

OHWM OF EBEBY
SLOUGH TYPE S
WATER 200' BUFFER

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH 178.35 FEET OF THE SOUTH 1158.05 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 3 LYING BETWEEN PACIFIC HIGHWAY AND EBEBY SLOUGH, EXCEPT THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE NORTHEAST CORNER OF PARCEL "B" OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9602135005; THENCE NORTH 42°43'45" WEST ALONG WESTERLY MARGIN OF SUNNYSIDE ROAD (PACIFIC HIGHWAY) A DISTANCE OF 22.70 FEET TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF AN EXISTING EAST-WEST FENCE LINE; THENCE NORTH 87°14'21" WEST ALONG SAID FENCE LINE A DISTANCE OF 307.71 FEET; THENCE NORTH 87°41'27" WEST ALONG SAID FENCE LINE A DISTANCE OF 98.30 FEET; THENCE NORTH 89°50'02" WEST ALONG SAID FENCE LINE A DISTANCE OF 58.70'; THENCE SOUTH 79°06'02" WEST ALONG SAID FENCE LINE A DISTANCE OF 13.19 FEET; THENCE SOUTH 89°41'10" WEST ALONG SAID FENCE LINE A DISTANCE OF 55.26 FEET; THENCE SOUTH 84°45'59" WEST A DISTANCE OF 36.48 FEET ALONG SAID FENCE LINE TO THE EASTERLY BANK OF EBEBY SLOUGH;
THENCE SOUTH 22°46'11" EAST A DISTANCE OF 2.91 FEET TO THE NORTH LINE OF SAID PARCEL "B";
THENCE SOUTH 87°02'20" EAST ALONG SAID NORTH LINE A DISTANCE OF 583.72 FEET TO THE TRUE POINT OF BEGINNING;
AS SET FORTH IN DECREE QUIETING TITLE TO REAL PROPERTY IN SUPERIOR COURT FOR THE STATE OF WASHINGTON IN THE COUNTY OF SNOHOMISH NO. 96-2-03323--3,
RECORDED UNDER RECORDING NO. 9605020240.

CONTOUR & FEATURES NOTE

CONTOURS AND EXISTING STRUCTURES SHOWN BASED ON TOPOGRAPHIC SURVEY PROVIDED BY CASCADE SURVEYING & ENGINEERING, INC.

ENGINEER/SURVEYOR

WESI LAND USE CONSULTANTS, LLC
1000 CEDAR AVENUE, SUITE 100
MARYSVILLE, WA 98270
PHONE: (425) 356-2700

OWNER OF INTEREST

CLINT BRAGER
3108 SUNNYSIDE BLVD.
MARYSVILLE, WA 98270

BOUNDARY LINE NOTE

BOUNDARY LINES ARE SHOWN BASED ON BOUNDARY LINE SURVEY PROVIDED BY CASCADE SURVEYING & ENGINEERING, INC.

ZONING

R-4.5

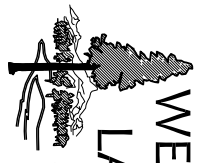
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TAX ACCOUNT NO.(S):

29050300402900

SITE ADDRESS:

3108 SUNNYSIDE BLVD, MARYSVILLE, WA 98270-9594



WESI
LAND USE
CONSULTANTS
(425)
356-2700

PLANNING • ENGINEERING • SURVEYING
* 1000 CEDAR AVENUE * SUITE 100 * MARYSVILLE * WA * 98270 *
VISIT OUR WEBSITE AT: WWW.WESI.CO

BRAGER SITE PLAN
SE 1/4, SEC.03, T.29N, R.05E, W.M.
MARYSVILLE, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TJG	11/01/24			T. SARKELA	1" = 60'
DRAWING FILE NAME	CHECKED BY	F.B. NO.	JOB NUMBER	SHEET NO.	
240905ABASE.DWG	TAS	-	24-0905-A	1 OF 1	