

CITY OF MARYSVILLE AGENDA BILL

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: 10/8/18

| | |
|--|---------------------------|
| AGENDA ITEM: | |
| Condemnation Ordinance for State Avenue Widening Project | |
| PREPARED BY: | DIRECTOR APPROVAL: |
| Jon Walker | |
| DEPARTMENT: | |
| Legal | |
| ATTACHMENTS: | |
| | |
| BUDGET CODE: | AMOUNT: |
| | |
| SUMMARY: | |

A project widening State Avenue between 100th and 116th is underway and the City has been contacting property owners regarding right-of-way acquisitions that are necessary to complete the project. The City intends to acquire necessary right-of-way through negotiations if at all possible.

The city has two reasons for considering authorizing the use of eminent domain at this time. First, the procedural requirements to authorize eminent domain through an ordinance take considerable time and coordination. If the city were to wait to take this step, it might interfere with construction timelines and delay the project. The ordinance only authorizes the city to use eminent domain, but does not require it to do so. Second, if the sale of property takes place under “threat” of eminent domain (the “threat” would be established by the ordinance), the seller does not need to pay the real estate excise tax that he or she would otherwise be required to pay. WAC 458-61A-206 (copy attached). The tax is currently 1.78% in the city.

Council approved Ordinance No. 3103 on October 8, 2018, for this same project. Subsequent changes to the project have identified these parcels as also being necessary to construct and complete the project.

| |
|---|
| <p>RECOMMENDED ACTION: Staff recommends that the Council consider approving the condemnation ordinance for the State Avenue widening project.</p> <p>RECOMMENDED MOTION: I move to approve Ordinance No. ___ authorizing the city to use eminent domain to acquire property for the State Avenue street widening project.</p> |
|---|

WAC 458-61A-206

Condemnation proceedings.

(1) **Introduction.** Transfers of real property to a governmental entity under an imminent threat of the exercise of eminent domain, a court judgment or settlement with a governmental entity based upon a claim of inverse condemnation, or as a result of the actual exercise of eminent domain, are not subject to the real estate excise tax.

(2) **Transfer must be to a governmental entity.** To qualify for this exemption, the threat of condemnation or the exercise of eminent domain must be made by a governmental entity with the actual power to exercise eminent domain.

(3) **Threat to exercise eminent domain must be imminent.** To qualify for this exemption, the governmental entity must have either filed condemnation proceedings against the seller/grantee; or:

(a) The governmental entity must have notified the seller in writing of its intent to exercise its power of eminent domain prior to the sale; and

(b) The governmental entity must have the present ability and authority to use its power of eminent domain against the subject property at the time of sale; and

(c) The governmental entity must have specific statutory authority authorizing its power of eminent domain for property under the conditions presented.

(4) **Inverse condemnation.** Inverse condemnation occurs when the government constructively takes real property even though formal eminent domain proceedings are not actually taken against the subject property. The seller must have a judgment against the governmental entity, or a court approved settlement, based upon inverse condemnation to claim the exemption.

(5) **Examples.** The following examples, while not exhaustive, illustrate some of the circumstances in which a sale to a governmental entity may or may not be exempt on the basis of condemnation or threat of eminent domain. The status of each situation must be determined after a review of all the facts and circumstances.

(a) The Jazz Port school district wants to purchase property for a new school. An election has been held to authorize the use of public funds for the purchase, and the general area for the site has been chosen. In order to proceed, the district will need to obtain a five-acre parcel owned by the Fairwood family. The district has been granted authority to obtain property by the use of eminent domain if required. The district has notified the Fairwoods in writing of its intention to exercise its powers of eminent domain if necessary to obtain the land. The Fairwoods, rather than allowing the matter to proceed to court, agree to sell the parcel to the Jazz Port district. The school district will use the parcel for construction of the new school. The conveyance from the Fairwoods to Jazz Port school district is exempt from real estate excise tax because the transfer was made under the imminent threat of the exercise of eminent domain.

(b) The Sonata City Parks Department has the authority to obtain land for possible future development of parks. The department would like to obtain waterfront property for preservation and future development. They approach Frankie and Chaz Friendly with an offer to purchase the Friendlys' 20-acre waterfront parcel. The Parks Department does not have a current appropriation for actual construction of a park on the site, and the City Council has not specifically authorized an exercise of eminent domain to obtain the subject property. The

conveyance from the Friendlys to the city is subject to the real estate excise tax, because the transfer was not made under the imminent threat of the exercise of eminent domain.

[Statutory Authority: RCW **82.45.150**, **82.32.300**, and **82.01.060**. WSR 14-06-060, § 458-61A-206, filed 2/28/14, effective 3/31/14. Statutory Authority: RCW **82.32.300**, **82.01.060**(2), and **82.45.150**. WSR 05-23-093, § 458-61A-206, filed 11/16/05, effective 12/17/05.]

CITY OF MARYSVILLE
Marysville, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON DECLARING PUBLIC USE AND NECESSITY FOR LAND AND PROPERTY TO BE CONDEMNED FOR THE PURPOSE OF WIDENING STATE AVENUE FROM APPROXIMATELY 100TH STREET NE TO 116TH STREET NE; AND AUTHORIZING THE CONDEMNATION, APPROPRIATION, TAKING, DAMAGING AND ACQUISITION OF LAND AND OTHER PROPERTY AND PAYMENT FROM THE GENERAL FUND.

WHEREAS, the City Council of the City of Marysville (hereinafter the "City") finds as follows:

1. Widening State Avenue from two lanes to five lanes and construction of curbs, gutters and sidewalks, from approximately 100th Street NE to approximately 116th Street NE will enhance public safety, ease traffic congestion, and carry out the transportation element of the City's comprehensive plan, consequently, this is a public use and the properties identified below are necessary to meet the requirements of increased traffic and to carry out this project; and

2. The City has conducted engineering and traffic studies and determined that it will be necessary to acquire property for the street widening as depicted in **EXHIBIT A** and more specifically described in **EXHIBIT B**, attached hereto and incorporated herein by this reference; and

3. The City Council approved Ordinance No. 3103, on October 8, 2018, authorizing the use of eminent domain in regard to other parcels of land for this project and changes to those plans have necessitated the acquisition of these parcels to complete the project; and

4. Efforts are now on-going to acquire the properties necessary for this public use by negotiation; and

5. In the event that negotiated acquisition is not fully successful in advance of the anticipated commencement and construction, it is essential that the City be prepared to initiate condemnation proceedings so that the project can be timely constructed; and

6. Public safety, convenience, use and necessity demand the acquisition of several parcels of property, easement, and/or temporary construction easements to wit: 10219 State Avenue; 4300 106th Place NE; 11013 State Avenue; 11721 State Avenue; and 10305 State Avenue, Marysville, Washington; and

7. The entire cost of the acquisition provided by this ordinance shall be paid by the following funds of the City:

GENERAL FUND

or such other general funds of the City as may be provided by law.

8. The City may be unable to agree with the property owners upon the compensation to be paid for the properties identified in **EXHIBIT B** or it may not be feasible to clear title without condemnation proceedings.

9. The City has authority pursuant to chapter 8.12 RCW to acquire, if necessary, title to real property for public purposes. Improvement of the City's road system is a public purpose.

10. The proposed improvement is for widening State Avenue from two to five lanes and constructing curbs, gutters and sidewalks, from approximately 100th Street NE to 116th Street NE, which is a permanent public use and is reasonably necessary for the purposes for which it is sought.

11. Notice of the planned final action authorizing the condemnation of the property described in Exhibits A and B has been given to the owner(s) of said property and published in the Everett Herald and Marysville Globe in accordance with the provisions of RCW 8.25.290.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. State Avenue Corridor Widening is a Public Use. The State Avenue Corridor Widening project is a public use. The improvement will be owned by the City of Marysville and open for vehicle, pedestrian, and bicycle travel by members of the public.

Section 2. Determination of Necessity. Acquisition of the properties depicted in Exhibit A and legally described in Exhibit B, both of which are attached and incorporated by this reference (the "Properties"), is necessary to construct the State Avenue Corridor Widening project. If the Properties are not acquired and the project is not constructed, traffic movement and safety along the State Avenue (SR 529) corridor will be severely negatively impacted.

Section 3. Condemnation. Under the authority of chapter 8.12 RCW, the Properties shall be condemned and acquired by the City of Marysville, after just compensation having been first made or paid into court for the owner(s) in the manner prescribed by law.

Section 4. Authorization. The City Attorney and/or his designees are hereby authorized to commence and prosecute condemnation proceedings for the Properties in the manner provided by law, to determine and make or pay just compensation, and to take such other steps as they deem necessary to complete the acquisition of the Properties including to enter into settlements to mitigate damages.

Section 5. Compensation. Compensation shall be paid to the owners of the property identified in Exhibits A and B, and the cost of acquisition and the costs of litigation shall be paid from the City's General Fund.

Section 6. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

Section 7. Effective Date. This ordinance shall become effective five days after the date of its publication by summary.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 20_____.

CITY OF MARYSVILLE

By _____
JON NEHRING, Mayor

ATTEST:

By _____
Deputy City Clerk

Approved as to form:

By _____
JON WALKER, City Attorney

Date of Publication: _____

Effective Date (5 days after publication): _____

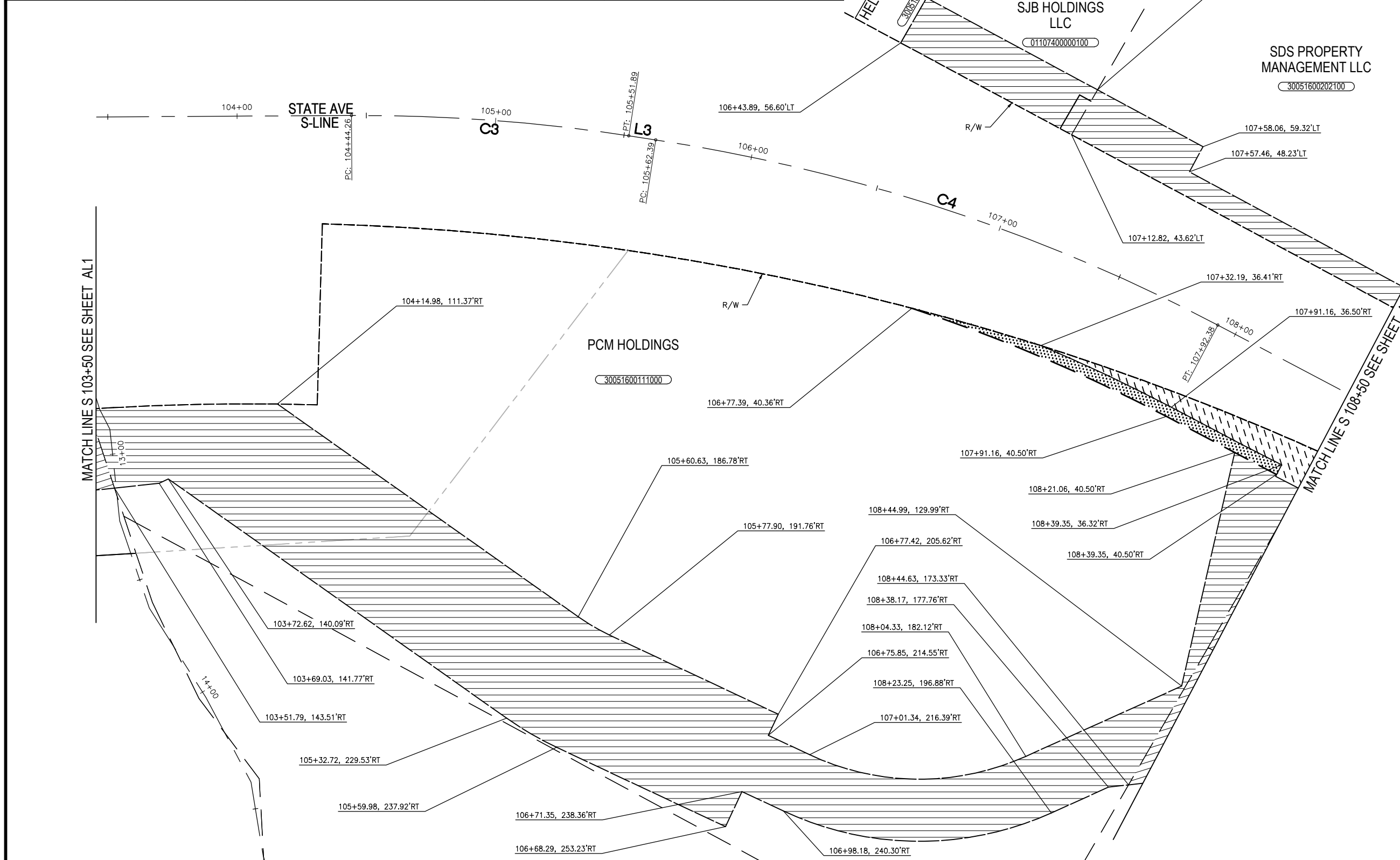
EXHIBIT A

| OWNERSHIP | | | | | | |
|------------------------------------|-----------------------------|------------|-----------------|-----------|------------|------------|
| PARCEL NO. | NAME | TOTAL AREA | R/W ACQUISITION | PERM ESMT | TCE | REMAINDER |
| 30051600111000 | PCM HOLDINGS | 56192 S.F. | 744 S.F. | 512 S.F. | 16941 S.F. | 55448 S.F. |
| 01107400000100 & 01107400000200 | SJB HOLDINGS LLC | 6644 S.F. | 0 S.F. | 0 S.F. | 1501 S.F. | 6644 S.F. |
| 30051600202100 | SDS PROPERTY MANAGEMENT LLC | 16117 S.F. | 0 S.F. | 0 S.F. | 1853 S.F. | 16048 S.F. |

90% SUBMITTAL

- LEGEND**
- C#** CURVE SEGMENT
 - L#** LINE SEGMENT
 - QUARTER CORNER
 - SECTION CORNER
 - RIGHT-OF-WAY ACQUISITION
 - EASEMENT ACQUISITION
 - TEMPORARY CONSTRUCTION EASEMENT
 - ACCESS EASEMENT
 - EXISTING RIGHT-OF-WAY
 - EXISTING EASEMENT
 - PROPERTY LINE
 - PROPOSED ROW
 - PROPOSED EASEMENT
 - TEMPORARY CONSTRUCTION EASEMENT
 - ACCESS EASEMENT

- GENERAL NOTES**
1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
 2. SEE SHEET ALO0 FOR ROADWAY CENTERLINE ALIGNMENT DATA TABLES SUMMARIZING CURVE AND LINE SEGMENT INFORMATION.
 3. REFER TO DW SHEETS FOR PAVING BEHIND SIDEWALK AND PROPERTY RESTORATION.
 4. REFER TO PV SHEETS FOR ROADWAY PAVING LIMITS.
 5. REFER TO IL SHEETS FOR LUMINAIRE LOCATIONS.
 6. REFER TO UT SHEETS FOR UTILITY LOCATIONS.



| | | | | | | | | | | |
|--|--|-----------------------------|--|--|-----------------|------------|---------------|-------------|--|------------|
| | | <p>NOT FOR CONSTRUCTION</p> | | DRAWN BY | DESIGNED BY | CHECKED BY | SCALE | DATE | <p>CITY OF MARYSVILLE</p> <p>STATE AVENUE 100TH STREET NE TO 104TH STREET NE ALIGNMENT AND ROW PLAN STA S 103+50 TO STA S 108+50</p> | SHEET NAME |
| | | | | JLF | HDR | SM | SCALE | 9/7/18 | | ALO2 |
| | | | | <p>LINE IS 1 INCH AT FULL SIZE (IF NOT 1" = SCALE ACCORDINGLY)</p> | <p>12</p> | | | | 200 | |
| | | | | <p>NO. 11-10</p> | <p>REVISION</p> | <p>BY</p> | <p>REVIEW</p> | <p>DATE</p> | | |

OWNERSHIP

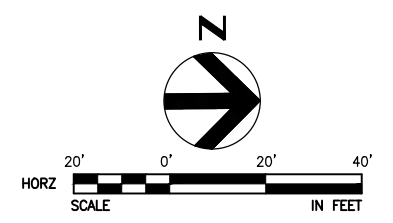
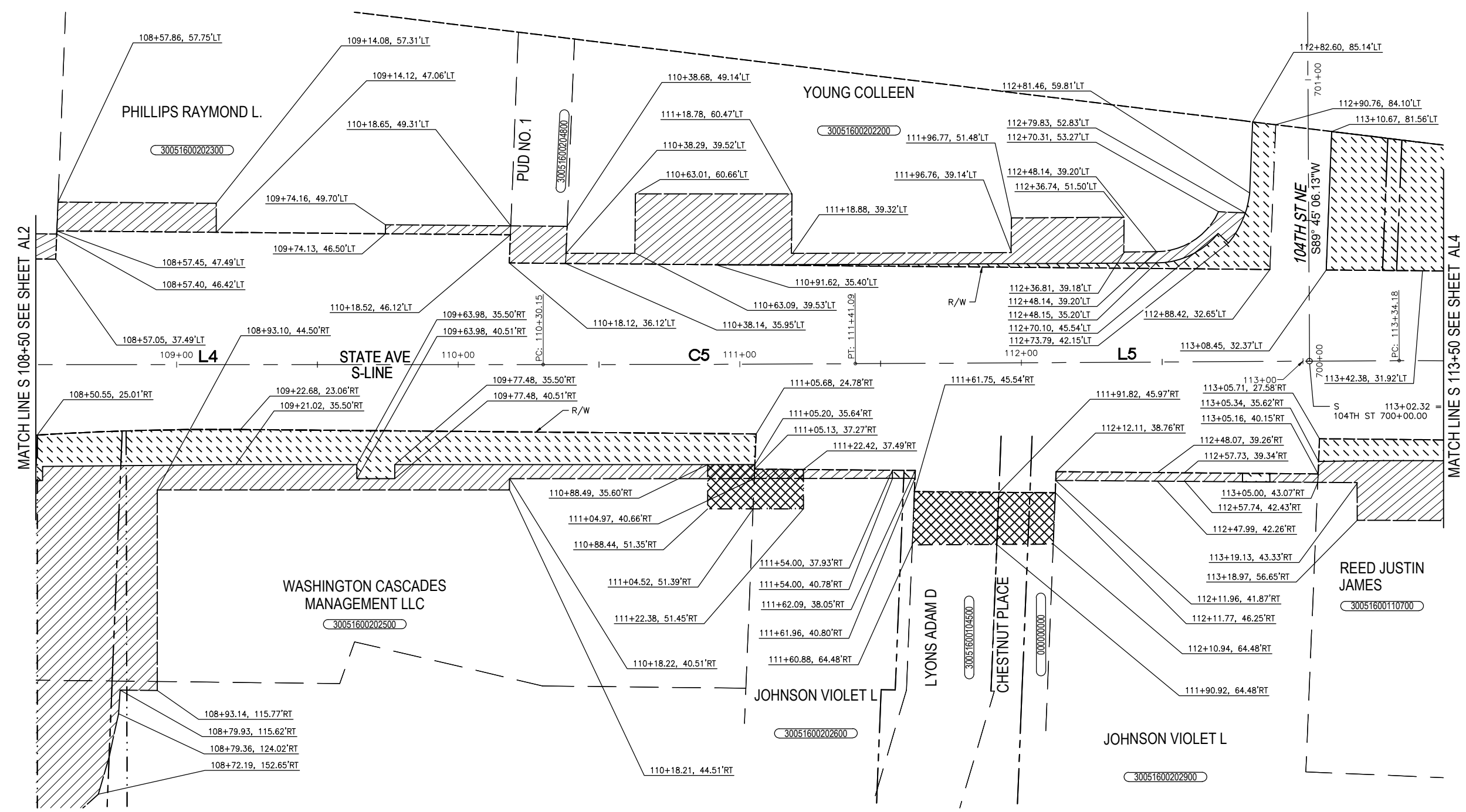
| PARCEL NO. | NAME | TOTAL AREA | R/W ACQUISITION | PERM OR ACCESS ESMT | TCE | REMAINDER |
|----------------|------------------------------------|------------|-----------------|---------------------|-----------|------------|
| 30051600202500 | WASHINGTON CASCADES MANAGEMENT LLC | 22216 S.F. | 3109 S.F. | 259 S.F. | 6458 S.F. | 19107 S.F. |
| 30051600202300 | PHILLIPS RAYMOND L. | 13504 S.F. | 0 S.F. | 0 S.F. | 721 S.F. | 13504 S.F. |
| 30051600204800 | PUD NO. 1 | 1742 S.F. | 0 S.F. | 0 S.F. | 270 S.F. | 1742 S.F. |
| 30051600202200 | YOUNG COLLEEN | 16553 S.F. | 840 S.F. | 0 S.F. | 2662 S.F. | 15713 S.F. |
| 30051600202600 | JOHNSON VIOLET L | 4792 S.F. | 41 S.F. | 247 S.F. | 144 S.F. | 4769 S.F. |
| 30051600104500 | LYONS ADAM D | 87991 S.F. | 0 S.F. | 570 S.F. | 0 S.F. | 87991 S.F. |
| 000000000 | CHESTNUT PLACE | N/A | 0 S.F. | 380 S.F. | 0 S.F. | N/A |
| 30051600202900 | JOHNSON VIOLET L | 6534 S.F. | 41 S.F. | 0 S.F. | 238 S.F. | 6493 S.F. |
| 30051600110700 | REED JUSTIN JAMES | 11761 S.F. | 882 S.F. | 0 S.F. | 1163 S.F. | 10879 S.F. |

LEGEND

- C#** CURVE SEGMENT
- L#** LINE SEGMENT
- QUARTER CORNER
- SECTION CORNER
- RIGHT-OF-WAY ACQUISITION
- EASEMENT ACQUISITION
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
- SEE SHEET ALO FOR ROADWAY CENTERLINE ALIGNMENT DATA TABLES SUMMARIZING CURVE AND LINE SEGMENT INFORMATION.
- REFER TO DW SHEETS FOR PAVING BEHIND SIDEWALK AND PROPERTY RESTORATION.
- REFER TO PV SHEETS FOR ROADWAY PAVING LIMITS.
- REFER TO IL SHEETS FOR LUMINAIRE LOCATIONS.
- REFER TO UT SHEETS FOR UTILITY LOCATIONS.









| | | | | | | | |
|--|--|----------------------|--|---|--|--|--------------------|
| | | NOT FOR CONSTRUCTION | | DRAWN BY: JLF DESIGNED BY: HDR CHECKED BY: SM SCALE: SCALE DATE: 9/7/18 | LINE IS 1 INCH AT FULL SIZE <small>(IF NOT 1" = SCALE ACCORDINGLY)</small> | CITY OF MARYSVILLE STATE AVENUE 100TH STREET NE TO 104TH STREET NE ALIGNMENT AND ROW PLAN STA S 108+50 TO STA S 113+50 | SHEET NAME ALO3 |
| | | | | REVISION NO. 11-11 | | | 13 / 200 |

OWNERSHIP

| PARCEL NO. | NAME | TOTAL AREA | R/W ACQUISITION | PERM ESMT | TCE | REMAINDER |
|----------------|----------------------------|------------|-----------------|-----------|-----------|------------|
| 00550300002400 | WELCH ROBERT E | 15246 S.F. | 2195 S.F. | 0 S.F. | 1554 S.F. | 13051 S.F. |
| 00412900002200 | MISSAGGIA SALLY J /TIBERIO | 10890 S.F. | 1658 S.F. | 0 S.F. | 1014 S.F. | 9232 S.F. |
| 00412900000100 | KLEIN TOM/CHERYL L | 10890 S.F. | 1872 S.F. | 0 S.F. | 527 S.F. | 9018 S.F. |

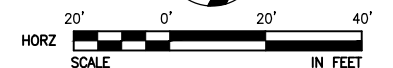
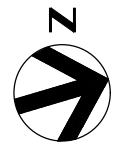
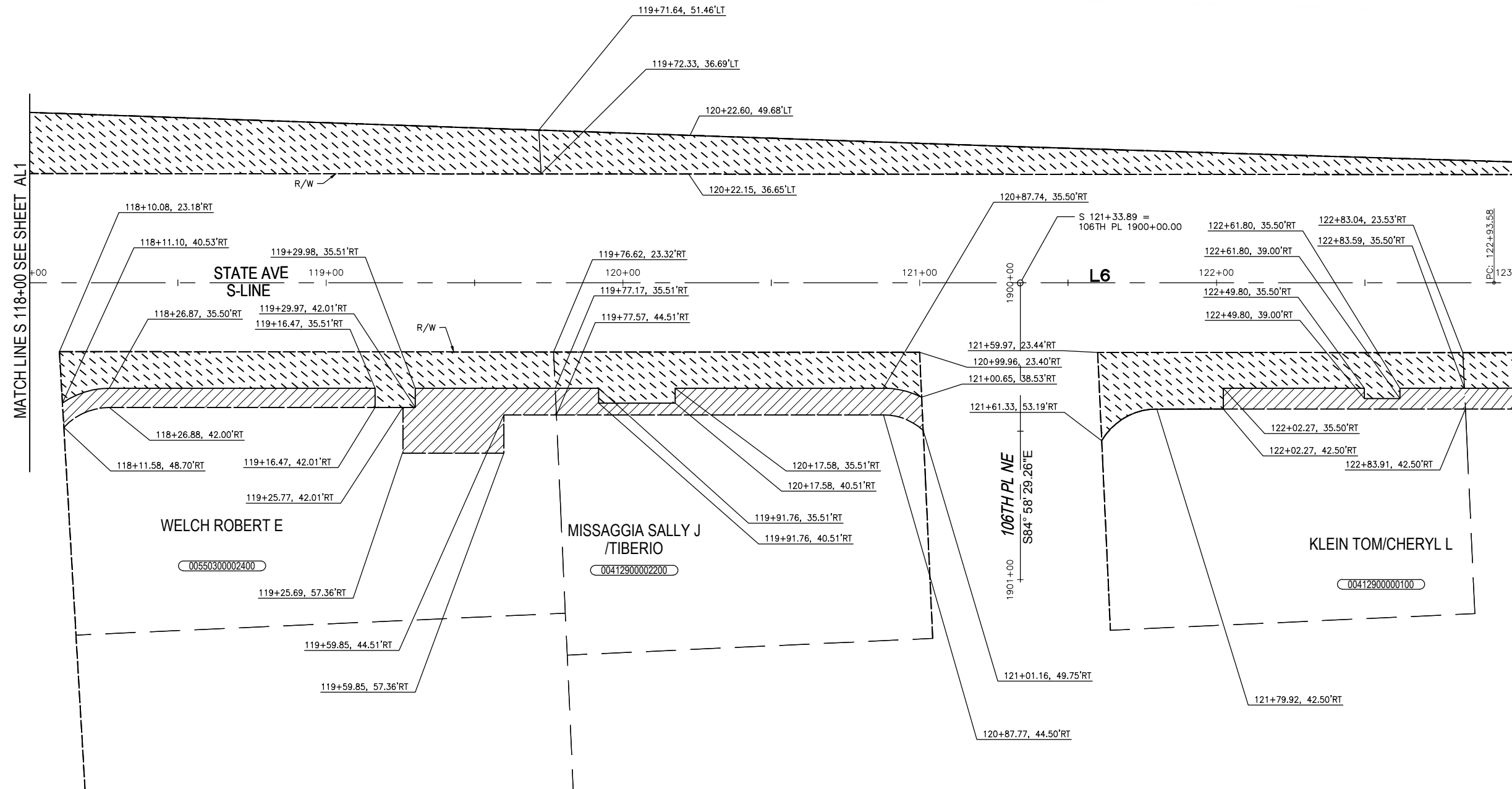
LEGEND

90% SUBMITTAL

- C#** CURVE SEGMENT
- L#** LINE SEGMENT
-  QUARTER CORNER
-  SECTION CORNER
-  RIGHT-OF-WAY ACQUISITION
-  EASEMENT ACQUISITION
-  TEMPORARY CONSTRUCTION EASEMENT
-  ACCESS EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
2. SEE SHEET ALSO FOR ROADWAY CENTERLINE ALIGNMENT DATA TABLES SUMMARIZING CURVE AND LINE SEGMENT INFORMATION.
3. REFER TO DW SHEETS FOR PAVING BEHIND SIDEWALK AND PROPERTY RESTORATION.
4. REFER TO PV SHEETS FOR ROADWAY PAVING LIMITS.
5. REFER TO IL SHEETS FOR LUMINAIRE LOCATIONS.
6. REFER TO UT SHEETS FOR UTILITY LOCATIONS.



NOT FOR CONSTRUCTION



| DRAWN BY | DESIGNED BY | CHECKED BY | SCALE | DATE |
|----------|-------------|------------|-------|---------|
| KM | HDR | SM | SHOWN | 8/15/18 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

LINE IS 1 INCH AT FULL SIZE (IF NOT 1" - SCALE ACCORDINGLY)

CITY OF MARYSVILLE
STATE AVENUE
104TH STREET NE TO 116TH STREET NE
ALIGNMENT AND ROW PLAN
STA S 118+00 TO STA S 123+00

SHEET NAME
AL2
10
144

OWNERSHIP

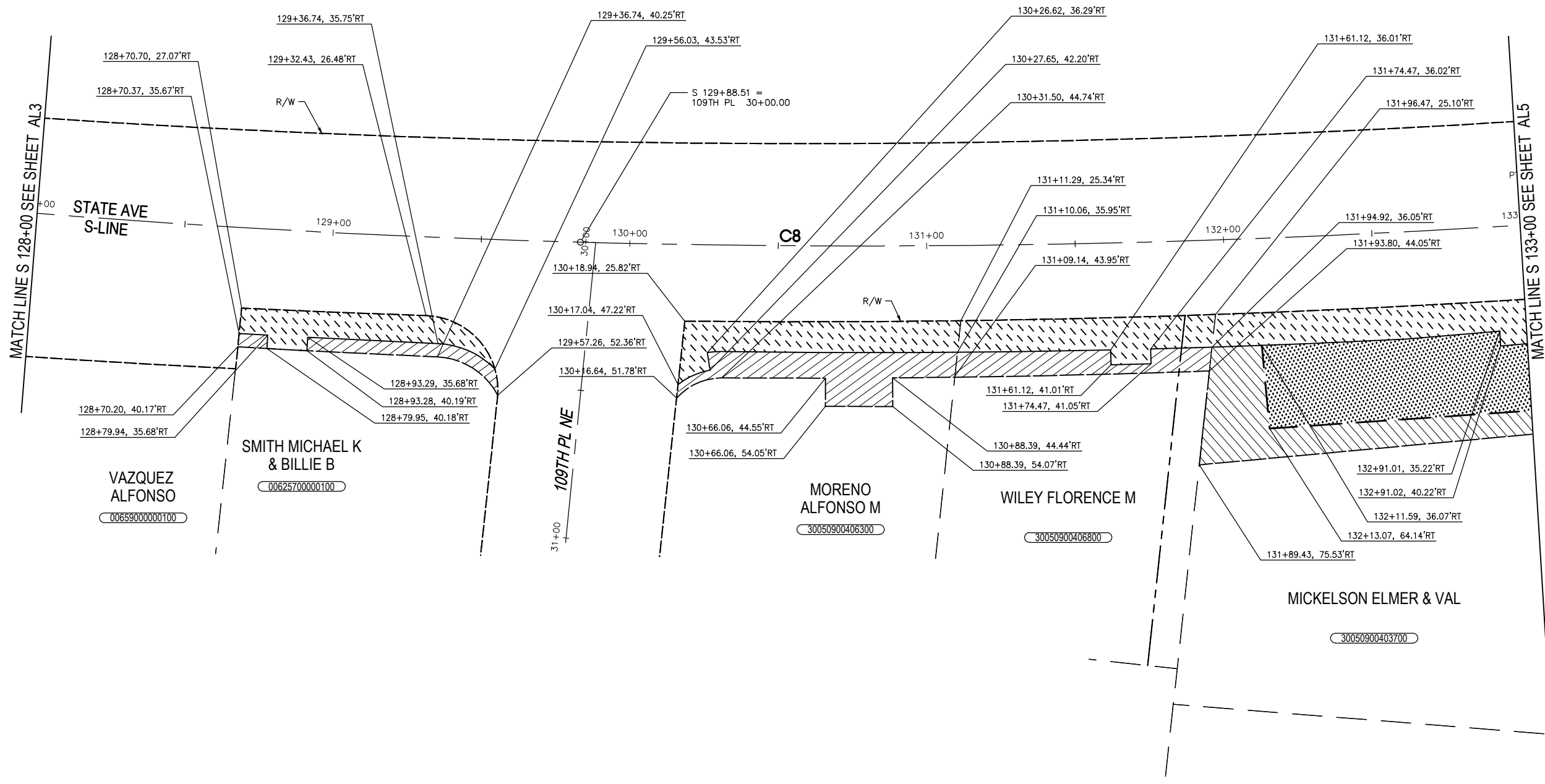
| PARCEL NO. | NAME | TOTAL AREA | R/W ACQUISITION | PERM ESMT | TCE | REMAINDER |
|----------------|----------------------------|------------|-----------------|-----------|-----------|------------|
| 0065900000100 | VAZQUEZ ALFONSO | 9148 S.F. | 0 S.F. | 0 S.F. | 0 S.F. | 9148 S.F. |
| 00625700000100 | SMITH MICHAEL K & BILLIE B | 8276 S.F. | 778 S.F. | 0 S.F. | 349 S.F. | 7498 S.F. |
| 30050900406300 | MORENO ALFONSO M | 21344 S.F. | 1040 S.F. | 0 S.F. | 972 S.F. | 20304 S.F. |
| 30050900406800 | WILEY FLORENCE M | 10019 S.F. | 1011 S.F. | 0 S.F. | 619 S.F. | 9008 S.F. |
| 30050900403700 | MICKELSON ELMER & VAL | 36155 S.F. | 2517 S.F. | 4821 S.F. | 3791 S.F. | 33710 S.F. |

LEGEND

- C#** CURVE SEGMENT
- L#** LINE SEGMENT
- QUARTER CORNER
- SECTION CORNER
- RIGHT-OF-WAY ACQUISITION
- EASEMENT ACQUISITION
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
2. SEE SHEET AL00 FOR ROADWAY CENTERLINE ALIGNMENT DATA TABLES SUMMARIZING CURVE AND LINE SEGMENT INFORMATION.
3. REFER TO DW SHEETS FOR PAVING BEHIND SIDEWALK AND PROPERTY RESTORATION.
4. REFER TO PV SHEETS FOR ROADWAY PAVING LIMITS.
5. REFER TO IL SHEETS FOR LUMINAIRE LOCATIONS.
6. REFER TO UT SHEETS FOR UTILITY LOCATIONS.



NOT FOR CONSTRUCTION



| DRAWN BY | DESIGNED BY | CHECKED BY | SCALE | DATE |
|----------|-------------|------------|-------|---------|
| KM | HDR | SM | SHOWN | 8/15/18 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

LINE IS 1 INCH AT FULL SIZE (IF NOT 1" - SCALE ACCORDINGLY)

CITY OF MARYSVILLE
 STATE AVENUE
 104TH STREET NE TO 116TH STREET NE
 ALIGNMENT AND ROW PLAN
 STA S 128+00 TO STA S 133+00

| SHEET NAME |
|------------|
| AL4 |
| 12 |
| 144 |

| OWNERSHIP | | | | | | |
|----------------|-----------------|------------|-----------------|-----------|-----------|------------|
| PARCEL NO. | NAME | TOTAL AREA | R/W ACQUISITION | PERM ESMT | TCE | REMAINDER |
| 00609400000600 | PAYNE R GREGORY | 41382 S.F. | 3316 S.F. | 0 S.F. | 3505 S.F. | 38066 S.F. |

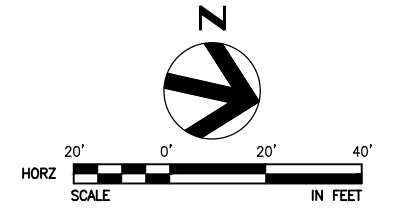
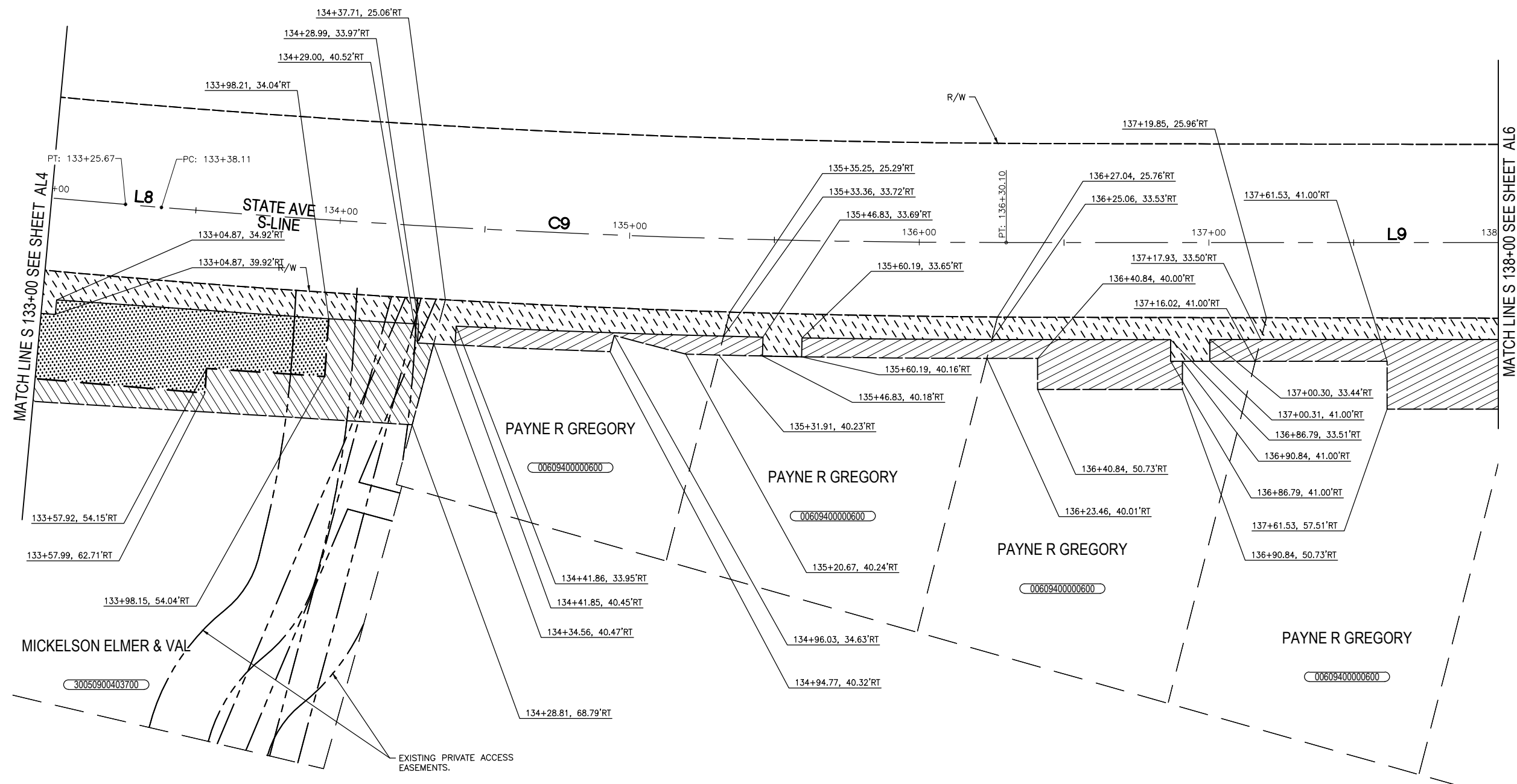
90% SUBMITTAL

LEGEND

- C#** CURVE SEGMENT
- L#** LINE SEGMENT
- QUARTER CORNER
- SECTION CORNER
- RIGHT-OF-WAY ACQUISITION
- EASEMENT ACQUISITION
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
2. SEE SHEET AL00 FOR ROADWAY CENTERLINE ALIGNMENT DATA TABLES SUMMARIZING CURVE AND LINE SEGMENT INFORMATION.
3. REFER TO DW SHEETS FOR PAVING BEHIND SIDEWALK AND PROPERTY RESTORATION.
4. REFER TO PV SHEETS FOR ROADWAY PAVING LIMITS.
5. REFER TO IL SHEETS FOR LUMINAIRE LOCATIONS.
6. REFER TO UT SHEETS FOR UTILITY LOCATIONS.



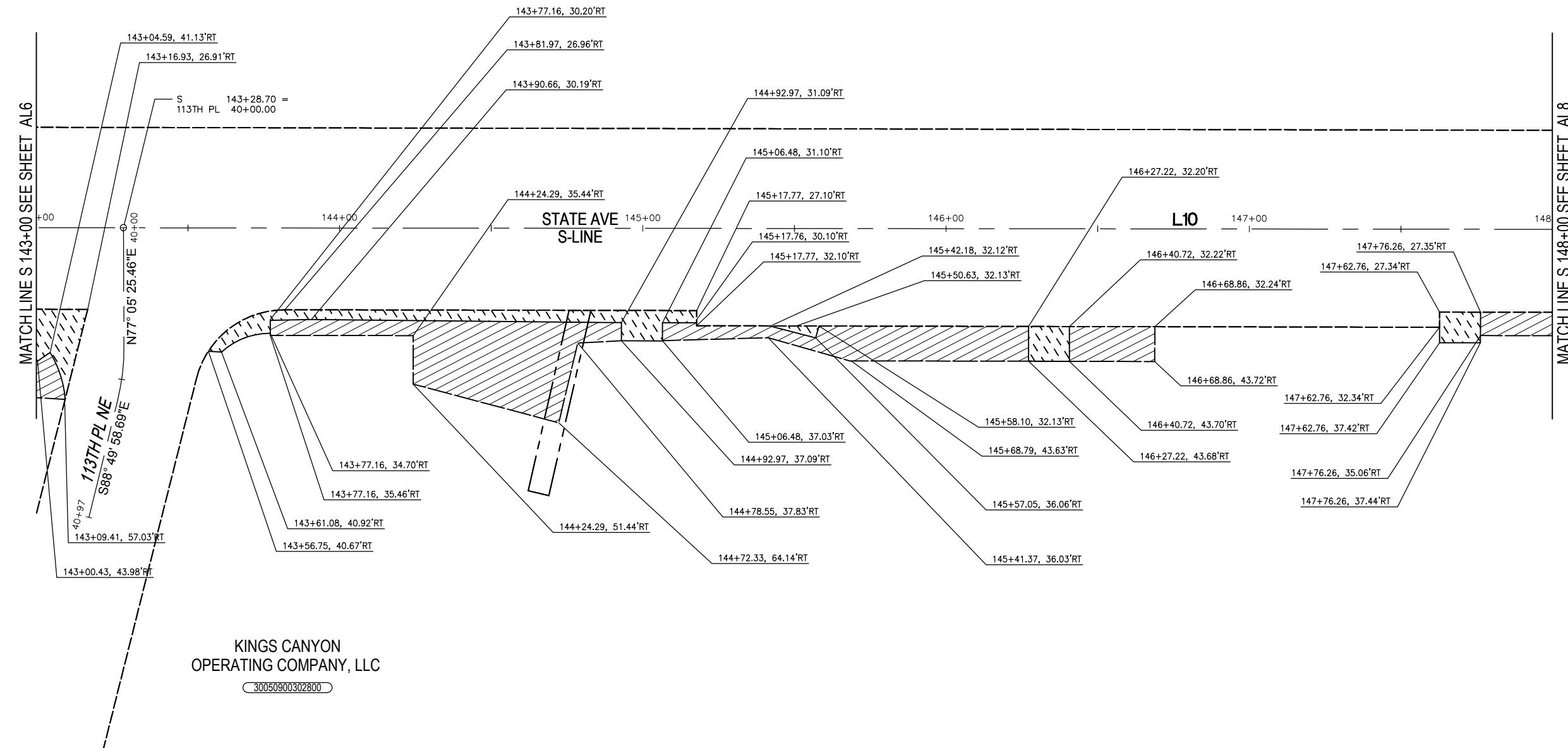
| | | | | | | | | | | |
|--|--|-----------------------------|--|--|-------------|------------|-------|---------|--|------------|
| | | <p>NOT FOR CONSTRUCTION</p> | | DRAWN BY | DESIGNED BY | CHECKED BY | SCALE | DATE | <p>CITY OF MARYSVILLE</p> <p>STATE AVENUE 104TH STREET NE TO 116TH STREET NE ALIGNMENT AND ROW PLAN STA S 133+00 TO STA S 138+00</p> | SHEET NAME |
| | | | | KM | HDR | SM | SHOWN | 8/15/18 | | AL5 |
| | | | | <p>LINE IS 1 INCH AT FULL SIZE (IF NOT 1" - SCALE ACCORDINGLY)</p> | | | | | <p>13</p> | |
| | | | | <p>NO. 11-18 REVISION BY REVIEW DATE</p> | | | | | <p>144</p> | |

| OWNERSHIP | | | | | | |
|----------------|-------------------------------------|-------------|-----------------|-----------|-----------|-------------|
| PARCEL NO. | NAME | TOTAL AREA | R/W ACQUISITION | PERM ESMT | TCE | REMAINDER |
| 30050900302800 | KINGS CANYON OPERATING COMPANY, LLC | 210830 S.F. | 1187 S.F. | 0 S.F. | 4727 S.F. | 209643 S.F. |

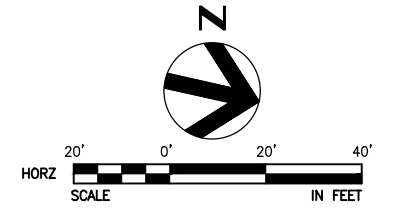
LEGEND 90% SUBMITTAL

- C#** CURVE SEGMENT
- L#** LINE SEGMENT
- QUARTER CORNER
- SECTION CORNER
- RIGHT-OF-WAY ACQUISITION
- EASEMENT ACQUISITION
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

- GENERAL NOTES**
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
 - SEE SHEET AL0 FOR ROADWAY CENTERLINE ALIGNMENT DATA TABLES SUMMARIZING CURVE AND LINE SEGMENT INFORMATION.
 - REFER TO DW SHEETS FOR PAVING BEHIND SIDEWALK AND PROPERTY RESTORATION.
 - REFER TO PV SHEETS FOR ROADWAY PAVING LIMITS.
 - REFER TO IL SHEETS FOR LUMINAIRE LOCATIONS.
 - REFER TO UT SHEETS FOR UTILITY LOCATIONS.



KINGS CANYON OPERATING COMPANY, LLC
30050900302800



| | | | | | | | | | | |
|--|--|----------------------|--|----------|-------------|------------|-------|---------|--|------------------|
| | | NOT FOR CONSTRUCTION | | DRAWN BY | DESIGNED BY | CHECKED BY | SCALE | DATE | CITY OF MARYSVILLE STATE AVENUE 104TH STREET NE TO 116TH STREET NE ALIGNMENT AND ROW PLAN STA S 143+00 TO STA S 148+00 | SHEET NAME |
| | | | | KM | HDR | SM | SHOWN | 8/15/18 | | AL7 15 144 |
| | | | | NO. | 11-20 | --- | --- | --- | --- | --- |
| | | | | --- | --- | --- | --- | --- | --- | --- |
| | | | | --- | --- | --- | --- | --- | --- | --- |
| | | | | --- | --- | --- | --- | --- | --- | --- |
| | | | | --- | --- | --- | --- | --- | --- | --- |
| | | | | --- | --- | --- | --- | --- | --- | --- |
| | | | | --- | --- | --- | --- | --- | --- | --- |
| | | | | --- | --- | --- | --- | --- | --- | --- |

LINE IS 1 INCH AT FULL SIZE (IF NOT 1" - SCALE ACCORDINGLY)

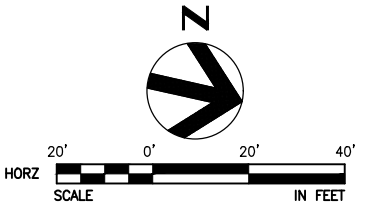
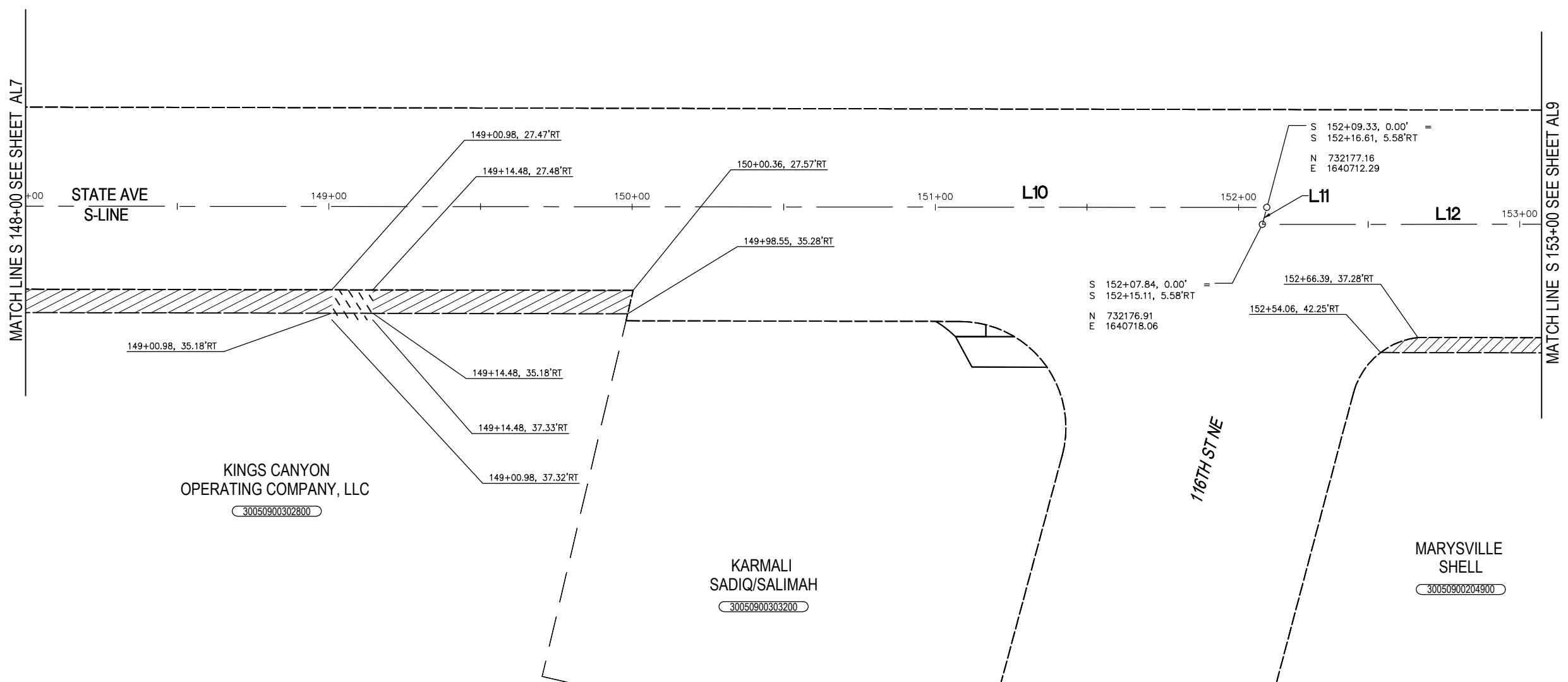
| OWNERSHIP | | | | | | |
|----------------|-------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| PARCEL NO. | NAME | TOTAL AREA | R/W ACQUISITION | PERM ESMT | TCE | REMAINDER |
| 30050900302800 | KINGS CANYON OPERATING COMPANY, LLC | SEE PREVIOUS SHEET | SEE PREVIOUS SHEET | SEE PREVIOUS SHEET | SEE PREVIOUS SHEET | SEE PREVIOUS SHEET |

LEGEND

- C#** CURVE SEGMENT
- L#** LINE SEGMENT
- QUARTER CORNER
- SECTION CORNER
- RIGHT-OF-WAY ACQUISITION
- EASEMENT ACQUISITION
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
2. SEE SHEET AL00 FOR ROADWAY CENTERLINE ALIGNMENT DATA TABLES SUMMARIZING CURVE AND LINE SEGMENT INFORMATION.
3. REFER TO DW SHEETS FOR PAVING BEHIND SIDEWALK AND PROPERTY RESTORATION.
4. REFER TO PV SHEETS FOR ROADWAY PAVING LIMITS.
5. REFER TO IL SHEETS FOR LUMINAIRE LOCATIONS.
6. REFER TO UT SHEETS FOR UTILITY LOCATIONS.



| | | | | | | | | | | | |
|--|--|-------------------------|--|----------------|--------------------|------------------|----------------|-----------------|--|--|------------|
| | | NOT FOR CONSTRUCTION | | DRAWN BY KM | DESIGNED BY HDR | CHECKED BY SM | SCALE SHOWN | DATE 8/15/18 | LINE IS 1 INCH AT FULL SIZE <small>(IF NOT 1" - SCALE ACCORDINGLY)</small> | CITY OF MARYSVILLE STATE AVENUE 104TH STREET NE TO 116TH STREET NE ALIGNMENT AND ROW PLAN STA S 148+00 TO STA S 153+00 | SHEET NAME |
| | | | | NO. 11-21 | REVISION | BY | REVIEW | DATE | | | AL8 |

16

144

OWNERSHIP

| PARCEL NO. | NAME | TOTAL AREA | R/W ACQUISITION | PERM ESMT | TCE | REMAINDER |
|----------------|------------------------------|-------------|-----------------|-----------|-----------|-------------|
| 30050900204900 | HART SERVICE CENTERS, LLC | 60113 S.F. | 74 S.F. | 0 S.F. | 1251 S.F. | 60039 S.F. |
| 30050900201200 | PUBLIC UTILITY DIST 1 SNO CO | 37026 S.F. | 0 S.F. | 0 S.F. | 0 S.F. | 37026 S.F. |
| 30050900204700 | CRAIG SHERALYN K | 121968 S.F. | 68 S.F. | 0 S.F. | 0 S.F. | 121900 S.F. |

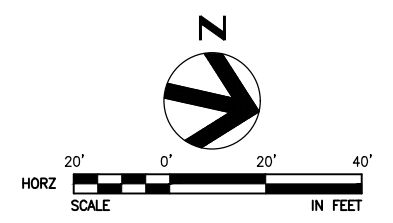
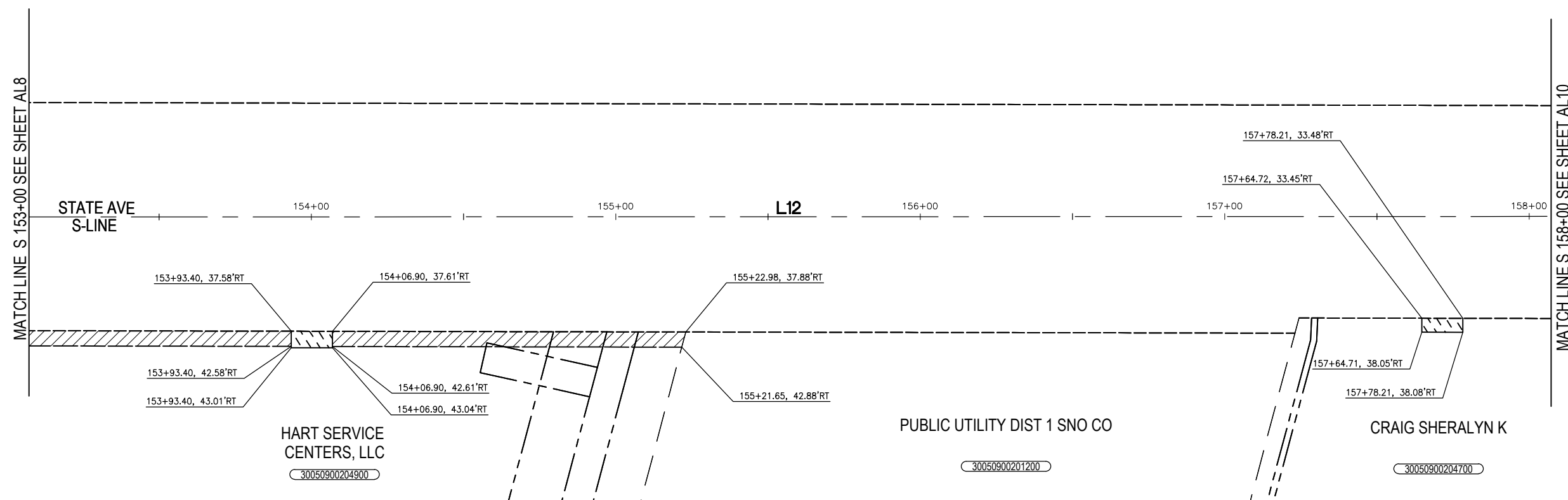
LEGEND

90% SUBMITTAL

- C#** CURVE SEGMENT
- L#** LINE SEGMENT
- QUARTER CORNER
- SECTION CORNER
- RIGHT-OF-WAY ACQUISITION
- EASEMENT ACQUISITION
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
2. SEE SHEET AL00 FOR ROADWAY CENTERLINE ALIGNMENT DATA TABLES SUMMARIZING CURVE AND LINE SEGMENT INFORMATION.
3. REFER TO DW SHEETS FOR PAVING BEHIND SIDEWALK AND PROPERTY RESTORATION.
4. REFER TO PV SHEETS FOR ROADWAY PAVING LIMITS.
5. REFER TO IL SHEETS FOR LUMINAIRE LOCATIONS.
6. REFER TO UT SHEETS FOR UTILITY LOCATIONS.



| | | | | | | | | | | |
|---|--|----------------------|--|----------|-------------|------------|--------|---------|--|------------|
| | | NOT FOR CONSTRUCTION | | DRAWN BY | DESIGNED BY | CHECKED BY | SCALE | DATE | CITY OF MARYSVILLE STATE AVENUE 104TH STREET NE TO 116TH STREET NE ALIGNMENT AND ROW PLAN STA S 153+00 TO STA S 158+00 | SHEET NAME |
| | | | | KM | HDR | SM | SHOWN | 8/15/18 | | AL9 |
| LINE IS 1 INCH AT FULL SIZE (IF NOT 1" - SCALE ACCORDINGLY) | | | | | | | | | 17 | 144 |
| | | | | NO. | REVISION | BY | REVIEW | DATE | | |

OWNERSHIP

| PARCEL NO. | NAME | TOTAL AREA | R/W ACQUISITION | PERM ESMT | TCE | REMAINDER |
|----------------|-------------------------------------|-------------|-----------------|-----------|-----------|-------------|
| 30050900205500 | INTERNATIONAL CHURCH OF 4 SQ GOSPEL | 40075 S.F. | 131 S.F. | 0 S.F. | 1067 S.F. | 39944 S.F. |
| 30050900205700 | INTERNATIONAL CHURCH OF 4 SQ GOSPEL | 215186 S.F. | 61 S.F. | 0 S.F. | 1262 S.F. | 215125 S.F. |

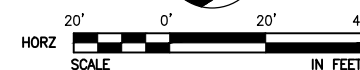
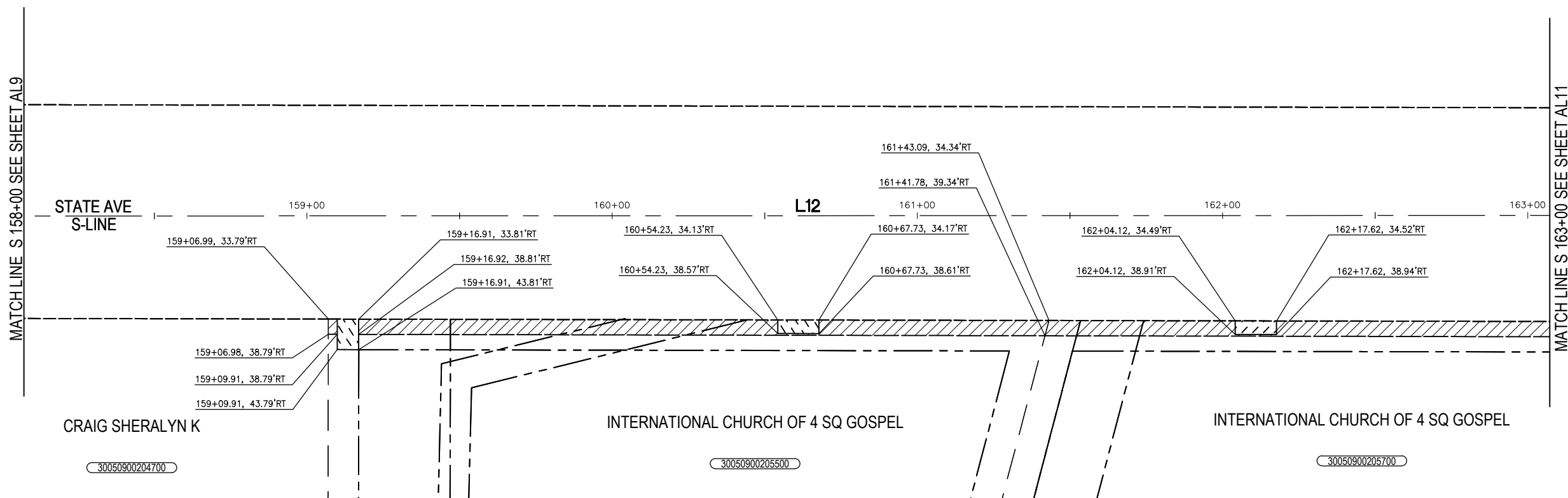
90% SUBMITTAL




LEGEND

- C#** CURVE SEGMENT
- L#** LINE SEGMENT
- QUARTER CORNER
- SECTION CORNER
- RIGHT-OF-WAY ACQUISITION
- EASEMENT ACQUISITION
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
2. SEE SHEET ALSO FOR ROADWAY CENTERLINE ALIGNMENT DATA TABLES SUMMARIZING CURVE AND LINE SEGMENT INFORMATION.
3. REFER TO DW SHEETS FOR PAVING BEHIND SIDEWALK AND PROPERTY RESTORATION.
4. REFER TO PV SHEETS FOR ROADWAY PAVING LIMITS.
5. REFER TO IL SHEETS FOR LUMINAIRE LOCATIONS.
6. REFER TO UT SHEETS FOR UTILITY LOCATIONS.



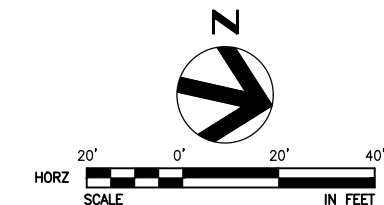
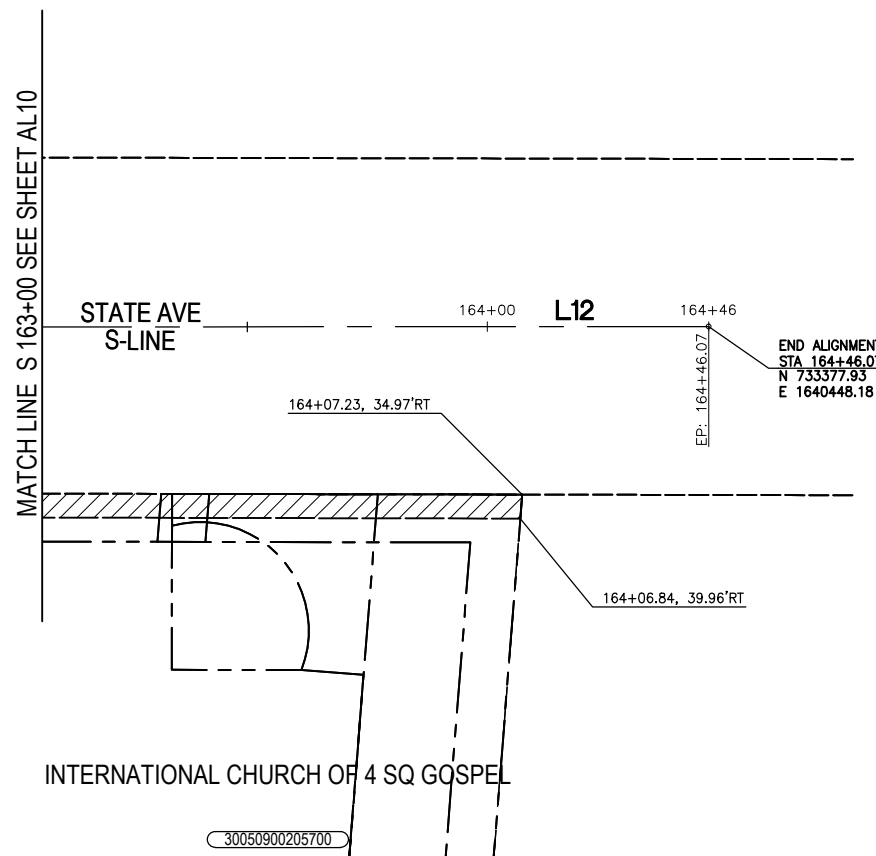
| | | | | | | | | | | |
|---|---|----------------------|---|----------|-------------|------------|--------|---------|--|---------------------------------|
|  |  | NOT FOR CONSTRUCTION |  | DRAWN BY | DESIGNED BY | CHECKED BY | SCALE | DATE | CITY OF MARYSVILLE STATE AVENUE 104TH STREET NE TO 116TH STREET NE ALIGNMENT AND ROW PLAN STA S 158+00 TO STA S 163+00 | SHEET NAME AL10 18 144 |
| | | | | KM | HDR | SM | SHOWN | 8/15/18 | | |
| | | | | NO. | REVISION | BY | REVIEW | DATE | | |

LEGEND

- C#** CURVE SEGMENT
- L#** LINE SEGMENT
- QUARTER CORNER
- SECTION CORNER
- RIGHT-OF-WAY ACQUISITION
- EASEMENT ACQUISITION
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
2. SEE SHEET AL00 FOR ROADWAY CENTERLINE ALIGNMENT DATA TABLES SUMMARIZING CURVE AND LINE SEGMENT INFORMATION.
3. REFER TO DW SHEETS FOR PAVING BEHIND SIDEWALK AND PROPERTY RESTORATION.
4. REFER TO PV SHEETS FOR ROADWAY PAVING LIMITS.
5. REFER TO IL SHEETS FOR LUMINAIRE LOCATIONS.
6. REFER TO UT SHEETS FOR UTILITY LOCATIONS.



NOT FOR CONSTRUCTION



| DRAWN BY | DESIGNED BY | CHECKED BY | SCALE | DATE |
|----------|-------------|------------|-------|---------|
| KM | HDR | SM | SHOWN | 8/15/18 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

LINE IS 1 INCH
AT FULL SIZE
(IF NOT 1" = SCALE ACCORDINGLY)

CITY OF MARYSVILLE

STATE AVENUE
104TH STREET NE TO 116TH STREET NE
ALIGNMENT AND ROW PLAN
STA S 163+00 TO END

| |
|------------|
| SHEET NAME |
| AL11 |
| 19 |
| 144 |

EXHIBIT B

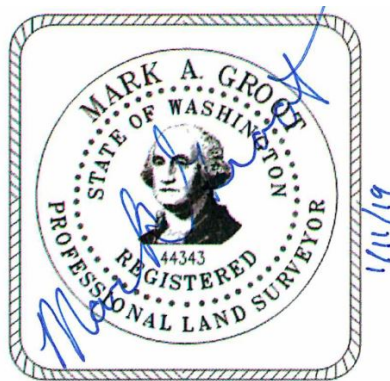
TEMPORARY CONSTRUCTION EASEMENT
PCM HOLDINGS
TAX PARCEL IDENTIFICATION NO. 30051600111000

THAT PORTION OF LOT 4, SNOHOMISH COUNTY SHORT PLAT NO. SP 206 (8-75), RECORDED NOVEMBER 25, 1975 UNDER SNOHOMISH COUNTY RECORDING NO. 2415057, IN SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4;
THENCE SOUTH 87°38'45" EAST 15.50 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE **POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 87°38'45" EAST, 132.94 FEET;
THENCE SOUTH 34°18'46" EAST, 7.84 FEET;
THENCE SOUTH 51°58'32" EAST, 24.25 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 124.00 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°24'46" AN ARC DISTANCE OF 106.94 FEET;
THENCE SOUTH 2°33'46" EAST, 17.63 FEET;
THENCE NORTH 87°26'14" EAST, 15.00 FEET;
THENCE SOUTH 2°33'46" EAST, 72.14 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 127.00 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'03" AN ARC DISTANCE OF 22.43 FEET;
THENCE SOUTH 7°33'17" WEST, 160.22 FEET;
THENCE SOUTH 53°04'54" EAST, 3.97 FEET;
THENCE SOUTH 33°48'14" EAST, 17.33 FEET TO THE SOUTHERLY LINE OF SAID LOT 4;
THENCE SOUTH 43°59'18" WEST ALONG SAID SOUTHERLY LINE 32.18 FEET TO THE EASTERLY RIGHT-OF-WAY MARGIN OF STATE AVENUE (OLD PACIFIC HIGHWAY);
THENCE NORTH 30°54'05" WEST 9.68 FEET ALONG SAID EASTERLY MARGIN TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 941.82 FEET;
THENCE ALONG SAID CURVE AND SAID EASTERLY MARGIN THROUGH A CENTRAL ANGLE OF 03°51'43" AN ARC DISTANCE OF 63.48 FEET;
THENCE NORTH 07°33'17" EAST, 142.48 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 79.00 FEET;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'03" AN ARC DISTANCE OF 13.95 FEET;
THENCE NORTH 2°33'46" WEST, 72.14 FEET;
THENCE NORTH 87°26'14" EAST, 9.00 FEET;
THENCE NORTH 2°33'46" WEST, 17.63 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 49°24'46" AN ARC DISTANCE OF 86.24 FEET;
THENCE NORTH 51°58'32" WEST, 66.11 FEET;
THENCE SOUTH 75°05'54" WEST 92.63 FEET;
THENCE NORTH 00°04'17" EAST 28.87 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 18,347 SQUARE FEET OR 0.43 ACRES, MORE OR LESS.



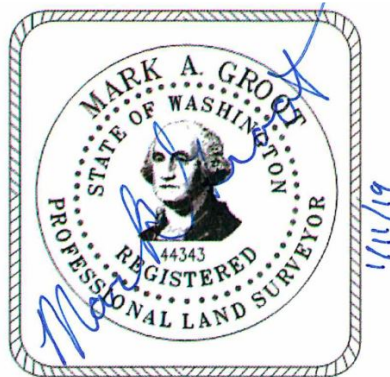
RIGHT-OF-WAY ACQUISITION
SALLY & TIBERIO MISSAGGIA
TAX PARCEL IDENTIFICATION NO. 00412900002200

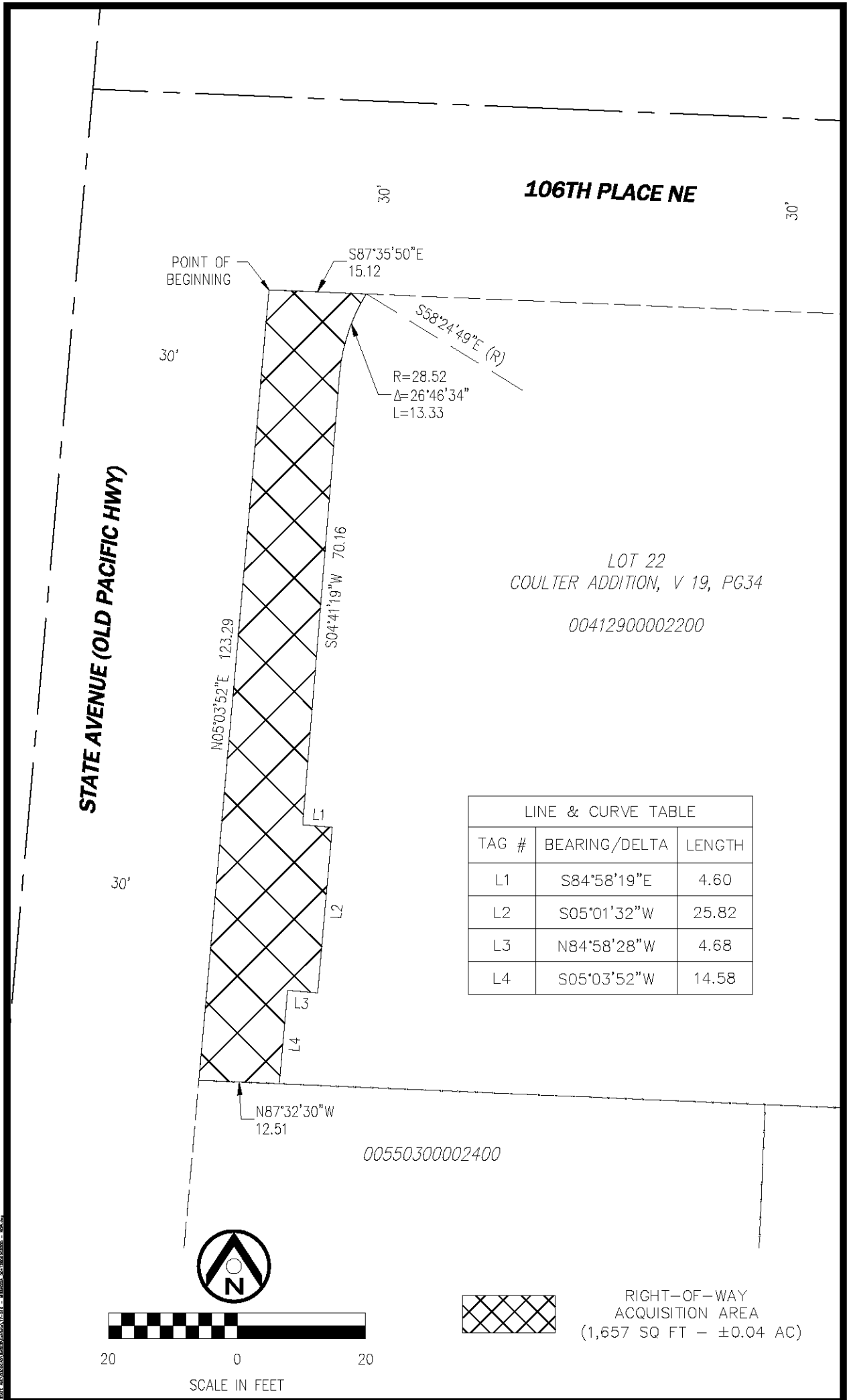
THAT PORTION OF LOT 22 OF COULTER ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 19 OF PLATS, PAGE 34, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 22;

THENCE SOUTH 87°35'50" EAST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 15.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 58°24'49" EAST, 28.52 FEET DISTANT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°46'34" AN ARC DISTANCE OF 13.33 FEET;
THENCE SOUTH 04°41'19" WEST 70.16 FEET;
THENCE SOUTH 84°58'19" EAST 4.60 FEET;
THENCE SOUTH 05°01'32" WEST 25.82 FEET;
THENCE NORTH 84°58'28" WEST 4.68 FEET;
THENCE SOUTH 05°03'52" WEST 14.58 FEET TO THE SOUTH LINE OF SAID LOT 22;
THENCE NORTH 87°32'30" WEST, ALONG SAID SOUTH LINE 12.51 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF STATE AVENUE (OLD PACIFIC HIGHWAY);
THENCE NORTH 05°03'52" EAST, ALONG SAID MARGIN A DISTANCE OF 123.29 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 1,657 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.



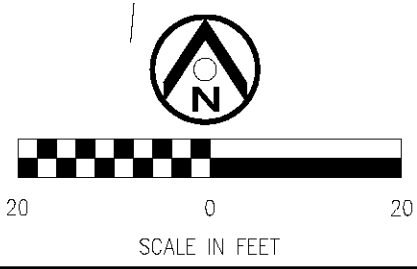


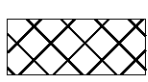
106TH PLACE NE

STATE AVENUE (OLD PACIFIC HWY)

LOT 22
 COULTER ADDITION, V 19, PG34
 00412900002200

| LINE & CURVE TABLE | | |
|--------------------|---------------|--------|
| TAG # | BEARING/DELTA | LENGTH |
| L1 | S84°58'19\"E | 4.60 |
| L2 | S05°01'32\"W | 25.82 |
| L3 | N84°58'28\"W | 4.68 |
| L4 | S05°03'52\"W | 14.58 |



 RIGHT-OF-WAY ACQUISITION AREA
 (1,657 SQ FT - ±0.04 AC)

CITY OF MARYSVILLE
 STATE AVE IMPROVEMENT PROJECT
 RIGHT-OF-WAY ACQUISITION
 SALLY & TIBERIO MISSAGGIA
 PARCEL NO. 00412900002200

DRAWN BY: M. GROOT DATE: 1/11/2019

 **1 ALLIANCE**
GEOMATICS
 SURVEYING & MAPPING

1261A 120TH AVE NE
 Bellevue, Washington 98005

Ph: (425) 598-2200
 Fax: (425) 502-8067

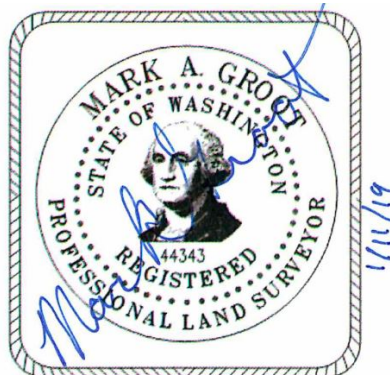
TEMPORARY CONSTRUCTION EASEMENT
SALLY & TIBERIO MISSAGGIA
TAX PARCEL IDENTIFICATION NO. 00412900002200

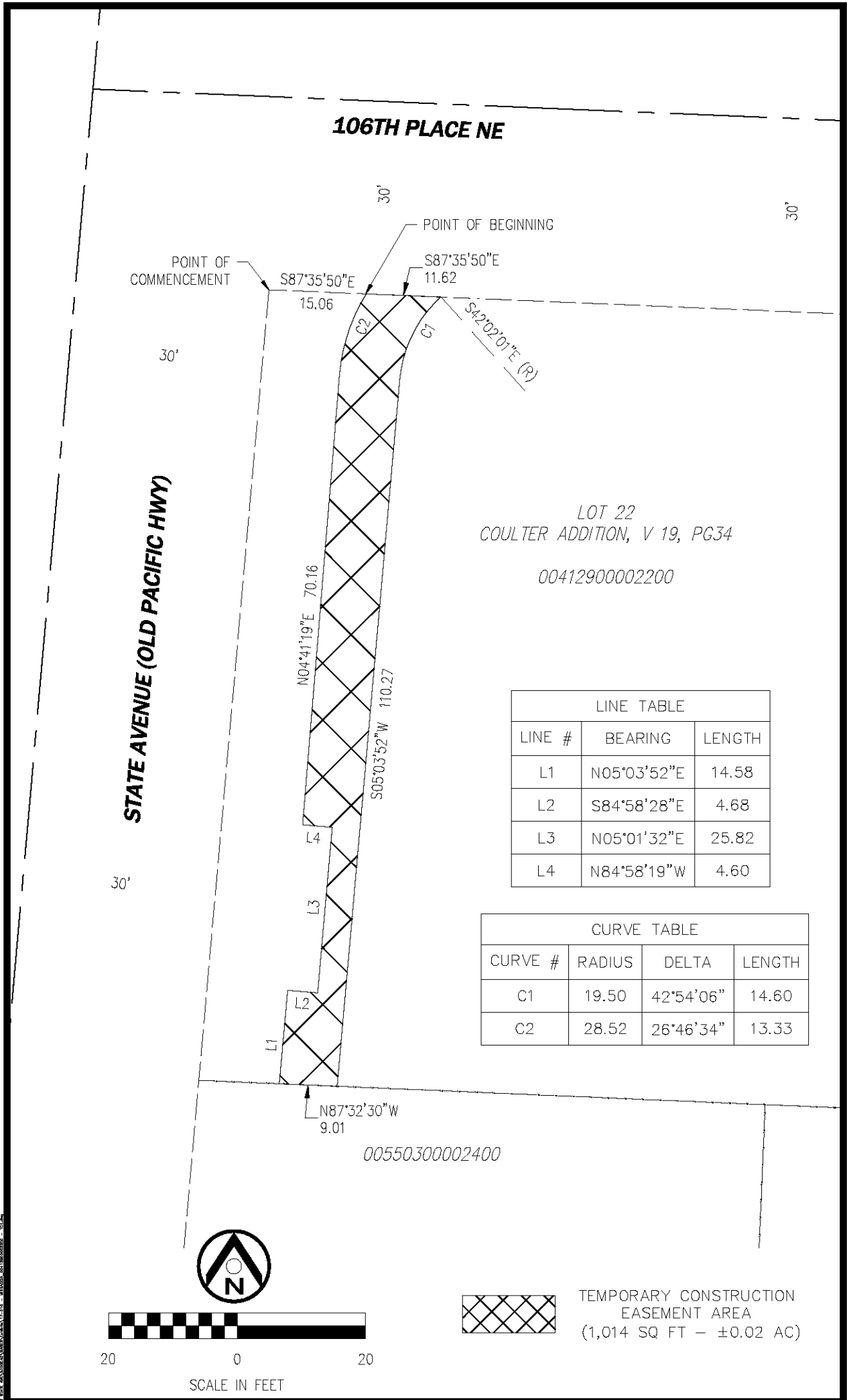
THAT PORTION OF LOT 22 OF COULTER ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 19 OF PLATS, PAGE 34, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 22;

THENCE SOUTH 87°35'50" EAST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 15.06 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 87°35'50" EAST ALONG SAID NORTH LINE 11.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 42°02'01" EAST, 19.50 FEET DISTANT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°54'06" AN ARC DISTANCE OF 14.60 FEET;
THENCE SOUTH 05°03'52" WEST 110.27 FEET TO THE SOUTH LINE OF SAID LOT 22;
THENCE NORTH 87°32'30" WEST, ALONG SAID SOUTH LINE 9.01 FEET;
THENCE NORTH 05°03'52" EAST 14.58 FEET;
THENCE SOUTH 84°58'28" EAST 4.68 FEET;
THENCE NORTH 05°01'32" EAST 25.82 FEET;
THENCE NORTH 84°58'19" WEST 4.60 FEET;
THENCE NORTH 04°41'19" EAST 70.16 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 28.52 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°46'34" AN ARC DISTANCE OF 13.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 1,014 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

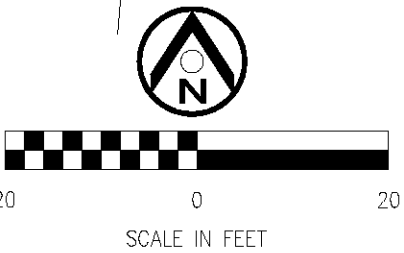





LOT 22
 COULTER ADDITION, V 19, PG34
 00412900002200

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | BEARING | LENGTH |
| L1 | N05°03'52"E | 14.58 |
| L2 | S84°58'28"E | 4.68 |
| L3 | N05°01'32"E | 25.82 |
| L4 | N84°58'19"W | 4.60 |


| CURVE TABLE | | | |
|-------------|--------|-----------|--------|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 19.50 | 42°54'06" | 14.60 |
| C2 | 28.52 | 26°46'34" | 13.33 |



 TEMPORARY CONSTRUCTION EASEMENT AREA
 (1,014 SQ FT - ±0.02 AC)

CITY OF MARYSVILLE
 STATE AVE IMPROVEMENT PROJECT
 TEMPORARY CONSTRUCTION EASEMENT
 SALLY & TIBERIO MISSAGGIA
 PARCEL NO. 00412900002200

DRAWN BY: M. GROOT DATE: 1/11/2019

 **1 ALLIANCE**
GEOMATICS
 SURVEYING & MAPPING

1261A 120TH AVE NE
 Bellevue, Washington 98005

Ph: (425) 598-2200
 Fax: (425) 502-8067

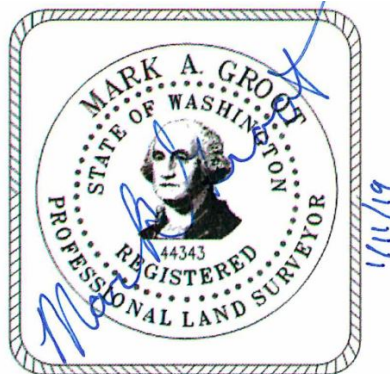
PERMANENT EASEMENT
ELMER & VAL MICKELSON
TAX PARCEL IDENTIFICATION NO. 30050900403700

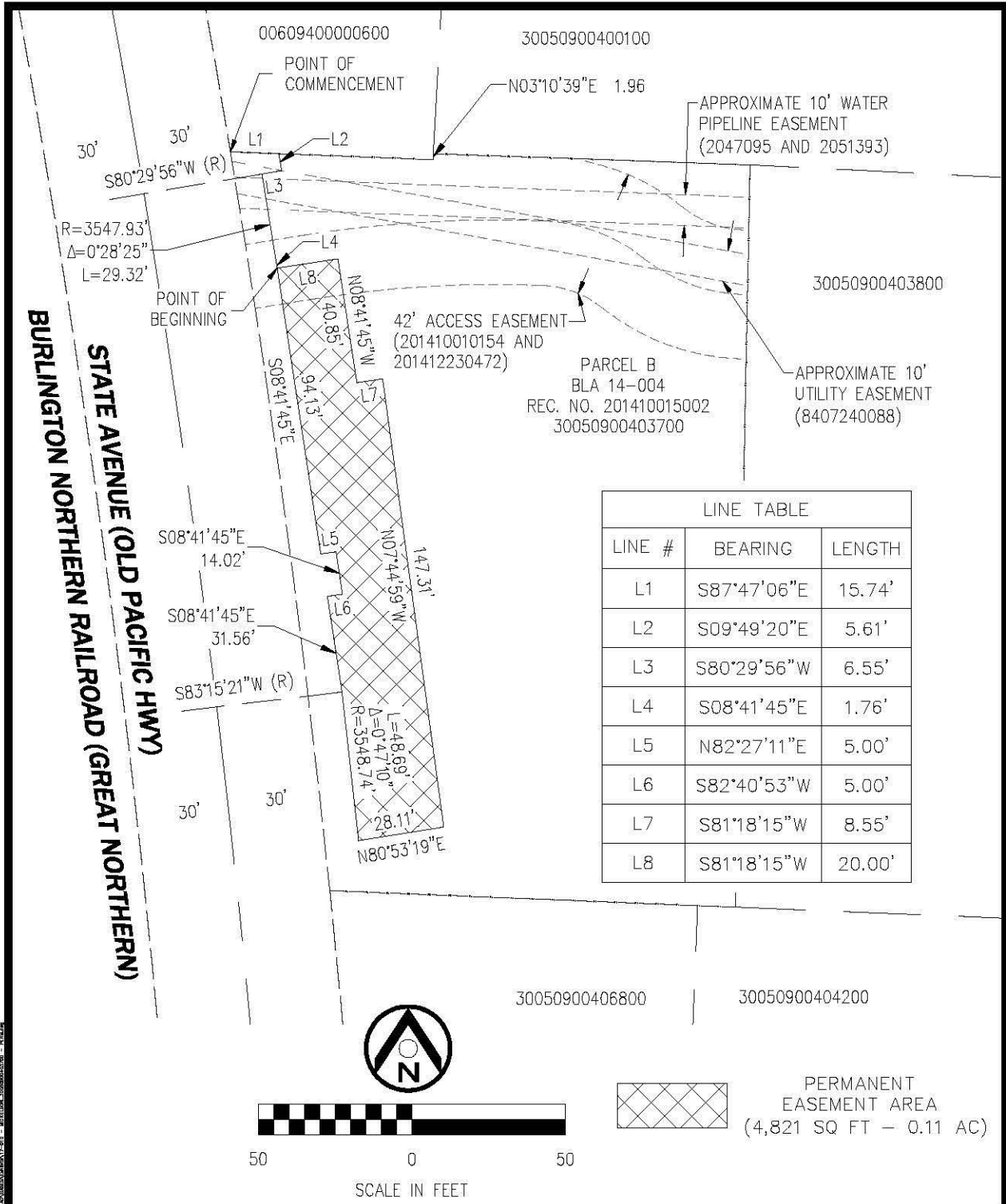
THAT PORTION OF PARCEL B OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT
BLA 14-004, RECORDED OCTOBER 01, 2014 UNDER RECORDING NO. 201410015002, IN
SNOHOMISH COUNTY, WASHINGTON.

DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL B;
THENCE SOUTH 87°47'06" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL B,
A DISTANCE OF 15.74 FEET;
THENCE SOUTH 09°49'20" EAST A DISTANCE OF 5.61 FEET;
THENCE SOUTH 80°29'56" WEST A DISTANCE OF 6.55 FEET TO THE BEGINNING OF A NON-
TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 80°29'56" WEST,
3547.93 FEET DISTANT;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°28'25" AN
ARC DISTANCE OF 29.32 FEET;
THENCE SOUTH 08°41'45" EAST A DISTANCE OF 1.76 FEET TO THE POINT OF BEGINNING.
THENCE SOUTH 08°41'45" EAST A DISTANCE OF 94.13 FEET;
THENCE NORTH 82°27'11" EAST A DISTANCE OF 5.00 FEET;
THENCE SOUTH 08°41'45" EAST A DISTANCE OF 14.02 FEET;
THENCE SOUTH 82°40'53" WEST A DISTANCE OF 5.00 FEET;
THENCE SOUTH 08°41'45" EAST A DISTANCE OF 31.56 FEET; TO THE BEGINNING OF A NON-
TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 83°15'21" WEST,
3548.74 FEET DISTANT;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°47'10", AN
ARC DISTANCE OF 48.69 FEET;
THENCE NORTH 80°53'19" EAST A DISTANCE OF 28.11 FEET;
THENCE NORTH 07°44'59" WEST A DISTANCE OF 147.31 FEET;
THENCE SOUTH 81°18'15" WEST A DISTANCE OF 8.55 FEET;
THENCE NORTH 08°41'45" WEST A DISTANCE OF 40.85 FEET;
THENCE SOUTH 81°18'15" WEST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,821 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.





CITY OF MARYSVILLE
STATE AVE IMPROVEMENT PROJECT
PERMANENT EASEMENT
MICKELSON - PARCEL NO. 30050900403700

DRAWN BY: M. GROOT DATE: 01/11/2019

**1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING**

1261A 120TH AVE NE
Bellevue, Washington 98005 Ph: (425) 598-2200
Fax: (425) 502-8067

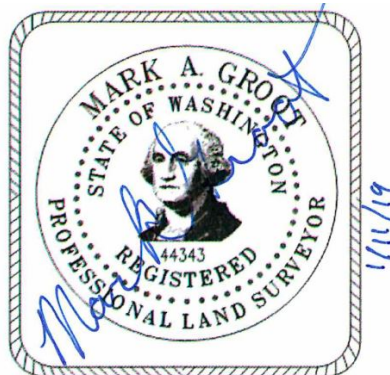
RIGHT-OF-WAY ACQUISITION
ELMER & VAL MICKELSON
TAX PARCEL IDENTIFICATION NO. 30050900403700

THAT PORTION OF PARCEL B OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT
BLA 14-004, RECORDED OCTOBER 01, 2014 UNDER RECORDING NO. 201410015002, IN
SNOHOMISH COUNTY, WASHINGTON.

DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL B;
THENCE SOUTH 87°47'06" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL B,
A DISTANCE OF 15.74 FEET;
THENCE SOUTH 09°49'20" EAST A DISTANCE OF 5.61 FEET;
THENCE SOUTH 80°29'56" WEST A DISTANCE OF 6.55 FEET TO THE BEGINNING OF A NON-
TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 80°29'56" WEST,
3123.98 FEET DISTANT;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'12" AN
ARC DISTANCE OF 31.08 FEET;
THENCE SOUTH 8°41'45" EAST A DISTANCE OF 94.13 FEET;
THENCE NORTH 82°27'11" EAST A DISTANCE OF 5.00 FEET;
THENCE SOUTH 8°41'45" EAST A DISTANCE OF 14.02 FEET;
THENCE SOUTH 82°40'53" WEST A DISTANCE OF 5.00 FEET;
THENCE SOUTH 8°41'45" EAST A DISTANCE OF 31.56 FEET TO THE BEGINNING OF A NON-
TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 83°15'21" WEST,
3548.74 FEET DISTANT;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°03'28", AN
ARC DISTANCE OF 65.52 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARCEL B;
THENCE NORTH 87°39'54" WEST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF
11.06 FEET TO THE EASTERLY MARGIN OF STATE AVENUE (OLD PACIFIC HIGHWAY) AND
THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS
SOUTH 84°06'33" WEST, 3928.14 FEET DISTANT;
THENCE NORTHERLY ALONG SAID EASTERLY MARGIN AND SAID CURVE THROUGH A
CENTRAL ANGLE OF 03°32'33", AN ARC DISTANCE OF 242.87 FEET TO THE POINT OF
BEGINNING.

CONTAINING 2,517 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.



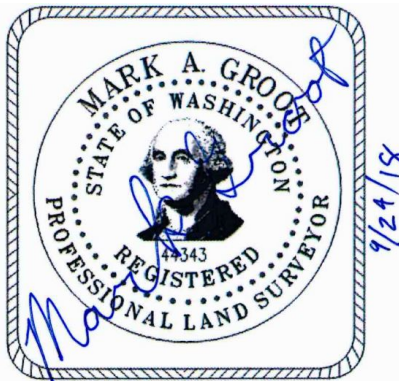
TEMPORARY CONSTRUCTION EASEMENT
ELMER & VAL MICKELSON
TAX PARCEL IDENTIFICATION NO. 30050900403700

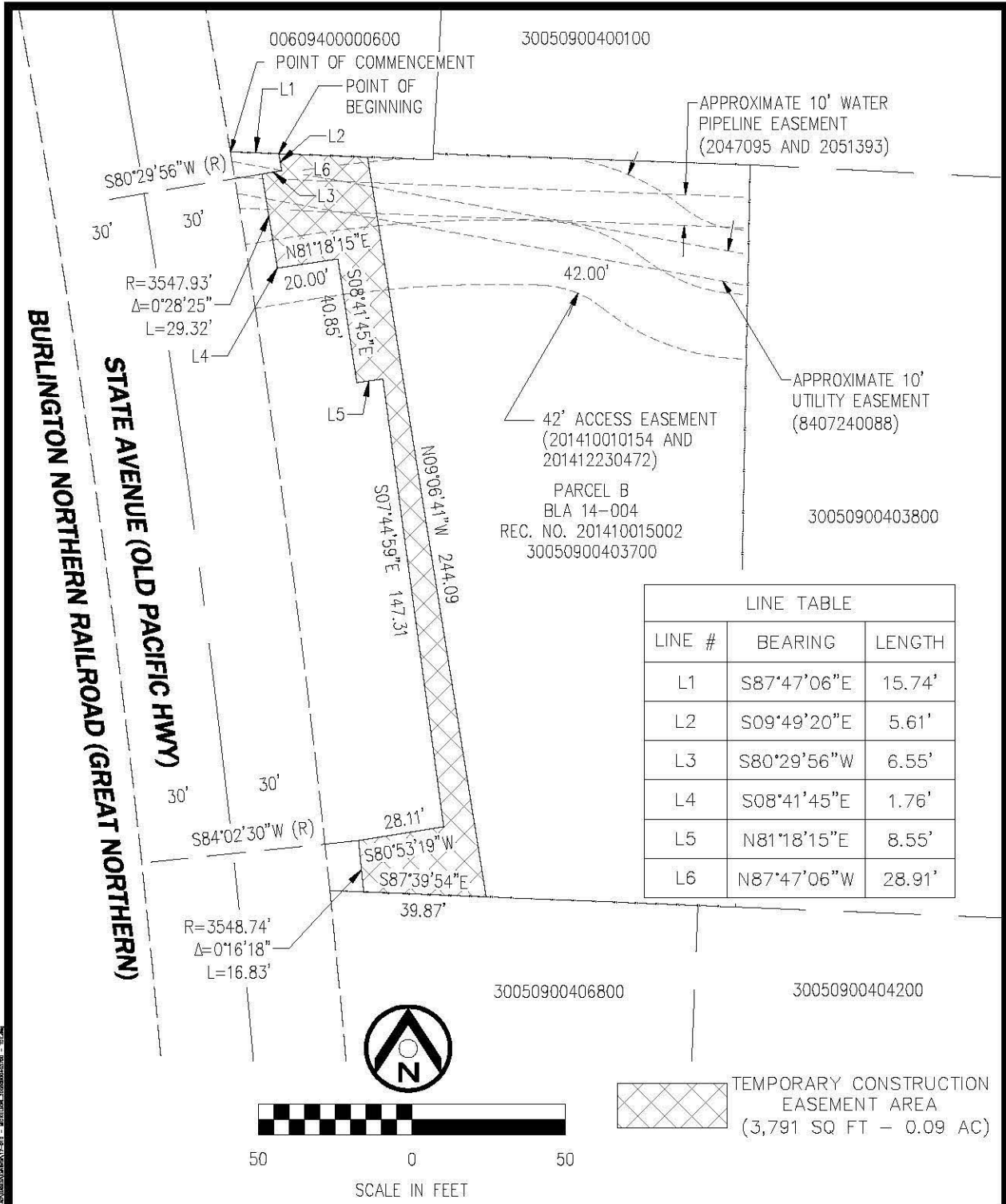
THAT PORTION OF PARCEL B OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT
BLA 14-004, RECORDED OCTOBER 01, 2014 UNDER RECORDING NO. 201410015002, IN
SNOHOMISH COUNTY, WASHINGTON.

DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL B;
THENCE SOUTH 87°47'06" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL B,
A DISTANCE OF 15.74 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 09°49'20" EAST A DISTANCE OF 5.61 FEET;
THENCE SOUTH 80°29'56" WEST A DISTANCE OF 6.55 FEET TO THE BEGINNING OF A NON-
TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 80°29'56" WEST,
3547.93 FEET DISTANT;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°28'25" AN
ARC DISTANCE OF 29.32 FEET;
THENCE SOUTH 08°41'45" EAST A DISTANCE OF 1.76 FEET;
THENCE NORTH 81°18'15" EAST A DISTANCE OF 20.00 FEET;
THENCE SOUTH 08°41'45" EAST A DISTANCE OF 40.85 FEET;
THENCE NORTH 81°18'15" EAST A DISTANCE OF 8.55 FEET;
THENCE SOUTH 07°44'59" EAST A DISTANCE OF 147.31 FEET;
THENCE SOUTH 80°53'19" WEST A DISTANCE OF 28.11 FEET TO THE BEGINNING OF A NON-
TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 84°02'30" WEST,
3548.74 FEET DISTANT;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°16'18", AN
ARC DISTANCE OF 16.83 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARCEL B;
THENCE SOUTH 87°39'54" EAST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF
39.87 FEET;
THENCE NORTH 09°06'41" WEST A DISTANCE OF 244.09 FEET TO THE NORTHERLY
BOUNDARY OF SAID PARCEL B;
THENCE NORTH 87°47'06" WEST, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF
28.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,791 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.





PARCEL B
 BLA 14-004
 REC. NO. 201410015002
 30050900403700

30050900403800

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | BEARING | LENGTH |
| L1 | S87°47'06"E | 15.74' |
| L2 | S09°49'20"E | 5.61' |
| L3 | S80°29'56"W | 6.55' |
| L4 | S08°41'45"E | 1.76' |
| L5 | N81°18'15"E | 8.55' |
| L6 | N87°47'06"W | 28.91' |

TEMPORARY CONSTRUCTION EASEMENT AREA
 (3,791 SQ FT - 0.09 AC)

CITY OF MARYSVILLE
 STATE AVE IMPROVEMENT PROJECT
 TEMPORARY CONSTRUCTION EASEMENT
 MICKELSON - PARCEL NO. 30050900403700

1 ALLIANCE
GEOMATICS
 SURVEYING & MAPPING

DRAWN BY: M. GROOT DATE: 09/12/2018

1261A 120TH AVE NE
 Bellevue, Washington 98005
 Ph: (425) 598-2200
 Fax: (425) 502-8067

RIGHT-OF-WAY ACQUISITION
SHERALYN K. CRAIG
TAX PARCEL IDENTIFICATION NO. 30050900204700

A PORTION OF THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON;
THENCE SOUTH 2,111.5 FEET TO THE TRUE **POINT OF BEGINNING**;
THENCE WESTERLY FOR 577 FEET TO THE EAST LINE OF PACIFIC HIGHWAY;
THENCE NORTHERLY ALONG THE EAST LINE OF PACIFIC HIGHWAY FOR 180 FEET;
THENCE ANGLE TO THE RIGHT 90°00'00" FOR 163 FEET;
THENCE EASTERLY PARALLEL WITH THE SOUTH LINE THEREOF FOR 458.5 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHWEST QUARTER;
THENCE SOUTH ALONG EAST LINE THEREOF FOR 211.9 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**;

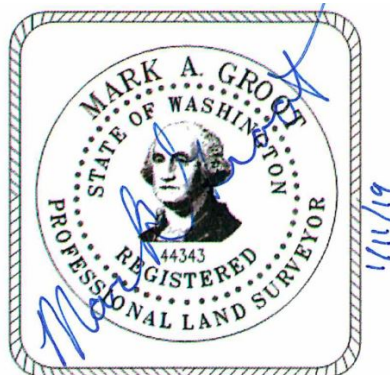
EXCEPT THE WESTERLY 10 FEET THEREOF.

SAID PORTION OF THE ABOVE DESCRIBED PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 12°31'47" WEST ALONG THE EASTERLY RIGHT-OF-WAY MARGIN OF STATE AVENUE (OLD PACIFIC HIGHWAY) A DISTANCE OF 40.35 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 12°31'47" WEST ALONG SAID EASTERLY MARGIN 13.50 FEET;
THENCE NORTH 77°20'07" EAST 5.00 FEET TO A POINT ON A LINE WHICH IS 5.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED PERPENDICULAR THERETO, SAID EASTERLY MARGIN;
THENCE SOUTH 12°31'47" EAST A DISTANCE OF 13.50 FEET;
THENCE SOUTH 77°19'16" WEST 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 68 SQUARE FEET, MORE OR LESS.



PERMANENT EASEMENT
WASHINGTON CASCADES MANAGEMENT LLC
TAX PARCEL IDENTIFICATION NO. 30051600202500
PROJECT PARCEL NO. 17-010

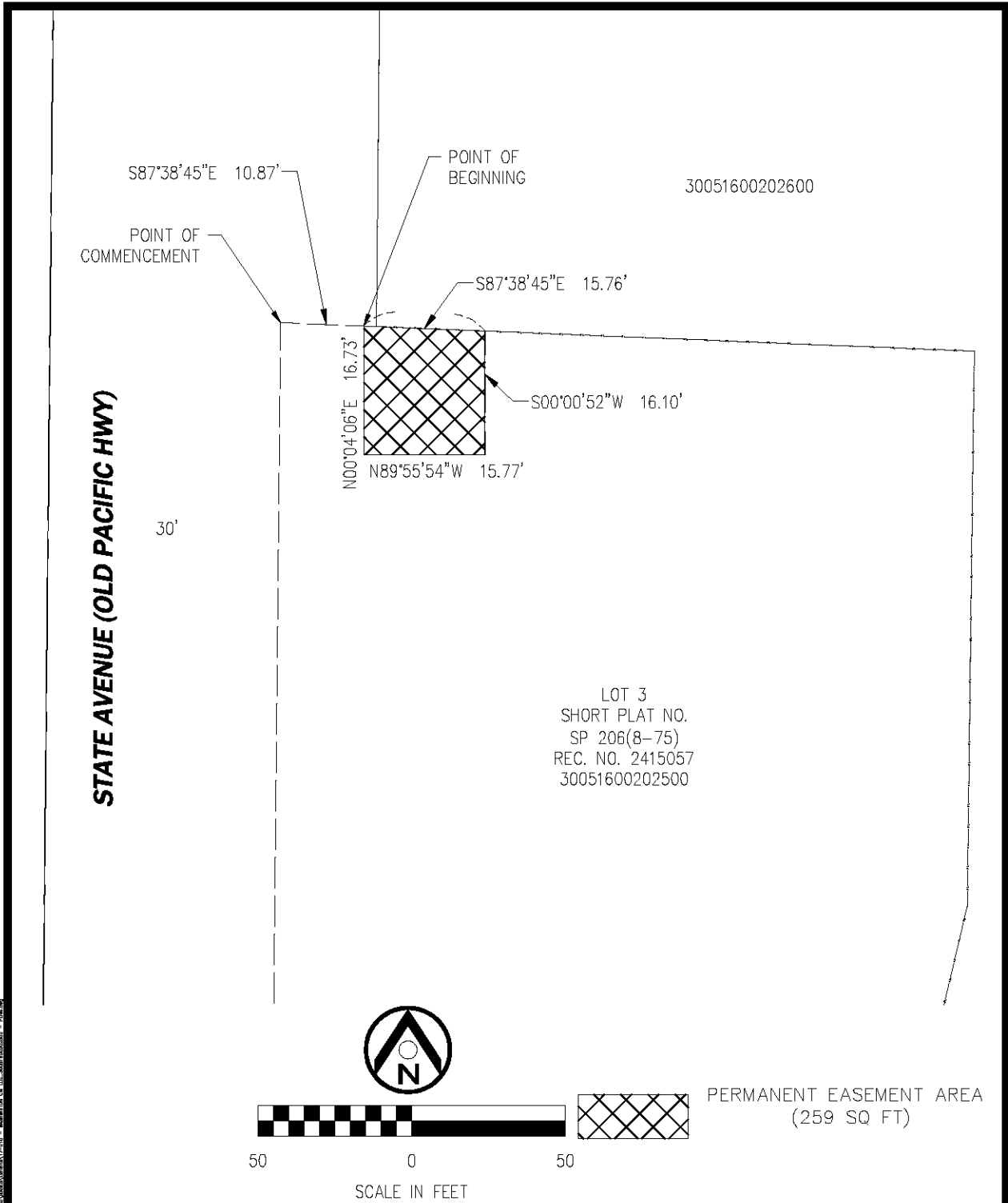
THAT PORTION OF LOT 3, SNOHOMISH COUNTY SHORT PLAT NO. SP 206-(8-75), RECORDED NOVEMBER 25, 1975 UNDER SNOHOMISH COUNTY RECORDING NO. 2415057, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID LOT 3 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3;
THENCE SOUTH 87°38'45" EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 10.87 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 87°38'45" EAST, ALONG SAID NORTH LINE, 15.76 FEET;
THENCE SOUTH 00°00'52" WEST 16.10 FEET;
THENCE NORTH 89°55'54" WEST 15.77 FEET;
THENCE NORTH 00°04'06" EAST 16.73 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 259 SQUARE FEET, MORE OR LESS.





1261A 120TH AVE NE BELLEVUE, WA 98005 TEL: (425) 598-2200 FAX: (425) 502-8067

CITY OF MARYSVILLE
 STATE AVE IMPROVEMENT PROJECT
 PERMANENT EASEMENT
 WASHINGTON CASCADES MANAGEMENT LLC
 PARCEL NO. 30051600202500

DRAWN BY: M. GROOT DATE: 08/28/18



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
 Bellevue, Washington 98005

Ph: (425) 598-2200
 Fax: (425) 502-8067

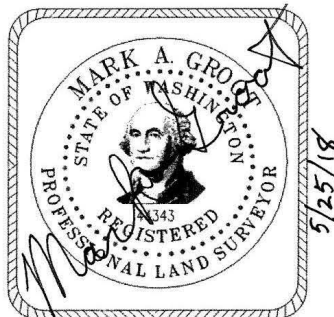
**RIGHT-OF-WAY ACQUISITION
WASHINGTON CASCADES MANAGEMENT LLC
TAX PARCEL IDENTIFICATION NO. 30051600202500
PROJECT PARCEL NO. 17-010**

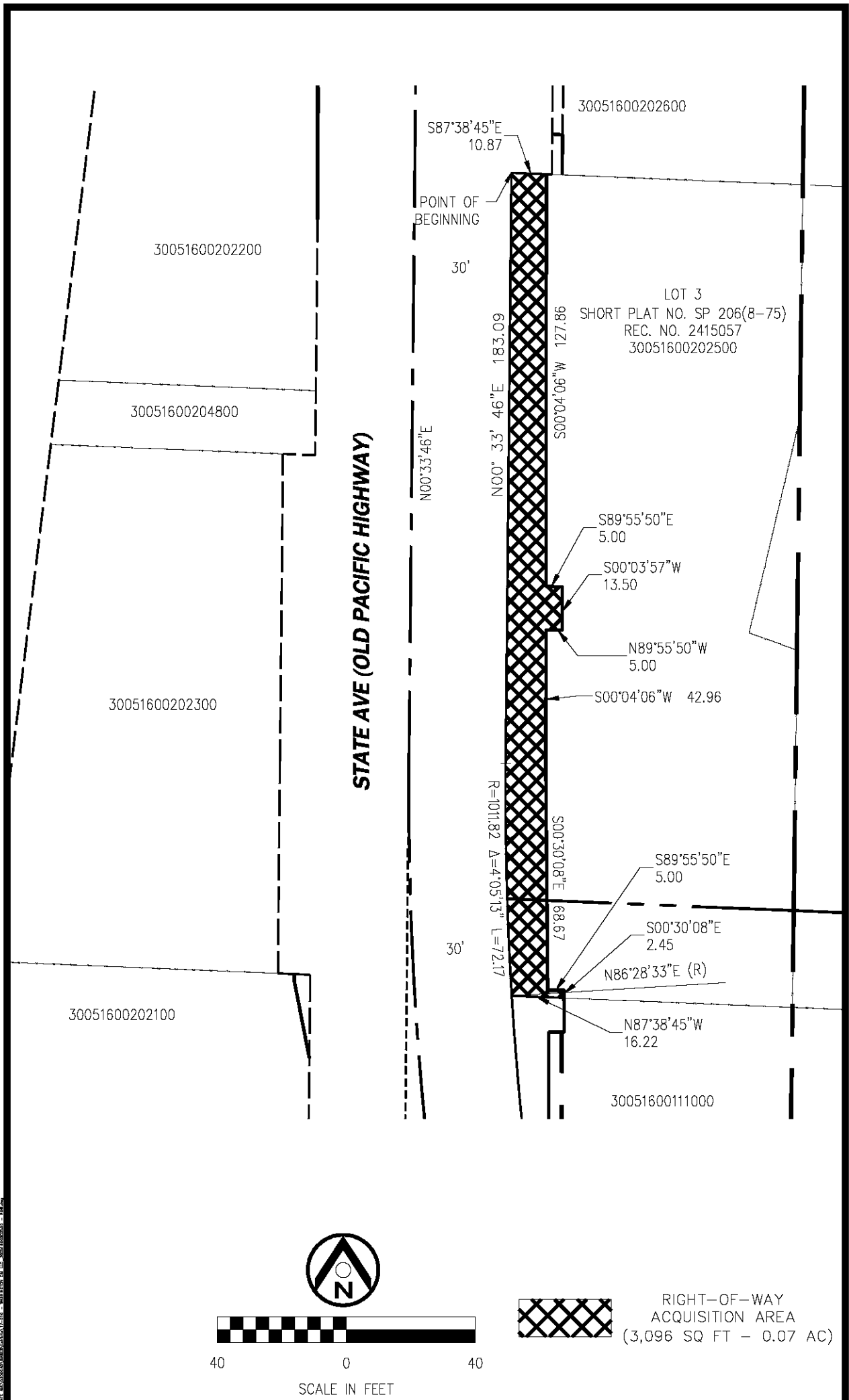
THAT PORTION OF LOT 3, SNOHOMISH COUNTY SHORT PLAT NO. SP 206-(8-75), RECORDED NOVEMBER 25, 1975 UNDER SNOHOMISH COUNTY RECORDING NO. 2415057, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID LOT BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3;
THENCE SOUTH 87°38'45" EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 11.01 FEET;
THENCE SOUTH 00°06'52" WEST 127.85 FEET;
THENCE SOUTH 89°56'00" EAST 5.00 FEET;
THENCE SOUTH 00°08'18" WEST 13.50 FEET;
THENCE NORTH 89°55'54" WEST 5.00 FEET;
THENCE SOUTH 00°01'42" WEST 42.96 FEET;
THENCE SOUTH 00°28'00" EAST 68.67 FEET;
THENCE SOUTH 89°55'50" EAST 5.00 FEET;
THENCE SOUTH 00°30'08" EAST 2.45 FEET TO THE SOUTH LINE OF SAID LOT 3;
THENCE NORTH 87°38'45" WEST ALONG SAID SOUTH LINE A DISTANCE OF 16.22 FEET TO THE EASTERLY RIGHT-OF-WAY MARGIN OF STATE AVENUE (OLD PACIFIC HIGHWAY) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH THE CENTER BEARS NORTH 86°28'33" EAST 1011.82 FEET DISTANT;
THENCE NORTH ALONG SAID CURVE AND SAID

MARGIN THROUGH A CENTRAL ANGLE OF 04°05'13" AN ARC DISTANCE OF 72.17 FEET;
THENCE NORTH 00°33'46" EAST ALONG SAID MARGIN A DISTANCE OF 183.09 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 3,109 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.





CITY OF MARYSVILLE
STATE AVE IMPROVEMENT PROJECT
RIGHT-OF-WAY ACQUISITION
WASHINGTON CASCADES MANAGEMENT LLC
PARCEL NO. 30051600202500

DRAWN BY: M. GROOT DATE: 6/7/2018

1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-8067

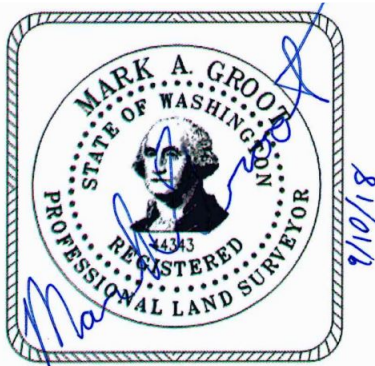
TEMPORARY CONSTRUCTION EASEMENT
WASHINGTON CASCADES MANAGEMENT LLC
TAX PARCEL IDENTIFICATION NO. 30051600202500
AND 30051600104400
PROJECT PARCEL NO. 17-010

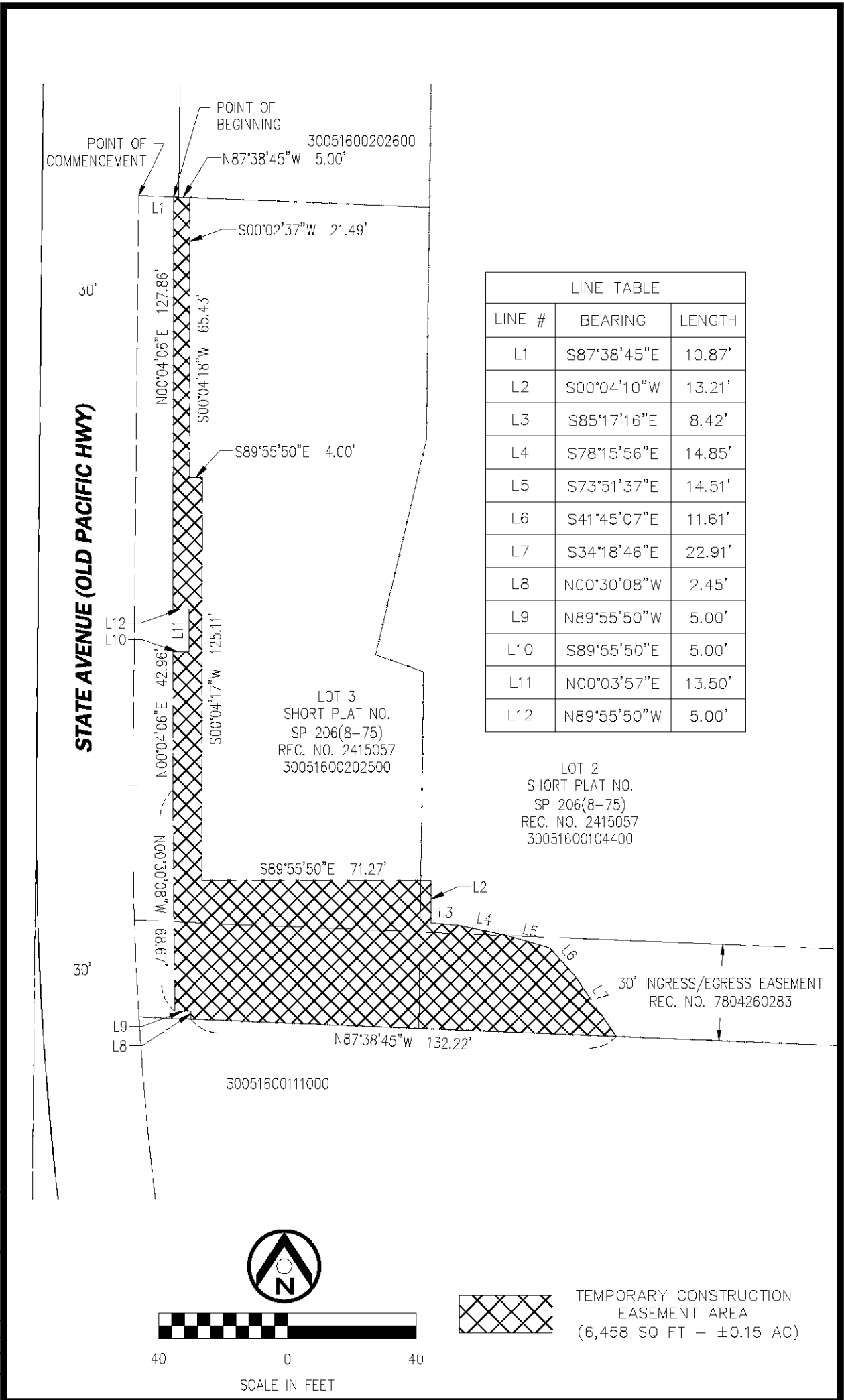
THAT PORTION OF LOT 3, SNOHOMISH COUNTY SHORT PLAT NO. SP 206-(8-75), RECORDED NOVEMBER 25, 1975 UNDER SNOHOMISH COUNTY RECORDING NO. 2415057, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID LOT 3 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3;
THENCE SOUTH 87°38'45" EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 10.87 FEET
TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 87°38'45" EAST 5.00;
THENCE SOUTH 00°02'37" WEST 21.49 FEET;
THENCE SOUTH 00°05'38" WEST 65.43 FEET;
THENCE SOUTH 89°55'50" EAST 4.00 FEET;
THENCE SOUTH 00°03'35" WEST 125.11 FEET;
THENCE SOUTH 89°55'50" EAST 71.27 FEET;
THENCE SOUTH 00°04'10" WEST 13.21 FEET;
THENCE SOUTH 85°17'16" EAST 8.42 FEET;
THENCE SOUTH 78°15'56" EAST 14.85 FEET;
THENCE SOUTH 73°51'37" EAST 14.51 FEET;
THENCE SOUTH 41°45'07" EAST 11.61 FEET;
THENCE NORTH 34°18'46" EAST 22.91 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2;
THENCE SOUTH 87°38'45" WEST ALONG THE SOUTH LINES OF SAID LOTS 2 AND 3, A
DISTANCE OF 132.22 FEET; THENCE NORTH 00°30'08" WEST 2.45 FEET;
THENCE NORTH 89°55'50" WEST 5.00 FEET;
THENCE NORTH 00°28'00" WEST 68.67 FEET;
THENCE NORTH 00°01'39" EAST 42.96 FEET;
THENCE SOUTH 89°55'54" EAST 5.00 FEET;
THENCE NORTH 00°08'18" EAST 13.50 FEET;
THENCE SOUTH 89°55'50" EAST 5.00 FEET;
THENCE NORTH 00°06'52" EAST 127.85 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 6,458 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.





| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | BEARING | LENGTH |
| L1 | S87°38'45"E | 10.87' |
| L2 | S00°04'10"W | 13.21' |
| L3 | S85°17'16"E | 8.42' |
| L4 | S78°15'56"E | 14.85' |
| L5 | S73°51'37"E | 14.51' |
| L6 | S41°45'07"E | 11.61' |
| L7 | S34°18'46"E | 22.91' |
| L8 | N00°30'08"W | 2.45' |
| L9 | N89°55'50"W | 5.00' |
| L10 | S89°55'50"E | 5.00' |
| L11 | N00°03'57"E | 13.50' |
| L12 | N89°55'50"W | 5.00' |

LOT 3
 SHORT PLAT NO.
 SP 206(8-75)
 REC. NO. 2415057
 30051600202500

LOT 2
 SHORT PLAT NO.
 SP 206(8-75)
 REC. NO. 2415057
 30051600104400

30' INGRESS/EGRESS EASEMENT
 REC. NO. 7804260283



SCALE IN FEET



TEMPORARY CONSTRUCTION
 EASEMENT AREA
 (6,458 SQ FT - ±0.15 AC)

CITY OF MARYSVILLE
 STATE AVE IMPROVEMENT PROJECT
 TEMPORARY CONSTRUCTION EASEMENT
 WASHINGTON CASCADES MANAGEMENT LLC
 PARCEL NO. 30051600202500 AND 30051600104400



**1 ALLIANCE
 GEOMATICS
 SURVEYING & MAPPING**

1261A 120TH AVE NE
 Bellevue, Washington 98005

Ph: (425) 598-2200
 Fax: (425) 502-8067

DRAWN BY: M. GROOT DATE: 09/10/2018