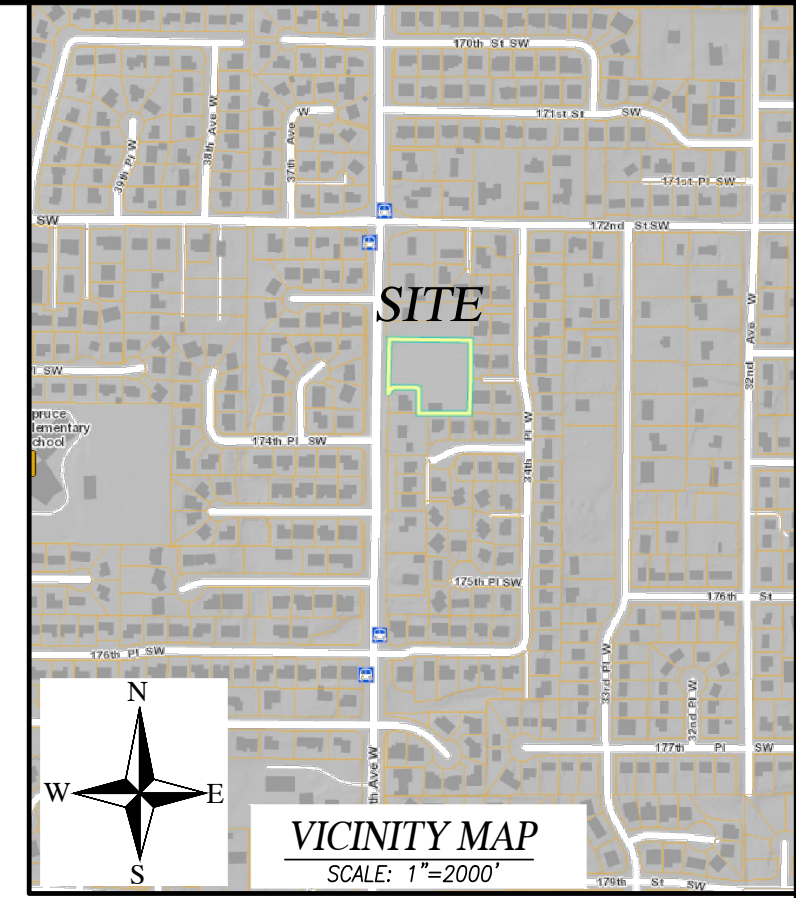


SE 1/4, SEC. 10, T.27N., R.4E., W.M.
SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 20'

LEGEND

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

EQUIPMENT AND PROCEDURE
 METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE
 INSTRUMENTATION:
 LEICA TO 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

ENGINEER/CONTACT SURVEYOR
INSIGHT ENGINEERING COMPANY
 P.O. BOX 1478
 EVERETT, WA 98206
 CONTACT: BRIAN R. KALAB, P.E.
 PH: (425) 303-9363
 EMAIL: MATRISURVEYOR@LIVE.COM

OWNER APPLICANT
MCCORMICK FAMILY TRUST
 14222 MEADOW ROAD
 LYNNWOOD, WA 98037
 PH: (425) 743-0951
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 SOUTHWEST 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

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

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

SHEET
 PM1
 of
 1

MINIMUM DENSITY PER SCC 30.23.020
 GROSS SITE AREA = 65,612 SF
 LESS DEDICATION AREA = 13,467 SF
 NET SITE AREA = 52,145 SF = 1.17 AC
 6 DU / 1.17 = AC = 5.13 DU/AC PROVIDED

MAX. DENSITY CALCULATIONS
 51,145 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

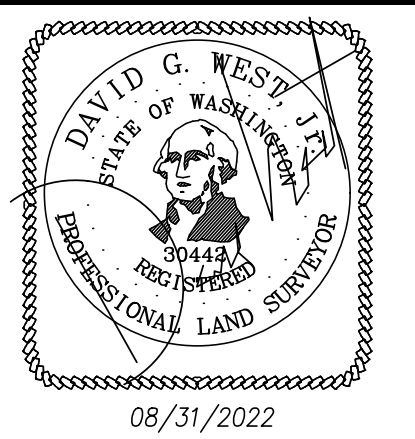
SEWER	AWWD
WATER	AWWD
POWER	PUD
TELEPHONE	VERIZON
SCHOOLS	EDMONDS SCHOOL DISTRICT 15
FIRE DISTRICT	SOUTH SNOHOMISH COUNTY FIRE AND RESCUE

BUILDING SETBACKS

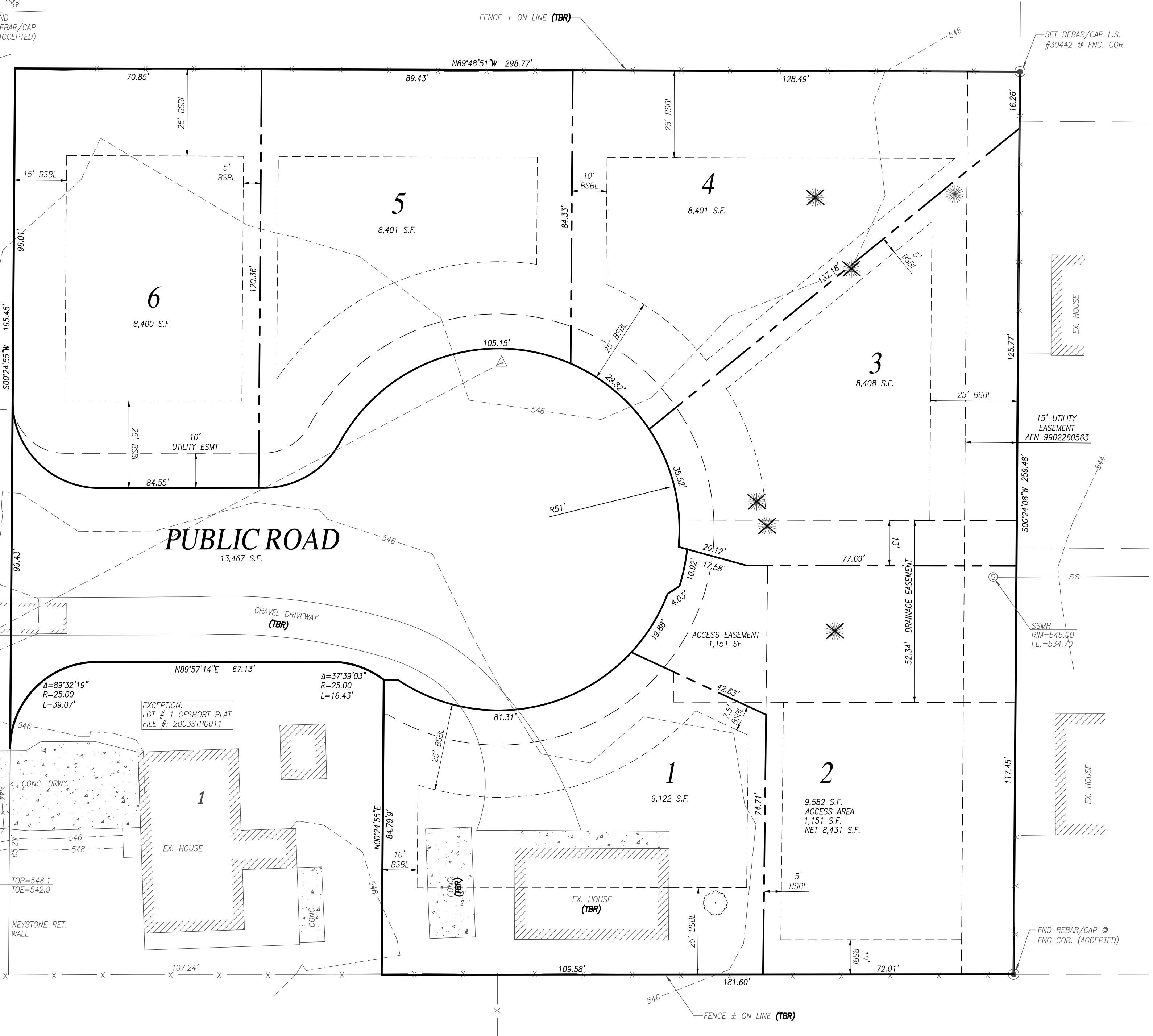
FRONT	25'
SIDE	5'/15'
BACK	25'

REV. NO.	DESCRIPTION	INITIALS	DATE

West Alliance
 PROFESSIONAL LAND SURVEYORS
 13614 ASH WAY
 EVERETT, WA 98204
 PH: 509-630-0783
 EMAIL: MATRISURVEYOR@LIVE.COM



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



PLAT OF SADLER'S HILL

JOYWOOD ESTATES