

LEGAL DESCRIPTION

THAT PORTION OF VACATED BLOCK 35, PLAT OF MUKILTEO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 34, AND ALTERATION IN VOLUME 6 OF PLATS, PAGE 22, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: 60 FEET SOUTH AND 50 FEET WEST OF THE SOUTHEAST CORNER OF SAID PLAT, A 100' X 100' AREA, THENCE SOUTH 100 FEET, THENCE EAST 100 FEET, THENCE NORTH TO THE POINT OF BEGINNING; (ALSO KNOWN AS VACATED LOTS 3 THROUGH 6, INCLUSIVE AND LOTS 17 THROUGH 20, INCLUSIVE, BLOCK 36, OF SAID PLAT OF MUKILTEO);

LOTS 1 THROUGH 22, INCLUSIVE, BLOCK 37, PLAT OF MUKILTEO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; LOTS 1 THROUGH 7, INCLUSIVE AND LOTS 16 THROUGH 22, INCLUSIVE OF VACATED BLOCK 54, PLAT OF MUKILTEO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 22, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THE WEST 50 FEET OF THE SOUTH 100 FEET OF VACATED BLOCK 54, PLAT OF MUKILTEO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 22, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; LOT 1 THROUGH 5, INCLUSIVE, AND LOTS 17 THROUGH 22, INCLUSIVE, BLOCK 55, PLAT OF MUKILTEO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH VACATED STREETS AS WOULD ATTACH BY OPERATION OF LAW.

PROJECT INFORMATION

APPLICANT: 131-1 MUKILTEO, LLC
10515 20TH ST SE STE 100
TACOMA, WA 98404
PHONE: (425) 334-4040
CONTACT: [REDACTED]

OWNERS: 131-1 MUKILTEO, LLC
10515 20TH ST SE STE 100
TACOMA, WA 98404
PHONE: (425) 334-4040
CONTACT: [REDACTED]

ENGINEER: PACLAND
11235 SE 6TH STREET
BELLEVUE, WASHINGTON 98004
PHONE: (425) 453-8208
PROJ. MGR.: STEVE PESCE

SURVEYOR: GROUP FOUR, INC.
8000 LUMIN, BOSTONVILLE WAY NE
REDLAND, WA 98073
PHONE: (425) 775-4581
PROJ. MGR.: STEVE ANDERSON

GEOTECHNICAL ENGINEER: TERRA ASSOCIATES, INC.
12522 WILLOW ROAD, #101
KIRKLAND, WA 98033
PHONE: (425) 824-2777
CONTACT: TED SCHEPPER

BIOLOGIST: WELAND RESOURCES, INC.
9205 19TH AVE SE
EVERETT, WA 98203
PHONE: (425) 332-3174
CONTACT: SCOTT BRAUNARD

ZONING: R 7.5

PROPOSED ZONING: R 7.5

AGE: 4.85 AC. (211,457 SQ FT)

LOTS: 8

DENSITY: 1.65 LOTS/ GROSS ACRE TOTAL COVERAGE

AVERAGE LOT AREA: 5,699 S.F.

SMALLEST LOT: 5,009 S.F.

OPEN SPACE: 2.99 AC. (130,179 S.F.), 62% OF SITE

ROADS: 0.31 AC. (13,464 S.F.), 6% OF SITE

WATER SOURCE/PURVEYOR: PUBLIC, MUKILTEO WATER DISTRICT

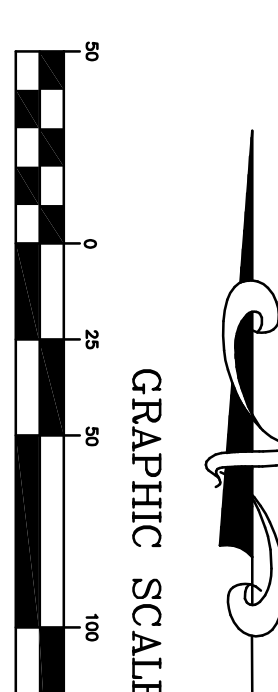
SEWER METHOD/OPERATOR: SAN, SEWER, 4 WYMPUS TERRACE

FIRE DISTRICT: MUKILTEO FIRE DISTRICT

SCHOOL DISTRICT: MUKILTEO SCHOOL DISTRICT NO. 6

NOTES

1. THERE SHALL BE NO DUPLEX STRUCTURES CONSTRUCTED ON ANY LOT IN THIS PROPOSED SUBDIVISION.
2. CONTOUR LINES SHOWN OUTSIDE OF BOUNDARY OF PROJECT ARE APPROXIMATE ONLY.
3. ALL EXISTING STRUCTURES ARE TO BE REMOVED, UNLESS OTHERWISE NOTED.
4. ALL ADJACENT STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATION.
5. FRONT AND REAR SETBACKS MAY BE REDUCED TO FEET PER A.M.C. 17.52B.10 AND M.M.C. 17.52A.100, IF THE MUNICIPAL CODE CHANGES, THE MOST CURRENT SETBACK REQUIREMENTS SHALL APPLY.



GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

BASIS OF BEARING AND SUBDIVISION:
 ELIOT POINT, VOL. 46, PGS. 13-22 AND R.O.S.'S VOL. 35,
 RE 259 A/F# 9112160404 AND VOL. 35, PG. 280, A/F#
 912160409
 DATUM: MEAN SEA LEVEL = NGVD 1929
 BENCHMARK: OLYMPIUS TERRACE SEWER DISTRICT MANHOLE, STA.
 23467, CAMELLA AVENUE AT 11TH STREET, INVERT
 ELEV. = 410.00

**MUKILTEO NORTH
LOTS 1-8; HILL STREET
MUKILTEO, WASHINGTON**

PRELIMINARY PLAT

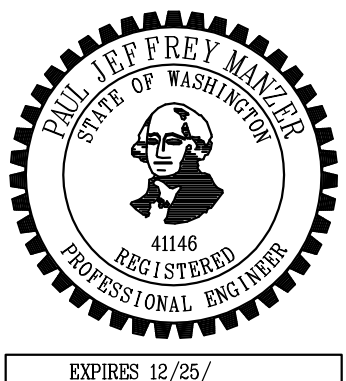
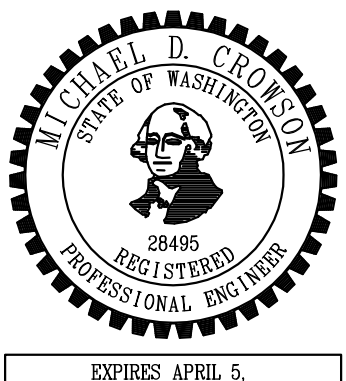
SHEET	OF
1	1

05-8002N

PACLAND

11235 SE 6th Street
Suite 220
Bellevue, WA 98004

T (425) 453-9501
F (425) 453-8208
www.PacLand.com



Designed By:	Issue Date:
STP	04/20/2006
Drawn By:	SEPA
JKG	Project No.
Checked By:	2006024.009.00
PJM	

No.	Date	By	Revision Description
1	07/20/06	RCA	PER CITY COMMENTS