

A PORTION OF THE SW 1/4 OF SECTION 35, T 27 N, R 3 E, WM

PROJECT LEGAL DESCRIPTION

PARCEL A  
ALL THAT PORTION OF GOVERNMENT LOT 3, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY MARGIN OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND MONTANA RAILWAY COMPANY (NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION) BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 6220 AND OF TIDE LAND LOT 3, ACCORDING TO THE MAP OF FILE IN OLYMPIA, WASHINGTON ENTITLED "PLAT OF TIDE LANDS OF THE FIRST CLASS AT THE TOWN OF EDMONDS" SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE WESTERLY LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND MONTANA RAILWAY COMPANY NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 6220, A DISTANCE OF 1708.20 FEET NORTH OF THE SOUTH BOUNDARY OF SAID SECTION 35 AS PRODUCED FROM THE SOUTHEAST CORNER OF SAID SECTION THROUGH THE SOUTH QUARTER CORNER OF THE SOUTH LINE OF SAID SECTION;  
THENCE SOUTH 22°54'45" WEST ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 272.27 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED;  
THENCE NORTH 76°34'19" WEST 657.50 FEET;  
THENCE SOUTH 00°12'17" WEST, 193.15 FEET;  
THENCE NORTH 87°02'52" WEST, 381.34 FEET;  
THENCE NORTH 75°41'33" WEST TO WEST LINE OF SAID TIDELAND LOT 3 AND THE TERMINUS OF THE LINE HEREIN DESCRIBED.

PARCEL D  
THAT CERTAIN PORTION OF THE SOUTHWEST QUARTER AND OF GOVERNMENT LOTS 3 AND 4, SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., AND OF LOTS 3 AND 4, EDMONDS TIDE LANDS, ACCORDING TO THE MAP ON FILE IN OLYMPIA, WASHINGTON ENTITLED "PLAT OF TIDE LANDS OF THE FIRST CLASS AT THE TOWN OF EDMONDS", DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND MONTANA RAILWAY COMPANY NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 5277 WHICH IS 748 FEET NORTH OF SOUTH LINE OF SAID SECTION, SAID POINT HAVING BEEN LOCATED BY GARDNER, GARDNER AND FISHER, INC., CIVIL ENGINEERS, AS BEARING NORTH 02°23'39" EAST ALONG THE NORTH AND SOUTH QUARTER SECTION LINE, 748.00 FEET AND NORTH 89°30'46" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 1381.93 FEET FROM THE QUARTER SECTION CORNER IN THE SOUTH LINE OF SAID SECTION;  
THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF SAID BURLINGTON NORTHERN RAILWAY RIGHT OF WAY 200 FEET, TO A POINT WHICH IS 560.46 FEET NORTH AND 1393.68 FEET WEST OF SAID QUARTER SECTION CORNER;  
THENCE NORTH 89°30'46" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 695.97 FEET TO THE GOVERNMENT MEANDER LINE OF PUGET SOUND, SAID MEANDER LINE BEING THE EASTERLY LINE OF SAID LOT 4 SAID EDMONDS TIDE LANDS;  
THENCE NORTH 46°58'20" WEST ALONG SAID MEANDER LINE 147.44 FEET;  
THENCE NORTH 89°30'46" WEST 163.21 FEET TO THE WESTERLY LINE OF SAID LOT 4, EDMONDS TIDE LANDS;  
THENCE NORTH 41°17'17" WEST ALONG SAID WESTERLY LINE, 86.16 FEET TO AN ANGLE POINT IN SAID LINE;  
THENCE NORTH 11°48'43" EAST ALONG SAID WESTERLY LINE OF LOT 4, AND ALONG THE WESTERLY LINE OF LOT 3 OF SAID EDMONDS TIDE LANDS 690.54 FEET TO AN ANGLE POINT IN SAID LINE;  
THENCE NORTHEASTERLY ALONG THE SAID WESTERLY LINE OF SAID LOT 3, EDMONDS TIDE LANDS, 359.62 FEET, MORE OR LESS, TO THE MOST WESTERLY CORNER OF THE J.C. VAN ECK TRACT, AS ESTABLISHED BY DECREE ENTERED IN SNOHOMISH COUNTY TITLE REGISTRATION CAUSE NO. 5, ENTITLED J.C. VAN ECK, PLAINTIFF VS. DANIEL HINES (ET AL) DEFENDANTS;  
THENCE SOUTH 67°05'15" EAST ALONG THE SOUTHWESTERLY LINE OF THE SAID VAN ECK TRACT, AS ESTABLISHED IN SAID CAUSE NO. 5, 986.73 FEET, TO A POINT IN THE SAID WESTERLY LINE OF SAID SEATTLE AND MONTANA RAILWAY COMPANY'S RIGHT OF WAY;  
THENCE SOUTHWESTERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING;  
TOGETHER WITH TIDELANDS OF THE SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 4, AS CONVEYED BY THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 758480.  
EXCEPT THAT PORTION OF GOVERNMENT LOT 3 AND THE SAID TIDE LAND LOT 3, LYING NORTHERLY OF A LINE COMMENCING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD DISTANT 1708.2 FEET NORTH OF THE SOUTH BOUNDARY OF SAID SECTION 35 AS PRODUCED FROM THE SOUTHEAST CORNER OF SAID SECTION THROUGH THE SOUTH QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION;  
THENCE SOUTH 22°54'45" WEST ALONG THE WESTERLY RIGHT OF WAY LINE 272.27 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED;  
THENCE NORTH 76°34'19" WEST 657.50 FEET;  
THENCE SOUTH 00°12'17" WEST, 193.15 FEET;  
THENCE NORTH 87°02'52" WEST, 381.34 FEET;  
THENCE NORTH 75°41'33" WEST TO WEST LINE OF SAID TIDELAND LOT 3 AND THE TERMINUS OF THE LINE HEREIN DESCRIBED.

PARCEL E  
PARCEL 2 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200405180215, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THAT PORTION OF THE SOUTHWEST QUARTER AND OF GOVERNMENT LOT 4 AND OF VACATED HERBERT ROAD, ACCORDING TO VOLUME 44 OF COMMISSIONER'S RECORDS, PAGE 44 AND OF A PORTION OF LOT 4, EDMONDS TIDE LANDS, ACCORDING TO THE MAP ON FILE IN OLYMPIA, WASHINGTON ENTITLED "PLAT OF TIDE LANDS OF THE FIRST CLASS AT THE TOWN OF EDMONDS", ALL IN SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: (THE BEARINGS OF THIS PARCEL DESCRIPTION ARE BASED ON THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD 83-91) COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;  
THENCE NORTH 01°11'56" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION A DISTANCE OF 991.97 FEET (60 RODS BY DEED);  
THENCE NORTH 88°33'35" WEST A DISTANCE OF 943.19 FEET TO THE POINT OF BEGINNING OF THIS PARCEL DESCRIPTION;  
THENCE SOUTH 01°11'56" WEST A DISTANCE OF 455.24 FEET;  
THENCE SOUTH 88°33'35" EAST A DISTANCE OF 422.92 FEET;  
THENCE SOUTH 01°11'56" WEST A DISTANCE OF 20.00 FEET;  
THENCE SOUTH 88°33'35" EAST A DISTANCE OF 490.27 FEET TO THE WEST MARGIN OF 116TH AVENUE SW;  
THENCE SOUTH 01°11'56" WEST ALONG SAID MARGIN A DISTANCE OF 34.70 FEET;  
THENCE NORTH 88°33'35" WEST A DISTANCE OF 616.67 FEET;  
THENCE NORTH 01°11'56" EAST A DISTANCE OF 34.70 FEET;  
THENCE NORTH 88°33'35" WEST A DISTANCE OF 453.60 FEET;  
THENCE SOUTH 01°11'56" EAST A DISTANCE OF 250.23 FEET;  
THENCE NORTH 88°33'35" WEST A DISTANCE OF 153.56 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF THE SEATTLE AND MONTANA RAILWAY COMPANY, NOW KNOWN AS THE BURLINGTON NORTHERN SANTA FE RAILWAY AND A POINT HEREINAFTER KNOWN AS POINT "A";  
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES:  
NORTH 05°29'24" WEST A DISTANCE OF 153.31 FEET;  
THENCE NORTH 01°36'08" WEST A DISTANCE OF 65.00 FEET TO THE BEGINNING OF A 1382.70 FOOT RADIUS TANGENT CURVE TO THE RIGHT;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°46'17" AN ARC DISTANCE OF 525.40 FEET;  
THENCE NORTH 88°33'35" WEST A DISTANCE OF 1.50 FEET;  
THENCE NORTH 24°02'46" EAST A DISTANCE OF 265.00 FEET;  
THENCE SOUTH 31°23'34" EAST A DISTANCE OF 291.15 FEET TO THE POINT OF BEGINNING;  
TOGETHER WITH A PARCEL LYING WESTERLY OF SAID RAILWAY AND COMMENCING AT AFORESAID POINT "A",  
THENCE NORTH 88°33'35" WEST A DISTANCE OF 107.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILWAY AND THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 88°33'35" WEST A DISTANCE OF 414.54 FEET, MORE OR LESS, TO THE GOVERNMENT MEANDER LINE;  
THENCE SOUTH 45°57'35" EAST ALONG SAID LINE A DISTANCE OF 14.77 FEET;  
THENCE NORTH 88°33'35" WEST A DISTANCE OF 240.88 FEET TO THE WESTERLY LINE OF SAID LOT 4 OF EDMONDS TIDE LANDS;  
THENCE NORTH 40°07'35" WEST ALONG SAID LINE A DISTANCE OF 551.69 FEET;  
THENCE NORTH 88°33'35" EAST A DISTANCE OF 158.05 FEET TO SAID MEANDER LINE;  
THENCE SOUTH 45°57'35" EAST ALONG SAID LINE A DISTANCE OF 147.44 FEET;  
THENCE SOUTH 88°33'35" EAST A DISTANCE OF 710.85 FEET, MORE OR LESS, TO SAID WESTERLY RIGHT OF WAY LINE AND THE BEGINNING OF A 1004.93 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°52'56" AN ARC DISTANCE OF 85.63 FEET;  
THENCE SOUTH 05°29'24" EAST A DISTANCE OF 219.22 FEET TO SAID POINT "A" AND THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID PARCEL E LYING WITH THE TOWN OF WOODWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;  
THENCE NORTH 01°11'56" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION A DISTANCE OF 482.03 FEET;  
THENCE NORTH 88°33'35" WEST A DISTANCE OF 30.00 FEET TO THE EAST MARGIN OF 116TH STREET S.W., AND THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 88°33'35" WEST A DISTANCE OF 616.67 FEET;  
THENCE NORTH 01°11'56" EAST A DISTANCE OF 34.70 FEET;  
THENCE NORTH 88°33'35" WEST A DISTANCE OF 453.60 FEET TO A POINT ON THE TOWN LIMIT LINE OF THE TOWN OF WOODWAY, SAID POINT TO BE HEREINAFTER REFERRED TO AS POINT "B";  
THENCE NORTH 01°11'56" EAST ALONG SAID TOWN LIMITS A DISTANCE OF 20.00 FEET;  
THENCE SOUTH 88°33'35" EAST ALONG SAID TOWN LIMIT LINE A DISTANCE OF 580.00 FEET;  
THENCE SOUTH 01°11'56" WEST A DISTANCE OF 20.00 FEET;  
THENCE SOUTH 88°33'35" EAST A DISTANCE OF 490.27 FEET TO A POINT ON THE WEST MARGIN OF SAID 116TH STREET S.W.;  
THENCE SOUTH 01°11'56" WEST ALONG SAID WEST MARGIN A DISTANCE OF 34.70 FEET TO THE POINT OF BEGINNING.

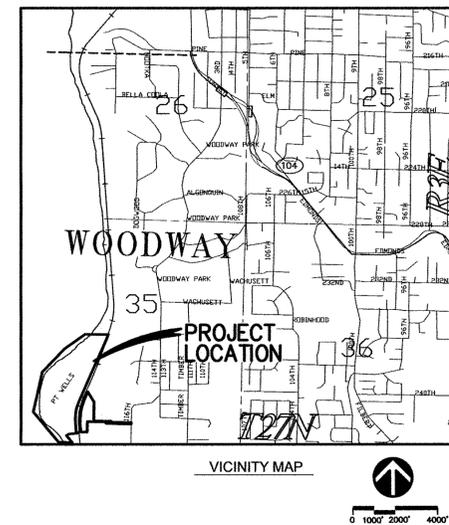
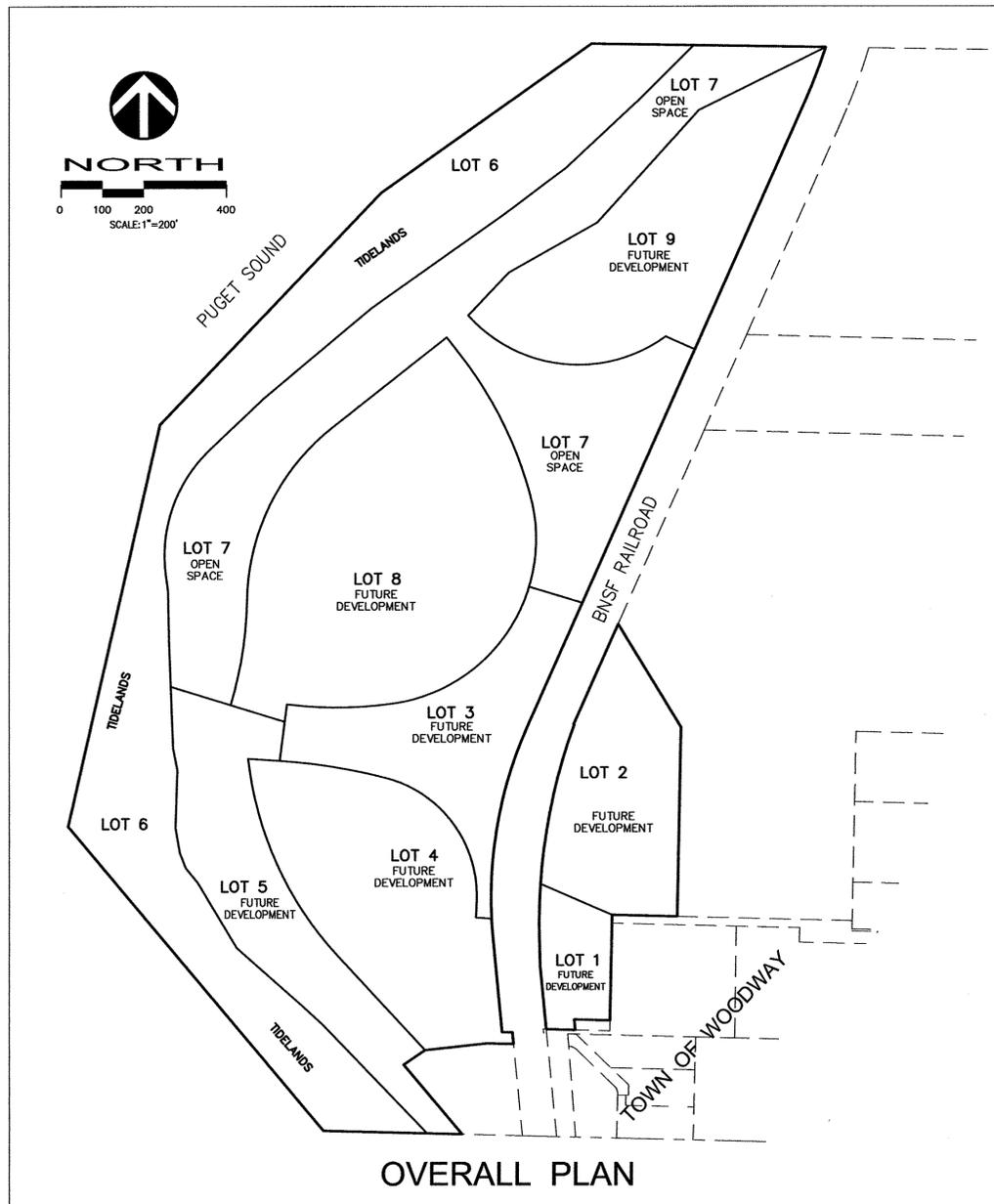
TOGETHER WITH THAT PORTION OF SAID PARCEL E LYING WITH THE TOWN OF WOODWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE HEREINBEFORE REFERENCED POINT "B";  
THENCE SOUTH 01°11'56" WEST ALONG SAID TOWN LIMIT LINE A DISTANCE OF 234.23 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 01°11'56" WEST A DISTANCE OF 25.00 FEET;  
THENCE NORTH 88°33'35" WEST A DISTANCE OF 83.56 FEET TO A POINT ON THE TOWN LIMIT LINE OF THE TOWN OF WOODWAY;  
THENCE NORTH 05°29'24" WEST ALONG SAID TOWN LIMITS A DISTANCE OF 25.18 FEET;  
THENCE SOUTH 88°33'35" EAST ALONG SAID TOWN LIMIT LINE A DISTANCE OF 86.49 FEET TO THE POINT OF BEGINNING.

PROJECT LEGAL DESCRIPTION (CONTINUED)

PARCEL F  
ALL THAT PORTION OF GOVERNMENT LOT 4, SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;  
THENCE NORTH 02°12'27" EAST, 247.50 FEET;  
THENCE NORTH 89°00" WEST ALONG THE NORTH LINE OF PROPERTY CONVEYED TO ELIZABETH JANE SPENCER BY DEED RECORDED IN VOLUME 5 OF DEEDS, PAGE 264, 1100.27 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 10 FEET TO A POINT ON THE SOUTH LINE OF PROPERTY CONVEYED TO NORTH AMERICAN TERRA COTTA TILE BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 81850;  
THENCE NORTH 89°00" WEST ALONG THE SOUTH LINE OF SAID NORTH AMERICAN TERRA COTTA TILE PARCEL TO THE MEANDER LINE OF SAID SECTION 35;  
THENCE SOUTH 44°57'35" EAST, ALONG THE SAID MEANDER LINE 14.77 FEET TO A POINT WHICH IS 10 FEET SOUTH OF AND PARALLEL TO THE LINE LAST ABOVE DESCRIBED;  
THENCE SOUTH 89°00" EAST TO THE POINT OF BEGINNING;  
EXCEPT THAT PORTION OF SAID PREMISES LYING EASTERLY OF THE WESTERLY LINE OF THE SEATTLE AND MONTANA RAILWAY COMPANY'S RIGHT OF WAY, NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION, AS CONVEYED BY DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 5277 AND 120070; TOGETHER WITH TIDELANDS OF THE SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON THE ABOVE DESCRIBED PARCEL F, AS CONVEYED BY THE STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NUMBER 758480.

PARCEL G  
ALL THAT PORTION OF GOVERNMENT LOT 4, SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., AND OF LOT 4 EDMONDS TIDE LANDS ACCORDING TO THE MAP ON FILE IN OLYMPIA, WASHINGTON ENTITLED "PLAT OF TIDE LANDS OF THE FIRST CLASS AT THE TOWN OF EDMONDS" LYING WESTERLY OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND MONTANA RAILWAY COMPANY, NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 5662 AND SOUTH OF A LINE WHICH IS PARALLEL TO AND DISTANT 247.5 FEET NORTH OF THE SOUTH LINE OF SECTION 35 AS PRODUCED FROM THE SOUTHEAST CORNER OF SECTION 35 THROUGH THE QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION; EXCEPT THAT PORTION CONTAINED IN ORDER ADJUDICATING PUBLIC USE AND NECESSITY UNDER SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 05-2-13678-1, AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;  
THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 88°33'35" WEST 1306.22 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY AND THE TRUE POINT OF BEGINNING;  
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 05°28'24" WEST 221.33 FEET;  
THENCE NORTH 88°33'35" WEST 64.24 FEET;  
THENCE SOUTH 83°44'46" WEST 150.85 FEET;  
THENCE SOUTH 55°49'35" WEST 62.29 FEET;  
THENCE SOUTH 40°13'07" EAST 218.50 FEET TO SAID SOUTH LINE;  
THENCE ALONG SAID SOUTH LINE, SOUTH 88°33'35" EAST 145.84 FEET TO THE TRUE POINT OF BEGINNING.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



DEVELOPMENT DATA

APPLICANT: BSRE POINT WELLS, LP  
c/o KARR TUTTLE CAMPBELL  
1201 THIRD AVENUE  
SEATTLE, WASHINGTON 98101  
206-224-8061  
ATTENTION: DOUGLAS A. LUETJEN

ENGINEER/PLANNER SURVEYOR: DAVID EVANS and ASSOCIATES, INC.  
1620 W. Marine View Dr., Suite 200  
Everett, Washington 98201  
425-259-4099  
ATTENTION: JACK N. MOLVER, P.E.  
GILBERT LAAS, P.L.S.

SITE ADDRESS

20500 RICHMOND BEACH DR. NW  
EDMONDS, WA 98262

PRELIMINARY SHORT PLAT DATA

EXISTING ZONING: UC  
PROPOSED LAND USE: URBAN CENTER DEVELOPMENT  
WATER DISTRICT: OLYMPIC VIEW WATER DISTRICT  
SEWER DISTRICT: RONALD WASTEWATER DISTRICT  
FIRE DISTRICT: CITY OF SHORELINE  
SCHOOL DISTRICT: EDMONDS SCHOOL DISTRICT NO. 15  
TOTAL SITE AREA: 2,653,620 SF  
NUMBER OF LOTS: 9  
OPEN SPACE OR TIDELANDS: 1,084,682 SF (41% OF TOTAL)  
AREAREATE LOT SIZE = 2,653,620/9 = 294,847 SF

MINIMUM NET DENSITY

PER SCC 30.418.120 NET DENSITY > 4 UNITS/ACRE  
ULTIMATE BUILD OUT WITH DEVELOPMENT OF URBAN CENTER WILL BE 3,081 UNITS  
3,081/60.92 = 50.51 UNITS/AC

BENCHMARK

ELEV 49.126-NAVD88 DATUM  
CONC MON WITH 1.75" BRASS DISK NEAR  
CENTER OF INTERSECTION OF NW 20th ST  
AND RICHMOND BEACH DRIVE NW  
N 287367.484  
E 1256651.590  
ELEV 145.406 (METRO DATUM)  
SUBTRACT 96.280 FOR NAVD88 DATUM

EASEMENT NOTES

- RAILROAD TRACK EASEMENT, AF #213670 - UNABLE TO PLOT.
- POLE LINE EASEMENT, AF #435520 - UNABLE TO PLOT.

NOTES

- SHORELINE IS DESIGNATED AS "URBAN".
- ALL EXISTING STRUCTURES WILL BE REMOVED.
- VERTICAL DATUM USED IS NAVD88. TO CONVERT TO NVD09 DATUM, SUBTRACT 3.60 FEET.
- DATE OF AERIAL TOPOGRAPHIC MAP IS MARCH 3, 2003.
- SITE AREA IS 2,653,620 SQ. FT.
- CURRENT USE OF THE SITE IS AS AN ASPHALT PLANT AND TANK FARM.
- PRELIMINARY SHORT PLAT PREPARED ON FEBRUARY 14, 2011.
- THE MAJORITY OF THE SITE IS IN FEMA FLOOD ZONE X. THERE IS A STRIP IN THE AREA DESIGNATED "TIDELANDS" THAT IS IN ZONE AE, ELEVATION 10 (NGVD 29 DATUM).
- A PORTION OF THE SITE MAY BE WITHIN A MODERATELY SENSITIVE AQUIFER RECHARGE AREA.

PRELIMINARY SHORT PLAT  
BSRE POINT WELLS, LP

SNOHOMISH COUNTY  
WASHINGTON



DAVID EVANS AND ASSOCIATES, INC.  
1620 W. Marine View Drive, Suite 200  
Everett Washington 98201  
Phone: 425.259.4099

REVISIONS: APPD.

DATE: FEBRUARY 14, 2011  
DESIGN:  
DRAWN:  
CHECKED:  
REVISION NUMBER:

SCALE: 1"=100'

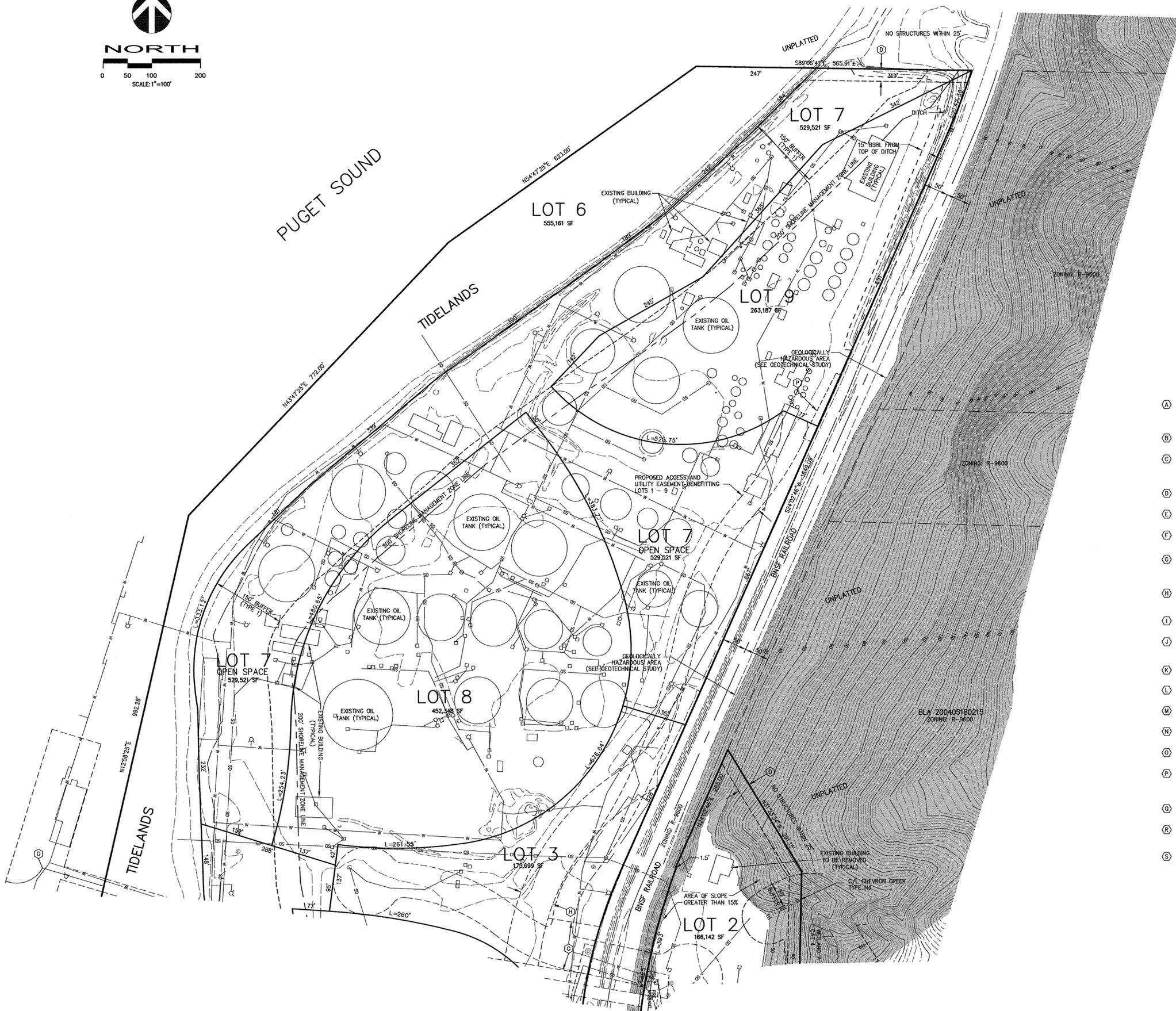
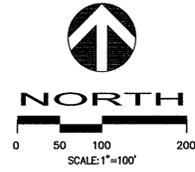
PROJECT NUMBER:  
PARA0000002

DRAWING FILE:

SHEET NO.

1  
OF 3

A PORTION OF THE SW 1/4 OF SECTION 35, T 27 N, R 3 E, WM



EASEMENT NOTES

- (A) 20' STORM DRAINAGE & UTILITY EASEMENT PER ROS 200405245217 AF #19991100667 (APPROXIMATE LOCATION)
- (B) INGRESS, EGRESS AND UTILITY EASEMENT PER AF #200606271070
- (C) 10' WATER MAIN EASEMENT PER ROS 200405245217 AF #206120018 (APPROXIMATE LOCATION)
- (D) TYPE "A" LANDSCAPE BUFFER 25' AVERAGE WIDTH
- (E) 50' WIDE ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (F) 25' WIDE PERMANENT RAILROAD CROSSING PER KING COUNTY CAUSE NO. 05-2-13678-1
- (G) RAILROAD CONSTRUCTION STAGING AREA PER KING COUNTY CAUSE NO. 05-2-13678-1
- (H) 70' WIDE TEMPORARY RAILROAD ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (I) 25' WIDE ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (J) NORTHERLY LINE OF "NEST PARCEL" TEMPORARY CONSTRUCTION EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (K) 25' WIDE RELOCATABLE ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (L) 20' WIDE OUTFALL EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (M) 20' WIDE RESTRICTED BUILD AREA PER KING COUNTY CAUSE NO. 05-2-13678-1
- (N) "BARGE" TEMPORARY CONSTRUCTION EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (O) "DNR PARCEL" TEMPORARY CONSTRUCTION EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (P) RAILROAD EASEMENT PER ROS 200405245217 AF #855816 (APPROXIMATE LOCATION)
- (Q) 20' WATER MAIN EASEMENT PER AF #960329025
- (R) CENTERLINE OF 10' WIDE ELECTRICAL FACILITIES EASEMENT PER AF #8503180060 (APPROXIMATE LOCATION)
- (S) INGRESS, EGRESS AND UTILITY EASEMENT PER AF #200606271070

PRELIMINARY SHORT PLAT  
**BSRE POINT WELLS, LP**  
 SNOHOMISH COUNTY  
 WASHINGTON



**DAVID EVANS AND ASSOCIATES, INC.**  
 1620 W. Marine View Drive, Suite 200  
 Everett Washington 98201  
 Phone: 425.259.4099

REVISIONS: APPD.

DATE: FEBRUARY 14, 2011  
 DESIGN:  
 DRAWN:  
 CHECKED:  
 REVISION NUMBER:

SCALE: 1"=100'

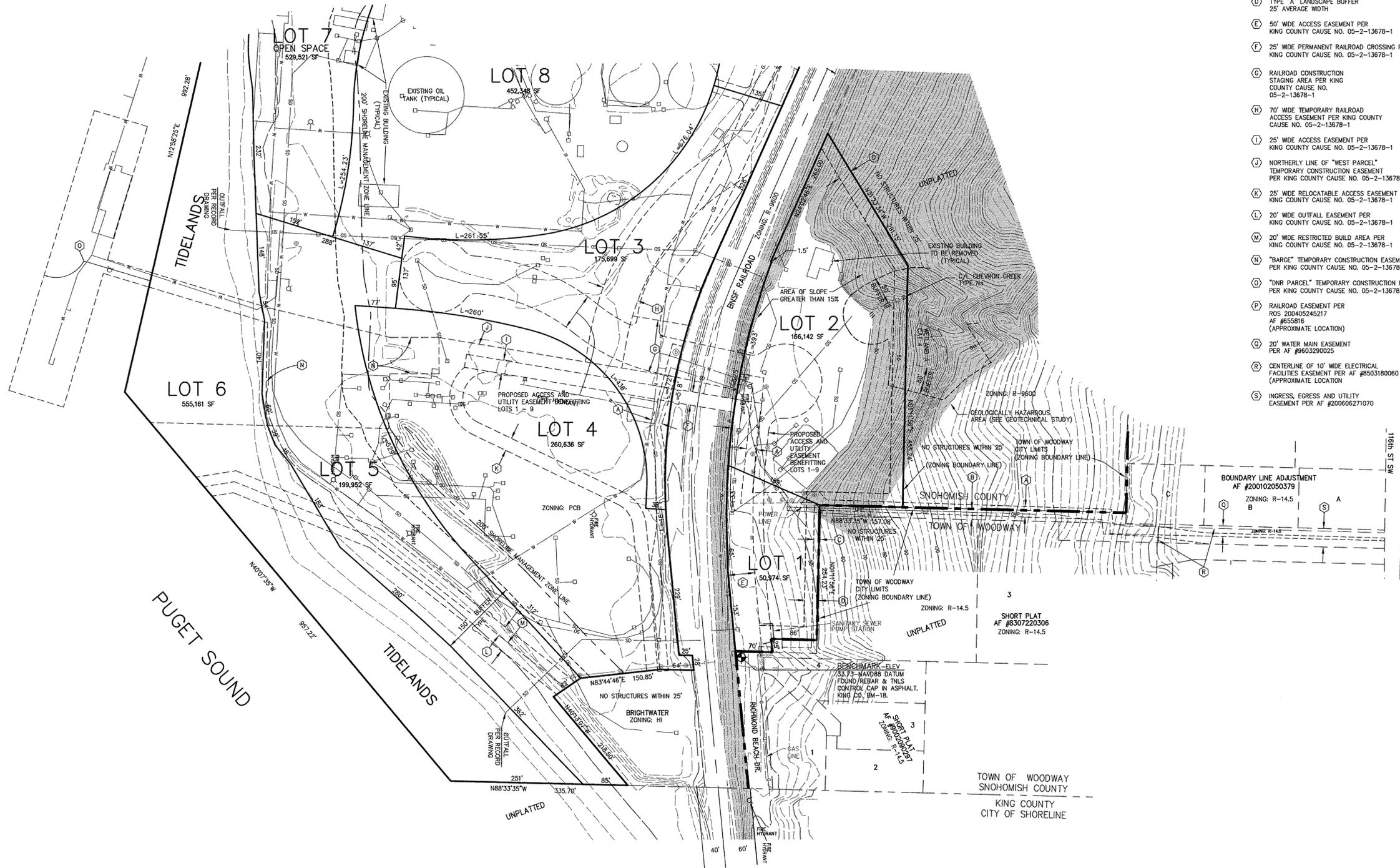
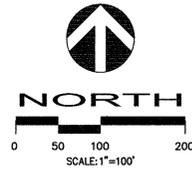
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**PARA0000002**

DRAWING FILE:

SHEET NO.

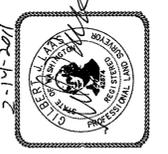
**2**  
 of 3

A PORTION OF THE SW 1/4 OF SECTION 35, T 27 N, R 3 E, WM



- EASEMENT NOTES
- (A) 20' STORM DRAINAGE & UTILITY EASEMENT PER ROS 200405245217 AF #199911100667 (APPROXIMATE LOCATION)
  - (B) INGRESS, EGRESS AND UTILITY EASEMENT PER AF #200606271070
  - (C) 10' WATER MAIN EASEMENT PER ROS 200405245217 AF #2006120018 (APPROXIMATE LOCATION)
  - (D) TYPE "A" LANDSCAPE BUFFER 25' AVERAGE WIDTH
  - (E) 50' WIDE ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
  - (F) 25' WIDE PERMANENT RAILROAD CROSSING PER KING COUNTY CAUSE NO. 05-2-13678-1
  - (G) RAILROAD CONSTRUCTION STAGING AREA PER KING COUNTY CAUSE NO. 05-2-13678-1
  - (H) 70' WIDE TEMPORARY RAILROAD ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
  - (I) 25' WIDE ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
  - (J) NORTHERLY LINE OF "WEST PARCEL" TEMPORARY CONSTRUCTION EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
  - (K) 25' WIDE RELOCATABLE ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
  - (L) 20' WIDE OUTFALL EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
  - (M) 20' WIDE RESTRICTED BUILD AREA PER KING COUNTY CAUSE NO. 05-2-13678-1
  - (N) "BARGE" TEMPORARY CONSTRUCTION EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
  - (O) "DNR PARCEL" TEMPORARY CONSTRUCTION EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
  - (P) RAILROAD EASEMENT PER ROS 200405245217 AF #655816 (APPROXIMATE LOCATION)
  - (Q) 20' WATER MAIN EASEMENT PER AF #9603290025
  - (R) CENTERLINE OF 10' WIDE ELECTRICAL FACILITIES EASEMENT PER AF #9503180060 (APPROXIMATE LOCATION)
  - (S) INGRESS, EGRESS AND UTILITY EASEMENT PER AF #200606271070

PRELIMINARY SHORT PLAT  
**BSRE POINT WELLS, LP**  
 SNOHOMISH COUNTY  
 WASHINGTON



**DAVID EVANS AND ASSOCIATES, INC.**  
 1620 W. Marine View Drive, Suite 200  
 Everett Washington 98201  
 Phone: 425.259.4099

REVISIONS: APPD.

DATE: FEBRUARY 14, 2011  
 DESIGN:  
 DRAWN:  
 CHECKED:  
 REVISION NUMBER:

SCALE: 1"=100'

PROJECT NUMBER:  
**PARA00000002**

DRAWING FILE:

SHEET NO.

**3**

OF 3

BENCHMARK ELEV 49.126-NAVD88 DATUM  
 CONC MON WITH 1.75" BRASS DISK NEAR  
 CENTER OF INTERSECTION OF NW 20th ST  
 AND RICHMOND BEACH DRIVE NW.