

SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

MOTION NO. 23-214

APPROVING AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE THE  
RIGHT-OF-WAY PLAN FOR ALDERWOOD MALL PARKWAY: SR 525 TO 168 ST SW;  
RC1750; UPI# 19-0010

WHEREAS, the Snohomish County Council has adopted the 2023 ACP which lists  
the Alderwood Mall Parkway: SR 525 to 168 St SW as item E.60; and

WHEREAS, Snohomish County Council's approval of the Right-of-Way Plan for the  
Alderwood Mall Parkway: SR 525 to 168 St SW will allow Public Works to proceed with  
acquisition and purchase of the necessary Right-of-Way;

NOW, THEREFORE ON MOTION, the Snohomish County Council approves the  
following actions:

Section 1. Approval of the Right-of-Way Plan for the Alderwood Mall Parkway: SR  
525 to 168 St SW Project as attached hereto and incorporated by reference herein, and  
authorizes the County Executive to execute the same.

Section 2. Authorizes the Public Works Director to approve appraisal and appraisal  
review contracts necessary to implement the plan, in an amount not exceeding \$70,000,  
provided that sufficient appropriation authority exists, and all attendant documents for  
completion thereof.

Section 3. Authorizes the County Engineer to acquire uneconomic remnants or  
additional impacted property necessary to implement the plan and all attendant documents  
for completion thereof.


Section 4. Authorizes the County Engineer to make revisions to the plan and to  
approve and sign a revised Right-of-Way Plan to provide for design revisions and to  
document uneconomic remnants or additional impacted property acquired.

PASSED this 14<sup>th</sup> day of June, 2023.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
\_\_\_\_\_  
Council Chair

ATTEST:

  
\_\_\_\_\_  
Deputy Clerk of the Council

# ALDERWOOD MALL PARKWAY

## SR 525 NB ON/OFF RAMP TO 168TH ST SW

RC1750

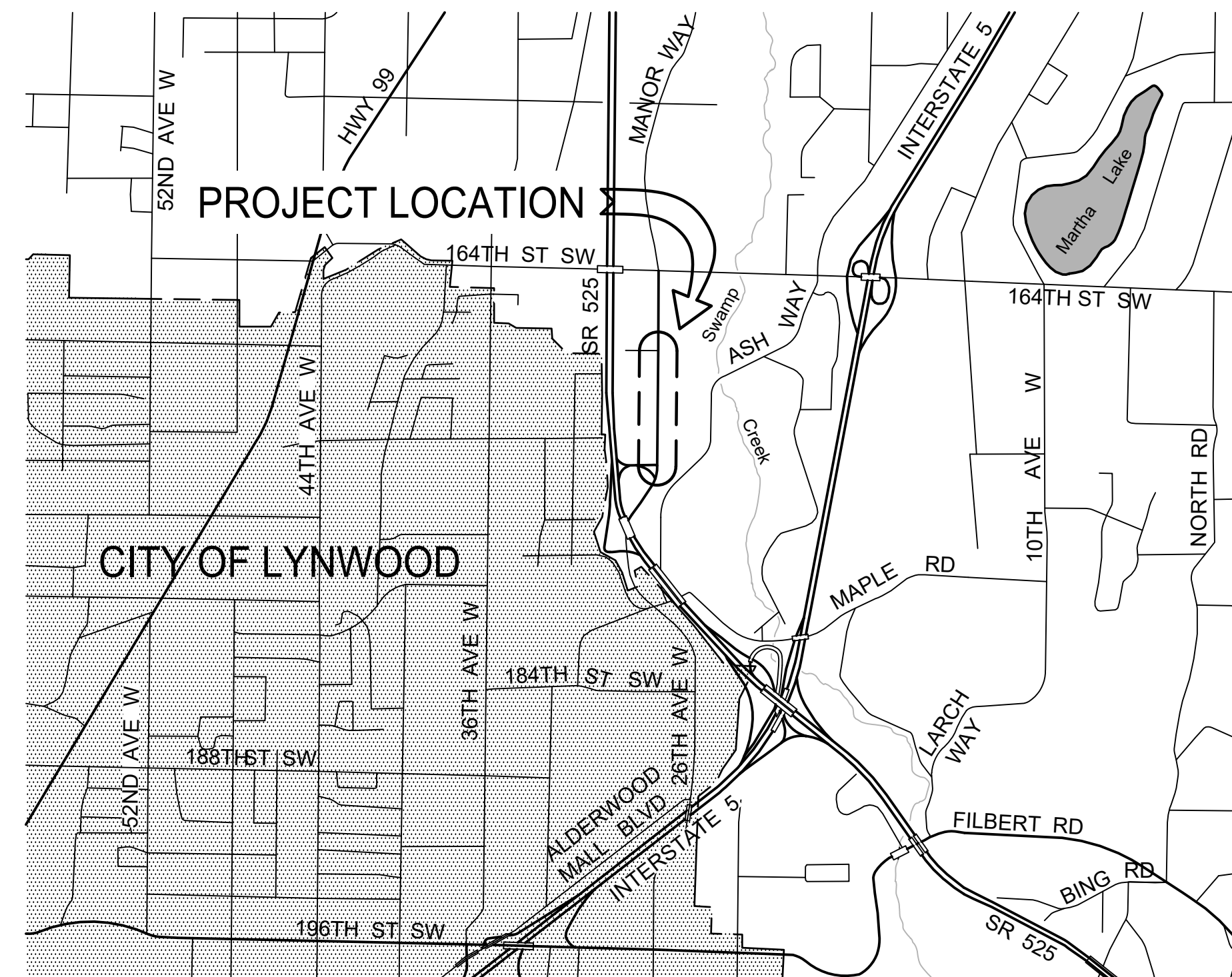
UPI# 19-0010

RIGHT OF WAY PLAN

May 3, 2023 - 8:54 AM - SPWEFP - \\SNOCOSDRIVESIPW\_DATA\IPW\_PROJECT\_DATA\_MANAGEMENT\16-PROJECTS\UPI YEAR\_2019\19-001002\_CADD\DESIGN\ROW\19-0010 RW.DWG - Layout Name: CV01

### SHEET INDEX

SHEET NAME	SHEET #	REFERENCE SHEET #
COVER SHEET	1	
TOTAL PARCEL MAP	2	TP01
RIGHT-OF-WAY PLAN	3-4	RW01-RW02



VICINITY MAP

N.T.S.



### Snohomish County Officials

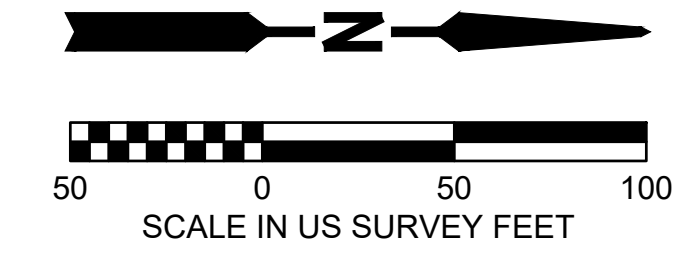
**DIRECTOR OF PUBLIC WORKS**  
KELLY SNYDER, MPA

**COUNTY ENGINEER**  
DOUGLAS W. McCORMICK, P.E.

**EXECUTIVE**  
DAVE SOMERS

**COUNCIL MEMBERS**  
NATE NEHRING - DIST. 1  
MEGAN DUNN - DIST. 2  
STROM PETERSON - DIST. 3  
JARED MEAD - DIST. 4  
SAM LOW - DIST. 5

SECTION 10, T. 27 N, R. 4 E., W.M.



**SURVEYOR'S NOTE**

THIS PLAN DEPICTS EXISTING PUBLIC RIGHTS-OF-WAY BASED ON A FIELD SURVEY PERFORMED BY, OR UNDER THE SUPERVISION OF, THE SURVEYOR WHOSE SEAL AND SIGNATURE APPEARS HEREON. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO ANY OF THE FOLLOWING INFORMATION SHOWN: TIES TO EXISTING SURVEY MONUMENTS AND THE PHYSICAL DESCRIPTION OF THOSE MONUMENTS; THE GEOMETRY OF EXISTING PUBLIC RIGHT-OF-WAY ALIGNMENTS AND MARGINS, AND THEIR RELATIONSHIP TO FOUND MONUMENTS; CONVEYANCES OF EVIDENCE OF OTHER MEANS BY WHICH PUBLIC RIGHTS-OF-WAY HAVE BEEN OBTAINED, BASED ON THE SURVEYOR'S OWN RESEARCH OR INFORMATION DISCLOSED IN A TITLE COMMITMENT; REFERENCES TO PLATS, MAPS, DEEDS, OR OTHER DOCUMENTS USED TO DETERMINE THE LOCATION AND EXTENT OF PUBLIC RIGHT-OF-WAY. SOME OF THE INFORMATION USED TO CONTROL THE LOCATIONS OF EXISTING RIGHTS-OF-WAY MAY NOT BE SHOWN ON THIS PLAN. EXCLUDING PUBLIC RIGHTS-OF-WAY, BOUNDARIES HAVE NOT BEEN SURVEYED UNLESS NOTED HEREON.

**PARCEL BOUNDARY NOTE**

THE BOUNDARY LINES SHOWN HEREON ARE UNRESOLVED, UNLESS OTHERWISE NOTED.

**EASEMENT NOTE**

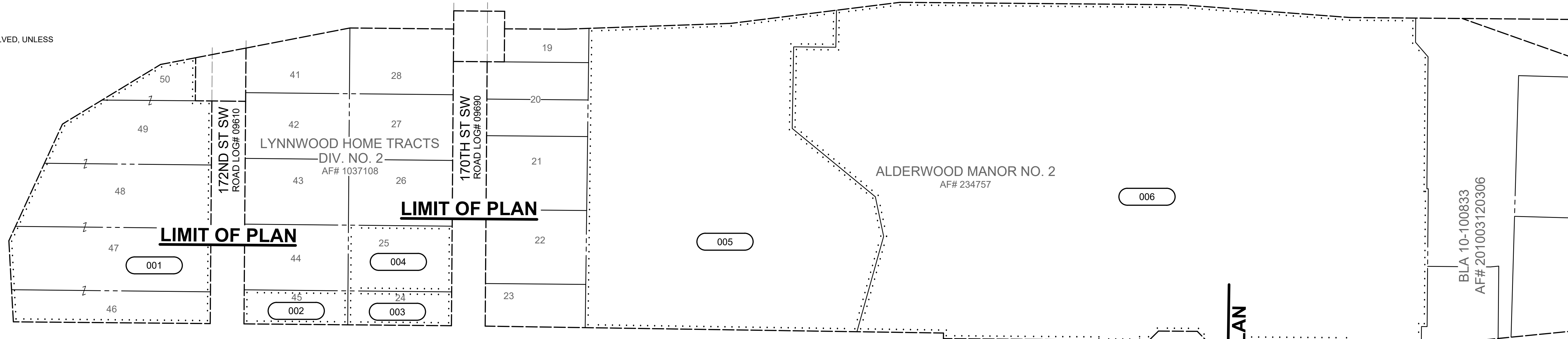
THIS SURVEY DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT MAY BE OF RECORD.

**FIELD BOOK NOTE**

1921, 1882, 1936, 1965, 1986, 2016, 2019, 2009, 1994, 2020, 2000, 2071, 2039, 2034, 2025, 2028, 2053

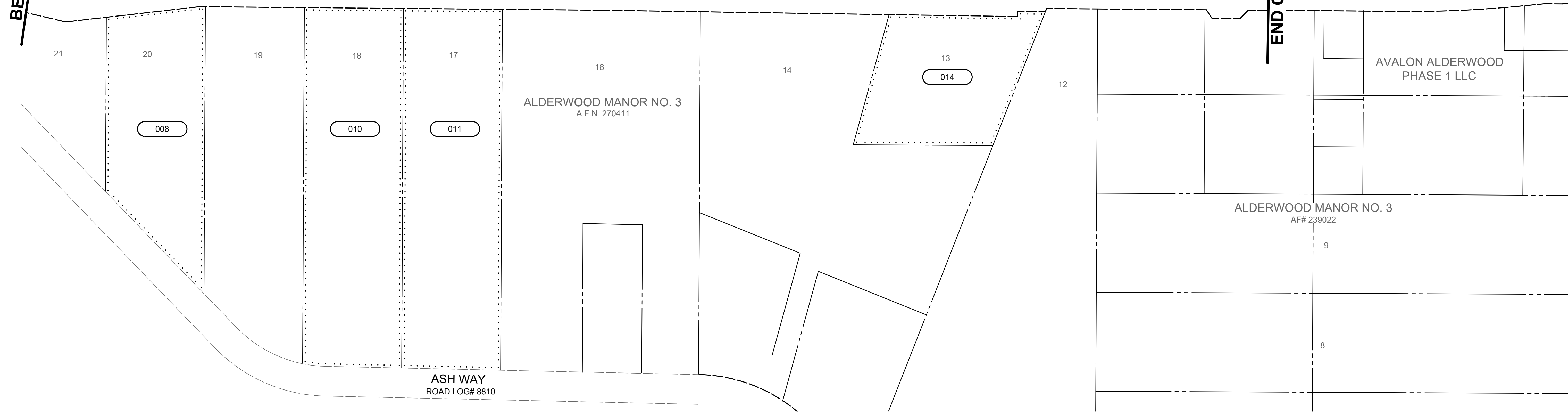
SR 525

**BEGIN PLAN**



ALDERWOOD MALL PARKWAY  
ROAD LOG# 9750

**END OF PLAN**



MOTION #

May 3, 2023 - 8:54 AM - SPWEFP - \\SNOCOSDRIVESIPW\_DATA\IPW\_PROJECT\_DATA\_MANAGEMENT\6-PROJECTS\_UPI\_YEAR\_2019\19-0010\02\_CADD\DESIGN\ROW\19-0010 RW.DWG - Layout Name: TP01

DATE	NO.	REVISION	BY

UPI NO.: 19-0010	FED. AID PROJ. NO.: ---
SURVEY NO.: 4747	FIELD BOOK(S): --- SEE NOTE
HORZ. DATUM: PROJECT	VERT. DATUM: ---
DESIGNED BY: MLJ	DRAWN BY: EFP



REVIEWED AND APPROVED BY:  
*Douglas W. McCormick* 5/3/2023  
 DOUGLAS W. McCORMICK, PE  
 SNOHOMISH COUNTY ENGINEER  
*Michele Pescador* 5/3/2023  
 MICHELE PESCADOR, SR/WA  
 RIGHT-OF-WAY SUPERVISOR

**SNOHOMISH COUNTY  
DEPARTMENT OF  
PUBLIC WORKS**

FUNDING NO. RC1750

**ALDERWOOD MALL PARKWAY**  
 SR525 NB ON/OFF RAMPS TO 168TH ST SW

**TOTAL PARCEL**

REFERENCE SHEET NO.  
TP01

SHEET  
2  
OF  
4  
SHEETS



May 3, 2023 - 8:54 AM - SPWEFP - \\SNOCOISDRIVESPW\_DATA\PROJECT\_DATA\MANAGEMENT\16-PROJECTS\UPI YEAR\_2019\19-0010\02\_CADD\DESIGN\ROW\19-0010 RW.DWG - Layout Name: RW01

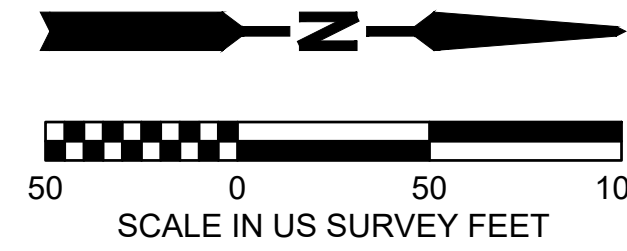
**LEGEND**

- NEW RIGHT-OF WAY LINE
  - NEW PROPERTY ACQUISITION
  - EXISTING RIGHT-OF WAY
  - HISTORIC RIGHT-OF WAY
  - EXISTING EASEMENT
  - TEMPORARY EASEMENT
  - PERMANENT EASEMENT
  - OWNERSHIP LINE
  - PROPERTY LINE
  - EXISTING R/W CENTERLINE
  - BUILDING
  - EXISTING CURB
  - EXISTING EDGE OF PAVEMENT
  - EDGE OF CONCRETE
  - SIDEWALK
  - EDGE OF GRAVEL
  - FENCE
- PROPERTY OWNERSHIP NUMBERS
  - QUARTER CORNER EXISTING
  - MONUMENT FOUND (AS NOTED)
  - SURVEY CONTROL POINT NUMBER
  - RIGHT-OF-WAY
  - PERMANENT EASEMENT
  - TEMPORARY EASEMENT
  - PROPERTY ACQUISITION REQUIRED FOR MITIGATION SITE (OWNERSHIP TABLE)

**SECTION 10, T. 27 N, R. 4 E., W.M.**

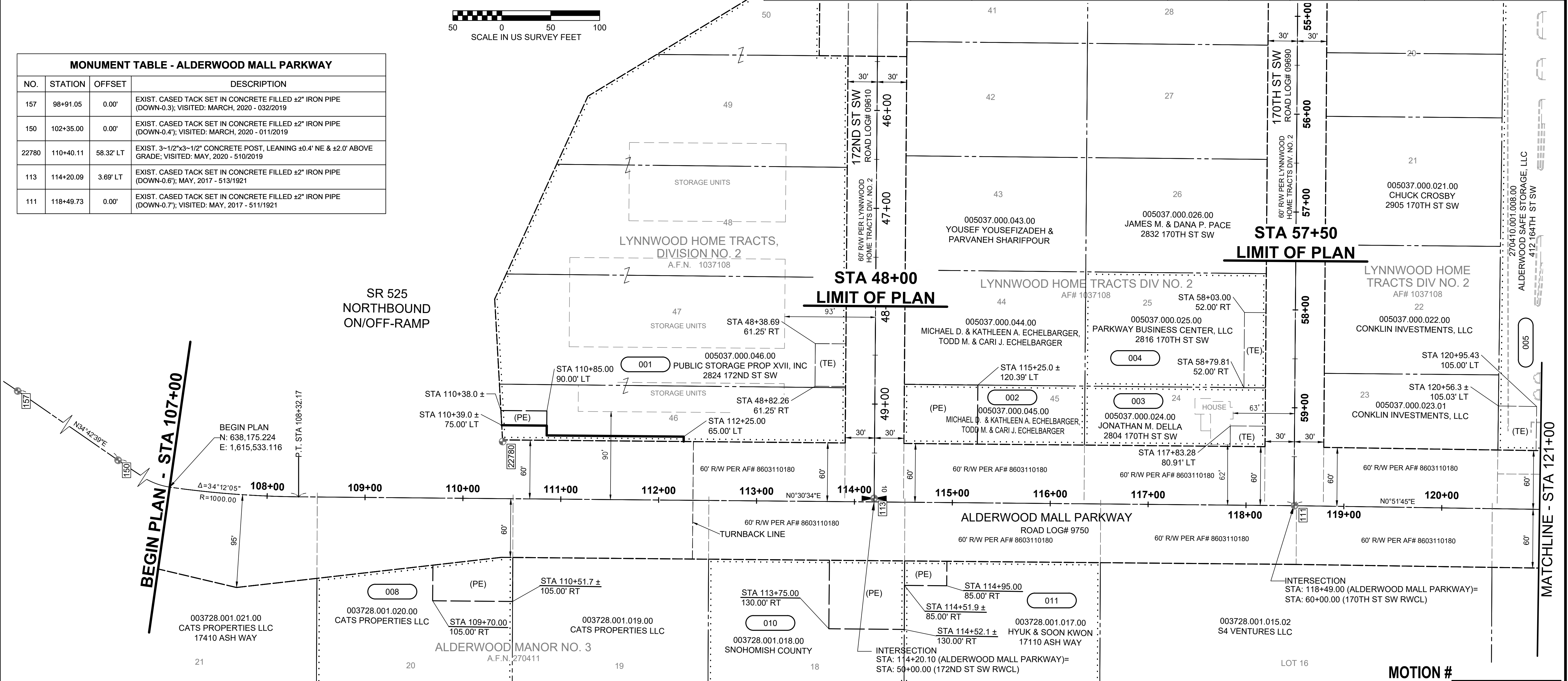
**OWNERSHIPS**

ACQUISITION DOCUMENT (AUDITOR FILE NO.)	PARCEL NO.	NAME	AREA	RIGHT OF WAY	ACQUISITION AREA	REMAINDER	PERMANENT EASEMENTS	TEMPORARY EASEMENTS
	001	PUBLIC STORAGE PROP XVII, INC	133,685 SF	1,383 SF		12,302 SF	698 SF	1,362 SF
	002	MICHAEL D. & KATHLEEN A. ECHELBERGER, TODD M. & CARI J. ECHELBERGER	11,135 SF				4,534 SF	
	003	JONATHAN M. DELLA	11,101 SF					746 SF
	004	PARKWAY BUSINESS CENTER, LLC	21,531 SF					1,691 SF
	005	ALDERWOOD SAFE STORAGE, LLC	-SEE SHEET	RW02-				
	008	CATS PROPERTIES LLC	93,294 SF				3,372 SF	
	010	SNOHOMISH COUNTY	145,071 SF				5,385 SF	
	011	HYUK & SOON KWON	145,475 SF				1,080 SF	



**MONUMENT TABLE - ALDERWOOD MALL PARKWAY**

NO.	STATION	OFFSET	DESCRIPTION
157	98+91.05	0.00'	EXIST. CASED TACK SET IN CONCRETE FILLED ±2" IRON PIPE (DOWN-0.3); VISITED: MARCH, 2020 - 032/2019
150	102+35.00	0.00'	EXIST. CASED TACK SET IN CONCRETE FILLED ±2" IRON PIPE (DOWN-0.4); VISITED: MARCH, 2020 - 011/2019
22780	110+40.11	58.32' LT	EXIST. 3-1/2"x3-1/2" CONCRETE POST, LEANING ±0.4' NE & ±2.0' ABOVE GRADE; VISITED: MAY, 2020 - 510/2019
113	114+20.09	3.69' LT	EXIST. CASED TACK SET IN CONCRETE FILLED ±2" IRON PIPE (DOWN-0.6); MAY, 2017 - 513/1921
111	118+49.73	0.00'	EXIST. CASED TACK SET IN CONCRETE FILLED ±2" IRON PIPE (DOWN-0.7); VISITED: MAY, 2017 - 511/1921



DATE	NO.	REVISION	BY


UPI NO.: 19-0010	FED. AID PROJ. NO.: ---
SURVEY NO.: 4747	FIELD BOOK(S): --- SEE NOTE
HORZ. DATUM: PROJECT	VERT. DATUM: ---
DESIGNED BY: MLJ	DRAWN BY: EFP



CHARLES L. KRAF  
REGISTERED PROFESSIONAL LAND SURVEYOR  
5113  
5-3-2023



DOUGLAS M. McCORMICK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
55514  
5-3-23

REVIEWED AND APPROVED BY:  
  
 DOUGLAS W. McCORMICK, PE  
 SNOHOMISH COUNTY ENGINEER  
 Michele Pescador 5/3/2023  
 MICHELE PESCADOR, SR/WA  
 RIGHT-OF-WAY SUPERVISOR

**SNOHOMISH COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**



FUNDING NO. RC1750

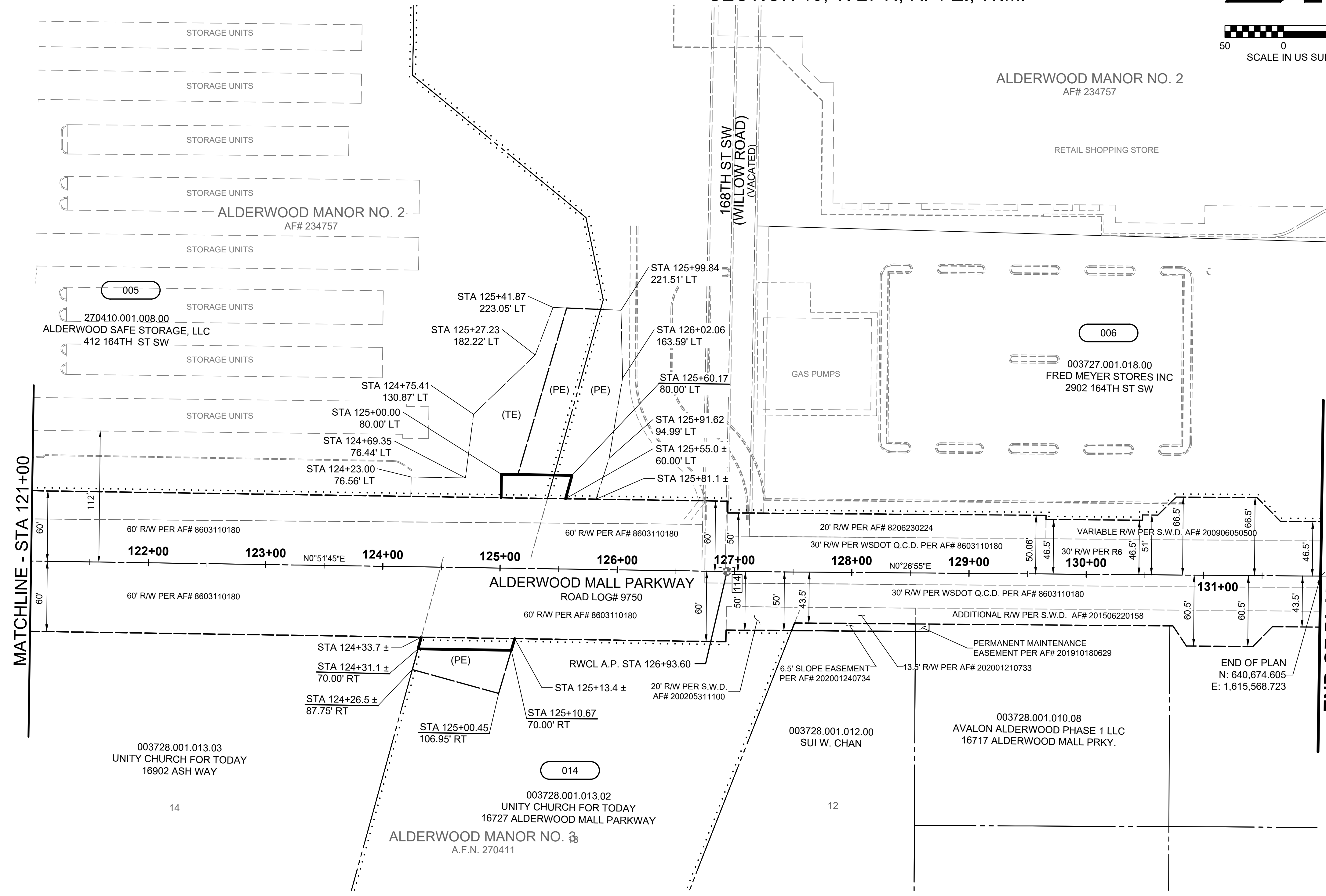
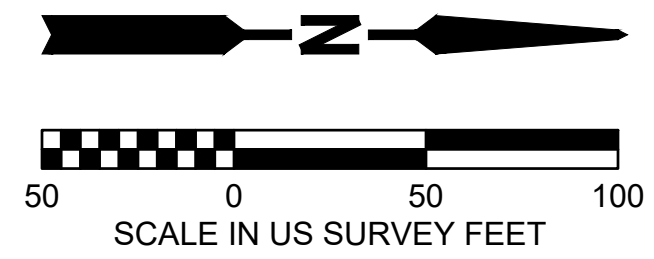
**ALDERWOOD MALL PARKWAY**  
 SR525 NB ON/OFF RAMPS TO 168TH ST SW

**RIGHT-OF-WAY PLAN**

REFERENCE SHEET NO. RW01
SHEET 3 OF 4 SHEETS



SECTION 10, T. 27 N, R. 4 E., W.M.



- ### LEGEND
- NEW RIGHT-OF WAY LINE
  - NEW PROPERTY ACQUISITION
  - EXISTING RIGHT-OF WAY
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NO.	STATION	OFFSET	DESCRIPTION
114	126+93.60	0.00'	EXIST. CASED TACK SET IN CONCRETE FILLED ±2" IRON PIPE (DOWN-0.9'); VISITED: MAY, 2017 - 521/1921
105	135+67.43	0.00'	EXIST. CASED TACK (LEANING WEST) SET IN CONCRETE FILLED ±2" IRON PIPE; VISITED: MAY, 2017 - 472/1921

**OWNERSHIPS**

ACQUISITION DOCUMENT (AUDITOR FILE NO.)	PARCEL NO.	NAME	AREA	RIGHT OF WAY	ACQUISITION AREA	REMAINDER	PERMANENT EASEMENTS	TEMPORARY EASEMENTS
	005	ALDERWOOD SAFE STORAGE, LLC	245,910 SF	845 SF		245,065 SF	4,273 SF	7,884 SF
	006	FRED MEYER STORES INC	612,068 SF	307 SF		611,761 SF	5,364 SF	
	014	UNITY CHURCH FOR TODAY	78,427 SF	797 SF		77,630 SF	2,170 SF	

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DATE	NO.	REVISION	BY

UPI NO.: 19-0010	FED. AID PROJ. NO.: ---
SURVEY NO.: 4747	FIELD BOOK(S): --- SEE NOTE
HORZ. DATUM: PROJECT	VERT. DATUM: ---
DESIGNED BY: MLJ	DRAWN BY: EFP

REVIEWED AND APPROVED BY:  
*Douglas W. McCormick* 5/15/2023  
 DOUGLAS W. McCORMICK, PE  
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**PUBLIC WORKS**  
 FUNDING NO. RC1750

**ALDERWOOD MALL PARKWAY**  
 SR525 NB ON/OFF RAMPS TO 168TH ST SW  
**RIGHT-OF-WAY PLAN**

REFERENCE SHEET NO. RW02  
 SHEET 4 OF 4 SHEETS