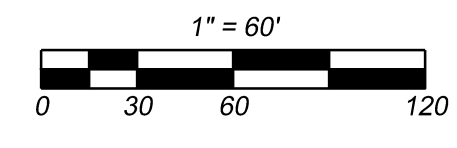
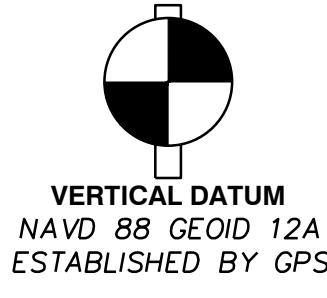
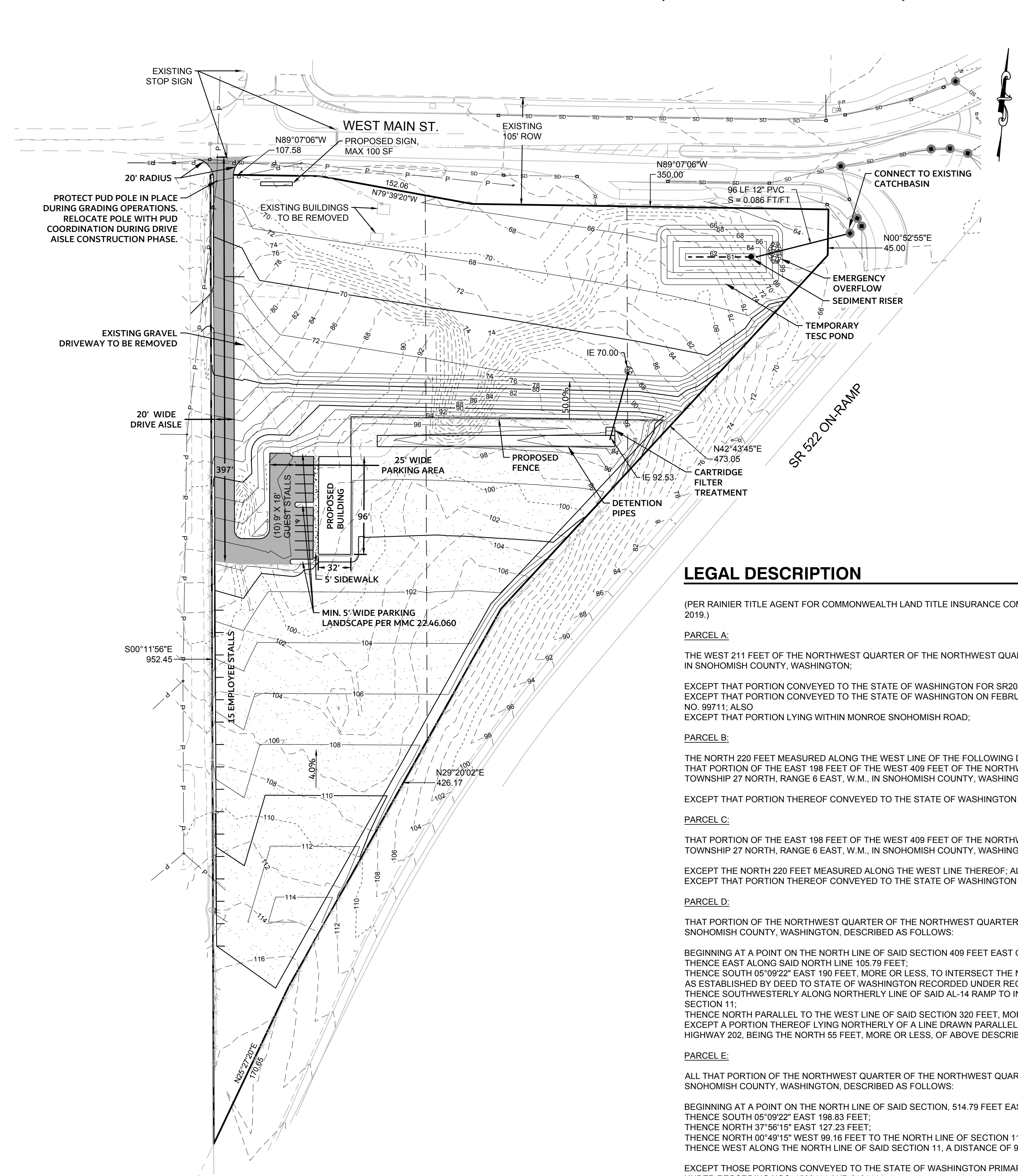
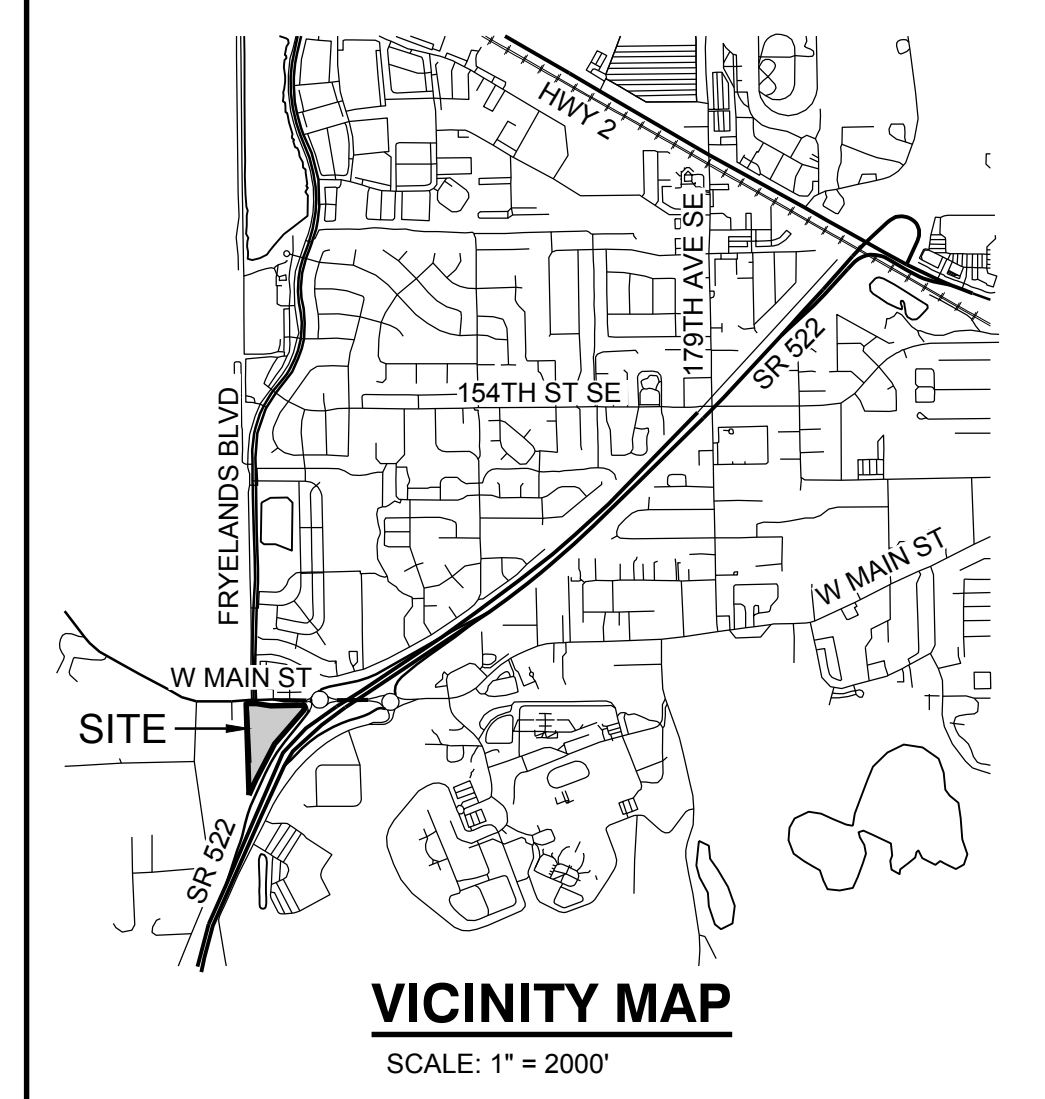


SECTION 11, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.



HORIZONTAL DATUM: NAD 83/91
 WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE
 PER G.S.O.W. SURVEY CONTROL DATABASE
 BASIS OF BEARING:



REVISIONS

ENGINEERS SURVEYORS
 (360) 794-7811
 (206) 343-5903
 FAX: (360) 805-9732

HARMSEN
 ENGINEERS SURVEYORS
 125 EAST MAIN STREET, SUITE 104
 P.O. BOX 516
 MONROE, WA 98272



MONROE GATEWAY GRADING
 16306 W MAIN STREET
 MONROE, WA 98272
 SITE PLAN

LEGAL DESCRIPTION

(PER RAINIER TITLE AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY ALTA COMMITMENT FILE NUMBER 763022RT DATED SEPTEMBER 30, 2019.)

PARCEL A:
 THE WEST 211 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR SR202 BY DEED RECORDED UNDER RECORDING NO. 1290216; ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON ON FEBRUARY 9, 1970 IN SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 99711; ALSO EXCEPT THAT PORTION LYING WITHIN MONROE SNOHOMISH ROAD;

PARCEL B:
 THE NORTH 220 FEET MEASURED ALONG THE WEST LINE OF THE FOLLOWING DESCRIBED TRACT:
 THAT PORTION OF THE EAST 198 FEET OF THE WEST 409 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING NORTHERLY OF PSH NO. 15;
 EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 2111850;

PARCEL C:
 THAT PORTION OF THE EAST 198 FEET OF THE WEST 409 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING NORTHERLY OF PSH NO. 15;

EXCEPT THE NORTH 220 FEET MEASURED ALONG THE WEST LINE THEREOF; ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 2111850;

PARCEL D:
 THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 409 FEET EAST OF THE NORTHWEST CORNER THEREOF;
 THENCE EAST ALONG SAID NORTH LINE 105.79 FEET;
 THENCE SOUTH 05°09'22" EAST 190 FEET, MORE OR LESS, TO INTERSECT THE NORTHERLY LINE OF THE AL-14 RAMP OF STATE HIGHWAY 202, AS ESTABLISHED BY DEED TO STATE OF WASHINGTON RECORDED UNDER RECORDING NO. 2131411;
 THENCE SOUTHWESTERLY ALONG NORTHERLY LINE OF SAID AL-14 RAMP TO INTERSECT A LINE 409 FEET EAST OF THE WEST LINE OF SAID SECTION 11;
 THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION 320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
 EXCEPT A PORTION THEREOF LYING NORTHERLY OF A LINE DRAWN PARALLEL TO AND 55 FEET SOUTHERLY OF THE A LINE SURVEY OF SAID STATE HIGHWAY 202, BEING THE NORTH 55 FEET, MORE OR LESS, OF ABOVE DESCRIBED TRACT.

PARCEL E:
 ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, 514.79 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 11;
 THENCE SOUTH 05°09'22" EAST 198.83 FEET;
 THENCE NORTH 37°56'15" EAST 127.23 FEET;
 THENCE NORTH 00°49'15" WEST 99.16 FEET TO THE NORTH LINE OF SECTION 11;
 THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 94.68 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON PRIMARY STATE HIGHWAY 15 AND S.R. 202 BY DEED RECORDED UNDER RECORDING NOS. 1290444 AND 2131411.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CIVIL ENGINEER

DAVID HARMSEN, PE
 HARMSEN, LLC
 125 EAST MAIN STREET, SUITE 104
 P.O. BOX 516
 MONROE, WA 98272
 (360) 794-7811
 davidh@harmssenllc.com

OWNER / APPLICANT

DAVE REMLINGER
 12525 OLD SNOHOMISH MONROE RD.
 SNOHOMISH, WA 98290
 (360) 568-1780

LAND SUVEYOR

RINK CARPENTER
 HARMSEN, LLC
 125 EAST MAIN STREET, SUITE 104
 P.O. BOX 516
 MONROE, WA 98272
 (360) 794-7811
 @harmssenllc.com

CONTACT

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 MONROE, WA 98272
 (360) 784-7811
 davidh@harmssenllc.com

BULK REQUIREMENTS

TABLE 22.26.050(G)-GENERAL COMMERCIAL (GC)

MINIMUM STREET FRONTAGE	N/A
MINIMUM STREET FRONTAGE FOR PANHANDLE LOTS	20 FEET
MINIMUM STREET FRONTAGE FOR LOTS WITH PUBLIC STREET ACCESS FROM A PRIVATE ACCESS TRACT OR EASEMENT	20 FEET
MINIMUM LOT WIDTH	N/A
MINIMUM FRONT YARD SETBACK WIDTH	0 FEET
MINIMUM SIDE YARD SETBACK WIDTH	0 FEET
MINIMUM SEPARATION BETWEEN STRUCTURES	10 FEET
MINIMUM REAR YARD SETBACK WIDTH	10 FEET
MINIMUM FRONT YARD SETBACK ABUTTING RESIDENTIAL ZONES	20 FEET
MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL ZONES	10 FEET
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL ZONES	20 FEET
MINIMUM SETBACK FROM PRIVATE ACCESS TRACTS	10 FEET
MINIMUM SETBACK FROM PRIVATE ACCESS EASEMENTS	10 FEET
MAXIMUM LOT COVERAGE	100%
MAXIMUM BUILDING HEIGHT	45 FEET

SITE INFORMATION

TAX PARCEL	270611-002-004-00, 270611-002-005-00, 270611-002-006-00, 270611-002-014-00, 270611-002-015-00
SITE ADDRESS	16306 W MAIN STREET MONROE, WA 98272
ZONING	GENERAL COMMERCIAL
COMP PLAN	GENERAL COMMERCIAL
USE CLASSIFICATION	
PROPERTY SIZE (TOTAL)	261,504 SF (6.00 AC)
JURISDICTION	CITY OF MONROE

DATE: 6/16/2021

JOB #: 19-430



C1.0