

LEGAL DESCRIPTION

LOT 2 OF SHORT PLAT RECORDED UNDER AUDITOR'S FILE NUMBER 8006230094, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 379.00 FEET OF LOT 13, BLOCK 1, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON,

EXCEPT THE EAST 192.00 FEET THEREOF,

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF UTILITIES OVER, UNDER, ACROSS, THROUGH AND UPON THE FOLLOWING DESCRIBED TRACT OF LAND.

COMMENCING AT THE NORTHEAST CORNER OF LOT 13, BLOCK 1, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF;

THENCE NORTH 89°34'20" WEST ALONG THE WEST MARGIN OF 32ND AVENUE WEST A DISTANCE OF 60.00 FEET, THENCE NORTH 89°34'20" WEST A DISTANCE OF 279.68 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET,

THENCE ALONG THE ARC OF SAID CURVE CONSUMING A CENTRAL ANGLE OF 55°09'00" AN ARC DISTANCE OF 24.06 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET,

THENCE ALONG THE ARC OF SAID CURVE CONSUMING A CENTRAL ANGLE OF 189°52'32" AN ARC DISTANCE OF 149.13 FEET TO A POINT ON A LINE WHICH BEARS NORTH 0°18'25" EAST;

THENCE ALONG SAID LINE A DISTANCE OF 13.33 FEET;

THENCE SOUTH 89°34'20" EAST ALONG THE SAID LOT 13 A DISTANCE OF 369.00 FEET TO THE TRUE POINT OF BEGINNING

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF 32ND AVE W, AS THE BEARING NORTH 0°18'25" EAST PER THE PLAT OF ALDERWOOD MANOR NO. 2

DATUM/BENCHMARK

VERTICAL DATUM

NGVD 29 (NAVD88 +3.67'= NGVD29)

BENCHMARK

4" X 4" CONC. MON. IN CASE WITH 2"

BRASS DISC WITH PUNCH, DOWN 0.4"

STAMPED "LS #29608"

ELEVATION=483.87'

SURVEY REFERENCES

1. SHORT PLAT SP-421 (7-79) - AFN 8006230094

2. PLAT OF ALDERWOOD MANOR NO. 2 - VOL. 9, PG. 72

3. PLAT OF NORTHWEST RIDGE - AFN 200109205001

4. PLAT OF RIDGEVIEW VILLAGE - AFN 200403175002

SW1/4, NE1/4, SEC 10, TWP 27N, RGE 4E, W.M.

SAGER SHORT PLAT
PRELIMINARY SHORT PLAT

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 OF RECORD.

2. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.

3. DATA ACQUIRED FROM A DRONE FLIGHT WAS USED TO SUPPLEMENT THE ELEVATION SURFACE AND CONTOURS.

