

PRELIMINARY SHORT PLAT

GOV'T LOT 3, SEC. 03, T. 28 N., R. 4 E., W.M.

SNOHOMISH COUNTY, WASHINGTON

LEGEND:	
○ FOUND 1/2" REBAR & CAP (P.L.S. NO. 36612 & 46317) UNLESS OTHERWISE NOTED	
(R) RADIAL BEARING	PM POWER METER
TBM TEMPORARY BENCHMARK	JTB JUNCTION BOX
FH FIRE HYDRANT	UP UTILITY POLE
SDM STORM DRAIN MANHOLE	ULP UTILITY POLE W/ LIGHT
CB CATCH BASIN	GA GUY ANCHOR
CD CULVERT	YL YARD LIGHT
SD STORM DRAIN	CCM COMM TELEPHONE OR CABLE TV RISER
SM SANITARY SEWER MANHOLE	GV GAS VALVE
SCV SANITARY SEWER CLEANOUT	MT MAL BOX
ICV IRRIGATION CONTROL VALVE	DT DECIDUOUS TREE
WM WATER METER	CF CONIFEROUS TREE
FD FIRE HYDRANT	WF WETLAND FLAG
SD STORM DRAIN LINE	SS SANITARY SEWER LINE
OW OVERHEAD WIRE	SSM SMOKESTACK
W WATER LINE	B BOLLARD
GS NATURAL GAS LINE	SM SANITARY SEWER MANHOLE

VERTICAL DATUM:	
THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 83, BASED ON PUBLISHED ELEVATIONS FOR WSOT MONUMENTS:	
*GP31525-133 MONUMENT ID 2965	
ELEVATION: 10.833 FEET	
*TIPAL 5 1971 MONUMENT ID 3756	
ELEVATION: 12.766 FEET	

HORIZONTAL DATUM:	
THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/11, BASED ON PUBLISHED COORDINATES FOR WSOT MONUMENTS:	
*GP31525-133 MONUMENT ID 2965	
NORTHING: 349415390 FEET	
EASTING: 1279311250 FEET	
TOTAL 5 1971 MONUMENT ID 3756	
NORTHING: 349524268 FEET	
EASTING: 1279624169 FEET	

STATISTICS:	
EQUIPMENT: TRIMBLE R10 GNSS AND TRIMBLE Vx TOTAL STATION	
SURVEY METHOD: REAL TIME KINEMATIC (RTK) SURVEYING	
MEETS OR EXCEEDS SURVEY STANDARD AS PER:	
WAS 332-130-050	
WAS 332-130-060	
SURVEY WORK ON SUBJECT PARCEL OCCURRED IN MARCH OF 2016	
ALL OTHER SURVEY WORK SHOWN HEREON OCCURRED 2006-2009	

REFERENCES:	
CITY OF MUKILTEO SHORT PLAT NO. SP2012-001, AUDITOR'S FILE NUMBER 201402105001	
PLAT OF SEA BELO, VOLUME 26 OF PLATS AT PAGE 75	
PRELIMINARY PLAN OF RAILROAD RIGHTS (2009)	

LEGAL DESCRIPTION:

(PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 500041199, DATED APRIL 27, 2016 AT 08:00 AM)

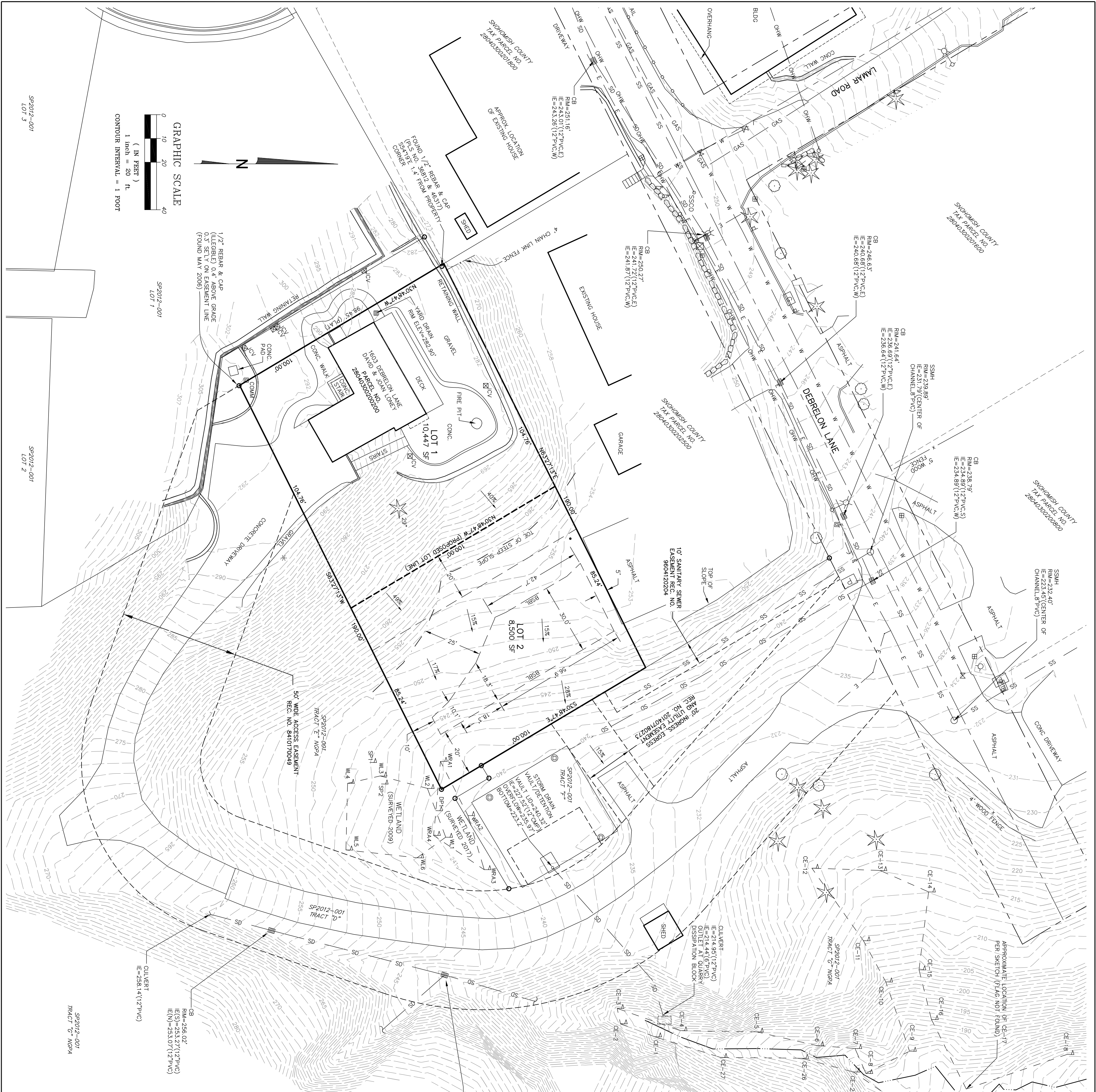
THAT PORTION OF GOVERNMENT LOT 3, SECTION 3, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3, THENCE SOUTH 82°10'50" EAST A DISTANCE OF 560.59 FEET; THENCE SOUTH 82°10'50" EAST A DISTANCE OF 412.8 FEET; THENCE SOUTH 82°10'50" WEST A DISTANCE OF 35.0 FEET TO THE MOST EASTERLY CORNER OF TRACT DECDED TO ELLIOT F. BROWN, JULY 18, 1951; THENCE EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 82°10'50" WEST A DISTANCE OF 412.80 FEET; THENCE SOUTH 82°10'50" WEST FOR 35.00 FEET; THENCE SOUTH 82°10'50" WEST FOR 40.00 FEET; THENCE NORTH 81°18'18" EAST FOR 225.55 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 82°10'50" EAST A DISTANCE OF 90 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 82°10'50" EAST FOR 190.0 FEET; THENCE NORTH 82°10'50" WEST FOR 190.0 FEET; THENCE SOUTH 82°10'50" WEST FOR 190.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF UTILITIES OVER, UNDER, ACROSS, THROUGH AND UPON THE FOLLOWING DESCRIBED PROPERTY:

A 50.00 FOOT WIDE STRIP OF LAND BEING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, SECTION 3, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 82°10'50" WEST A DISTANCE OF 190.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 82°10'50" WEST FOR 35.00 FEET; THENCE SOUTH 82°10'50" WEST FOR 40.00 FEET; THENCE NORTH 81°18'18" EAST FOR 225.55 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 82°10'50" EAST A DISTANCE OF 90 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 82°10'50" EAST FOR 190.0 FEET; THENCE SOUTH 82°10'50" WEST FOR 190.0 FEET; THENCE SOUTH 82°10'50" WEST FOR 190.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS FOR PEDESTRIAN AND MOTOR VEHICLE USE (A DRIVEWAY) AND FOR INSTALLATION, OPERATION AND MAINTENANCE OF UTILITIES OVER, UNDER, ACROSS, THROUGH AND UPON THE FOLLOWING DESCRIBED PROPERTY, AS DISCLOSED IN DECLARATION OF EASEMENT RECORDING NO. 201407180273:

A STRIP OF LAND 20.00 FEET IN WIDTH, BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN GOVERNMENT LOT 3, IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF TRACT F, CITY OF MUKILTEO SHORT PLAT NO. SP2012-001, ACCORDING TO THE PLAT THEREOF AS RECORDED UNDER AUDITOR'S FILE NUMBER 201402105001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE SOUTH 48°42'13" EAST ALONG THE EAST LINE OF SAID TRACT F A DISTANCE OF 127.97 FEET TO THE CENTERLINE OF AN EXISTING ASPHALT DRIVEWAY; AND THE TRUE POINT OF BEGINNING OF THIS DESCRIBED CENTERLINE; THENCE DISTANCE OF 48.06 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO ANDREW C. LAMAR BY OUTLAW DEED RECORDED UNDER RECORDING NUMBER 8306130222, RECORDS OF SNOHOMISH COUNTY, WASHINGTON AND SAID LAMAR TRACT AS MEASURED ALONG THE EAST LINE THEREOF; THENCE SOUTHWEST ALONG THE EAST LINE OF THIS DESCRIBED EASEMENTED TRACT F, EXTENDED TO OR TRUNCATED AT THE EAST LINE OF SAID LAMAR TRACT AND THE EAST LINE OF AFOREMENTIONED TRACT F, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



REVISIONS				DRAWN BY: KAM	CHECKED BY: JNM
REV.	DESCRIPTION	BY	DATE		
1	ADDED WETLAND FLAGS WRA1-WRA4	CMH	05/16/2017	SCALE: 1" = 20'	DRAWING NAME: 1601101_C3D.DWG
				DATE: 06/22/2016	
				JOB NUMBER: 16-011-01	SHEET: 1 OF 1

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SHEET TITLE:
PRELIMINARY SHORT PLAT

CLIENT:
**DAVID & JOAN LONEY
MUKILTEO, WASHINGTON**