

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

MOTION NO. 23-007

AUTHORIZING THE PROSECUTING ATTORNEY TO  
COMMENCE CONDEMNATION PROCEEDINGS  
LARCH WAY/LOGAN RD & LOCUST WAY INTERSECTION IMPROVEMENTS  
RC 1591 / UPI #16-0037  
PARCEL 009

WHEREAS, it is a necessary and proper governmental purpose for Snohomish County to make certain road improvements to an existing County road, namely, Larch Way/Logan Rd & Locust Way Intersection Improvements; and

WHEREAS, the County Council previously approved the right-of-way plan and funding plan for Larch Way/Logan Rd & Locust Way Intersection Improvements; 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 Exhibits "A" through "G" 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, 2/04/2020 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 "G" are necessary for County purposes for certain road improvements to Larch Way/Logan Rd & Locust Way Intersection Improvements 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.

PASSED this 1<sup>st</sup> day of February, 2023.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

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

ATTEST:

  
\_\_\_\_\_  
Asst. Clerk of the Council

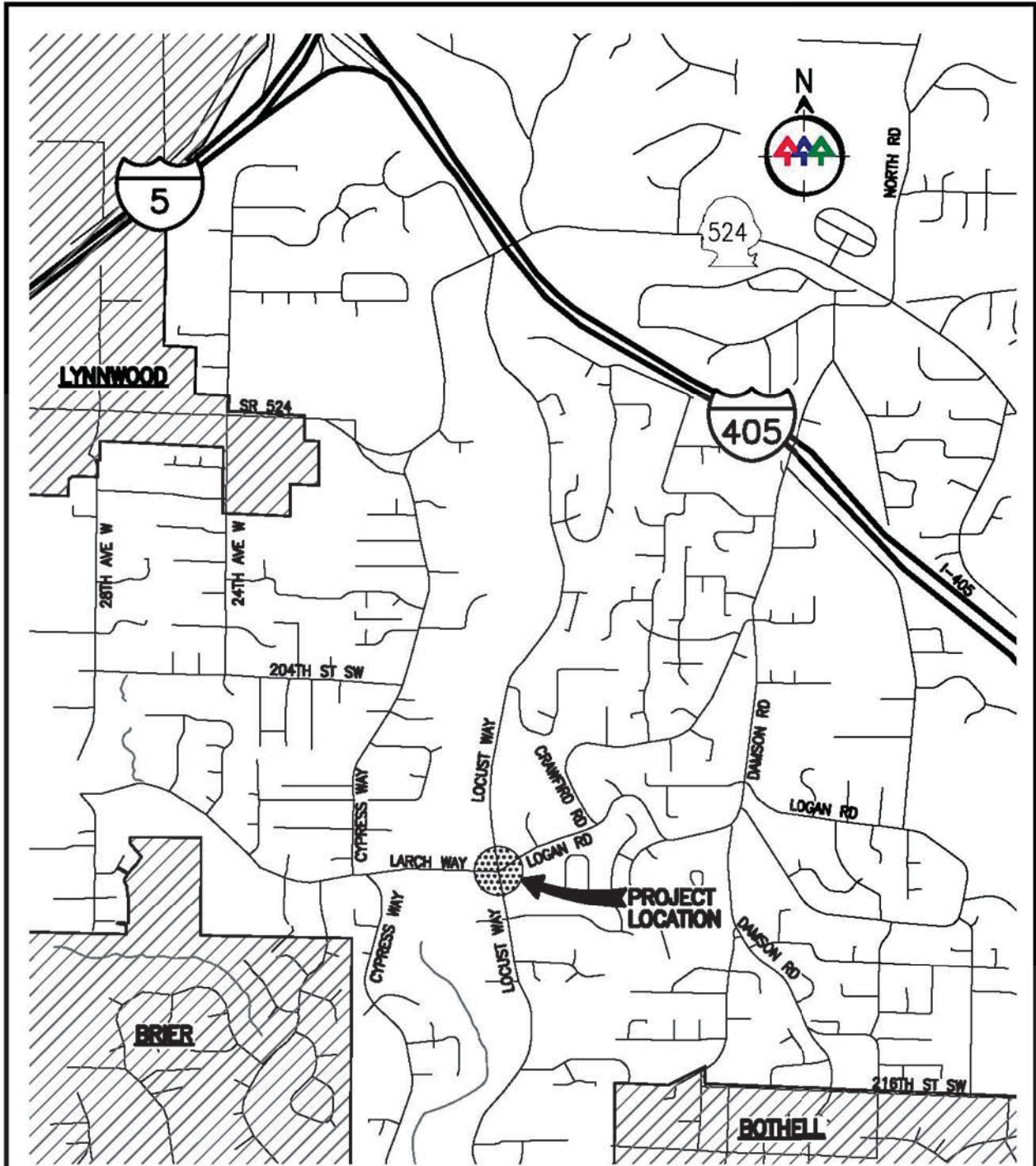
**EXHIBIT "A"**  
**Parties of Interest**

**Legal Representative:** John Paul Turner, Rodgers Deutsch & Turner  
Address: Three Lake Bellevue Drive, Suite 100, Bellevue, WA 98005

**Vestee:** David White, as a separate estate  
Mailing Address: 20903 Locust Way, Lynnwood, WA 98036  
Site Address: 20903 Locust Way, Lynnwood, WA 98036

**Beneficiary:** Mortgage Electronic Registration System, Inc., acting solely as nominee for WMS Series LLC, a Delaware Series Limited Liability Company

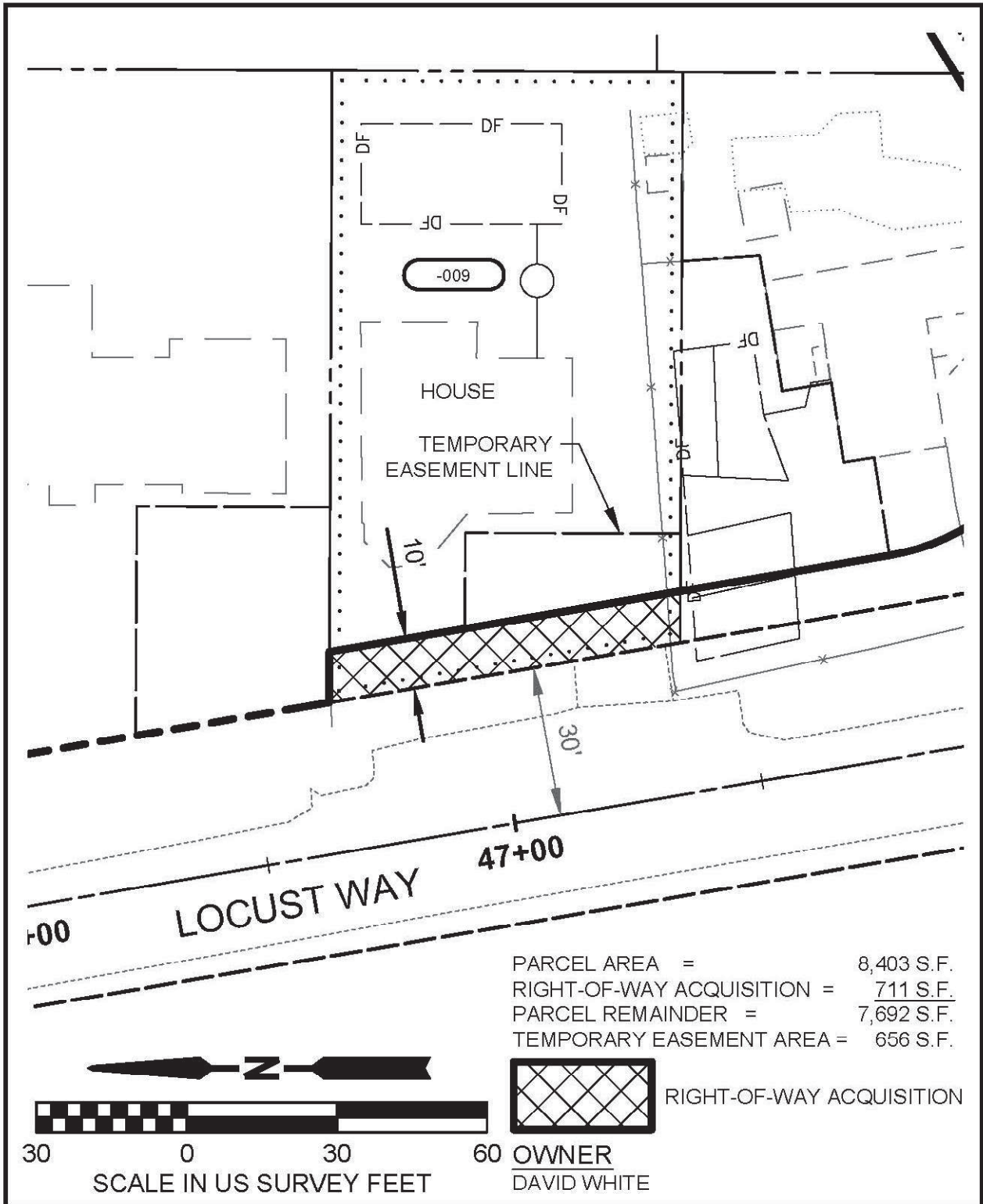
EXHIBIT "B"  
Vicinity Map



VICINITY MAP  
N.T.S.

LARCH WAY/LOGAN RD & LOCUST WAY  
INTERSECTION IMPROVEMENTS

**EXHIBIT "C"**  
**Site Plan**



**LARCH WAY/LOGAN RD & LOCUST WAY**  
**INTERSECTION IMPROVEMENTS**

**EXHIBIT "D"**  
**Legal Description for Fee Acquisition**

Larch Way/Logan Rd & Locust Way Intersection Improvements  
Survey 4658, RC 1591, UPI 16-0037  
(White) -009  
April 18, 2022

**EXHIBIT 'A'**

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

All that real property in the southeast quarter of section 23, township 27 north, range 4 east, Willamette Meridian, in the County of Snohomish, State of Washington, being a portion of that parcel conveyed by deed at Auditor's File No. 201702160146, records of said county, described as follows:

That portion of said parcel lying westerly of a line parallel with and 40.00 feet easterly of the monumented right-of-way alignment of Locust Way.

Containing an area of 711 square feet, more or less.

**Grantor's Initials**



4/18/22

EXHIBIT "E"  
Parcel Map for Fee Acquisition

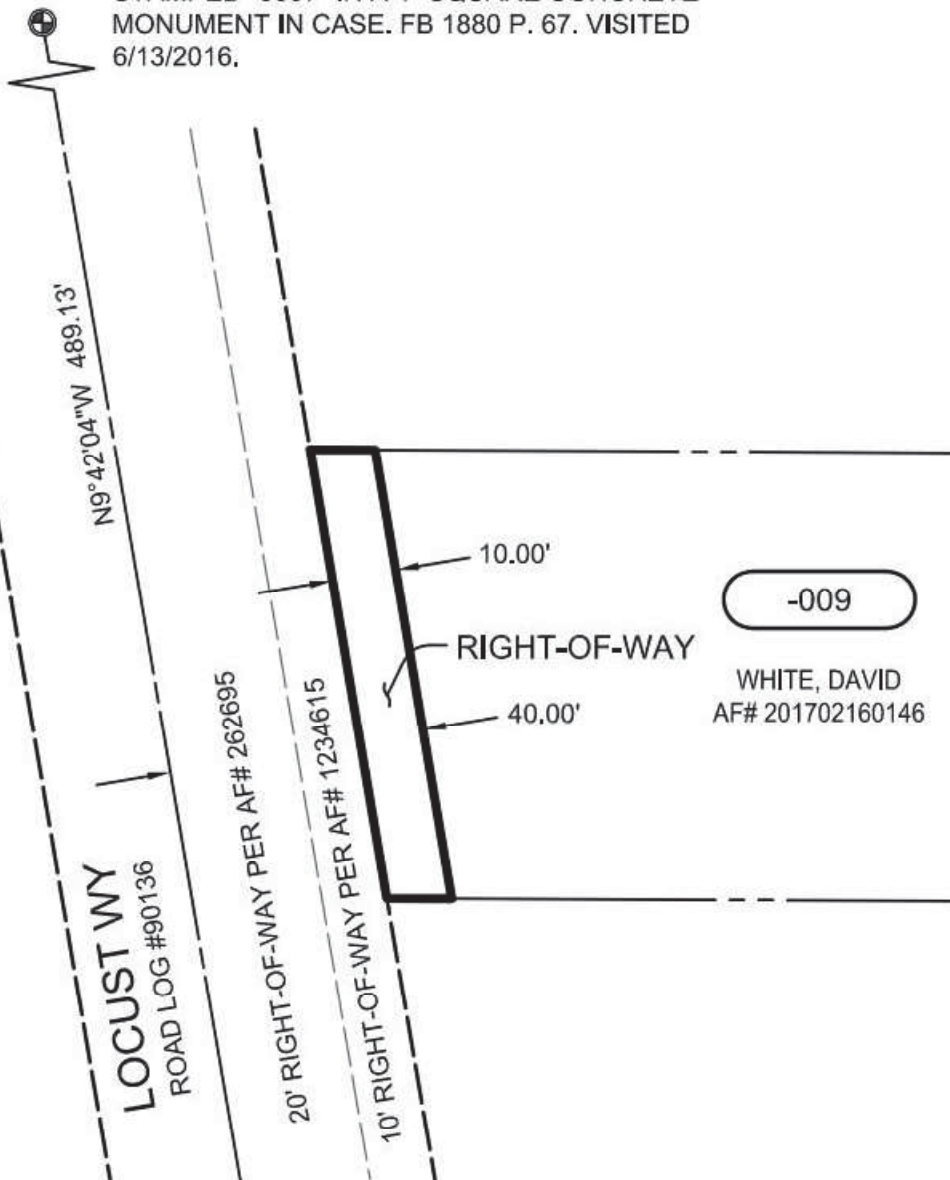
**EXHIBIT 'B'**

LARCH WAY/LOGAN RD & LOCUST WAY INTX. IMPR.  
SN 4658 ( -009 WHITE)



SECTION 23, T. 27 N, R. 4 E., W.M.

FOUND 1-3/4" BRASS DISK WITH PUNCH MARK  
STAMPED "9597" IN A 4" SQUARE CONCRETE  
MONUMENT IN CASE. FB 1880 P. 67. VISITED  
6/13/2016.



-009

WHITE, DAVID  
AF# 201702160146



FOUND 1-3/4" BRASS DISK WITH PUNCH MARK  
STAMPED "9597" IN A 4" SQUARE CONCRETE  
MONUMENT IN CASE. FB 1880 P. 63. VISITED  
6/09/2016.

Grantor's Initials



4/18/22

**EXHIBIT "F"**  
**Legal Description for Temporary Easement**

Larch Way/Logan Rd & Locust Way Intersection Improvements  
Survey 4658, RC 1591, UPI 16-0037  
(White) -009  
April 18, 2022

**EXHIBIT 'A'**

**Temporary Construction Easement** (see Exhibit 'B'):

All that real property in the southeast quarter of section 23, township 27 north, range 4 east, Willamette Meridian, in the County of Snohomish, State of Washington, being a portion of that parcel conveyed by deed at Auditor's File No. 201702160146, records of said county, described as follows:

That portion of said parcel lying southerly and westerly of the following described line:

**COMMENCING** at a 1-3/4-inch brass disk with punch mark stamped "9597" marking the intersection of Larch Way, Locust Way, and Logan Road.

Thence from said **POINT OF COMMENCEMENT** along the right-of-way alignment of Locust Way North 9°42'04" West a distance of 213.77 feet.

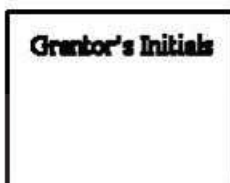
Thence leaving said right-of-way alignment, South 89°43'33" East a distance of 40.61 feet to the **POINT OF BEGINNING** of the herein described line.

Thence continuing on said bearing a distance of 19.04 feet.

Thence southerly a distance of 42.97 feet, more or less, to a point on the south line of said parcel, said point lying 21.63 feet easterly, as measured along said south line, of the easterly margin of Locust Way, and the **TERMINUS** of the herein described line.

**EXCEPT** the right-of-way to be conveyed to Snohomish County by rate separate instrument.

Containing an area of 656 square feet, more or less.



4/18/22

EXHIBIT "G"  
Parcel Map for Temporary Easement

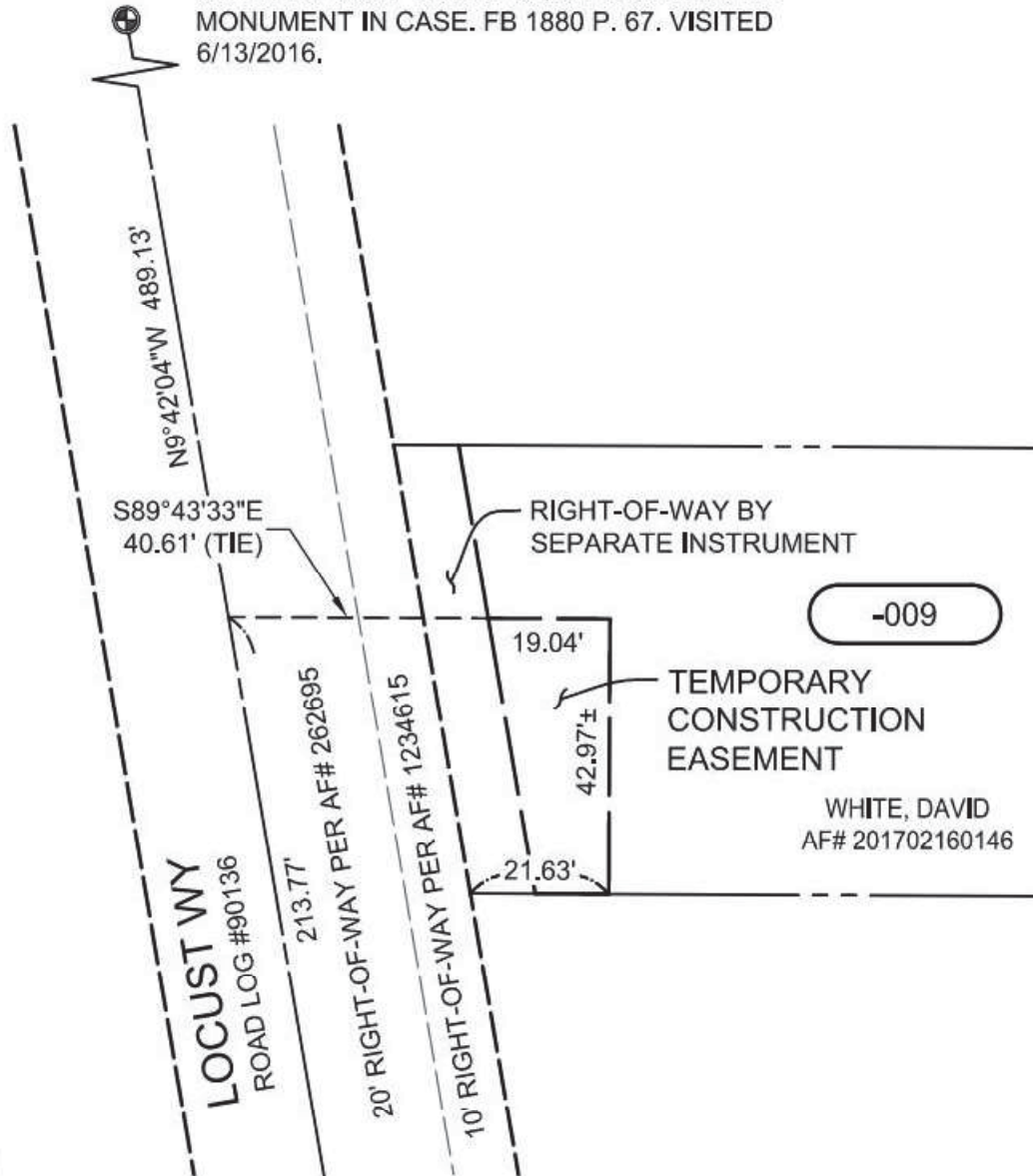
EXHIBIT 'B'

LARCH WAY/LOGAN RD & LOCUST WAY INTX. IMPR.  
SN 4658 ( -009 WHITE)



SECTION 23, T. 27 N, R. 4 E., W.M.

FOUND 1-3/4" BRASS DISK WITH PUNCH MARK  
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-009

TEMPORARY  
CONSTRUCTION  
EASEMENT

WHITE, DAVID  
AF# 201702160146



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4/18/22