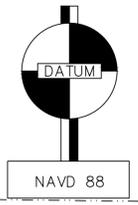
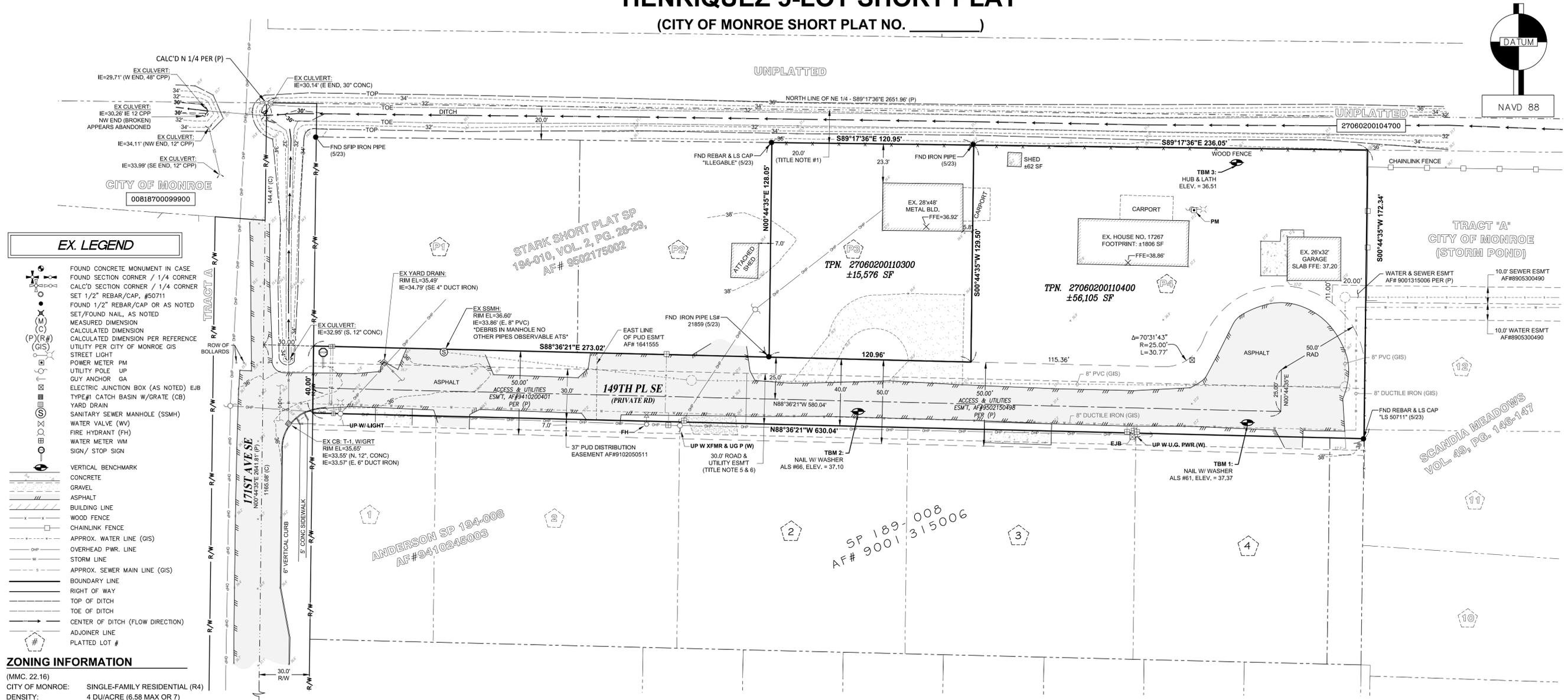


HENRIQUEZ 5-LOT SHORT PLAT

(CITY OF MONROE SHORT PLAT NO. _____)



- EX. LEGEND**
- FOUND CONCRETE MONUMENT IN CASE FOUND SECTION CORNER / 1/4 CORNER
 - CALC'D SECTION CORNER / 1/4 CORNER
 - SET 1/2" REBAR/CAP, #50711
 - FOUND 1/2" REBAR/CAP OR AS NOTED SET/FOUND NAIL, AS NOTED
 - MEASURED DIMENSION
 - CALCULATED DIMENSION PER REFERENCE UTILITY PER CITY OF MONROE GIS
 - STREET LIGHT
 - POWER METER PM
 - UTILITY POLE UP
 - GUY ANCHOR GA
 - ELECTRIC JUNCTION BOX (AS NOTED) EJB
 - TYPE# CATCH BASIN W/GRADE (CB)
 - YARD DRAIN
 - SANITARY SEWER MANHOLE (SSMH)
 - WATER VALVE (WV)
 - FIRE HYDRANT (FH)
 - WATER METER WM
 - SIGN/ STOP SIGN
 - VERTICAL BENCHMARK
 - CONCRETE
 - GRAVEL
 - ASPHALT
 - BUILDING LINE
 - WOOD FENCE
 - CHAINLINK FENCE
 - APPROX. WATER LINE (GIS)
 - OVERHEAD PWR. LINE
 - STORM LINE
 - APPROX. SEWER MAIN LINE (GIS)
 - BOUNDARY LINE
 - RIGHT OF WAY
 - TOP OF DITCH
 - TOE OF DITCH
 - CENTER OF DITCH (FLOW DIRECTION)
 - ADJOINER LINE
 - PLATTED LOT #

ZONING INFORMATION

(MMC. 22.16)
CITY OF MONROE: SINGLE-FAMILY RESIDENTIAL (R4)
DENSITY: 4 DU/ACRE (6.58 MAX OR 7)
MIN LOT WIDTH: 40' MIN
SETBACKS:
FRONT: 10' LIVING UNIT, 20' GARAGE
SIDE: 15' COMBO. TOTAL, 5' MIN
REAR: 10' MIN
MAX LOT COVERAGE: 50%
MAX BUILDING HEIGHT: 35 FEET

EX. IMPERVIOUS SURFACES

LOT 3
TOTAL LOT AREA: ±15,576 SQFT
EXISTING IMPERVIOUS AREAS:
BUILDING(S): ±1,344 SQFT
CARPORT: ±120 SQFT
GRAVEL: ±2,484 SQFT
TOTAL IMPERVIOUS AREA: ±3,948 SQFT
TOTAL IMPERVIOUS COVERAGE: 25.35%

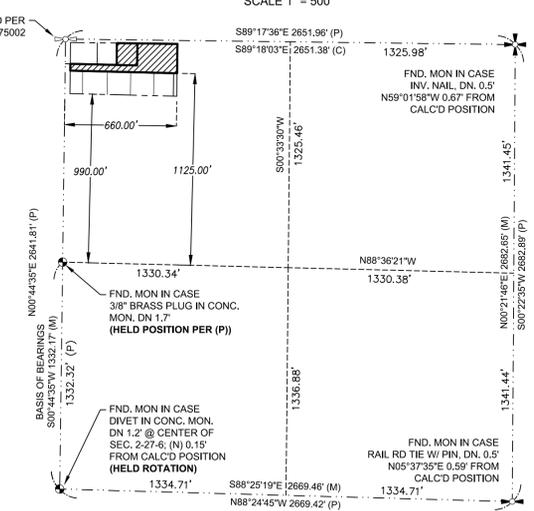
LOT 4
TOTAL LOT AREA: ±56,105 SQFT
EXISTING IMPERVIOUS AREAS:
BUILDING(S): ±2,638 SQFT
CARPORT: ±655 SQFT
CONC.: ±394 SQFT
ASPHALT: ±19,309 SQFT
TOTAL IMPERVIOUS AREA: ±22,996 SQFT
TOTAL IMPERVIOUS COVERAGE: 40.98%

TITLE NOTES

NOTES PROVIDED BELOW REFERENCE CHICAGO TITLE INSURANCE COMPANY GUARANTEE No. 500150725 BEARING AN EFFECTIVE DATE OF APRIL 26, 2024. (NO FURTHER SEARCH INTO THE RECORD WAS REQUESTED OR PERFORMED. THE FOLLOWING NOTES PERTAIN TO "SCHEDULE B - SPECIAL EXCEPTIONS", AS DISCLOSED WITHIN SAID REPORT.)

- RIGHT OF SNOHOMISH COUNTY AND DRAINAGE IMPROVEMENT DISTRICT NO. 4 TO DEPOSIT AND SCATTER THE SPOIL BANKS OF A DRAINAGE DITCH LOCATED ON ADJACENT PROPERTY TO THE NORTH, ONTO ADJOINING LANDS. IF NECESSARY TO TO RE-EXCAVATE AND CLEAN OUT SAID DITCH WHEN NECESSARY DOING NO UNNECESSARY DAMAGE THEREBY, AS CONTAINED IN RIGHT OF WAY DEED RECORDED AUGUST 14, 1918 UNDER RECORDING NO. 243929. (20' STRIP PLOTTED)
- SUBJECT TO ELECTRIC TRANSMISSION & DISTRIBUTION LINE EASEMENT UNDER RECORDING NO. 1641555. (AFFECTS WESTERN PORTION OF PANHANDLE, LIMITS OF EASEMENT PLOTTED HEREON)
- SUBJECT WATER WELL AGREEMENT UNDER RECORDING NO. 1827963. WELL DECOMMISSIONED UPON MUNICIPAL WATER BEING AVAILABLE & AGREEMENT TERMINATED AS SET FORTH THEREIN. (THEREFOR EASEMENT AREA NOT PLOTTED)
- 10' EASEMENT FOR INSTALLATION AND MAINTENANCE FOR A SANITARY SEWER LINE AND 10' WIDE EASEMENT FOR A WATER LINE GRANTED OVER EAST ADJACENT PROPERTY, AS CONTAINED IN EASEMENT RECORDED UNDER RECORDING NO. 8905300490. (PLOTTED HEREON)
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9001315006. (WATER & SEWER EASEMENT SHOWN HEREON & 30' WIDE ROAD & UTILITIES EASEMENT SHOWN HEREON)
- 30' ROAD & UTILITY EASEMENT AS GRANTED BY AFW 9001315006 ASSIGNED TO THE CITY OF MONROE UNDER RECORDING NO. 9012050126. (NOT PLOTTABLE)
- SUBJECT TO 30' WIDE PUD DISTRIBUTION EASEMENT UNDER RECORDING NO. 9102050111. (PLOTTED HEREON)
- RECORDING NO. 9102050112, DOES NOT EFFECT SUBJECT PROPERTIES. (NOT PLOTTED)
- TOGETHER WITH & SUBJECT TO 40' WIDE INGRESS, EGRESS & UTILITIES EASEMENT UNDER RECORDING NO. 9410200401. (EASEMENT PLOTTED PER SHORT PLAT 194-010, REC# 9502175002 LOCATION)

SECTION DETAIL
(HELD CALCULATED SECTION PER STARK SHORT PLAT, AFW# 9502175002)
(ROTATED 11°42'21" CLOCKWISE TO WA STATE PLANE NORTH)
SCALE 1" = 500'



TITLE NOTES (Cont.)

- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY SHORT PLAT NO. 194-010 FILED UNDER RECORDING NO. 9502175002. (EASEMENTS DEPICTED BY (P) HAVE BEEN PLOTTED HEREON)
- ROAD MAINTENANCE AGREEMENT. (NOT PLOTTABLE)

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE. NAD83-2011, EPOCH 2018 COORDINATES. SOUTH 00°44'35" WEST ALONG THE WEST LINE OF THE SW 1/4, OF THE NE 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., BETWEEN FOUND MONUMENTS, AS SHOWN HEREIN.

(BEING ROTATED 01°14'21" CLOCKWISE FROM (P).)

REFERENCES

(P) STARK SHORT PLAT SP 194-010, VOL. 2, PG. 28-29, BOOK OF SHORT PLATS, AFW #9502175002.
(R1) ANDERSON SP 194-008, AFW #9410245003
(R2) PLAT OF SCANDIA MEADOWS, VOL. 49, PG 146-147, BOOK OF PLATS
(R3) SHORT PLAT NO. 189-008, AFW 9001315006
(D1) STATUTORY WARRANTY DEED RECORDED UNDER AFW# 201305300581
(D2) QUITCLAIM DEED RECORDED UNDER AFW# 201601080172

ALL RECORDS OF SNOHOMISH COUNTY, WA.

NOTES

- INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA SX ROBOTIC TOTAL STATION & CARLSON BRX7 GPS UNIT.
- PROCEDURES USED WERE FIELD TRAVERSE & REAL-TIME KINEMATIC GPS SOLUTIONS. DERIVED FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN), MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
- THIS MAP REPRESENTS A JOB PERFORMED BY ME OR MY CONSTITUENTS AND CAN ONLY BE CONSIDERED AS REPRESENTATIVE OF THE SITE AT THE TIME OF MY SURVEY, MAY, 2023. ALL MONUMENTS SHOWN HEREIN WERE VISITED DURING THE COURSE OF THIS SURVEY.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT.

NOTES - CONTINUED

- UTILITIES STRUCTURES SHOWN HEREIN ARE FROM FIELD LOCATION AT CENTER OF RIM AND THEIR EXACT LOCATIONS SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY LINES SHOWN HEREIN WERE DRAWN CENTER RIM TO CENTER OR FROM APPROXIMATE GIS INFORMATION FROM THE CITY OF MONROE & IS SHOWN FOR VISUAL REFERENCE ONLY. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- NO PROPERTY CORNERS WERE SET AS PART OF THIS SURVEY.
- CONTOURS SHOWN HEREON ARE AT A 2-FOOT INTERVAL, AND DERIVED FROM FIELD SURVEY.

LEGAL DESCRIPTIONS

PARCEL A:
LOT 3, CITY OF MONROE SHORT PLAT NUMBER 194-010, RECORDED UNDER RECORDING NO. 9502175002, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:
LOT 4, CITY OF MONROE SHORT PLAT NUMBER 194-010, RECORDED UNDER RECORDING NO. 9502175002, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM - NAVD88

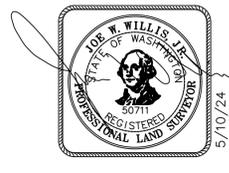
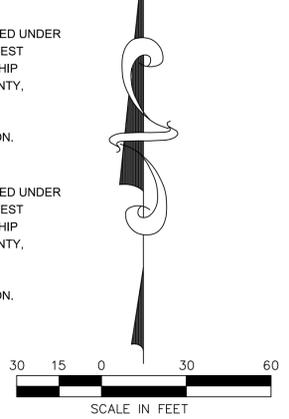
GPS VERTICAL PRIMARY VERTICAL CONTROL WAS ESTABLISHED USING THE ELLIPSOIDAL HEIGHTS DERIVED BY GPS MEASUREMENTS AND CONVERTING THEM TO ORTHOMETRIC ELEVATIONS USING GEOID 2018 CONVERSION. (NAVD 88)

SITE BENCHMARKS

TBM 1: SET MAG NAIL IN SOUTH END OF CUL-DE-SAC AS SHOWN ON MAP. ELEV. = 37.37

TBM 2: SET MAG NAIL SOUTH OF LOT 3, AS SHOWN ON MAP. ELEV. = 37.10

TBM 3: SET HUB WITH LATH IN NORTH YARD OF LOT 4, AS SHOWN ON MAP. ELEV. = 36.51



ALL Land Surveying, LLC.
1901 Vernon Rd, Unit C
Lake Stevens, WA 98258
P.O. Box 440 Lake Stevens, WA 98258
Professional Land Surveyors
Email: info@alllandsurveying.com
Phone: (360) 568-4031

Job Number: 23062
SHEET
51 of 52

Date: 5/10/24

Scale: Horizontal 1" = 30', Vertical 1" = 30'

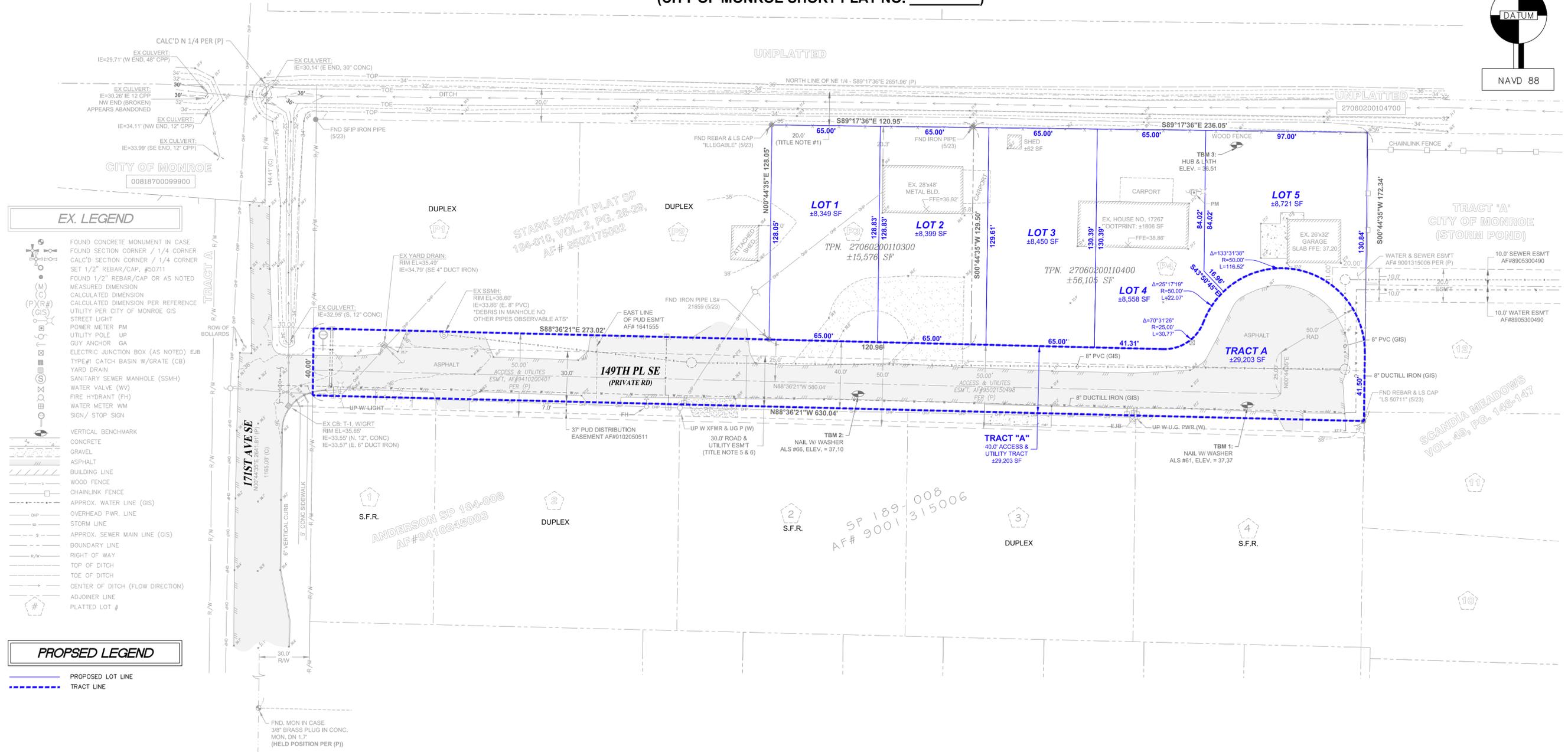
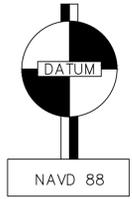
Designed: KAW, Drawn: KAW, Checked: JWW, Approved: JWW, Date: 5/10/24

Title: TOPOGRAPHIC BOUNDARY SURVEY
For: RAMON & ARCELIA HENRIQUEZ
17205 & 17267 149TH PL SE
MONROE, WA 98272
TPN. 27060200110300 & 27060200110400

PORTION OF THE NW 1/4 OF THE NE 1/4 OF SEC. 02, T27N, R6E, W.M.
MONROE, SNOHOMISH COUNTY, WASHINGTON

HENRIQUEZ 5-LOT SHORT PLAT

(CITY OF MONROE SHORT PLAT NO. _____)



EX. LEGEND

- FOUND CONCRETE MONUMENT IN CASE
- FOUND SECTION CORNER / 1/4 CORNER
- CALC'D SECTION CORNER / 1/4 CORNER
- SET 1/2" REBAR/CAP, #50711
- FOUND 1/2" REBAR/CAP OR AS NOTED
- MEASURED DIMENSION
- CALCULATED DIMENSION PER REFERENCE
- UTILITY PER CITY OF MONROE GIS
- STREET LIGHT
- POWER METER PM
- UTILITY POLE UP
- GUY ANCHOR GA
- ELECTRIC JUNCTION BOX (AS NOTED) EJB
- TYPE#1 CATCH BASIN W/GRATE (CB)
- YARD DRAIN
- SANITARY SEWER MANHOLE (SSMH)
- WATER VALVE (WV)
- FIRE HYDRANT (FH)
- WATER METER WM
- SIGN/ STOP SIGN
- VERTICAL BENCHMARK
- CONCRETE
- GRAVEL
- ASPHALT
- BUILDING LINE
- WOOD FENCE
- CHAINLINK FENCE
- APPROX. WATER LINE (GIS)
- OVERHEAD PWR. LINE
- STORM LINE
- APPROX. SEWER MAIN LINE (GIS)
- BOUNDARY LINE
- RIGHT OF WAY
- TOP OF DITCH
- TOE OF DITCH
- CENTER OF DITCH (FLOW DIRECTION)
- ADJOINER LINE
- PLATTED LOT #

PROPOSED LEGEND

- PROPOSED LOT LINE
- TRACT LINE

PRELIMINARY SHORT PLAT NOTES:

- 1) BOTH OF THE EXISTING SUBJECT PROPERTIES & THE SURROUNDING PARCELS ARE ZONED R-4, INCLUDING THE 20' STRIP ADJOINING ON THE NORTH. BEYOND SAID 20' STRIP IS ZONED LIGHT INDUSTRIAL
- 2) ACCESS TRACT IS TO BE PRIVATE.
- 3) ALL ONSITE STRUCTURES ARE PROPOSED TO BE DEMOLISHED.

PRELIMINARY SHORT PLAT

Title:

RAMON & ARCELIA HENRIQUEZ

For:

Scale:

Horizontal
1" = 30'
Vertical

ALL Land Surveying, LLC.
1901 Vernon Rd, Unit C
Lake Stevens, WA 98258
P.O. Box 440 Lake Stevens, WA 98258
Professional Land Surveyors
Email: info@alllandsurveying.com

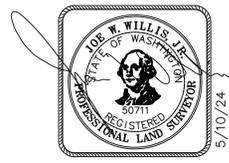
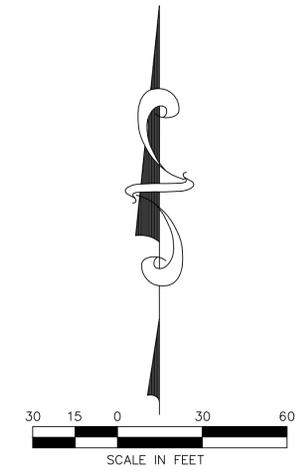
Job Number:
23062

SHEET

S2 S2
of

PORTION OF THE NW 1/4 OF THE NE 1/4 OF SEC. 02, T27N, R6E, W.M. MONROE, SNOHOMISH COUNTY, WASHINGTON

17205 & 17267 149TH PL SE
MONROE, WA 98272
TPN. 27060200110300 & 27060200110400



5/10/24