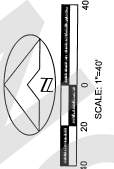


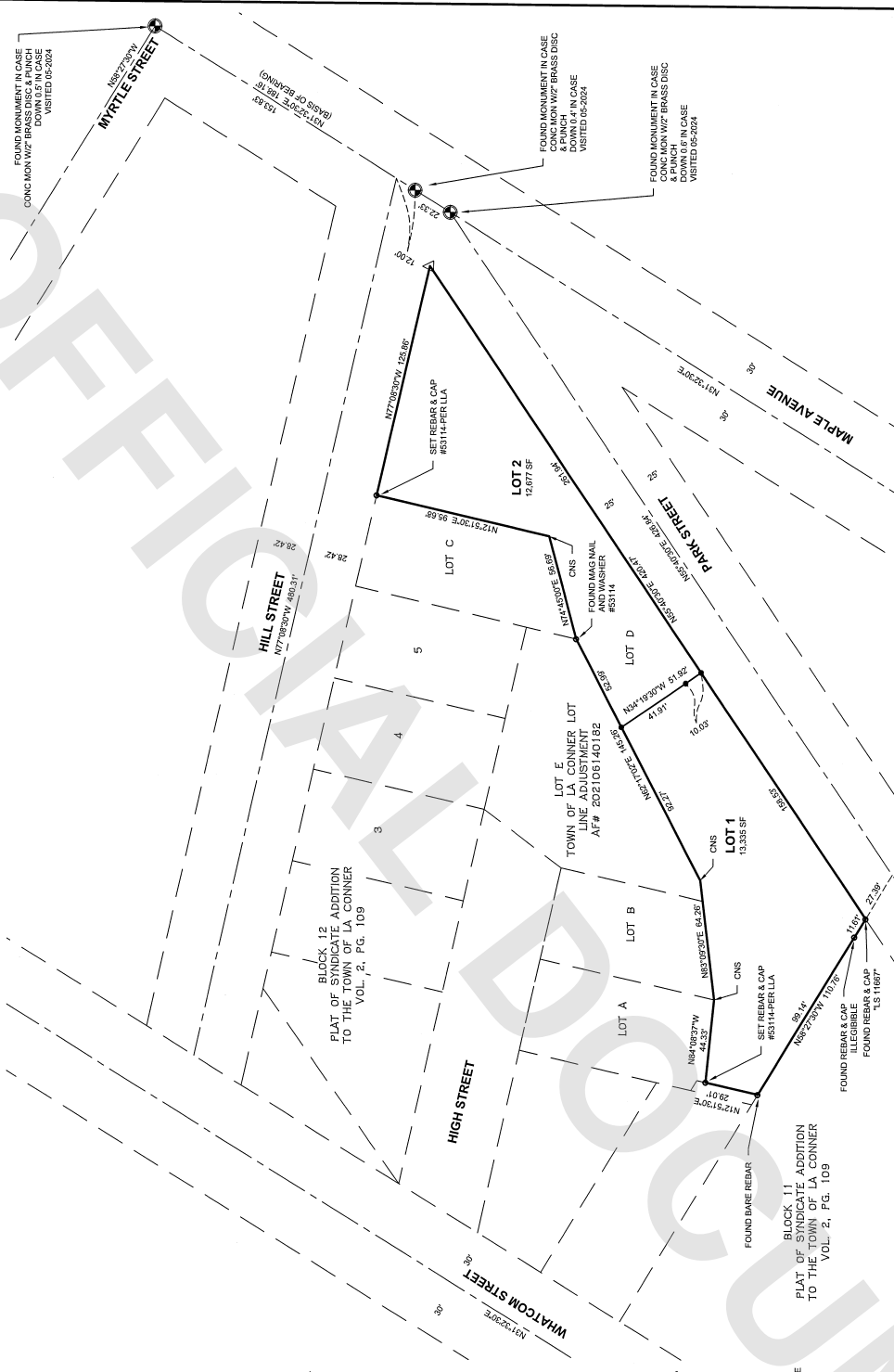
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 02 EAST, W.M.
 FILE NO. L122-03SP
 TOWN OF LA CONNER
 SNOHOMO COUNTY, WASHINGTON

SNAPDRAGON FLATS SHORT PLAT

FINAL SHORT PLAT



FOUND MONUMENT IN CASE
 CONC MON W/2 BRASS DISC & PUNCH
 DOWN 0.6 IN CASE
 VISITED 05-2024



LEGEND

- FOUND MONUMENT AS NOTED
- ▲ SET 24" X 1/2" REBAR WITH CAP, L.S. 53114"
- △ SET MAG NAIL & WASHER L.S. 53114"
- FOUND SURVEY MARKER AS NOTED
- C CALCULATED
- M MEASURED
- (R) RADIAL

NEW ADDRESSES

- LOT 1: 330 PARK ST UNIT A
 330 PARK ST UNIT B
- LOT 2: 530 HILL ST UNIT A
 530 HILL ST UNIT B
 530 HILL ST UNIT C

FOUND MONUMENT AS NOTED

FIELD SURVEY COMPLETED: MAY 14, 2024
 EQUIPMENT: 3" OR LESS TOTAL STATION
 FIELD TRAVERSE
 THE CLOSURES OF THIS FIELD TRAVERSE
 WERE WITHIN THE TOLERANCES AND
 EXCEEDED THE MINIMUM CLOSURE STANDARDS
 STATED IN WAC 332-139-090.
 TITLE REPORT BY FIRST AMERICAN TITLE
 INSURANCE COMPANY, GUARANTEE NUMBER
 5003553009909090 DATED MAY 14, 2024.
 EASEMENT TO PUGET SOUND ENERGY
 COMPANY, GUARANTEE NUMBER 1518
 CONSTRUCTED AND CANNOT BE SEPARATELY
 DEPICTED.
 PARENT PARCEL = 26,012 SF (0.60 ACRES)

FOUND MONUMENT IN CASE

FOUND MONUMENT IN CASE
 CONC MON W/2 BRASS DISC
 & PUNCH
 DOWN 0.6 IN CASE
 VISITED 05-2024

FOUND MONUMENT IN CASE

FOUND MONUMENT IN CASE
 CONC MON W/2 BRASS DISC
 & PUNCH
 DOWN 0.6 IN CASE
 VISITED 05-2024



HARMSEN
 LAND SURVEYING • CIVIL ENGINEERING • LAND USE PLANNING
 • GIS AERIAL MAPPING • WETLAND SERVICES

2822 COLBY AVE, SUITE 300
 EVERETT, WA 98201
 (425) 252-1884
 (360) 794-7811

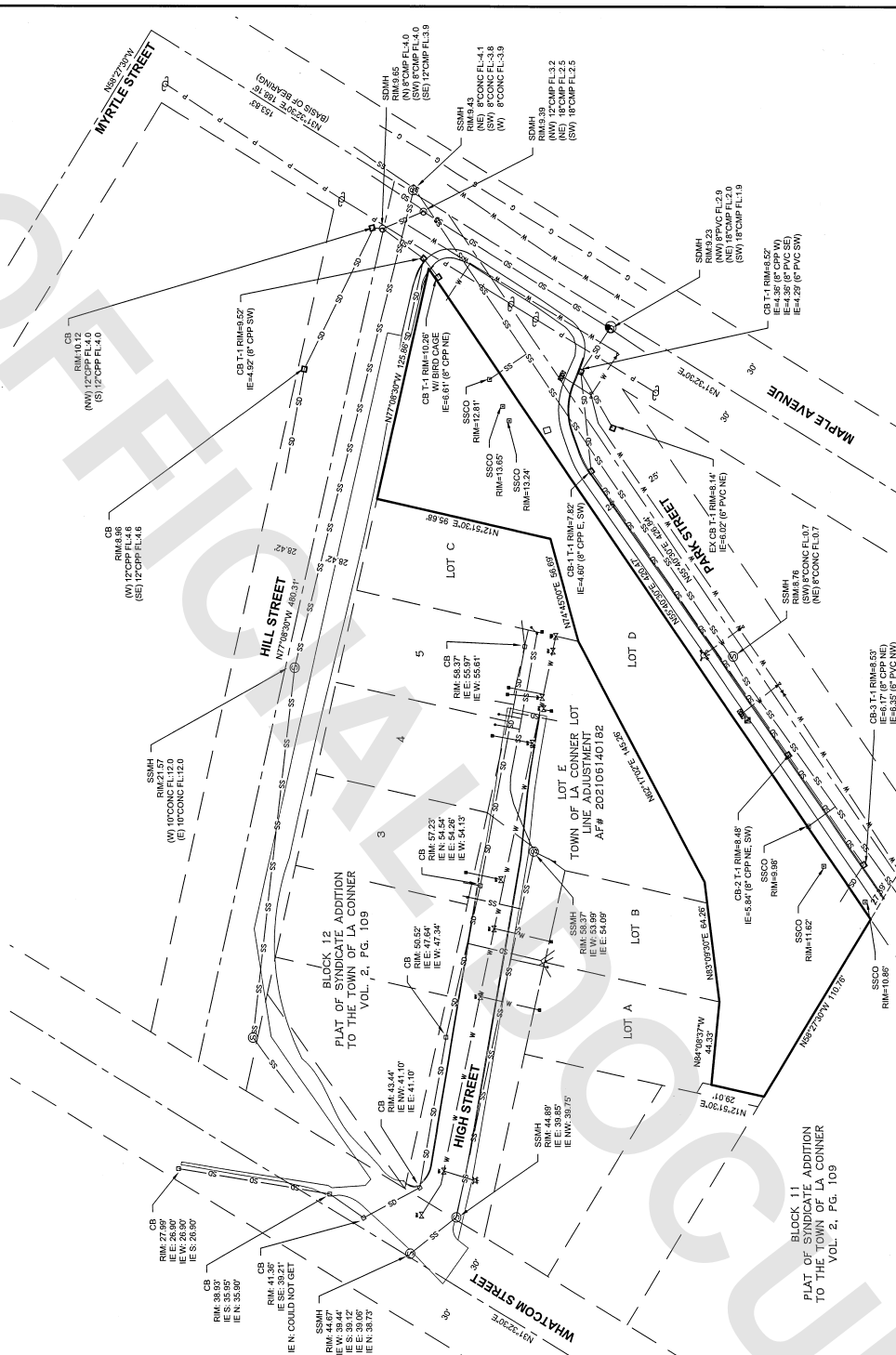
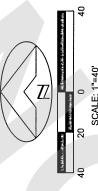
DATE	05-15-2024	JOB NO.	22-201FP
DWN. BY	ASL	SURVEYOR	SEE 14, SE 14
CHKD. BY	JET	SHEET	2 OF 3

SNAPDRAGON FLATS SHORT PLAT
 FOR SNAPPERS, LLC.
 FILE NO. L122-03SP
 TOWN OF LA CONNER
 SNOHOMO COUNTY, WASHINGTON

AF# 202406210044

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PORTION OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 102 EAST, W.M.
SNAPDRAGON FLATS SHORT PLAT
 FILE NO. LU22-033P
 TOWN OF LA CONNER
 SNAAGT COUNTY, WASHINGTON

EXISTING SITE CONDITIONS



BASIS OF BEARING

NORTH 31°32'30\"/>

SURVEY REFERENCES

- PLAT OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, VOL. 2, PAGE 109.
- RECORD OF SURVEY AF#20050800163
- L.L.A. LOT LINE ADJUSTMENT AF# 202106140182.

SURVEY NOTES

FIELD SURVEY COMPLETED, OCTOBER 11, 2022
 EQUIPMENT: 3\"/>

FIELD TRAVERSE
 THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 352-150-060.

TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, NUMBER 5003353-0009020 DATED MAY 14, 2024.
 EASEMENT TO RACKET SOUND ENERGY AF#2020120098 IS 10' WIDE OVERLINES AS CONSTRUCTED AND CANNOT BE ACCURATELY DEPICTED.

VERTICAL INFORMATION FOR UTILITIES ALONG PARK STREET, HILL STREET AND MAPLE AVENUE IS WAS PROVIDED BY OTHERS.

LEGEND

- FOUND MONUMENT AS NOTED
- SEWER SURVEY MARKER AS NOTED
- UTILITY POLE
- WATER METER
- WATER VALVE
- SEWER CLEAN OUT
- SEWER LINE
- STORM DRAIN
- GAS
- WATER LINE
- OVERHEAD POWER

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 S/UAS AERIAL MAPPING • WETLAND SERVICES

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 (425) 252-1884
 (360) 794-7811

SNAPDRAGON FLATS SHORT PLAT
 FOR SNAPDRAGON HILL, LLC.
 FILE NO. LU22-033P
 TOWN OF LA CONNER
 SNAAGT COUNTY, WASHINGTON

DATE	06-15-2024	JOB NO.	22-301FP
DWN BY	ASL	CHECKED BY	SW: TONIA WILSON SNA: JEFFREY WILSON SE: JEFFREY WILSON
DATE	06-15-2024	JOB NO.	22-301FP
DWN BY	ASL	CHECKED BY	SW: TONIA WILSON SNA: JEFFREY WILSON SE: JEFFREY WILSON



AF# 202406210044