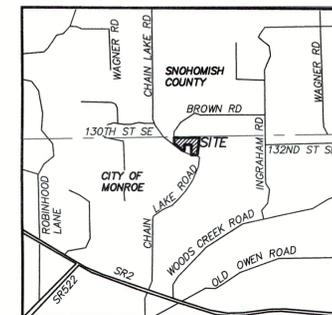


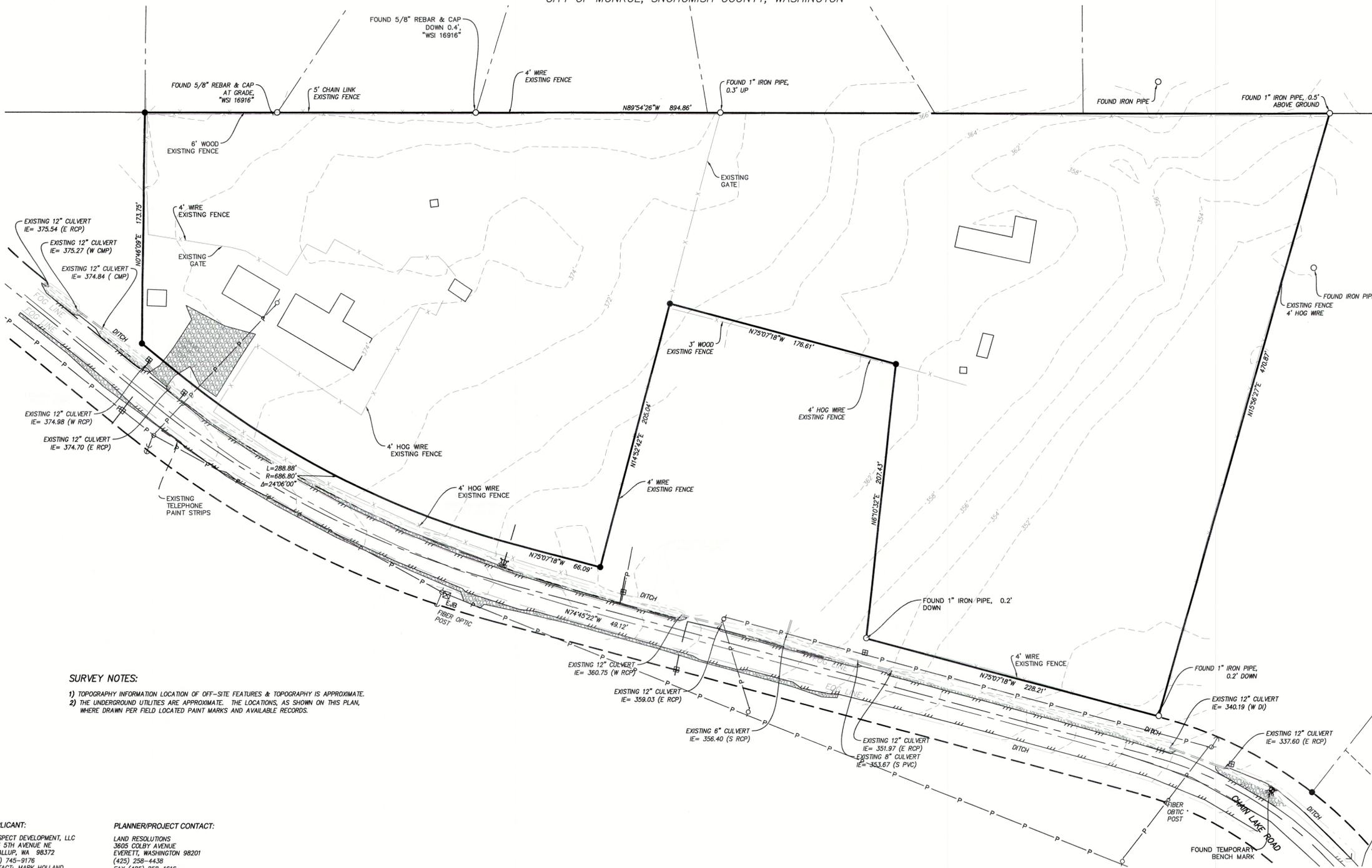
PLANNED RESIDENTIAL DEVELOPMENT
OF
KESTREL RIDGE

IN THE N.E. 1/4 OF THE N.W. 1/4 SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



VICINITY MAP
SCALE: 1" = 2000'

- LEGEND**
- ⊙ EXISTING MONUMENT AS NOTED
 - EXISTING IRON PIPE
 - EXISTING 1/2" REBAR W/CAP
 - EXISTING EDGE OF ASPHALT
 - EXISTING SIGN
 - ⊕ LIGHT POLE
 - ⊕ FIRE HYDRANT
 - MAIL BOX
 - GUY ANCHOR
 - POWER POLE
 - ⊕ POWER POLE WITH TRANSFORMER
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ TELEPHONE RISER
 - ⊕ TEMPORARY BENCH MARK
 - ⊕ WATER METER
 - ⊕ ELECTRICAL JUNCTION BOX
 - ⊕ WATER VALVE
 - X- EXISTING FENCE LINE
 - P- OVERHEAD POWER



LEGAL DESCRIPTION:

PARCEL 1:
THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF;
THENCE NORTH 88°21'52" EAST ALONG THE NORTH LINE OF SAID NORTH HALF A DISTANCE OF 434.68 FEET;
THENCE SOUTH 13°09'00" WEST A DISTANCE OF 353.35 FEET TO A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD;
THENCE NORTH 76°51'00" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 66.69 FEET;
THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 686.80 FEET THROUGH A CENTRAL ANGLE OF 24°06'00" AN ARC DISTANCE OF 288.88 FEET;
THENCE NORTH 52°45'00" WEST A DISTANCE OF 34.40 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF;
THENCE NORTH 0°57'33" WEST ALONG SAID WEST LINE A DISTANCE OF 173.75 FEET TO THE POINT OF BEGINNING.

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

PARCEL 2:
A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF;
THENCE NORTH 88°21'52" EAST ALONG THE NORTH LINE OF SAID NORTH HALF, 434.68 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 13°09'00" WEST, 148.31 FEET;
THENCE SOUTH 76°51'00" EAST 176.61 FEET;
THENCE SOUTH 42°28'50" EAST 207.43 FEET TO A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD;
THENCE SOUTH 76°51'00" EAST ALONG SAID NORTHERLY 228.21 FEET;
THENCE NORTH 14°12'45" EAST 470.87 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF;
THENCE SOUTH 88°21'52" WEST ALONG SAID NORTH LINE 460.18 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEY NOTES:

- 1) TOPOGRAPHY INFORMATION LOCATION OF OFF-SITE FEATURES & TOPOGRAPHY IS APPROXIMATE.
- 2) THE UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATIONS, AS SHOWN ON THIS PLAN, WHERE DRAWN PER FIELD LOCATED PAINT MARKS AND AVAILABLE RECORDS.

PROJECT DESIGN TEAM

OWNERS:
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MIRTHA CIRA MELILLO TRUSTEE OF THE
DOMINIC & MIRTHA MELILLO LIVING TRUST
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AMY WALTERS
13305 CHAIN LAKE ROAD
MONROE, WA 98272

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PROJECT INFORMATION:

TAX NUMBERS: 28073100200600 & 28073100202500
SITE ADDRESS: 13217 & 13305 CHAIN LAKE ROAD, MONROE, WA 98272
WITHIN UGA BOUNDARY
CITY OF MONROE
COMPREHENSIVE PLAN
PROPOSED LAND USE: LOW DENSITY SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: R-4
PROPOSED ZONING: R-4
SEWAGE DISPOSAL: CITY OF MONROE SEWER DEPARTMENT
WATER SUPPLY: MONROE WATER DEPARTMENT
SCHOOL DISTRICT: MONROE SCHOOL DISTRICT NO. 103
FIRE DISTRICT: MONROE FIRE DISTRICT NO. 7
PARK DISTRICT: CITY OF MONROE
GAS COMPANY: PSE
POWER COMPANY: SNOHOMISH COUNTY PUD
CABLE COMPANY: COMCAST
TRASH COMPANY: REPUBLIC SERVICES
TELEPHONE COMPANY: FRONTIER COMMUNICATIONS



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jen@orcabi.com

EXISTING SITE CONDITIONS OF
KESTREL RIDGE
PLPRD2018-01
THE NE 1/4 OF THE NW 1/4
OF SECTION 31, TWP. 28 N., RGE. 7E., W.M.
CITY OF MONROE
SNOHOMISH COUNTY, WASHINGTON