

# BOUNDARY AND TOPOGRAPHIC SURVEY

## EX. LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- FOUND CONCRETE MONUMENT IN CASE FOUND SECTION CORNER / 1/4 CORNER
- FOUND 1/2" REBAR/CAP OR AS NOTED
- MEASURED DIMENSION
- CALCULATED DIMENSION
- STREET LIGHT
- POWER METER PM
- UTILITY POLE UP
- GUY ANCHOR GA
- JUNCTION BOX (AS NOTED) EJB
- PAD MOUNTED PWR. TRANSFORMER XMFR
- POWER VAULT
- TELE/COMM. VAULT
- TELE/COMM. MANHOLE
- TYPE#1 CATCH BASIN (CB) W/GRT II SEALED RIM
- STORM MANHOLE TYPE#2 (SDMH)
- STORM CLEANOUT SDCO
- STORM CULVERT
- SANITARY SEWER MANHOLE (SSMH)
- SWR. LAMPHOLE SSCO
- GAS METER
- GAS VALVE
- WATER VALVE (WV)
- FIRE HYDRANT(FH) / CONNECTION(FDC)
- WATER METER WM
- IRRIGATION CONTROL VALVE ICV
- SIGN / STOP SIGN
- MAILBOX (MB)
- VERTICAL BENCHMARK
- CONCRETE
- GRAVEL
- ASPHALT
- BUILDING LINE
- WALL AS NOTED
- ROCKERY
- WOOD FENCE
- CHAINLINK FENCE
- BARBED WIRE FENCE
- HOGWIRE FENCE
- WATER LINE
- GAS LINE
- OVERHEAD TEL./CABLE LINE
- UNDERGROUND TEL./CABLE
- OVERHEAD PWR. LINE
- UNDERGROUND PWR. LINE
- STORM LINE
- SEWER MAIN LINE
- APPROX. SIDE SEWER LINE
- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- ADJOINER LINE
- CONIFEROUS TREE / TWIN / CLUSTER
- DECIDUOUS TREE / TWIN / CLUSTER
- TREE WITH DRIPLINE
- PLATTED LOT NUMBER
- (ABR) AS-BUILT RECORD DRAWING

## BASIS OF BEARINGS

NORTH 00°00'00" EAST ALONG THE MONUMENTED CENTERLINE OF 55TH PLACE WEST, BETWEEN FOUND MONUMENTS, AS SHOWN ON THE PLAT OF THOSE HILLS FILED IN VOL. 49, PAGES 52-53, BOOK OF PLATS, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

## REFERENCES

- (P) PLAT OF THOSE HILLS, VOL. 49, PG. 52-53, BOOK OF PLATS.
- (D) QUIT CLAIM DEED RECORDED UNDER AF# 202209320619

ALL RECORDS OF SNOHOMISH COUNTY, WA.

## LEGAL DESCRIPTION

LOT 24, THOSE HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGES 52 AND 53, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(PER (D))

## VERTICAL DATUM - NAVD88

GPS PRIMARY VERTICAL CONTROL WAS ESTABLISHED USING THE ELLIPSOIDAL HEIGHTS DERIVED BY GPS MEASUREMENTS AND CONVERTING THEM TO ORTHOMETRIC ELEVATIONS USING GEOID 2018 CONVERSION. (NAVD 88)

## SITE BENCHMARKS

**TBM 1:** SET MAG NAIL IN CONC. SIDEWALK NEAR SITE, AS SHOWN ON MAP. ELEV. = 526.87'

**TBM 2:** SET MAG NAIL IN CONC. SIDEWALK, SOUTHEAST OF INTX., AS SHOWN ON MAP. ELEV. = 528.47'

## EX. IMPERVIOUS SURFACES

TOTAL LOT AREA: ±15,352 SQFT

EXISTING IMPERVIOUS AREAS:  
BUILDING(S): ±2,235 SQFT  
CONC.: ±20 SQFT  
ASPHALT: ±415 SQFT

TOTAL IMPERVIOUS AREA: ±2,670 SQFT  
TOTAL IMPERVIOUS COVERAGE: 17.4%

## ZONING INFORMATION

SNOHOMISH COUNTY - PRD-9,600 (CODE 30.23)

MIN LOT WIDTH: 70' MIN  
MIN LOT AREA: 9,600 SQFT  
MAX BLD. HEIGHT: 30'  
MAX LOT COVERAGE: 35%

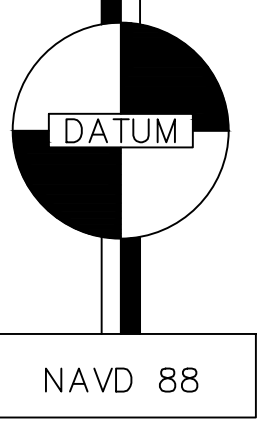
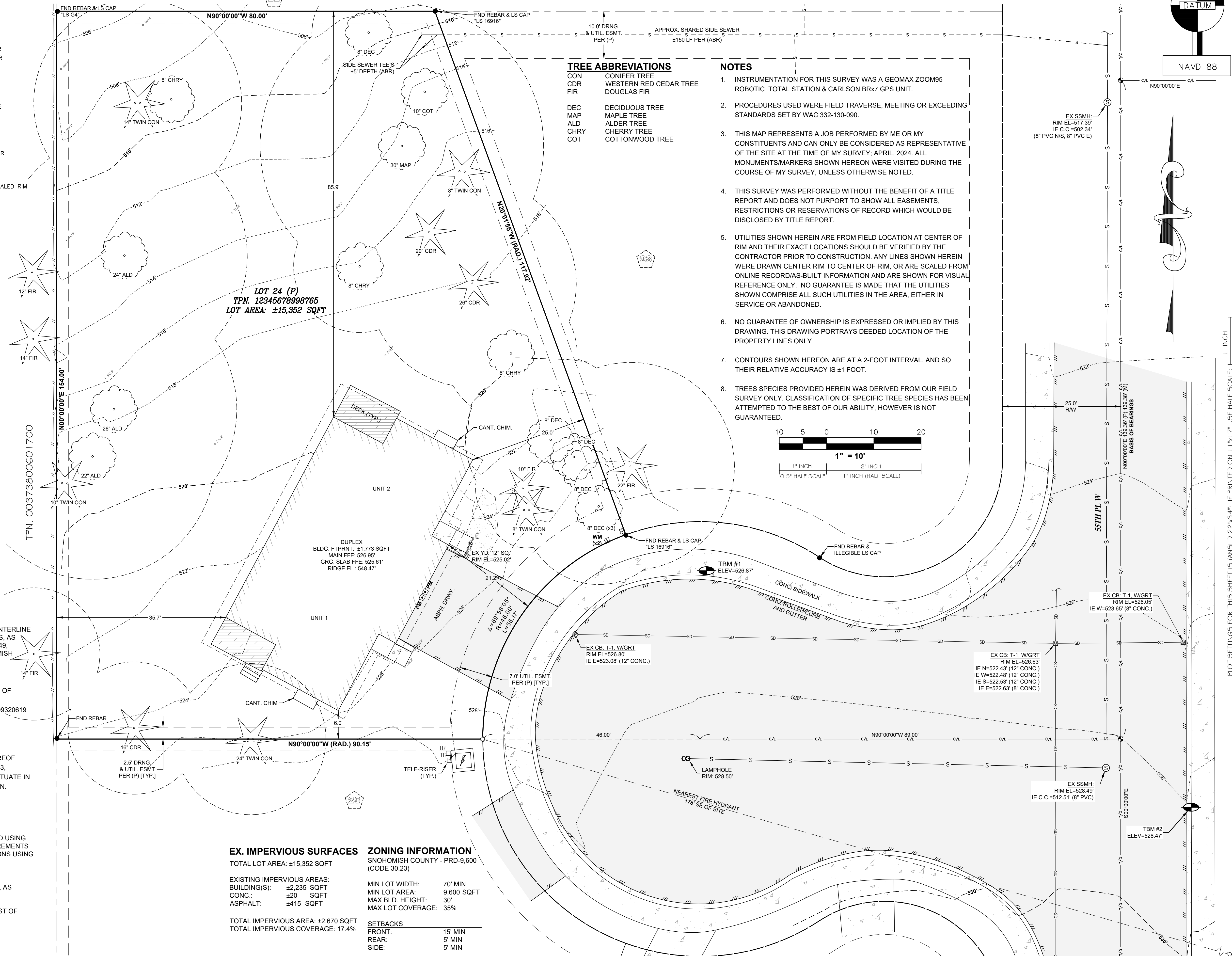
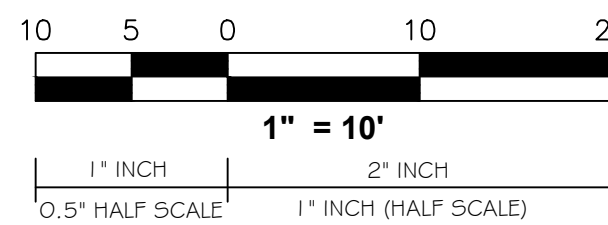
SETBACKS  
FRONT: 15' MIN  
REAR: 5' MIN  
SIDE: 5' MIN

## TREE ABBREVIATIONS

- |      |                        |
|------|------------------------|
| CON  | CONIFER TREE           |
| CDR  | WESTERN RED CEDAR TREE |
| FIR  | DOUGLAS FIR            |
| DEC  | DECIDUOUS TREE         |
| MAP  | MAPLE TREE             |
| ALD  | ALDER TREE             |
| CHRY | CHERRY TREE            |
| COT  | COTTONWOOD TREE        |

## NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A GEOMAX ZOOM95 ROBOTIC TOTAL STATION & CARLSON BRX7 GPS UNIT.
2. PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
3. THIS MAP REPRESENTS A JOB PERFORMED BY ME OR MY CONSTITUENTS AND CAN ONLY BE CONSIDERED AS REPRESENTATIVE OF THE SITE AT THE TIME OF MY SURVEY; APRIL, 2024. ALL MONUMENTS/MARKERS SHOWN HEREON WERE VISITED DURING THE COURSE OF MY SURVEY, UNLESS OTHERWISE NOTED.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT.
5. UTILITIES SHOWN HEREIN ARE FROM FIELD LOCATION AT CENTER OF RIM AND THEIR EXACT LOCATIONS SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY LINES SHOWN HEREIN WERE DRAWN CENTER RIM TO CENTER OF RIM, OR ARE SCALED FROM ONLINE RECORD/AS-BUILT INFORMATION AND ARE SHOWN FOR VISUAL REFERENCE ONLY. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
6. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED BY THIS DRAWING. THIS DRAWING PORTRAYS DEEDED LOCATION OF THE PROPERTY LINES ONLY.
7. CONTOURS SHOWN HEREON ARE AT A 2-FOOT INTERVAL, AND SO THEIR RELATIVE ACCURACY IS ±1 FOOT.
8. TREES SPECIES PROVIDED HEREIN WAS DERIVED FROM OUR FIELD SURVEY ONLY. CLASSIFICATION OF SPECIFIC TREE SPECIES HAS BEEN ATTEMPTED TO THE BEST OF OUR ABILITY, HOWEVER IS NOT GUARANTEED.



PLOT SETTINGS FOR THIS SHEET IS (ANSI D 22"x34"); IF PRINTED ON 11"x17" USE HALF SCALE. 1" INCH

BOUNDARY AND TOPOGRAPHIC SURVEY

PORTION OF THE SW 1/4 OF THE NW 1/4 OF SEC. 25, T28N, R4E, W.M. EVERETT, SNOHOMISH COUNTY, WASHINGTON

SAMPLE

EVERETT, WA 98204

ALL Land Surveying, LLC.

1901 Vernon Rd, Unit C  
Lake Stevens, WA 98258  
P.O. Box 440 Lake Stevens, WA 98288  
Professional Land Surveyors  
Email: info@AllLandSurveying.com  
Phone (360) 568-4031

Job Number: 24049  
SHEET 1 of 1