

1 After Recording Return To:  
2 Clerk of the Council  
3 Snohomish County Council  
4 3000 Rockefeller Avenue – M/S 609  
5 Everett, WA 98201  
6

7 *In the matter of Richmond Road Road Establishment*  
8

9 SNOHOMISH COUNTY COUNCIL  
10 Snohomish County, Washington  
11

12 ORDINANCE NO. 22-010  
13

14 AN ORDINANCE APPROVING AND ACCEPTING A STATUTORY WARRANTY  
15 DEED AND ESTABLISHING RICHMOND ROAD AS A NEW COUNTY ROAD  
16

17 WHEREAS, under chapter 36.75 RCW and chapter 36.81 RCW, Snohomish  
18 County (the “County”) has the authority to acquire County right-of-way and to  
19 establish roads for public purposes by purchase, gift, or condemnation; and  
20

21 WHEREAS, under SCC 13.90.010, road establishment procedures may be  
22 initiated at the request of the Snohomish County Council (“County Council”),  
23 independently by Snohomish County Engineer (“County Engineer”) when he or she  
24 determines that the criteria for road establishment exists, or in response to a  
25 freeholders’ petition; and  
26

27 WHEREAS, on September 29, 2019, Prospect Development LLC, submitted  
28 a development application to the Snohomish County Department of Planning and  
29 Development Services (PDS) known as the Camberfield SFDU; and  
30

31 WHEREAS, as a condition of development approval, the County Engineer is  
32 requiring the developer to construct and establish a new portion of Richmond Road  
33 as new public road; and  
34

35 WHEREAS, on August 10, 2020, Prospect Development LLC, under SCC  
36 13.90 010, petitioned the Snohomish County Department of Public Works (DPW)  
37 for the establishment of Richmond Road as depicted on the Camberfield SFDU  
38 administrative site plan; and  
39

40 WHEREAS, on February 19, 2021, Prospect Development LLC, conveyed  
41 property known as the Camberfield SFDU to Pacific Ridge - DRH, LLC (“Pacific  
42 Ridge”) via bargain and sale deed recorded under Snohomish County Auditor’s File  
43 Number 202102190908; and  
44

1 WHEREAS, with the transfer of the Camberfield SFDU, Pacific Ridge  
2 became the road establishment petitioner; and  
3

4 WHEREAS, on February 7, 2022, the County Engineer, pursuant to RCW  
5 36.81.050 and SCC 13.90.040, prepared a report determining that the  
6 establishment of Richmond Road is necessary and practicable and will benefit the  
7 public; and  
8

9 WHEREAS, a properly executed Statutory Warranty Deed has been  
10 provided conveying sufficient ROW to ensure that County road standards can be  
11 met; and  
12

13 WHEREAS, a properly filed record of survey depicting the right-of-way limits  
14 and road alignment has been recorded under Snohomish County Auditor's File  
15 Number 202201075001; and  
16

17 WHEREAS, the County Engineer has determined that the road construction  
18 plans depicting all required improvements to occur within the new right-of-way  
19 comply with the County's Engineering Design and Development Standards  
20 (EDDS); and  
21

22 WHEREAS, under SCC 13.90.020, a properly executed project guarantee  
23 improvement bond to ensure proper performance of road improvements  
24 constructed in conjunction with the establishment process was obtained and  
25 submitted to PDS; and  
26

27 WHEREAS, the County Council has considered the County Engineer's  
28 Report recommending that the Statutory Warranty Deed be accepted, and the  
29 establishment of Richmond Road be granted; and  
30

31 WHEREAS, there will be no public expenditures for the construction of  
32 Richmond Road; and  
33

34 WHEREAS, the County Council declares its intention for establishing the  
35 County road as described herein;  
36

37 NOW, THEREFORE, BE IT ORDAINED:  
38

39 **Section 1.** The foregoing recitals are incorporated herein as findings as  
40 though fully set forth.  
41

42 **Section 2.** The County Council finds that Pacific Ridge is the fee owner and  
43 intends to deed the real property described in Section 3 for the use of the public as  
44 a County Road in perpetuity. The County Council further finds that a properly

1 executed statutory warranty deed has been submitted to accomplish the same, a  
2 copy of which is attached hereto with exhibits and incorporated by reference.

3  
4 **Section 3.** The following legally described property is hereby established  
5 as County road right-of-way subject to the full County authority and discretion and  
6 the conditions in Subsection 7:

7  
8 All that portion as shown on Record of Survey Auditor's File Number  
9 202201075001 identified as area for road establishment.

10  
11 **Section 4.** Construction of Richmond Road to the County's EDDS shall be  
12 by Pacific Ridge at its own expense. As required by title 13 SCC, a two-year  
13 maintenance security shall be provided by Pacific Ridge upon acceptance of the  
14 construction of Richmond Road by the County.


15  
16 **Section 5.** The County Council finds the road right-of-way is a public  
17 necessity, is practicable, and that the public will be benefitted by the establishment  
18 of Richmond Road.

19  
20 **Section 6.** The Snohomish County Executive is authorized to accept the  
21 properly executed Statutory Warranty Deed on the County's behalf for Richmond  
22 Road established by this ordinance.

23  
24 **Section 7.** Establishment of the County right-of-way described in Section 3  
25 is not effective until: (1) DPW files a certification with the Clerk of the County  
26 Council stating all administrative and advertising costs required under SCC  
27 13.90.070 have been paid; (2) PDS and DPW have inspected and accepted final  
28 construction of Richmond Road; (3) a two-year maintenance security has been  
29 submitted by the Pacific Ridge and accepted by the County; and (4) the Statutory  
30 Warranty Deed has been recorded.

31  
32 PASSED this 23<sup>rd</sup> day of March, 2022.

33  
34 SNOHOMISH COUNTY COUNCIL  
35 Snohomish County, Washington


36  
37   
38 \_\_\_\_\_  
39 Council Chair

40 ATTEST:

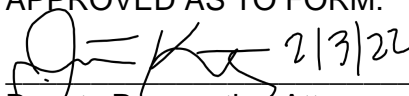
41  
42   
43 \_\_\_\_\_  
44 Asst. Clerk of the Council  
45

- 1 (X) APPROVED
- 2
- 3 ( ) EMERGENCY
- 4
- 5 ( ) VETOED

6  
7 Date: March 24, 2022

8  
9  
10   
11 \_\_\_\_\_  
12 County Executive

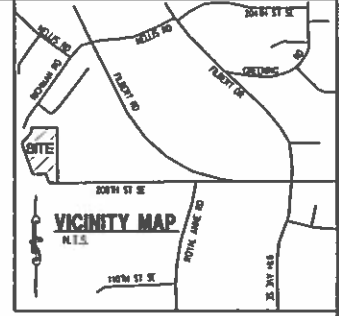
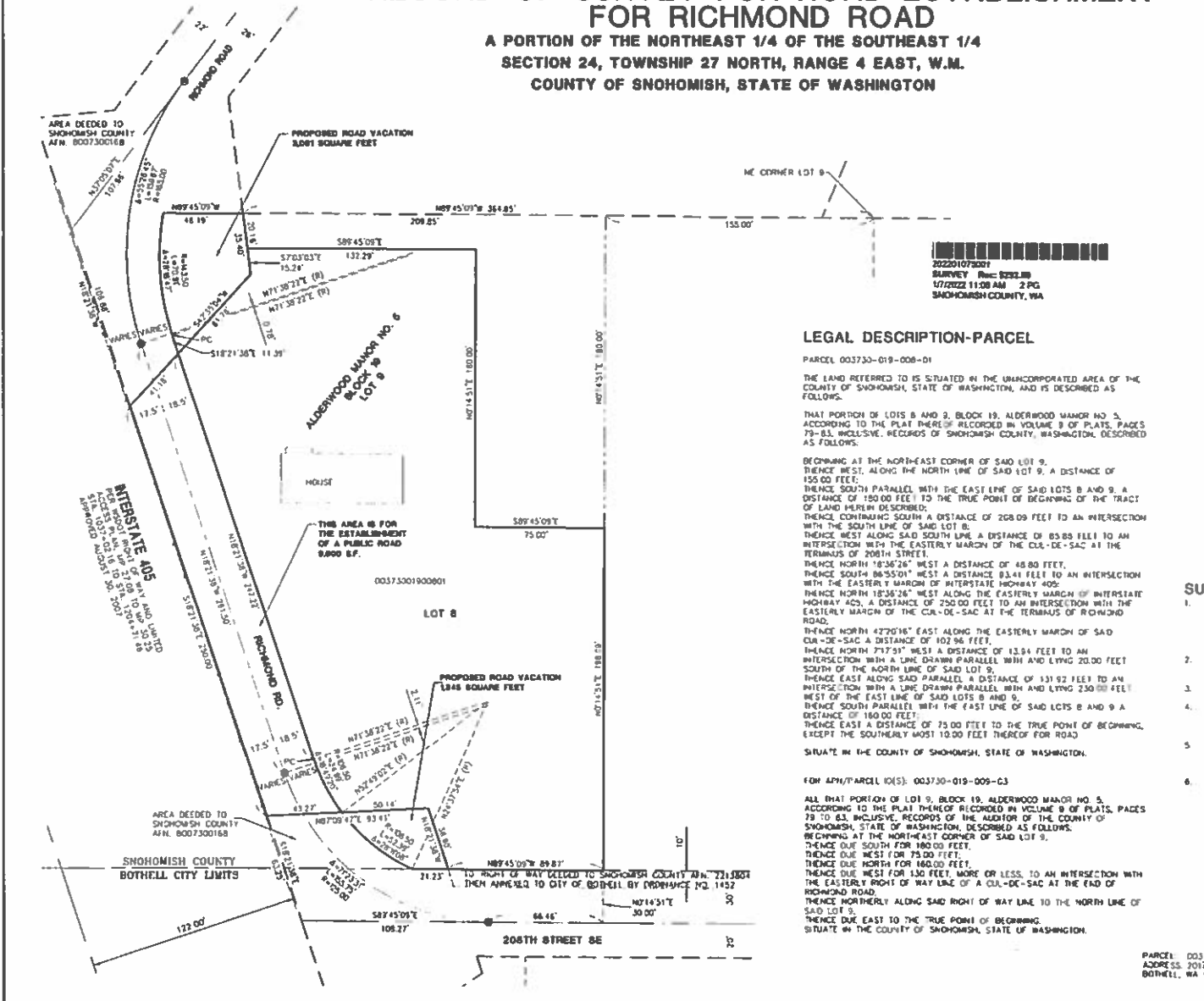
13 ATTEST:  
14  
15 *Melissa Geraghty*  
16 \_\_\_\_\_  
17

18 APPROVED AS TO FORM:  
19   
20 \_\_\_\_\_  
21 Deputy Prosecuting Attorney  
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# RECORD OF SURVEY FOR ROAD ESTABLISHMENT FOR RICHMOND ROAD

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4  
 SECTION 24, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.  
 COUNTY OF SNOHOMISH, STATE OF WASHINGTON



202201075401  
 SURVEY No: 0202J0  
 1/7/2022 11:00 AM 2 PG  
 SNOHOMISH COUNTY, WA

## LEGAL DESCRIPTION-PARCEL

PARCEL 003730-019-008-01  
 THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 8 AND 9, BLOCK 19, ALDERWOOD MANOR NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 79-83, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

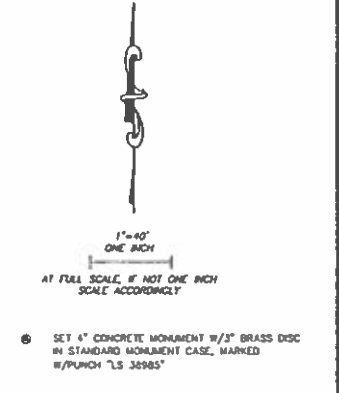
BEING AT THE NORTH-EAST CORNER OF SAID LOT 9,  
 THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 155.00 FEET;  
 THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOTS 8 AND 9, A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;  
 THENCE CONTINUING SOUTH A DISTANCE OF 208.09 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 8;  
 THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 83.88 FEET TO AN INTERSECTION WITH THE EASTERLY MARCH OF THE CUL-DE-SAC AT THE TERMINUS OF 208TH STREET;  
 THENCE NORTH 18°36'26" WEST A DISTANCE OF 48.80 FEET;  
 THENCE SOUTH 06°55'01" WEST A DISTANCE OF 03.41 FEET TO AN INTERSECTION WITH THE EASTERLY MARCH OF INTERSTATE HIGHWAY 405;  
 THENCE NORTH 18°36'26" WEST ALONG THE EASTERLY MARCH OF INTERSTATE HIGHWAY 405, A DISTANCE OF 290.00 FEET TO AN INTERSECTION WITH THE EASTERLY MARCH OF THE CUL-DE-SAC AT THE TERMINUS OF RICHMOND ROAD;  
 THENCE NORTH 47°20'16" EAST ALONG THE EASTERLY MARCH OF SAID CUL-DE-SAC A DISTANCE OF 102.96 FEET;  
 THENCE NORTH 71°7'31" WEST A DISTANCE OF 13.94 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND LYING 20.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 9;  
 THENCE EAST ALONG SAID PARALLEL A DISTANCE OF 131.92 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND LYING 230.00 FEET WEST OF THE EAST LINE OF SAID LOTS 8 AND 9;  
 THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOTS 8 AND 9 A DISTANCE OF 160.00 FEET;  
 THENCE EAST A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE SOUTHERLY MOST 10.00 FEET THEREOF FOR ROAD

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

FOR 4TH/17th/18th/19th/20th PARCEL 10(S): 003730-019-009-03

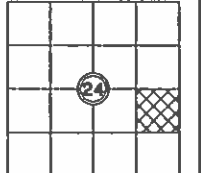
ALL THAT PORTION OF LOT 9, BLOCK 19, ALDERWOOD MANOR NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 79 TO 83, INCLUSIVE, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEING AT THE NORTHEAST CORNER OF SAID LOT 9,  
 THENCE ONE SOUTH FOR 100.00 FEET;  
 THENCE ONE WEST FOR 75.00 FEET;  
 THENCE ONE NORTH FOR 180.00 FEET;  
 THENCE ONE WEST FOR 130 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF A CUL-DE-SAC AT THE END OF RICHMOND ROAD;  
 THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE TO THE NORTH LINE OF SAID LOT 9;  
 THENCE ONE EAST TO THE TRUE POINT OF BEGINNING,  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



## SURVEYOR'S NOTES

1. BASIS OF BEARINGS: NAD 83-2011 (EPOCH 2010.00), WASHINGTON NORTH ZONE, HELD AN INVERSE BEARING OF N 37°25'07"E FOR A DISTANCE OF 388.78 FEET BETWEEN THE TWO PLAT MONUMENTS ON RICHMOND ROAD AS SHOWN
2. EQUIPMENT USED: GEOMAX ZOOM 90 TOTAL STATION AND CARLSON 818+ (GPS)
3. DATE OF THIS SURVEY WAS APRIL 2020
4. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORING ACT", CHAPTER 58.09 RCW AND 532-30 WAC.
5. ALL MEASURING INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED IN CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS
6. ALL MONUMENTS REED JANUARY, 2019 UNLESS OTHERWISE NOTED.



PARCEL 00373001900801  
 ADDRESS: 20175 RICHMOND ROAD  
 BOTHELL, WA 98012

INDEX:  
 NE 1/4 OF THE SE 1/4,  
 SEC 24, TWP 27 N., R 4 E., W.M.

PFN 19-113081

|   |                    |   |
|---|--------------------|---|
| <b>RECORD OF SURVEY FOR:</b>  |                    |   |
| PACIFIC RIDGE HOMES<br>17912 BOTHELL EVERETT HWY., SUITE 100<br>BOTHELL, WA 98012 |                    |   |
| DATE:<br>1/6/2022   | JOB NO:<br>18159   | DRAWING NAME:<br>18159-SV-C30-ESTABLISH |
| DRAWN BY:<br>CEP  | CHECKED BY:<br>MJC |   |

**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF THE CHARLES E. PODZALINE IN JULY 2020.

*Charles E. Podzalne*  
 CHARLES E. PODZALINE, PLS  
 CERTIFICATE NO. 50936

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD AT THE REQUEST OF CHARLES E. PODZALINE THIS  
 7th DAY OF January, 2022, AT 02:04 PM  
 PAST 11 A.M. AND RECORDED IN VOLUME 2022 OF SURVEYS,  
 PAGE 2. AUDITOR'S FILE NO. 202201075401  
 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

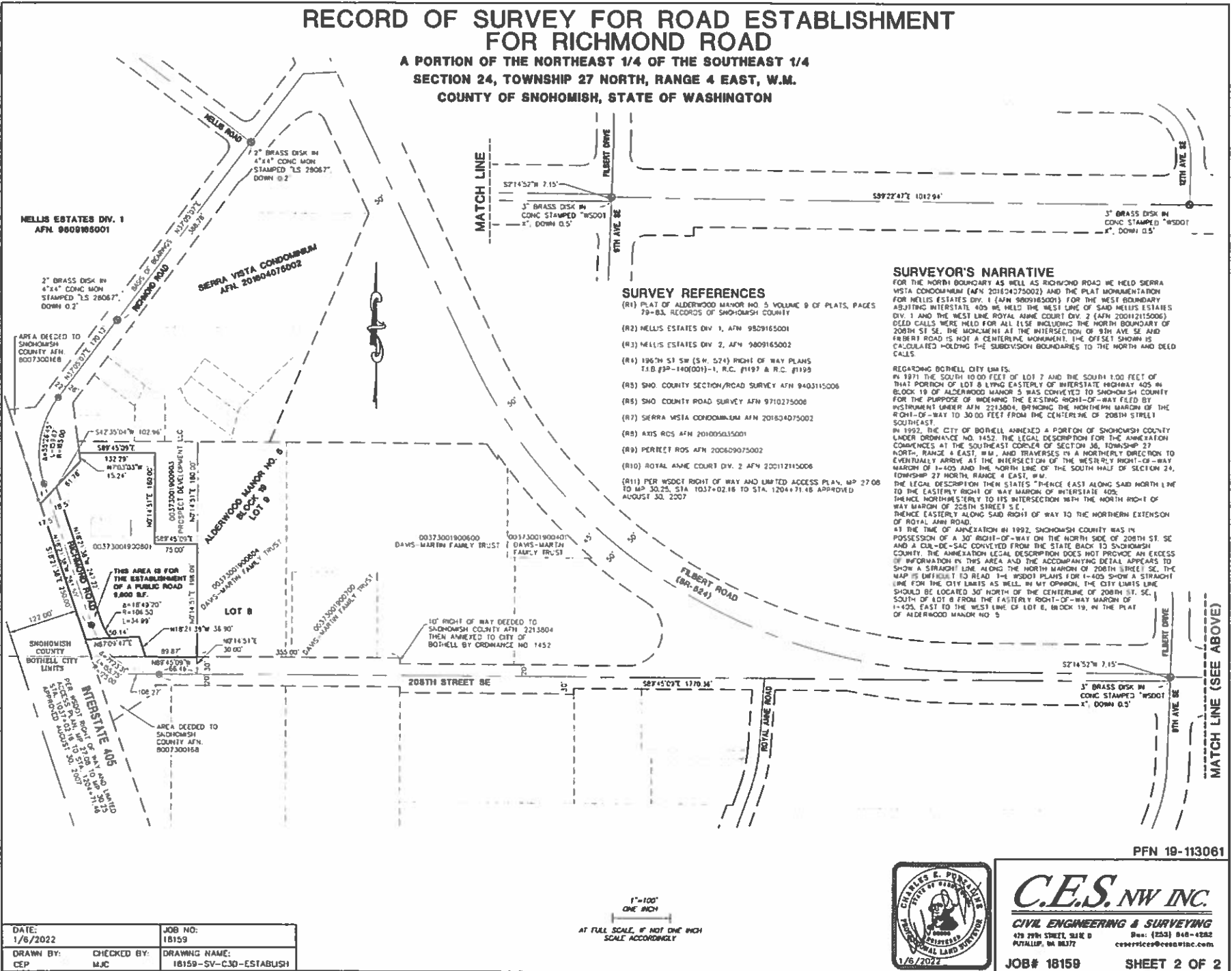
*Carthell* AUDITOR, SNOHOMISH COUNTY  
*Diana Mix* DEPUTY COUNTY AUDITOR

**C.E.S. NW INC.**  
 CIVIL ENGINEERING & SURVEYING  
 429 29th Street, Suite D  
 Puyallup, WA 98372  
 Phone: (253) 848-4282  
 ceeservices@cesnwinc.com

JOB# 18159 SHEET 1 OF 2

# RECORD OF SURVEY FOR ROAD ESTABLISHMENT FOR RICHMOND ROAD

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4  
 SECTION 24, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.  
 COUNTY OF SNOHOMISH, STATE OF WASHINGTON



**SURVEYOR'S NARRATIVE**  
 FOR THE NORTH BOUNDARY AS WELL AS RICHMOND ROAD WE HELD SIERRA VISTA CONDOMINIUM (APN 201804078002) AND THE PLAT MONUMENTATION FOR HELLER ESTATES DIV. 1 (APN 9809165001) FOR THE WEST BOUNDARY ADJOINING INTERSTATE 405 WE HELD THE WEST LINE OF SAAD HELLER ESTATES DIV. 1 AND THE WEST LINE ROYAL ANNE COURT DIV. 2 (APN 2001215006) DEED CALLS WERE HELD FOR ALL ELSE INCLUDING THE NORTH BOUNDARY OF 208TH ST SE. THE MONUMENT AT THE INTERSECTION OF 9TH AVE SE AND FILBERT ROAD IS NOT A CENTERLINE MONUMENT. THE OFFSET SHOWN IS CALCULATED HOLDING THE SUBDIVISION BOUNDARIES TO THE NORTH AND DEED CALLS.

REGARDING BORNELL CITY LIMITS:  
 IN 1971 THE SOUTH 100 FEET OF LOT 7 AND THE SOUTH 100 FEET OF THAT PORTION OF LOT 8 LYING EASTERLY OF INTERSTATE HIGHWAY 405 IN BLOCK 19 OF ALDERWOOD MANOR 5 WAS CONVEYED TO SNOHOMISH COUNTY FOR THE PURPOSE OF WIDENING THE EXISTING RIGHT-OF-WAY FIELD BY INSTRUMENT NUMBER AFN 2213004, OPENING THE NORTHERN MARION OF THE RIGHT-OF-WAY TO 30.00 FEET FROM THE CENTERLINE OF 208TH STREET SOUTHEAST.

IN 1952, THE CITY OF BORNELL ANNEXED A PORTION OF SNOHOMISH COUNTY UNDER ORDINANCE NO. 1452. THE LEGAL DESCRIPTION FOR THE ANNEXATION COMMENCES AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., AND TRAVERSES IN A NORTHERLY DIRECTION TO EVENTUALLY ARRIVE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY MARION OF 1-405 AND THE NORTH LINE OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

THE LEGAL DESCRIPTION THEN STATES "THENCE EAST ALONG SAID NORTH LINE TO THE EASTERLY RIGHT OF WAY MARION OF INTERSTATE 405; THENCE NORTHWESTERLY TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY MARION OF 208TH STREET S.E.; THENCE EASTERLY ALONG SAID RIGHT OF WAY TO THE NORTHERN EXTENSION OF ROYAL ANNE ROAD.

AT THE TIME OF ANNEXATION IN 1952, SNOHOMISH COUNTY WAS IN POSSESSION OF A 30' RIGHT-OF-WAY ON THE NORTH SIDE OF 208TH ST. SE AND A CAL-DE-SAC CONVEYED FROM THE STATE BACK TO SNOHOMISH COUNTY. THE ANNEXATION LEGAL DESCRIPTION DOES NOT PROVIDE AN EXCESS OF INFORMATION IN THIS AREA AND THE ACCOMPANYING DETAIL APPEARS TO SHOW A STRAIGHT LINE ALONG THE NORTH MARION OF 208TH STREET SE. THE MAP IS DIFFICULT TO READ THE WSDOT PLANS FOR 1-405 SHOW A STRAIGHT LINE FOR THE CITY LIMITS AS WELL. IN MY OPINION, THE CITY LIMITS LINE SHOULD BE LOCATED 50' NORTH OF THE CENTERLINE OF 208TH ST. SE. SOUTH OF LOT 8 FROM THE EASTERLY RIGHT-OF-WAY MARION OF 1-405, EAST TO THE WEST LINE OF LOT 6, IN BLOCK 19, IN THE PLAT OF ALDERWOOD MANOR NO. 5.

- SURVEY REFERENCES**
- (R1) PLAT OF ALDERWOOD MANOR NO. 5 VOLUME 9 OF PLATS, PAGES 79-83, RECORDS OF SNOHOMISH COUNTY
  - (R2) HELLER ESTATES DIV. 1, APN 9809165001
  - (R3) HELLER ESTATES DIV. 2, APN 9809165002
  - (R4) 1967M ST SW (S.W. 524) RIGHT OF WAY PLANS T.B.#39-140(001)-1, R.C. #1197 & R.C. #1199
  - (R5) SHO COUNTY SECTION/ROAD SURVEY AFN 9403115006
  - (R6) SHO COUNTY ROAD SURVEY AFN 9710275000
  - (R7) SIERRA VISTA CONDOMINIUM APN 201804078002
  - (R8) ARTS RDS AFN 201005015001
  - (R9) PERFECT ROS AFN 200609075002
  - (R10) ROYAL ANNE COURT DIV. 2 APN 2001215006
  - (R11) PER WSDOT RIGHT OF WAY AND LIMITED ACCESS PLAN, MP 27 08 TO MP 30.25, STA 1037+02.16 TO STA. 1204+71.48 APPROVED AUGUST 30, 2007

|                   |  |
|-------------------|--|
| DATE:<br>1/6/2022 | JOB NO:<br>18159                       |
| DRAWN BY:<br>CEP  | CHECKED BY:<br>MJC                     |
|                   | DRAWING NAME:<br>18159-SV-C30-ESTABUSH |

1"=100'  
 ONE INCH  
 AT FULL SCALE, IF NOT ONE INCH  
 SCALE ACCORDINGLY



PFN 19-113061

**C.E.S. NW INC.**  
 CIVIL ENGINEERING & SURVEYING  
 479 7TH STREET, SUITE D  
 PULLMAN, WA 99137  
 Phone: (509) 848-4282  
 cesnw@cesnwinc.com

JOB# 18159      SHEET 2 OF 2