

November 6, 2021

Ken Williams | Senior Project Manager  
Group Four, Inc.  
PO Box 1059  
Lake Stevens, WA 98258  
(425) 408-1152  
Fax: (425) 877-1341  
Cell (206) 660-1254



RE: Wetland Review  
Fred Ballinger Property  
Chain Lake Road Monroe

Dear Ken:

The above referenced site was evaluated for wetlands on September 5, 2021. No wetlands are on the property. The city has a road improvement/trail being constructed to the southeast. That project should confirm what this letter found.

The Soil Map shows no hydric soils and the NWI map shows no wetlands near the site. A wetland is off-site to the south about 70 feet. No development is proposed on that part of the lot and as such the wetland is not addressed here. The existing lawn and fence will be maintained as they go all the way to the south property line.

A test hole was dug in the central lowest part of the site and it matches the Tokul series. The entire property is of the Tokul series and does not meet hydric or wetland conditions.

The Comprehensive Method of the 1987 Manual and 2010 Supplement were used. Soils of the site match the Tokul series, thus no wetlands are present.

If the city wants a buffer on the wetland they should pull up the rating form for the road work that crossed the wetland to the south. In lieu of that a buffer of 60 feet would probably apply and that would stop before the property line.

If you have any questions or need more information please contact me.

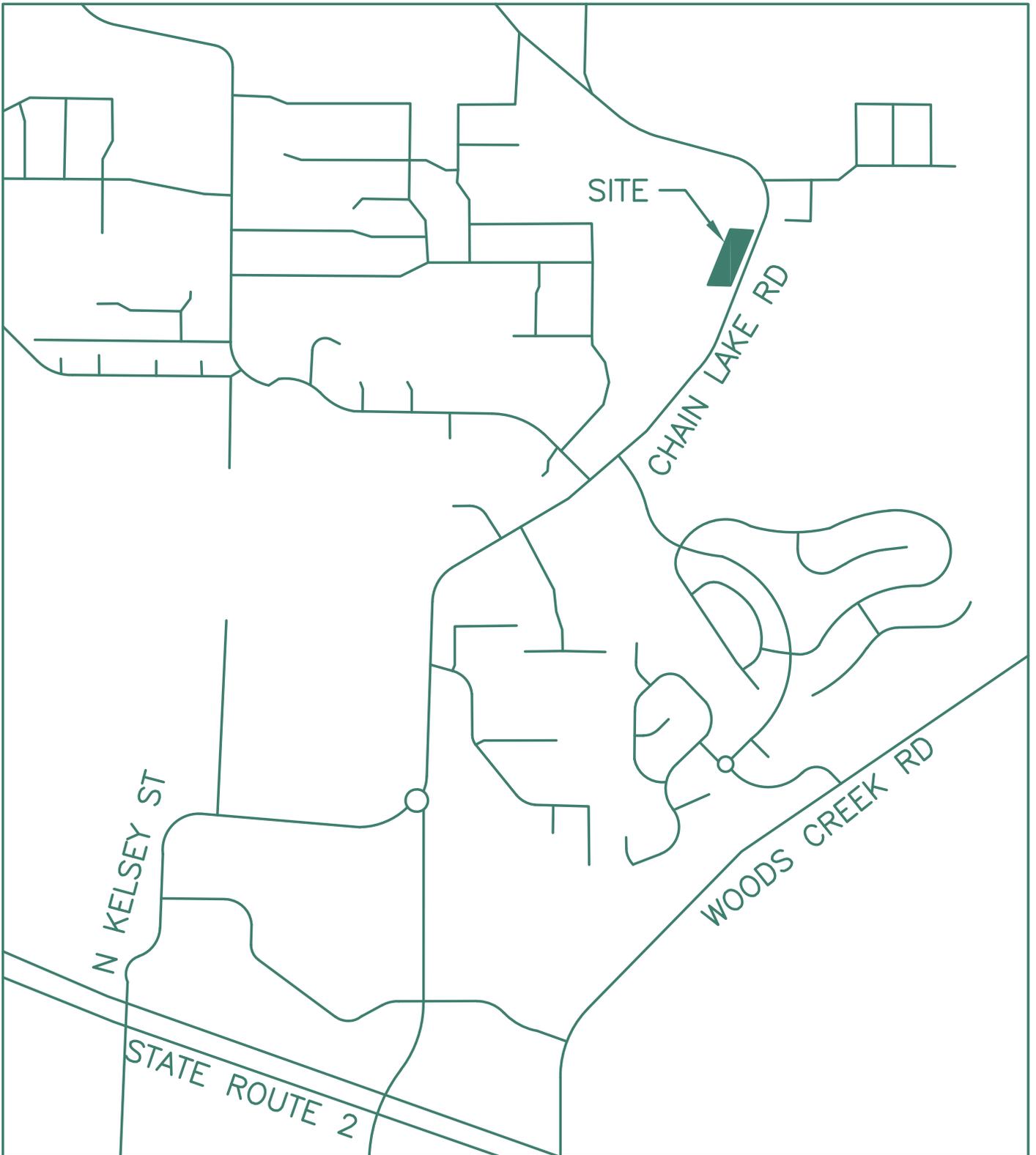
Regards,

*s AJ Bredberg*  
electronic signature

3303 43rd St.  
Gig Harbor 98335  
253.858.7055  
ajb@wa.net

Attachments

Location Map  
Soil Map  
NWI Map  
Site Conditions  
County Topography  
Survey Map



**VICINITY MAP:**

NOT TO SCALE



73

SITE

72

Chain Lake Rd



October 22, 2021

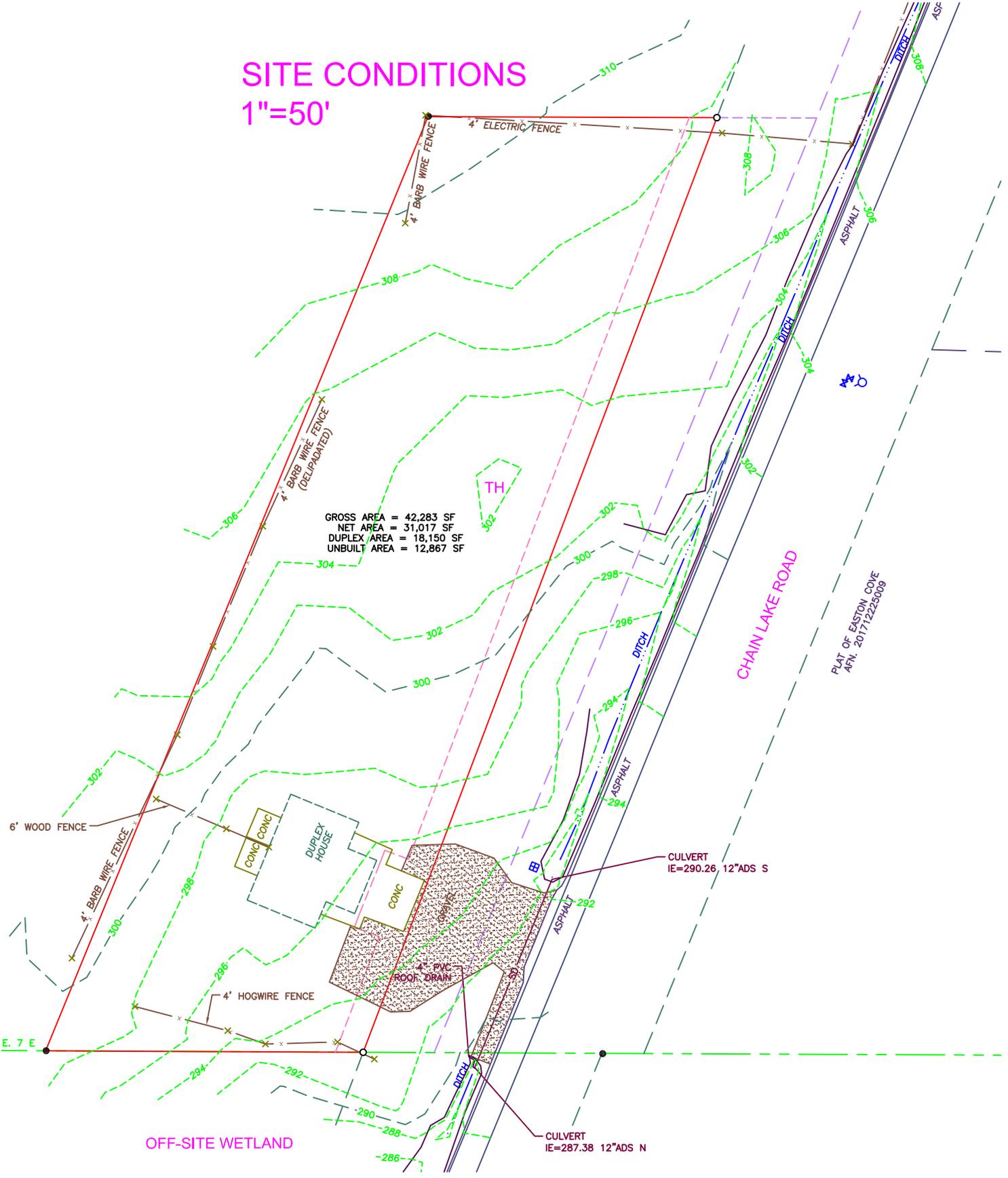
**Wetlands**

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Lake
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Other
- Riverine
- Estuarine and Marine Wetland

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

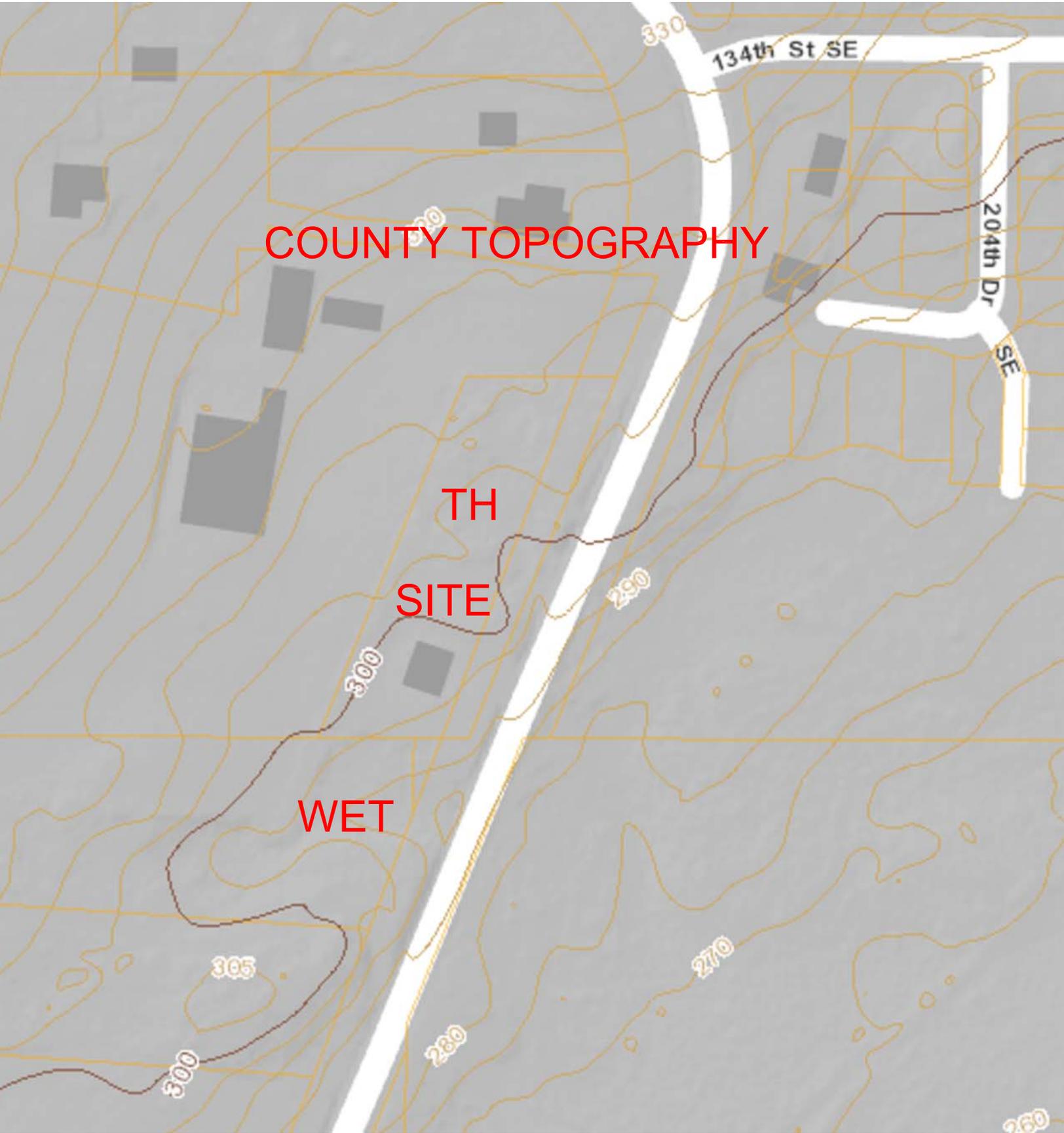
# SITE CONDITIONS

1"=50'



GROSS AREA = 42,283 SF  
NET AREA = 31,017 SF  
DUPLIX AREA = 18,150 SF  
UNBUILT AREA = 12,867 SF

PLAT OF EASTON COVE  
ACFN. 201712223009



COUNTY TOPOGRAPHY

TH  
SITE

WET

**DATUM:** NAVD83 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

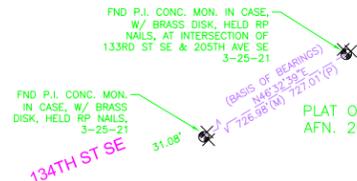
- SURVEY NOTES:**
- EQUIPMENT: CARLSON CR2+ TOTAL STATION & CARLSON BRX6 GPS RECEIVER
  - METHOD: FIELD TRAVERSE
  - ALL MONUMENTS VISITED APRIL 2021.
  - THIS SURVEY EXCEEDS THE MINIMUM REQUIRED SURVEY PRECISION FOR FIELD TRAVERSES AS SET FORTH BY WAC 332-130-090.
  - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, NOT ALL EASEMENTS, RESTRICTIONS OR BENEFITS ARE SHOWN HEREON.
  - THE SEPTIC DRAINFIELD, SAND FILTER AND TANKS ARE APPROXIMATE LOCATIONS BASED ON SCALING SEPTIC AS-BUILTS AND LOCATIONS OF SEPTIC TANK LIDS. DRAINFIELD AND SAND FILTER MAY BE RIGHT-OF-WAY AND ARE NOT FIELD VERIFIED.

**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:

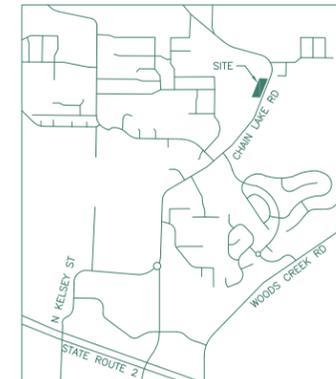
BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF THE COUNTY ROAD 300 FEET SOUTH OF THE NORTH LINE OF THE ABOVE DESCRIBED TRACT, RUNNING THENCE WEST 150 FEET; THENCE SOUTHERLY PARALLEL WITH SAID COUNTY ROAD TO THE SOUTH LINE OF SAID TRACT; THENCE EAST 150 FEET TO THE WESTERLY LINE OF SAID ROAD, THENCE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

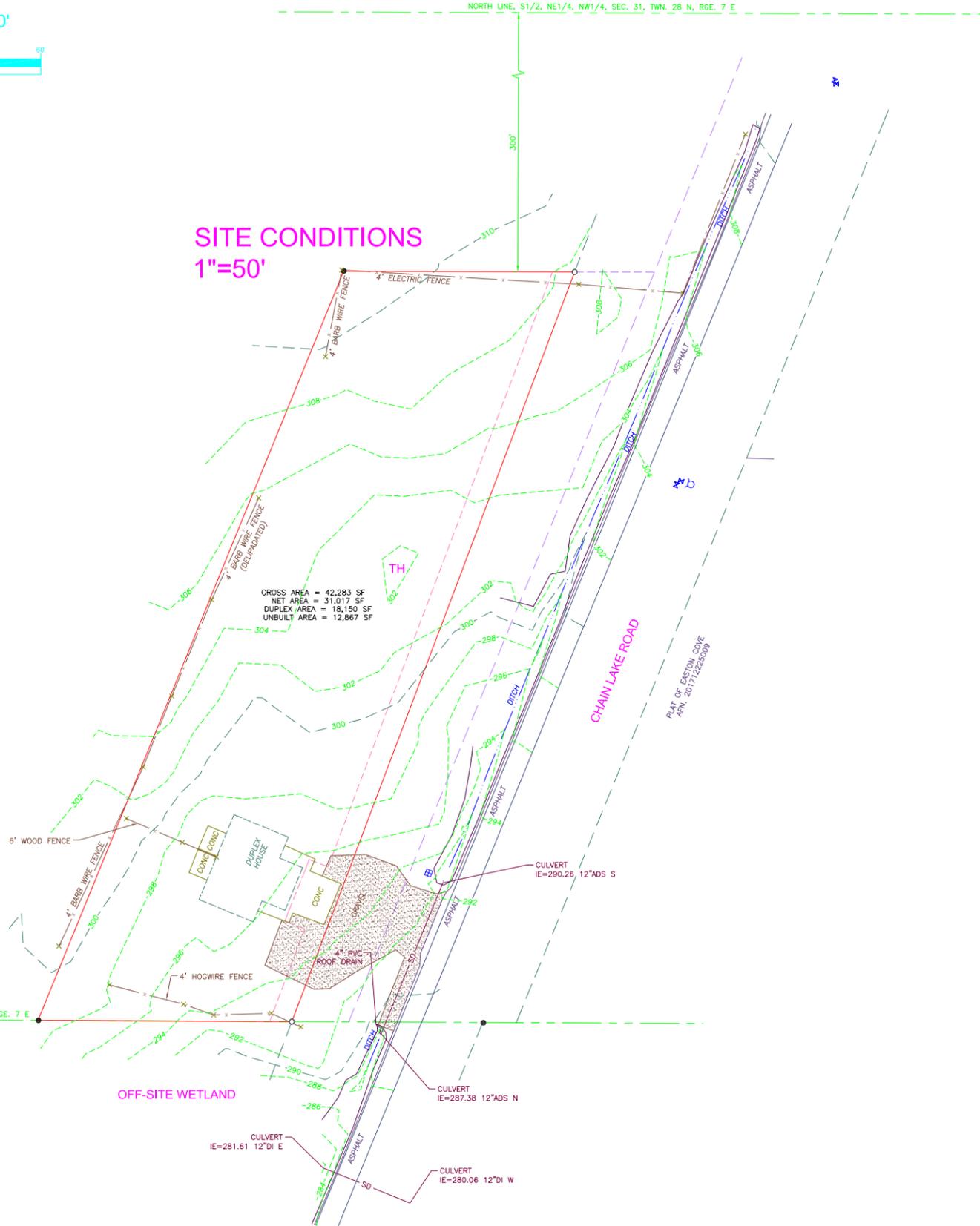
- FOUND MONUMENT, AS NOTED
- SET 1/2" REBAR & CAP G4 30585 / 30450
- FOUND REBAR & CAP, AS NOTED
- STORM CULVERT
- SD — STORM DRAIN LINE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- WATER LINE
- SEWER MANHOLE
- SS — SEWER LINE
- OHP — OVERHEAD POWER LINE
- ELECTRICAL JUNCTION BOX
- POWER POLE
- POWER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



PLAT OF EASTON COVE  
 AFN. 201712225009



**VICINITY MAP:**  
 NOT TO SCALE



**UTILITY CONFLICT NOTE:**  
**CAUTION:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOULING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS AND THEN SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POT-HOULING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER OF RECORD TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



<p><b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>                  FOR  <b>FRED BALLINGER</b></p>	<p>WASHINGTON</p>
<p>CITY OF MONROE, SNOHOMISH COUNTY.</p>	<p>GROUP FOUR inc.                  Land Surveying / Civil Engineering                  Land Use Planning / Project Management                  P.O. BOX 1089 / 1801 VERNON ROAD SUITE "A", LAKE STEVENS, WA 98288                  (425)408-1122 • FAX(425)877-1341 • WWW.GR4.COM</p>
<p>NO. _____</p> <p>REVISION _____</p> <p>DATE _____</p> <p>BY _____</p>	
<p>SHEET <b>1</b> OF <b>1</b></p>	<p><b>20-3008</b></p>