



SNOHOMISH COUNTY
Public Works

CONDEMNATION MEMORANDUM

TO: **DEBBIE ECO**, Clerk of the Council

ELECTRONIC COPIES TO: **DEBBIE ECO**, Clerk of the Council; **ELENA LAO**, Deputy Clerk of the Council; **HEIDI BEAZIZO**, Chief of Staff; **KELLY SNYDER**, Public Works Director; **DOUGLAS W. MCCORMICK**, Public Works Engineering Services County Engineer; **JANICE FAHNING**, Public Works Engineering Services Director; **BRIDGET CASEY**, Chief Civil Deputy Prosecuting Attorney; and **MICHELE PESCADOR**, Public Works Right-of- Way Supervisor

FROM: *JB* **JOSEPH P. BENNETT**, Special Deputy Prosecuting Attorney

VIA: **MICHELE PESCADOR**, Public Works Right-of- Way Supervisor

DATE: **JUNE 13, 2024**

CONFIRMATION OF EMAIL: **SENT ON** June 14, 2024

RE: **REQUEST FOR AUTHORIZATION TO PROCEED WITH CONDEMNATION**

We are requesting that the Snohomish County Council authorize the attached motion to proceed with condemnation for the following property:

Project Title: Jordan Creek Bridge (Jordan Creek Bridge No. 214)
Project Number: RC1369/15-0083
Parcel Number: 001

Owner Names: Robin Charlene Ramirez
Site Address: 16723 Jordan Road, Arlington WA 98223
Mailing Address: 16723 Jordan Road, Arlington WA 98223
Tax Parcel Number: 310628-001-012-00

Please notify Michele Pescador, Public Works Right-of-Way Supervisor, at Michele.Pescador@snoco.org when the Council staff has scheduled an Executive Session for this item.

**SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON**

MOTION NO. 24-__

**AUTHORIZING THE PROSECUTING ATTORNEY TO
COMMENCE CONDEMNATION PROCEEDINGS**

Jordan Creek Bridge (Jordan Creek Bridge No. 214)

RC 1369 / UPI# 15-0083

PARCEL 001

WHEREAS, it is a necessary and proper governmental purpose for Snohomish County to make certain road improvements to an existing County road, namely, Jordan Creek Bridge (Jordan Creek Bridge No. 214) and;

WHEREAS, the County Council previously approved the right-of-way plan and funding plan for Jordan Creek Bridge (Jordan Creek Bridge No. 214) and;

WHEREAS, the legal description of the parcel of real property to be acquired and a description of all persons having an interest of record so far as is known to the council or appearing of record, are shown on Exhibit "A" through "I" attached hereto and made a part hereof; and

WHEREAS, the property to be acquired is in accordance with the Council approved Right-of-Way Plan dated, 01/05/2023 on file with the Snohomish County Department of Public Works and consistent with the project prospectus as approved by the Washington State Department of Transportation; and

WHEREAS, the owners and/or all persons having an interest in said real properties are unable to agree upon compensation to be paid by Snohomish County for such properties;

NOW, THEREFORE, ON MOTION:

The County Council finds and determines that the acquisition of the real property described in Exhibits "D" through "I" are necessary for County purposes for certain road improvements to Jordan Creek Bridge (Jordan Creek Bridge No. 214) and the Prosecuting Attorney of Snohomish County is hereby authorized and directed to commence condemnation proceedings and make all litigation decisions, including settlement, for said real properties.

DATED this _____ day of _____, 20____.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Chairperson

ATTEST:

Clerk of Council

Attachments:

- Exhibit "A" - Parties in interest
- Exhibit "B" - Vicinity map
- Exhibit "C" - Site Plan
- Exhibit "D" - Legal Description for fee right of way
- Exhibit "E" - Parcel Map for fee right of way
- Exhibit "F" - Legal Description for fee acquisition (mitigation)
- Exhibit "G" - Parcel Map for fee acquisition (mitigation)
- Exhibit "H" - Description for Temporary Easement
- Exhibit "I"- Parcel Map for Temporary Easement

EXHIBIT "A"

Parties of Interest:

Legal Representation: N/A

Address: (insert)

Phone: (insert)

Vestee: Robin Charlene Ramirez

Mailing Address: 16723 Jordan Road, Arlington, WA 98223

Site Address: 16723 Jordan Road, Arlington, WA 98223

Beneficiary: N/A

VICINITY MAP

EXHIBIT "D"
Legal Description for Fee Right of Way

Jordan Creek Bridge #214 Replacement
Survey 4587, RC 1369, UPI 15-0083
APN 31062800101200 & 201 – N/F Robin C. Ramirez
April 20, 2023

EXHIBIT 'A'

Right-of-way (see Exhibit 'B'):

A portion of land described within that Quit Claim Deed recorded in File Number 201304290212, records of Snohomish County, Washington, situated in a portion of Government Lot 7, Section 28, Township 31 North, Range 06 East, Willamete Meridian, Snohomish County, Washington, more particularly described as follows;

COMMENCING at a 3" Brass disk in a 4" by 4" concrete monument in case stamped "Snohomish County Public Works PLS 55514 PI", as shown on that Record of Survey for Jordan Creek Bridge #214 Replacement recorded in File Number 202211035002, records of Snohomish County, Washington;

Thence N27°19'03"W (an assumed bearing) for a distance of 201.13 feet to a 3" Brass disk in a 4" by 4" concrete monument in case stamped "Snohomish County Public Works PLS 55514 PT", as shown on said Record of Survey, said point also being the beginning of a curve, concave to the southwest, the center of which bears S62°40'57"W at a distance of 3000.00 feet;

Thence northwesterly, along the arc of said curve, through a central angle of 3°31'41", for a distance of 184.73 feet to the beginning of a compound curve, concave to the southwest, the center of which bears S59°09'16"W at a distance of 690.00 feet;

Thence northwesterly, along the arc of said curve, through a central angle of 26°41'56", for a distance of 321.53 feet to the beginning of a compound curve, concave to the southwest, the center of which bears S32°27'20"W at a distance of 1,630.00 feet;

Thence northwesterly, along the arc of said curve, through a central angle of 0°37'22", for a distance of 17.72 feet;

Thence N31°49'58"E, radial to said curve, for a distance of 30.00 feet to the northerly line of Jordan Road Right-of-Way, said point being the POINT OF BEGINNING;

Thence continuing N31°49'58"E, radial to said curve, for a distance of 40.00 feet to a point on non-tangent curve, concave to the southwest, the center of which bears S31°49'58"W at a distance of 1,700.00 feet;

EXHIBIT "D"
continued

Thence southeasterly, along the arc of said curve, through a central angle of $0^{\circ}37'22''$, for a distance of 18.48 feet to the beginning of a compound curve, concave to the southwest, the center of which bears $S32^{\circ}27'20''W$ at a distance of 760.00 feet;

Thence southeasterly, along the arc of said curve, through a central angle of $16^{\circ}38'48''$, for a distance of 220.81 feet to the centerline of Jordan Creek;

Thence $S40^{\circ}05'10''W$, along said centerline of Jordan Creek, for a distance of 30.32 feet;

Thence $S43^{\circ}21'13''W$, along said centerline of Jordan Creek, for a distance of 10.13 feet to a point on the north line of Jordan Road Right-of-Way, said point also being on a non-tangent curve, concave to the southwest, the center of which bears $S49^{\circ}33'39''W$, at a distance of 720.00 feet;

Thence northwesterly, along the arc of said curve and said north line, through a central angle of $17^{\circ}06'20''$, for a distance of 214.95 feet to the beginning of a compound curve, concave to the southwest, the center of which bears $S32^{\circ}27'20''W$ at a distance of 1,660.00 feet;

Thence northwesterly, along the arc of said curve and said north line, through a central angle of $0^{\circ}37'22''$, for a distance of 18.04 feet to the POINT OF BEGINNING;

Containing an area of 9,454 square feet or 0.2170 acres, more or less.

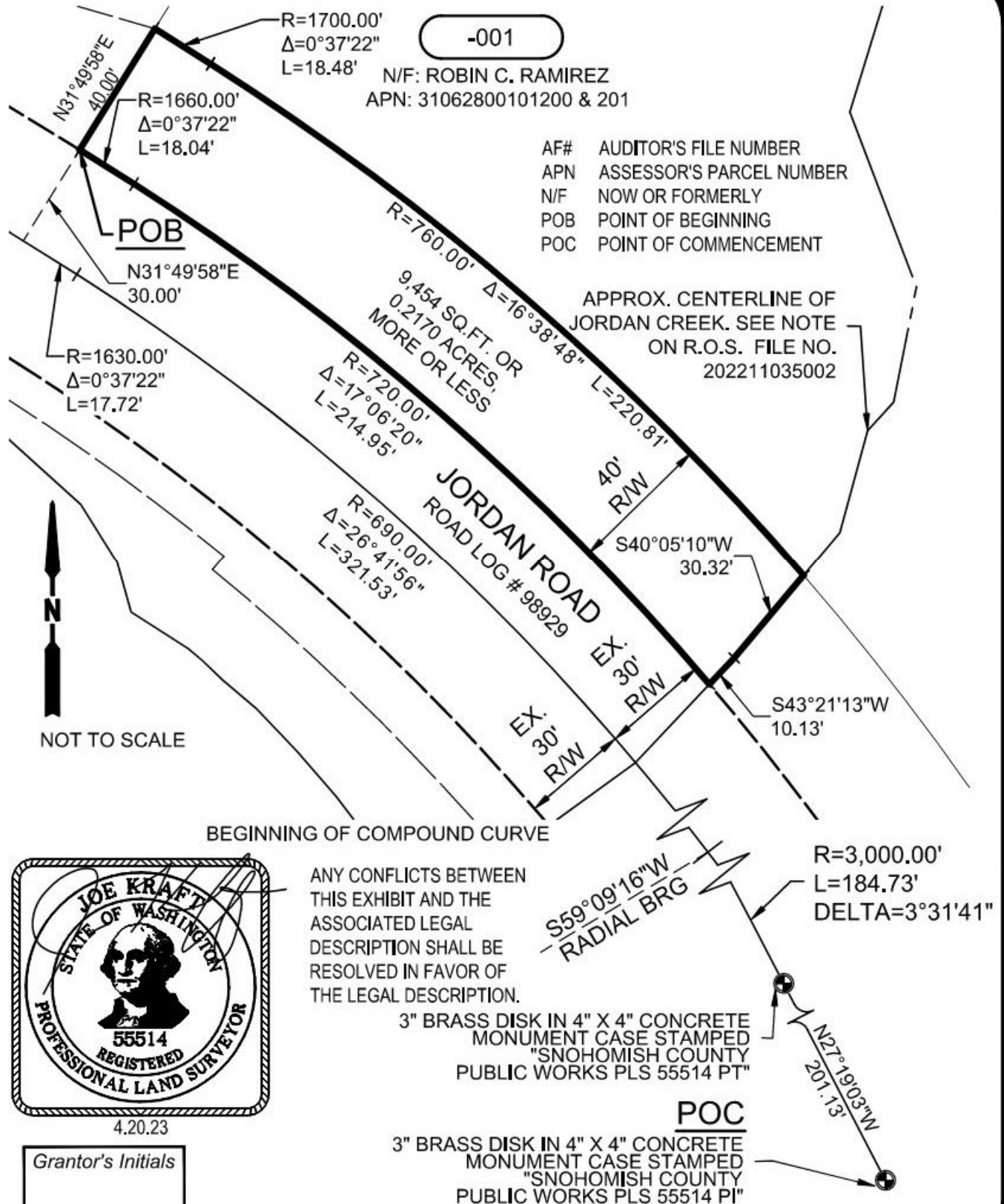


4.20.23

Exhibit 'B'

EXHIBIT "E" Parcel Map for Fee Right of Way

Jordan Creek Bridge #214 Replacement
SN 4587 -001 ROBIN C. RAMIREZ



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EXHIBIT "F"
Legal Description for Fee Acquisition (mitigation)

Jordan Creek Bridge #214 Replacement
Survey 4587, RC 1369, UPI 15-0083
APN 31062800101200 & 201 – N/F Robin C. Ramirez
April 20, 2023

EXHIBIT 'A'

Acquisition Area (see Exhibit 'B'):

A portion of land described within that Quit Claim Deed recorded in File Number 201304290212, records of Snohomish County, Washington, situated in a portion of Government Lot 7, Section 28, Township 31 North, Range 06 East, Willamete Meridian, Snohomish County, Washington, more particularly described as follows;

COMMENCING at a 3" Brass disk in a 4" by 4" concrete monument in case stamped "Snohomish County Public Works PLS 55514 PI", as shown on that Record of Survey for Jordan Creek Bridge #214 Replacement recorded in File Number 202211035002, records of Snohomish County, Washington;

Thence N27°19'03"W (an assumed bearing), along the centerline of Jordan Road as shown on said Record of Survey, for a distance of 201.13 feet to a 3" Brass disk in a 4" by 4" concrete monument in case stamped "Snohomish County Public Works PLS 55514 PT", as shown on said Record of Survey, said point also being the beginning of a curve, concave to the southwest, the center of which bears S62°40'57"W at a distance of 3000.00 feet;

Thence northwesterly, along the arc of said curve and said centerline of Jordan Road, through a central angle of 3°31'41", for a distance of 184.73 feet to the beginning of a compound curve, concave to the southwest, the center of which bears S59°09'16"W at a distance of 690.00 feet;

Thence northwesterly, along the arc of said curve and said centerline of Jordan Road, through a central angle of 26°41'56", for a distance of 321.53 feet to the beginning of a compound curve, concave to the southwest, the center of which bears S32°27'20"W at a distance of 1,630.00 feet;

Thence northwesterly, along the arc of said curve and said centerline of Jordan Road, through a central angle of 0°37'22", for a distance of 17.72 feet;

Thence N31°49'58"E, radial to said curve, for a distance of 70.00 feet to the POINT OF BEGINNING;

Thence continuing N31°49'58"E, radial to said curve, for a distance of 110.00 feet;

Thence S60°46'21"E for a distance of 169.24 feet to the centerline of Jordan Creek;

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EXHIBIT "F"
continued

Thence S17°03'20"W, along said centerline of Jordan Creek, for a distance of 35.78 feet;

Thence S20°52'33"E, along said centerline of Jordan Creek, for a distance of 52.54 feet;

Thence S11°11'00"W, along said centerline of Jordan Creek, for a distance of 32.86 feet;

Thence S42°13'19"W, along said centerline of Jordan Creek, for a distance of 10.93 feet;

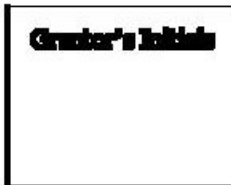
Thence S15°10'50"W, along said centerline of Jordan Creek, for a distance of 29.66 feet;

Thence S40°05'10"W, along said centerline of Jordan Creek, for a distance of 15.82 feet to a point on a non-tangent curve, concave to the southwest, the center of which bears S49°06'08"W at a distance of 760.00 feet;

Thence northwesterly, along the arc of said curve, through a central angle of 16°38'48", for a distance of 220.81 feet to the beginning of a compound curve, concave to the southwest, the center of which bears S32°27'20"W at a distance of 1,700.00 feet;

Thence northwesterly, along the arc of said curve, through a central angle of 0°37'22", for a distance of 18.48 feet to the POINT OF BEGINNING;

Containing an area of 25,945 square feet or 0.5956 acres, more or less.



4.20.23

Exhibit 'B'

EXHIBIT "G"

Parcel Map for Fee Acquisition (mitigation)

Jordan Creek Bridge #214 Replacement
SN 4587 -001 ROBIN C. RAMIREZ



-001

N/F: ROBIN C. RAMIREZ
APN: 31062800101200 & 201

ANY CONFLICTS BETWEEN
THIS EXHIBIT AND THE
ASSOCIATED LEGAL
DESCRIPTION SHALL BE
RESOLVED IN FAVOR OF
THE LEGAL DESCRIPTION.

Line Table

Line #	Bearing	Distance
L10	S42°13'19"W	10.93'
L11	S15°10'50"W	29.66'
L12	S40°05'10"W	15.82'

25,945 SQ.FT. OR
0.5956 ACRES,
MORE OR LESS

APPROX. CENTERLINE OF
JORDAN CREEK. SEE NOTE
ON R.O.S. FILE NO.
202211035002

JORDAN ROAD
ROAD LOG # 98929

AF# AUDITOR'S FILE NUMBER
APN ASSESSOR'S PARCEL NUMBER
N/F NOW OR FORMERLY
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
TE TEMPORARY EASEMENT



Grantor's Initials

4.20.23

PAGE OF PAGES

3" BRASS DISK IN 4" X 4"
CONCRETE
MONUMENT CASE STAMPED
"SNOHOMISH COUNTY
PUBLIC WORKS PLS 55514 PT"

POC

3" BRASS DISK IN 4" X 4"
CONCRETE
MONUMENT CASE
STAMPED
"SNOHOMISH COUNTY
PUBLIC WORKS PLS 55514
PI"

S59°09'16"W
RADIAL BRG

BEGINNING OF
A COMPOUND
CURVE

R=3,000.00'
L=184.73'

DELTA=3°31'41"

N27°19'03"W
201.73'

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EXHIBIT "H"
Legal Description for Temporary Easement

Jordan Creek Bridge #214 Replacement
Survey 4587, RC 1369, UPI 15-0083
APN 31062800101200 & 201 – N/F Robin C. Ramirez
April 20, 2023

EXHIBIT 'A'

Temporary Easement (see Exhibit 'B'):

A portion of land described within that Quit Claim Deed recorded in File Number 201304290212, records of Snohomish County, Washington, situated in a portion of Government Lot 7, Section 28, Township 31 North, Range 06 East, Willamete Meridian, Snohomish County, Washington, more particularly described as follows;

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Thence N27°19'03"W (an assumed bearing) for a distance of 201.13 feet to a 3" Brass disk in a 4" by 4" concrete monument in case stamped "Snohomish County Public Works PLS 55514 PT", as shown on said Record of Survey, said point also being the beginning of a curve, concave to the southwest, the center of which bears S62°40'57"W at a distance of 3000.00 feet;

Thence northwesterly, along the arc of said curve, through a central angle of 3°31'41", for a distance of 184.73 feet to the beginning of a compound curve, concave to the southwest, the center of which bears S59°09'16"W at a distance of 690.00 feet;

Thence northwesterly, along the arc of said curve, through a central angle of 26°41'56", for a distance of 321.53 feet to the beginning of a compound curve, concave to the southwest, the center of which bears S32°27'20"W at a distance of 1,630.00 feet;

Thence northwesterly, along the arc of said curve, through a central angle of 1°30'06", for a distance of 42.72 feet;

Thence S30°57'14"W, radial to said curve, for a distance of 30.00 feet to the southerly line of Jordan Road Right-of-Way, said point being a point on a non-tangent curve, the center of which bears S30°57'14"W at a distance of 1,660.00 feet and also being the POINT OF BEGINNING;

Thence southeasterly, along the arc of said curve and said southerly line of Jordan Road Right-of-Way, through a central angle of 1°30'06", for a distance of 41.93 feet to the beginning of a compound curve, the center of which bears S32°27'20"W at a distance of 660.00 feet;

EXHIBIT "H"
Continued

Thence southeasterly, along the arc of said curve and said southerly line of Jordan Road Right-of-Way, through a central angle of $17^{\circ}11'20''$, for a distance of 198.00 feet to the centerline of Jordan Creek;

Thence $S53^{\circ}58'21''W$, not tangent to said curve and along said centerline of Jordan Creek, for a distance of 6.22 feet;

Thence $S64^{\circ}28'16''W$, along said centerline of Jordan Creek, for a distance of 9.11 feet to a point on a non-tangent curve, concave to the southwest, the center of which bears $S49^{\circ}23'45''W$ at a distance of 645.00 feet;

Thence northwesterly, along the arc of said curve, through a central angle of $10^{\circ}06'28''$, for a distance of 113.79 feet;

Thence $N39^{\circ}17'17''E$, not tangent to said curve, for a distance of 5.00 feet to a point on a non-tangent curve, concave to the southwest, the center of which bears $S39^{\circ}17'17''W$ at a distance of 650.00 feet;

Thence northwesterly, along the arc of said curve, through a central angle of $6^{\circ}49'57''$, for a distance of 77.51 feet to the beginning of a compound curve, the center of which bears $S32^{\circ}27'20''W$ at a distance of 1,590.00 feet;

Thence northwesterly, along the arc of said curve, through a central angle of $1^{\circ}30'06''$, for a distance of 41.67 feet;

Thence $N30^{\circ}57'14''E$, radial to said curve, for a distance of 10.00 feet to the POINT OF BEGINNING;

Containing an area of 2,952 square feet or 0.0678 acres, more or less.



4.20.23

Exhibit 'B'

EXHIBIT "I" Parcel Map for Temporary Easement

Jordan Creek Bridge #214 Replacement
SN 4587 -001 ROBIN C. RAMIREZ



-001

N/F: ROBIN C. RAMIREZ
APN: 31062800101200 & 201

Line Table

Line #	Bearing	Distance
L1	S53°58'21"W	6.22'
L2	S64°28'16"W	9.11'
L3	N39°17'17"E	5.00'
L4	N30°57'14"E	10.00'
L5	N30°57'14"E	30.00'

POB

R=1590.00'
Δ=1°30'06"
L=41.67'

R=650.00'
Δ=6°49'57"
L=77.51'

2,952 SQ.FT. OR
0.0678 ACRES,
MORE OR LESS

-001

N/F: ROBIN C. RAMIREZ
APN: 31062800101200 & 201

APPROX. CENTERLINE OF
JORDAN CREEK. SEE NOTE
ON R.O.S. FILE NO. 202211035002

APPROXIMATE EAST BANK OF THE
SOUTH FORK STILLAGUAMISH RIVER

AF# AUDITOR'S FILE NUMBER
APN ASSESSOR'S PARCEL NUMBER
N/F NOW OR FORMERLY
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
TE TEMPORARY EASEMENT



Grantor's Initials

4.20.23 PAGE OF PAGES

BEGINNING OF COMPOUND CURVE

ANY CONFLICTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED LEGAL DESCRIPTION SHALL BE RESOLVED IN FAVOR OF THE LEGAL DESCRIPTION.

3" BRASS DISK IN 4" X 4" CONCRETE MONUMENT CASE STAMPED "SNOHOMISH COUNTY PUBLIC WORKS PLS 55514 PT"

POC
3" BRASS DISK IN 4" X 4" CONCRETE MONUMENT CASE STAMPED "SNOHOMISH COUNTY PUBLIC WORKS PLS 55514 PT"

TEMPORARY EASEMENT

JORDAN ROAD
ROAD LOG # 98929

NOT TO SCALE

N27°19'03"W
201.13'

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