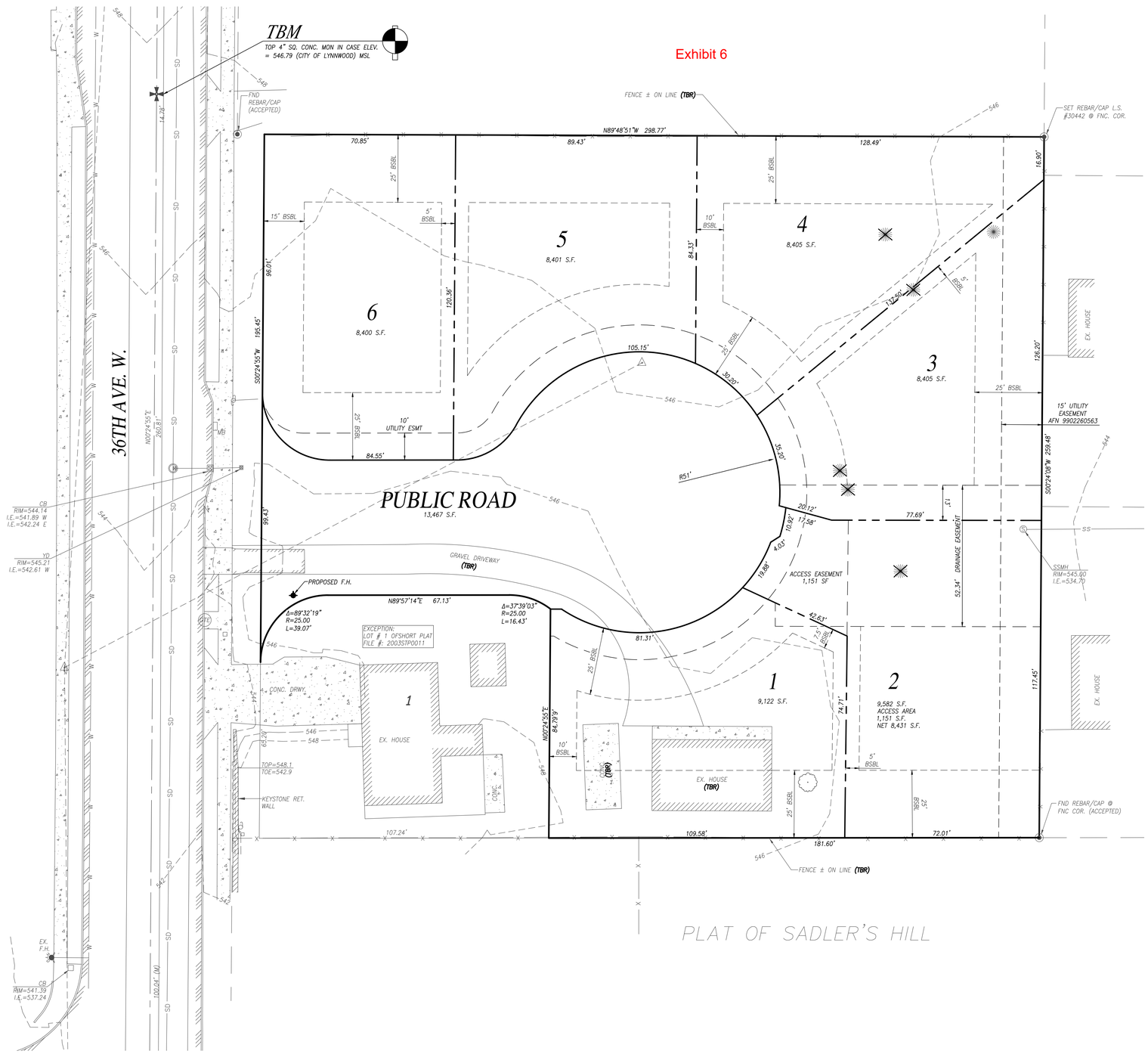
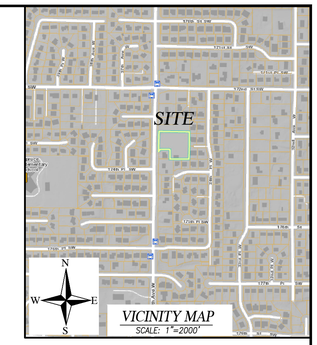
SE 1/4 , SEC. 10, T.27N., R4E., W.M.
SNOHOMISH COUNTY, WASHINGTON

Exhibit 6





SCALE: 1" = 20'

20 10 0 20 40

LEGEND

- EXISTING MONUMENT (AS SHOWN)
- SECTION 1/4 CORNER NOT FOUND
- SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- (C) CALCULATED
- (P) PLAT
- (M) MEASURED
- TBR TO BE REMOVED
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- ℄ CENTERLINE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- W.S. WATER SURFACE
- EOP EDGE OF PAVEMENT
- BOW BACK OF WALK
- CB STORM DRAIN CATCH BASIN (CB)
- NO PARKING-FIRE LANE
- SD STORM DRAIN MANHOLE (SDMH)
- SS SANITARY SEWER MANHOLE (SSMH)
- CO SANITARY SEWER CLEAN OUT (CO)
- P POWER POLE
- GP GUY POLE
- WM WATER METER
- WV WATER VALVE
- MB MAILBOX
- UTILITY POLE ANCHOR
- FIRE HYDRANT (2 NOZZLE)
- TYPE I NGPA SIGN
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAINAGE
- PROPERTY LINE
- X X EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING CONTOURS
- XXX PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN
- "NO PARKING" SIGN

EQUIPMENT AND PROCEDURE

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TC 1010, 3 SECOND TOTAL STATION FOR FIELD TRAVERSE

PRECISION:
EXCEEDS STATE STANDARDS.

TBM
TOP 4" SQ. CONC. MON IN CASE ELEV.= 546.79 (CITY OF LYNNWOOD) MSL

DATUM:
NAVD 88
N.A.V.D. 88-3.64'=NGVD '29 (MSL)

MINIMUM DENSITY PER SCC 30.23.020

GROSS SITE AREA	= 65,612 SF
LESS DEDICATION AREA	= 13,467 SF
NET SITE ARE	= 51,145 SF = 1.17 AC

6 DU / 1.17 = AC = 5.13 DU/AC PROVIDED

MAX. DENSITY CALCULATIONS

51,1145 S.F./8400 = 6.09 MAXIMUM UNITS
6 UNITS ARE PROPOSED

SITE DATA

AREA BREAKDOWN

TOTAL SITE AREA	65,612 SQ. FT. - 1.51 ACRES
LOTS PROPOSED	6
EXISTING ZONING	RS-8

NOTES:

1. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
2. 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.

UTILITIES

SEWER	AWWD
WATER	AWWD
POWER	PUD
TELEPHONE	VERIZON
SCHOOLS	EDMONDS SCHOOL DISTRICT 15
FIRE DISTRICT	SOUTH SNOHOMISH COUNTY FIRE AND RESCUE

BUILDING SETBACKS	
FRONT	25'
SIDE	5'/15'
BACK	25'

REV. NO.	DESCRIPTION	INITIALS	DATE

ENGINEER/CONTACT

INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
PH: (425) 303-9363

SURVEYOR

WEST ALLIANCE
13614 ASH WAY
EVERETT, WA 98204
PH: (509) 630-0783
EMAIL:MATRIXSURVEYOR@LIVE.COM

OWNER

McCORMICK FAMILY TRUST
14222 MEADOW ROAD
LYNNWOOD, WA. 98037
PH: (425) 743-0951

APPLICANT

ECHELBARGER HOMES INC
4001 198TH ST S.W., #2
LYNNWOOD, WA 98036
PH: (425) 673-1100

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. EXCEPT THE WEST 30 FEET.
ALSO EXCEPT THE NORTH 416 FEET.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

IECO
INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 17331 36TH AVE. W
LYNNWOOD, WA 98037

TAX ACCOUNT NO.'S: 27041000403200

JOYWOOD ESTATES

N
West AllianCE
PROFESSIONAL LAND SURVEYORS
S
13614 ASH WAY
EVERETT, WA.
98204
PH: 509-630-0783
EMAIL: MATRIXSURVEYOR@LIVE.COM

DAVID G. WEST, JR.
STATE OF WASHINGTON
30448
REGISTERED
PROFESSIONAL LAND SURVEYOR
12/19/2022

SE 1/4 , SEC. 10, T.27N., R4E., W.M.
JOYWOOD ESTATES

DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
221223-PRELIM.DWG	SPC	08-16-2022	1"=20'	22-1223

PRELIMINARY PLAT MAP

SHEET PM1 of 1