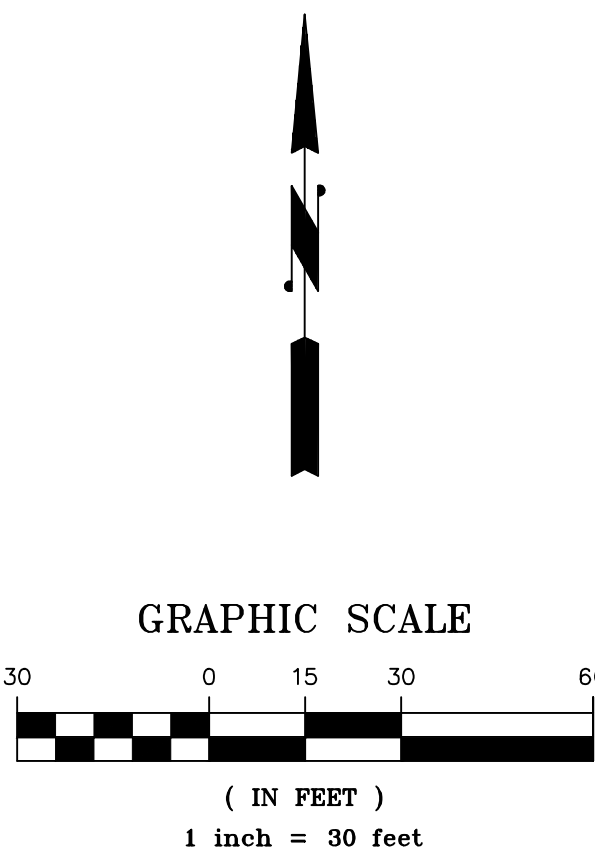


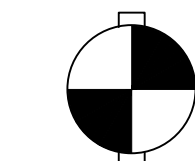
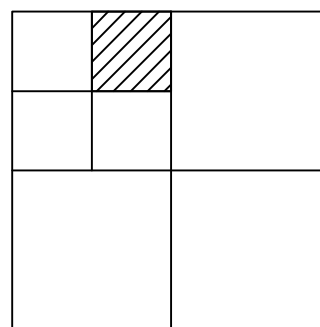
LEGEND

- SET 1"x24" IRON PIPE W/CAP "HAI 15656
- ✕ CHISELED "X" IN CONCRETE
- FOUND MONUMENT IN CASE
- FOUND IRON PIPE AS NOTED
- FOUND REBAR AS NOTED
- BENCH MARK
- FENCE LINE
- GAS LINE
- UP — POWER LINE (UNDERGROUND)
- SS — SEWER LINE
- SD — STORM DRAIN LINE
- UT — TELEPHONE LINE (UNDERGROUND)
- V — WATER LINE
- HANDRAIL
- 4" X 4" WOOD POST
- CONCRETE
- PROPERTY LINE
- CATCH BASIN
- ⊗ WATER VALVE
- ⊗ FENCE POST
- ⊗ LUMINAIRE
- ⊗ SEWER STUB MARKER
- STORM DRAIN CLEANOUT
- ⊗ SIGN POST
- ⊗ SOIL TEST PIT
- ⊗ SEWER MANHOLE
- ⊗ TELEPHONE PEDESTAL
- ⊗ JUNCTION BOX
- ⊗ PEDESTRIAN POLE
- ⊗ TRAFFIC SIGNAL POLE
- ⊗ WATER METER
- ⊗ WETLAND FLAG

CITY OF MILL CREEK PRELIMINARY BINDING SITE PLAN A PORTION OF: NE1/4, NW 1/4, SECTION 31, T. 28 N., R. 05 E., W.M. (PARCEL# 31052200102700)



31-28N-05E



VERTICAL DATUM
NAVD 88

BENCHMARK: WCCS PT ID 1358
PUNCHMARK WITH + ON TOP SW BOLT OF
TRAFFIC SIGNAL FOOTING, NE QUAD, INTX OF
TRILLIUM BLVD. & SR 527, ELEVATION=415.82'
TBM #1: PK & WASHER "ESM CONTROL" IN NW
QUAD, INTX OF DUMAS RD & NORTHCREEK DR,
3.3' NE OF SIGNAL POLE, ELEVATION=435.01'
TBM #2: CASED MONUMENT IN C/L
NORTHCREEK DRIVE, 27' NW OF "NO PARKING"
SIGN, ELEVATION=419.77'

NOTES:

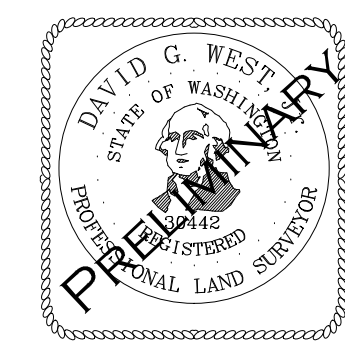
HORIZONTAL MERIDIAN:
NAD 83/91 WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE PER
WASHINGTON COUNCIL OF COUNTY SURVEYORS SURVEY CONTROL DATA WAREHOUSE
(WCCS) THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 31 BEAR N
01°30'19" E
TOTAL SITE AREA: 197,584 SQ. FT. / 4.54 ACRES
TAX ACCOUNT NO: 28053100203700
ZONING:
CB - COMMUNITY BUSINESS (NO SETBACKS)
TITLE REPORT: PER FIRST AMERICAN TITLE COMPANY, GUARANTEE# 3233104, DATED
AUGUST 22, 2019. ALL LEGAL DESCRIPTIONS ARE PER SAID REPORT AND ANY
EASEMENTS SHOWN HEREON.
REFERENCE SURVEYS:
SITE SURVEY: ALTA/TOPO SURVEY'S BY HARMSSEN AND ASSOCIATES DATED 4-4-08
AND 5-17-18
SITE SURVEY: HEATHER WOOD APARTMENTS BINDING SITE PLAN AFN. 200212095001
THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKER'S, SURFACE FEATURES,
TOPOGRAPHY AND UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON HARMSSEN
AND ASSOCIATES SURVEYS, UNLESS OTHERWISE INDICATED. WEST ALLIANCE DOES NOT
ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THE ACCURACY OR COMPLETENESS.
CONTRACTOR/ENGINEERS/OWNERS/ARCHITECTS AND ALL OTHERS SHALL VERIFY EXACT
SIZE AND LOCATION PRIOR TO CONSTRUCTION. CALL FOR LOCATE: UTILITY LOCATION
SERVICE: 1-800-424-5555 or 811

LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE COMPANY, GUARANTEE# 3233104, DATED AUGUST 22, 2019
LOT 3 OF HEATHERWOOD APARTMENTS RECORDED DECEMBER 9, 2002 UNDER
RECORDING NO. 200212095001, IN SNGHOMISH COUNTY, WASHINGTON.

SURVEYOR'S NARRATIVE:

THE TOPOGRAPHIC AND PHYSICAL FEATURES SHOWN ON THIS MAP ARE FROM FROM
MULTIPLE HARMSSEN AND ASSOCIATES SURVEYS AND HAS NOT BEEN FIELD VERIFIED.
WEST ALLIANCE DOES NOT ACCEPT LIABILITY FOR THE SURVEY DATA AND TOPOGRAPHY
SHOWN HEREON. WEST ALLIANCE IS UTILIZING THE EXISTING SURVEY DATA PROVIDED
BY CLIENT.



CAD/CALC/BD/DW		WETLAND BUFFER / TRACT ADDITIONS	2/24/20	BD	DW
DRAWN BD					
PLAT CHK XXX					
SYM		REVISION	DATE	BY	APP'D

BENCHMARK SURVEYING LLC
11915 44TH DRIVE SE
EVERETT, WA 98208



7C'S SWIN SCHOOL
NORTHCREEK DR & DUMAS RD
MILLCREEL, WA 98012

DATE	9/15/19
LAST REVISED	2/24/2020
SCALE	1" = 30'
SURVEY TEAM	
FIELD BOOK	

PRELIMINARY BINDING SITE PLAN
FOR
COAST CONSTRUCTION GROUP

PROJECT NO.
18069
SHEET 1 OF 1