

Notes:

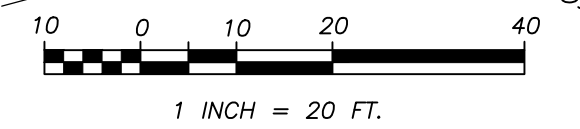
- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
- UNDERGROUND UTILITY LOCATIONS WERE DETERMINED FROM EXISTING SURFACE FEATURES AND AVAILABLE RECORDS. WEST ALLIANCE, LLC CANNOT GUARANTEE THE ACCURACY OF THESE RECORDS. CALL BEFORE YOU DIG! FOR UTILITY LOCATIONS IN SNOHOMISH COUNTY, CALL 1-800-424-5555.

Equipment & Procedure:

LEICA TS 12, 3 SECOND TOTAL STATION FOR FIELD TRAVERSE.
MONUMENTS VISITED 7/2021
PRECISION EXCEEDS STATE STANDARDS.
PER: W.A.C. 332-130-090.

Basis of Bearing:

RECORD OF SURVEY (A.F. #8511205001)
(MONUMENTED C.L. 3RD ST. BETWEEN LINCOLN AVE & PARK AVE.)



Lincoln Ave.

CENTERLINE OF SR 525 PER:
SR525 MUKILTEO VICINITY
OVERCROSSING SHT. 1 OF 4
APPROVED NOV. 21, 1939.

(BASIS OF BEARING)
N75°00'00"E
520.00'

Delta=06°22'07"
R=1910.00
L=212.31'

Site Benchmark
WSDOT BRASS DISC.
ELEVATION=49.30
(DATUM: NAVD83)

(Secondary State Hwy. No. 1-I)
S.R. 525

SPIRAL CURVE
L=200'
T=300'00"
P=0.87
K=99.99
A=618.04

FOUND
2-1/2" CONC.
FILLED L. PIPE
W/COP. PIN
(CASED) 7/21

Owner/Applicant:

DONOVAN PITTMAN
608 3RD ST. MUKILTEO, WA 98275
MUKILTEO, WA 98275
206-818-6852
DONOVANPITTMAN66@GMAIL.COM

Contact Person:

CLD CONSTRUCTION
2218 137TH ST SE
MILL CREEK, WA 98012
425-512-5437
CAROL@CLD-CONSTRUCTION.COM

Surveyor:

DAVID WEST L.S.
WEST ALLIANCE, LLC
1037 NE 65TH ST #153
EVERETT, WA 98204
509-630-0783
email: matrixsurveyor@live.com

Engineer:

JEFF HAYNES PE
CSP ENGINEERING, INC. PS
1037 NE 65TH ST #153
SEATTLE, WA 98115
206-406-9965
email: jsh@cspengineering.com

Legal Description:

For APN/Parcel ID(s): 004598-002-000-00?
PARCEL A:

ALL THAT PORTION OF LOTS 7, 8, 9 AND 10, BLOCK 2, GRAVELLE'S ADDITION TO TOWN OF MUKILTEO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2, OF PLATS, PAGE 7, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, LYING SOUTHEASTERLY OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY,

TOGETHER WITH THAT PORTION OF VACATED SECOND AVENUE ON SAID PLAT WHICH WOULD ATTACH THERETO BY OPERATION OF LAW, EXCEPTING FROM SAID ABOVE DESCRIBED TRACT THOSE PORTIONS DEEDED TO THE STATE OF WASHINGTON UNDER SNOHOMISH COUNTY AUDITOR'S FILE NOS. 673698 AND 1859343 FOR STATE HIGHWAY PURPOSES.

PARCEL B:

THAT PORTION OF VACATED BLOCK 3, GRAVELLE'S ADDITION TO TOWN OF MUKILTEO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2, OF PLATS, PAGE 7, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, LYING WEST OF THE WEST RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY NO. 1-1, AS DEEDED TO STATE OF WASHINGTON, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 673698,

TOGETHER WITH THAT PORTION OF VACATED SECOND STREET IN SAID PLAT WHICH WOULD ATTACH THERETO BY OPERATION OF LAW, EXCEPT THAT PORTION OF THE WEST 120 FEET OF SAID BLOCK 3, WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID BLOCK 3, NORTH 15° WEST 145 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 3;
THENCE RUNNING NORTH 75°00' EAST 120 FEET AND THE TERMINATION OF SAID LINE; TOGETHER WITH VACATED PORTION OF SOUTH HALF VACATED SECOND STREET ADJOINING THERETO;
EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 3;
THENCE NORTH 75°00' EAST ALONG THE SOUTH LINE OF SAID BLOCK 3, FOR 97.4 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 15°00' WEST FOR 12.00 FEET;
THENCE NORTH 51°31'39" EAST FOR 199.32 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY 1-1;
THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 94.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID BLOCK 3;
THENCE SOUTH 75°00' WEST ALONG SAID SOUTH LINE 158.80 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 3;
THENCE NORTH 15° WEST FOR A DISTANCE OF 145 FEET ALONG WESTERLY MARGIN OF SAID BLOCK 3;
THENCE NORTH 75°00' EAST FOR 120 FEET; THENCE SOUTH 15°00' EAST FOR 93.19 FEET; THENCE SOUTH 44°09' WEST FOR 36.00 FEET;
THENCE SOUTH 25°43' WEST FOR 44.0 FEET TO AN INTERSECTION WITH THE SOUTHERLY MARGIN OF SAID BLOCK 3;
THENCE SOUTH 75°00' WEST ALONG SAID SOUTHERLY MARGIN OF SAID BLOCK 3, FOR 60 FEET TO THE TRUE POINT OF BEGINNING;
AND FURTHER EXCEPTING THAT PORTION THEREOF DEEDED TO THE STATE OF WASHINGTON DEED RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1859343.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Legend:

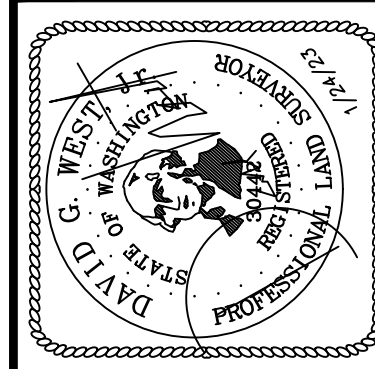
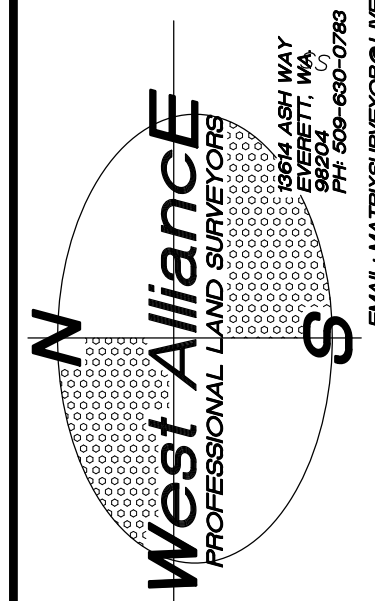
- NOT ALL SYMBOLS USED
- EXISTING MONUMENT
 - WATER METER
 - EX. FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - UTILITY ANCHOR
 - LIGHT-POLE
 - GAS VALVE
 - STREET SIGN
 - EX. CB, TYPE 1
 - CATCH BASIN TYPE 2
 - SAN SWR. MANHOLE
 - SAN SWR. PIPELINE
 - STORM DRAIN
 - WATER PIPELINE
 - OVERHEAD POWER
 - GAS LINE
 - UNDERGROUND POWER
 - ROCKERY
 - BSBL ~ BUILDING SETBACK LINE

Tree Legend:

- A ~ ALDER
- AP ~ APPLE
- B ~ BIRCH
- C ~ CEDAR
- CW ~ COTTONWOOD
- DEC ~ DECIDUOUS
- F ~ FIR
- FRT ~ FRUIT
- J ~ JUNIPER
- M ~ MAPLE
- S ~ SPRUCE

REVISIONS:

DATE: 7/20/2021



Preliminary Short Plat

For

Sharon & Donne Pittman

SHEET:

1 OF 1