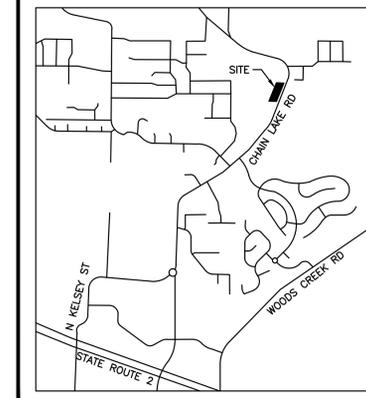


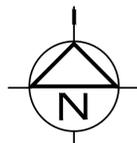
BALLINGER SHORT PLAT

CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

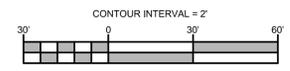
PFN: TBD



VICINITY MAP
NTS



1" = 30'



DATUM: NAVD88 PER G4 GPS SURVEY
BENCH: TBM#1 - SET 1/2" REBAR & CAP AT SOUTHEAST PROPERTY CORNER. ELEV. = 292.03'
 TBM#2 - FND 1/2" REBAR & CAP 16'± WESTERLY OF SOUTHWEST CORNER OF THE PLAT OF EASTON COVE. ELEV. = 282.21'

BASIS OF BEARINGS:
 PLAT OF EASTON COVE RECORDED UNDER AUDITOR'S FILE NUMBER 201712225009, ROTATED TO WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 1983 (1991) ADJ. HELD THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., BEARING = SOUTH 00°37'56" WEST

SURVEY NOTES:
 ORIGINAL BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY GROUP FOUR INC. APRIL 2021. TOPOGRAPHY UPDATED AND PRELIMINARY SHORT PLAT BY PACIFIC COAST SURVEYS DECEMBER 2021.

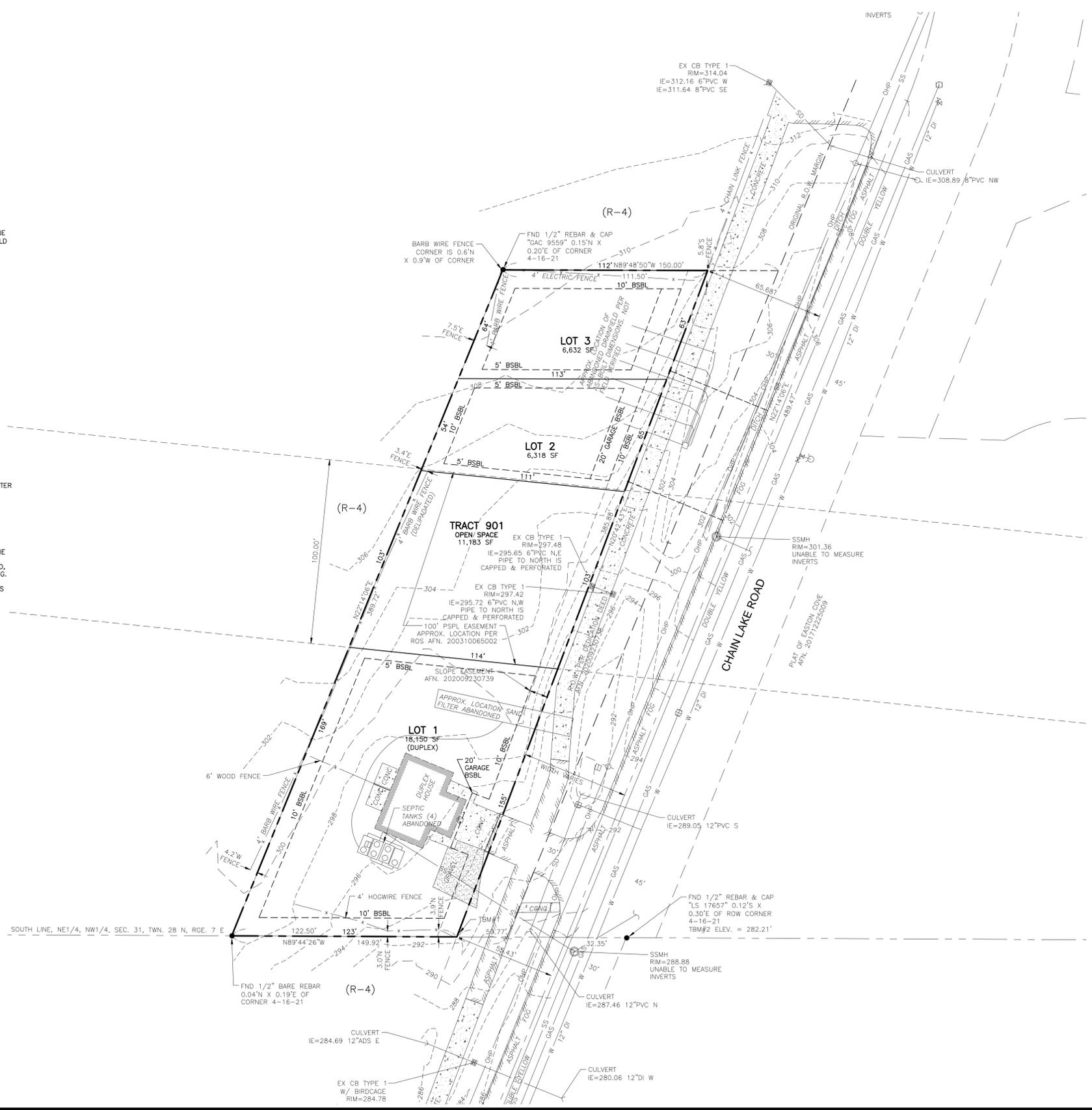
LEGAL DESCRIPTION:
 THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF THE COUNTY ROAD 300 FEET SOUTH OF THE NORTH LINE OF THE ABOVE DESCRIBED TRACT, RUNNING THENCE WEST 150 FEET; THENCE SOUTHERLY PARALLEL WITH SAID COUNTY ROAD TO THE SOUTH LINE OF SAID TRACT; THENCE EAST 150 FEET TO THE WESTERLY LINE OF SAID ROAD, THENCE NORTHERLY ALONG SAID ROAD TO POINT OF BEGINNING.

LESS RIGHT-OF-WAY TAKE TO THE CITY OF MONROE AUDITOR'S FILE NUMBER 202009230738.

SURVEY LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" REBAR & CAP G4 30585 / 30450
- FOUND REBAR & CAP, AS NOTED
- > STORM CULVERT
- SD STORM DRAIN LINE
- BM WATER METER
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- W WATER LINE
- ⊕ SEWER MANHOLE
- SS SEWER LINE
- OHP OVERHEAD POWER LINE
- ELECTRICAL JUNCTION BOX
- ⊕ POWER POLE
- ⊕ POWER POLE
- GAS GAS LINE
- ⊕ GAS VALVE
- ▭ BUILDING
- 500 EXISTING MAJOR CONTOURS
- 475 EXISTING MINOR CONTOURS
- x FENCING



PROJECT INFORMATION

APPLICANT/OWNER..... BALLINGER COMMERCIAL PROPERTIES
 FRED BALLINGER
 PO BOX 1
 MONROE, WA 98272

PROJ. MANAGER/ENGINEER..... GROUP FOUR, INC.
 P.O. BOX 1059
 LAKE STEVENS, WA, 98258
 PHONE: (425) 408-1152
 PROJ. MGR.: KEN WILLIAMS
 ENGR: CURT IFFRIG

SURVEYOR..... PACIFIC COAST SURVEYING, INC.
 P.O. BOX 13619
 MILL CREEK, WA 98082
 PHONE: (425) 512-7099, EXT.2112
 PM. DARREN RIDDLE

SITE AREA..... 42,283 S.F. (0.97 AC)

ZONING..... RESIDENTIAL (R-4)

TAX ACCOUNT NUMBER..... 200310065002

NO.	REVISION	DATE	BY

DATE:	08/23/2021
DRAWN:	CU
DESIGNED:	CU
CHECKED:	NRW
APPROVED:	KRW



GROUP FOUR Inc.
 Land Use Planning | Civil Engineering | Project Management
 P.O. BOX 1059 / 1801 VERNON ROAD SUITE 71, LAKE STEVENS, WA 98258
 (425) 408-1152 FAX (425) 671-1341 www.G4PA.com

FRED BALLINGER
 BALLINGER SHORT PLAT
 PRELIMINARY SHORT PLAT

WASHINGTON

CITY OF MONROE, SNOHOMISH COUNTY

SHEET	OF
P1	1

20-3008

RECEIVED
 1/13/2022
 CITY OF MONROE