

ECAF #: 2026-1164
(council use only)




SNOHOMISH COUNTY
Public Works

C O N D E M N A T I O N M E M O R A N D U M

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 **LISA CALKINS**, Public Works Right-of- Way Supervisor

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

VIA: **LISA CALKINS**, Public Works Right-of- Way Supervisor

DATE: **APRIL 30, 2026**

CONFIRMATION OF EMAIL: **SENT ON May 1, 2026**

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: 002

Owner Names: John Case
Site Address: 16611 Jordan Road, Arlington WA 98223
Mailing Address: 16611 Jordan Road, Arlington WA 98223
Tax Parcel Number: 310628-001-014-00

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

**SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON**

MOTION NO. 26-___

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

Jordan Creek Bridge (Jordan Creek Bridge No. 214)

RC 1369 / UPI# 15-0083

PARCEL 002

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 in Interest

Legal Representation: Kinnon W. Williams, CRE
Address: 1111 3RD AVE, Seattle, WA 98101
Phone: 206-447-2887

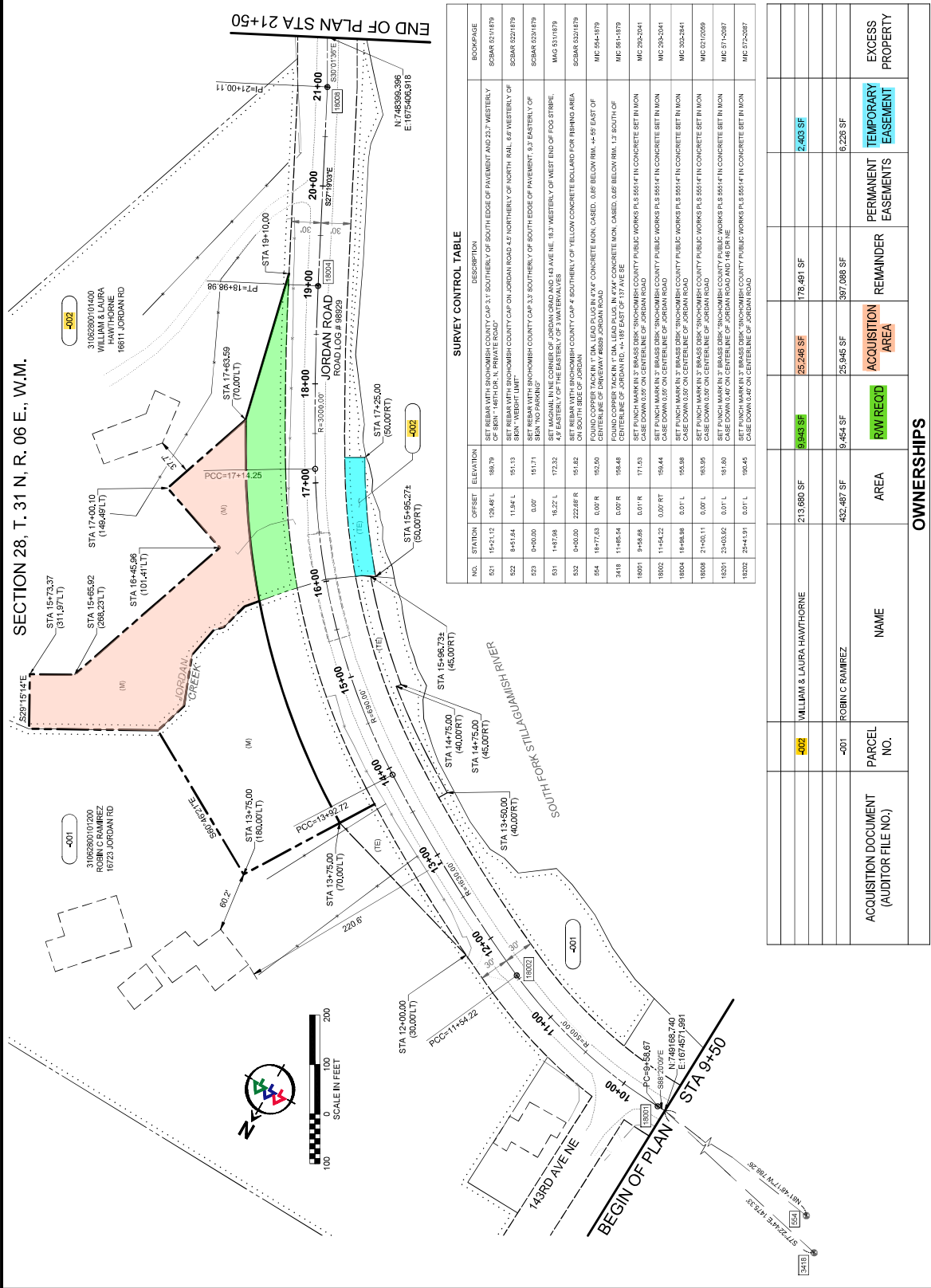
Vestee: John Case
Mail Address: 16611 Jordan Road, Arlington WA 98223
Site Address: 16611 Jordan Road, Arlington WA 98223

Beneficiary: N/A

EXHIBIT "C" Site Plan

LEGEND

- EXISTING RIGHT-OF-WAY CENTERLINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED RIGHT-OF-WAY
- NEW PROPERTY ACQUISITION
- PROPERTY LINE
- EASEMENT (TEMPORARY)
- BUILDING
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- FENCE
- FOUND MONUMENT IN CASE
- FIRE HYDRANT
- UTILITY POLE
- PROPERTY OWNERSHIP
- PROPERTY CONTROL POINT NUMBER
- TEMPORARY EASEMENT
- MITIGATION SITE



SURVEY CONTROL TABLE

NO.	STATION	OFFSET	ELEVATION	DESCRIPTION	BOOK/PAGE
521	19+21.12	124.48' L	198.79	SET REBAR WITH SNOHOMISH COUNTY CAP 3.1 SOUTHERLY OF SOUTH EDGE OF PAVEMENT AND 23.7' WESTERLY OF SNOHOMISH COUNTY CAP 3.1 SOUTHERLY OF NORTH RAIL 0.6' WESTERLY OF SNOHOMISH COUNTY CAP 3.3 SOUTHERLY OF SOUTH EDGE OF PAVEMENT 8.3' EASTERNLY OF SNOHOMISH COUNTY CAP 3.3 SOUTHERLY OF SOUTH SIDE OF JORDAN ROAD	SC&M 2021879
522	9+41.84	1134' L	191.13	SET REBAR WITH SNOHOMISH COUNTY CAP 3.1 SOUTHERLY OF SOUTH SIDE OF JORDAN ROAD	SC&M 2021879
523	9+40.00	0.00'	191.71	SET REBAR WITH SNOHOMISH COUNTY CAP 3.1 SOUTHERLY OF SOUTH SIDE OF JORDAN ROAD	SC&M 2021879
531	14+78.08	16.22' L	173.32	SET REBAR WITH SNOHOMISH COUNTY CAP 4 SOUTHERLY OF SOUTH SIDE OF JORDAN ROAD	M&G 5111879
532	0+40.00	222.86' R	191.62	SET REBAR WITH SNOHOMISH COUNTY CAP 4 SOUTHERLY OF SOUTH SIDE OF JORDAN ROAD	SC&M 2021879
554	16+77.03	0.00' R	192.50	FOUND COPPER TACK IN 1" DIA. LEAD PILE IN 4"X4" CONCRETE MON. CASED, 0.86' BELOW RIM, 44.55' EAST OF CENTERLINE OF DRIVEWAY 6589 JORDAN ROAD	ME 564-4379
3418	11+46.54	0.00' R	194.48	FOUND COPPER TACK IN 1" DIA. LEAD PILE IN 4"X4" CONCRETE MON. CASED, 0.66' BELOW RIM, 12' SOUTH OF CENTERLINE OF DRIVEWAY 6589 JORDAN ROAD	ME 564-4379
18001	9+48.88	0.01' R	171.53	SET PUNCH MARK IN 3" BRASS RISK SNOHOMISH COUNTY PUBLIC WORKS PLS 5951' IN CONCRETE SET IN MON	MC 2902041
18002	11+54.32	0.00' R	195.44	SET PUNCH MARK IN 3" BRASS RISK SNOHOMISH COUNTY PUBLIC WORKS PLS 5951' IN CONCRETE SET IN MON	MC 3002344
18004	16+86.88	0.01' L	195.58	SET PUNCH MARK IN 3" BRASS RISK SNOHOMISH COUNTY PUBLIC WORKS PLS 5951' IN CONCRETE SET IN MON	MC 3002344
18008	21+05.11	0.00' L	195.95	SET PUNCH MARK IN 3" BRASS RISK SNOHOMISH COUNTY PUBLIC WORKS PLS 5951' IN CONCRETE SET IN MON	MC 3210099
18201	23+03.82	0.01' L	191.60	SET PUNCH MARK IN 3" BRASS RISK SNOHOMISH COUNTY PUBLIC WORKS PLS 5951' IN CONCRETE SET IN MON	MC 5172087
18202	23+41.91	0.01' L	199.45	SET PUNCH MARK IN 3" BRASS RISK SNOHOMISH COUNTY PUBLIC WORKS PLS 5951' IN CONCRETE SET IN MON	MC 5172087

ACQUISITION DOCUMENT (AUDITOR FILE NO.)	PARCEL NO.	NAME	AREA	R/W REQD	ACQUISITION AREA	REMAINDER	PERMANENT EASEMENTS	TEMPORARY EASEMENT	EXCESS PROPERTY
	502	WILLIAM & LAURA HAWTHORNE	213,680 SF	9-9-83 SF	25,246 SF	178,481 SF		2,403 SF	
	-001	ROBIN C RAMIREZ	432,467 SF	9-4-94 SF	25,945 SF	387,088 SF		6,226 SF	

OWNERSHIPS

UPR NO.	FED. AID PROJ. NO.	DATE
15-0083	STP(R)131(005)	1879, 2013

SURVEY NO.	DATE
4537	1/5/2023

HORIZ. DATUM	DESIGNED BY
NAD 83	TJT/MMA

REVIEWED AND APPROVED BY:
Douglas W. Macomber, PE
 DOUGLAS W. MACOMBER, PE
 SNOHOMISH COUNTY ENGINEER
 1/5/2023
Michelle Casanova
 MICHELLE CASANOVA, SHAWA
 RIGHT-OF-WAY SUPERVISOR

**SNOHOMISH COUNTY
DEPARTMENT OF
PUBLIC WORKS**

AAA FUNDING NO. JCG #1382

MOTION # 21-373

JORDAN CREEK BRIDGE #214
REPLACEMENT PROJECT

RIGHT-OF-WAY PLAN

EXHIBIT "D"

Legal Description for Fee Right of Way

Jordan Creek Bridge #214 Replacement
Survey 4587, RC 1369, UPI 15-0083
APN 31062800101400– N/F John Case
August 30, 2024

EXHIBIT 'A'

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

A portion of land described within that Statutory Warranty Deed recorded in File Number 202005050483 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 from which 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, bearing N27°19'03"W (an assumed bearing) for a distance of 201.13 feet;

Thence N27°19'03"W , along the centerline of Jordan Road as shown on said Record of Survey, for a distance of 190.11 feet;

Thence N62°40'57"E for a distance of 30.00 feet to a point on the Northeasterly line of Jordan Road Right-of-Way, said point also being the POINT OF BEGINNING;

Thence N27°19'03"W, along said Northeasterly line, for a distance of 11.02 feet to the beginning of a curve, concave to the southwest, the center of which bears S62°40'57"W at a distance of 3,030.00 feet;

Thence northwesterly, along the arc of said curve and north line, through a central angle of 3°31'41", for a distance of 186.58 feet to the beginning of a compound curve, the center of which bears S59°09'16"W at a distance of 720.00 feet;

Thence northwesterly, along the arc of said curve and north line, through a central angle of 9°35'37", for a distance of 120.56 feet to the centerline of Jordan Creek;

Thence N43°21'13"E, along said centerline of Jordan Creek, for a distance of 10.13 feet;

Thence N40°05'10"E, along said centerline of Jordan Creek, for a distance of 30.32 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;

EXHIBIT "D"

Continued..

Thence southeasterly, along the arc of said curve and leaving said centerline of Jordan Creek, through a central angle of $10^{\circ}03'09''$, for a distance of 133.34 feet to the beginning of a compound curve, concave to the southwest, the center of which bears $S59^{\circ}09'16''W$ at a distance of 3,070.00 feet;

Thence southeasterly, along the arc of said curve, through a central angle of $0^{\circ}56'32''$, for a distance of 50.49 feet;

Thence $S13^{\circ}27'50''E$, not tangent to said curve, for a distance of 154.00 feet to the POINT OF BEGINNING;

Containing an area of 9,943 square feet or 0.2283 acres, more or less.

Grantor's Initials



8.30.2024

EXHIBIT "E"

Exhibit 'B'

Parcel Map for Fee Right of Way

Jordan Creek Bridge #214 Replacement
SN 4587 -002 JOHN CASE



-002

N/F: JOHN CASE
APN: 31062800101400

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



NOT TO SCALE

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



8.30.24 3" BRASS DISK IN 4" X 4" CONCRETE
MONUMENT CASE STAMPED
"SNOHOMISH COUNTY
PUBLIC WORKS PLS 55514 PT"

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

Grantor's Initials

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

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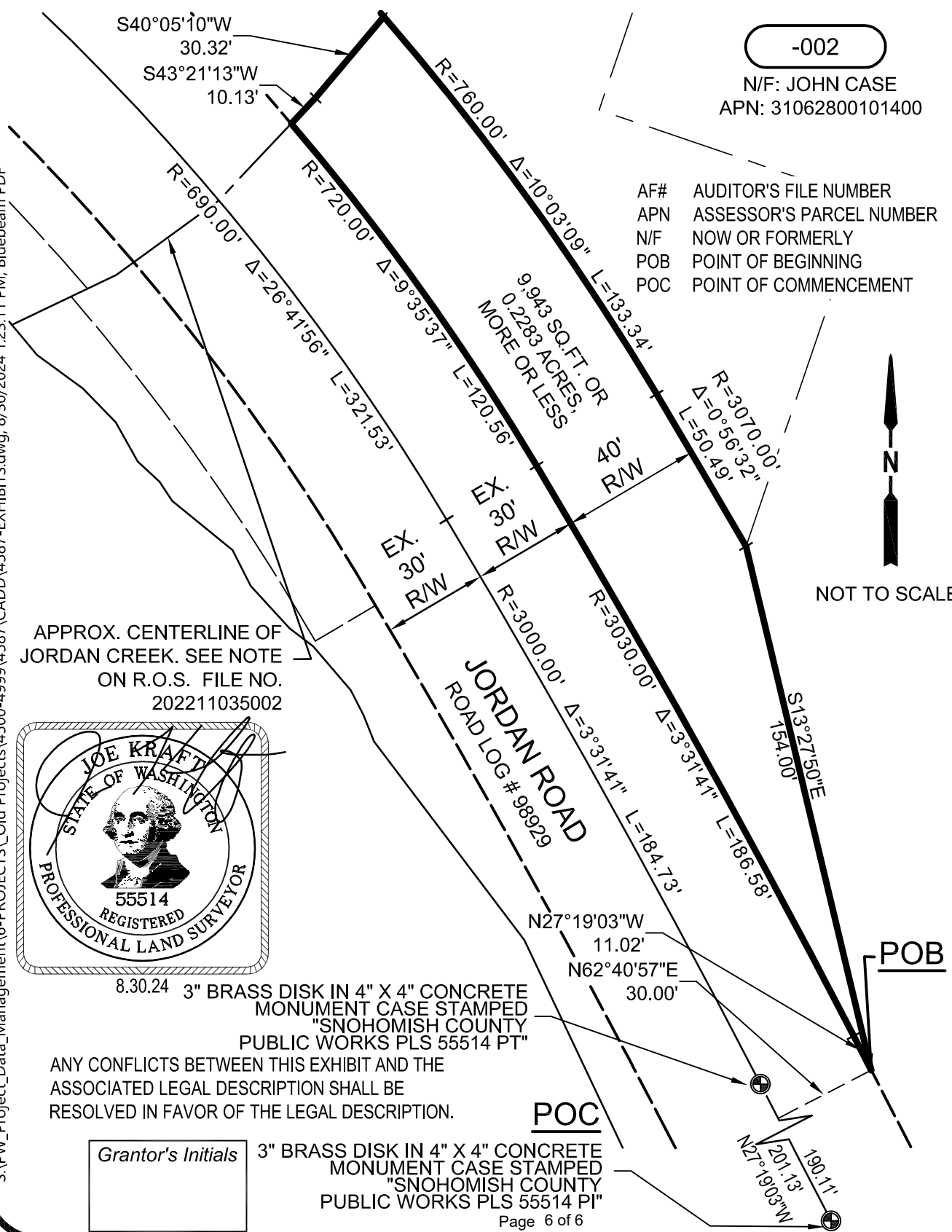


EXHIBIT "F"

Parcel Legal Description for Fee Acquisition (mitigation)

Jordan Creek Bridge #214 Replacement
Survey 4587, RC 1369, UPI 15-0083
APN 31062800101400– N/F John Case
August 30, 2024

EXHIBIT 'A'

Acquisition Area (see Exhibit 'B'):

A portion of land described within that Statutory Warranty Deed recorded in File Number 202005050483 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 2°35'09", for a distance of 135.39 feet;

Thence N18°15'42"E, not tangent to said curve, for a distance of 385.70 feet to the POINT OF BEGINNING;

Thence S60°44'46"W for a distance of 45.00 feet;

Thence S18°49'08"W for a distance of 195.00 feet;

Thence S71°10'52"E for a distance 80.00 feet;

Thence S18°49'08"W for a distance of 104.60 feet to a point on a non-tangent curve, concave to the southwest, the center of which bears S60°05'49"W at a distance of 3,070.00 feet;

Thence northwesterly, along the arc of said curve, through a central angle of 0°56'32", for a distance of 50.49 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 760.00 feet;

EXHIBIT "F"

Continued

Thence northwesterly, along the arc of said curve, through a central angle of $10^{\circ}03'09''$, for a distance of 133.34 feet to the centerline of Jordan Creek;

Thence $N40^{\circ}05'10''E$, not tangent to said curve and along said centerline of Jordan Creek, for a distance of 15.82 feet;

Thence $N15^{\circ}10'50''E$, along said centerline of Jordan Creek, for a distance of 29.66 feet;

Thence $N42^{\circ}13'19''E$, along said centerline of Jordan Creek, for a distance of 10.93 feet;

Thence $N11^{\circ}11'00''E$, along said centerline of Jordan Creek, for a distance of 32.86 feet;

Thence $N20^{\circ}52'33''W$, along said centerline of Jordan Creek, for a distance of 52.54 feet;

Thence $N17^{\circ}03'20''E$, along said centerline of Jordan Creek, for a distance of 35.78 feet;

Thence $N60^{\circ}44'46''E$, along said centerline of Jordan Creek, for a distance of 130.00 feet;

Thence $S29^{\circ}15'14''E$, leaving said centerline of Jordan Creek, for a distance of 55.00 feet to the POINT OF BEGINNING;

Containing an area of 25,246 square feet or 0.5796 acres, more or less.

Grantor's Initials



8.30.2024

EXHIBIT "G"

Exhibit 'B'

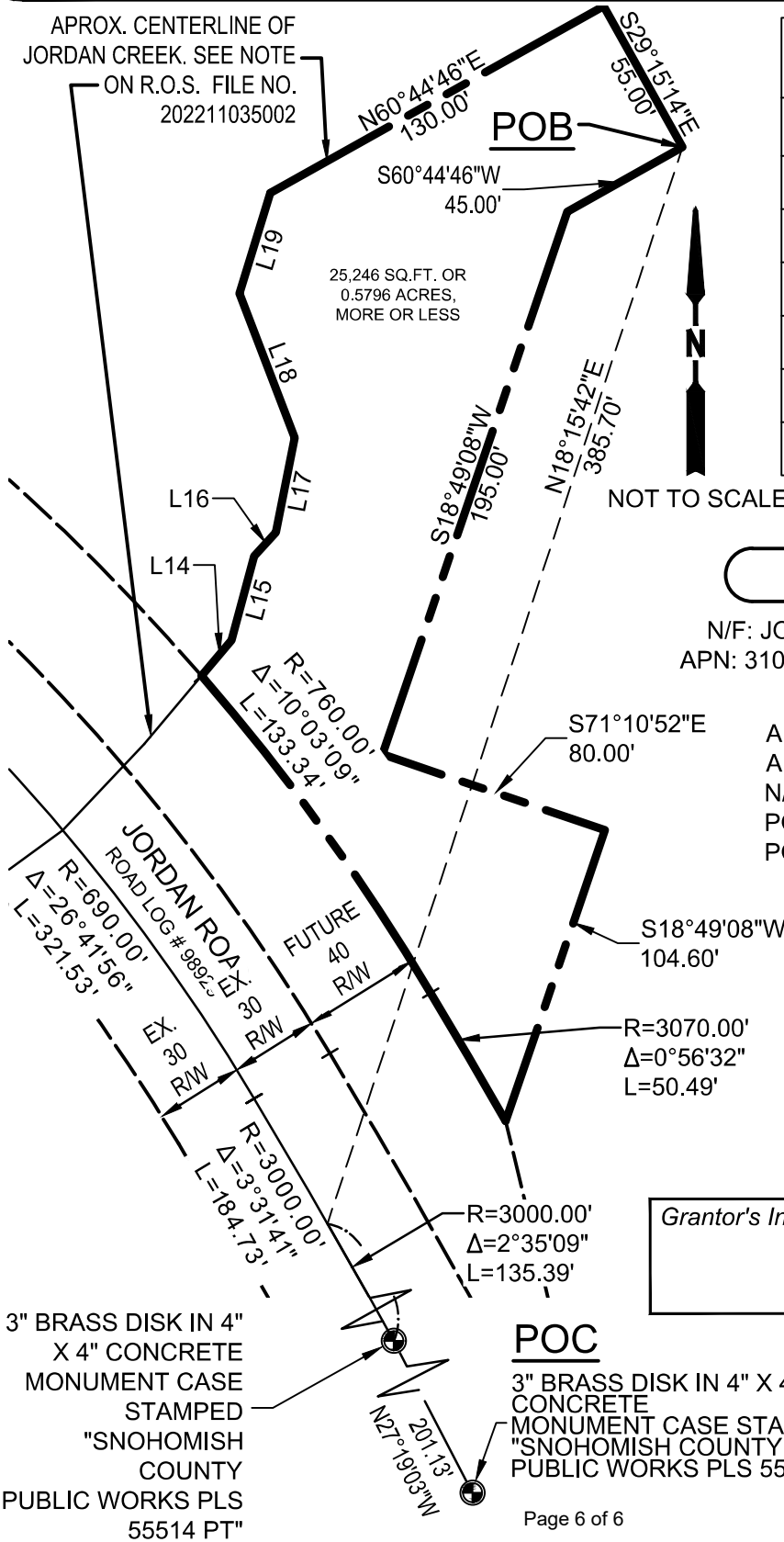
Parcel Map for Fee Acquisition

(mitigation)

Jordan Creek Bridge #214 Replacement
SN 4587 -002 John Case



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



Line Table

Line #	Bearing	Distance
L14	N40°05'10"E	15.82'
L15	N15°10'50"E	29.66'
L16	N42°13'19"E	10.93'
L17	N11°11'00"E	32.86'
L18	N20°52'33"W	52.54'
L19	N17°03'20"E	35.78'

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

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



8.30.24

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EXHIBIT "H"

Parcel Legal Description for Temporary Easement

Jordan Creek Bridge #214 Replacement
Survey 4587, RC 1369, UPI 15-0083
APN 31062800101400– N/F John Case
August 30, 2024

EXHIBIT 'A'

Temporary Easement (see Exhibit 'B'):

A portion of land described within that Statutory Warranty Deed recorded in File Number 202005050483 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°19'22", for a distance of 173.98 feet;

Thence S59°21'35"W, radial to said curve, for a distance of 30.00 feet to a point on the southwesterly line of Jordan Road Right-of-Way, said point also being the POINT OF BEGINNING;

Thence continuing S59°21'35'W, radial to said curve, for a distance of 20.00 feet to a point on a non-tangent curve, concave to the southwest, the center of which bears S59°21'35"W at a distance of 2,950.00 feet;

Thence northwesterly, along the arc of said curve, through a central angle of 0°12'19", for a distance of 10.57 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 640.00 feet;

Thence northwesterly, along the arc of said curve, through a central angle of 9°52'46", for a distance of 110.35 feet to the centerline of Jordan Creek;

Thence N64°28'16"E, along said centerline of Jordan Creek, for a distance of 14.29 feet;

EXHIBIT "H"

Continued

Thence N53°58'21"E, along said centerline of Jordan Creek, for a distance of 6.22 feet to a point on the southwesterly line of Jordan Road Right-of-Way, said point also being a point on a non-tangent curve, concave to the southwest, the center of which bears S49°38'40"W at a distance of 660.00 feet;

Thence southeasterly, along the arc of said curve and said southwesterly line of Jordan Road Right-of-Way, through a central angle of 9°30'36", for a distance of 109.55 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 2,970.00 feet;

Thence southeasterly, along the arc of said curve and said southwesterly line of Jordan Road Right-of-Way, through a central angle of 0°12'19", for a distance of 10.64 feet to the POINT OF BEGINNING;

Containing an area of 2,403 square feet or 0.0552 acres, more or less.

Grantor's Initials



8.30.2024

Exhibit 'B' Parcel Map for Temporary Easement

Jordan Creek Bridge #214 Replacement
SN 4587 -002 JOHN CASE



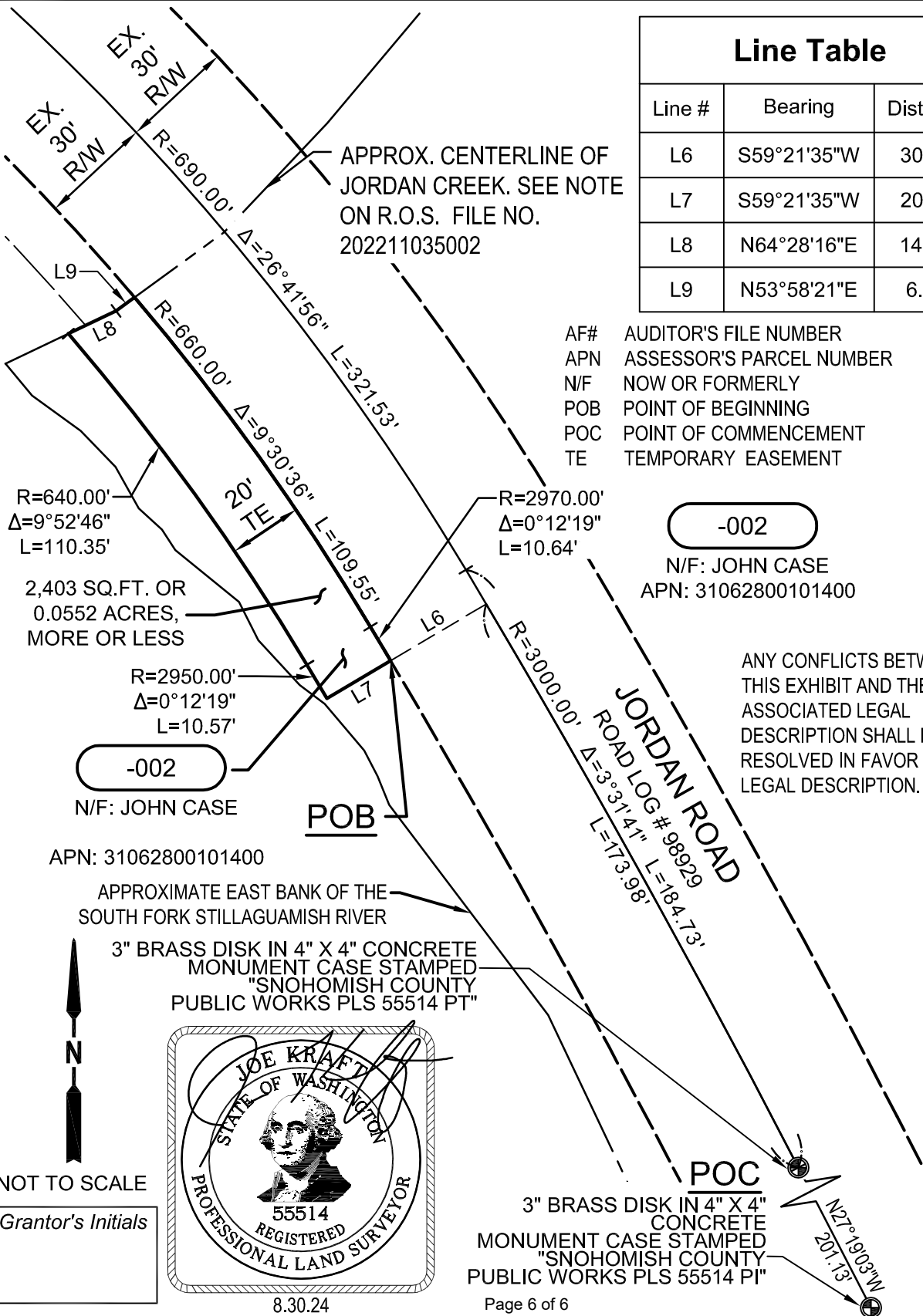
Line Table		
Line #	Bearing	Distance
L6	S59°21'35"W	30.00'
L7	S59°21'35"W	20.00'
L8	N64°28'16"E	14.29'
L9	N53°58'21"E	6.22'

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

-002

N/F: JOHN CASE
 APN: 31062800101400

ANY CONFLICTS BETWEEN
 THIS EXHIBIT AND THE
 ASSOCIATED LEGAL
 DESCRIPTION SHALL BE
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 LEGAL DESCRIPTION.



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