

# HARBOUR POINTE SECTOR 11

## PRELIMINARY PLAT (17 LOT PLAT) PHASE II

MUKILTEO, WA.

**LEGAL DESCRIPTION:**

LEGAL DESCRIPTIONS (FIDELITY NATIONAL TITLE CO OF WA. NO. 0170606)

**PARCEL A:**

LOT 2, HARBOUR POINTE SECTOR 11 BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGES 177 THROUGH 179, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF LOT 3 OF SAID PLAT, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 3, BEING A POINT ON THE WESTERLY MARGIN OF HARBOUR HEIGHTS PARKWAY, AS DEDICATED BY SAID PLAT TO SNOHOMISH COUNTY; THENCE NORTH 69 11'35" WEST, 75.02 FEET; THENCE SOUTH 20 48'25" WEST, 45.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58 02'31" WEST, 157.00 FEET TO POINT A; THENCE NORTH 20 48'25" EAST, 29.99 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 149.23 FEET, ALONG THE ARC OF TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF 90 00'00" TO THE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE ABOVE DESCRIBED POINT A; THENCE NORTH 65 31'05" WEST, 198.13 FEET; THENCE SOUTH 75 33'32" EAST, 109.66 FEET, THENCE SOUTH 53 32'38" EAST, 92.16 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 2 OF BOUNDARY LINE ADJUSTMENT NO. 72-87 UNDER RECORDING NO. 8705010143);

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

**PARCEL B:**

THAT PORTION OF THE SOUTHEAST QUARTER LYING NORTHERLY OF HARBOUR HEIGHTS PARKWAY OF SECTION 20, TOWNSHIP 28 NORTH, RANGE 4 EAST W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 00 25'41" WEST, 319.32 FEET; THENCE NORTH 08 13'57" WEST, 135.49 FEET; THENCE NORTH 86 38'34" WEST, 205.33 FEET; THENCE NORTH 66 14'40" WEST, 195.94 FEET; THENCE SOUTH 75 55'53" WEST, 141.15 FEET; THENCE NORTH 43 49'44" WEST, 126.94 FEET; THENCE SOUTH 72 41'27" WEST, 149.54 FEET; THENCE NORTH 85 12'20" WEST, 226.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 25'41" WEST, 1,561.24 FEET; THENCE SOUTH 77 52'42" WEST, 325.57 FEET; THENCE NORTH 86 22'25" WEST, 87.35 FEET; THENCE SOUTH 81 49'25" WEST, 214.10 FEET; THENCE NORTH 78 30'17" WEST, 179.33 FEET; THENCE SOUTH 87 34'25" WEST, 189.41 FEET; THENCE NORTH 61 00'17" WEST, 355.08 FEET; THENCE NORTH 82 06'36" WEST, 114.19 FEET; THENCE WEST 131.82 FEET; THENCE NORTH 371.68 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 300.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 14 58'48" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 84 09'23", A DISTANCE OF 440.64 FEET; THENCE ON A TANGENT BEARING OF NORTH 20 48'25" EAST, 328.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 55 40' 24" A DISTANCE OF 291.50 FEET TO A POINT OF NON-RADIAL INTERSECTION; THENCE NORTH 11 05'58" WEST, 230.32 FEET; THENCE NORTH 71 10'59" EAST, 161.73 FEET; THENCE NORTH 80 13'39" EAST, 703.40 FEET; THENCE SOUTH 85 12'20" EAST, 63.12 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION DEEDED TO SNOHOMISH COUNTY FOR ROAD ( HARBOUR HEIGHTS PARKWAY ) BY DEED RECORDED UNDER RECORDING NO. 8512120219);

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL C:**

LOT 1, HARBOUR POINTE SECTOR 11 BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGES 177 THROUGH 179, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL D:**

LOT 3, HARBOUR POINTE SECTOR 11 BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGE 177, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOT 3 IN PARCEL A DESCRIBED ABOVE, ALSO KNOWN AS THAT PORTION OF SAID LOT 3 LYING WITHIN LOT 2 OF BOUNDARY LINE ADJUSTMENT NO. 72-87 RECORDED UNDER RECORDING NO. 8705010143.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**HORIZONTAL DATUM :**

HARBOUR POINTE SECTOR 11 BUSINESS PARK AF# 8702115001

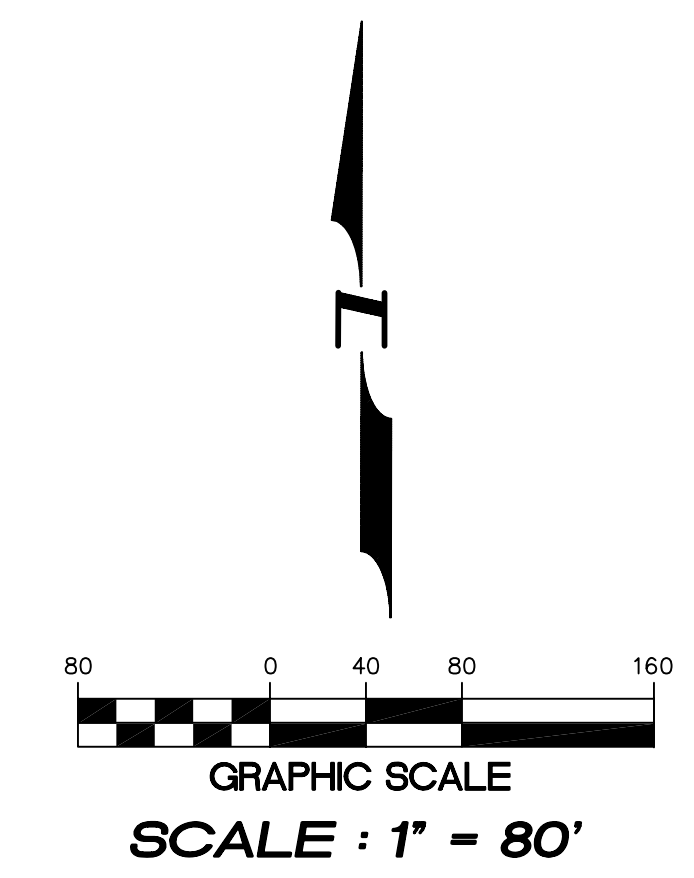
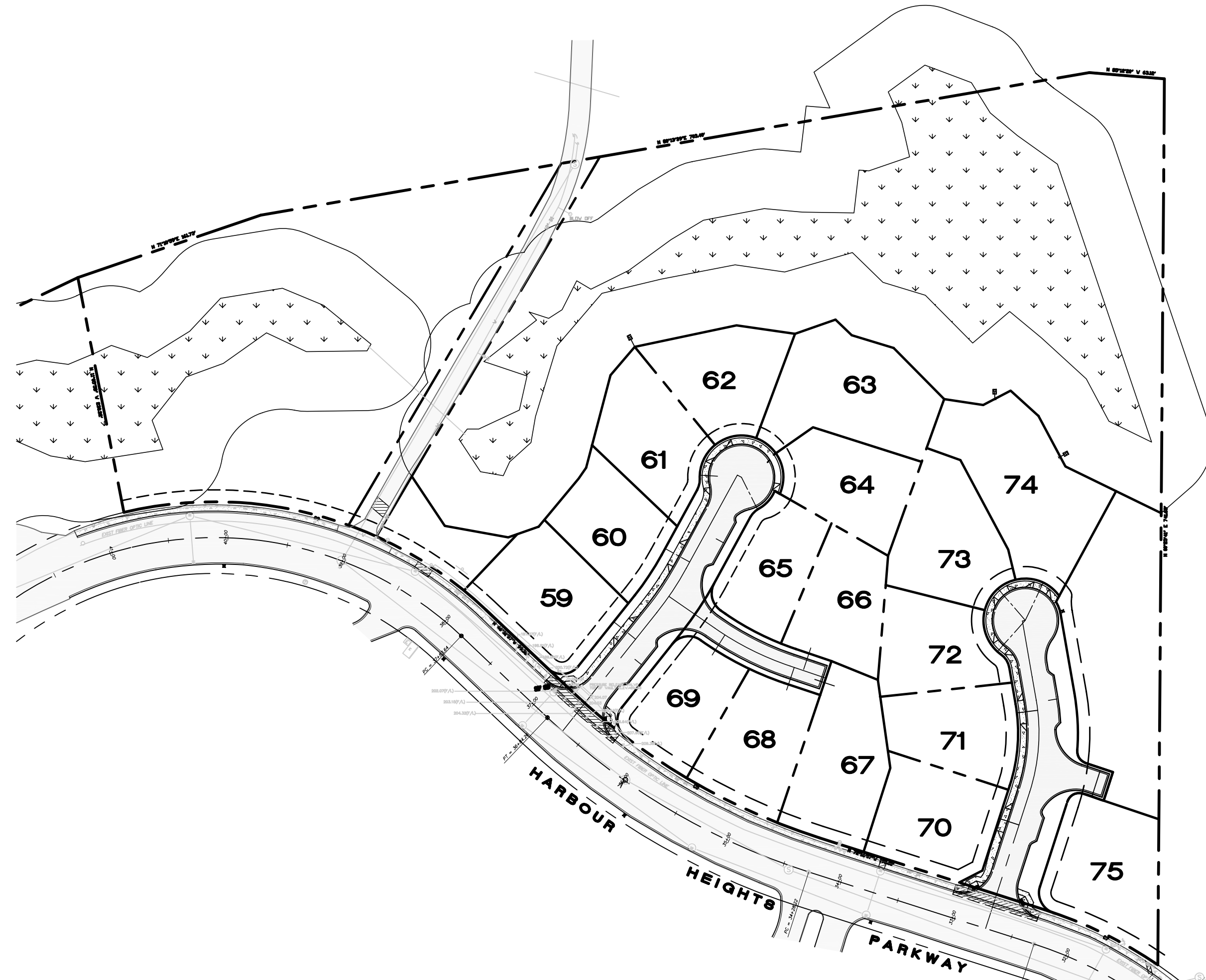
**BASIS OF BEARINGS :**

HARBOUR POINTE SECTOR 11 BUSINESS PARK AF# 8702115001

**VERTICAL DATUM :**

OLYMPUS TERRACE SEWER DISTRICT DATUM SITE BENCH MARK : TOP OF P.C. MONUMENT IN CASE IN CENTER OF HARBOUR HEIGHTS PARKWAY. ELEVATION = 193.47 FEET.

(REFERENCE HARBOUR POINTE SECTOR 11 BUSINESS PARK ROAD AND STORM DRAINAGE SYSTEM CONSTRUCTION PLAN BY NORTHWEST ENGINEERING COMPANY APPROVED 1/27/87.)



**SITE STATISTICS:**

EXISTING ZONING	MULTI-FAMILY RESIDENTIAL
TOTAL ACREAGE	415,732.19 SF 9.544 AC
PROPOSED NO. OF LOTS:	17
DENSITY	1.8 LOTS PER AC
AVERAGE LOT SIZE:	8,670 SF
SMALLEST LOT SIZE:	7,218 SF
LARGEST LOT SIZE:	13,798 SF

**SHEET INDEX:**

- P01 COVER SHEET
- P02 PRELIMINARY PLAT MAP
- P03 TEMPORARY EROSION CONTROL PLAN
- P04 GRADING AND DRAINAGE PLAN
- P05 COMPOSITE UTILITY PLAN
- P06 STREET CROSS-SECTIONS
- P07 SLOPE ANALYSIS

**SITE INFORMATION:**

**OWNER/DEVELOPER:**  
 BURNSTEAD CONSTRUCTION  
 1215 120TH AVENUE N.E. SUITE 201  
 BELLEVUE, WA. 98055-2135  
 PHONE: (425) 454-1900  
 FAX: (425) 454-4543

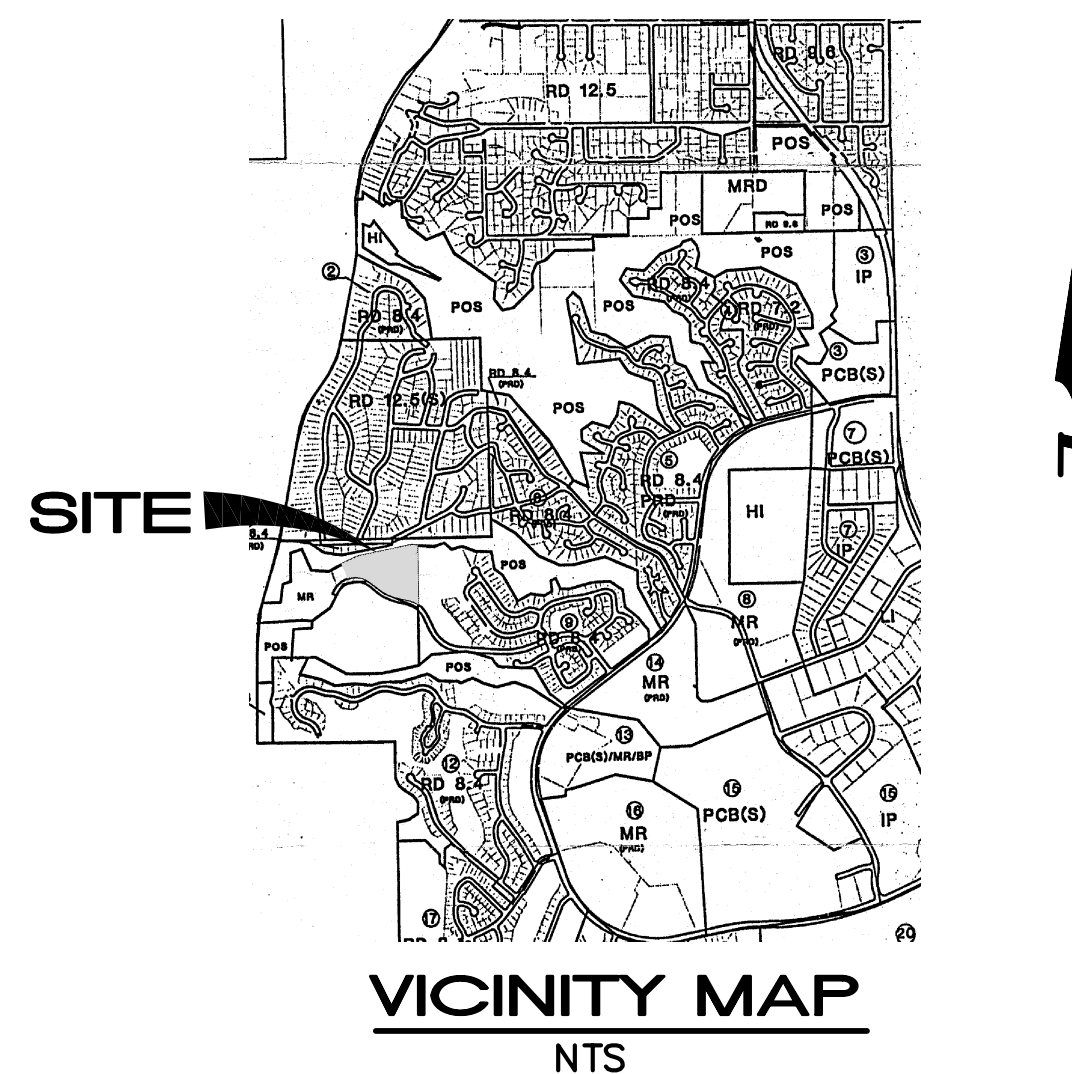
**SURVEYOR:**  
 HANSEN SURVEYING  
 16710 116th. AVENUE S.E., SUITE A-4  
 RENTON, WA. 98058  
 PHONE (425) 235-8440  
 FAX (425) 235-0266

**ARCHITECT:**  
 HACKWORTH ARCHITECTURE PLANNING INC.  
 1932 FIRST AVENUE, SUITE 1100  
 SEATTLE, WA. 98101  
 PHONE (206) 443-1181  
 FAX (206) 448-8908

**CIVIL ENGINEER:**  
 PACIFIC ENGINEERING DESIGN LLC.  
 4180 LIND AVENUE SW  
 RENTON, WA. 98055-4973  
 PHONE (425) 251-8811  
 FAX (425) 251-8880

**GEOTECHNICAL ENGINEER:**  
 CORNERSTONE GEOTECHNICAL  
 17625 130TH AVENUE N.E. #C102  
 WOODINVILLE, WA. 98072  
 PHONE (425) 844-1977  
 FAX (425) 844-1987

**ENVIRONMENTAL ENGINEER:**  
 WETLAND RESOURCES INC.  
 9505 19TH AVENUE S.E. #106  
 EVERETT, WA. 98208  
 PHONE (425) 337-3174  
 FAX (425) 337-3045



4180 LIND AVE. S.W.  
 RENTON, WA 98055  
 PHONE: (425) 251-8811  
 FAX: (425) 251-8880  
 WEB SITE: PACENG.COM

**Pacific Engineering Design, LLC**  
 Civil Engineering and Planning Consultants

**HARBOUR POINTE SECTOR 11 PHASE II**  
 MUKILTEO, WA.  
 FOR: THE BURNSTEADS  
 1215 120TH AVENUE N.E. SUITE 201  
 BELLEVUE, WA. 98055-2135  
 PHONE: (425) 454-1900 FAX: (425) 454-4543

PROJECT NO.: **03002**  
 DRAWN BY: **JGC/GLD**  
 ISSUE DATE: **02-28-03**  
 SHEET REV.: **04-25-03**

**COVER SHEET**

02060C01.DWG  
**P01**