

SEC. 20, T. 28 N., R. 4 E., W.M.

WESTRIDGE @ HARBOUR POINTE

UTILITY PERMIT (17 LOT PLAT)

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, 135.48 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

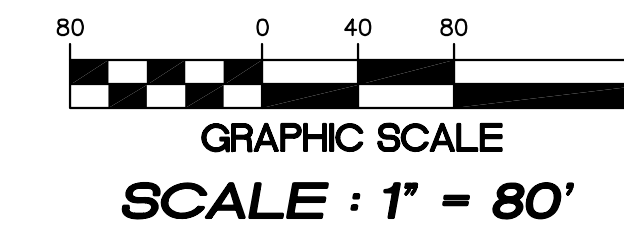
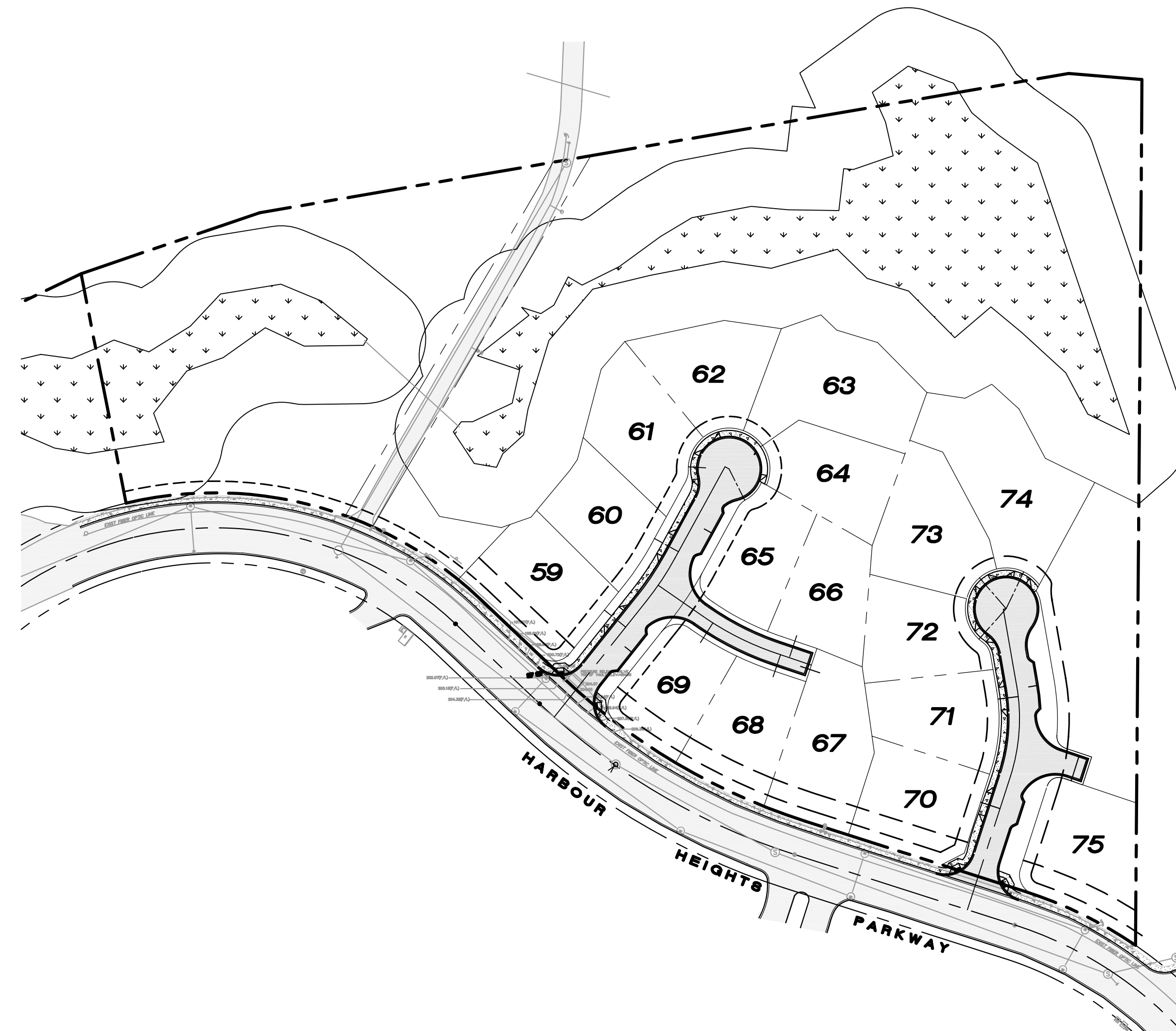
BASIS OF BEARINGS :

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.)



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- C05 GRADING AND DRAINAGE PLAN (WEST HALF)
- C06 GRADING AND DRAINAGE PLAN (EAST HALF)
- C07 ROAD A PROFILE
- C08 ROAD B AND ROAD C PROFILE
- C09 DETAILS
- C10 DETAILS
- C11 DETAILS
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- C13 OLYMPUS TERRACE SEWER DISTRICT SEWER PLAN
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- C16 MUKILTEO WATER DISTRICT WATER PLAN
- C17 MUKILTEO WATER DISTRICT WATER PROFILE
- C18A MUKILTEO WATER DISTRICT DETAILS
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- C18C MUKILTEO WATER DISTRICT DETAILS
- C19 MUKILTEO WATER DISTRICT DETAILS AND SPECIFICATIONS
- C20 EXISTING CONDITIONS
- C21 LANE CLOSURE EXHIBIT

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

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:

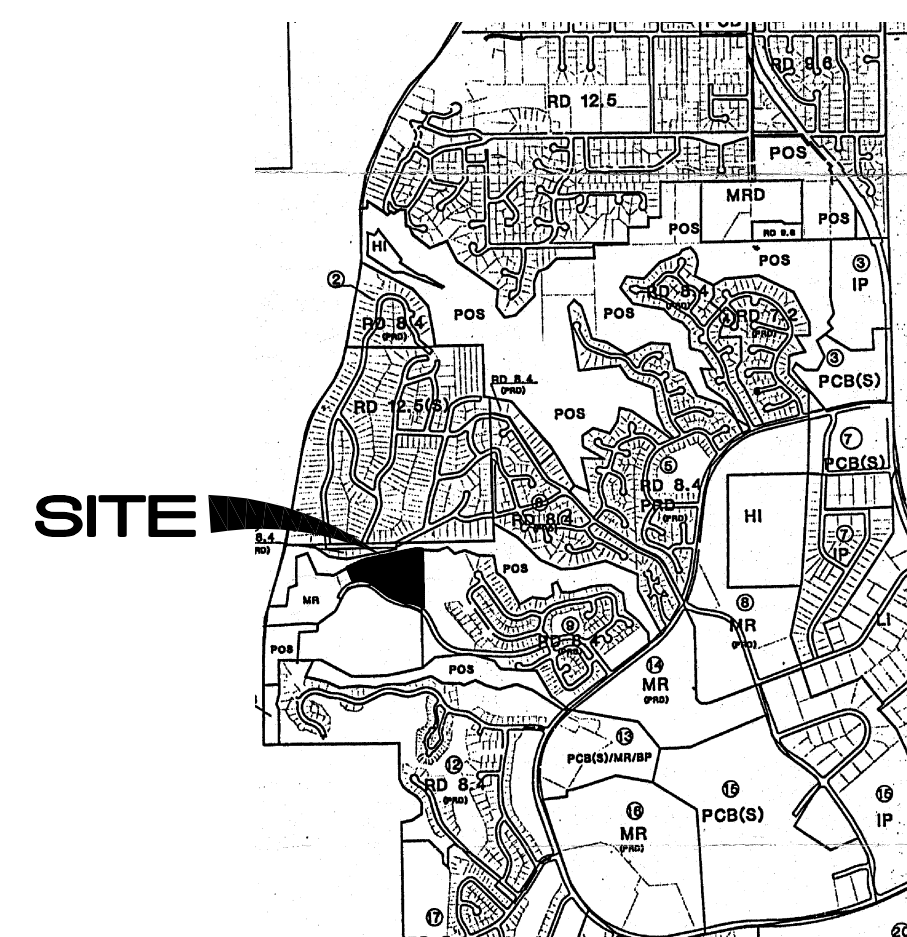
CORNERSTONE GEOTECHNICAL
17625 130TH AVENUE N.E. #C102
WOODINVILLE, WA. 98072
PHONE (425) 844-1977
FAX (425) 844-1987

ENVIRONMENTAL ENGINEER:

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

LANDSCAPE ARCHITECT:

WEISMAN DESIGN GROUP INC.,P.S.
2329 EAST MADISON STREET
SEATTLE, WA. 98112
PHONE: (206) 322-1732
FAX: (206) 322-1799



VICINITY MAP
NTS



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

WESTRIDGE (SECTOR 11 PHASE II)
MUKILTEO, WA.
FOR THE BURNSTEAD CONSTRUCTION
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**
ISSUE DATE: **02-28-03**
SHEET REV.: **07-23-03**

COVER SHEET

02060CV01.DWG
C01