



NOTICE

NOTICE OF APPLICATION

File Name: Maltby Elementary & Middle School

File Number: 17-110535 CUP, 17-110535 VAR

Project Description: Conditional Use Permit and Building Height Variance for future elementary and middle school on 32.14 acres zoned R-5.

Location: 4709 Maltby Rd, Woodinville

Tax Account Number: 270521-004-001-00, 270521-004-001-01, 270521-004-003-00, 270521-004-004-00, 270521-004-005-00, 270521-004-008-00

Applicant: Northshore School District #417

Date of application/Completeness Date: June 30, 2017

Approvals required: Hearing Examiner Approval of Conditional Use Permit and Variance; administrative approval of future construction permits.

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: August 7, 2017

Project Manager: Monica McLaughlin, 425.262.2144

Project Manager e-mail: Monica.McLaughlin@co.snohomish.wa.us

Date of Notice: July 16, 2017

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. 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

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.

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 _____, 2017, I posted the above property in at least two (2) conspicuous places on the subject property in accordance with Snohomish County Code and posted at the following locations:

_____ and _____

Signed: _____

EXHIBIT 1

RETURN TO:

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

17 110535 CUP

QUARTER	SECTION	TOWNSHIP N.W.1.	RANGE E.W.1.
SE	21	27	5

Centerline --- Lot --- Block --- Section --- City Limits

Gov Lot --- Subdiv --- ROW --- Quarter --- Tax Acd

Major Water --- Other Lot --- Vac ROW --- 1st --- Easement

Minor Water --- Other Subdiv --- Vac Lot ---

1 inch = 200 feet

Map produced on December 19, 2012

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

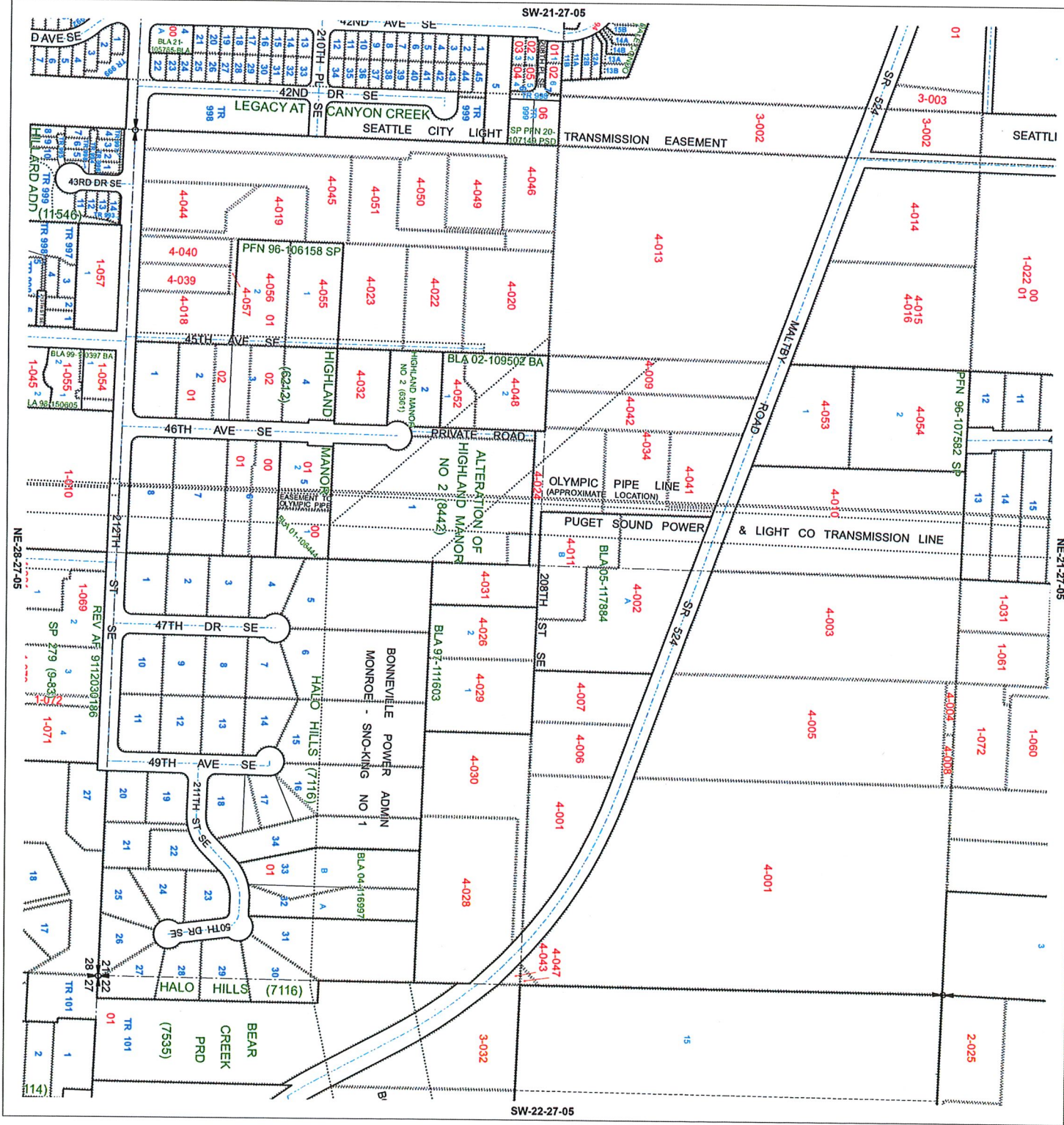
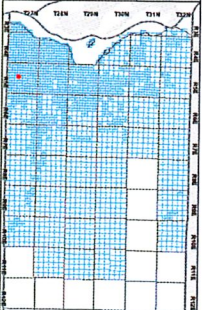


EXHIBIT 2 Page 1




EXHIBIT 2 Page 2

QUARTER SECTION TOWNSHIP N.W./E.L. RANGE E.W.M.
SE 21 27 5

Centerline — Lot — Block — Section — City Limits 
 Gov Lot — Subdiv — ROW — Quarter — Tax Act
 Major Water — Other Lot — Vac ROW — 16th — Easement
 Minor Water — Other Subdiv — Vac Lot

THIS MAP WAS PREPARED FROM THE RECORDS OF THE COUNTY AND TOWN OF KING COUNTY, WASHINGTON, AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY SURVEY INFORMATION AND FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY SURVEY INFORMATION AND FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

1 inch = 200 feet
 Map produced on December 19, 2023

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

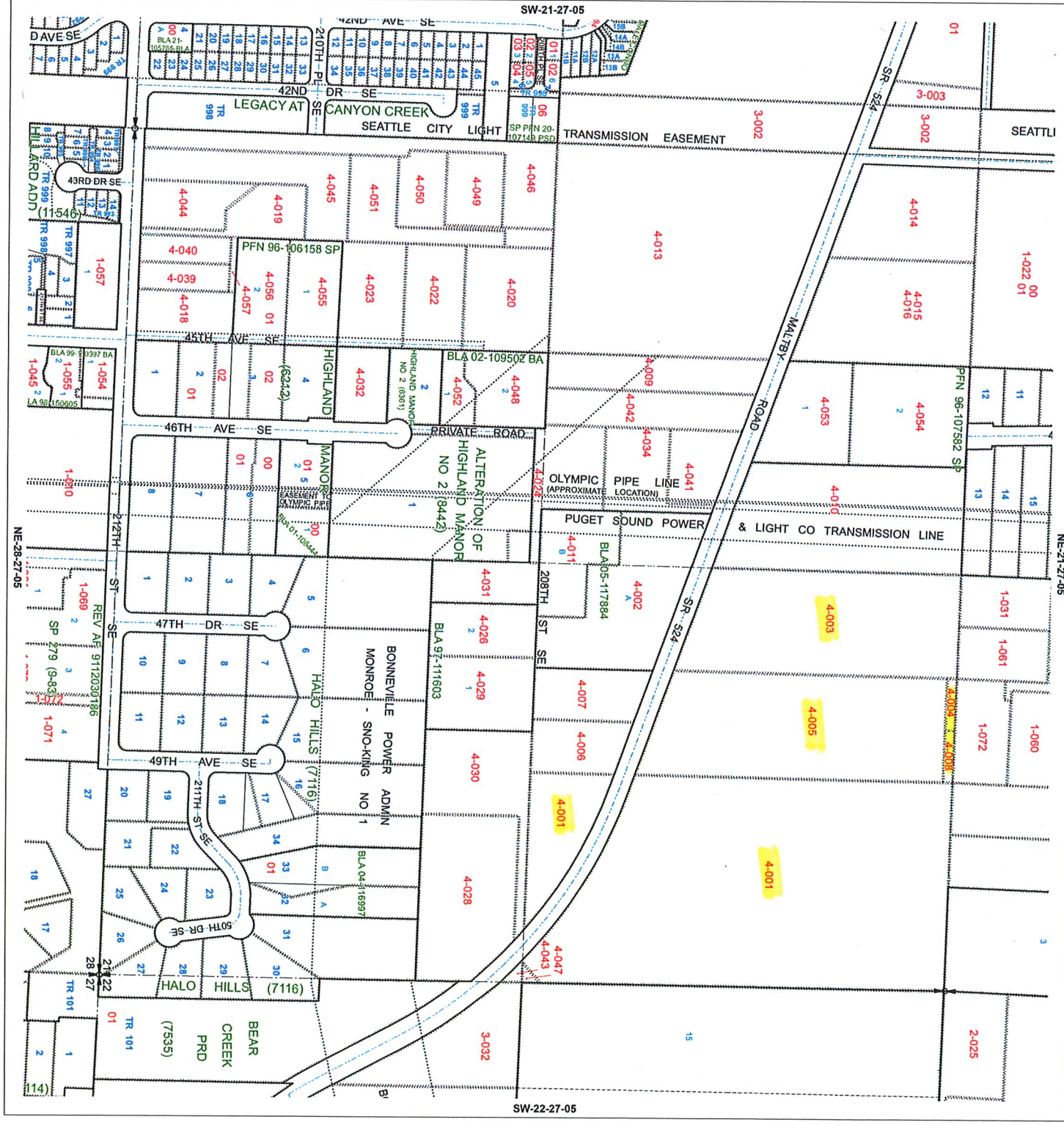
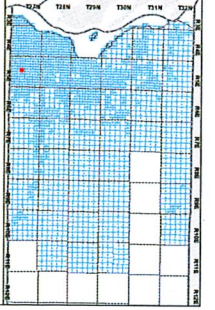
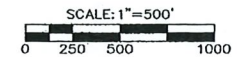
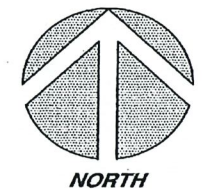


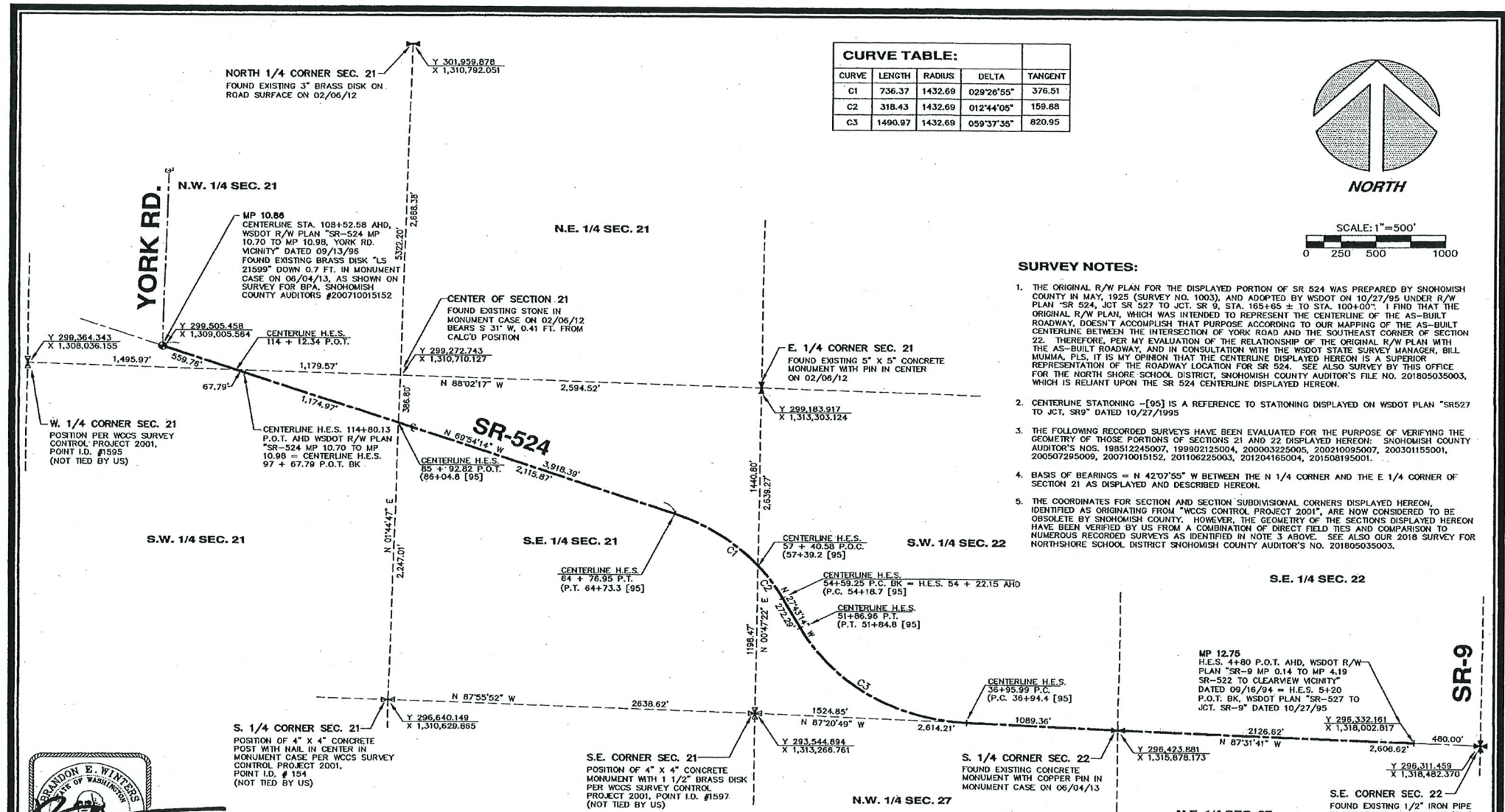
EXHIBIT 3



CURVE TABLE:				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	736.37	1432.69	029°26'55"	376.51
C2	318.43	1432.69	012°44'05"	159.88
C3	1490.97	1432.69	059°37'35"	820.95

SURVEY NOTES:

1. THE ORIGINAL R/W FOR THE DISPLAYED PORTION OF SR 524 WAS PREPARED BY SNOHOMISH COUNTY IN MAY, 1925 (SURVEY NO. 1003), AND ADOPTED BY WSDOT ON 10/27/95 UNDER R/W PLAN "SR 524, JCT. SR 527 TO JCT. SR 9". STA. 1854+05.4 TO STA. 1004+00.1. I FIND THAT THE ORIGINAL R/W PLAN, WHICH WAS INTENDED TO REPRESENT THE CENTERLINE OF THE AS-BUILT ROADWAY, DOESN'T ACCOMPLISH THAT PURPOSE ACCORDING TO OUR MAPPING OF THE AS-BUILT CENTERLINE BETWEEN THE INTERSECTION OF YORK ROAD AND THE SOUTHEAST CORNER OF SECTION 22. THEREFORE, PER MY EVALUATION OF THE RELATIONSHIP OF THE ORIGINAL R/W PLAN WITH THE AS-BUILT ROADWAY, AND IN CONSULTATION WITH THE WSDOT STATE SURVEY MANAGER, BILL MUMMA, PLS, IT IS MY OPINION THAT THE CENTERLINE DISPLAYED HEREON IS A SUPERIOR REPRESENTATION OF THE ROADWAY LOCATION FOR SR 524. SEE ALSO SURVEY BY THIS OFFICE FOR THE NORTH SHORE SCHOOL DISTRICT, SNOHOMISH COUNTY AUDITOR'S FILE NO. 201805035003, WHICH IS RELIANT UPON THE SR 524 CENTERLINE DISPLAYED HEREON.
2. CENTERLINE STATIONING [95] IS A REFERENCE TO STATIONING DISPLAYED ON WSDOT PLAN "SR527 TO JCT. SR9" DATED 10/27/1995
3. THE FOLLOWING RECORDED SURVEYS HAVE BEEN EVALUATED FOR THE PURPOSE OF VERIFYING THE GEOMETRY OF THOSE PORTIONS OF SECTIONS 21 AND 22 DISPLAYED HEREON: SNOHOMISH COUNTY AUDITOR'S NOS. 198512245007, 199902125004, 200003225005, 200210095007, 200301155001, 200507285009, 200710015152, 201106225003, 201204165004, 201508195001.
4. BASIS OF BEARINGS = N 42°07'55" W BETWEEN THE N 1/4 CORNER AND THE E 1/4 CORNER OF SECTION 21 AS DISPLAYED AND DESCRIBED HEREON.
5. THE COORDINATES FOR SECTION AND SECTION SUBDIVISIONAL CORNERS DISPLAYED HEREON, IDENTIFIED AS ORIGINATING FROM "WCCS CONTROL PROJECT 2001", ARE NOW CONSIDERED TO BE OBSOLETE BY SNOHOMISH COUNTY. HOWEVER, THE GEOMETRY OF THE SECTIONS DISPLAYED HEREON HAVE BEEN VERIFIED BY US FROM A COMBINATION OF DIRECT FIELD TIES AND COMPARISON TO NUMEROUS RECORDED SURVEYS AS IDENTIFIED IN NOTE 3 ABOVE. SEE ALSO OUR 2018 SURVEY FOR NORTHSORE SCHOOL DISTRICT SNOHOMISH COUNTY AUDITOR'S NO. 201805035003.



**SECTION SUBDIVISION DETAIL
 AND SR-524 CENTERLINE**



202306085005

RECORDING CERTIFICATE
 FILED FOR RECORD THIS 8TH DAY OF June 2023
 AT 2:19 P.M. IN VOLUME OF SURVEYS,
 PAGE AT THE REQUEST OF CHADWICK & WINTERS.
 SNOHOMISH COUNTY AUDITOR
 Garn Rey
 AUDITOR
 Deputy Auditor

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 WASHINGTON STATE
 DEPT. OF TRANSPORTATION ON
 CHADWICK WINTERS, L.S. 45803

RECORD OF SURVEY
CENTERLINE ALIGNMENT OF SR 524
 IN
W. 1/2 OF SEC. 21, S.E. 1/4 OF SEC. 21, S. 1/2 OF SEC. 22
AND N. 1/2 OF SEC. 27
 ALL IN
T.27 N., R. 5 E., W.M.
SNOHOMISH COUNTY, WASHINGTON

CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
 1422 N.W. 95TH ST. SEATTLE, WA 98117
 PHONE: 206.297.0986
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

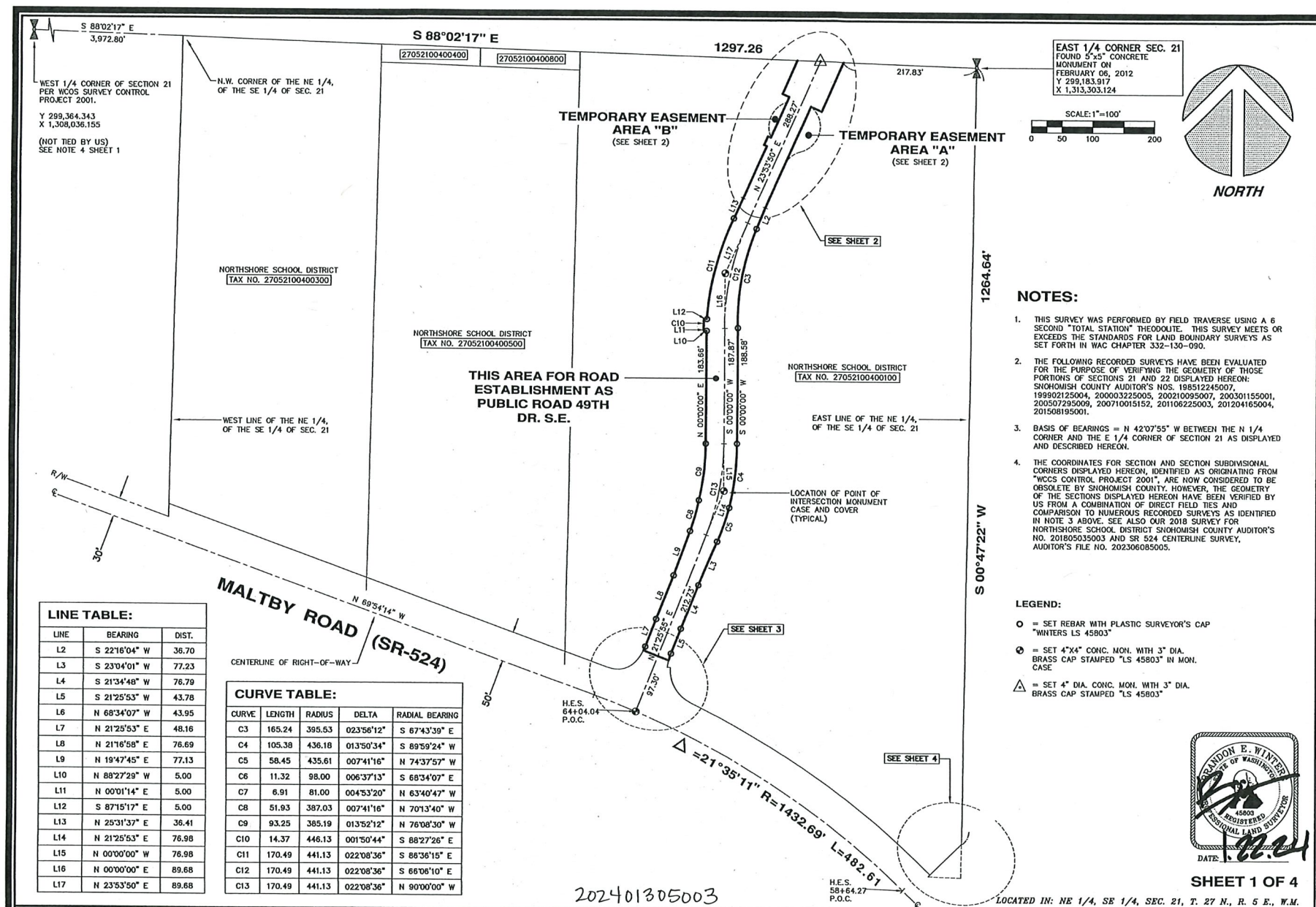
PROJECT #: 12-4298 DRAWING: ROS 1 CLIENT: NORTHSORE SCHOOL DISTRICT

EXHIBIT 4

SHEET 1 OF 1

LOCATED IN: SEC. 21, 22 & 27, T. 27 N., R. 5 E., W.M.

EXHIBIT 5 Page 1



AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 30th DAY OF Jan. 2024
 AT 10:22 A.M. IN VOLUME OF SURVEYS,
 PAGE AT THE REQUEST OF CHADWICK & WINTERS.
 GARTH FELL COUNTY AUDITOR
 [Signature] DEPUTY AUDITOR

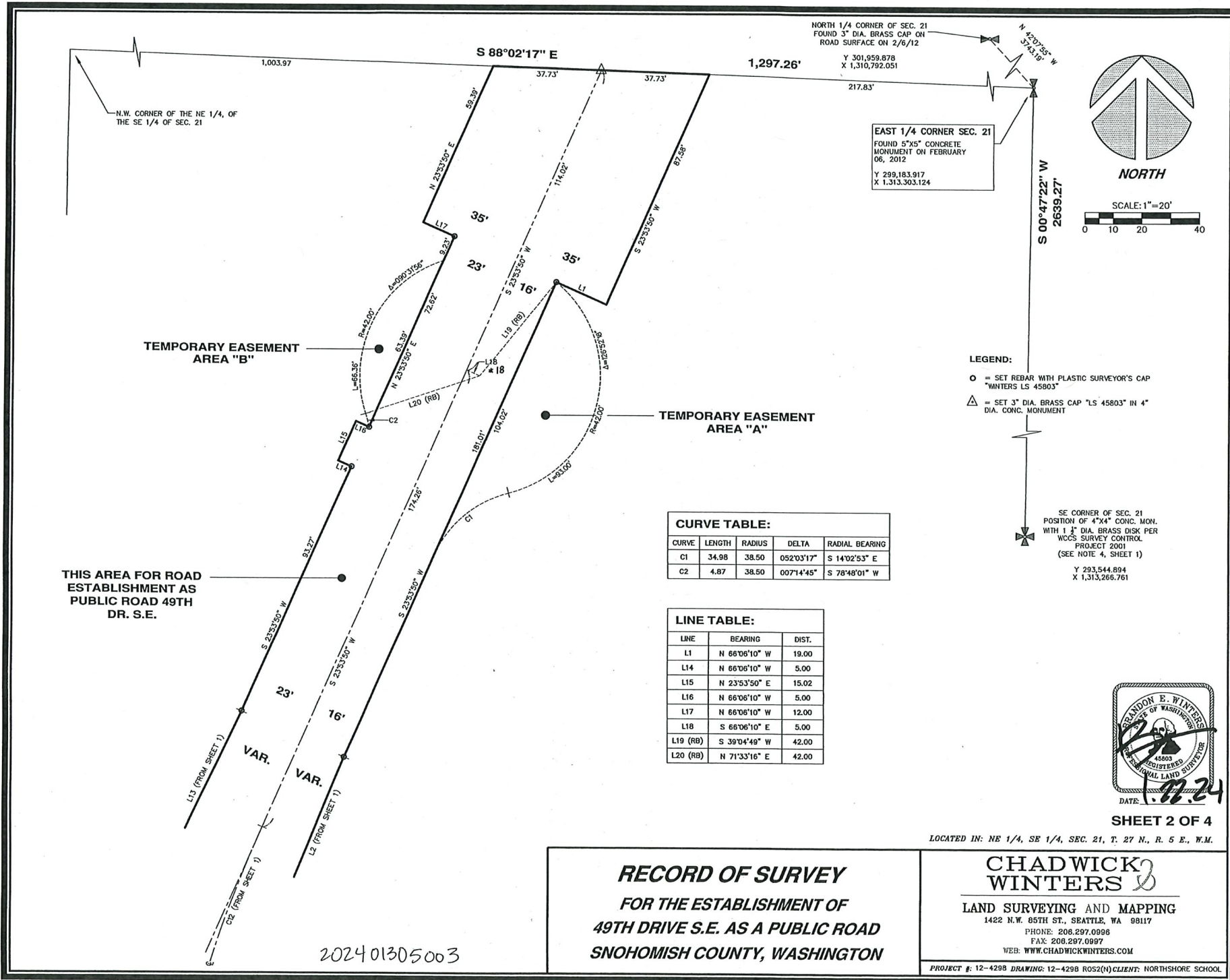
SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SNOHOMISH COUNTY.
 [Signature]
 D.E. WINTERS, L.S. 45803

RECORD OF SURVEY
 FOR THE ESTABLISHMENT OF
 49TH DRIVE S.E. AS A PUBLIC ROAD
 SNOHOMISH COUNTY, WASHINGTON

CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
 1422 N.W. 85TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM
 PROJECT #: 12-4298 DRAWING: 12-4298 ROS(N) CLIENT: NORTHSHORE SCHOOL

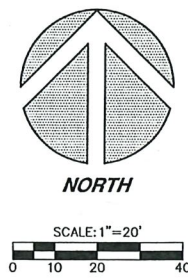


EXHIBIT 5 Page 2



NORTH 1/4 CORNER OF SEC. 21
 FOUND 3" DIA. BRASS CAP ON
 ROAD SURFACE ON 2/6/12
 Y 301,959.878
 X 1,310,792.051

EAST 1/4 CORNER SEC. 21
 FOUND 5"x5" CONCRETE
 MONUMENT ON FEBRUARY
 06, 2012
 Y 299,183.917
 X 1,313,303.124



- LEGEND:**
- = SET REBAR WITH PLASTIC SURVEYOR'S CAP "WINTERS LS 45803"
 - △ = SET 3" DIA. BRASS CAP "LS 45803" IN 4" DIA. CONC. MONUMENT

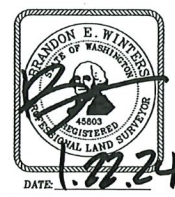
SE CORNER OF SEC. 21
 POSITION OF 4"x4" CONC. MON.
 WITH 1" DIA. BRASS DISK PER
 WCCS SURVEY CONTROL
 PROJECT 2001
 (SEE NOTE 4, SHEET 1)
 Y 293,544.894
 X 1,313,266.761

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	RADIAL BEARING
C1	34.98	38.50	052°03'17"	S 14°02'53" E
C2	4.87	38.50	007°14'45"	S 78°48'01" W

LINE TABLE:

LINE	BEARING	DIST.
L1	N 66°06'10" W	19.00
L14	N 66°06'10" W	5.00
L15	N 23°53'50" E	15.02
L16	N 66°06'10" W	5.00
L17	N 66°06'10" W	12.00
L18	S 66°06'10" E	5.00
L19 (RB)	S 39°04'49" W	42.00
L20 (RB)	N 71°33'16" E	42.00



SHEET 2 OF 4

LOCATED IN: NE 1/4, SE 1/4, SEC. 21, T. 27 N., R. 5 E., W.M.

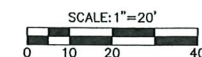
RECORD OF SURVEY
 FOR THE ESTABLISHMENT OF
 49TH DRIVE S.E. AS A PUBLIC ROAD
 SNOHOMISH COUNTY, WASHINGTON

CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
 1422 N.W. 85TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0998
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

202401305003



NORTH



LIMITS OF SR 524 R/W
 PER DEED, SNO. CO.
 AUD. FILE NO.
 202303230082

THIS AREA FOR ROAD
 ESTABLISHMENT AS
 PUBLIC ROAD 49TH
 DR. S.E.

CENTER LINE OF SR
 524 R/W PER SURVEY,
 AUD. FILE NO.
 202306085005

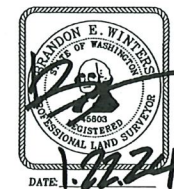
MALTYBY ROAD (SR-524)
 H.E.S. 64+04.04 P.O.C.

LIMITS OF SR 524 R/W
 PER DEED, SNO. CO.
 AUD. FILE NO.
 202303230082

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	RADIAL BEARING
C3	6.91	81.00	004°53'20"	N 63°40'46" W
C4	11.32	98.00	006°37'13"	S 68°34'07" E

- LEGEND:**
- = SET REBAR WITH PLASTIC SURVEYOR'S CAP
 WINTERS LS 45803
 - ⊙ = SET 4"x4" CONC. MON. WITH 3" DIA.
 BRASS CAP STAMPED "LS 45803" IN MON.
 CASE.



SHEET 3 OF 4

LOCATED IN: NE 1/4, SE 1/4, SEC. 21, T. 27 N., R. 5 E., W.M.

RECORD OF SURVEY
 FOR THE ESTABLISHMENT OF
 49TH DRIVE S.E. AS A PUBLIC ROAD
 SNOHOMISH COUNTY, WASHINGTON

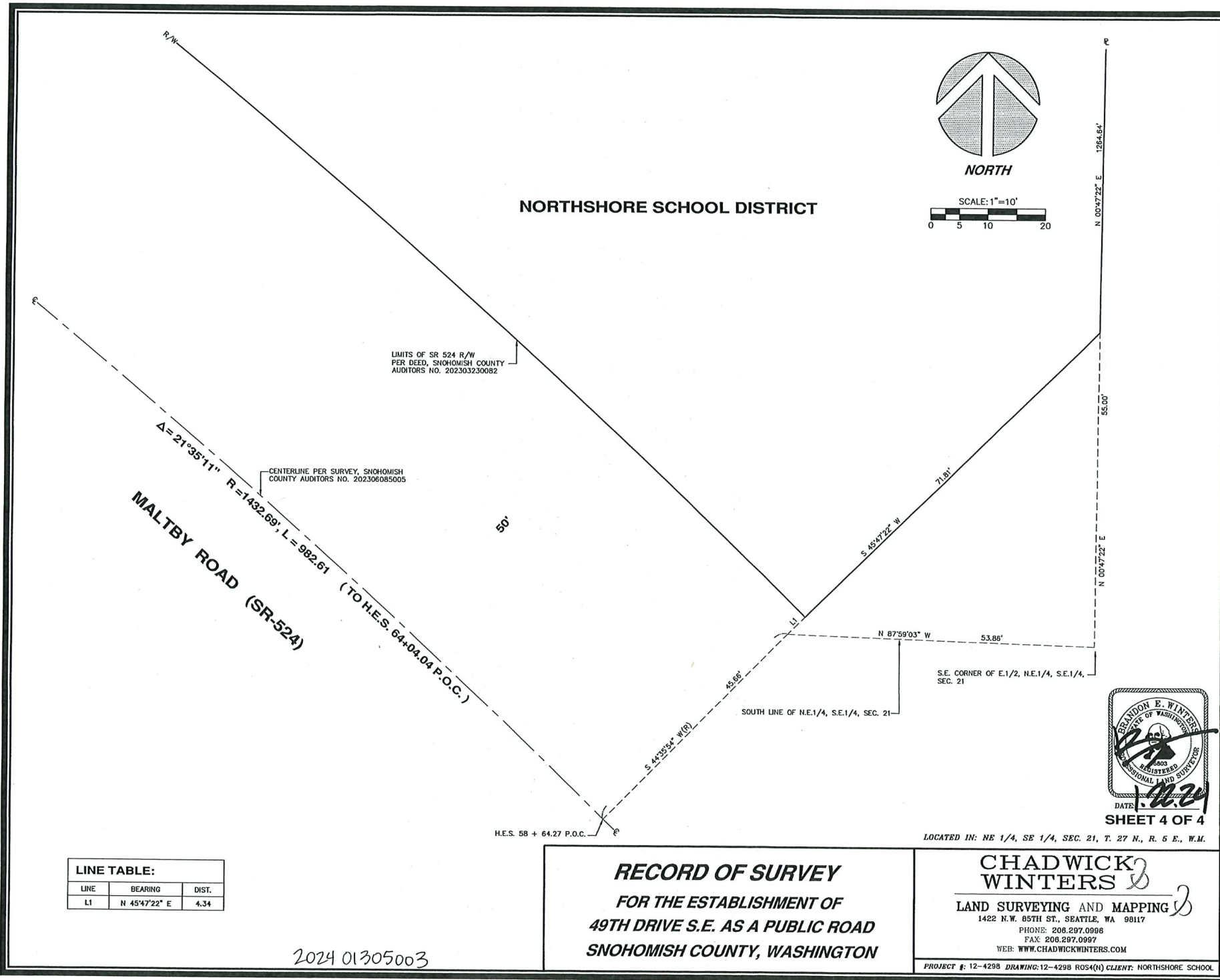
CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
 1422 N.W. 85TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0998
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

PROJECT #: 12-4298 DRAWING: 12-4298 ROS3(N) CLIENT: NORTHSHORE SCHOOL

202401305003

EXHIBIT 5 Page 3

EXHIBIT 5 Page 4



LINE TABLE:

LINE	BEARING	DIST.
L1	N 45°47'22" E	4.34

2024 01305003

RECORD OF SURVEY
 FOR THE ESTABLISHMENT OF
49TH DRIVE S.E. AS A PUBLIC ROAD
 SNOHOMISH COUNTY, WASHINGTON

CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
 1422 N.W. 85TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

PROJECT #: 12-4298 DRAWING: 12-4298 ROS4(N) CLIENT: NORTHSHORE SCHOOL

After recording return document to:
Snohomish County Public Works
TES - M/S 607
3000 Rockefeller Ave
Everett WA 98201-4046

STATUTORY WARRANTY DEED

In the matter of re: 49th Dr SE Road Establishment

Reference Number: PFN 17-110535 CUP, 18-121767 RWE
Grantor: Northshore School District No. 417, a Washington School District
Grantee: Snohomish County, a political subdivision of the State of Washington
Abbreviated Legal Description:

Assessor's Tax Parcel ID Number(s): _____
Add'l on Page _____

The Grantor (s) _____, Northshore School District #417, _____, for
and in consideration of the mutual benefits to be derived, does hereby convey and warrant to the
Snohomish County, a political subdivision of the State of Washington, Grantee, fee simple
title, in and to the following described real estate and any after acquired interest therein, situated
in Snohomish County, in the State of Washington:

*All that portion as shown on Record of Survey Auditor's File Number
202401305003, identified as area for road establishment*

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and
obligations hereof shall not become binding upon Snohomish County, a political subdivision of
the State of Washington unless and until accepted and approved in writing by the Snohomish
County Director of Public Works or County Engineer.

The covenants shall run with the land and bond the Grantor and Grantor's heirs.

Dated this 11 day of March 2024

Grantor:
Northshore School District No. 417, a Washington
School District

Dri Ralph, Executive Director of Support Services
Print Name & Title

Signature 

STATE OF WASHINGTON)

: §

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Dr. Ralph is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledges, on oath that he/she was authorized to execute the instrument and acknowledged it as the affair of Northshore SD

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED 3-11-24

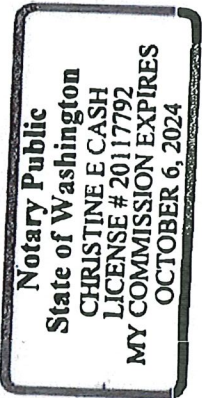
Notary Signature [Signature]

Print name Christine Cash

Notary Public in and for the State of Washington,

Residing at 3330 Monte Villa Pkwy Bldg 11

My commission expires 10-6-24



STATE OF WASHINGTON)

: §

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED _____

Notary Signature _____

Print name _____

Notary Public in and for the State of Washington,

Residing at _____

My commission expires _____

STATUTORY WARRANTY DEED

TO
THE COUNTY OF SNOHOMISH COUNTY

Dated

_____ 20__

FILE FOR RECORD AT REQUEST OF
Department of Public Works

SNOHOMISH COUNTY PUBLIC WORKS
TRANSPORTATION & ENVIRONMENTAL
SERVICES

DOUGLAS W. MCCORMICK, P.E.
SNOHOMISH COUNTY ENGINEER

Real Property Administrator
Checked by _____