

EVERETT CITY COUNCIL AGENDA ITEM COVER SHEET

PROJECT TITLE:

Final Plat Approval for the Towns at Riverfront.

8/17/16 Briefing
 _____ Proposed Action
 _____ Consent
9/14/16 Action
 _____ First Reading
 _____ Second Reading
 _____ Third Reading
 _____ Public Hearing

COUNCIL BILL #

Originating Department Planning
 Contact Person John Jimerson
 Phone Number (425) 257-8737
FOR AGENDA OF August 17, 2016
September 14, 2016

Initialed by:

Department Head _____
 CAA db
 Council President AM

<u>Location</u>	<u>Preceding Action</u>	<u>Attachments</u>	<u>Department(s) Approval</u>
Riverfront Redevelopment Eclipse Mill Site	Preliminary Plat Approval by Hearing Examiner	Final Plat Map	Planning, Public Works

Amount Budgeted	N/A	
Expenditure Required	N/A	Account Number(s):
Budget Remaining	N/A	
Additional Required	N/A	

DETAILED SUMMARY STATEMENT:

The City Council is required to approve the final plat map for all formal subdivisions before it can be recorded and the developer may sell lots. Polygon Northwest has requested final plat approval for the 190 townhouse subdivision located on the Eclipse Mill site within the Riverfront Redevelopment Planned Development Overlay.

The preliminary plat was approved by the Hearing Examiner, and all public improvements will either be completed or will have appropriate financial performance guarantee(s) in place prior to Council action.

RECOMMENDATION (Exact action requested of Council):

Grant Final Plat Approval for the Towns at Riverfront.

THE TOWNS AT RIVERFRONT

SHEET 1 OF 1.1

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PERSONS THAT RIVERFRONT MF, LLC, A DELAWARE LIMITED PARTNERSHIP, THE UNDERSIGNED OWNER IN FEE SAMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS 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 PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY CUTS FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS 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 ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF THE 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 ROADS 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 RECORDING OF THE 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 REROUTING THEREOF ACROSS ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SAID OWNER.

RIVERFRONT MF, LLC
A DELAWARE LIMITED LIABILITY PARTNERSHIP

BY: BRANDON SCHEIBER
SR. VICE PRESIDENT, WASHINGTON DIVISION PRESIDENT

ACKNOWLEDGEMENTS

STATE OF _____ }
COUNTY OF _____ } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016,
BY BRANDON SCHEIBER, SR. VICE PRESIDENT, WASHINGTON DIVISION PRESIDENT OF RIVERFRONT MF, LLC, A DELAWARE LIMITED LIABILITY PARTNERSHIP, THE AUTHORIZED AGENT OF POLYGON W/LP, A DELAWARE LIMITED PARTNERSHIP, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

PARCEL 3B:
TRACT 2 OF CITY OF EVERETT BLA NO 1474-04-002 RECORDED UNDER RECORDING NO. 200402180661 AND 200402185063, BEING A PORTION OF A PORTION OF GOVERNMENT LOT 3, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF EVERETT BY DEEDS RECORDED UNDER RECORDING NOS. 200805140865 AND 200805140866.

PARCEL 40:
THE EAST HALF OF BLOCK 2 OF J.S. SNIES ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 11, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED ALLEY ATTACHED THERETO BY ORDINANCE NO. 484-77 RECORDED DECEMBER 16, 1977 UNDER RECORDING NO. 77126073, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THOSE PORTIONS OF ALL OF THE ABOVE CONVEYED TO THE CITY OF EVERETT BY DEED RECORDED UNDER RECORDING NOS. 200805140865 AND 200805140866.

PARCEL 41:
LOT 13 OF BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY RECORDED UNDER RECORDING NO. 200608215004 AND CITY OF EVERETT BOUNDARY LINE ADJUSTMENT NO. 05-008 RECORDED UNDER RECORDING NO. 200608210287, BEING A PORTION OF A PORTION OF GOVERNMENT LOT 3, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL 42:
THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING ON THE SOUTH LINE OF SAID LOT 3, 1,018.4 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, SAME BEING ON THE EAST LINE OF THE LAND CONVEYED TO SEATTLE AND MONTANA RAILROAD CO. BY WARRANTY DEED RECORDED APRIL 25, 1902 IN VOLUME 71 OF DEEDS, PAGE 77; THENCE EAST ALONG SAID SOUTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 226.8 FEET TO THE WEST RIGHT OF WAY LINE OF EVERETT & MONTANA RAILROAD CO. AS CONVEYED BY DEED RECORDED MARCH 9, 1893 IN VOLUME 46 OF DEEDS, PAGE 40; THENCE NORTHERLY ALONG THE WEST LINE OF SAID RIGHT OF WAY 641.6 FEET TO THE SOUTH LINE OF PLAT OF EVERETT LAND COMPANY'S 1ST ADDITION TO EVERETT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 20, EXTENDED EASTERLY, THENCE WESTERLY ALONG SAID PRODUCTION OF THE SOUTH LINE OF SAID PLAT AND THE SOUTH LINE OF SAID PLAT, 165.39 FEET TO THE EASTERLY LINE OF THE RIGHT OF SAID SEATTLE & MONTANA RAILROAD CO.; THENCE ANGLE LEFT 75°45' AND PROCEED SOUTHERLY ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY, 314 FEET TO POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE, RADIUS OF 1,382.69 FEET, A DISTANCE OF 341 FEET TO THE POINT OF BEGINNING.

PARCEL 43:
LOT 16 OF BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY RECORDED UNDER RECORDING NO. 200608215004 AND CITY OF EVERETT BOUNDARY LINE ADJUSTMENT NO. 05-008 RECORDED UNDER RECORDING NO. 200608210287, BEING A PORTION OF A PORTION OF GOVERNMENT LOTS 1, 2 AND 3, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF EVERETT BY DEEDS RECORDED UNDER RECORDING NOS. 200805140865 AND 200805140866.

PARCEL 44:
THAT PORTION OF WALNUT STREET, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 805, EVERETT LAND COMPANY'S 1ST ADDITION TO EVERETT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE NORTH TO THE SOUTH LINE OF 33RD STREET; THENCE EAST TO THE WEST LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTHERLY ALONG THE WESTERLY OF SAID RIGHT OF WAY TO A POINT EAST OF THE TRUE POINT OF BEGINNING; THENCE WEST TO THE TRUE POINT OF BEGINNING.

PARCEL 45:
ALL THAT PART OF LOTS 17 TO 32, INCLUSIVE, BLOCK 805, PLAT OF THE EVERETT LAND COMPANY'S 1ST ADDITION TO EVERETT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING EASTERLY OF THE EASTERLY LINE OF THE RIGHT OF WAY OF ST PAUL, MINNEAPOLIS AND MARIETTA RAILWAY CO. WHICH EASTERLY RIGHT OF WAY LINE IS DESCRIBED IN VOLUME 79 OF DEEDS, PAGE 501, AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 32 THAT IS 25.8 FEET WEST OF THE NORTHEAST CORNER BLOCK 805; THENCE SOUTHWESTERLY PARALLEL TO AND 100 FEET DISTANT SOUTHWESTERLY FROM CENTERLINE OF SAID RAILWAY CO RIGHT OF WAY TO INTERSECT THE WEST LINE OF LOT 19 AT A POINT 65.3 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 17, ALL IN SAID BLOCK 805.

APPROVALS

CITY OF EVERETT APPROVALS

THE CITY OF EVERETT HEREBY DETERMINES THAT THIS SUBDIVISION CONFORMS TO RCW 58.17 AND EMC TITLE 18 AND IS HEREBY APPROVED. THE CITY OF EVERETT DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS RECORD OF SURVEY.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY OF EVERETT ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

DIRECTOR, CITY OF EVERETT DEPARTMENT OF PLANNING/COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY COUNCIL PRESIDENT

TREASURER'S CERTIFICATES

CITY OF EVERETT TREASURER'S CERTIFICATE

I, TREASURER OF THE CITY OF EVERETT, DO HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT ASSESSMENTS ON THE WITHIN DESCRIBED TRACT OF LAND HAVE BEEN FULLY PAID AND DISCHARGED AS OF _____, 20____.

TREASURER, CITY OF EVERETT

SNOHOMISH COUNTY 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 20____ TAXES.

TREASURER, SNOHOMISH COUNTY

BY:

DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CORE DESIGN INC. THIS _____ DAY OF _____, 20____,
AT _____ MINUTES PAST _____, AND RECORDED IN VOL. _____ OF PLATS, PAGES _____ TO _____,
AFTER _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SNOHOMISH COUNTY AUDITOR

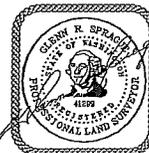
BY:

DEPUTY COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF THE TOWNS AT RIVERFRONT 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 POLYGON HOMES NW, IN NOVEMBER, 2013, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, WILL BE SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" HAVE BEEN SET AS SHOWN; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT-OF-WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.

GLENN R. SPRAGUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 41229



CORE
DESIGN

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Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

ENGINEERING • PLANNING • SURVEYING

JOB NO. 12156E

THE TOWNS AT RIVERFRONT

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

SHEET 3 OF 11

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES, THE HOA AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS SERVING THIS PLAT UNDER AND UPON THE EXTERIOR FIVE (5.00) FEET PARALLEL WITH AND ADJOINING THE PRIVATE STREET FRONTAGE OF ALL LOTS, OR AS SHOWN HEREON AS "JOINT UTILITY EASEMENT" IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN STREET LIGHTS, UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, ELECTRICITY, TELEPHONE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTIES AT ALL TIMES FOR THE PURPOSES HEREIN STATED PROVIDED THAT FOLLOWING ANY WORK, THE EASEMENT AREA SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
2. A 12.00 FOOT WIDE PUBLIC TRAIL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS FOR PUBLIC PEDESTRIAN PURPOSES OVER THE PUBLIC TRAIL AS CONSTRUCTED, WITHIN THOSE PORTIONS OF TRACT 906, THE CENTERLINE OF WHICH IS APPROXIMATELY SHOWN HEREON. THE CITY OF EVERETT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL AND WALL FACILITIES WITHIN SAID EASEMENT.
3. A 5.00 FOOT WIDE PUBLIC TRAIL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS FOR PUBLIC PEDESTRIAN PURPOSES OVER THE PUBLIC TRAIL, AS CONSTRUCTED, WITHIN THOSE PORTIONS OF LOTS 173 THROUGH 181, THE CENTERLINE OF WHICH IS APPROXIMATELY SHOWN HEREON. THE CITY OF EVERETT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL FACILITIES WITHIN SAID EASEMENT.
4. PUBLIC TRAIL STORAGE EASEMENTS OVER AND UPON PORTIONS OF TRACT 985 AND 986, ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS. SAID EASEMENTS ARE 5' X 4' SQUARE, CENTERED UPON THE POST, AS INSTALLED. THE CITY SHALL HAVE THE RIGHT TO OPERATE, MAINTAIN, REPAIR AND REPLACE THE STORAGE WITHIN SAID EASEMENT TOGETHER WITH THE RIGHT TO ACCESS SAID EASEMENT AREA FROM THE RIGHT-OF-WAY FOR SUCH PURPOSES.
5. A PUBLIC ACCESS EASEMENT OVER AND UPON TRACTS 983, 986 THROUGH 995 AND 997 THROUGH 999, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS.
6. A PUBLIC ACCESS AND UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON TRACTS 984 AND 985. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC UTILITY IMPROVEMENTS WITHIN THE EASEMENT AREAS AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
7. A PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON TRACTS 986, 987, 992 AND 993, TOGETHER WITH PORTIONS OF TRACTS 984, 995, 997 AND LOTS 135, 157, 178 AS SHOWN HEREON. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC WATER IMPROVEMENTS WITHIN THE EASEMENT AREAS AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
8. A PUBLIC STORM WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EVERETT AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON TRACTS 987, 992 AND 993, TOGETHER WITH A PORTION OF TRACT 983 AS SHOWN HEREON. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC STORM WATER IMPROVEMENTS WITHIN THE EASEMENT AREAS AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
9. A PRIVATE STORM WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE HOA OVER THE STORM WATER RAIN GARDEN FACILITIES AS CONSTRUCTED WITHIN TRACTS 983, 986, 989, 994, 997 AND ON LOTS 5, 6, 11, 13 THROUGH 20, 30 THROUGH 39, 53, 65, 121, 150, 159, 144 THROUGH 147, 155 THROUGH 159 AND 177 THROUGH 181, AS SHOWN HEREON, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING. THE HOA HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN THE STORM WATER AND RAIN GARDEN FACILITIES WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
10. THE 5.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE WALL EASEMENT AS SHOWN ON LOTS 1 THROUGH 3, AND LOTS 185 THROUGH 190 IS FOR THE BENEFIT OF THE TOWNS AT RIVERFRONT HOA. SAID HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WALL FACILITIES.
11. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 1, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 1 THROUGH 5. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
12. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 8 AND 9, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 6 THROUGH 11. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
13. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 15 AND 16, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 12 THROUGH 16. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
14. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 18, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 17 THROUGH 22. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
15. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 27, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 23 THROUGH 26. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
16. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 29, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 29 THROUGH 35. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
17. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 37, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 36 THROUGH 39. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
18. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN CENTERED ON THE SHARED LOT LINE OF LOTS 45 AND 46, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 40 THROUGH 46. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
19. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 50 AND 51, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 47 THROUGH 53. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
20. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 60 AND 61, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 54 THROUGH 66. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
21. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 68, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 67 THROUGH 72. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
22. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 76, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 73 THROUGH 76. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
23. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN CENTERED ON THE SHARED LOT LINE OF LOTS 83 AND 84, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 79 THROUGH 84. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
24. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 88 AND 89 IS FOR THE BENEFIT OF LOTS 85 THROUGH 91. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
25. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 98, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 92 THROUGH 97. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
26. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 103, 104 AND 105, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 98 THROUGH 100. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
27. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 114, 115 AND 116, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 110 THROUGH 121. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
28. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOTS 125 AND 126, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 122 THROUGH 129. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
29. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON CENTERED ON THE SHARED LOT LINE OF LOTS 130 AND 133, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 130 THROUGH 134. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
30. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 139, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 135 THROUGH 139. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
31. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 142, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 140 THROUGH 145. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
32. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 149, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 146 THROUGH 151. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
33. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 154, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 152 THROUGH 157. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
34. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN CENTERED ON THE SHARED LOT LINE OF LOTS 160 AND 161, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 158 THROUGH 162. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
35. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN CENTERED ON THE SHARED LOT LINE OF LOTS 164 AND 165, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 163 THROUGH 167. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
36. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN CENTERED ON THE SHARED LOT LINE OF LOTS 170 AND 171, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 168 THROUGH 172. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
37. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 175, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 173 THROUGH 174. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
38. THE 4.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE STORM WATER EASEMENT AS SHOWN ON LOT 190, EXCEPT ANY PORTION THAT MAY LIE WITHIN A BUILDING, IS FOR THE BENEFIT OF LOTS 185 THROUGH 190. THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES.
39. THE 6.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE WATER EASEMENT AS SHOWN ON LOT 42 IS FOR THE BENEFIT OF LOT 43. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
40. THE 6.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE WATER EASEMENT AS SHOWN ON LOT 55 IS FOR THE BENEFIT OF LOT 57. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
41. THE 6.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE WATER EASEMENT AS SHOWN ON LOT 89 IS FOR THE BENEFIT OF LOT 88. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
42. THE 5.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE SEWER EASEMENT AS SHOWN ON LOTS 178 THROUGH 184 IS FOR THE BENEFIT OF LOTS 179 THROUGH 184, 189 AND 190. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
43. THE 5.00 FOOT WIDE STRIP OF LAND FOR A PRIVATE SEWER EASEMENT AS SHOWN ON LOTS 165 THROUGH 188 IS FOR THE BENEFIT OF LOTS 165 THROUGH 188. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.



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ENGINEERING • PLANNING • SURVEYING

JOB NO. 12156E

THE TOWNS AT RIVERFRONT

SHEET 4 OF 11

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

SURVEY NOTES

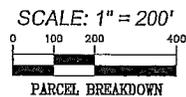
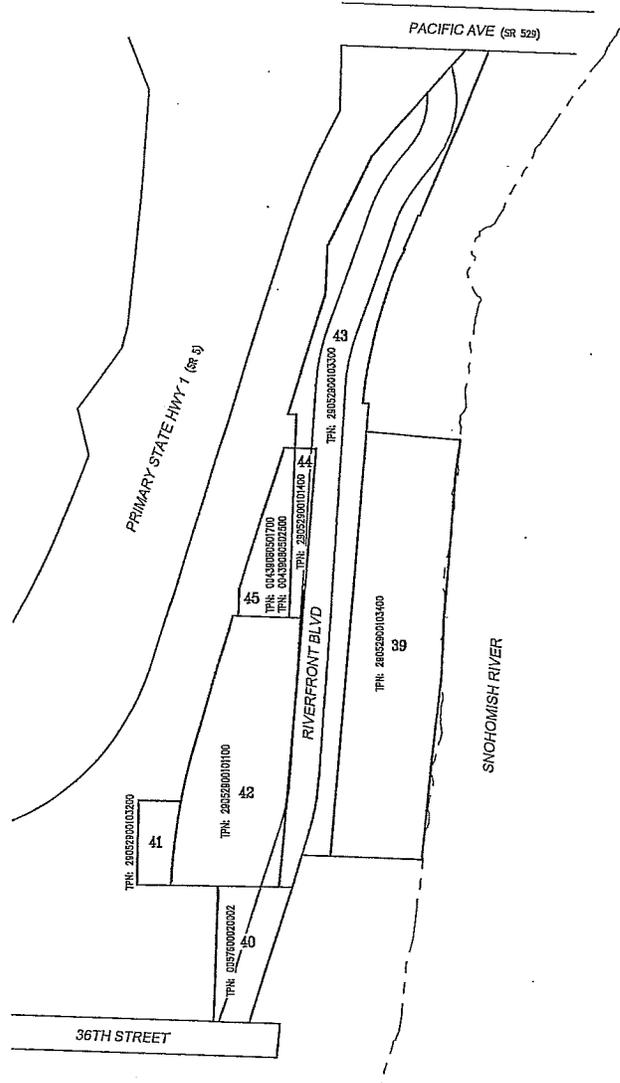
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE CO. SUBDIVISION GUARANTEE NO. 2674825, DATED JUNE 24, 2016. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'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. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY OF 2013.
3. ALL DISTANCES ARE IN FEET.
4. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COVERED 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.

REFERENCE SURVEYS

1. BOUNDARY LINE ADJUSTMENT AND RECORD OF SURVEY FOR THE CITY OF EVERETT PUBLIC WORKS DEPARTMENT RECORDED JUNE 30TH, 2006, RECORDED UNDER AUDITOR'S FILE NUMBER 200608215004, RECORDS OF SNOHOMISH COUNTY, WA.
2. BOUNDARY LINE ADJUSTMENT AND RECORD OF SURVEY FOR THE CITY OF EVERETT PUBLIC WORKS DEPARTMENT RECORDED APRIL 8TH, 2008, RECORDED UNDER AUDITOR'S FILE NUMBER 200804085006, RECORDS OF SNOHOMISH COUNTY, WA.
3. BOUNDARY LINE ADJUSTMENT RECORDED FEBRUARY 19, 2004, RECORDED UNDER AUDITOR'S FILE NUMBER 200402195093, RECORDS OF SNOHOMISH COUNTY, WA.
4. PLAT OF U.S. SINES ACRE TRACTS RECORDED MARCH 4TH, 1896, RECORDED IN VOLUME 4 OF PLATS, PAGE 11, RECORDS OF SNOHOMISH COUNTY, WA.
5. PLAT OF THE EVERETT LAND COMPANY'S FIRST ADDITION TO EVERETT RECORDED DECEMBER 21ST, 1891, RECORDED IN VOLUME 3 OF PLATS, PAGE 20, RECORDS OF SNOHOMISH COUNTY, WA.

BASIS OF BEARING

ALL DISTANCES SHOWN ON THIS SURVEY ARE GROUND DISTANCES. TO CONVERT DISTANCES TO STATE PLANE, SCALE BY THE PROJECT COMBINED FACTOR OF 1.000045358. BEARINGS ARE BASED ON WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/91), BASED ON GPS OBSERVATIONS FROM CITY OF EVERETT PRIMARY CONTROL POINTS E077, E125 AND E126. PER REFERENCE SURVEY #1.



CORE
DESIGN

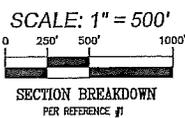
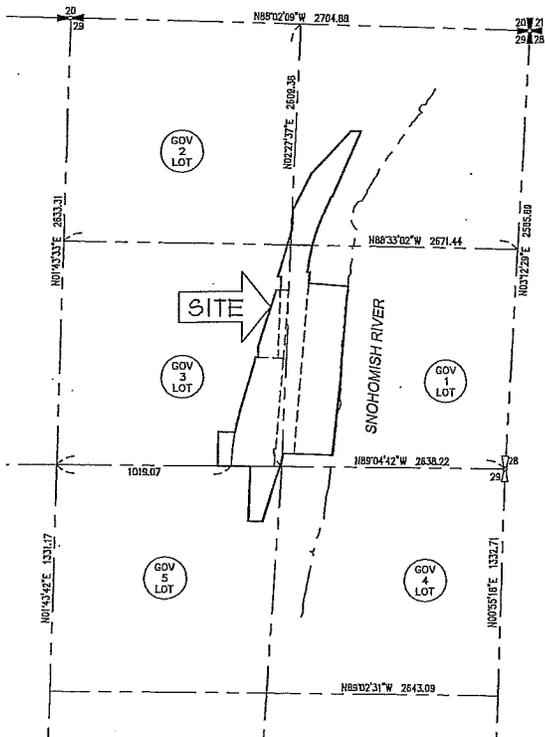
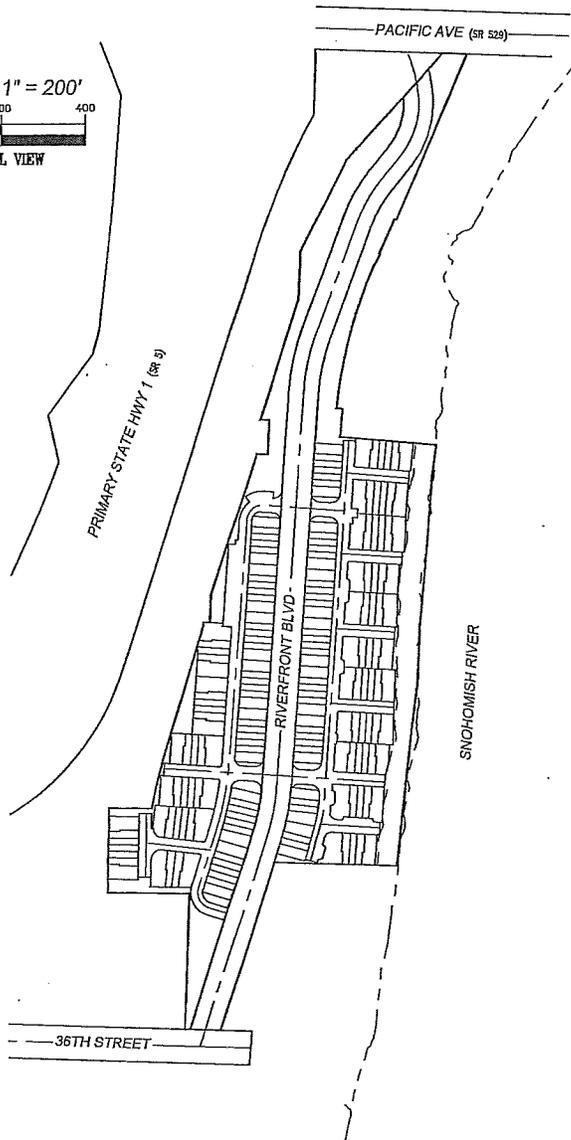
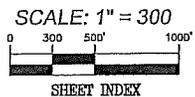
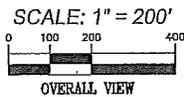
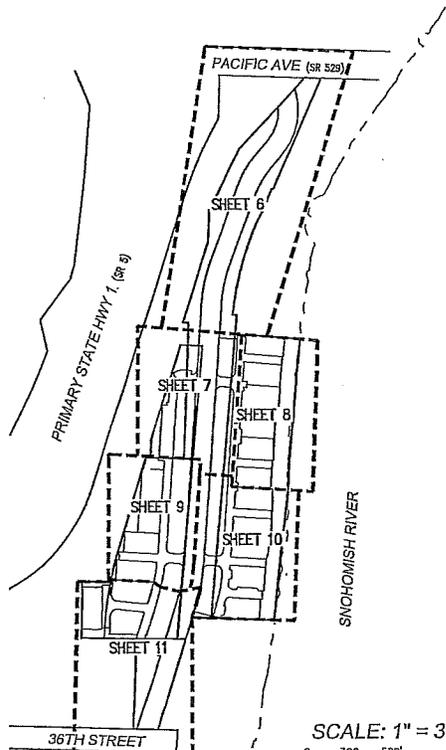
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THE TOWNS AT RIVERFRONT

SHEET 5 OF 11

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON



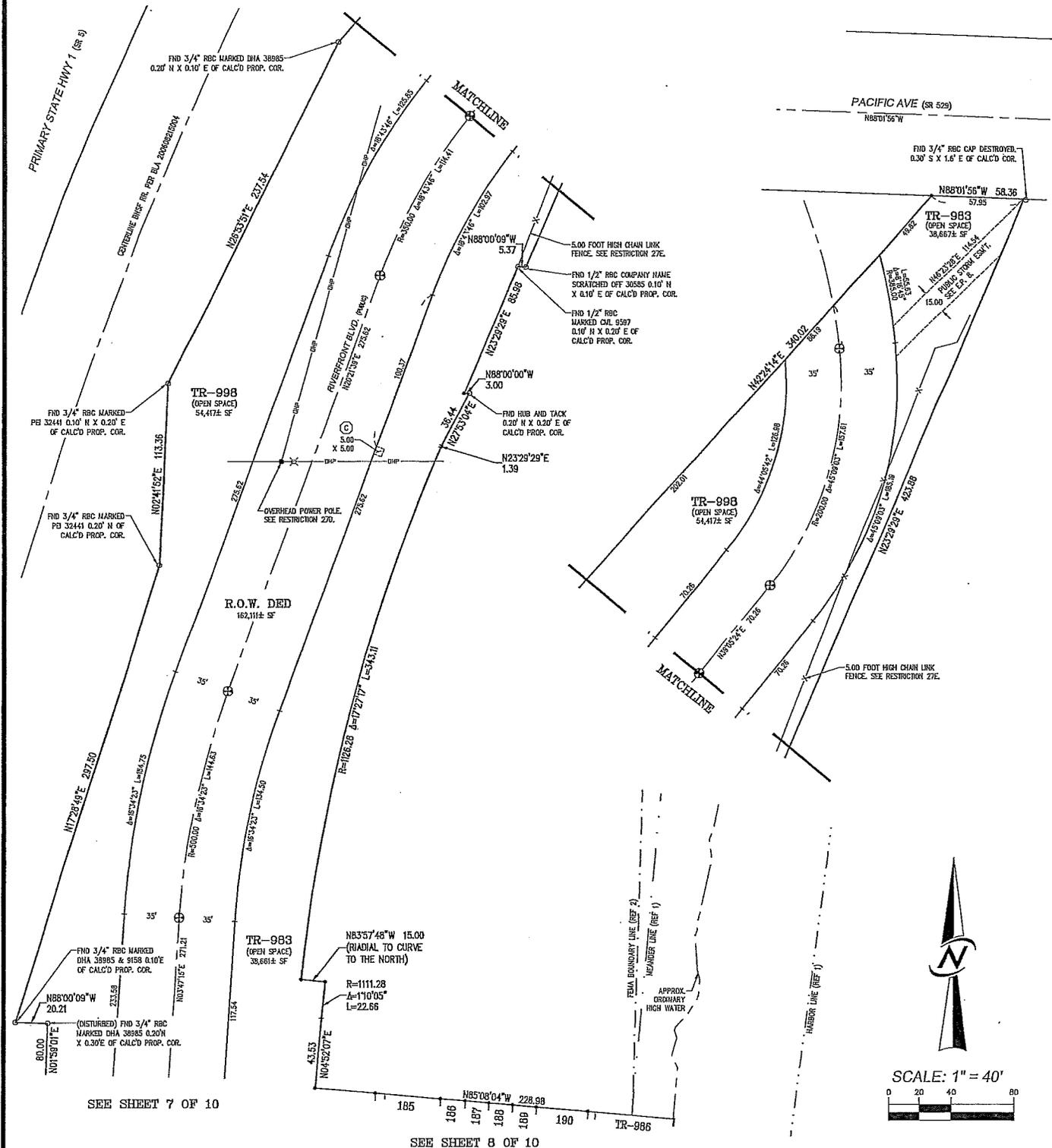
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THE TOWNS AT RIVERFRONT

SHEET 6 OF 11

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON



SEE SHEET 7 OF 10

SEE SHEET 8 OF 10

LEGEND

- FOUND SURVEY MARKER AS NOTED.
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 41299"
- ⊕ 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "CORE LS 41299" IN MONUMENT CASE.



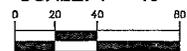
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7-1-16



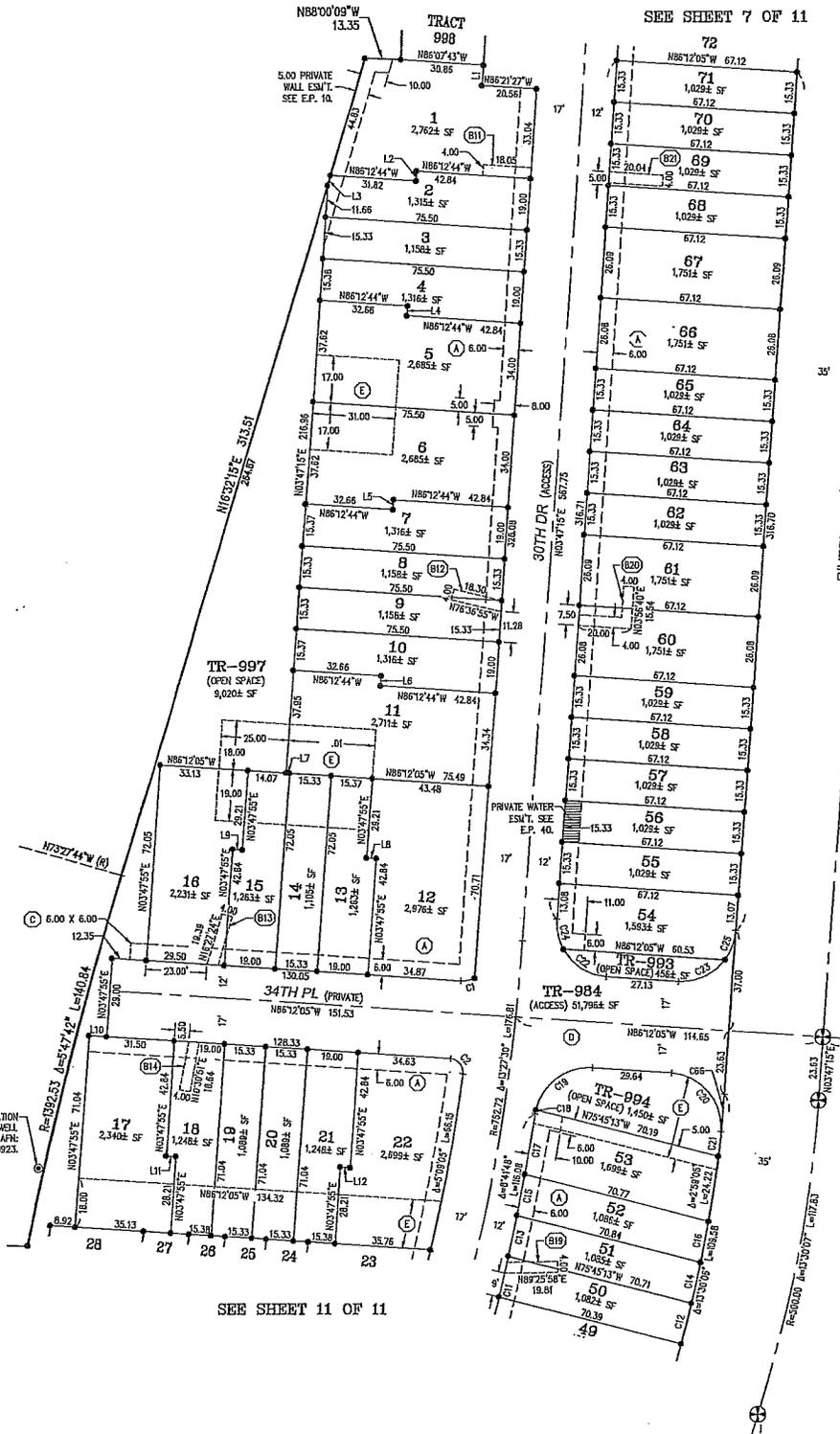
SCALE: 1" = 40'



THE TOWNS AT RIVERFRONT

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

SEE SHEET 7 OF 11

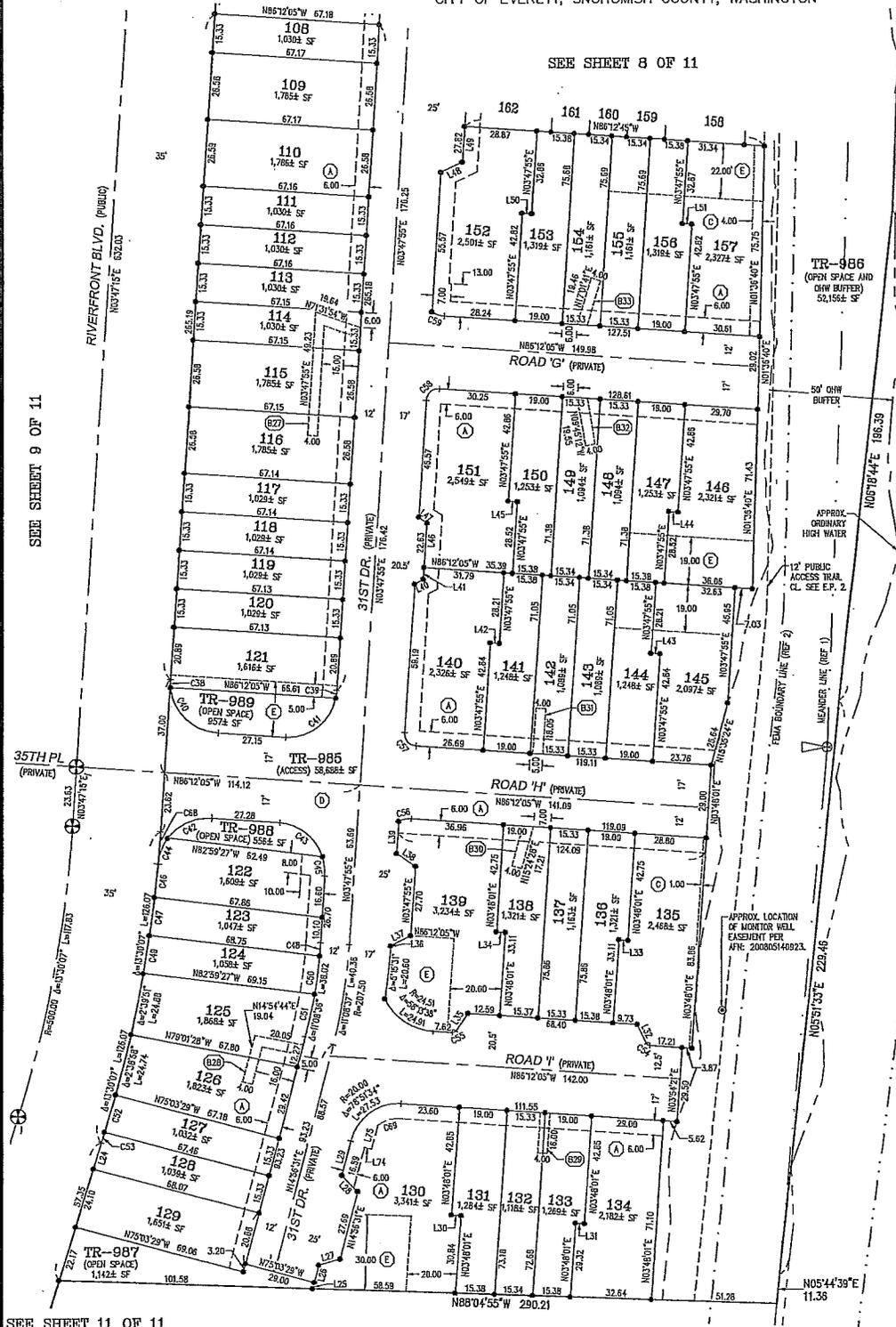


THE TOWNS AT RIVERFRONT

SHEET 10 OF 11

SEE SHEET 7 OF 11 A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

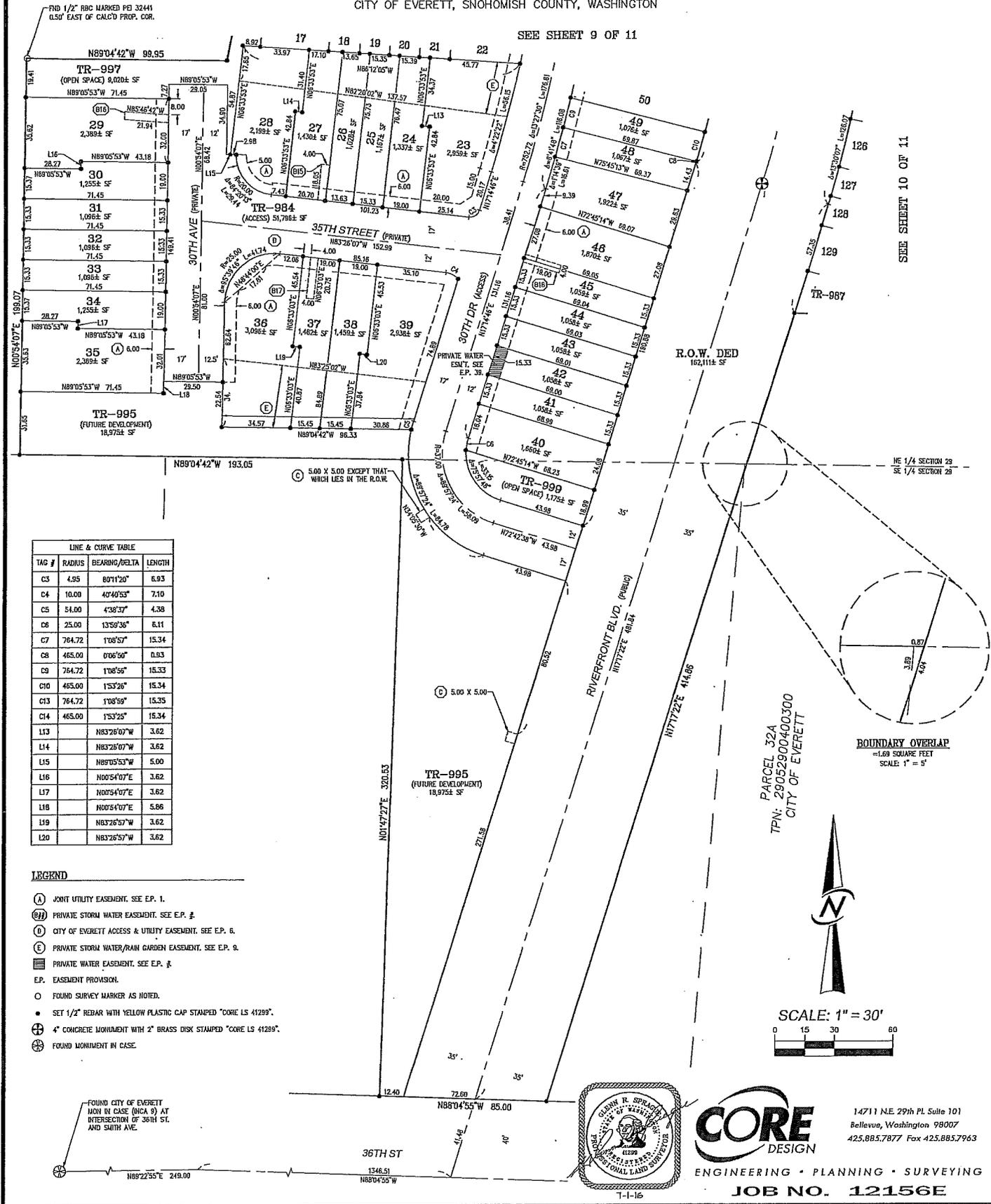
SEE SHEET 8 OF 11



THE TOWNS AT RIVERFRONT

SHEET 11 OF 11

A PORTION OF THE NE 1/4 AND SE 1/4, SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON



SEE SHEET 9 OF 11

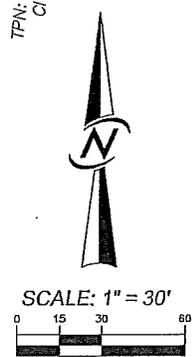
SEE SHEET 10 OF 11

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C3	4.55	80°11'20"	6.93
C4	10.00	40°40'53"	7.10
C5	54.00	4°38'37"	4.38
C6	25.00	13°59'36"	6.11
C7	784.72	1°08'57"	15.34
C8	465.00	0°06'50"	0.93
C9	784.72	1°08'56"	15.33
C10	465.00	1°53'26"	15.34
C13	784.72	1°08'59"	15.35
C14	465.00	1°53'25"	15.34
L13		N83°26'07"W	3.62
L14		N83°26'07"W	3.62
L15		N89°05'53"W	5.00
L16		N00°54'07"E	3.62
L17		N00°54'07"E	3.62
L18		N00°54'07"E	5.86
L19		N83°26'57"W	3.62
L20		N83°26'57"W	3.62

- LEGEND**
- (A) JOINT UTILITY EASEMENT. SEE E.P. 1.
 - (B) PRIVATE STORM WATER EASEMENT. SEE E.P. #
 - (D) CITY OF EVERETT ACCESS & UTILITY EASEMENT. SEE E.P. 6.
 - (E) PRIVATE STORM WATER/RAIN GARDEN EASEMENT. SEE E.P. 9.
 - (P) PRIVATE WATER EASEMENT. SEE E.P. #
 - E.P. EASEMENT PROVISION.
 - FOUND SURVEY MARKER AS NOTED.
 - SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 41289".
 - ⊕ 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "CORE LS 41289".
 - ⊗ FOUND MONUMENT IN CASE.

PARCEL 32A
TPN: 2805290400300
CITY OF EVERETT

BOUNDARY OVERLAP
= 1.69 SQUARE FEET
SCALE: 1" = 5'



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FOUND CITY OF EVERETT
MON IN CASE (MCA 9) AT
INTERSECTION OF 36TH ST.
AND SOUTH AVE.