

Return Address:
Public Works MS 607
3000 Rockefeller Ave MS 607
Everett, WA 98201

CRITICAL AREA SITE PLAN

Applicant/Project Proponent: **Snohomish County Public Works** **PAGE 1 OF 3**
Project Name and #: **35th Ave SE and 180th St SE Intersection Improvement (RC1333)**
Site Address: **35th Ave SE and 180th St SE, Bothell**
Tax Acct #: **27050900305800**

This Critical Area Site Plan is recorded to provide permanent protection for critical areas to comply with conditions of the Army Corps of Engineers Permit # NWS 2008-1433 issued in connection with this intersection improvement project.

REFERENCE NUMBER(S) OF RELATED DOCUMENTS:

GRANTOR(S): **Snohomish County Public Works**

GRANTEE(S): **The Public**

Legal Description:

That portion of the West one-half of the South one-half of the South one-half of the Southwest Quarter of the Southwest Quarter of Section 9, Township 27 North, Range 5 East, W. M., described as follows:

Commencing at the Southwest corner of said Section 9;

Thence N01°53'07"E, along the West line of said Section 9, a distance of 328.74 feet to the Westerly extension of the North line of the above described Parcel;

Thence S88°36'44"E, along said extension, a distance of 30.00 feet to the Northwest corner of said Parcel;

Thence S01°53'07"W, along the West line of said Parcel, a distance of 207.00 feet to the **True Point of**

Beginning;

Thence S88°06'53"E, a distance of 5.00 feet as measured perpendicular to said West line;

Thence S01°53'07"E, parallel with the West line of said Parcel, a distance of 51.44 feet to a tangent curve to the left having a radius of 22.00 feet;

Thence along said curve through a central angle of 90°33'26" an arc distance of 34.77 feet;

Thence S88°40'19"E, parallel with the South line of said Parcel, a distance of 22.32 feet;

Thence S01°19'41"W, a distance of 6.00 feet;

Thence S88°40'19"E, a distance of 45.00 feet;

Thence S77°40'06"E, a distance of 36.67 feet;

Thence S88°40'19"E, a distance of 50.42 feet;

Thence S01°19'41"W, a distance of 5.00 feet to the South line of said Parcel;

Thence N88°40'19"W, along the South line of said Parcel, a distance of 181.13 feet to the Southwest corner of said Parcel;

Thence N01°53'07"E, along the West line of said Parcel, a distance of 91.71 feet to the **True Point of Beginning.**

Additional legal description is on page 2 of document

Notes:

1. Mitigation areas and associated maintenance activities to improve wetland, stream and buffer functions exist on this parcel. Future restoration or mitigation measures are permitted including unavoidable temporary disturbance to soils and vegetation to achieve improvement of ecological functions.
2. The restrictions imposed by this Critical Area Site Plan do not supersede or otherwise diminish previously established easements, conveyances, or other legally established uses.
3. The following activities are restricted: (a) construction of new structures; (b) removal of existing native vegetation; and (c) other development activities that would adversely affect the functions and values of the critical areas and buffers. Habitat enhancement in wetland(s), fish and wildlife habitat conservation area(s) and buffers are allowed. Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas and buffers. Development activities beyond the scope of this plan may require additional studies and regulatory approvals, including compensatory mitigation.

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Tax Acct #: **27050900305800**

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REFERENCE NUMBER(S) OF RELATED DOCUMENTS:

GRANTOR(S): **Snohomish County Public Works**

GRANTEE(S): **The Public**

Legal Description:

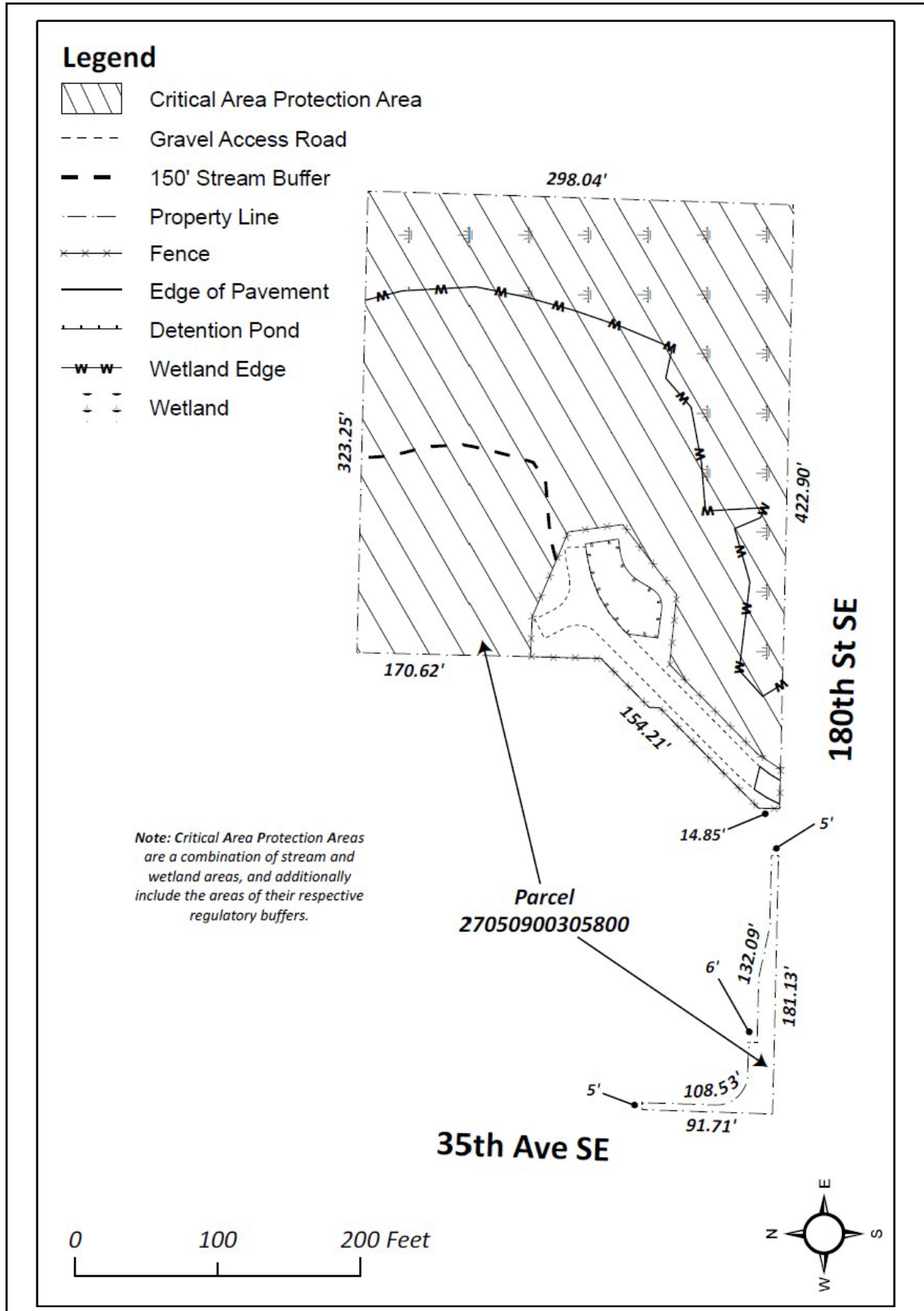
Together with that portion of the West one-half of the South one-half of the South one-half of the Southwest Quarter of the Southwest Quarter of Section 9, Township 27 North, Range 5 East, W. M., described as follows:

Commencing at the Southwest corner of said Section 9;
Thence N01°53'07"E, along the West line of said Section 9, a distance of 328.74 feet to the Westerly extension of the North line of the above described Parcel;
Thence S88°36'44"E, along said extension, a distance of 30.00 feet to the Northwest corner of said Parcel;
Thence S01°53'07"W, along the West line of said Parcel, a distance of 298.71 feet to the Southwest corner of said Parcel;
Thence S88°40'19"E, along the Southerly line of said Parcel, a distance of 213.76 feet to the **True Point of Beginning**;
Thence N01°24'19"E, a distance of 14.85 feet;
Thence N45°21'38"E, a distance of 98.83 feet;
Thence N01°24'28"E, a distance of 7.20 feet;
Thence N45°21'40"E, a distance of 48.18 feet;
Thence N01°23'19"E, a distance of 170.62 feet to the North line of said Parcel;
Thence S88°36'44"E, along the North line of said Parcel, a distance of 323.25 feet to the Northeast corner of said Parcel;
Thence S01°51'15"W, along the East line of said Parcel, a distance of 298.04 feet to the Southeast corner of said Parcel;
Thence N88°40'19"W, along the South line of said Parcel, a distance of 422.90 feet to the **True Point of Beginning**.

Containing 105,647 square feet or 2.43 acres, more or less.

Additional legal description is on page 1 of document

SITE PLAN



APPROVED as compliant with Chapter
 30.62A SCC
 Snohomish County Public Works
 Douglas W. McCormick, County Engineer
 Date: _____

APPROVED
 Snohomish County Executive
 Ken Klein
 Executive Director

Date: _____