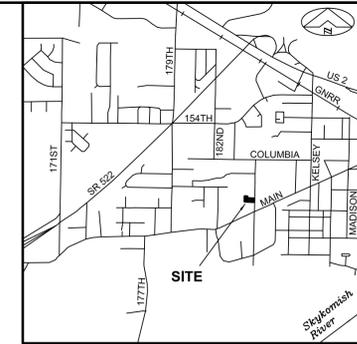
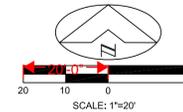


**MG MONROE PROPERTIES, LLC SHORT PLAT**

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.

FILE NO. SP2024-\_\_\_\_\_

CITY OF MONROE  
SNOHOMISH COUNTY, WASHINGTON



VICINITY MAP  
SCALE: 1" = 2,000'

**SITE DATA**

SITE ADDRESS: UNDEVELOPED (VACANT) LAND  
TAX ACCOUNT NUMBER: 005043-000-003-08  
EXISTING ZONING: R15  
PROPOSED ZONING: R15  
COMPREHENSIVE PLAN: HIGH DENSITY SFR  
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL  
SURROUNDING LAND USES: SINGLE-FAMILY RESIDENTIAL (N, W), MULTI-FAMILY RESIDENTIAL (S), RELIGIOUS ACTIVITIES (E)  
GROSS SITE AREA: 18,000 SF (0.41 ACRES)  
NUMBER OF LOTS PROPOSED: 3  
UNITS PER ACRE OF LAND: 3 UNITS/0.41 ACRES = 7.32 UNITS PER GROSS ACRE  
AVERAGE SIZE OF LOTS: 5,782 SF  
WATER SOURCE/PURVEYOR: PUBLIC/CITY OF MONROE  
SEWAGE DISPOSAL/PURVEYOR: PUBLIC/CITY OF MONROE  
FIRE DISTRICT: SNOHOMISH REGIONAL FIRE & RESCUE  
SCHOOL DISTRICT: MONROE SCHOOL DISTRICT NO. 103

**PROJECT NOTES**

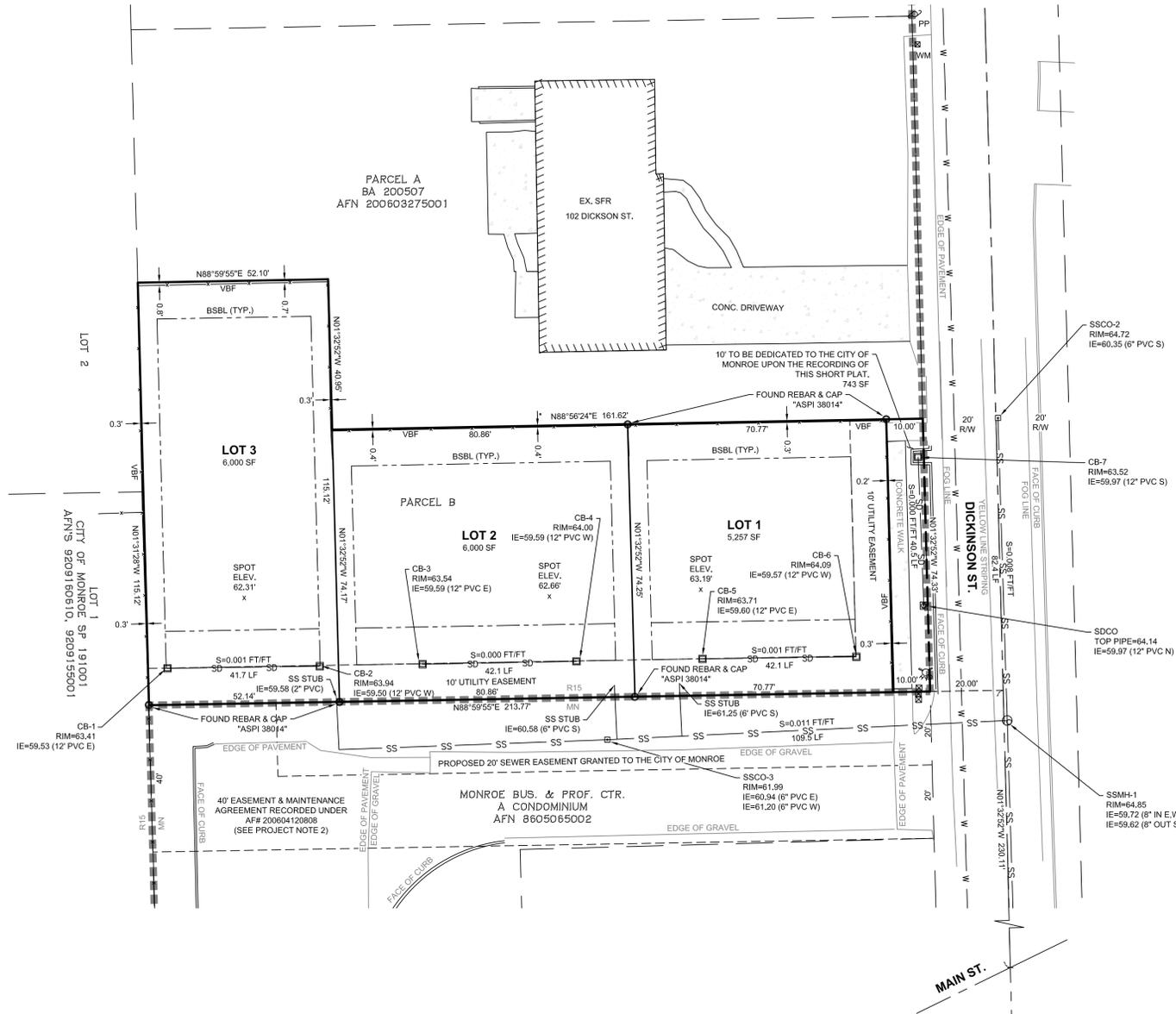
- REQUIRED PUBLIC IMPROVEMENTS FOR THE PROPOSED SHORT PLAT WERE CONSTRUCTED AND AS-BUILT AS PART OF SHORT PLAT (SP2016-01) WHICH EXPIRED.
- PARAGRAPH 1 GRANT OF EASEMENT STATES' GRANTORS HEREBY CONVEY TO GRANTEE AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, OVER, UNDER, ALONG THE EASEMENT PROPERTY FOR THE BENEFIT OF THREE (3) SINGLE FAMILY DWELLINGS TO BE CONSTRUCTED ON GRANTEE'S PROPERTY. THIS EASEMENT INCLUDES THE RIGHT TO MAINTAIN THE EASEMENT PROPERTY AS A RIGHT OF WAY, FREE, AND CLEAR OF TREES, UNDERGROWTH, BRUSH, AND ALL OTHER OBSTRUCTIONS NATURAL OR MAN-MADE.

**LANDSCAPING NOTE**

- AS ALL REQUIRED PUBLIC IMPROVEMENTS FOR THE PROPOSED SHORT PLAT WERE CONSTRUCTED AND AS-BUILT AS PART OF SHORT PLAT (SP2016-01) WHICH EXPIRED, WE ARE RESPECTFULLY REQUESTING THAT THE CITY OF MONROE TO DEFER THE REQUIRED LANDSCAPING PER MMC 22.40 UNTIL BUILDING PERMIT APPLICATIONS ARE SUBMITTED FOR THE THREE PROPOSED SINGLE-FAMILY LOTS.

**LEGEND**

- ⊕ FOUND MONUMENT, IN CASE (VISITED 4-21-05).
- FOUND REBAR, AS NOTED.
- EX. STORM DRAIN CATCH BASIN
- ▣ EX. STORM DRAIN CLEAN-OUT
- ⊙ EX. SEWER MANHOLE
- ▢ EX. SEWER CLEAN-OUT
- PP ○ EX. UTILITY POLE
- WM ⊠ EX. WATER METER
- EX. FENCE, TYPE NOTED
- SFR SINGLE FAMILY RESIDENCE
- VBR VERTICAL BOARD FENCE
- BSBL BUILDING SET BACK LINE  
FRONT = 10' / GARAGE = 20'  
SIDE = 5'  
REAR = 10'



**LEGAL DESCRIPTION**

PARCEL B OF CITY OF MONROE BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 200603275001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT 305 FEET SOUTH OF THE NORTHWEST CORNER OF TRACT 3, MACDOUGALL ADDITION TO MONROE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 3, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID POINT BEING LOCATED ON THE WEST LINE OF SAID TRACT 3;  
THENCE SOUTH 01°31'28" EAST, ALONG SAID WEST LINE, 68.89 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 88°59'55" EAST, PARALLEL TO THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 52.10 FEET;  
THENCE SOUTH 01°32'52" EAST, PARALLEL TO THE EAST LINE OF SAID TRACT 3, A DISTANCE OF 40.95 FEET;  
THENCE NORTH 88°56'24" EAST 161.62 FEET TO THE EAST LINE OF SAID TRACT 3;  
THENCE SOUTH 01°32'52" EAST, ALONG SAID EAST LINE 74.33 FEET TO THE SOUTH LINE OF THE NORTH 489 FEET OF SAID TRACT 3; THENCE SOUTH 88°59'55" WEST, ALONG SAID SOUTH LINE 213.77 FEET TO THE WEST LINE OF SAID TRACT A;  
THENCE NORTH 01°31'28" WEST, ALONG SAID WEST LINE 115.12 FEET TO THE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**BASIS OF BEARING**

NORTH 88°59'55" EAST ALONG THE SOUTH PROPERTY LINE AS SHOWN PER REFERENCED RECORD OF SURVEY.

**DATUM NAVD 88 BENCHMARK**

CONTROL PT. #6 - SET MAG NAIL & WASHER "ASPI CONTROL" 2.0' E. OF W. EP OF ASPHALT SHOULDER OF DICKINSON ST., +/- 9.2' N. OF N. P.I.  
ELEV=63.95' (DIFFERENTIAL LOOP 6/7/05 BK, 103-74)

**SURVEY REFERENCES**

- ROS - RECORD OF SURVEY BY HARMSEN & ASSOCIATES - VOL. 22, PG. 143
- P - PLAT OF MACDOUGALL ADDITION TO MONROE, VOL. 5, PG. 3

**SURVEY NOTES**

- EQUIPMENT: 3" OR LESS TOTAL STATION
- METHOD: FIELD TRAVERSE
- THE CLOSURES OF THE FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.
- THE TOPOGRAPHIC ELEMENTS AS SHOWN MEET OR EXCEED THOSE REQUIREMENTS STATED IN WAC 332-130-145.
- THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.
- NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

**OWNER/APPLICANT**

CLIFF MOON  
MG MONROE PROPERTIES, LLC  
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LYNNWOOD, WA, 98036  
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EVERETT, WA, 98201  
(425) 252-1884

**SURVEYOR**

HARLEY C. PAWLEY, P.L.S.  
HARMSEN, LLC  
603 SOUTH 1ST ST.  
MOUNT VERNON, WA, 98273  
(360) 336-9199

**ENGINEER**

DAVID W. HARMSEN, P.E.  
HARMSEN, LLC  
2822 COLBY AVE., SUITE 300  
EVERETT, WA, 98201  
(360) 784-7811

REVISIONS:



**HARMSEN**  
LAND SURVEYING • CIVIL ENGINEERING • LAND USE PLANNING  
SIAS AERIAL MAPPING • WETLAND SERVICES  
2822 COLBY AVE, SUITE 300  
EVERETT, WA 98201  
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(360) 784-7811

PRELIMINARY SHORT PLAT FOR MG MONROE PROPERTIES, LLC

FILE NO. SP2024-\_\_\_\_\_  
A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.  
CITY OF MONROE  
SNOHOMISH COUNTY, WASHINGTON

DRAWN BY: ASL

DATE: 05/01/2024

PROJECT NO. 216001

SHEET NO. 1 OF 1