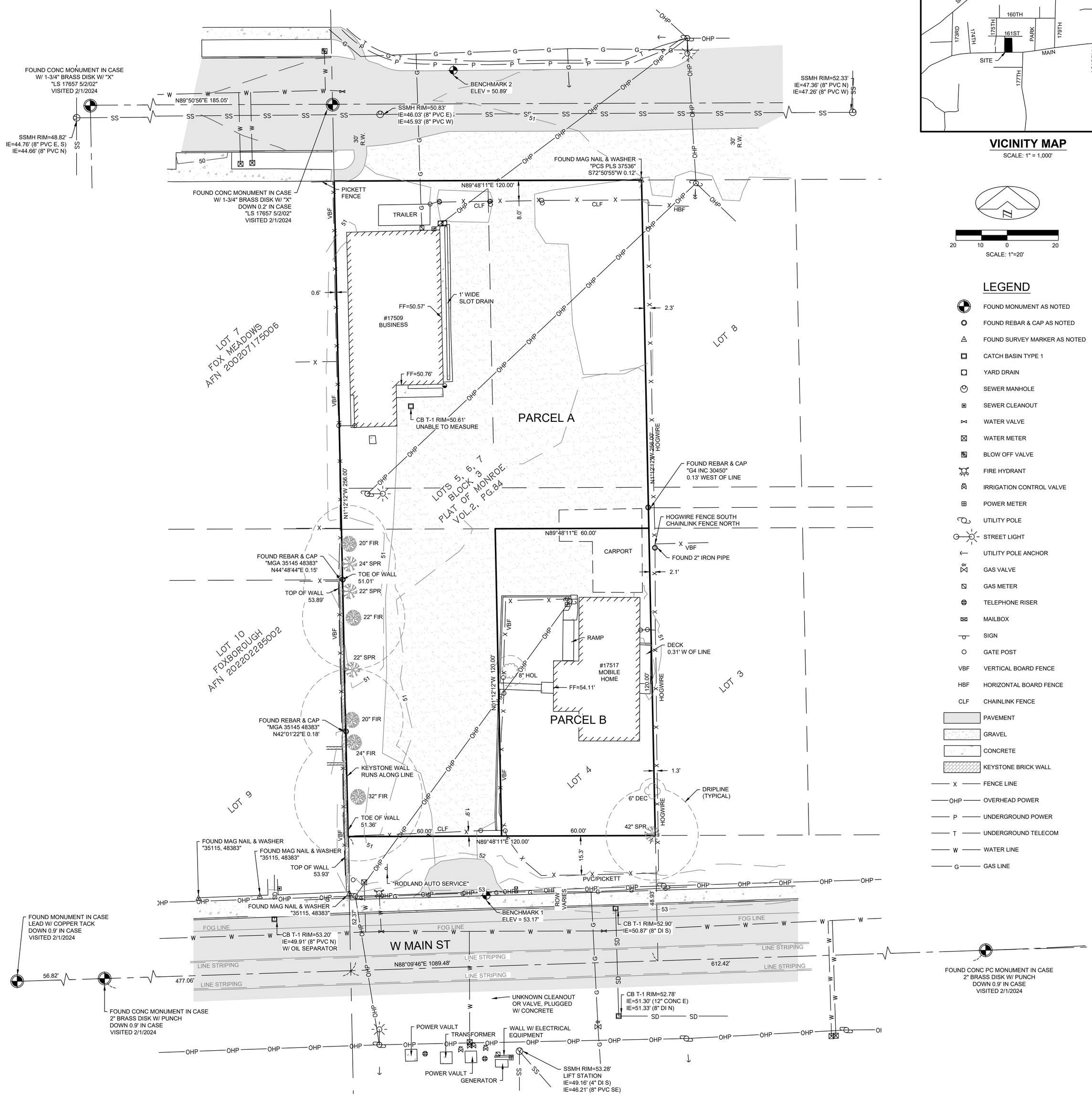
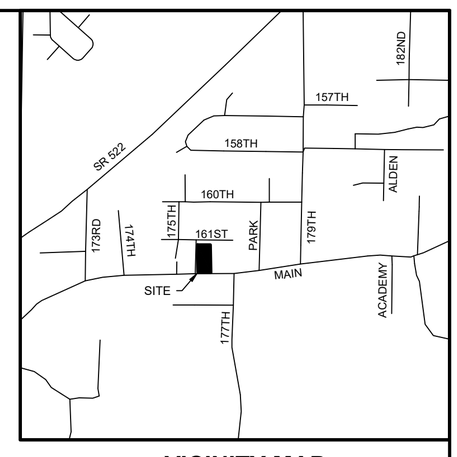
RECEIVED
12/19/2025
CITY OF MONROE

A PORTION OF THE SE 1/4, SE 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.





VICINITY MAP

SCALE: 1" = 1,000'

N

20 10 0 20

SCALE: 1"=20'

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND REBAR & CAP AS NOTED
- FOUND SURVEY MARKER AS NOTED
- CATCH BASIN TYPE 1
- YARD DRAIN
- SEWER MANHOLE
- SEWER CLEANOUT
- WATER VALVE
- WATER METER
- BLOW OFF VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POWER METER
- UTILITY POLE
- STREET LIGHT
- UTILITY POLE ANCHOR
- GAS VALVE
- GAS METER
- TELEPHONE RISER
- MAILBOX
- SIGN
- GATE POST
- VBF — VERTICAL BOARD FENCE
- HBF — HORIZONTAL BOARD FENCE
- CLF — CHAINLINK FENCE
- PAVEMENT
- GRAVEL
- CONCRETE
- KEYSTONE BRICK WALL
- X — FENCE LINE
- OHP — OVERHEAD POWER
- P — UNDERGROUND POWER
- T — UNDERGROUND TELECOM
- W — WATER LINE
- G — GAS LINE

LEGAL DESCRIPTION

PARCEL A PER QUIT CLAIM DEED AFN 200903180468 (TPN 00517300300500):

LOTS 5, 6 AND 7, BLOCK 3, PLAT OF MONROE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 84, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TOGETHER WITH 16 FEET OF VACATED ALLEY LYING ADJACENT THERETO PER CITY OF MONROE ORDINANCE NO. 933 RECORDED UNDER AUDITOR'S FILE NO. 9003130323.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B PER QUIT CLAIM DEED AFN 201901090327 (TPN 00517300300400):

LOT 4, BLOCK 3, PLAT OF MONROE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 84, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BASIS OF BEARING

BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF WEST MAIN ST PER RECORD OF SURVEY AFN 2004009175154.

SURVEY REFERENCES

PLAT OF MONROE VOLUME 2, PAGE 84
RECORD OF SURVEY AFN 2004009175154

DATUM NAVD 88
BENCHMARK

BENCHMARK 1
SET MAG NAIL & WASHER AT SOUTH DRIVEWAY ENTERANCE BETWEEN PAVEMENT AND CONCRETE SIDEWALK.
ELEV. = 53.17'

BENCHMARK 2
SET MAG NAIL & WASHER SET ALONG NORTH SIDE OF PAVEMENT ALONG 161ST ST SE.
ELEV. = 50.89'

VERTICAL INFORMATION DERIVED FROM MULTIPLE GPS OCCUPATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK.

SITE DATA

SITE ADDRESS:	17509 & 17517 W. MAIN ST, MONROE, WA 98272
TAX PARCEL NUMBER:	00517300300500, 00517300300400
GROSS SITE AREA:	30,715 SF (0.70 ACRES)

UTILITY NOTES

BASIS FOR UTILITY LINES SHOWN: FIELD OBSERVATIONS, AS-BUILT MAPS, & UTILITY LOCATES PERFORMED BY HARMSEN, LLC.

IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITY EXISTING ON THIS SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE, UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TAKEN FROM A COMPILATION OF PUBLIC RECORDS AND VISIBLE FIELD EVIDENCE. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THE PUBLIC RECORDS. UNDERGROUND UTILITY LOCATIONS ARE ONLY APPROXIMATE. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN VISIBLE SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

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.

ELEVATION CONTOURS ARE SHOWN AT 1' INTERVALS AND DERIVED FROM DIRECT FIELD OBSERVATIONS. ACCURACY IS PER NATIONAL MAPPING STANDARDS.

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.

DRAWN BY: CBS	BOUNDARY/TOPOGRAPHIC SURVEY FOR ROY RODLAND	HARMSEN — LAND SURVEYING • CIVIL ENGINEERING • LAND USE PLANNING • sUAS AERIAL MAPPING • WETLAND SERVICES	AARON ELI TYSON, STATE OF WASHINGTON, 53114, REGISTERED PROFESSIONAL LAND SURVEYOR — 9-11-2025	REVISIONS: 9-11-2025: EDIT LEGAL DESCRIPTION TO INCLUDE BOTH TAX PARCELS AND CHANGE PLS STAMP
DATE: 02/16/2024	SE 1/4, SE 1/4 OF SECTION 02, TOWNSHIP 27 NORTH, RANGE 06 EAST, W.M.	2822 COLBY AVE, SUITE 300 (425) 252-1884		
PROJECT NO. 24-037	CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON	EVERETT, WA 98201 (360) 794-7811		
SHEET NO. 1 OF 1				