

Slope Information:

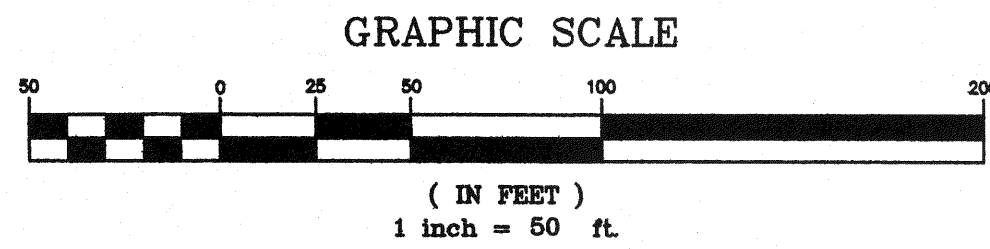
AVERAGE SLOPES DO NOT EXCEED 15% ON THIS SITE.
MAXIMUM SLOPES DO NOT EXCEED 25% ON THIS SITE.

Equipment & Procedure:

LEICA TC 1000 FOR FIELD TRAVERS
AND TOPOGRAPHY.
MONUMENTS VISITED 10/2005
PRECISION EXCEEDS STATE STANDARDS.

Basis of Bearing:

PLAT
ALDERWOOD MANOR NO. 12
REF. ROS A.F. #9008015004



Typical Building Setback Lines:

SETBACKS (LOT SIZE AVERAGING PROVISIONS)
SIDE YARD: 5' (MIN.)
REAR YARD: 5' (MIN.)
FRONT YARD: 18' (MIN.)

SETBACKS (LOTS EQUAL TO OR GREATER THAN 7,200 S.F.)
SIDE YARD: 5' (MIN.)
REAR YARD: 5' (MIN.)
FRONT YARD: 20' (MIN.)

Vicinity Map
SCALE: 1"=2000'

Legend:

- ✕ EXISTING MONUMENT (AS SHOWN)
- (C) CALCULATED DATA
- (P) PLAT DATA
- (M) MEASURED DATA
- ⊙ EXIST. REBAR/CAP
- ⊙ SURVEY CONTROL POINT
- ⊙ MONUMENT TO BE SET
- T.B.R. TO BE REMOVED

Legal Description:

PARCEL A:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 1, PLAT OF ALDERWOOD MANOR NO. 12, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGES 29 AND 30, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE NORTH 57° 17' 30" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 11 FOR 522.37 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 44° 01' 17" EAST FOR 205.30 FEET;
THENCE NORTH 57° 17' 30" WEST FOR 218.00 FEET;
THENCE SOUTH 44° 28' 05" WEST FOR 199.54 FEET TO THE SOUTHERLY MARGIN OF SAID LOT 11;
THENCE SOUTH 49° 49' 34" EAST TO BECOME TANGENT TO A CURVE TO THE LEFT;
THENCE ALONG THE SAID CURVE TO THE LEFT HAVING A RADIUS OF 686.80 FEET FOR 89.48 FEET AND CONSUMING A CENTRAL ANGLE OF 7° 27' 56";
THENCE SOUTH 57° 17' 30" EAST FOR 128.52 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:
LOT 11, BLOCK 1, ALDERWOOD MANOR NO.12, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10, PAGES 29 AND 30, RECORDS OF SNOHOMISH COUNTY, WASHINGTON
EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 1, PLAT OF ALDERWOOD MANOR NO. 12, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGES 29 AND 30, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE NORTH 57° 17' 30" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 11 FOR 522.37 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 44° 01' 17" EAST FOR 205.30 FEET;
THENCE NORTH 57° 17' 30" WEST FOR 218.00 FEET;
THENCE SOUTH 44° 28' 05" WEST FOR 199.54 FEET TO THE SOUTHERLY MARGIN OF SAID LOT 11;
THENCE SOUTH 49° 49' 34" EAST TO BECOME TANGENT TO A CURVE TO THE LEFT;
THENCE ALONG THE SAID CURVE TO THE LEFT HAVING A RADIUS OF 686.80 FEET FOR 89.48 FEET AND CONSUMING A CENTRAL ANGLE OF 7° 27' 56";
THENCE SOUTH 57° 17' 30" EAST FOR 128.52 FEET TO THE TRUE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Lot Size Averaging Calculations:

TOTAL AREA IN LOTS	78,598 S.F.
CRITICAL AREA & BUFFER	= 139,190 S.F.
TRACT 998 (DRAINAGE/OPEN SPACE)	= 2,698 S.F.
AVERAGE LOT SIZE =	220,486 S.F./17 LOTS = 12,969 S.F.
AVERAGE LOT SIZE (BY THESE CALCULATIONS):	12,969 S.F.

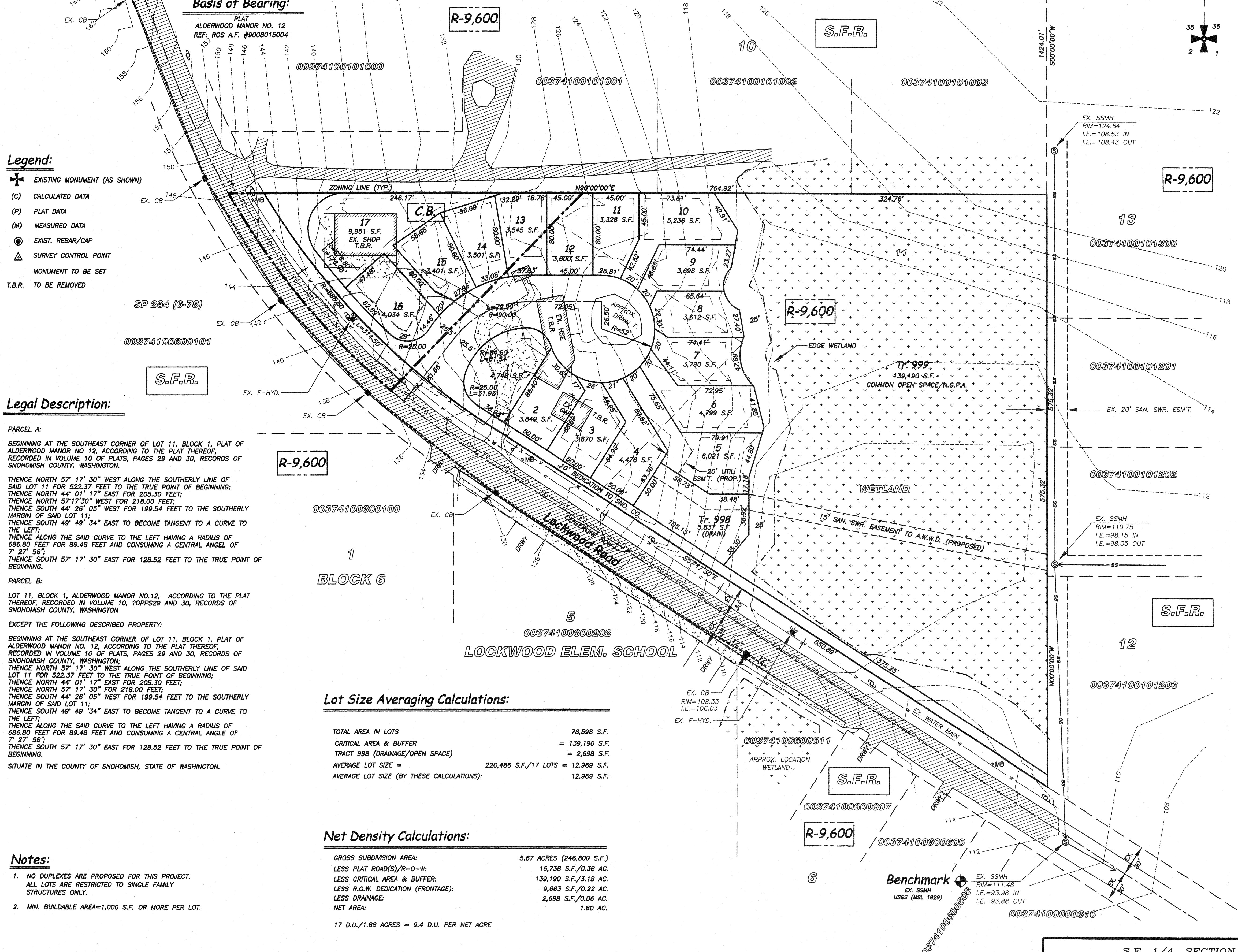
Net Density Calculations:

GROSS SUBDIVISION AREA:	5.67 ACRES (246,800 S.F.)
LESS PLAT ROAD(S)/R-O-W:	16,738 S.F./0.38 AC.
LESS CRITICAL AREA & BUFFER:	139,190 S.F./3.18 AC.
LESS R.O.W. DEDICATION (FRONTAGE):	9,663 S.F./0.22 AC.
LESS DRAINAGE:	2,698 S.F./0.06 AC.
NET AREA:	1.80 AC.

17 D.U./1.88 ACRES = 9.4 D.U. PER NET ACRE

Notes:

- NO DUPLEXES ARE PROPOSED FOR THIS PROJECT. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY STRUCTURES ONLY.
- MIN. BUILDABLE AREA=1,000 S.F. OR MORE PER LOT.



Contact Person:

JIM EDGE
10807-25TH ST. S.E.
EVERETT, WA. 98205
425-377-1703

Owner:

SCOTT A. WILSON & WENDY W. WILSON,
HUSBAND & WIFE
24023 LOCKWOOD ROAD
BOTHELL, WA. 98021

Applicant/Developer:

J.M. MURPHY, INC.
8254 S. BAYSHORE DR.
CLINTON, WA. 98236
425-478-2521

Parties of Interest:

WASHINGTON MUTUAL BANK
5201 EVERGREEN WAY
EVERETT, WA. 98203
425-356-2664

GREENPOINT MORTGAGE FUNDING, INC.
100 WOOD HOLLOW DR.
NAVATO, CA. 94945
800-462-2700

CITY BANK
5815 82ND ST., SUITE 120
LUBBOCK, TEXAS 79424
806-780-5461

Engineer:

INSIGHT ENGINEERING
3301-HOYT AVE.
EVERETT, WA. 98201
425-303-9363
email: santhoshm@insightengineering.net

Surveyor:

THE WEST GROUP, INC.
2120 HEWITT AVE.
EVERETT, WA. 98201
425-252-7088
email: thewestgroup@verizon.net

Textual Site Data:

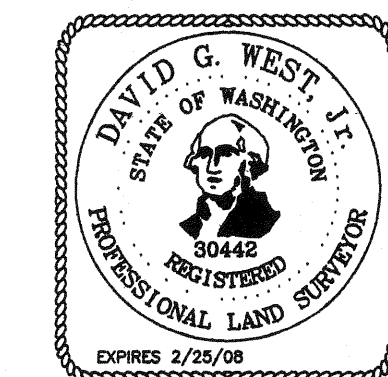
EXISTING ZONING:	CB & R-9,600
PROPOSED ZONING:	NO CHANGE
PROPOSED SINGLE LAND USE:	SINGLE FAMILY RESIDENCES
GROSS SUBDIVISION AREA:	5.67 ACRES (246,800 S.F.)
ROAD AREA/% OF PLAT/LENGTH ROAD:	0.61 ACRES (26,401 S.F.)/10.69%/233 L.F.
OPEN SPACE/DRAINAGE TRACT/% OF GROSS:	141,888 S.F./3.26 AC./57.5%
NO. OF PROPOSED LOTS/LOTS PER GROSS ACRE:	17 LOTS/3.0
AREA IN LOTS (AVERAGE)/SMALLEST LOT:	4,623 S.F./3,328 S.F.
WATER SUPPLY:	A.W.W.D.
SEWAGE DISPOSAL:	A.W.W.D.
FIRE DISTRICT:	SNO. CO. FIRE DIST. #10
SCHOOL DISTRICT:	NORTHSHORE SCHOOL DIST. NO. 417

Tax Account No.

00374100101100
00374100101101

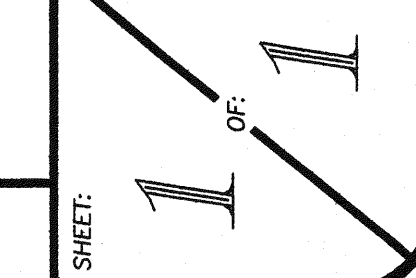
Site Address:

24023 LOCKWOOD ROAD
BOTHELL, WA. 98021



Preliminary Plat

Lockwood Place



PFN 06-102096

S.E. 1/4, SECTION 35, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

DATE: 9-29-06

REVISIONS:
JOB NUMBER: 2005-14

Checked By: D.W.
Drawn By: D.W.

The West Group, Inc.
Professional Land Surveyors & Planners
2120-Hewitt Ave.
Everett, Wa. 98201
425-252-7088 Office
425-252-7403 Fax