



NOTICE

NOTICE OF APPLICATION

File Name: Larch Way **File Numbers:** 21116524SPA, 21116523LDA, 21116524WMD, 21116589FPA
Project Description: 45 single-family dwelling units (SFDU) on property currently zoned as LDMR.
Location: 16828 Larch Way
Tax Account Number: 003737-006-021-02
Applicant: Tim Kaintz
Date of application/Completeness Date: September 24, 2021
Approvals required: Site plan, land disturbing activity, SEPA and all associated structural permits.
Concurrency: This project will be evaluated to determine if there is enough capacity on county roads to accommodate the project's traffic impacts, and a concurrency determination will be made. Notice of the concurrency determination will be provided in the notice of project decision. The notice of decision will be provided to all parties of record for the project.
Comment Period: Submit written comments on or before October 25, 2021
Project Manager: Haleh Ghazanfarpour, 425.262.2938
Project Manager e-mail: Haleh.Ghazanfarpour@snoco.org

Date of Notice: October 03, 2021

HOW TO USE THIS BULLETIN

To learn more about a project:

- Call the planner assigned to the project.
- Review project file at Snohomish County Planning and Development Services (PDS) 2nd Floor Customer Service Center County Administration Building East
- Permit Center and Record Center Hours are
 - 8:00 AM to 4:00 PM - Monday, Tuesday, Wednesday, Friday
 - 10:00 AM to 4:00 PM - Thursday
 - Please call ahead to be certain the project file is available.

To comment on a project:

- Submit written comments to PDS at the address below or email the project manager listed above. All comments received prior to issuance of a department decision or recommendation will be reviewed. To ensure that comments are addressed in the decision or recommendation, they should be received by PDS before the end of the published comment period
- Comments on a project scheduled for a hearing before the hearing examiner, may be made by submitting them to PDS prior to the open record hearing.
- PDS only publishes the decisions that are required by Snohomish County Code. Persons will receive notice of all decisions that they have submitted written comment on, regardless of whether or not they are published.
- You may become a party of record for a project by: 1. submitting original written comments and request to become a party of record to the county prior to the hearing, 2. testifying at the hearing or 3. entering your name on a sign-up register at the hearing. NOTE: only parties of record may subsequently appeal the hearing examiner's decision or provide written or oral arguments to the county council if such an appeal is filed.

To appeal a decision:

- There is no appeal opportunity for this application at this point in the process. Additional notice will be provided of any future appeal opportunities.

HOW TO REACH US:

The Customer Service Center for the Snohomish County Planning and Development Services is located on the 2nd floor of the Robert J. Drewel Building, 3000 Rockefeller Avenue, M/S 604, Everett, WA 98201
 425-388-3311 TTY.

More information can be reviewed online at snohomishcountywa.gov/PDSPostcard

ADA NOTICE: Accommodations for persons with disabilities will be provided upon request. Please make arrangements as soon as possible but no later than 48 hours before the hearing by contacting the Hearing Examiner's office at 425-388-3538, or Department of Planning and Development Services at 425-388-7119.

EXHIBIT 1

VERIFICATION OF NOTICE POSTING

A COPY OF THIS NOTICE SHALL BE RETURNED TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES WITHIN 14 DAYS OF APPLICATION

I hereby verify that on the _____ day of _____, 2021, I posted the above property in at least two (2) conspicuous places on the subject property in accordance with Snohomish County regulations. Said signs are posted at the following locations:

_____ and _____

Signed: _____

RETURN TO: Snohomish County Planning & Development Services
 ATTN: Legal Notice Center
 3000 Rockefeller Avenue, M/S 604
 Everett, WA 98201

21 116524 SPA

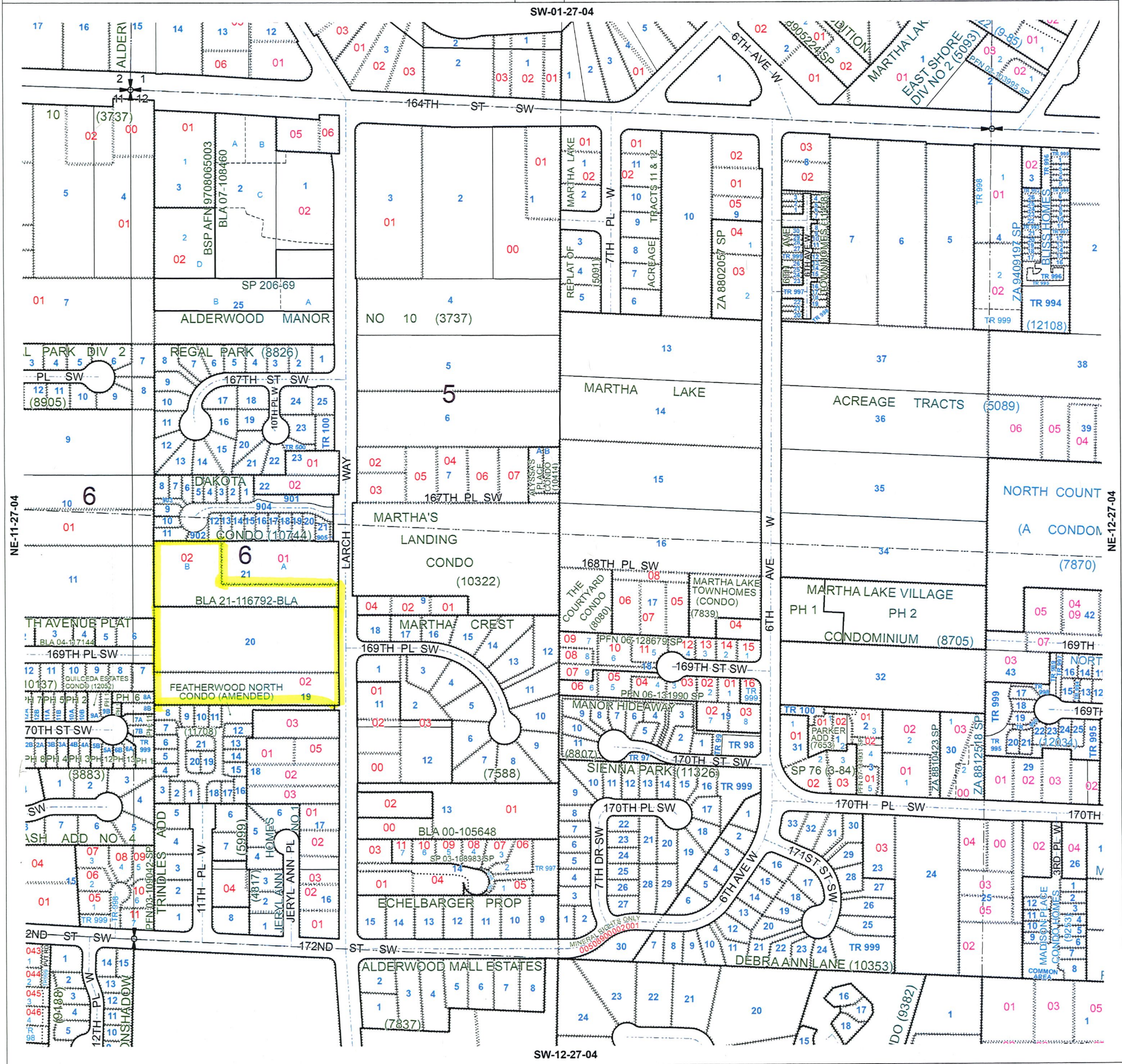
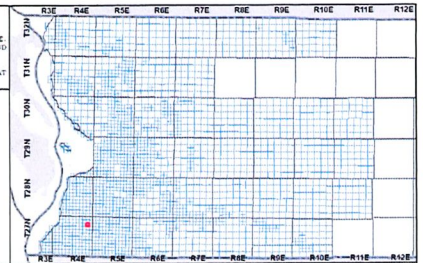
QUARTER NW	SECTION 12	TOWNSHIP N.W.B.L. 27	RANGE E.W.M. 4
Centerline	Lot	Block	Section
Gov Lot	Subdiv	ROW	Quarter
Major Water	Other Lot	Vac ROW	16th
Minor Water	Other Subdiv	Vac Lot	

ALL MAPS, DATA, AND INFORMATION SET FORTH HEREIN (DATA) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AN OFFICIAL CITATION TO OR REPRESENTATION OF THE SNOHOMISH COUNTY CODE. AMENDMENTS AND UPDATES TO THE DATA, TOGETHER WITH OTHER APPLICABLE COUNTY CODE PROVISIONS, MAY APPLY WHICH ARE NOT REFLECTED HEREIN. SNOHOMISH COUNTY MAKES NO REPRESENTATION OR WARRANTY, UNDERSTANDS THE CONTEXT, ACCURACY, COMPLETENESS OF QUALITY OF THE DATA CONTAINED HEREIN AND EXPRESSLY DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. ALL TOWNHOMES AND CONDO UNITS ARE SUBJECT TO THE SNOHOMISH COUNTY TOWNHOMES AND CONDO ACT AND TO THE SNOHOMISH COUNTY TOWNHOMES AND CONDO REGULATIONS. CLAIM OF LIABILITY ARISING OUT OF ANY ERROR, DEFECT OR OMISSION CONTAINED WITHIN THIS DATA, WASHINGTON STATE LAW, RCW 42.56.0300 PROHIBITS STATE AND LOCAL AGENCIES FROM PROVIDING ACCESS TO DATA OF INDIVIDUALS INTERESTED FOR USE FOR COMMERCIAL PURPOSES. A COMMERCIAL PURPOSE INCLUDES ANY BUSINESS ACTIVITY INTENDED TO GENERATE PROFITS, BY PROCESSING AND ACCESSING THIS DATA. YOU AGREE AND REPRESENT THAT YOU WILL NOT USE ANY DATA OF INDIVIDUALS OR DATA FROM THESE INDIVIDUALS FOR ANY COMMERCIAL PURPOSE.

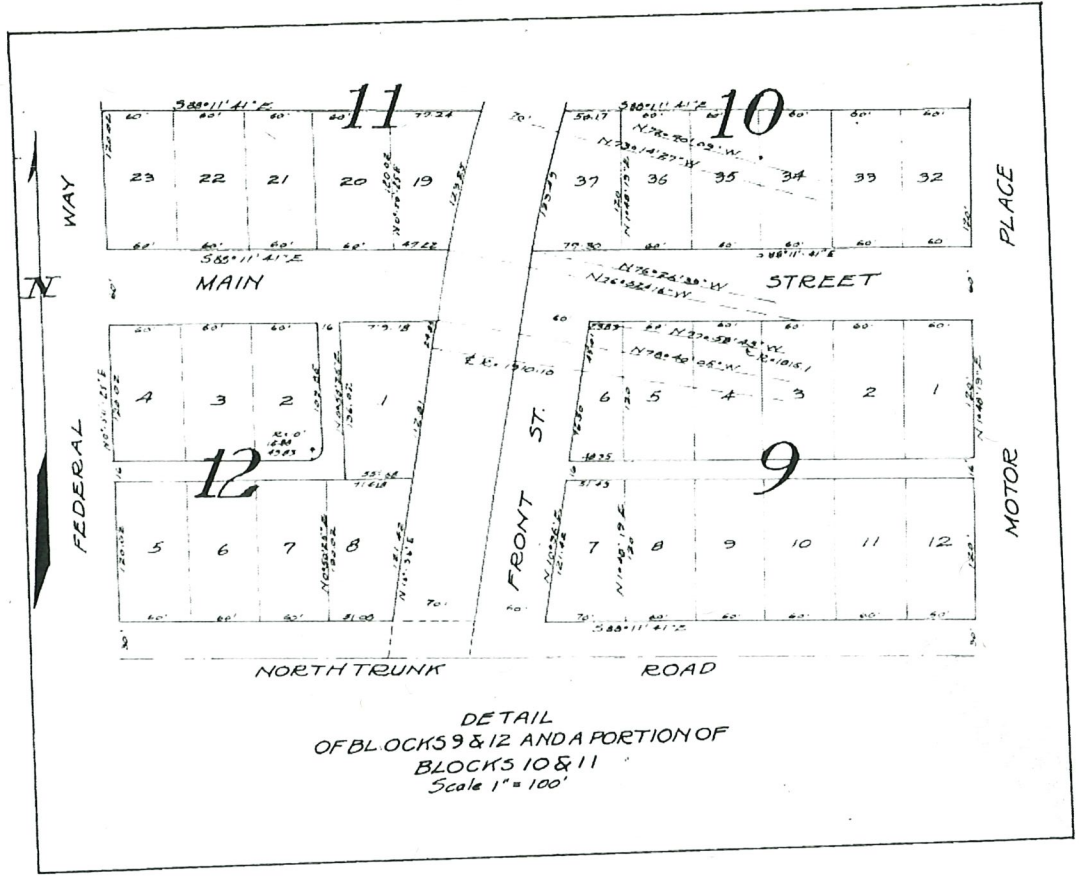
1 inch = 200 feet

Map produced on March 07, 2023

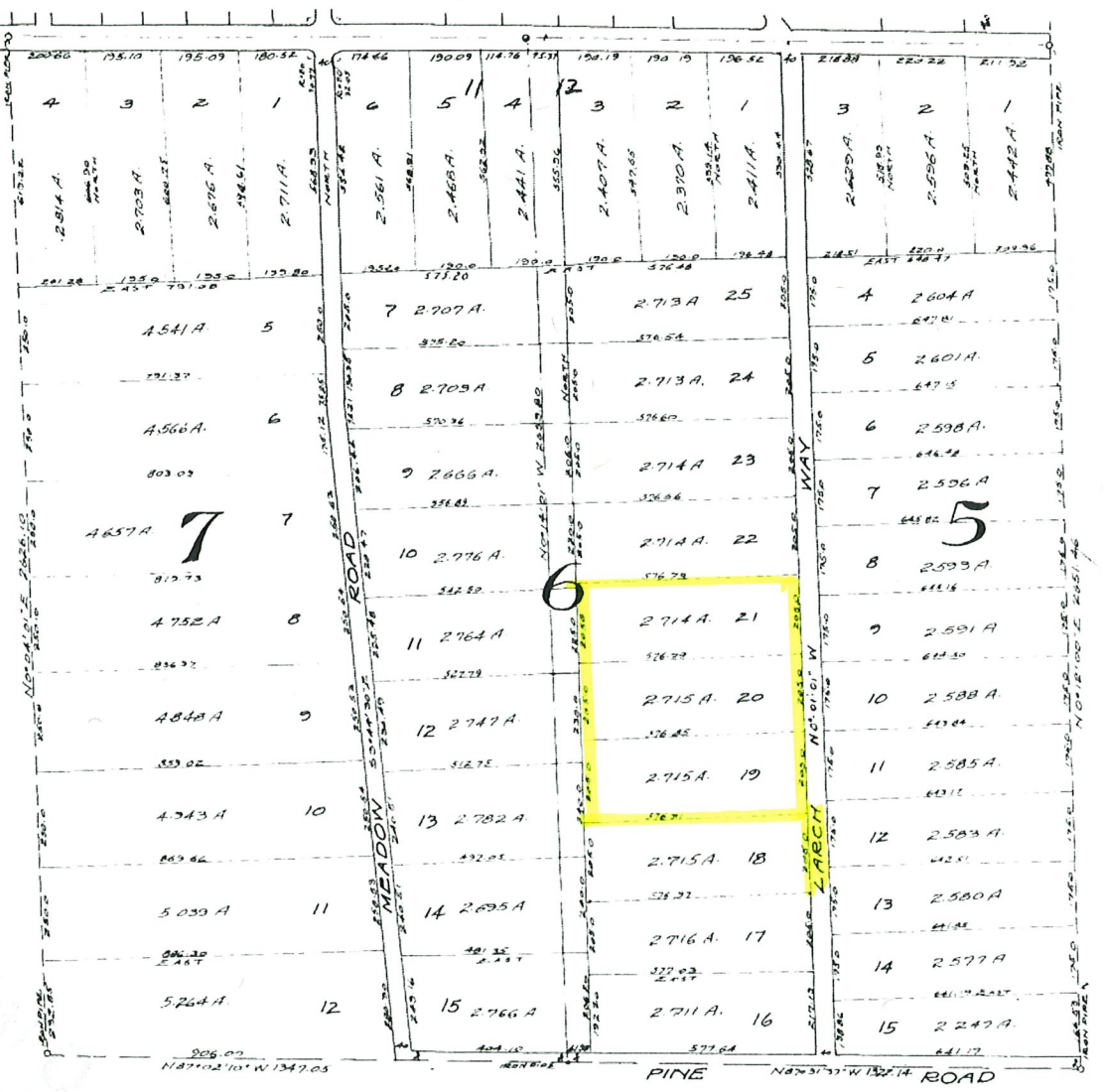
A product of the Assessor's Office
Snohomish County, Washington



For the benefit of the State of Washington, in
 Block 9 & 12, Sec. 14, Twp. 27 N., R. 4 E., W. 1 M.,
 Snohomish County, Washington.
 (Main St. shown, other streets shown in
 detail of blocks 9 & 12 and a portion of
 blocks 10 & 11.)



DETAIL
 OF BLOCKS 9 & 12 AND A PORTION OF
 BLOCKS 10 & 11
 Scale 1" = 100'



ACKNOWLEDGMENT

State of California
 City & County of San Francisco } ss. This is to certify that on
 this 1st day of December A. D. 1920 before me the undersigned, a
 Notary Public, personally appeared W. H. Talbot and A. G. Harms, pres-
 ident and secretary respectively of the Puget Mill Co. to me known
 to be the officers of the corporation which executed the foregoing
 instrument and acknowledged said instrument to be the free and vol-
 untary act and deed of said corporation for the uses and purposes therein
 mentioned and they on oath stated that they were authorized by said
 corporation to execute said instrument and that the seal thereto
 affixed is the corporate seal of said corporation.

In witness whereof I have hereunto set my hand and official
 seal the day and year first above written.



James Mason
 Notary Public in and for the State of
 California, residing at San Francisco.
 My commission will expire
 December 4th 1923.

CERTIFICATE OF ENGINEER

I hereby certify that the plat of Alderwood Manor NR10 is based
 upon an actual survey of sections 1, 2, 11 and 12 Twp. 27 N., R. 4 E., W. 1 M.,
 and courses and distances as shown are correct, and that the indicated
 monuments have been set and that the tract and lot corners have
 been set.

Clyde D. Pike
 Engineer

Examined and approved this 13th day of December A. D. 1920

F. G. Tegetmeier
 County Engineer

By Deputy

DEDICATION

Know all men by these presents that the Puget Mill Co., a
 Corporation organized and existing under the laws of the State
 of California and having its principal place of business in the
 City of San Francisco, owner in fee simple of the above described
 tracts, by W. H. Talbot its President and A. G. Harms its Secre-
 tary, does hereby declare this plat and dedicate to the use of the
 public forever all the roads, ways and streets shown hereon. In
 witness whereof we have hereunto set our hands and seals this
 30th day of Nov. A. D. 1920.

Witnesses
 G. E. Helms
 John W. King
 PUGET MILL CO.
 W. H. Talbot
 President
 A. G. Harms
 Secretary



I, D. Carl Pearson Treasurer of Snohomish County, Washington,
 hereby certify that all taxes on the above described property are fully
 paid up to and including the year 1920

In witness whereof I have hereunto set my hand and affixed
 my official seal this 13 day of Dec. A. D. 1920

By D. Carl Pearson
 Deputy Treas. Snohomish County



Approved by the Board of County Commissioners this 13th
 Day of Dec. A. D. 1920

Attest
 P. T. Lee
 County Auditor
 G. H. Quast
 Chairman of the Board of
 County Commissioners.

DESCRIPTION

This plat of Alderwood Manor NR10 covers and includes all that
 portion of the west one half (W 1/2) of section one (1) township twenty seven (27)
 north, range four (4) east of the Willamette Meridian described as follows;
 beginning at the northwest corner of said section one (1) and running thence
 589°09'52"E. 2642.54 feet; thence S. 0°11'56" W. 2597.97 feet; thence N 87°38'18" W
 235.71 feet; thence N 21°57'50" E. 330.30 feet; thence N 0°34'30" W. 148.65 feet; thence
 N 57°28'10" W. 242.69 feet; thence S 54°09'30" W. 502.02 feet; thence S 28°35'40" W
 159.81 feet; thence S. 14°06'10" W. 309.95 feet; thence S 32°06'20" W. 360.65 feet; thence
 S 40°07'50" W. 175.01 feet; thence S 48°55' W. 254.93 feet; thence S. 55°37'40" W. 154.05 feet;
 thence S. 65°45'10" W. 110.83 feet; thence S. 78°15'10" W. 102.80 feet; thence S 83°33'10" W. 220.77
 feet; thence S. 69°12'20" W. 213.51 feet; thence S. 42°05'40" W. 264.12 feet; thence S. 12°25' W.
 195.0 feet; thence S. 8°26'20" E. 299.12 feet; thence S. 24°03'40" E. 368.97 feet; thence S. 30°
 34'40" E. 392.31 feet; thence S. 52°18'40" E. 191.38 feet; thence S 89°11'30" E. 430.29 feet
 thence S. 0°31'16" W. 188.30 feet; thence N. 87°27'51" W. 1342.29 feet; thence N 0°44'30" E.
 516.53 feet to the point of beginning; the east one half (1/2) of section two
 (2) of said township and range, the following described portion of the north-
 east quarter of the northwest quarter (NE 1/4 - NW 1/4) of said section two (2);
 beginning at the north quarter corner (N 1/4 S) of said section two (2) and
 running thence S 0°30'25" W. 1212.07 feet; thence N 87°59'11" W. 1216.97 feet;
 thence North 1213.48 feet; thence S 87°56'38" E. 1234.79 feet to the point of
 beginning; the east half (E 1/2) of the northeast quarter (NE 1/4) of section
 eleven (11) and the west half (W 1/2) of the northwest quarter (NW 1/4)
 of section twelve (12) of said township and range, save and except
 the Right of Way of the Pacific Northwest Traction Company as
 shown on said plat.

278701

Filed for record at the request of Clyde D. Pike this 13th day of Dec.
 A. D. 1920 at 20 min past 12 o'clock A. M. and recorded in Volume 10
 of Plats, page 10, Records of Snohomish County, Washington.

By John Haugen
 P. T. Lee

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		PROPOSED SEWER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	SET 1/2" x 24" REBAR W/CAP STAMPED "PCS 37536"	○	SEWER CAP
✕	SET NAIL AND WASHER STAMPED "PCS 37536"	○	SEWER CLEANOUT
✕	EXISTING NAIL AND WASHER AS NOTED	●	SEWER MANHOLE
○	EXISTING REBAR W/CAP, AS NOTED	—	SEWER PIPE
⊙	FOUND CONCRETE MONUMENT AS NOTED	ABBREVIATIONS	
□	CATCH BASIN	CB	CATCH BASIN
W	WATER VALVE	CL	CENTERLINE
TH	FIRE HYDRANT	CPE	CHLORINATED POLYETHYLENE PIPE
WM	WATER METER	CONC	CONCRETE PIPE
⊙	SANITARY SEWER MANHOLE	EL	ELEVATION
⊙	SIGN POST	EXST.	EXISTING
MB	MALIBOX	FL	FLOWLINE
→	GUY ANCHOR	IE	INVERT ELEVATION
P	POWER VAULT	PL	PROPERTY LINE
⊙	TELEPHONE MANHOLE	PP	POWER POLE
○	UTILITY/POWER POLE	PVC	POLYVINYL CHLORIDE PIPE
★	CONIFEROUS TREE	R/W	RIGHT-OF-WAY
○	DECIDUOUS TREE	SIA	STATION
—S—	SANITARY SEWER	SD	STORM DRAIN
—WPM—	WATER PAINT MARK	SS	SANITARY SEWER
—SD—	STORM DRAIN	SSMH	SANITARY SEWER MANHOLE
—OH—	OVERHEAD POWER LINE	TYP	TYPICAL
—GPM—	GAS PAINT MARK	TBR	TO BE REMOVED
—PPM—	POWER PAINT MARK	PROPOSED WATER SYMBOLS	
—TPM—	TELECOM PAINT MARK	SYMBOL	DESCRIPTION
—X—	CHAIN LINK FENCE	□	WATER CAP
—O—	WOOD FENCE	▽	CONCRETE BLOCKING
PROPOSED STORM SYMBOLS		⊙	BUTTERFLY VALVE
SYMBOL	DESCRIPTION	⊙	11" BEND
□	SD CAP	⊙	45° BEND
■	TYPE 1 CATCH BASIN, GRATED LID	⊙	90° BEND
■	TYPE 1 CATCH BASIN, SOLID LID	⊙	22" BEND
■	TYPE 2 CATCH BASIN, GRATED LID	⊙	VALVE
■	TYPE 2 CATCH BASIN, SOLID LID	⊙	HYDRANT ASSEMBLY
⊙	BEEHIVE MANHOLE COVER	⊙	BLOW-OFF VALVE
□	SQUARE YARD DRAIN	⊙	REDUCER
○	ROUND YARD DRAIN	⊙	AIR-VAC ASSEMBLY
○	STORM CLEAN OUT	⊙	WATER METER
—	STORM PIPE	—	WATER PIPE

PROPERTY OWNERS

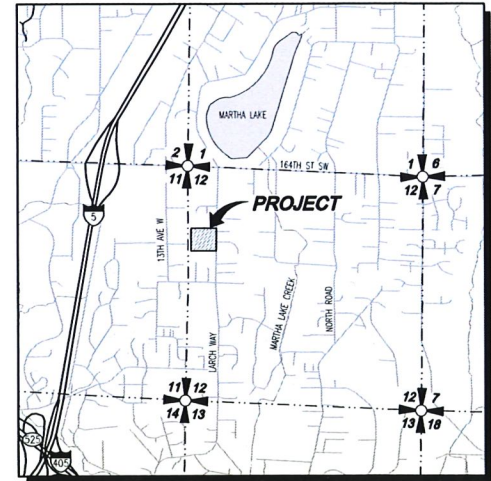
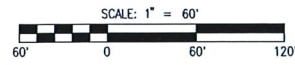
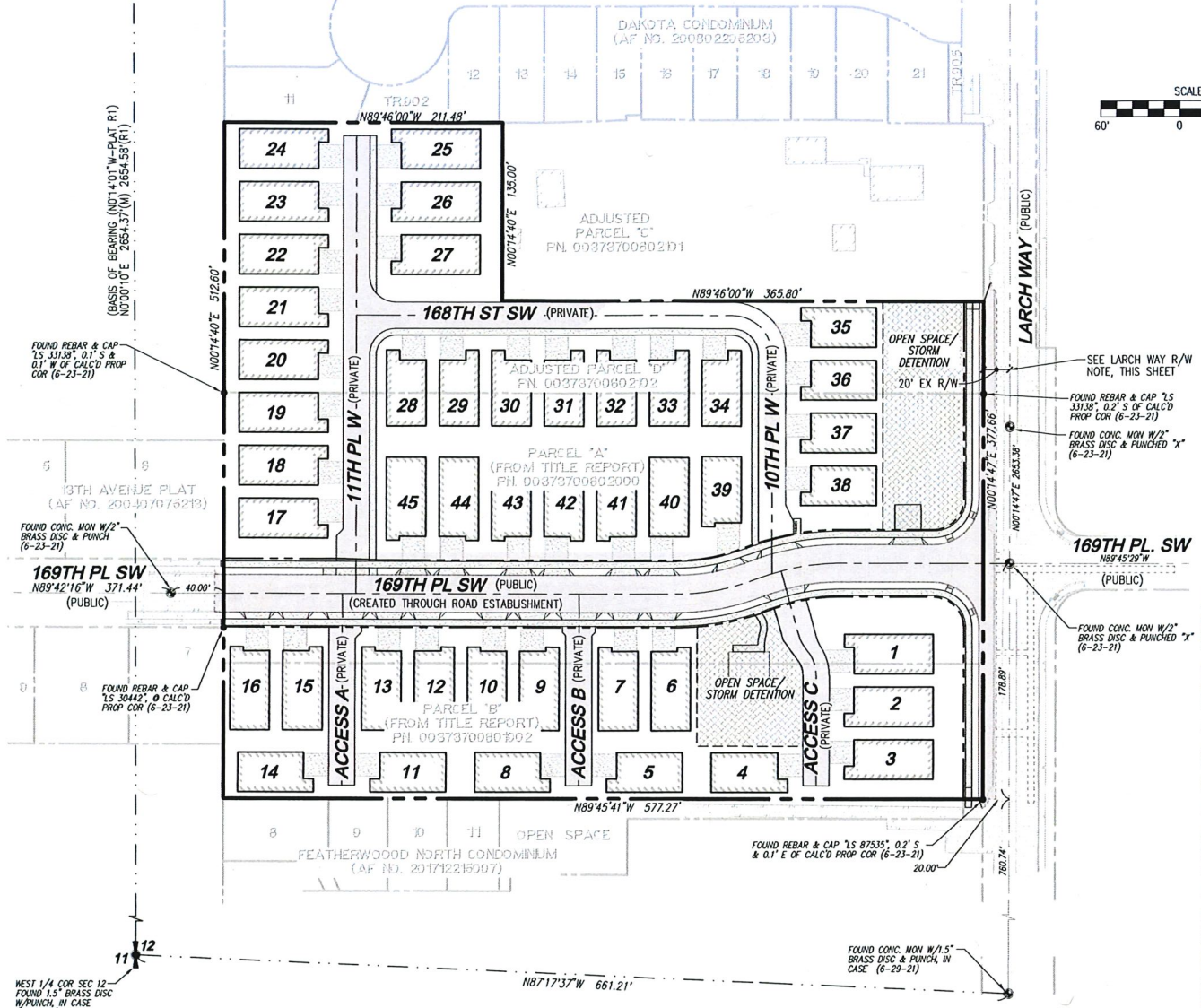
OWNER: CARL & VELMA SIEVERTSEN
TAX LOT NO.: 00373700602101, 00373700602102
ADDRESS: 16814 LARCH WAY, LYNNWOOD WA 98037
 16828 LARCH WAY, LYNNWOOD WA 98037

OWNER: SICAFRE, LLC
TAX LOT NO.: 00373700602000, 00373700601902
ADDRESS: 16910 LARCH WAY, LYNNWOOD WA 98037

PORTION OF SW1/4, NW1/4, SEC 12, TWN 27 N, RGE 4 E, W.M., SNOHOMISH COUNTY, WASHINGTON

**LARCH WAY
URDS SITE PLAN**

167TH PL SW (PUBLIC)



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY
 ORDER NUMBER: 1229-3141341
 EFFECTIVE DATE: OCTOBER 3, 2018

PARCEL A: LOT 20, BLOCK 6, ALDERWOOD MANOR NO. 10, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 10 AND 11, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B: THE NORTH 102.50 FEET OF LOT 19, BLOCK 6, ALDERWOOD MANOR NO. 10, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 10 AND 11, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL D: THE SOUTH 70 FEET OF LOT 21, BLOCK 6, ALDERWOOD MANOR NO. 10, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 10 AND 11, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:
 COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
 THENCE NORTH 89°46'00" WEST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 365.80 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 89°48'00" WEST, CONTINUING ON SAID NORTH LINE A DISTANCE OF 211.48 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL;
 THENCE NORTH 01°14'40" EAST, A DISTANCE OF 135.00 FEET;
 THENCE SOUTH 89°46'00" EAST, A DISTANCE OF 211.48 FEET;
 THENCE SOUTH 01°14'40" WEST, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SITE NOTES

- GEOLOGIC HAZARDS:** NO GEOLOGICALLY HAZARDOUS AREA ONSITE OR WITHIN 200 FEET OF THE SITE
- AQUIFER RECHARGE:** AN AQUIFER RECHARGE AREA IS NOT LOCATED ON THE SITE
- FLOOD HAZARD:** THE SITE IS NOT WITHIN A FLOOD HAZARD AREA
- SHORELINE:** THE SITE IS NOT WITHIN A SHORELINE JURISDICTION
- WELLS OR SEPTIC:** SEE SHEET 10-01 FOR WELLS AND SEPTIC FIELDS LOCATED WITHIN 100 FEET OF SITE
- STEEP SLOPES:** SITE DOES CONTAIN SLOPES THAT EXCEED 33%.

SOILS

ALDERWOOD-URBAN

EXISTING GROUND COVER

COMBINATION OF TREES, GRASS, LANDSCAPING AND IMPERVIOUS SURFACES ASSOCIATED WITH FOUR SINGLE FAMILY RESIDENCES.

PROPOSED GROUND COVER

COMBINATION OF TREES, LANDSCAPING AND IMPERVIOUS SURFACES ASSOCIATED WITH 45 RESIDENCES.

IMPERVIOUS AREAS (ON-SITE)

EXISTING IMPERVIOUS:	0.11 AC (1.94%)
NEW IMPERVIOUS:	3.85 AC (68.02%)
REPLACED IMPERVIOUS:	0.11 AC (1.94%)
NEW PLUS REPLACED IMPERVIOUS:	3.96 AC (69.96%)

EARTHWORK QUANTITIES

CUT:	5,000 CY
FILL:	5,300 CY
STRIPPING/DEMO:	5,000 CY
DISTURBED AREA:	252,496 SF (5.80 AC)

CONTACT LIST

DEVELOPER/APPLICANT: UMI HOLDINGS, LLC 10515 20TH ST SE, SUITE 202 LAKE STEVENS, WASHINGTON 98028 CONTACT: RYAN LARSEN PHONE: (360) 631-1820	CIVIL ENGINEER: LDC, INC. 20210 142ND AVE NE WOODINVILLE, WASHINGTON 98072 CONTACT: JESSE JARRELL, PE PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: jjarrell@ldcorp.com	SURVEYOR: LDC, INC. 20210 142ND AVE NE WOODINVILLE, WASHINGTON 98072 CONTACT: VINCE TOWNSEND, PLS PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: vtownsend@ldcorp.com	GEOTECH: TERRA ASSOCIATES, INC. 1220 113TH AVE NE, SUITE 130 KIRKLAND, WASHINGTON 98034 CONTACT: CAROLYN DECKER PHONE: (425) 821-7777 EMAIL: cdecker@terra-associates.com	LANDSCAPE ARCHITECT: ORIGIN DESIGN GROUP LLC 1031 185TH AVE NE SNOHOMISH, WASHINGTON 98292 CONTACT: KRISTAL LOWE PHONE: (425) 346-1905 EMAIL: originldg@gmail.com	CESL: SKY VALLEY TESTING, LLC 423 310TH ST NE STANWOOD, WASHINGTON 98292 CONTACT: DOUG ROSS PHONE: (425) 624-7567 EMAIL: doug@skyvalleytesting.org
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TABLE OF CONTENTS

- COVER SHEET
- URDS SITE PLAN

SURVEY INFORMATION

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

SITE BENCHMARK

PROJECT BENCHMARK: (NORTH AMERICAN VERTICAL DATUM-1988)
 MONUMENT IN CASE A1 INT. OF LARCH WAY & 172ND ST SW
 (NGS POINT 1011452)
 ELEVATION = 515.66 FEET

(NAVD - NGVD = 3.64'; NGVD ELEV = 512.02')

BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
 MONUMENTED WEST LINE OF THE NW QUARTER OF SECTION 12,
 TOWNSHIP 27 NORTH, RANGE 4 E,
 (BEARING = N07°10'10" E - N01°40'10" W R1)

SURVEY INFORMATION (CONTINUED)

REFERENCES

- DAKOTA CONDOMINIUM FIRST AMENDMENT
AFN. 200802295203
- AMENDED RECORD OF SURVEY
AFN. 200802295202
- PLAT OF ALDERWOOD MANOR No.10
AFN. 278701
- AMENDED CONDOMINIUM SURVEY FOR HEATHERWOOD NORTH
AFN. 201712215007
- 13TH AVENUE PLAT
AFN. 200407075213
- RECORD OF SURVEY
AFN. 201206275001

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA CS-16 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

LOT COVERAGE

MAX LOT COVERAGE ALLOWED:	50%
MAX LOT COVERAGE ALLOWED BASED ON GROSS AREA:	123,272 SF (246,545 SF x 0.50)
MAX LOT COVERAGE ALLOWED BASED ON NET AREA:	105,839 SF (211,678 SF x 0.50)
LOT COVERAGE DESIGNED	
2 - 1800 SF UNITS:	3,600 SF
14 - 1830 SF UNITS:	25,610 SF
29 - 1875 SF UNITS:	54,375 SF
TOTAL:	83,585 SF

LARCH WAY R/W NOTE

EXISTING 20' R/W WIDTH BASED ON THE RECORDED PLAT OF ALDERWOOD MANOR NUMBER 10 RECORDED IN VOLUME 63 OF PLATS, PAGES 39-42, RECORDS OF SNOHOMISH COUNTY, WA

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

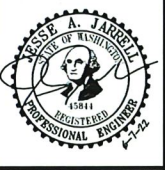
SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS FOUND IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

EXHIBIT 3 PAGE 1

LAND PRO GROUP, INC.
LARCH WAY

COVER SHEET



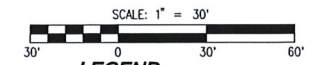
JOB NUMBER:	C21163
DRAWING NAME:	C21163-URDS-CJ
DESIGNER:	JAR
DRAFTING BY:	DPH
DATE:	3-11-22
SCALE:	1" = 60'
JURISDICTION:	SNOHOMISH COUNTY

21-116524 SPA
21-116523 LDA
21-116589 FPA

Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

URDS-01

PORTION OF SW1/4, NW1/4, SEC 12, TWN 27 N, RGE 4 E, W.M., SNOHOMISH COUNTY, WASHINGTON



LEGEND

	STORM PIPE
	SEWER PIPE
	WATER PIPE
	RETAINING WALL
	PARKING STALLS
	RESTRICTED GUEST PARKING STALLS
	"NO PARKING - FIRE LANE" STRIPING
	WOOD FENCE
	OPEN SPACE/STORM DETENTION AREA

CALCULATION SECTION

GROSS DENSITY

GROSS SITE AREA (GSA)	246,545 SF	5.66 AC
PROPOSED GROSS DENSITY (45 DU/5.66 AC)	7.95 DU/AC	

MINIMUM NET DENSITY (GMA)

REQUIRED MINIMUM DENSITY	4 DU/AC	
GROSS SITE AREA (GSA)	246,545 SF	5.66 AC
LESS PUBLIC ROAD DEEDING	34,867 SF	0.80 AC
NET DEVELOPABLE AREA	211,678 SF	4.86 AC
PROPOSED NET DENSITY (45 DU/4.86 AC)	9.26 DU/AC	

PARKING (PER SCC 30.26.030)

MIN. PARKING SPACES REQUIRED (2 PER DWELLING + 1 GUEST STALL PER EVERY 4 UNITS)	$(2 \times 45) + (45/4) = 101.25$
DESIGNED PARKING SPACES (2 STALLS PER DWELLING UNIT + 2 RESTRICTED GUEST STALL PER UNIT IF ALL UNITS ARE PROVIDED WITH AT LEAST A 17'(W) x 19'(D) DRIVEWAY PAD)	$(2 \times 45) + (2 \times 45) = 180$

LANDSCAPING AREA REQUIREMENTS

MIN. TOTAL OPEN SPACE REQUIRED:	150 SF/UNIT = 6,750 SF
OPEN SPACE PROVIDED:	17,835 SF (7.23%)
ON-SITE ACTIVE RECREATION OPEN SPACE REQUIRED:	50% OF MIN REQUIRED = 3,375 SF
PROVIDED:	7,242 SF
LANDSCAPE AREA REQUIRED:	(10% GROSS SITE) = 24,655 SF
LANDSCAPE AREA PROVIDED:	67,304 SF

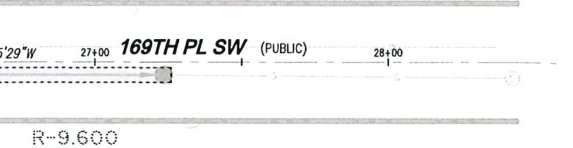
TREE CANOPY REQUIREMENTS

PER SCC 30.35.015 LANDSCAPING AREAS ARE TO BE 10% OF THE TOTAL GROSS AREA OF THE SITE. THE 10 PERCENT REQUIREMENT MAY INCLUDE PERIMETER LANDSCAPING, PARKING LOT AND DETENTION FACILITY LANDSCAPING, TREE CANOPY AREAS AND STREET TREES NOT IN PUBLIC RIGHT-OF-WAY.		
SITE AREA	246,545 SF	(5.66 AC)
10% LANDSCAPING REQUIRED	24,655 SF	(0.56 AC)
LANDSCAPE AREA PROPOSED	67,304 SF	(1.55 AC)

TREE CANOPY REQUIREMENTS

MINIMUM TREE CANOPY REQUIRED = 49,309 SF (20% x GROSS AREA)
DESIGNED TREE CANOPY AREA = 49,469 SF (20.0%)

REFER TO LANDSCAPE PLAN FOR ADDITIONAL DETAILS



LANDSCAPING AREA REQUIREMENTS

PER SCC 30.35.015 LANDSCAPING AREAS ARE TO BE 10% OF THE TOTAL GROSS AREA OF THE SITE. THE 10 PERCENT REQUIREMENT MAY INCLUDE PERIMETER LANDSCAPING, PARKING LOT AND DETENTION FACILITY LANDSCAPING, TREE CANOPY AREAS AND STREET TREES NOT IN PUBLIC RIGHT-OF-WAY.

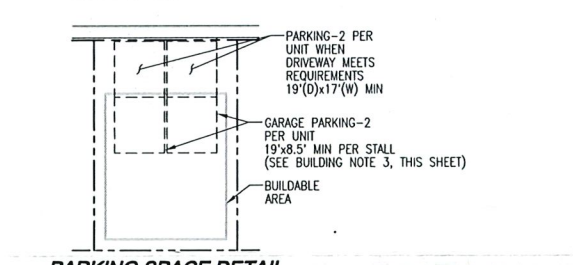
TREE CANOPY REQUIREMENTS

SITE AREA	246,545 SF	(5.66 AC)
10% LANDSCAPING REQUIRED	24,655 SF	(0.56 AC)
LANDSCAPE AREA PROPOSED	67,304 SF	(1.55 AC)

TREE CANOPY REQUIREMENTS

MINIMUM TREE CANOPY REQUIRED = 49,309 SF (20% x GROSS AREA)
DESIGNED TREE CANOPY AREA = 49,469 SF (20.0%)

REFER TO LANDSCAPE PLAN FOR ADDITIONAL DETAILS



21-116524 SPA
21-116523 LDA
21-116589 FPA

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

SURVEY DISCLAIMER
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2021. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION
1	4-5-22	REVISED PER 2ND LDA SPA REVIEW

LDC Surveying Engineering Planning
Kent
181 Central Pl S, #101
Kent, WA 98039
T: 425.806.1869 www.LDCcorp.com F: 425.482.2893

Woodinville
20210 124th Avenue NE
Woodinville, WA 98072
T: 425.806.1869 www.LDCcorp.com F: 425.482.2893

LAND PRO GROUP, INC.
LARCH WAY
URDS SITE PLAN

URDS-02
SHEET 2 OF 2

EXHIBIT 3 PAGE 2

BUILDING NOTES

- MAX BUILDING HEIGHT ALLOWED = 45'.
- FUTURE BUILDINGS ARE PLANNED TO BE 3 STORIES IN HEIGHT WITH A TOTAL HEIGHT APPROXIMATELY 35'.
- ALL UNITS TO CONTAIN 2 CAR SIDE BY SIDE GARAGES. ALL GARAGES SHALL BE FREE AND CLEAR AND CONTAIN A MINIMUM WIDTH OF 17' AND MINIMUM DEPTH OF 19'. SEE DETAIL, THIS SHEET.
- BUILDINGS SHALL INCORPORATE AT LEAST TWO DESIGN ELEMENTS AS NOTED IN SCC 30.23A.040(1)(a-e).
- BUILDINGS SHALL BE VISUALLY DISTINCT FROM AT LEAST 75% OF THE OTHER BUILDINGS IN THE DEVELOPMENT IN AT LEAST 5 WAYS AS NOTED IN SCC 30.23A.040(2)(a-p).
- BUILDINGS ARE TO BE NO MORE THAN 2 STORIES IN HEIGHT.

INSTALL A MINIMUM 48" TALL WOOD FENCE WITH GAPS NO GREATER THAN 1/4" AT ENDS OF ALL DRIVE AISLE STUBS TO LIMIT DRIVEWAY CLARE INTO ADJACENT PROPERTIES

(BASIS OF BEARING (N07°14'01"W PLAT R1)
N00°01'01"E 2654.37'(M) 2654.96'(R1)

15TH AVENUE PLAT (AF NO. 200-070703213)

WEST 1/4 COR SEC 12
FOUND 1.5" BRASS DISC & PUNCH IN CASE (6-23-21)

FOUND REBAR & CAP 1.5" DIA. 0.1" S & 0.1" W OF CALCD PROP COR (6-23-21)

FOUND REBAR & CAP 1.5" DIA. 0.1" S & 0.1" W OF CALCD PROP COR (6-23-21)

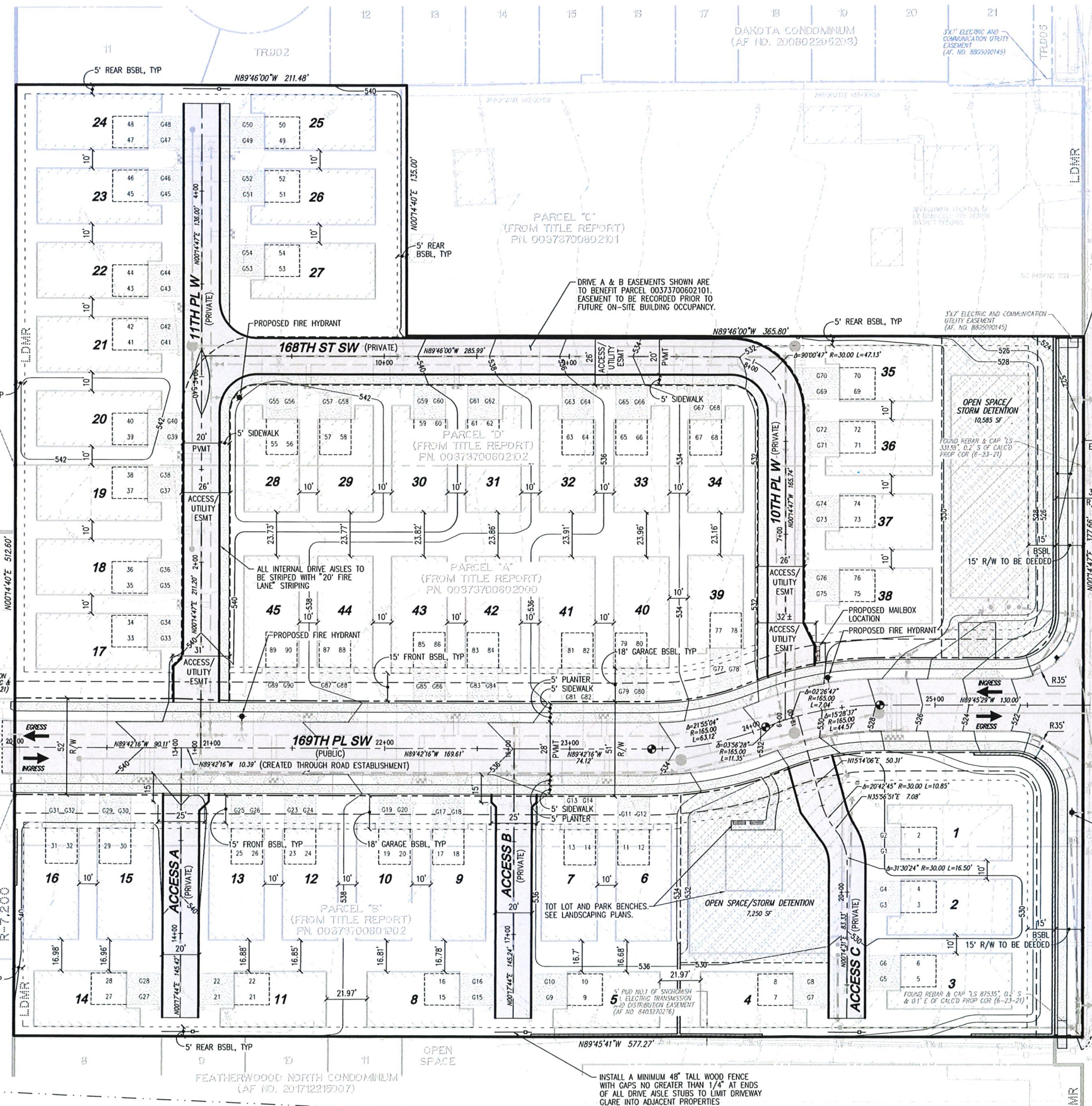
FOUND REBAR & CAP 1.5" DIA. 0.1" S & 0.1" W OF CALCD PROP COR (6-23-21)

FOUND REBAR & CAP 1.5" DIA. 0.1" S & 0.1" W OF CALCD PROP COR (6-23-21)

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FOUND REBAR & CAP 1.5" DIA. 0.1" S & 0.1" W OF CALCD PROP COR (6-23-21)

FOUND REBAR & CAP 1.5" DIA. 0.1" S & 0.1" W OF CALCD PROP COR (6-23-21)



5' REAR BSBL, TYP

N89°46'00"W 211.48'

540

24

48 G48

47 G47

10'

23

45 G45

10'

22

44 G44

10'

21

42 G42

10'

20

40 G40

10'

19

38 G38

10'

18

36 G36

10'

17

34 G34

10'

16

32 G32

10'

15

30 G30

10'

14

28 G28

10'

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26 G26

10'

12

24 G24

10'

11

22 G22

10'

10

20 G20

10'

9

18 G18

10'

8

16 G16

10'

7

14 G14

10'

5' REAR BSBL, TYP

N89°46'00"W 211.48'

540

25

49 G49

10'

26

51 G51

10'

27

53 G53

10'

21

41 G41

10'

20

39 G39

10'

19

37 G37

10'

18

35 G35

10'

17

33 G33

10'

16

31 G31

10'

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29 G29

10'

14

27 G27

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25 G25

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23 G23

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21 G21

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19 G19

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17 G17

10'

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15 G15

10'

7

13 G13

10'

6

11 G11

5' REAR BSBL, TYP

N07°14'47"E 735.00'

540

25

49 G49

10'

26

51 G51

10'

27

53 G53

10'

21

41 G41

10'

20

39 G39

10'

19

37 G37

10'

18

35 G35

10'

17

33 G33

10'

16

31 G31

10'

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29 G29

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27 G27

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25 G25

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23 G23

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21 G21

10'

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19 G19

10'

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17 G17

10'

8

15 G15

10'

7

13 G13

10'

6

11 G11

5' REAR BSBL, TYP

N89°46'00"W 365.80'

540

25

49 G49

10'

26

51 G51

10'

27

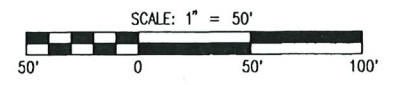
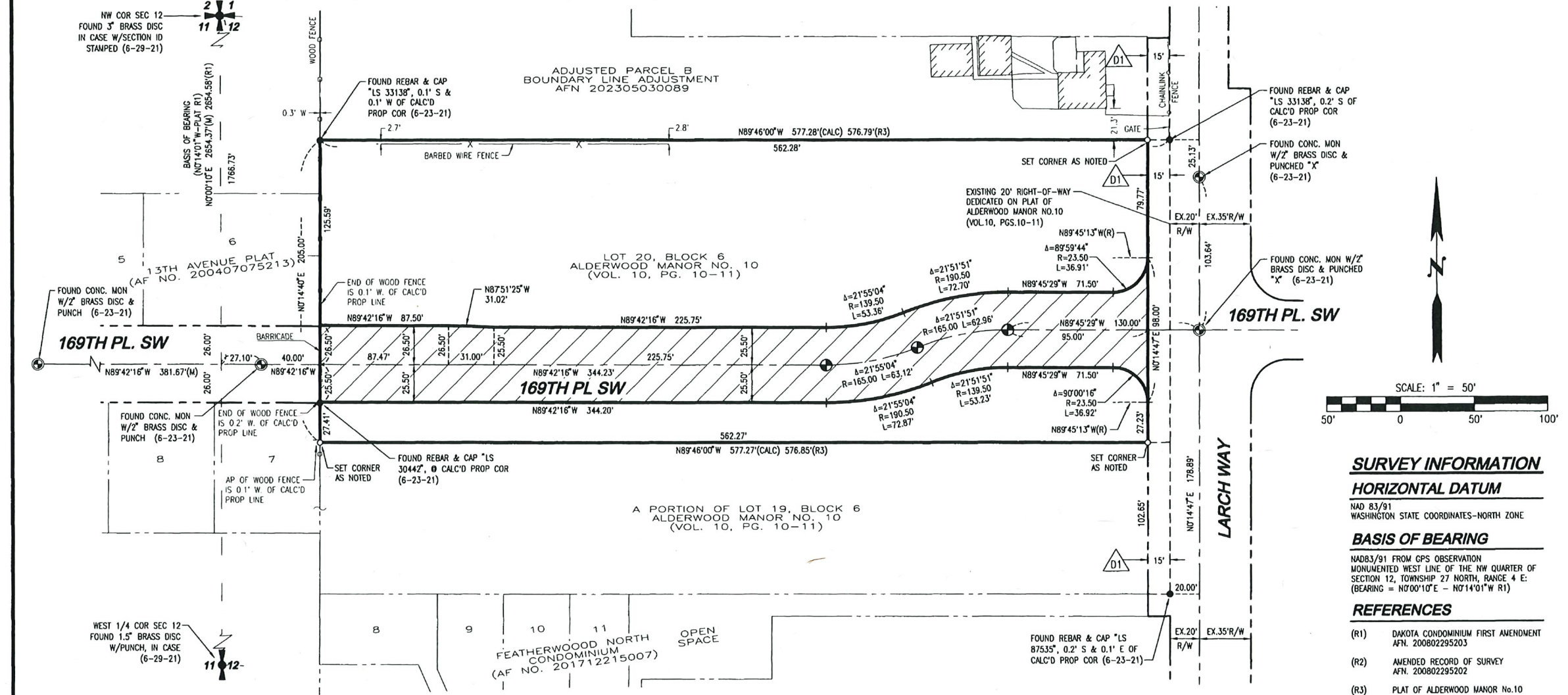
53 G53

10'

21

41 G41

RECORD OF SURVEY FOR ROAD ESTABLISHMENT FOR 169TH PLACE SW
 LOT 20, BLOCK 9, ALDERWOOD MANOR NO. 10 (V.10,P.10-11), SW 1/4 OF THE NW 1/4 OF SEC 12, TWN 27 N, RGE 4 E, W.M., SNOHOMISH COUNTY, WASHINGTON



SURVEY INFORMATION

HORIZONTAL DATUM

NAD 83/91
 WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
 MONUMENTED WEST LINE OF THE NW QUARTER OF
 SECTION 12, TOWNSHIP 27 NORTH, RANGE 4 E:
 (BEARING = N0°00'10"E - N0°14'01"W R1)

REFERENCES

- (R1) DAKOTA CONDOMINIUM FIRST AMENDMENT
AFN. 200802295203
- (R2) AMENDED RECORD OF SURVEY
AFN. 200802295202
- (R3) PLAT OF ALDERWOOD MANOR No.10
AFN. 278701
- (R4) AMENDED CONDOMINIUM SURVEY FOR
HEATHERWOOD NORTH
AFN. 201712215007
- (R5) 13TH AVENUE PLAT
AFN. 200407075213
- (R6) RECORD OF SURVEY
AFN. 201206275001

EQUIPMENT AND PROCEDURES

METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE
 INSTRUMENTATION:
 LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA
 COLLECTOR AND LEICA GS-16 GPS MAINTAINED IN
 ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS
 REQUIRED BY WAC 332-130-100
 PRECISION:
 MEETS OR EXCEEDS STATE STANDARDS WAC
 332-130-090

PARENT PARCEL LEGAL DESCRIPTION

LOT 20, BLOCK 6, ALDERWOOD MANOR NO. 10, ACCORDING TO THE PLAT THEREOF RECORDED
 IN VOLUME 10 OF PLATS, PAGES 10 AND 11, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEY NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE BOUNDARIES OF
 PROPERTY TO BE ESTABLISHED AS PUBLIC RIGHT-OF-WAY FOR
 ROAD.

BOUNDARY NARRATIVE

PLAT(R3) DIMENSIONS WERE HELD FOR THE EAST AND WEST LINES.
 CENTERLINE MONUMENTS WERE HELD FOR THE ALIGNMENT OF LARCH
 WAY. CENTERLINE MONUMENTS ON 169TH PLACE SW FROM THE 13TH
 AVE PLAT(R5) WERE HELD TO ESTABLISH THE POSITION OF THE WEST
 LINE. THE CALCULATED NORTH AND SOUTH LINES DIFFER FROM
 PLAT(R3) AS A RESULT OF THIS.

LEGEND

- ⊕ SET SNOHOMISH COUNTY STANDARD
4-1.30 MONUMENT WITH A 3" BRASS
CAP WITH PUNCH MARK AND STAMPED
LS 52841 IN CASE
- ⊙ MONUMENT FOUND AS NOTED
- FOUND REBAR & CAP AS NOTED
- SET 5/8"x24" REBAR WITH ORANGE
PLASTIC CAP STAMPED "LDC-
LDCCORP.COM - PLS 52841/PLS
20109918 - PROPERTY CORNER"
- ▨ RIGHT-OF-WAY ESTABLISHMENT AREA
(29,171 SF)
- ⚠ STATUTORY WARRANTY DEED
AFN 202306210103
- ADJACENT PROPERTY LINE
- - - RIGHT-OF-WAY
- · - · - RIGHT-OF-WAY CENTERLINE
- X - FENCE
- O - FENCE
- BOUNDARY LINE

202306215003
 SURVEY Rec: \$287.50
 6/21/2023 2:50 PM 1 PG
 SNOHOMISH COUNTY, WA

AUDITOR'S CERTIFICATE

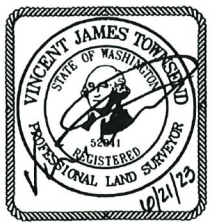
FILED FOR RECORD AT THE REQUEST OF LAND DEVELOPMENT CONSULTANTS (LDC) THIS
 21 DAY OF June 2023, AT 50 MINUTES PAST 2 P.M., AND
 RECORDED IN VOL. — OF SURVEYS, PAGE —; AFN 202306215003
 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Barth Fell
 AUDITOR, SNOHOMISH COUNTY
 BY: *Diana Mix*
 DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE
 BY ME OR UNDER MY DIRECTION IN CONFORMANCE
 WITH THE REQUIREMENTS OF THE SURVEY RECORDING
 ACT AT THE REQUEST OF LAND PLS

Vincent James Townsend
 VINCENT JAMES TOWNSEND, PLS,
 CERTIFICATE NO. 52841



LDC | Surveying
 Engineering
 Planning

Woodinville Kent
 20210 142nd Avenue NE 1851 Central Pl S, #101
 Woodinville, WA 98072 Kent, WA 98030
 T 425.806.1869 www.LDCcorp.com F 425.482.2893

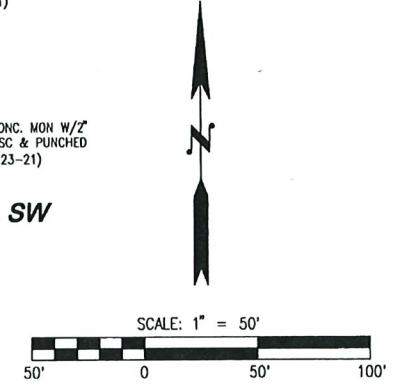
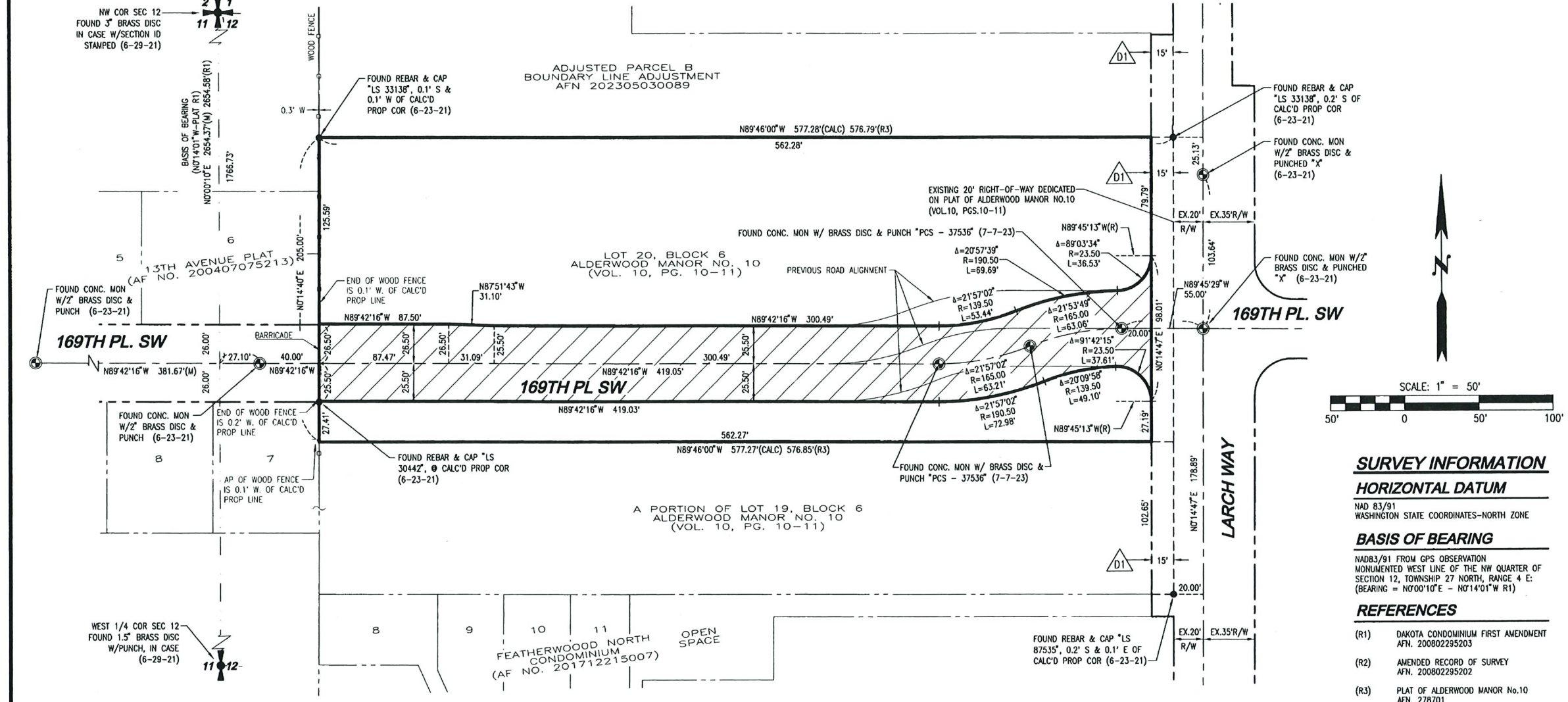
SNOHOMISH COUNTY A.F. NO. 202306215003

RECORD OF SURVEY FOR ROAD ESTABLISHMENT
169TH PLACE SW

SW 1/4 OF THE NW 1/4 OF SEC 12, TWN 27 N, RGE 4 E, W.M.,
 SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:	SHEET:
JMA	7-15-22	C21-163-ROS	1" = 50'	C21-163	1 OF 1

AMENDED RECORD OF SURVEY FOR ROAD ESTABLISHMENT FOR 169TH PLACE SW
 LOT 20, BLOCK 9, ALDERWOOD MANOR NO. 10 (V.10,P.10-11), SW 1/4 OF THE NW 1/4 OF SEC 12, TWN 27 N, RGE 4 E, W.M., SNOHOMISH COUNTY, WASHINGTON



SURVEY INFORMATION
HORIZONTAL DATUM

NAD 83/91
 WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
 MONUMENTED WEST LINE OF THE NW QUARTER OF SECTION 12, TOWNSHIP 27 NORTH, RANGE 4 E.
 (BEARING = N0°00'10"E - N0°14'01"W R1)

REFERENCES

- (R1) DAKOTA CONDOMINIUM FIRST AMENDMENT AFN. 200802295203
- (R2) AMENDED RECORD OF SURVEY AFN. 200802295202
- (R3) PLAT OF ALDERWOOD MANOR No.10 AFN. 278701
- (R4) AMENDED CONDOMINIUM SURVEY FOR HEATHERWOOD NORTH AFN. 201712215007
- (R5) 13TH AVENUE PLAT AFN. 200407075213
- (R6) RECORD OF SURVEY AFN. 201206275001

EQUIPMENT AND PROCEDURES

METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE
 INSTRUMENTATION:
 LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-16 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
 PRECISION:
 MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SURVEY NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE BOUNDARIES OF PROPERTY TO BE ESTABLISHED AS PUBLIC RIGHT-OF-WAY FOR ROAD.

BOUNDARY NARRATIVE

PLAT(R3) DIMENSIONS WERE HELD FOR THE EAST AND WEST LINES. CENTERLINE MONUMENTS WERE HELD FOR THE ALIGNMENT OF LARCH WAY. CENTERLINE MONUMENTS ON 169TH PLACE SW FROM THE 13TH AVE PLAT(R5) WERE HELD TO ESTABLISH THE POSITION OF THE WEST LINE. THE CALCULATED NORTH AND SOUTH LINES DIFFER FROM PLAT(R3) AS A RESULT OF THIS.

PARENT PARCEL LEGAL DESCRIPTION

LOT 20, BLOCK 6, ALDERWOOD MANOR NO. 10, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 10 AND 11, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LEGEND

- MONUMENT FOUND AS NOTED
- FOUND REBAR & CAP AS NOTED
- RIGHT-OF-WAY ESTABLISHMENT AREA (29,172 SF)
- STATUTORY WARRANTY DEED AFN 202306210103
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- RIGHT-OF-WAY CENTERLINE
- FENCE
- BOUNDARY LINE

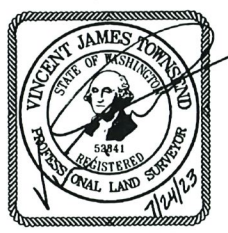
RECORD OF SURVEY MAP AMENDMENT

PLEASE NOTE THAT THIS RECORD OF SURVEY WAS PERFORMED TO AMEND THE ALIGNMENT OF 169TH PL SW TO CONFORM WITH THE PROPOSED ADJACENT DEVELOPMENT. THIS MAP HEREBY SUPERCEDES THAT RECORD OF SURVEY FOR ROAD ESTABLISHMENT AS RECORDED UNDER AUDITOR'S FILE NUMBER 202306215003.

AUDITOR'S CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF LAND DEVELOPMENT CONSULTANTS (LDC) THIS 25th DAY OF July 2023, AT 16 MINUTES PAST 10 A.M. AND RECORDED IN VOL. 202307255002 OF SURVEYS, PAGE 1; AFN 202307255002 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 Garth Fell
 AUDITOR, SNOHOMISH COUNTY
 BY:
 DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF
 IN JUNE 2021.

 VINCENT JAMES TOWNSEND, PLS.
 CERTIFICATE NO. 52841



LDC | Surveying Engineering Planning
 Woodinville Kent
 20210 142nd Avenue NE 1851 Central Pl S, #101
 Woodinville, WA 98072 Kent, WA 98030
 T 425.806.1869 www.LDCcorp.com F 425.482.2893

SNOHOMISH COUNTY A.F. NO. 202307255002
AMENDED RECORD OF SURVEY FOR ROAD ESTABLISHMENT
169TH PLACE SW
 SW 1/4 OF THE NW 1/4 OF SEC 12, TWN 27 N, RGE 4 E, W.M., SNOHOMISH COUNTY, STATE OF WASHINGTON
 DRAWN BY: JMA DATE: 7-15-22 DRAWING FILE NAME: C21-163-ROS SCALE: 1" = 50' JOB NUMBER: C21-163 SHEET: 1 OF 1

Title 13 Right of Way Performance Bond

Project Name: Larch Way

Project File Number: 21-116523LDA

We further agree that the Principal and the Surety shall promptly notify Snohomish County Planning and Development Services of any change of address. Change of addresses notices shall be in writing and shall be mailed to Snohomish County Planning and Development Services, 3000 Rockefeller Ave., M/S 604, Everett, WA 98201. The County will mail only to the last known address of Principal and Surety.

Signed this 27th day of July, 2022.

JM1 Holdings, LLC

Principal

10515 20th St SE, STE 101

Address

Lake Stevens, WA 98258

City, State, Zip

Phone Number: 425-359-4487

Signature of Principal

Tim Kaintz, Member

Please Print Name & Title

Merchants Bonding Company (Mutual)

Name of Surety

c/o Integrity Surety LLC 17544 Midvale Ave N #300

Address

Seattle WA 98133

City, State, Zip

Phone Number: (206)546-1397 kara@integritysurety.com

Signature of Surety Official

Kara Skinner, Attorney-in-Fact

Please Print Name & Title



Accepted by Snohomish County:

Ken W. Bon

Date:

8/12/22

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, Cameron Huntsucker; Kara Skinner; Mercedes Trokey-Moudy

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 5th day of February, 2021.

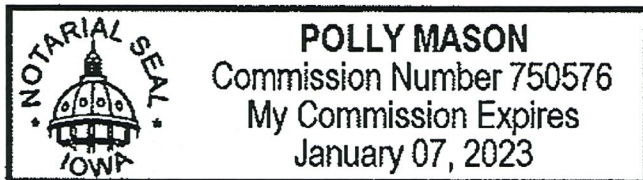


MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.

By *Larry Taylor*
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 5th day of February 2021, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

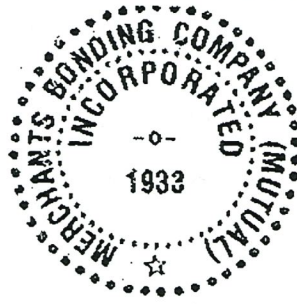


Polly Mason
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 27th day of July, 2022.



William Warner Jr.
Secretary

POA 0018 (1/20)