

ENGINEER'S REPORT

PROJECT SUMMARY:

DPW PROJECT FILE NUMBER: 22 105124 RWE

APPLICATION DATE: December 10, 2024

PROJECT NAME: Ash Way Fieldstone Senior Living
162nd PI SW Rd Est

APPLICANT: Ash Way Development LLC

OWNERS: Ash Way Development LLC
506 N 40th St Suite 100
Yakima, WA 98908

Ash Way Crossing LLC
PO Box 0567
Kirkland, WA 98023

TYPE OF REQUEST: Road Establishment

ROAD NAME: 162nd PI SW

LOCATION: Lynnwood

SECTION/TOWNSHIP/RANGE: Section 2 Township 27N, Range 4 E, W.M.

TAX PARCEL NUMBER(S): 27040200302000, 27040200301800,

TRANSPORTATION SERVICE AREA: TSA D

RECOMMENDATIONS: APPROVAL

CITE BASIS: 13.90.020, 13.90.080

ENGINEER'S REPORT

PERMIT REQUEST # 25 113597 RWE

FOR THE ESTABLISHMENT OF A NEW COUNTY ROAD RIGHT-OF-WAY
IDENTIFIED AS

162nd PI SW

INTRODUCTION

Chapter 36.75 Revised Code of Washington (RCW) gives county legislative authorities broad authority to acquire land for county road purposes by purchase, gift or condemnation. Snohomish County Code (SCC) 13.90.010 provides that the County Council also has the authority to establish public roads independent of the statutory establishment provisions of chapter 36.81 RCW. The county legislative authority's use of this broad authority must be made under the advice and supervision of the County Engineer.

SCC 13.90.010 provides that when the County Engineer determines that the criteria for road establishment have been met, road establishment may be initiated independently by the County Engineer. The County also has the authority under chapter 30.66B SCC to condition land development approvals upon adequate access to a public road, which often requires dedication of public road ROW. The process required for establishment of County roads is found in SCC 13.90.020.

SCC 13.90.080 states that where establishment of a county road is proposed as part of development application that requires approval by the hearing examiner, and the engineer determines the criteria for establishment exist, the function of the council as set forth in SCC 13.90.020, SCC 13.90.040 and SCC 13.90.060 may, upon written request by the developer be performed by the hearing examiner. Council review of the report of the engineer and the ordinance in accordance with SCC 13.90.050 shall not be required.

FACTS/BACKGROUND

1. On October 13, 2021, Ash Way Development, LLC, on behalf of Cascadia Development originally submitted an Urban Center Development Site Plan Application identified as Ash Way Fieldstone Senior Living, to Snohomish County Planning and Development Services (PDS) under Project File Number (PFN)21 117197 SPA

2. The subject development is located at 16216 Ash Way, Lynnwood in the SW ¼ of Section 2 Township 27 N Range 4 East W.M., and in the Transportation Service Area (TSA) 'D' inside the urban growth area (UGA). (See Exhibit 1, Assessor's Map)
3. Based on the notice of application to PDS dated October 13, 2021, the proposed development will be built on parcels 27040200301800, 27040200301900 and 27040200302000, located at the intersection of 164th St SW and Ash Way. (See Exhibit 2, Notice of Application)
4. On October 23, 2020, Ash Way Development, LLC, adjusted their property boundaries on tax parcels 2704200301800 and 270402300302000 and recorded a boundary line adjustment (BLA) 19-111818 under Auditor's File Number (AFN) 202010230614, to re-align the boundary of the subject parcels and the adjoining property to the south into their current configuration. (See Exhibit 3, BLA map Page 9 and 10)
5. On March 28, 2022, a road establishment application was submitted as a condition of approval by Department of Public Works (DPW) and PDS under PFN 22 105124 RWE. The applicant has requested per SCC 13.90.080 road establishment in conjunction with land development may upon written request by the developer, be performed by the hearing examiner.
6. The applicant is proposing to develop a new assisted living and memory care facility for senior living totaling 173,401 square feet with 115 units and 154 beds on a 4.12-acre property consisting of three parcels located at the intersection of 164th St SW and Ash Way.
7. The proposed development adjoins the public road stub of 162nd PI SW on the western property line. The County's arterial circulation map shows Ash Way realigning to connect to 162nd PI SW. DPW determined that a new public road is required to create the 80-foot-wide ROW required along the southern property line of the site and the adjoining parcel to the south.
8. An 80 foot wide right of way has been proposed to accommodate the counties needs which include 6" space, 7'-0" sidewalk, 6" curb, 5'-0 bike lane, (2) 12'-0 drive lanes, 6'-0 center roadway space, (2) 12'-0 drive lane, 5'0" bike lane, 6'curb, 7'-0" sidewalk, 6" space to make up the required road width.
9. A preliminary record of survey (ROS) was submitted to DPW Survey group and was approved based on the proposed and required width of the new public road.
10. After a couple of reviews, both the site plan application and the road establishment application expired.

11. On November 13, 2024, Ash Way Development LLC resubmitted and confirmed that there have been no changes to the overall project.
12. On December 10, 2024, a new replacement Urban Center Development Site Plan application was submitted to PDS under PFN 24-117856 SPA.
13. On August 15, 2025, a new road establishment permit application was submitted for review under PFN 25-113597 RWE.

FINDINGS

1. The proposed development will take access from the west side of Ash Way across from the park and ride entrance located at 16327 Ash Way. Ash Way will be realigned to connect to the newly proposed road.
2. The development will also take access from the new public road extension of 162nd PI SW created through this required new road with ROW width split evenly between the southern property line of project parcel 270400302000 and the northern property line of 27040200301800.
3. On October 23, 2025, DPW learned that the proposed road establishment is now on two separate parcels and owners. Parcel 27040200302000, owned by Ash Way Development, LLC has the north 40 feet and Parcel 27040200301800, owned by Ash Way Crossing, LLC, have 40 feet. The applicant, Ash Way Crossing, LLC, is required to construct $\frac{3}{4}$ of the proposed road that will encumber both Parcel 27040200302000 and Parcel 27040200301800. The remainder of the proposed road is to be constructed by the future development to the south currently owned by Ash Way Development, LLC.
4. Because there are two separate owners for the proposed 80-foot-wide road, the applicant, Ash Way Development, LLC does not have authority to deed the full 80-foot width. Therefore, the deeding of the fully required 80-foot-wide ROW, shall be deeded by both Ash Way Development, LLC and Ash Way Crossing, LLC.
5. The applicant has approached the property owner to the south, Ash Way Crossing, LLC to join the road establishment. Ash Way Crossing, LLC has agreed to join the road establishment process and deed the south 40 feet of the proposed 80-foot-wide ROW provided that the county will reserve the development rights and receive future development density credits.
6. Ash Way Crossing, LLC is agreeing to deed to the County the 40 feet of the south 80-foot-wide ROW prior to developing the property identified by Snohomish County Tax Parcel No. 27040200301800 that it owns to accommodate the County's need for adequate road connectivity.

7. The County recognizes that if Ash Way Crossing, LLC was proposing to develop its property concurrently with the deeding of ROW, its allowed density would be calculated using the area of its property which it intends to deed to the County.
8. Given that Ash Way Crossing, LLC is providing a portion of its property to accommodate the new County Road prior to it developing its real property, the County will recognize that area deeded to the County when calculating any allowed density when Ash Way Crossing, LLC's property is developed just as if the deeded ROW as provided concurrently with the development.
9. On November 18, 2025, the County Engineer agreed and supported the proposed concepts.
10. The new road, 162nd PI SW, will have right of way width which is sufficient to contain the required road improvements and comply with the applicable code and Engineering Design and Development Standards (EDDS) requirements.
11. The new public road, 162nd PI SW will start at the west right of way boundary of the existing Ash Way Park and Ride and run for a length of 199.75' feet between Ash Way and 22nd Ave W. (See Exhibit 4)
12. Establishment of a new road is necessary, practicable, and will benefit the public because operation of the arterial road system is improved by dispensing local traffic onto multiple roads and access points, response time for emergency services is reduced; and use of transit systems, pedestrian facilities, and bicycle facilities are promoted.
13. Establishment of a new road is also consistent with the requirement's set forth in chapter 30.24 SCC, "General Development Standards- Access and Road Network", and EDDS chapter 3-01 (7), "Road Circulation", including the requirement that a public road connection shall be constructed to any public road stubs on any adjacent parcel when the engineer determines the connection is necessary, practicable, and feasible.
14. No public expenditure will be required for the construction of a new road. All construction costs will be paid in full by the applicant.
15. Plans for the construction of the Road to the County standards have been approved by DPW and PDS. The County has accepted a performance security bond for the construction and completion of all rights of way improvements for the Roads. Upon completion by the developer and acceptance of the Roads by the County, including PDS approval of as-built drawings, a two-year maintenance security bond shall be posted by the developer.

16. DPW has reviewed and approved the two Statutory Warranty Deeds (SWD) and recommends the deeds be accepted by the County.

17. The public administrative costs estimated to be incurred by the County in examining, investigating and processing the establishment application are as follows:

Estimated Public Work Charges	\$ 5,000.00
Application Fee Credit	\$ 500.00
Total Estimated Administrative Costs	\$ 5,500.00

18. The developer shall be responsible for the advertising costs and recording fees and are listed as follows.

Estimated Advertising Costs (Notice of Introduction and Notice of Enactment)	\$ 300.00
Estimated Recording Fee (Two SWD's and Ordinance)	\$ 900.00
Total Estimated Fees	\$ 1, 200.00

RECOMMENDATION

Based on the foregoing Findings, Permit Request # 25 113597 RWE, establishment of the public road for 162nd PI SW is necessary, practicable, and in the best interest of the public.

The County Engineer recommends that the County Council accept the two Statutory Warranty Deeds from Ash Way Development, LLC and Ash Way Crossing, LLC conveying the ROW for the road and that it be recorded upon the terms and conditions of the ordinance.

The County Engineer also recommends the establishment be granted based on the following conditions.

CONDITIONS

1. All outstanding administrative costs are paid by the developer to the County Road Fund pursuant to SCC13.90.070.
2. DPW and PDS, after inspection of the finished construction, determines that all County Road standards have been met.

Approved by:

Douglas W McCormick

Douglas W. McCormick, P.E.
Deputy Director/County Engineer

12/3/2025

Date

Prepared by:

Maria Acuario

Maria Acuario
TES-Traffic Operations ROW Supervisor

11/21/2025

Date

Exhibit 1 Assessor Map

QUARTER	SECTION	TOWNSHIP N.W.B.L.	RANGE E.W.M.	ALL MAP, DATA, AND INFORMATION SET FORTH HEREIN IS 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 APPEAR WHICH ARE NOT REFLECTED HEREIN. SNOHOMISH COUNTY MAKES NO REPRESENTATION FOR OR WARRANTY CONCERNING THE CONTENT, ACCURACY, COMPLETENESS, OR QUALITY OF THE DATA CONTAINED HEREIN AND EXPRESSLY DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. ALL PERSONS ACCESSING OR OTHERWISE USING THIS DATA ASSUME ALL RESPONSIBILITY FOR THE TRUTH AND ACCURACY OF THE INFORMATION CONTAINED HEREIN. FROM AND WITHOUT ANY GUARANTEE, STATE, LOCAL OR FEDERAL, SNOHOMISH COUNTY MAKES NO WARRANTY OF MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE, OR ANY OTHER PROHIBITED STATE AND LOCAL AGENCIES FROM PROVIDING ACCESS TO LISTS OF INDIVIDUALS INTENDED FOR THE PROS COMMERCIAL PURPOSES. A COMMERCIAL PURPOSE INCLUDES ANY BUSINESS ACTIVITY ENTERED TO GENERATE PROFITS BY PROCESSING AND ACCESSING THIS DATA. YOU AGREE AND REPRESENT THAT YOU WILL NOT USE THE ANY LISTS OF INDIVIDUALS, OR DATA FROM WHICH SUCH LISTS MAY BE COMPILED, FOR ANY COMMERCIAL PURPOSE.
SW	2	27	4	

Centerline --- Lot --- Block --- Section --- City Limits [Red Box]

Gov Lot --- Subdiv --- ROW --- Quarter --- Tax Acct [Dotted Box]

Major Water --- Other Lot --- Vac ROW --- 16th --- Easement [Dashed Box]

Minor Water --- Other Subdiv --- Vac Lot --- [Dotted Box]

1 inch = 200 feet

Map produced on February 24, 2023

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





NOTICE

NOTICE OF APPLICATION

File Name: Ash Way Fieldstone Senior Living

File Number: 21 117197 SPA

Project Description: A new assisted living and memory care facility with 24 memory care units (38 beds), 91

assisted living units (116 beds) for a total of 115 units and 154 beds. This proposal requires a public road establishment. The building is five stories over two levels of parking garage.

Location: 16216 Ash Way, 2027 164th Street SW, Lynnwood

Tax Account Number: 270402-003-018-00, 270402-003-019-00, 270402-003-020-00

Applicant: Ash Way Development LLC

Date of application/Completeness Date: October 13, 2021

Approvals required: Urban center development site plan, environmental review – SEPA, and all related construction activity.

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 **November 10, 2021.**

Project Manager: Rebecca Samy, 425.262.2283

Project Manager e-mail: rebecca.samy@snoco.org

Date of Notice: October 20, 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

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 117197 SPA



NOTICE

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.

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_____ and _____

Signed: _____

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

21 117197 SPA

Exhibit 3 AFN 202010230614 pg. 1

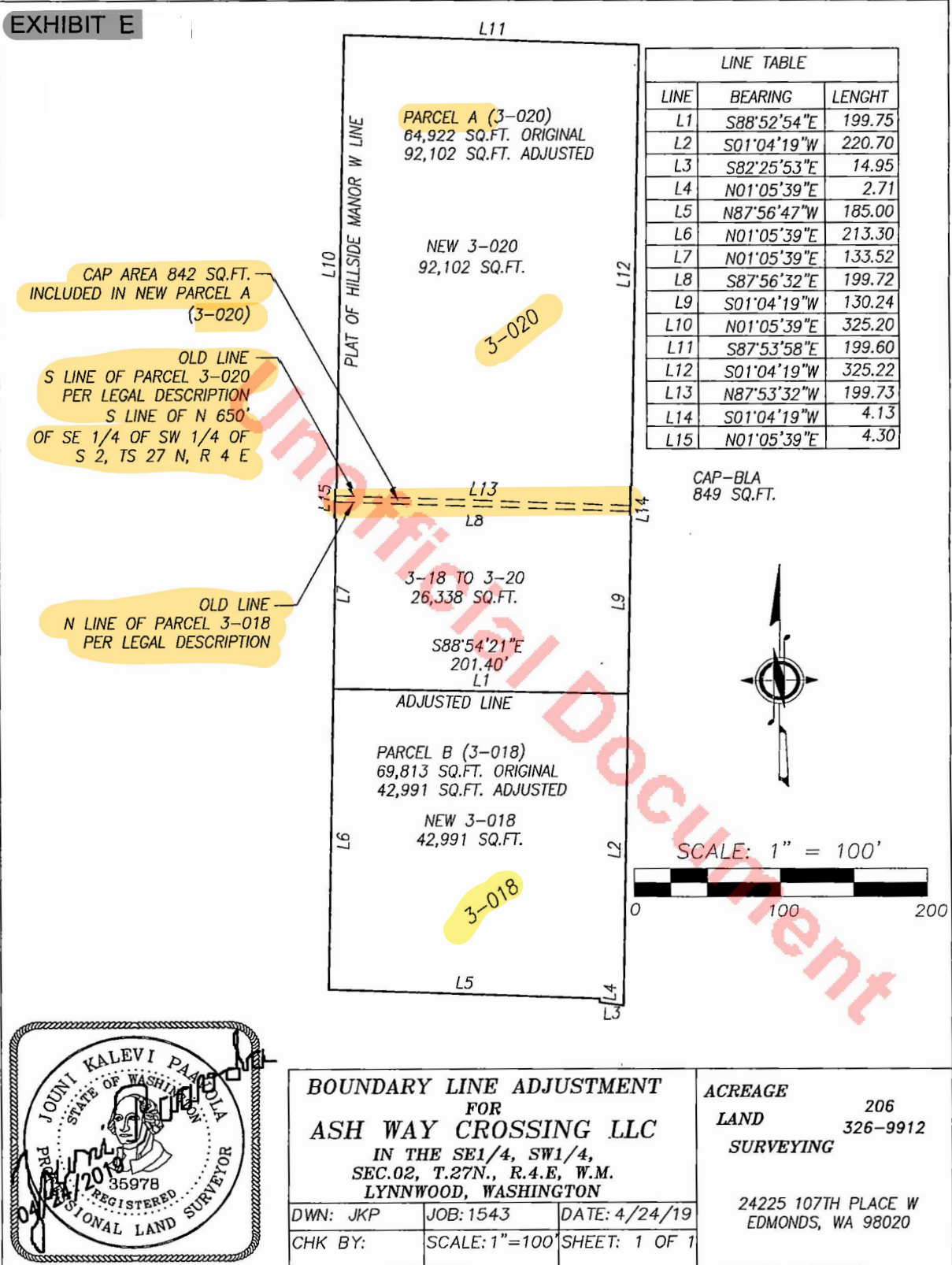


Exhibit 3 AFN 202010230614 pg. 2

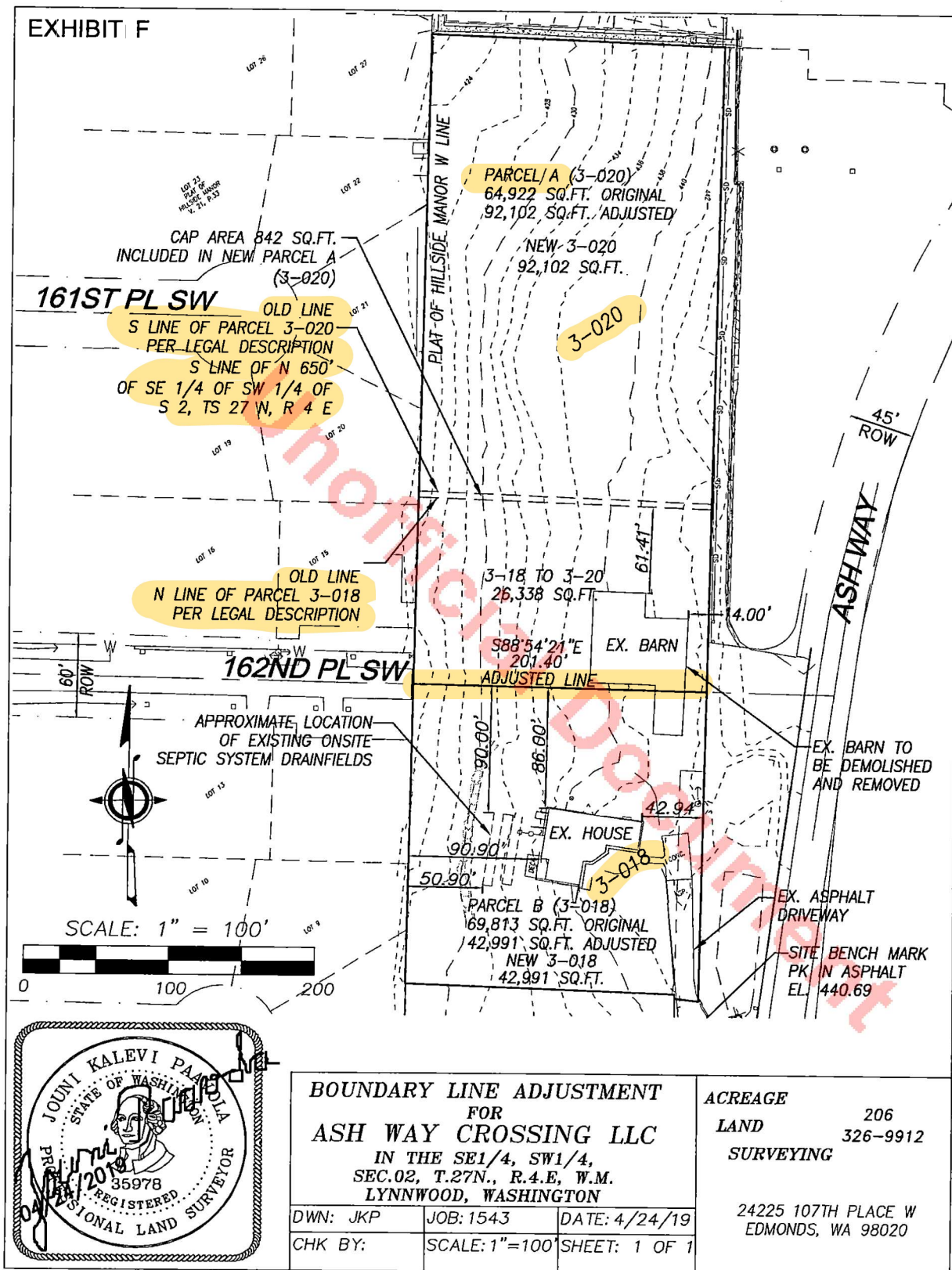
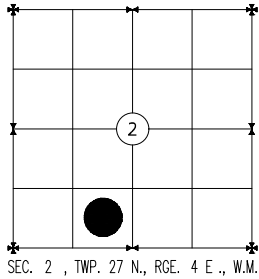


Exhibit 4 Record of Survey

RECORD OF SURVEY

SITUATE IN A PORTION OF THE SE 1/4, SW 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON



PSE

SURVEY NOTES

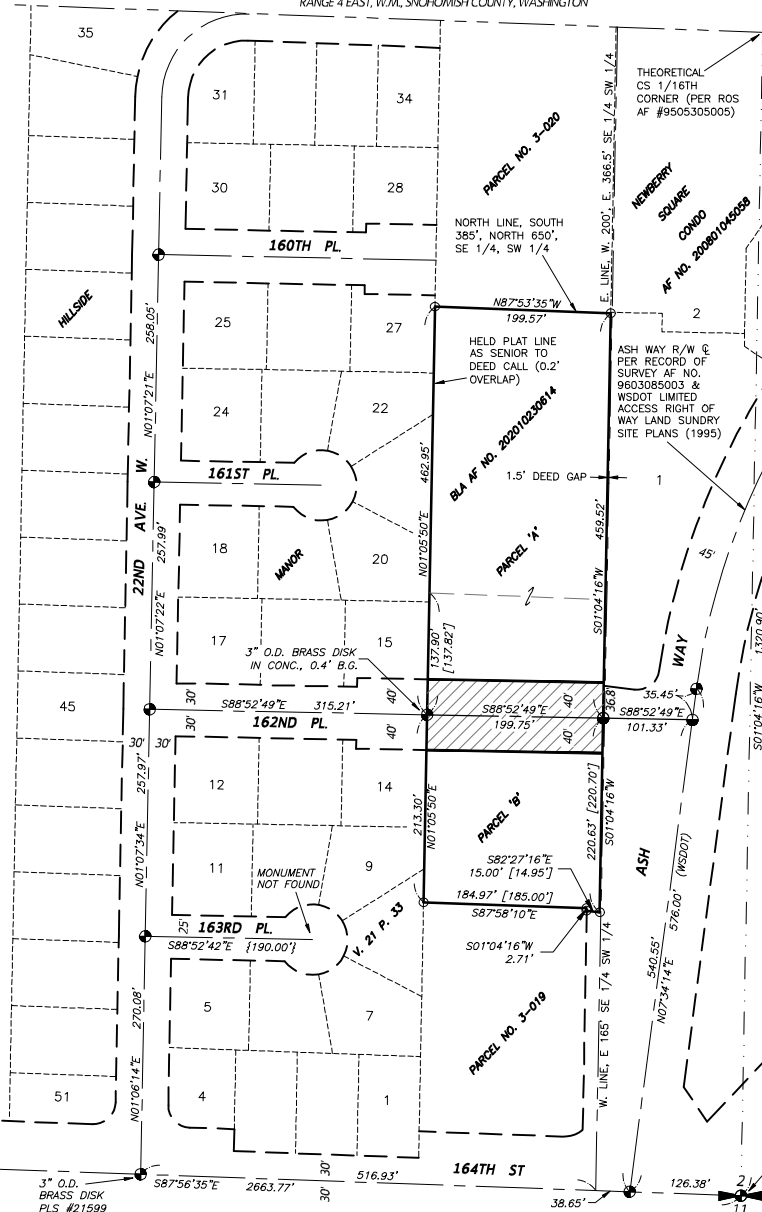
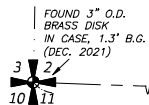
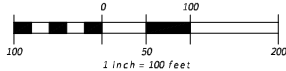
- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN NOVEMBER 2021.
 - EQUIPMENT USED: THEOMAT 00'01.5" EDM: ± 2 PPM, ± 3 MM
 - MONUMENTS SET OR FOUND ON OR ABOUT NOVEMBER 2021 AND XXXX 202X.
 - HORIZONTAL DATUM: HORIZONTAL DATUM: NAD 83/98 WA. STATE PLANE NORTH ZONE
- BASIS OF BEARINGS: MONUMENTED SOUTH LINE OF THE SW 1/4, SECTION 2, PER RECORD OF SURVEY, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 9505305005. BEARING: SOUTH 87°56'35" EAST (AS SHOWN).
- OCCUPATIONAL INDICATOR NOTE:**
THIS SURVEY MAY DEPICT EXISTING FENCE LINES AND/OR ENCROACHMENTS IN ACCORDANCE WITH WAC CHAPTER 332-130; THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN OWNERSHIP, THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.
 - THIS MAP WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY UNDER GUARANTEE NO. 500127647 WITH AN EFFECTIVE DATE OF OCTOBER 6, 2021 AT 8:00 AM.
 - PURPOSE OF SURVEY: TO DEPICT THE BOUNDARIES OF PROPERTY TO BE ESTABLISHED AS PUBLIC RIGHT-OF-WAY FOR ROAD.

REFERENCE SURVEYS/DEEDS:

NEWBERRY SQUARE CONDO MAP	AF NO. 200801045058
BOUNDARY LINE ADJUSTMENT 19-111818-BLA	AF NO. 202010230614
1995 ALDERWOOD WATER DISTRICT SURVEY	AF NO. 9505305005
PLAT OF HILLSIDE MANOR VOL. 21, PG 33	AF NO. 1530849
WSDOT SUNDRY SITE PLAN (EXCERPT)	AF NO. 9805130180
SNOHOMISH COUNTY RECORD OF SURVEY	AF NO. 9603085003

GRAPHIC SCALE

(US SURVEY FEET)



LEGAL DESCRIPTION- PARCEL 'A'

(PER CHICAGO TITLE SUBDIVISION GUARANTEE NO. 500127647, 10-6-21)

THE WEST 200 FEET OF THE EAST 366.5 FEET OF THE SOUTH 325 FEET OF THE NORTH 650 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

TOGETHER WITH FOLLOWING DESCRIBED AREA:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE ALONG THE WEST LINE OF THE PLAT OF HILL SIDE MANOR ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 33, A BEARING SOUTH 01°05'39" WEST A DISTANCE OF 137.82 FEET TO THE CENTERLINE OF 162ND PLACE; THENCE SOUTH 88°52'54" EAST A DISTANCE OF 199.75 FEET TO THE EAST LINE OF THE WEST 200 FEET OF THE EAST 366.50 FEET OF ABOVE DESCRIBED SUBDIVISION; THENCE NORTH 01°04'19" EAST A DISTANCE OF 134.37 FEET ALONG SAID LINE TO THE SOUTH LINE OF THE SOUTH 325 FEET OF THE NORTH 650 FEET OF SAID SUBDIVISION; THENCE ALONG SAID LINE NORTH 87°53'32" WEST 199.72 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL A OF BOUNDARY LINE ADJUSTMENT FILE NUMBER 19-111818-BLA RECORDED UNDER AUDITOR'S FILE NO. 202010230614, RECORDS OF SNOHOMISH COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LEGAL DESCRIPTION- PARCEL 'B'

(PER BLA DEED, AF NO. 202010230614)

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 166.5 FEET WEST OF AND 30 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°50'46" EAST 636.8 FEET; THENCE NORTH 88°11'40" WEST 200 FEET; THENCE SOUTH 00°50'46" WEST 346.8 FEET; THENCE SOUTH 88°11'40" EAST 185 FEET; THENCE SOUTH 00°50'46" WEST 290 FEET TO THE NORTH LINE OF COUNTY ROAD; THENCE EAST 15 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 9504190033, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT FOLLOWING DESCRIBED AREA:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST 200 FEET OF THE EAST 366.5 FEET OF THE SOUTH 325 FEET OF THE NORTH 650 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. THENCE ALONG THE WEST LINE OF THE PLAT OF HILL SIDE MANOR, VOLUME 21 OF PLATS, PAGE 33 A BEARING OF SOUTH 01°05'39" WEST A DISTANCE OF 137.82 FEET TO THE CENTER LINE OF 162ND PLACE; THENCE SOUTH 88°52'54" EAST A DISTANCE OF 199.75 FEET TO THE EAST LINE OF THE WEST 200 FEET OF THE EAST 366.50 FEET OF ABOVE DESCRIBED SUBDIVISION; THENCE NORTH 01°04'19" EAST A DISTANCE OF 134.37 FEET ALONG SAID LINE TO THE SOUTH LINE OF THE SOUTH 325 FEET OF THE NORTH 650 FEET OF SAID SUBDIVISION; THENCE ALONG SAID LINE NORTH 87°53'32" WEST 199.72 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



SURVEY SYMBOL LEGEND

- = EXISTING 1.5" BRASS CAP MONUMENT IN CONC (OR AS NOTED)
- = SET CONCRETE MONUMENT IN CASE PER SNOHOMISH COUNTY STANDARD DRAWING 4-130
- = CALCULATED PER RECORD (SEARCHED, NOT FOUND)
- [] = DEED DIMENSION
- { } = PLAT DIMENSION

AUDITOR'S CERTIFICATE
Filed for record this day of _____, 20__ at _____ in book _____ of surveys at page _____ at the request of PACIFIC SURVEYING AND ENGINEERING SERVICES INC.
County Auditor _____
AUDITOR'S FILE NO.: _____

DATA	
DRAWN:	ASM
CHECKED:	PKB
DATE:	12/6/2022
DWG:	2021037_sw_R05.dwg
SCALE:	1" = 100'
JOB#:	2021037
FIELD BOOK:	662.02
SHEET	1 OF 1

RECORD OF SURVEY
CASCADIA DEVELOPMENT
506 N. 40TH AVE SUITE 100
YAKIMA, WA 98908

PACIFIC SURVEYING & ENGINEERING, INC.
909 Squicum Way, Suite 111 | BELLINGHAM, WA 98225
T: 360.671.7387 | F: 360.671.4685
WWW.PSE.SURVEY.COM | INFO@PSE.SURVEY.COM

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 Cascadia Development in November 2021.
Certificate No.: 40525 Date _____

