

VERTICAL DATUM

NAVD88, PER GNSS OBSERVATIONS.

PROJECT BENCHMARK

FOUND CONCRETE MONUMENT W/ 3" BRASS DISC W/ PUNCH STAMPED "22018656", IN CASE, DOWN 0.2'

ELEVATION = 375.32

HORIZONTAL DATUM

NAD83 WASHINGTON STATE PLANES, NORTH ZONE, US FOOT

BASIS OF BEARINGS

N89°31'19"W BETWEEN THE FOUND MONUMENTS IN THE CENTERLINE OF 134TH STREET SE PER REFERENCE 1.

REFERENCES

- 1. SWEETBRIAR AT MONROE, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 201808225001. [USED FOR SECTION SUBDIVISION]
2. RECORD OF SURVEY RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 202012305002.

LEGAL DESCRIPTION

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN LYING NORTH OF THAT CERTAIN 40.00 FOOT WIDE STRIP OF LAND CONVEYED TO BEVERLY DEVELOPMENT COMPANY AND AURTHUR L. FLEENOR AND ETHEL E. FLEENOR BY STATUTORY WARRANTY DEED FILED MAY 9, 1974 UNDER AUDITOR'S FILE NO. 2339324 IN VOLUME 775, PAGE 480, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID STRIP DESCRIBED AS FOLLOWS:

A STRIP OF LAND 60 FEET WIDE, BEING 30 FEET ON EACH SIDE OF AND PARALLEL WITH A CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, WHICH IS 738.71 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, OR 228.71 FEET; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36 (BEING ALSO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER), OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 500 FEET, ALONG THE EAST LINE OF SAID QUARTER, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ALONG SAID EAST LINE OF SAID QUARTER, 208.71 FEET; THENCE AT RIGHT ANGLES TO SAID EAST LINE, 228.71 FEET; THENCE NORTH AND PARALLEL WITH SAID EAST LINE 208.71 FEET; THENCE EAST, AT RIGHT ANGLES TO SAID EAST LINE, 228.71 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

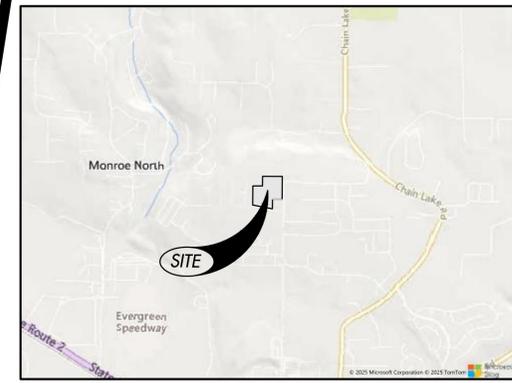
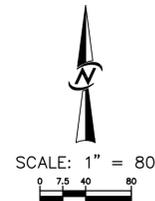
BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION FOR 208.71 FEET; THENCE SOUTH, AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, FOR A DISTANCE OF 208.71 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER FOR 280.71 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH ALONG SAID WEST LINE FOR 208.71 FEET TO THE POINT OF BEGINNING.

LESS COUNTY ROAD.

NOTES

- 1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON'S ALTA COMMITMENT NUMBER 500154876, DATED OCTOBER 14, 2024. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED ALTA COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON FEBRUARY 3, 2025. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY OF 2025.
3. PROPERTY AREA = 348,049± SQUARE FEET (7.9901± ACRES).
4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
5. CONTOUR INTERVAL = 2 FEET.
6. ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
7. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
8. THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.

TROMBLEY HILL SUBDIVISION PRELIMINARY PLAT MONROE, WASHINGTON



VICINITY MAP 1" = 2000'

APPLICANT

TROMBLEY JILL JOINT VENTURE P.O. BOX 1930 WOODINVILLE, WA 98072 CONTACT: LOGAN GREGG PHONE: (425) 773-5362 EMAIL: LOGAN@NORTHEQUITYINVESTORS.COM

OWNER

SHIRLEY M TROMBLEY LIVING TRUST 13224 191ST AVE MONROE, WA 9272

SITE INFORMATION

PARCEL NUMBER: 28063600101200 ADDRESS: 13224 191ST AVE SE MONROE, WA 98272 SITE ZONING: R-7 TOTAL SITE AREA: 348,049 SF (7.99 AC) NO. OF PROPOSED UNITS: 39 SINGLE-FAMILY, DETACHED 9 SINGLE-FAMILY, ATTACHED (TOWNHOUSE) 48 TOTAL UNITS

ENGINEER/LANDSCAPE ARCHITECT/SURVEYOR

CORE DESIGN INC. 12100 N.E. 195TH ST, SUITE 300 BOTHELL, WA 98011 (425) 885-7877 CONTACTS: BENJAMIN A. MADEO, A.I.C.P. - PROJECT MANAGER DANIEL J. LARSON, P.E. - ENGINEER LINDSEY B. SOLOKIO, P.L.A. - LANDSCAPE ARCHITECT ROBERT D. WEST, P.L.S. - SURVEYOR

GEOTECHNICAL ENGINEER

EARTH SOLUTIONS NORTHWEST 15365 NE 90TH ST, SUITE 100 REDMOND, WA 98052 (425) 449-4704

TRANSPORTATION ENGINEER

TRANSPOGROUP 12131 113TH AVE NE, SUITE 203 KIRKLAND, WA 98034 (425) 821-3665

BIOLOGIST

WETLAND RESOURCES, INC. 9505 19TH AVE SE, SUITE 106 EVERETT, WA 98208 (425) 337-3174

EXCEPTIONS CONTAINED IN TITLE

- 1. THIS SITE IS SUBJECT TO WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED TO SNOHOMISH COUNTY, RECORDED UNDER RECORDING NUMBER 978594, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT)
2. THIS SITE IS SUBJECT TO A RIGHT OF WAY CONTRACT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, RECORDED UNDER RECORDING NUMBER 1244293, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT, BLANKET DESCRIPTION WITH TERMS RELATING TO FUTURE PIPELINE EASEMENT. APPROXIMATE EASEMENT IS SHOWN BASED ON ADJACENT SURVEYS, NOT PER THIS DOCUMENT.)
3. THIS SITE IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) OF WELL AND WATERWORKS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 1817620, RECORDS SNOHOMISH COUNTY, WASHINGTON. (EASEMENT IS OVER WELL AND WATER FACILITIES AS CONSTRUCTED. NEED WELL LOCATION TO PLOT RELATED EASEMENTS)
4. THIS SITE IS SUBJECT TO A RIGHT OF WAY AGREEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER RECORDING NUMBERS 2099375 AND 8507030058, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT, BLANKET IN NATURE AND 'AS CONSTRUCTED' ACCESS TO THE TOWER PARCEL)
5. THIS SITE IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE OF WATER TRANSMISSION LINE AND NECESSARY CONNECTIONS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREFROM AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: RECORDED UNDER RECORDING NUMBER 7807120165, RECORDS SNOHOMISH COUNTY, WASHINGTON. (PLOTTED HEREON)
6. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON THE SURVEY RECORDED UNDER RECORDING NUMBER 8709105006, RECORDS SNOHOMISH COUNTY, WASHINGTON. (APPROXIMATE GAS AND WATER EASEMENT ALREADY SHOWN)
7. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON THE SURVEY RECORDED UNDER RECORDING NUMBER 8904275001, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT)
8. THIS SITE IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE OF UNDERGROUND AND/OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 200608230283, RECORDS SNOHOMISH COUNTY, WASHINGTON. (PLOTTED HEREON)
9. THIS SITE IS SUBJECT TO AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT RECORDED UNDER RECORDING NUMBER 201010150470, RECORDS SNOHOMISH COUNTY, WASHINGTON. FIRST AMENDMENT TO THE REAL PROPERTY LEASE RECORDED UNDER AUDITOR'S FILE NUMBER 201210020351, RECORDS SNOHOMISH COUNTY, WASHINGTON. (SHOWN HEREON)

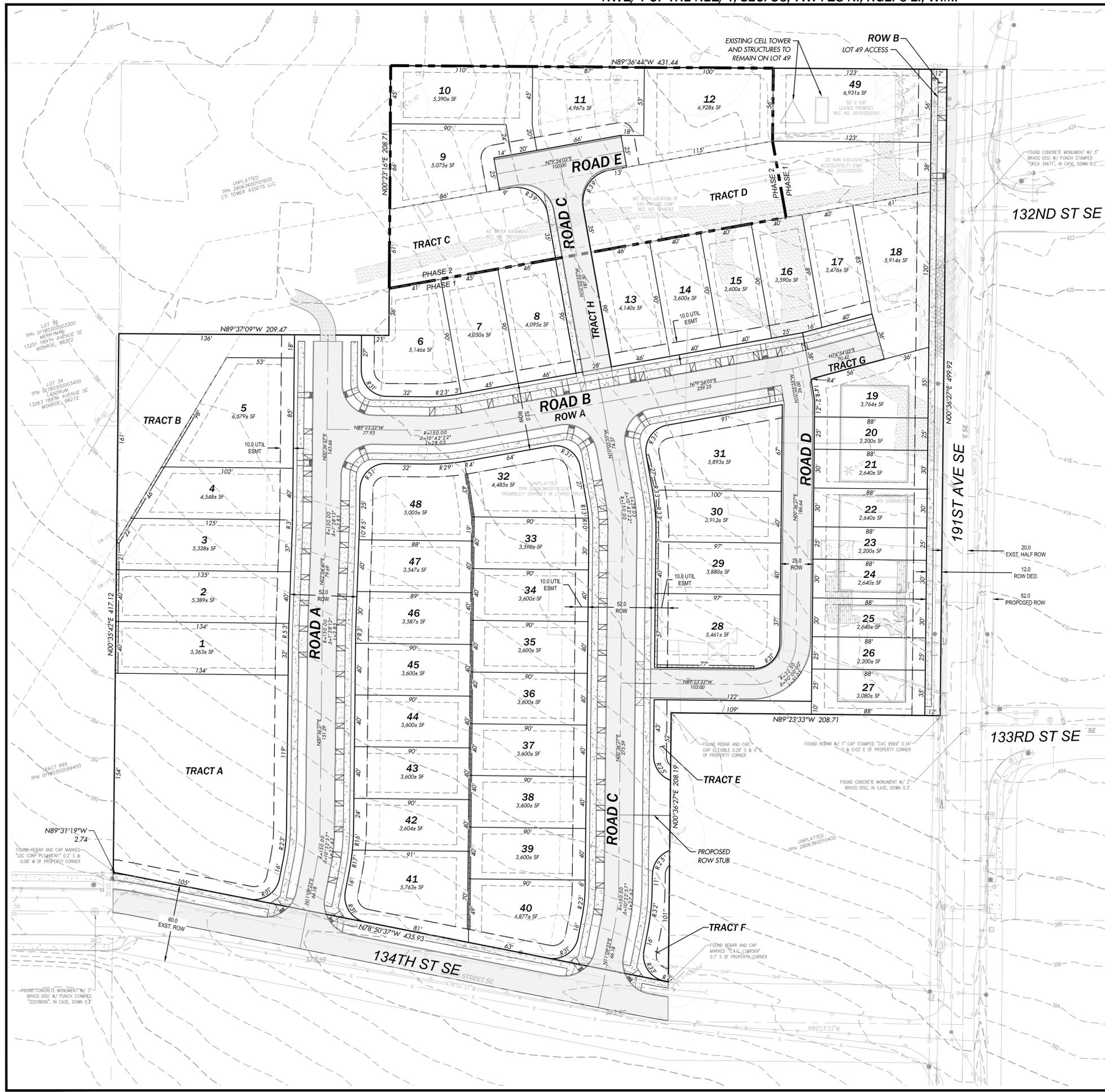
EXISTING CONDITIONS LEGEND

Legend table listing symbols for various features: FOUND SURVEY MONUMENT, GAS VALVE, PROPERTY LINE, etc.

SHEET INDEX

Sheet index table with columns for sheet number, quantity, and description (COVER SHEET, PRELIMINARY PLAT MAP).

Vertical sidebar containing project details: DATE (08/13/2025), DESIGNED (DANIEL J. LARSON, P.E.), DRAWN (JEREMY A. SOMERA), APPROVED (DANIEL J. LARSON, P.E.), PROJECT NUMBER (DRAWING NUMBER 1, SHEET 01 OF 2, PROJECT NUMBER 24299).



SITE INFORMATION

GROSS SITE AREA: 7.99 AC
 PHASE 1 AREA: 7.00 AC
 PHASE 2 AREA: 0.99 AC

PROPOSED LOTS: 49 LOTS

PHASE 1 ATTACHED D/U DENSITY

MAX ALLOWED DENSITY: 14 DU/AC
 ATTACHED DU AREA: 0.63 AC
 (LOTS 19-27 + TRACT E + TRACT F)
 ALLOWED UNITS: 9 UNITS
 (0.63 AC X 14 DU/AC = 8.82)

PHASE 1 DETACHED D/U DENSITY

MAX ALLOWED DENSITY: 7 DU/AC
 DETACHED DU AREA: 6.37 AC
 ALLOWED UNITS: 45 UNITS
 (6.37 AC X 7 DU/AC = 44.59)

PHASE 2 DETACHED D/U DENSITY

MAX ALLOWED DENSITY: 7 DU/AC
 DETACHED DU AREA: 0.99 AC
 ALLOWED UNITS: 7 UNITS
 (0.99 AC X 7 DU/AC = 6.93)

ATTACHED D/U SETBACKS

FRONT: 10' / N/A TO GARAGE
 SIDE: N/A / 10' BUILDING SEPARATION
 REAR: 10'
 SIDE STREET: 10'
 PRIVATE STREET: 10'
 ALLEY: SUCH THAT A MOTOR VEHICLE PARKED ON A GARAGE APRON EITHER PARALLEL TO OR PERPENDICULAR TO THE ALLEY WILL NOT PROTRUDE INTO THE ALLEY RIGHT-OF-WAY.

DETACHED D/U SETBACKS

FRONT: 10' / 20' TO GARAGE
 SIDE: 5' PER SIDE
 REAR: 10'
 SIDE STREET: 10'
 PRIVATE STREET: 10'
 ALLEY: SUCH THAT A MOTOR VEHICLE PARKED ON A GARAGE APRON EITHER PARALLEL TO OR PERPENDICULAR TO THE ALLEY WILL NOT PROTRUDE INTO THE ALLEY RIGHT-OF-WAY.

NOTES

- CELL TOWER PROPOSED TO REMAIN ON LOT 49.
- LOT 49 TO HAVE VEHICLE ACCESS CONNECTION 191ST AVENUE SE.
- 20' NON EXCLUSIVE ACCESS/UTILITY EASEMENT (REC. NO. 201210020351) TO BE RELINQUISHED.
- SINGLE-FAMILY, ATTACHED UNITS 19-27 TO HAVE VEHICLE ACCESS FROM ALLEY ONLY.
- EXCEPT FOR STRUCTURES ON PROPOSED LOT 49, ALL ONSITE STRUCTURES TO BE DEMOLISHED.
- ACCESS TO CTI CELL TOWER LOT TO BE RELOCATED.
- CTI CELL TOWER LOT EXISTING CONDITIONS DEPICTED IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD VERIFIED OR SURVEYED.
- ROW STUB FOR FUTURE DEVELOPMENT ACCESS FOR TPN 2806360010400 IS NOT PROPOSED TO BE IMPROVED AS PART OF THIS PROJECT. FUTURE IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE FUTURE DEVELOPER OF TPN 2806360010400.

TRACT & RIGHT-OF-WAY TABLE

TRACT/ROW	AREA	USE
ROW A	72,907 SF	RIGHT-OF-WAY
ROW B	5,999 SF	RIGHT-OF-WAY
TRACT A	21,996 SF	STORMWATER RETENTION / OPEN SPACE / UTILITIES
TRACT B	8,455 SF	OPEN SPACE / UTILITIES
TRACT C	7,396 SF	OPEN SPACE / UTILITIES
TRACT D	14,833 SF	OPEN SPACE / UTILITIES
TRACT E	1,846 SF	OPEN SPACE / UTILITIES
TRACT F	1,441 SF	OPEN SPACE / UTILITIES
TRACT G	2,081 SF	ACCESS / UTILITIES
TRACT H	6,968 SF	ACCESS / UTILITIES

SITE LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED GARAGE SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED PHASING LINE
- CONCEPT TOWNHOUSE
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL SERVICE ROAD
- PROPOSED WALL



SCALE: 1" = 40'



DATE	08/13/2025	DESIGNED	DANIEL J. LARSON, P.E.	DRAWN	JEREMY A. SOMERA	APPROVED	DANIEL J. LARSON, P.E.	PROJECT MANAGER	BENJAMIN A. MADEO, A.I.C.P.
PRELIMINARY PLAT MAP									
TROMBLEY HILL SUBDIVISION									
TROMBLEY HILL JOINT VENTURE									
12100 NE 195th St, Suite 300 Bellevue, Washington 98011 www.coredesigninc.com 425.885.7877									
P.O. BOX 1930 WOODINVILLE, WA 98072									
DRAWING NUMBER									
2									
SHEET OF									
02 2									
PROJECT NUMBER									
24299									