501, SINCLAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 200405075141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL G:
TRACT 502, SINCLAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 200405075141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.





CITY OF MONROE
RECEIVED
JAN 04 2013
COMMUNITY DEVELOPMENT

PROJECT DESIGN TEAM

PLANNER/PROJECT CONTACT:
LAND RESOLUTIONS
3605 COLBY AVENUE
EVERETT, WASHINGTON 98201
(425) 258-4438
FAX (425) 258-1616
CONTACT: RY MCDUFFY

APPLICANT
RAD DEVELOPMENT
16531 13TH AVENUE W. #A107
LYNNWOOD, WASHINGTON 98037
(425) 299-2600
CONTACT: CRAIG PIERCE

ENGINEER
SDA
1724 W. MARINE VIEW DRIVE # 140
EVERETT, WASHINGTON 98201
(425) 486-6533
FAX (425) 486-6593
CONTACT: ANDY REAVES

TRAFFIC
GIBSON TRAFFIC CONSULTANTS
2802 WETMORE AVENUE #220
EVERETT, WASHINGTON 98201
(425) 339-8266
FAX (425) 258-2922
CONTACT: EDWARD KOLTONOWSKI

SURVEYOR
ORCA LAND SURVEYING
3605 COLBY AVENUE
EVERETT, WASHINGTON 98201
(425) 259-3400
FAX (425) 258-1616
CONTACT: RICHARD HEALEY

GEO-TECH
ASSOCIATED EARTH SCIENCES
911 5TH AVENUE # 100
KIRKLAND, WASHINGTON 98033
(425) 827-7701
FAX (425) 827-5424
CONTACT: JON SONDERGAARD

LANDSCAPE ARCHITECT
FAZIO ASSOCIATES, LLC
3131 WESTERN AVENUE, SUITE 316
SEATTLE, WASHINGTON 98121
(206) 774-9490
FAX (206) 774-9495
CONTACT: ROBERT FAZIO, ASLA

BIOLOGIST
WETLAND RESOURCES, INC.
9508 19TH AVE. S.E. # 106
EVERETT, WASHINGTON 98208
(425) 337-3174
FAX (425) 337-3174
CONTACT: SCOTT BRAINARD

PROJECT INFORMATION

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

WITHIN UGA BOUNDARY	CITY OF MONROE	
COMPREHENSIVE PLAN	R 2-5	
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL	
EXISTING ZONING	R-4	
SEWAGE DISPOSAL	CITY OF MONROE SEWER DEPARTMENT	
WATER SUPPLY	CITY OF MONROE WATER DEPARTMENT	
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT NO. 103	
FIRE DISTRICT	MONROE F.P.D. # 3	
PARK DISTRICT	CITY OF MONROE	
PORTION OF PROJECT	AIRPORT OVERLAY ZONING DISTRICT	
PORTION OF PROJECT	MONROE NORTH AREA COMMUNITY PLAN	
MAXIMUM LOT COVERAGE ALLOWED	60 % OF LOT	
MAXIMUM BUILDING HEIGHT ALLOWED	35 FEET	
MINIMUM LOT WIDTH ALLOWED	40 FEET	
MINIMUM LOT SIZE ALLOWED	4,500 SQUARE FEET	
GROSS SITE AREA	1,526,271 SF	35.038 ACRES
NET SITE AREA (LESS DEDICATION)	1,209,983 SF	27.777 ACRES
TOTAL LOTS PROPOSED	146 (PHASE I – 63 LOTS, PHASE II – 41 LOTS AND PHASE III – 42 LOTS)	
GROSS DENSITY (146\35.036)	4.167 D.U. PER ACRE	
AVERAGE LOT SIZE	5,786 SF	0.133 ACRES
SMALLEST LOT SIZE	4,547 SF	0.104 ACRES
USABLE OPEN SPACE PROVIDED	263,272 SF	6.044 ACRES
PERCENT OF GROSS SITE AREA	17.250 PERCENT OF SITE	
TOTAL ROAD DEDICATION PROPOSED	307,041 SF	7.049 ACRES
ROAD LENGTH PROPOSED	6,124 LF	
PERCENT OF GROSS SITE AREA	20.117 PERCENT OF SITE	
IMPERVIOUS SURFACE	536,472 SF	12.316 ACRES
IMPERVIOUS SURFACE PERCENT OF SITE	35.150 PERCENT OF SITE	

IMPERVIOUS SURFACE AREA CALCULATED USING AN AVERAGE OF 2,500 SF PER LOT AND A 28-FOOT PAVEMENT SECTION, CURBS AND GUTTERS BOTH SIDES

PROJECT NOTES:

1) NO DUPLEX STRUCTURES PROPOSED WITHIN THIS SUBDIVISION.
2) ENTIRE SITE LIES OUTSIDE OF FLOOD HAZARD AREA AND LANDSLIDE HAZARD AREA.
3) ALL LOT AREAS ARE GROSS AREAS UNLESS OTHERWISE NOTED.
4) NEAREST FIRE HYDRANT IS LOCATED AT THE SOUTHEAST CORNER OF LOT 1, PHASE II.
5) FIRE HYDRANT(S) TO BE INSTALLED WITHIN THE SUBDIVISION AS DIRECTED BY THE FIRE MARSHALL.
6) BUILDING SETBACKS ARE 10' FRONT YARD TO RESIDENCE, 20' TO GARAGE, 5' SIDE YARDS AND 10' REAR YARDS.
7) 10' UTILITIES EASEMENT ABUTTING ROAD FRONTAGE ON ALL LOTS AND TRACTS AT TIME OF RECORDING.
8) ADJOINING LOT DATA INFORMATION TAKEN FROM THE PROPERTY AND TAX DATA PREPARED BY THE SNOHOMISH COUNTY ASSESSOR.
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.

CITY OF MONROE NOTES:

1) CC&R'S AND BY LAWS TO BE PROVIDED WITH FINAL PRD PER MMC 18.84.080.E.
2) HOUSING STYLES AND DESIGN SHALL COMPLY WITH MMC 18.84.080.G.
3) THIS PROJECT SHALL COMPLY WITH DEPARTMENT OF ECOLOGY STORM WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (CURRENT ADDITION).

SURVEY NOTES:

1) TOPOGRAPHY INFORMATION PROVIDED BY ORCA LAND SURVEYING, INC. LOCATION OF OFF-SITE FEATURES & TOPOGRAPHY IS APPROXIMATE.
2) THE UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATIONS, AS SHOWN ON THIS PLAN, WHERE DRAWN PER FIELD LOCATED PAINT MARKS AND AVAILABLE RECORDS.
3) INSTRUMENTATION: LEICA TCRM1205 TOTAL STATION
4) METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION
5) PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS
6) BENCHMARK: SNOHOMISH COUNTY VERTICAL CONTROL POINT 2957, NAVD88, ELEVATION 362.06'
7) TBM: RAILROAD SPIKE WEST FACE OF POWER POLE NEAR LOT 23 PHASE II, ELEVATION 388.36'
8) ORCA LAND SURVEYING, INC. RICHARD HEALEY (425) 259-3400.

LOTS AND TRACTS AREAS

LOTS 1-146	844,783	SF	19.394	ACRES
TRACT 991 (OPEN SPACE)	13,215	SF	0.303	ACRES
TRACT 992 (ACCESS-UTILITY)	8,132	SF	0.187	ACRES
TRACT 993 (OPEN SPACE)	29,371	SF	0.674	ACRES
TRACT 994 (OPEN SPACE)	166,002	SF	3.813	ACRES
TRACT 995 (DETENTION\OPEN SPACE)	14,304	SF	0.328	ACRES
TRACT 996 (OPEN SPACE)	8,760	SF	0.201	ACRES
TRACT 997 (OPEN SPACE)	29,259	SF	0.672	ACRES
TRACT 998 (OPEN SPACE)	2,285	SF	0.052	ACRES
TRACT 999 (DETENTION TRACT)	103,034	SF	2.365	ACRES

LOT RANGE AREAS

4,500 – 5,500 SQUARE FEET	53 LOTS	36.30	PERCENTAGE OF LOTS
5,501 – 6,500 SQUARE FEET	64 LOTS	43.84	PERCENTAGE OF LOTS
6,501 – 12,000 SQUARE FEET	29 LOTS	19.86	PERCENTAGE OF LOTS

PARK AND RECREATIONAL USEABLE OPEN SPACE

1) USABLE OPEN SPACE IS THREE-FOURTHS OF A ACRE OR LARGER.
2) ALL HOUSING UNITS ARE WITHIN ONE-THIRD MILE OF PARK.
3) USING PEDESTRIAN CORRIDORS THE PARK IS FRONTED BY A SECONDARY ROADWAY FOR CONVENIENT ACCESS TO ALL RESIDENCES.

MINIMUM NET DENSITY CALCULATION

GROSS SITE AREA 1,526,271 SF 35.038 ACRES
LESS AREAS FOR PUBLIC USE 0
LESS ROADS AND DEDICATION 307,041 SF 7.049 ACRES
LESS CRITICAL AREAS/BUFFERS 0 SF
LESS DETENTION/RETENTION AREAS 103,034 SF 2.365 ACRES
NET SITE AREA 1,116,196 SF 25.624 ACRES
NET DENSITY (146/25.624) 5.698 D.U. PER ACRE

MONROE DENSITY CALCULATIONS

1,526,271 X 0.80 = 1,221,016.8 / 10,890 = 112.123 UNITS
112.123 UNITS X 0.30 = 33.637 BONUS UNITS
112.123 UNITS + 33.636 BONUS UNITS = 145.760 UNITS
WE ARE PROPOSING 146 UNITS WITHIN THIS APPLICATION

TITLE 18.84.080

USING 900 SQUARE FEET OF PARK AND RECREATIONAL USABLE OPEN SPACE PER BASE DWELLING UNIT AS FOUND IN TABLE 1

146 LOTS X 900 SQUARE FEET = 131,400 SQUARE FEET OF USABLE OPEN SPACE REQUIRED

USABLE OPEN SPACE PROVIDED IN THIS SUBDIVISION IS 263,272 SQUARE FEET.

PROJECT PHASING:

PHASE I – LOTS 1 THROUGH 63, TRACTS 991, 993, 998, 999 AND A PORTION OF 994

PHASE II – LOTS 1 THROUGH 41, AND A PORTION OF TRACTS 992, 994 AND 997

PHASE III – LOTS 1 THROUGH 42, TRACTS 995, 996 AND A PORTION OF TRACTS 994 AND 997

PROJECT MAY BE DEVELOPED IN ONE PHASE OR UP TO THREE PHASES. AT THE TIME OF RECORDING THE FIRST PHASE THE ENTIRE BOUNDARY WILL BE RECORDED INCLUDING LOTS WITHIN THE FIRST PHASE AND FUTURE DEVELOPMENT TRACTS OF THE REMAINING PHASES.

SDA
Civil Engineering
Project Management
Planning
1724 W. Marine Drive, Suite 140, Everett, Washington 98201
Office (425) 486-6533 Fax (425) 486-6593

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX 425-258-1616

LAND RESOLUTIONS
LAND USE CONSULTANTS
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3605 Colby Avenue • Everett, WA 98201
tele (425) 258-4438 • fax (425) 258-1616
landuse@nwlink.com

PLANNED RESIDENTAIL DEVELOPMENT
FOR
EAGLEMONT

IN THE NW & SW 1/4'S OF THE NW 1/4 OF SECTION 31, T.28 N., R.7 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

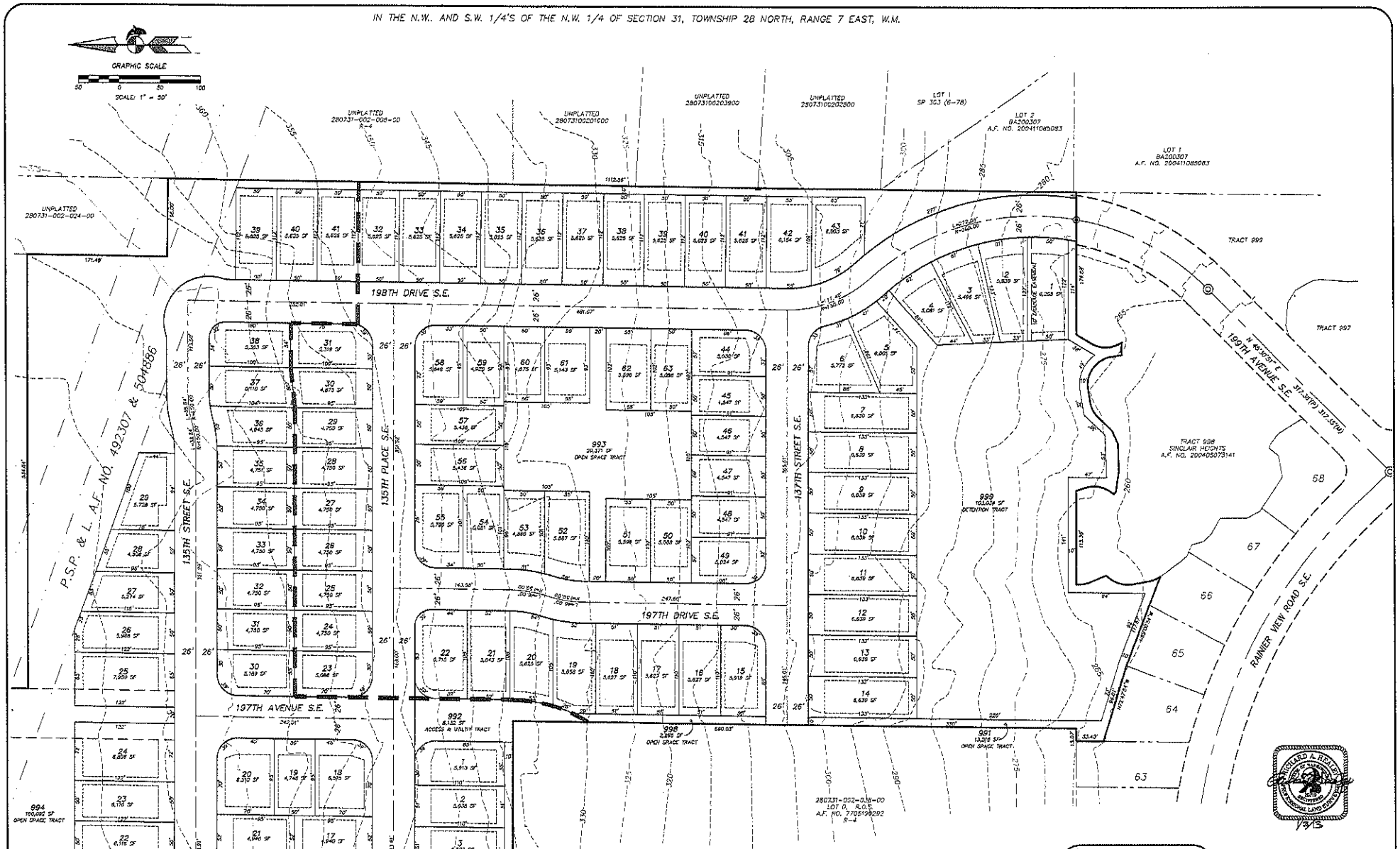
SHEET 1 OF 4

PROJECT:2012-042 | DWG BY: RLM | DATE: 10/10/12 | REV: 1/3/13

RICHARD A. HEALEY
PROFESSIONAL LAND SURVEYOR
1/3/13

EXHIBIT# M8

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.



LAND RESOLUTIONS

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tele (425) 258-4430 • fax (425) 258-1616
landuse@mailink.com

PLANNED RESIDENTAIL DEVELOPMENT FOR
EAGLEMONT

IN THE NW & SW 1/4'S OF THE NW 1/4 OF SECTION 31, T.28 N., R.7 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

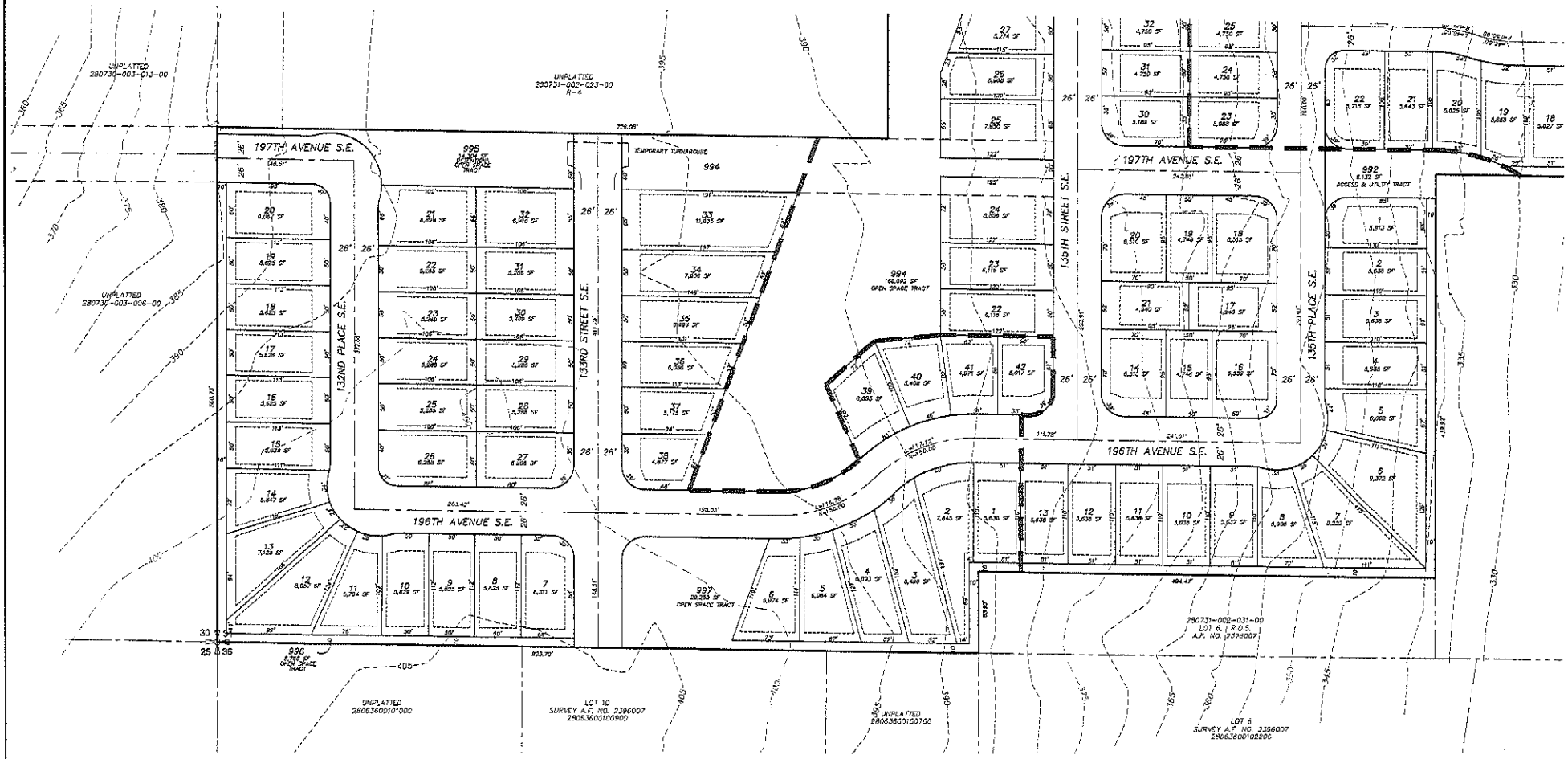
SHEET 2 OF 4

PROJECT:2012-042 | DWG BY: RLM | DATE: 10/10/12 | REV: 1/3/13

SDA Civil Engineering Project Management Planning

ORCA Land Surveying

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.



GRAPHIC SCALE

SCALE: 1" = 50'

Civil Engineering
Project Management
Planning

ORCA Land Surveying

LAND RESOLUTIONS

LAND USE CONSULTANTS
Design • Planning • Management
3605 Colby Avenue - Everett, WA 98201
tele (425) 258-4438 - fax (425) 258-1616
landuse@owlink.com

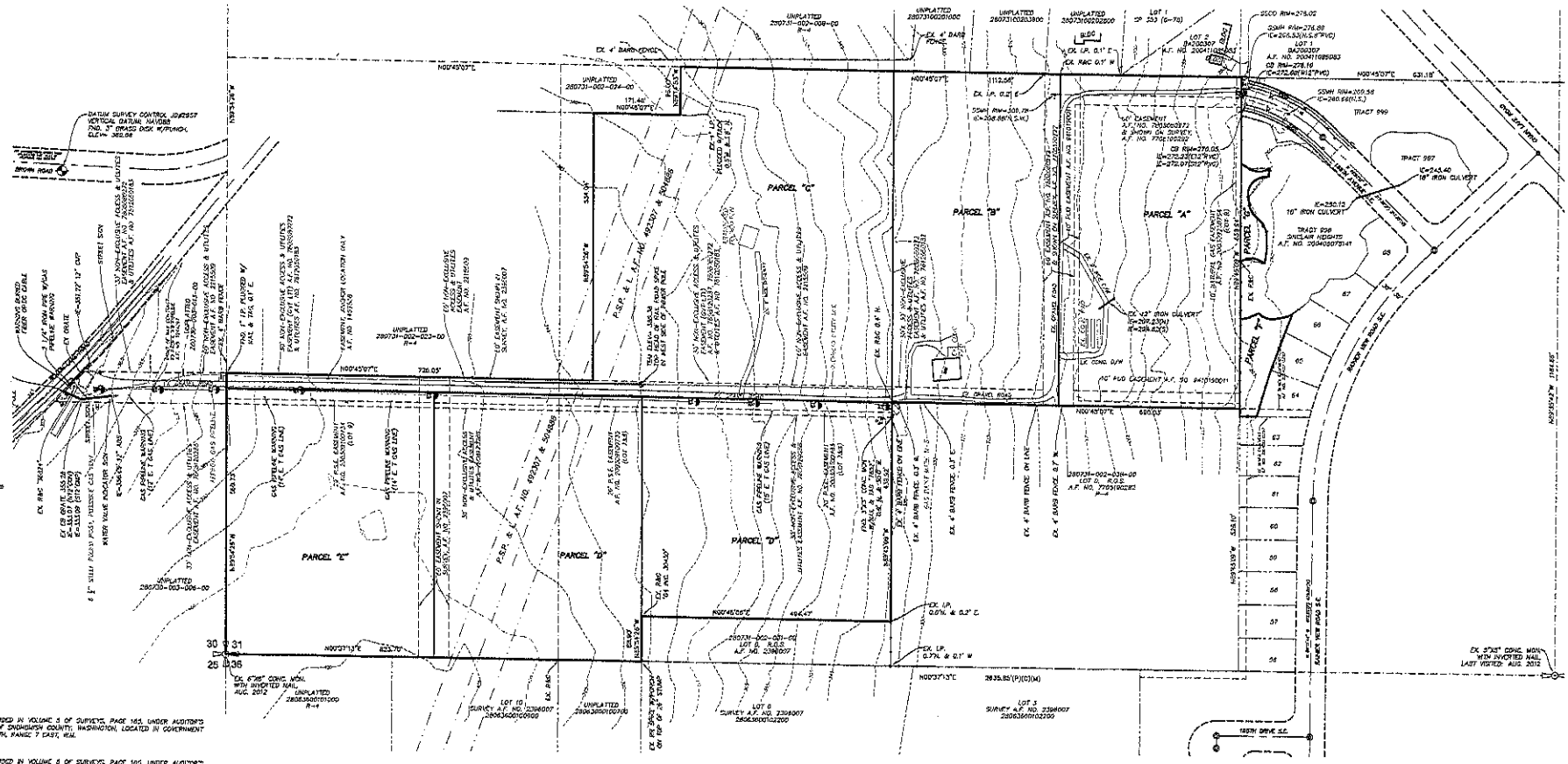
PLANNED RESIDENTAIL DEVELOPMENT
FOR
EAGLEMONT

IN THE NW & SW 1/4'S OF THE NW 1/4 OF SECTION 31, T.28 N., R.7 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

SHEET 3 OF 4

PROJECT: 2012-042 | DWG BY: RLM | DATE: 10/10/12 | REV: 1/3/13

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



LEGEND

- CASTING CASED CONCRETE MONUMENT
- CASTING PAC TUCAN, EXCEPT AS NOTED
- TEMPORARY BENCH MARK
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- IRRIGATION VALVE
- GAS METER
- GAS VALVE
- ELECTRICAL VAULT
- MAIL BOX
- EXISTING CATCHBASIN
- EXISTING SANITARY SEWER MANHOLE
- EDGE OF ASPHALT

LEGAL DESCRIPTION

PARCEL A:
LOT B, AS SHOWN ON SURVEY, RECORDED IN VOLUME 5 OF SURVEYS, PAGE 162, UNDER AUDITOR'S FILE NUMBER 7705190202, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LOCATED IN GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

PARCEL B:
LOT C, AS SHOWN ON SURVEY, RECORDED IN VOLUME 5 OF SURVEYS, PAGE 162, UNDER AUDITOR'S FILE NUMBER 7705190202, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LOCATED IN GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

PARCEL C:
THE WEST 30 FEET OF THE NORTH 726 FEET AS MEASURED ALONG THE WEST LINE OF THE EAST 660 FEET; AND THE EAST 660 FEET, LESS THE NORTH 726 FEET; ALL IN GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.;
EXCEPT ANY 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 LINE OF SAID GOVERNMENT LOT 1;
THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 660 FEET TO THE POINT OF BEGINNING;
THENCE WEST, 99 FEET;
THENCE NORTH, 341 FEET;
THENCE EAST, TO A POINT WHICH IS 341 FEET NORTH OF THE POINT OF BEGINNING;
THENCE SOUTH, TO THE POINT OF BEGINNING;
TOGETHER WITH THE WEST 30 FEET OF THAT PORTION OF THE EAST 660 FEET OF GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., LYING SOUTHWESTERLY OF TRIMDLEY ROAD.

PARCEL 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 2398007, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 31, MAY 28 NORTH, RANGE 7 EAST, W.M.

PARCEL E:
TRACT 9 OF SURVEY RECORDED IN BOOK 2 OF SURVEYS, PAGE 254, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NUMBER 2398007, BEING A PORTION OF GOVERNMENT LOT 1, IN SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.

PARCEL F:
TRACT 501, SINCLAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 200405073141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL G:
TRACT 502, SINCLAIR HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 200405073141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

NOTES

1.) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT, BUT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.

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

3.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

4.) TAX NUMBERS: 280731-002-010-00, 280731-002-023-00, 280731-002-034-00, 280731-002-011-00, 280731-002-032-00, 280731-002-040-00, 010103-000-502-00, 010103-000-501-00

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

6.) SITE ADDRESSES: 13611-127TH AVENUE S.E., MONROE, WA 98272
13624 CHAIN LAKE ROAD, MONROE, WA 98272
189TH AVENUE S.E., MONROE, WA 98272

7.) THE UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATIONS, AS SHOWN ON THIS PLAN, WHERE DRAWN PER FIELD LOCATED PAINT MARKS AND AVAILABLE PUBLIC RECORDS.

8.) TITLE REPORT PREPARED BY: CHICAGO TITLE COMPANY, EVERETT, WA
ORDER NO. 5734717, PHONE: 425-259-8223

EQUIPMENT & PROCEDURES

INSTRUMENTATION: LEICA TCRW1205 TOTAL STATION

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS

BASIS OF BEARING: THE WEST LINE OF THE N.W. 1/4 OF SECTION 31, PER THE PLAT OF SINCLAIR HEIGHTS, RECORDED UNDER A.F. NO. 200405073141

BENCHMARK: SURVEY CONTROL POINT NO. 2957, BRASS DISK W/PUNCH, ELEV. = 362.08'

CONVERSION: IN THIS VICINITY, SUBTRACT 3.61' FROM NAVD 1988 TO ACHIEVE NGVD 1929.

TBM: RAILROAD SPIKE, WEST FACE OF POWER POLE IN CENTER OF SITE, ELEV. = 380.38'

DATUM: NAVD 88

GRAPHIC SCALE
100 0 100 200
SCALE: 1" = 100'

NICHOLAS A. HALLER
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY FOR EAGLEMONT

IN THE N.W. & S.W. 1/4'S OF THE N.W. 1/4 OF SECTION 31, T.28N., R.7E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX: 425-259-1616

JOB NO. 2012-042
DATE: 10/10/12
DWG BY: K.C.
F.B. 123, P. 40-69
SHEET 4 of 4