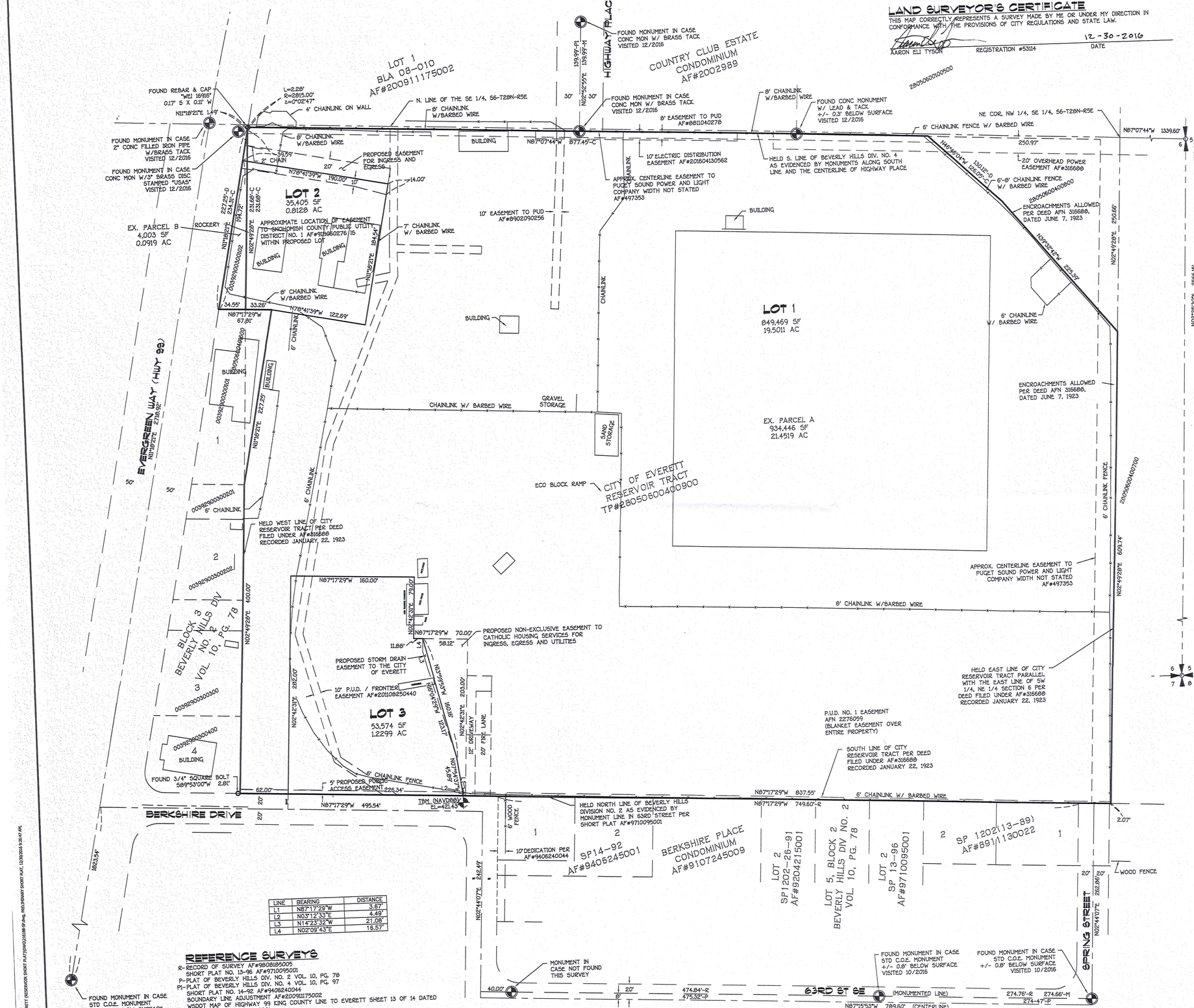
A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 28 N., RANGE 5 E., W.M.



LINE	BEARING	DISTANCE
L1	N87°17'29"W	3.67'
L2	N03°12'33"E	4.49'
L3	N14°23'32"W	21.08'
L4	N02°09'43"E	16.57'

REFERENCE SURVEYS

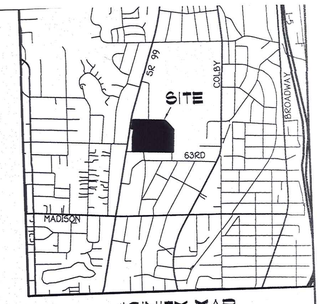
R-RECORD OF SURVEY AF#9808185005
SHORT PLAT NO. 13-96 AF#9710095001
P-PLAT OF BEVERLY HILLS DIV. NO. 2 VOL. 10, PG. 78
P1-PLAT OF BEVERLY HILLS DIV. NO. 4 VOL. 10, PG. 97
SHORT PLAT NO. 14-92 AF#9406240044
BOUNDARY LINE ADJUSTMENT AF#200911175002
WSDOT MAP OF HIGHWAY 99 KING COUNTY LINE TO EVERETT SHEET 13 OF 14 DATED 11-19-1923 REVISED 5-11-2001

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF CITY REGULATIONS AND STATE LAW.

AARON ELI TYSON — REGISTRATION #53114 — 12-30-2016 DATE

SCALE: 1"=60'



VICINITY MAP
SCALE: 1" = 2,000'

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH 858 FEET;
THENCE WEST 1125.88 FEET;
THENCE NORTH 858 FEET;
THENCE EAST 1125.88 FEET TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE NORTH 89°40'27" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH 49°18'47" EAST 130.12 FEET;
THENCE SOUTH 42°05'25" EAST FOR 224.47 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE NORTH 0°25'23" EAST ALONG SAID EAST LINE FOR 250.0 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SE CORNER OF LOT 1, BLOCK 3, BEVERLY HILLS DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 78, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTHEASTERLY PARALLEL TO THE WEST BOUNDARY OF SAID LOT 1 FOR 227.25 FEET;
THENCE WESTERLY, PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 1 TO THE EAST BOUNDARY OF SAID LOT 1;
THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 1 TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF LOT 1, BLOCK 3 OF BEVERLY HILLS-DIVISION NO. 2, RECORDED IN VOLUME 10 OF PLATS, PAGE 78, RECORDS OF SNOHOMISH COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID PLAT;
THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 1 A DISTANCE OF 224.75 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING A DISTANCE OF 224.75 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY OF SAID LOT 1;
THENCE SOUTHWESTERLY ALONG THE WEST BOUNDARY OF SAID LOT 1 A DISTANCE OF 227.25 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EASTERLY PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 1 A DISTANCE OF 33.40 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE CITY OF EVERETT, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BASIS OF BEARING

NORTH 02°25'30" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 5 EAST W.M.

ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES. TO CONVERT DISTANCES TO STATE PLANE MULTIPLY BY A SCALE FACTOR OF 0.999946995. BEARINGS ARE WASHINGTON STATE PLANE NORTH ZONE (NAD 83/2011 EPOCH 2010), BASED ON GPS OCCUPATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK.

RECEIVED DEC 30 2016 CITY OF EVERETT Planning Dept.

DATUM BENCHMARK

NAVD 88

PROJECT BENCHMARK: CITY OF EVERETT CONTROL POINT V020
EL=425.61'

SITE TBM: FOUND SPIKE AND WASHER STAMPED "SURVEY MARKER LS 36602" LOCATED 11.0' NORTH OF THE CENTERLINE OF BERKSHIRE DRIVE AND +/- 10.0' SOUTHWESTERLY OF A CATCH BASIN.
EL=421.43'

SURVEY NOTES

EQUIPMENT: 5" ELECTRONIC TOTAL STATION AND/OR TOPCON GB 500 RTK GPS

METHOD: FIELD TRAVERSE AND/OR RTK GPS

THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.

SITE DATA

SITE ADDRESS:	6107 BERKSHIRE DR. EVERETT, WA 98203
TAX PARCEL NUMBERS:	280506-004-009-00, 003929-003-001-02
EXISTING ZONING:	C-1
GROSS SITE AREA:	941,161 SF (21.61 ACRES)
CURRENT USE:	WATER UTILITIES & IRRIGATION & STORAGE/UNDEVELOPED LAND
PROPOSED USE:	WATER UTILITIES & IRRIGATION & STORAGE/MULTI-FAMILY RESIDENTIAL
WATER PURVEYOR:	PUBLIC/CITY OF EVERETT
SEWAGE PURVEYOR:	PUBLIC/CITY OF EVERETT
FIRE DISTRICT:	EVERETT FIRE DEPARTMENT
SCHOOL DISTRICT:	EVERETT SCHOOL DISTRICT NO. 6

DRAINAGE CALCULATIONS

SEE DRAINAGE PLANS & REPORT COMPLETED BY COTERRA ENGINEERING, PLLC FOR DETAILS.

PROJECT NOTES

1. THE NEAREST FIRE HYDRANTS ARE LOCATED ON THE SUBJECT PROPERTY AS SHOWN HEREON.

OWNER/APPLICANT

CITY OF EVERETT, A MUNICIPAL CORPORATION
3002 WETMORE AVE.
EVERETT, WA. 98201
(425) 257-8938

CONTACT

MICHAEL PALACIOS
3002 WETMORE AVE.
EVERETT, WA. 98201
(425) 257-8938

REVISIONS:

12-30-2016
AARON ELI TYSON
STATE OF WASHINGTON
53114
REGISTERED LAND SURVEYOR
PROFESSIONAL LAND SURVEYOR

A.S.P.I.
LAND SURVEYING AND PLANNING
4521-B EVERGREEN WAY
EVERETT, WA 98203
(425) 252-1884

CITY OF EVERETT RESERVOIR #3 PRELIMINARY SHORT PLAT

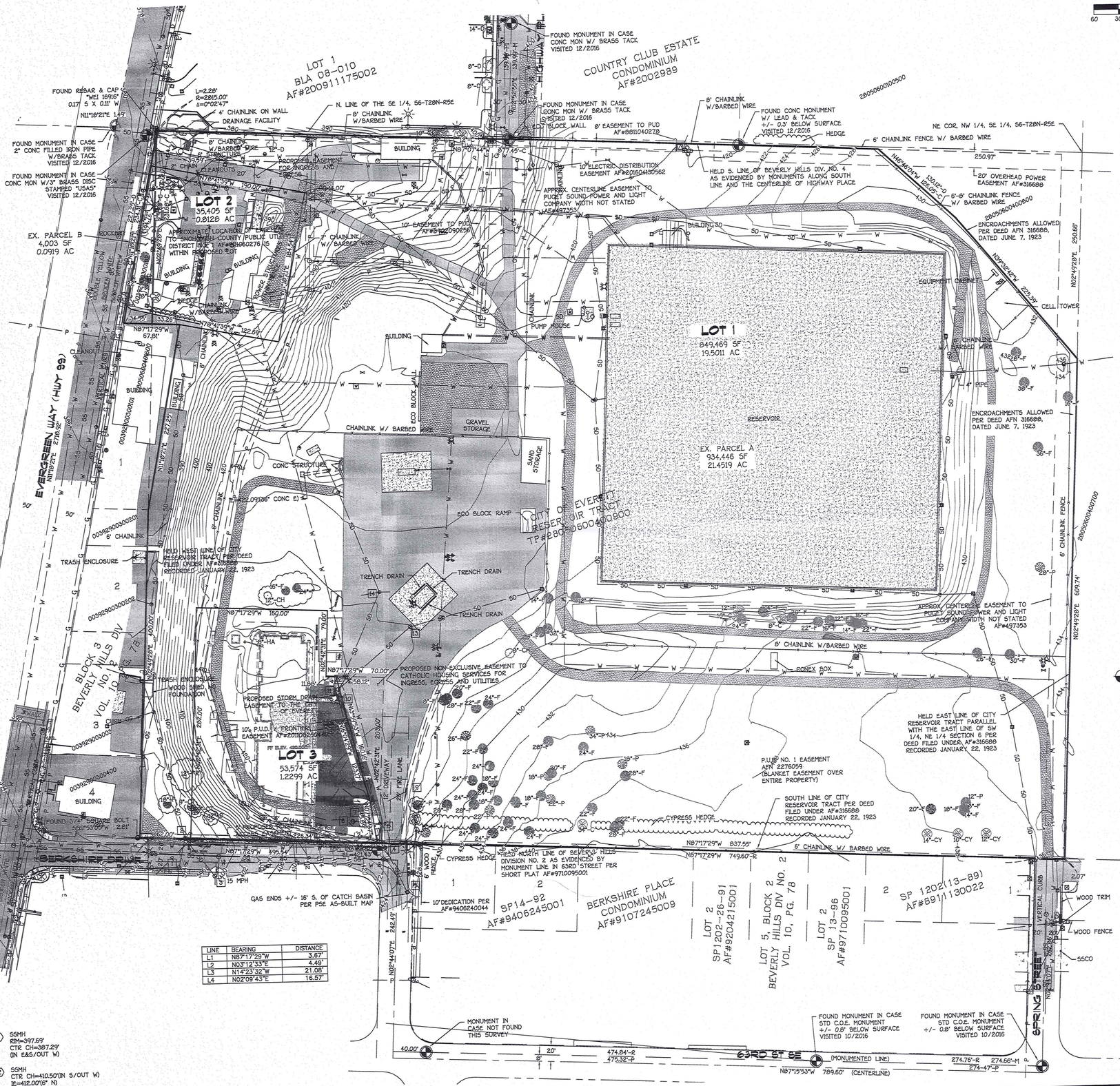
SEN: 1202-2016-

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 28 N., RANGE 5 E., W.M.

CITY OF EVERETT
SNOHOMISH COUNTY, WASHINGTON

DRAWN BY:	ASL
DATE:	12/28/2016
PROJECT NO.	216188
SHEET NO.	1 OF 2

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 28 N., RANGE 5 E., W.M.



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L2	N03°12'33"E	4.49'
L3	N14°23'32"W	21.08'
L4	N02°09'43"E	16.57'

1 CB T-2
RIM=393.52'
IE=389.10'(24" CONC N)
IE=389.25'(12" S)
IE=389.00'(8" W)

2 CB T-2
RIM=393.42'
IE=390.32'(12" PVC E)
IE=388.32'(24" CONC NW)
IE=388.42'(24" CONC SW)
IE=388.32'(48" CONC SE)

3 CB T-2
RIM=398.44'
IE=389.41'(48" CONC NW)
IE=389.51'(24" CONC S)

4 CB T-1
RIM=421.30'
IE=418.43'(12" PVC SE)
IE=418.78'(12" PVC W)

5 CB T-1
RIM=424.74'
IE=423.11'(12" PVC NW)
IE=423.11'(8" CONC S)

6 CB T-2
RIM=419.12'
IE=415.55'(8" PVC E)

7 CB T-2
RIM=419.19'
IE=414.05'(8" PVC E)
IE=414.69'(8" PVC W)

8 SDMH
RIM=421.41'
IE=412.91'(24" CPP N)
IE=412.66'(8" PVC W)
IE=412.74'(8" S)
(CBL WATER SEPERATOR S)

9 IE=419.42'(12" CONC)
COULD NOT LOCATE OTHER END

10 SDMH
RIM=419.58'
IE=413.75'(24" CPP S)
IE=413.75'(12" PVC N)

11 CB T-2
RIM=418.44'
IE=416.33'(12" PVC NE)
IE=414.79'(12" PVC S)
IE=416.33'(8" PVC NE)

12 CB T-1
RIM=419.01'
IE=416.36'(8" PVC SW,W)

13 CB T-2
RIM=419.92'
IE=417.77'(12" PVC SW)

14 SDMH
RIM=420.27'
IE=409.86'(8" E)
IE=409.94'(12" S)
IE=408.00'(15" SW)
IE=407.49'(15" NW)

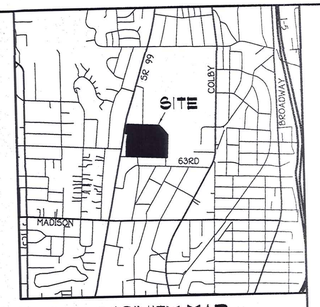
1 SSMH
RIM=397.59'
CTR CH=387.29'
(IN E&S/OUT W)

2 SSMH
CTR CH=410.50'(IN S/OUT W)
IE=412.00'(6" N)

LEGEND

- MUNUMENT (AS NOTED)
- BENCHMARK
- SEWER MANHOLE
- STORMDRAIN MANHOLE
- TYPE 2 CATCH BASIN
- TYPE 1 CATCH BASIN
- UTILITY POLE
- LIGHT
- GUY ANCHOR
- POWER JUNCTION BOX
- PAD MOUNTED TRANSFORMER
- POWER METER
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- MONITORING WELL
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- IRRIGATION CONTROL VALVE
- WATER VAULT
- BLOW OFF OR STAND PIPE
- GAS VAVLE
- MAILBOX
- SIGN
- BOLLARD
- FIR-F
- CEDAR-C
- PINE-P
- COTTONWOOD-CT
- FRUIT-FR/CHERRY-CH
- DECIDIOUS-D
- ALDER-A
- C CALCULATED
- M MEASURED
- —X— FENCE
- —P— OVERHEAD UTIILITY LINES
- —W WATER
- —G— GAS
- —SS— SEWER
- —SD— STORMDRAIN
- ASPHALT
- GRAVEL
- CONCRETE

SCALE: 1"=60'



VICINITY MAP
SCALE: 1" = 2,000'

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DATUM BENCHMARK

NAVD 88

PROJECT BENCHMARK: CITY OF EVERETT CONTROL POINT V020
EL=425.61'

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EL=421.43'

SURVEY NOTES

EQUIPMENT: 5" ELECTRONIC TOTAL STATION AND/OR TOPCON GB 500 RTK GPS

METHOD: FIELD TRAVERSE AND/OR RTK GPS

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WATER PURVEYOR:	PUBLIC/CITY OF EVERETT
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REVISIONS:

12-30-2016

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON
MARION D. TILLYSON
MARION D. TILLYSON
LS 36802

A.S.P.L.
LAND SURVEYING AND PLANNING
4532-B EVERGREEN WAY
EVERETT, WA 98203
(425) 252-1884

CITY OF EVERETT RESERVOIR #3
SUPPLEMENTAL MAP

SSN: 1202-2016-

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 28 N., RANGE 5 E., W.M.

CITY OF EVERETT
SNOHOMISH COUNTY, WASHINGTON

DRAWN BY:	ASL
DATE:	12/28/2016
PROJECT NO.	216188
SHEET NO.	2 OF 2

X:\2016\216188-CITY OF EVERETT (RESERVOIR SHORT PLAT)\SVY\216188-SP.dwg, PRELIMINARY SHORT PLAT, 12/30/2016 9:26:15 AM, ASPLA, 1:1