

ZHANG SHORT PLAT
NW 1/4 & NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ZHANG FAMILY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY SHORT PLATTED, OF SHORT PLAT FILE NUMBER SP-2017-002, HEREBY DECLARES THIS SHORT PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE SHORT PLAT, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS SHORT PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE SHORT PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

TRACTS 998 AND 999 ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL OBLIGATIONS TO MAINTAIN THE TRACTS CONSISTENT WITH CITY CODE, TO LOTS A, B, AND C WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS SHORT PLAT. THESE TRACTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

DECLARATION OF SHORT PLAT

KNOW ALL PERSONS BY THESE PRESENT THAT WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS SHORT PLAT AND HAVE NO RIGHT, TITLE OR INTEREST OF ANY KIND IN ANY UNPLATTED LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS SHORT PLAT. THIS SHORT PLAT IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

IN WITNESS WHEREOF, I SET MY HANDS AND SEALS THIS____DAY OF_____, 2019.

ZHANG FAMILY, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF ZHANG FAMILY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

(PRINT NAME): _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

RESIDING AT: _____

MY APPOINTMENT EXPIRES: _____

AF # _____

COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL

I, _____THE COMMUNITY DEVELOPMENT DIRECTOR FOR THE CITY OF MUKILTEO, WASHINGTON, HAVE REVIEWED THE SHORT PLAT AND HAVE FOUND IT TO COMPLY WITH THE PROVISIONS OF THE APPROVED PRELIMINARY SHORT PLAT AND THE REQUIREMENTS AND STANDARDS OF THE CITY'S SUBDIVISION CODE AND THEREFORE RECOMMEND APPROVAL ON THIS _____DAY OF _____, 2019.

CITY OF MUKILTEO COMMUNITY DEVELOPMENT DIRECTOR

PUBLIC WORKS DEPARTMENT APPROVAL

I, _____THE PUBLIC WORKS DIRECTOR FOR THE CITY OF MUKILTEO, WASHINGTON, HAVE REVIEWED THE SHORT PLAT AND HAVE FOUND IT TO COMPLY WITH THE PROVISIONS OF THE APPROVED PRELIMINARY SHORT PLAT AND THE REQUIREMENTS AND STANDARDS OF THE CITY'S SUBDIVISION CODE AND THEREFORE RECOMMEND APPROVAL ON THIS _____DAY OF _____, 2019.

CITY OF MUKILTEO PUBLIC WORKS DIRECTOR

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2019 TAXES. TAX PARCEL NO. 006116-000-045-00

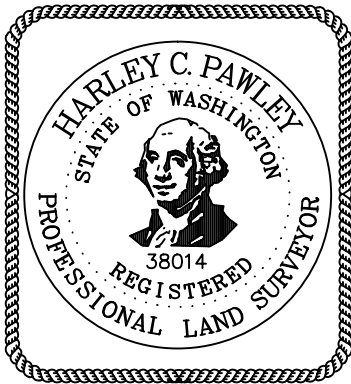
TREASURER, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY TREASURER

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ZHANG FAMILY, LLC IN SEPTEMBER, 2016.

HARLEY C. PAWLEY REGISTRATION #38014 DATE _____



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HARLEY C. PAWLEY, THIS _____DAY OF _____, 2019, AT _____MINUTES PAST _____M. AND RECORDED IN VOL. _____OF SHORT PLATS, PAGE(S) _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY AUDITOR



5205 S 2ND AVE, SUITE A
EVERETT, WA 98203
(425) 252-1884

ZHANG SHORT PLAT

FFN: SP-2017-002

NW 1/4 & NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.

CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

PREP: 05-31-2019

REV:

A5L

HCP

1 OF 3

216180FP

ZHANG SHORT PLAT
NW 1/4 & NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

SHORT PLAT COVENANTS AND CONDITIONS

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DECLARE THE HEREIN DESCRIBED DIVISION OF LAND APPROVED AS SHORT PLAT NUMBER SP-2017-002 ON THIS _____ DAY OF _____, 2019, BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES OF THE CITY OF MUKILTEO, SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

- THE USE AND DEVELOPMENT OF THE PROPERTY INCLUDED WITHIN THIS SHORT PLAT SHALL BE GOVERNED BY THE CONDITIONS OF APPROVAL IMPOSED THROUGH CASE NUMBER SP-2017-002 AND SHALL BE BINDING UPON THE LAND UNTIL THAT APPROVAL IS AMENDED, REVOKED OR EXPIRES.
- BUILDING SETBACKS FOR THIS SHORT PLAT ARE SUBJECT TO THE APPROVAL BY THE CITY'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. APPLICANTS SHOULD HAVE THE SETBACK ON THEIR SITE PLAN VERIFIED BY THE CITY'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO SUBMITTING PLANS FOR A BUILDING PERMIT.
- NO LOT CREATED BY THIS SHORT PLAT MAY BE RE-SUBDIVIDED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS SHORT PLAT WITHOUT THE SUBMISSION AND APPROVAL OF A FINAL SUBDIVISION PURSUANT TO ALL PROVISIONS OF MUKILTEO MUNICIPAL CODE TITLE 16 CONCERNING THE SUBDIVISION OF LAND INTO FIVE OR MORE LOTS, TRACTS OR PARCELS. ANY FUTURE SUBDIVISION OF THE LOTS IN THIS SHORT PLAT WILL BE CONTINGENT ON OBTAINING ADEQUATE RIGHT-OF-WAY TO MEET THE STANDARDS FOR A PUBLIC ROAD TO PROVIDE ACCESS TO THE LOTS.
- LOTS A, B, AND C SHALL PAY PARK IMPACT MITIGATION FEES AT THE TIME OF BUILDING PERMIT ISSUANCE. THE TOTAL FEE OR MITIGATION AMOUNT SHALL BE BASED ON THE MITIGATION FEE ESTABLISHED BY ORDINANCE IN EFFECT AT THE TIME OF FEE PAYMENT.
- LOTS A, B, AND C SHALL PAY SCHOOL IMPACT MITIGATION FEES AT THE TIME OF BUILDING PERMIT ISSUANCE. THE TOTAL FEE OR MITIGATION AMOUNT SHALL BE BASED ON THE MITIGATION FEE ESTABLISHED BY ORDINANCE IN EFFECT AT THE TIME OF FEE PAYMENT.
- LOTS A, B, AND C SHALL PAY TRANSPORTATION IMPACT MITIGATION FEES AT THE TIME OF BUILDING PERMIT ISSUANCE. THE TOTAL FEE OR MITIGATION AMOUNT SHALL BE BASED ON THE MITIGATION FEE ESTABLISHED BY ORDINANCE IN EFFECT AT THE TIME OF FEE PAYMENT.
- THERE SHALL BE NO CLEARING, EXCAVATION, OR FILL WITHIN A NATIVE GROWTH PROTECTION AREAS SHOWN ON THE FACE OF THIS SHORT PLAT, WITH THE EXCEPTION OF REQUIRED UTILITY INSTALLATION, REMOVAL OF DANGEROUS TREES, THINNING OF WOODLANDS FOR THE BENEFIT OF THE WOODLANDS AS DETERMINED BY A CERTIFIED LANDSCAPE ARCHITECT OR ARBORIST, AND REMOVAL OF OBSTRUCTIONS ON DRAINAGE COURSES, OR AS ALLOWED UNDER SECTION 17.52A.070, VEGETATION MANAGEMENT ON STEEP SLOPES.
- ALL OF THE PROPERTY LYING WITHIN PROPOSED NGPA TRACT 998, SHALL BE DESIGNATED AS NGPA NATIVE GROWTH PROTECTION AREA AND SHALL REMAIN IN A SUBSTANTIALLY NATURAL STATE. ONLY DEAD, DISEASED OR HAZARDOUS TREES MAY BE REMOVED. SEE RESTRICTION #7.
- ALL OF THE PROPERTY LYING WEST OF THE TOP OF SLOPE ON PROPOSED LOT A, SHALL BE DESIGNATED AS NGPA/E NATIVE GROWTH PROTECTION AREA EASEMENT AND SHALL REMAIN IN A SUBSTANTIALLY NATURAL STATE. ONLY DEAD, DISEASED OR HAZARDOUS TREES MAY BE REMOVED. SEE RESTRICTION #7.
- PER MMC 17B.52A.100:
 - UP TO ONE HUNDRED PERCENT OF THE DENSITY THAT COULD BE ACHIEVED ON THE GEOLOGIC SENSITIVE AREA PORTION OF THE SITE CAN BE TRANSFERRED TO THE NONSENSITIVE PORTION OF THE PROPERTY, SUBJECT TO:
 - THE DENSITY LIMITATION OF THE UNDERLYING ZONING CLASSIFICATION;
 - THE MINIMUM LOT SIZE OF THE UNDERLYING ZONING CLASSIFICATION MAY BE REDUCED TO THREE THOUSAND SQUARE FEET IN ORDER TO ACCOMMODATE THE TRANSFERS IN DENSITY;
 - APPLICABLE SETBACKS MAY BE REDUCED TO FIFTEEN FEET, AND THE LOT COVERAGE STANDARDS OF UNDERLYING ZONING REGULATIONS MAY BE INCREASED TO SIXTY PERCENT;
 - PROVIDED THAT THE AREA TO WHICH THE DENSITY IS TRANSFERRED SHALL NOT BE CONSTRAINED BY ANOTHER ENVIRONMENTALLY CRITICAL AREA REGULATION.
- MAXIMUM HARD SURFACE NOTES:
 - LOT B: 3,750 SF MAXIMUM HARD SURFACE
 - LOT C: 3,840 SF MAXIMUM HARD SURFACE
(ALL HARD SURFACES TO DRAIN TO DETENTION TANK)
- SUBJECT TO COVENANTS, CONDITIONS AND/OR RESTRICTIONS CONTAINED IN THE STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 743885.
- SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF WEST & WHEELER'S SEAVIEW 5 ACRE TRACTS RECORDED IN VOLUME 7 OF PLATS, PAGE(S) 12-13.
- SUBJECT TO AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED UNDER RECORDING NUMBER 1049868.
- SUBJECT TO AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED UNDER RECORDING NUMBER 8401040002.
- SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NUMBER 8404205003.
- SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO RELOCATE EASEMENT RIGHT OF WAY" RECORDED UNDER RECORDING NUMBER 8411140223.
- SUBJECT TO A WATER EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED UNDER RECORDING NUMBER 8806170222.
- SUBJECT TO A PRIVATE ROAD AND UTILITIES EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED UNDER RECORDING NUMBER _____**
- SUBJECT TO A PRIVATE DRAINAGE EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED UNDER RECORDING NUMBER _____**

AF # _____

SHORT PLAT COVENANTS AND CONDITIONS (CONT.)

- SUBJECT TO A PRIVATE DRAINAGE EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED UNDER RECORDING NUMBER _____**
- SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED UNDER RECORDING NUMBER _____**
- SUBJECT TO A PRIVATE WATER EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED UNDER RECORDING NUMBER _____**
- MAINTENANCE OF DRAINAGE FACILITIES IS SUBJECT TO THE RECORDED MAINTENANCE AGREEMENT UNDER RECORDING NUMBER _____**

LEGAL DESCRIPTION (EXISTING)

TRACT 45, WEST AND WHEELER'S SEA VIEW 5 ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, ON PAGE 12, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS (PROPOSED)

LOT A:

THAT PORTION OF TRACT 45, WEST AND WHEELER'S SEA VIEW 5 ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, ON PAGE 12, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 45;
THENCE SOUTH 89°42'53" WEST 354.09 FEET ALONG THE SOUTH LINE OF TRACT 45 TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°17'07" WEST 73.33 FEET;
THENCE NORTH 89°42'53" EAST 73.00 FEET;
THENCE NORTH 00°17'07" WEST 20.00 FEET;
THENCE SOUTH 89°42'53" WEST 73.00 FEET;
THENCE NORTH 00°17'07" WEST 71.67 FEET TO THE NORTH LINE OF TRACT 45;
THENCE SOUTH 89°42'53" WEST 691.78 FEET ALONG THE NORTH LINE OF TRACT 45 TO THE WEST LINE OF TRACT 45 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2914.90 FEET AND TO WHICH A RADIAL LINE BEARS NORTH 80°17'55" WEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE 168.49 FEET THROUGH A CENTRAL ANGLE OF 03°18'43" TO THE SOUTH LINE OF TRACT 45;
THENCE NORTH 89°42'53" EAST 725.78 FEET ALONG THE SOUTH LINE OF TRACT 45 TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT B:

THAT PORTION OF TRACT 45, WEST AND WHEELER'S SEA VIEW 5 ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, ON PAGE 12, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 45;
THENCE NORTH 26°01'02" WEST 78.87 FEET ALONG THE EAST LINE OF TRACT 45;
THENCE NORTH 07°18'33" WEST 94.66 FEET ALONG THE EAST LINE OF TRACT 45 TO THE NORTH LINE OF TRACT 45;
THENCE NORTH 89°42'53" EAST 188.27 FEET ALONG THE NORTH LINE OF TRACT 45 TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°42'53" EAST 120.00 FEET;
THENCE SOUTH 00°17'07" EAST 71.67 FEET;
THENCE NORTH 89°42'53" EAST 87.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 33.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE 51.84 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
THENCE NORTH 00°17'07" WEST 38.67 FEET TO THE NORTH LINE OF TRACT 45 AND THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS (PROPOSED) (CONT.)

LOT C:

THAT PORTION OF TRACT 45, WEST AND WHEELER'S SEA VIEW 5 ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, ON PAGE 12, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 45;
THENCE SOUTH 89°42'53" WEST 234.09 FEET ALONG THE SOUTH LINE OF TRACT 45 TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°17'07" WEST 40.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 33.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE 51.84 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
THENCE SOUTH 89°42'53" WEST 87.00 FEET;
THENCE SOUTH 00°17'07" EAST 73.33 FEET TO THE SOUTH LINE OF TRACT 45;
THENCE NORTH 89°42'53" EAST 120.00 FEET ALONG THE SOUTH LINE OF TRACT 45 TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TRACT 998 (NGPA):

THAT PORTION OF TRACT 45, WEST AND WHEELER'S SEA VIEW 5 ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, ON PAGE 12, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 45;
THENCE NORTH 26°01'02" WEST 78.87 FEET ALONG THE EAST LINE OF TRACT 45;
THENCE NORTH 07°18'33" WEST 94.66 FEET ALONG THE EAST LINE OF TRACT 45 TO THE NORTH LINE OF TRACT 45;
THENCE SOUTH 89°42'53" WEST 153.27 FEET ALONG THE NORTH LINE OF TRACT 45;
THENCE SOUTH 00°17'07" EAST 165.00 FEET TO THE SOUTH LINE OF TRACT 45;
THENCE NORTH 89°42'53" EAST 199.09 FEET ALONG THE SOUTH LINE OF TRACT 45 TO THE SOUTHEAST CORNER OF TRACT 45 AND THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TRACT 999 (PRIVATE ROAD & UTILITIES):

THAT PORTION OF TRACT 45, WEST AND WHEELER'S SEA VIEW 5 ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, ON PAGE 12, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

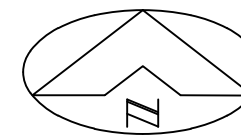
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 45;
THENCE SOUTH 89°42'53" WEST 199.09 FEET ALONG THE SOUTH LINE OF TRACT 45 TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°17'07" WEST 165.00 FEET TO THE NORTH LINE OF TRACT 45;
THENCE SOUTH 89°42'53" WEST 35.00 FEET ALONG THE NORTH LINE OF TRACT 45;
THENCE SOUTH 00°17'07" EAST 38.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 33.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE 51.84 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
THENCE SOUTH 89°42'53" WEST 14.00 FEET;
THENCE SOUTH 00°17'07" EAST 20.00 FEET;
THENCE NORTH 89°42'53" EAST 14.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 33.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE 51.84 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
THENCE SOUTH 00°17'07" EAST 40.33 FEET TO THE SOUTH LINE OF TRACT 45;
THENCE NORTH 89°42'53" EAST 35.00 FEET ALONG THE NORTH LINE OF TRACT 45 TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

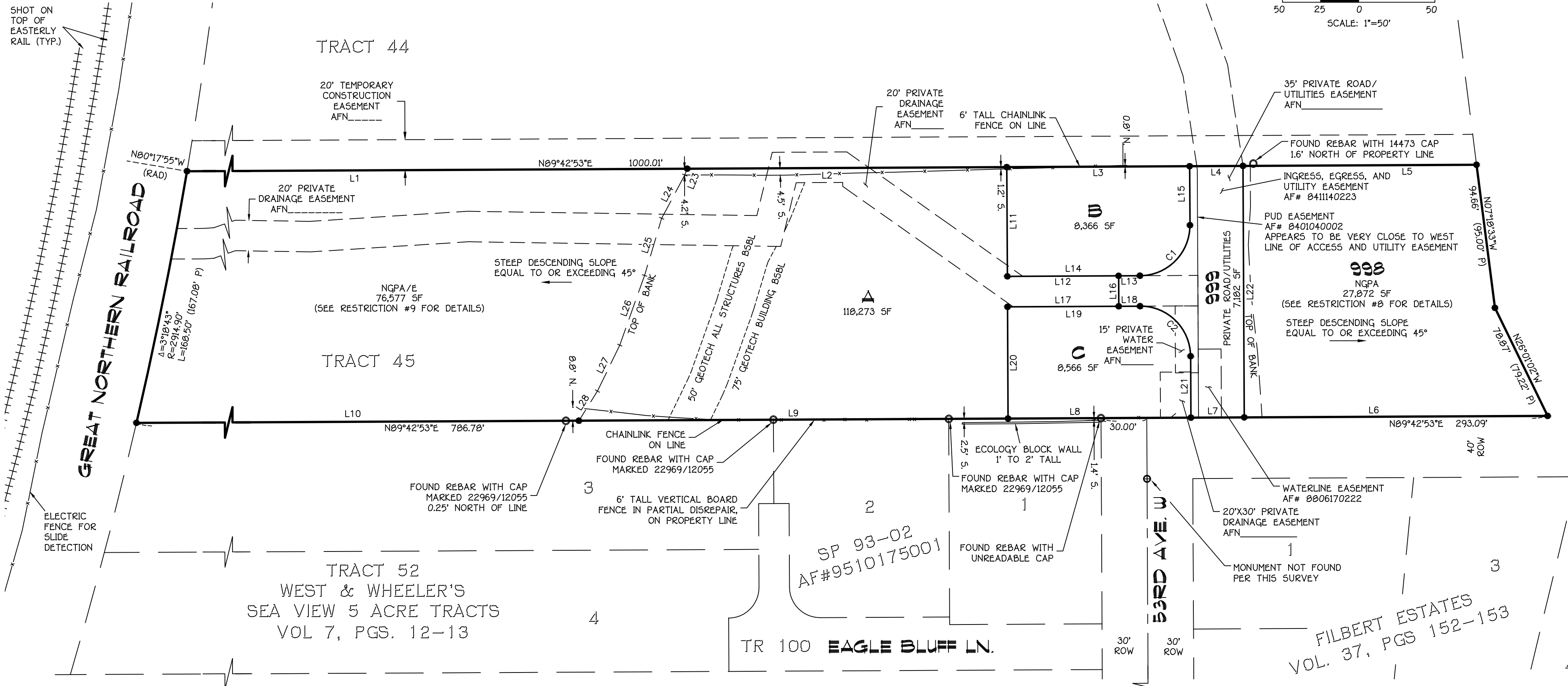


<div><div>A.S.P.I.</div><div><div>LAND SURVEYING AND PLANNING</div></div><div>5205 S 2ND AVE, SUITE A EVERETT, WA 98203 (425) 252-1884</div></div>	ZHANG SHORT PLAT		PREP: 05-31-2019
	FFN: SP-2017-002		REV:
	NW 1/4 & NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.		A5L
	CITY OF MUKILTEO SNOHOMISH COUNTY, WASHINGTON		HCP
			2 OF 3
			216180FP

ZHANG SHORT PLAT
NW 1/4 & NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON



50 25 0 50
SCALE: 1"=50'



SURVEY REFERENCES

PROPERTY BOUNDARY CALCULATIONS BASED UPON:
PLAT OF WEST AND WHEELER'S SEA VIEW 5 ACRE TRACTS
RECORDED IN VOLUME 7 OF PLATS, PAGES 12 AND 13

RECORD OF SURVEY OF SUBJECT PROPERTY RECORDED
UNDER AUDITOR'S FILE NO. 0404205003

SHORT PLAT OF TRACT 52 SAID PLAT RECORDED UNDER
AUDITOR'S FILE NO. 9510175001

LEGEND

- △ SET MAG NAIL & WASHER STAMPED "38014"
- SET 24" X 1/2" REBAR WITH CAP (RBC) STAMPED "ASPI 38014"
- ⊙ FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR BAR AND CAP (RBC) AS NOTED.
- M MEASURED
- C CALCULATED
- RBC REBAR AND CAP

LINE	BEARING	DISTANCE
L1	N89°42'53"E	482.09'
L2	N89°42'53"E	209.69'
L3	N89°42'53"E	120.00'
L4	N89°42'53"E	35.00'
L5	N89°42'53"E	153.27'
L6	N89°42'53"E	199.09'
L7	N89°42'53"E	35.00'
L8	N89°42'53"E	120.00'
L9	N89°42'53"E	281.65'
L10	N89°42'53"E	444.13'
L11	N00°17'07"W	71.67'
L12	N89°42'53"E	73.00'
L13	N89°42'53"E	14.00'
L14	N89°42'53"E	87.00'
L15	N00°17'07"W	38.67'
L16	N00°17'07"W	20.00'
L17	N89°42'53"E	73.00'
L18	N89°42'53"E	14.00'
L19	N89°42'53"E	87.00'
L20	N00°17'07"W	73.33'
L21	N00°17'07"W	40.33'
L22	N00°17'07"W	165.00'
L23	N21°42'27"E	4.48'
L24	N28°07'04"E	32.17'
L25	N16°40'02"E	39.12'
L26	N19°35'36"E	48.53'
L27	N25°50'49"E	33.51'
L28	N32°05'51"E	22.98'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	33.00'	90°00'00"	51.84'
C2	33.00'	90°00'00"	51.84'

BASIS OF BEARING

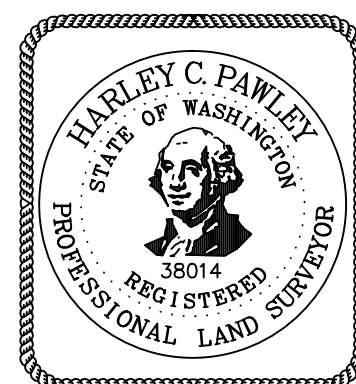
NAD 83/91 WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE SCALE FACTOR 0.999932966

SURVEY NOTES

EQUIPMENT: 3" OR LESS TOTAL STATION AND/OR GNSS NETWORK ROVER

METHOD: FIELD TRAVERSE AND/OR WASHINGTON STATE REFERENCE NETWORK GNSS

THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.



SHEET 3 OF 3



5205 S 2ND AVE, SUITE A
EVERETT, WA 98203
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ZHANG SHORT PLAT

FFN: SP-2017-002

NW 1/4 & NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.

CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

PREP: 05-31-2019

REV:

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HCP

3 OF 3

216180FP