

CITY OF LYNNWOOD  
SHORT PLAT NO. STP-\_\_\_\_\_-2022

A PORTION OF THE SW 1/4, NW 1/4, SECTION 10,  
TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

ORIGINAL PARCEL  
ASSESSOR'S PARCEL NO(S): 003727-0070-1600

DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.60 AND ACKNOWLEDGE THAT SAID SUBDIVISION SHALL NOT BE FURTHER DIVIDED IN ANY MANNER WITHIN A PERIOD OF FIVE YEARS, FROM DATE OF RECORD, WITHOUT THE FILING OF A FINAL PLAT. THE UNDERSIGNED FURTHER DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAID SHORT SUBDIVISION AND THE SAME IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

NAME: \_\_\_\_\_  
BRENT LITTLE

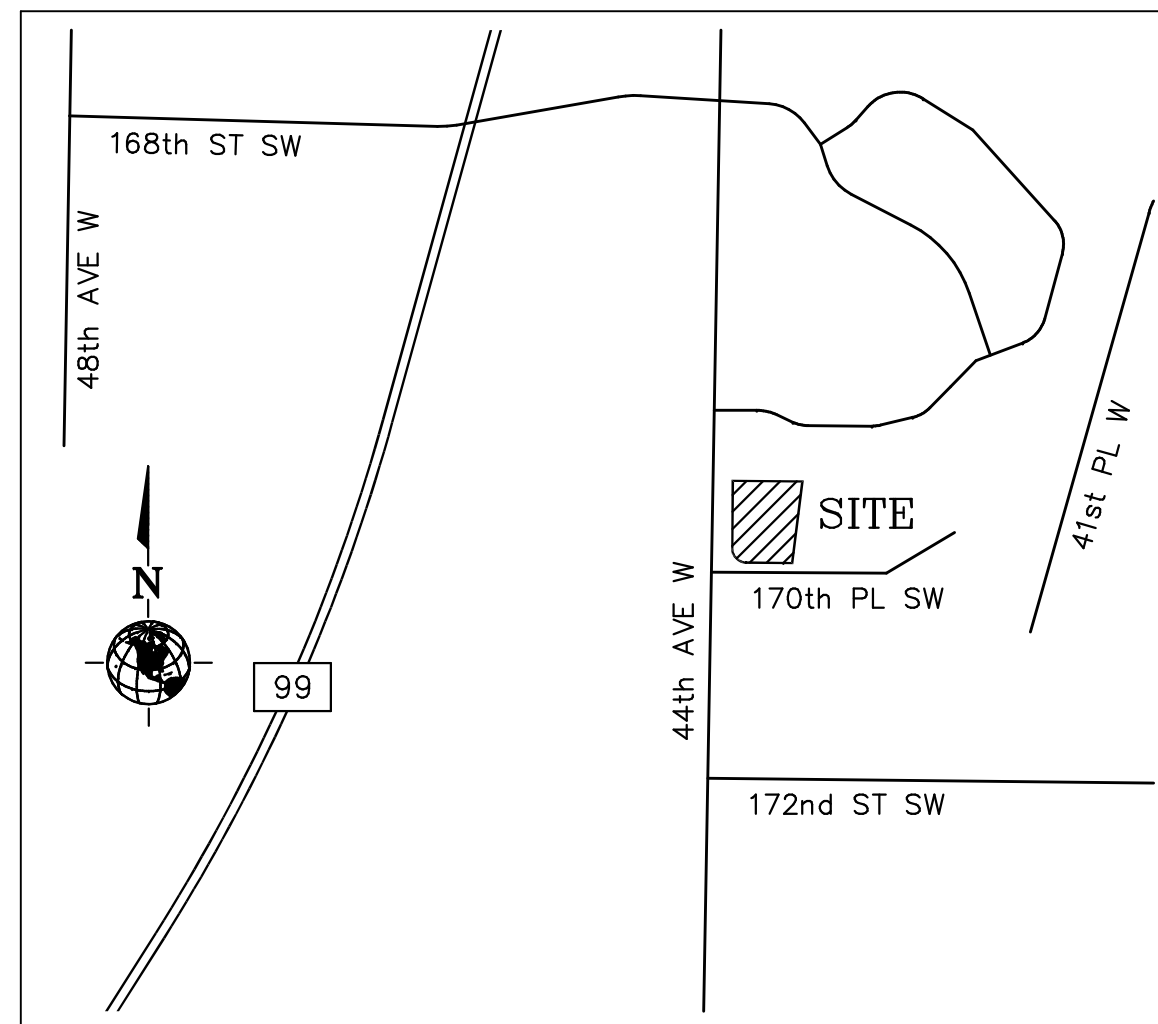
STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_

ON THIS DAY PERSONALLY APPEARED BEFORE ME BRENT LITTLE TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

SIGNATURE: \_\_\_\_\_  
NAME AS COMMISSIONED: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

VICINITY MAP  
NOT TO SCALE



EXISTING LEGAL DESCRIPTION

THAT PORTION OF LOTS 1 AND 2 OF SHORT PLAT NO. 381 (12-81) RECORDED UNDER AUDITOR'S FILE NUMBER 8305310193, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF TRACT 16, BLOCK 7, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 90F PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT 16;  
THENCE SOUTH 89°30'00" EAST ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 10.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1 THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 89°30'00" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 145.00 FEET;  
THENCE SOUTH 7°12'24" WEST A DISTANCE OF 171.25 FEET TO THE SOUTHERLY LINE OF LOT 2 OF SAID SHORT PLAT NO. 381 (12-81);  
THENCE NORTH 89°30'00" WEST ALONG THE SOUTHERLY LINE OF LOTS 2 AND 1, A DISTANCE OF 95.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 47.12 FEET, TO THE EASTERLY MARGIN OF 44th AVENUE WEST;  
THENCE NORTH 0°30'00" EAST ALONG SAID EASTERLY MARGIN A DISTANCE OF 140.08 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF LYNNWOOD, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL NO. 003727-0070-1600  
ADDRESS: 17015 44th AVE W.

NEW LEGAL DESCRIPTIONS

LOT 1

THAT PORTION OF LOTS 1 AND 2 OF SHORT PLAT NO. 381 (12-81) RECORDED UNDER AUDITOR'S FILE NUMBER 8305310193, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF TRACT 16, BLOCK 7, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 90F PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT 16;  
THENCE SOUTH 89°30'00" EAST ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 10.00 FEET; THENCE SOUTH 0°30'00" WEST A DISTANCE OF 70.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 89°30'00" EAST A DISTANCE OF 136.77 FEET;  
THENCE SOUTH 07°12'24" WEST A DISTANCE OF 100.77 FEET TO THE SOUTHERLY LINE OF LOT 2 OF SAID SHORT PLAT NO. 381 (12-81);  
THENCE NORTH 89°30'00" WEST ALONG THE SOUTHERLY LINE OF LOTS 2 AND 1, A DISTANCE OF 95.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 47.12 FEET, TO THE EASTERLY MARGIN OF 44th AVENUE WEST;  
THENCE NORTH 0°30'00" EAST ALONG SAID EASTERLY MARGIN A DISTANCE OF 70.08 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF LYNNWOOD, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 2

THAT PORTION OF LOTS 1 AND 2 OF SHORT PLAT NO. 381 (12-81) RECORDED UNDER AUDITOR'S FILE NUMBER 8305310193, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF TRACT 16, BLOCK 7, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 90F PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT 16; THENCE SOUTH 89°30'00" EAST ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 89°30'00" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 145.00 FEET;  
THENCE SOUTH 07°12'24" WEST A DISTANCE OF 70.48 FEET;  
THENCE NORTH 89°30'00" WEST, A DISTANCE OF 136.77 FEET TO THE EASTERLY MARGIN OF 44th AVENUE WEST;  
THENCE NORTH 0°30'00" EAST ALONG SAID EASTERLY MARGIN A DISTANCE OF 70.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF LYNNWOOD, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

UTILITY PROVIDERS

SANITARY SEWER: CITY OF LYNNWOOD  
WATER: CITY OF LYNNWOOD

LAND SURVEYOR'S CERTIFICATE

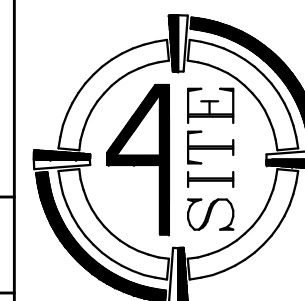
I, Dan M. Touma, registered as a Land Surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision; that the distances, courses and angles are shown hereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

DAN M. TOUMA  
Certificate No. 38992



LITTLE SHORT PLAT  
17015 44th AVE W.  
LYNNWOOD, WASHINGTON

DWN BY	JKB	DATE	7/21/23	JOB NO.	21264
CHKD BY	DMT	SCALE	N/A	SHEET	1 OF 4



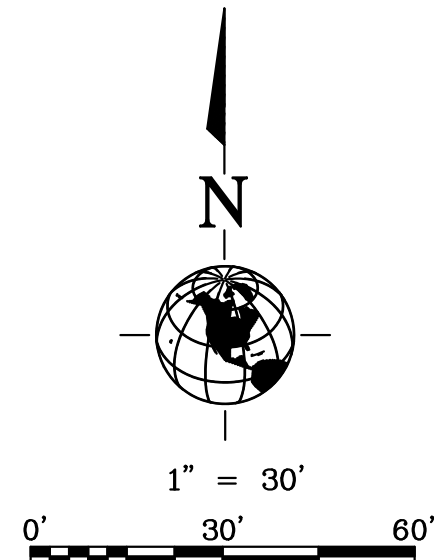
SURVEYING, LLC

4227 S. MERIDIAN STE. C-445  
PUYALLUP, WASHINGTON 98373  
4SITESURVEYING@COMCAST.NET  
PHONE: 253-446-2188

CITY OF LYNNWOOD  
SHORT PLAT NO. STP-\_\_\_\_\_-2022

A PORTION OF THE SW 1/4, NW 1/4, SECTION 10,  
TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

ORIGINAL PARCEL  
ASSESSOR'S PARCEL NO(S): 003727-0070-1600



AREA = 22,768 SQ. FT. OR 0.52 ACRES

BASIS OF BEARINGS: N 00°30'00" E  
ALONG THE CENTERLINE OF 44th AVE WEST BASED ON  
GPS OBSERVATION OF EXISTING CENTERLINE MONUMENTS.  
SEE SHORT PLAT REC. NO. 200907085003

LEGEND

- = SET 1/2" REBAR W/CAP LS #38992
- ⊗ = SET PK IN PAVEMENT
- ⊕ = FOUND MONUMENT IN CASE

LINETYPE LEGEND

- BUILDING FOOTPRINT
- BUILDING SETBACK LINE (BSBL)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	30.00'	90°00'00"	47.12'

SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A 1 SECOND SPECTRA VISION FOCUS 35 ROBOTIC INSTRUMENT AND A SPECTRA SP80 GPS UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

ZONING NOTE

THE EXISTING ZONING FOR THIS SITE IS RS--8

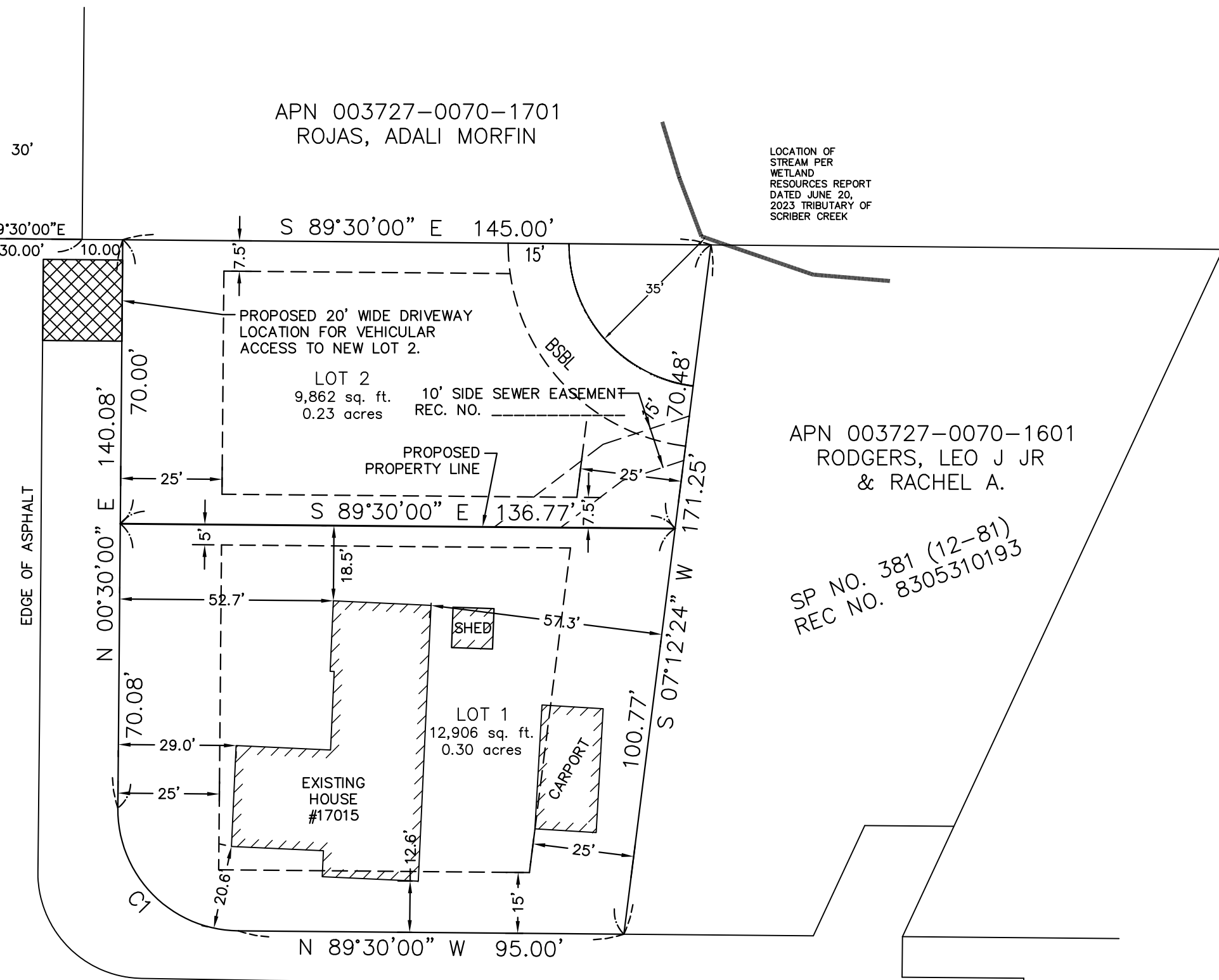
FOUND MON IN CASE  
W/BRASS DISK,  
NO PUNCH, DOWN 0.6'  
(VISITED 11/08/21)

COBBLESTONE DR

FOUND MON IN CASE  
W/BRASS DISK,  
AT 40' SOUTH OF INT.,  
DOWN 0.4'  
(VISITED 11/08/21)

FOUND MON IN CASE  
W/BRASS DISK,  
DOWN 0.5'  
(VISITED 11/08/21)

44th AVE W.  
N 00°30'00" E BASIS OF BEARING  
772.76' MEAS. 772.88' CALC.



APN 003727-0070-1701  
ROJAS, ADALI MORFIN

LOCATION OF  
STREAM PER  
WETLAND  
RESOURCES REPORT  
DATED JUNE 20,  
2023 TRIBUTARY OF  
SCRIBER CREEK

APN 003727-0070-1601  
RODGERS, LEO J JR  
& RACHEL A.

SP NO. 381 (12-81)  
REC NO. 8305310193

170th PLACE SW  
S 89°30'00" E 287.05'

172nd ST SW

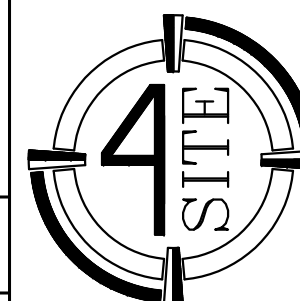


LITTLE SHORT PLAT

17015 44th AVE W.

LYNNWOOD, WASHINGTON

DWN BY	JKB	DATE	7/21/23	JOB NO.	21264
CHKD BY	DMT	SCALE	1" = 30'	SHEET	2 OF 4



SURVEYING, LLC

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PUYALLUP, WASHINGTON 98373  
4SITESURVEYING@COMCAST.NET  
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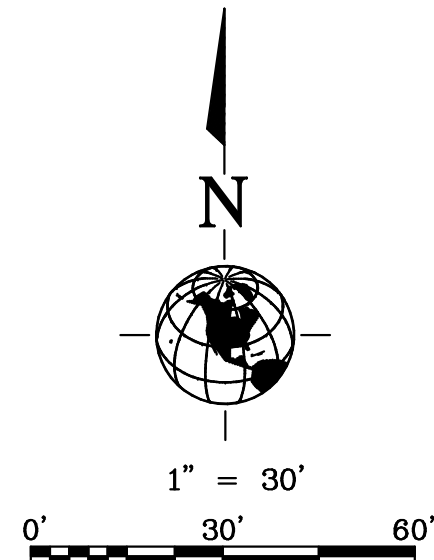
N.T.S.  
10(\_27N-4E)



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LEGEND

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- ⊗ = SET PK IN PAVEMENT
- ⊕ = FOUND MONUMENT IN CASE
- ⊗ (with star) = TREE TO REMAIN

LINETYPE LEGEND

- BUILDING FOOTPRINT
- BUILDING SETBACK LINE (BSBL)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
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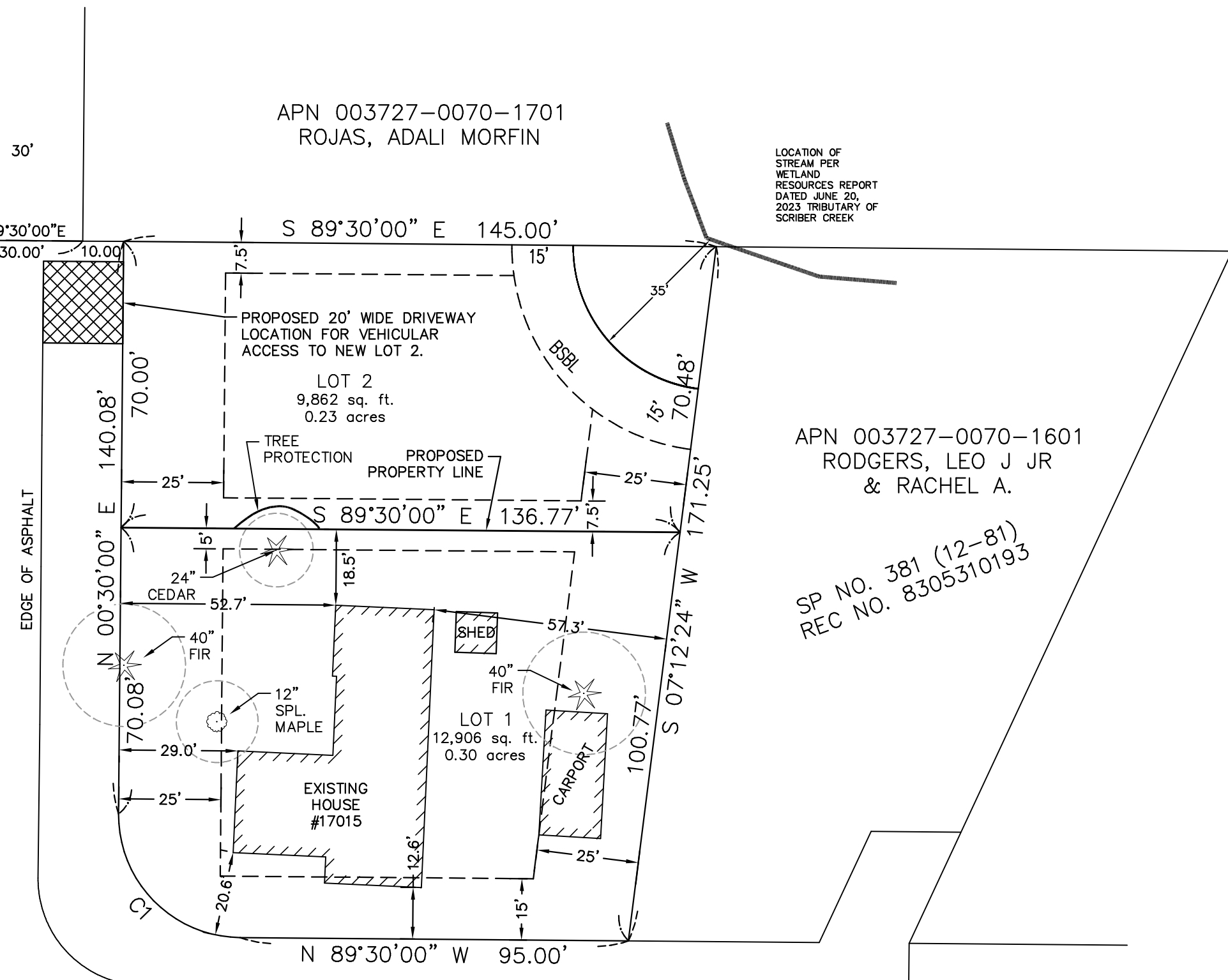
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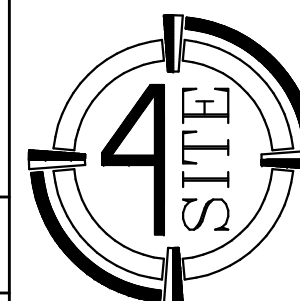
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