



NOTICE

NOTICE OF APPLICATION

File Name: Cedar Pointe **File Number:** 21 115349 SPA, 21 115355 LDA, 21 115357 FPA

Project Description: Development of 6.25 acres using the Single Family Detached Unit (SFDU) development process to create 41 SFR units.

Location: 18823, 18925, 18919, 18911 Larch Way, Lynnwood

Tax Account Number: 003728-013-006-04, 03728-013-006-01, 003728-013-006-02, 003728-013-006-05, 003728-013-007-02

Applicant: Pacific Ridge Homes

Date of application/Completeness Date: August 31, 2021

Approvals required: Site plan approval, land disturbing activity, forest practice activity, Threshold Determination, and all other associated 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 **October 4, 2021**

Project Manager: Stacey Abbott, 425.262.2637

Date of Notice: September 12, 2021

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 or email the project manager listed above. 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 _____, 2021, I posted the above property in at least two (2) conspicuous places on the subject property in accordance with Snohomish County regulations. Said signs are posted at the following locations:

_____ and _____

I:

RET

Exhibit 1

21 115349 SPA

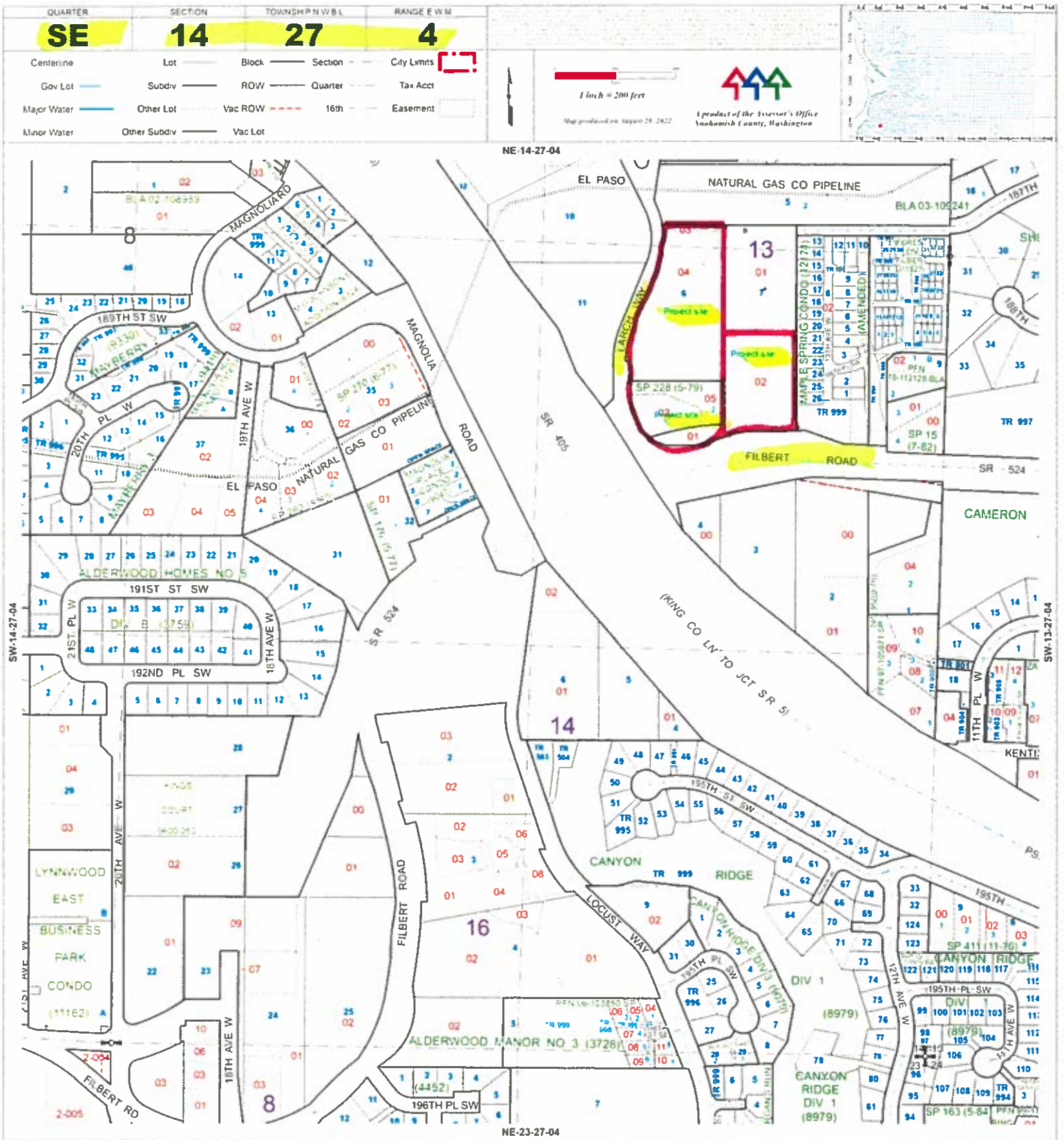


Exhibit 2

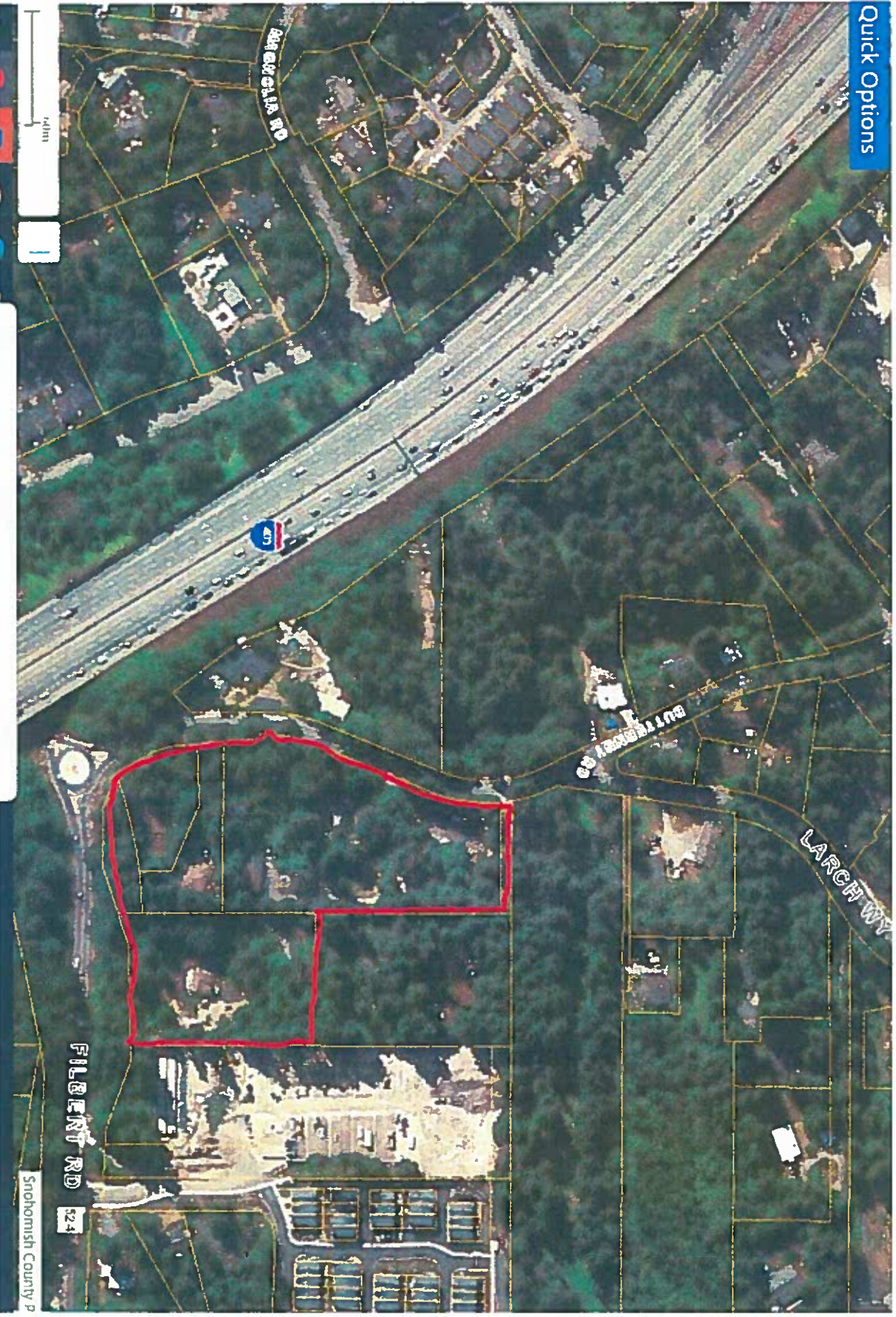
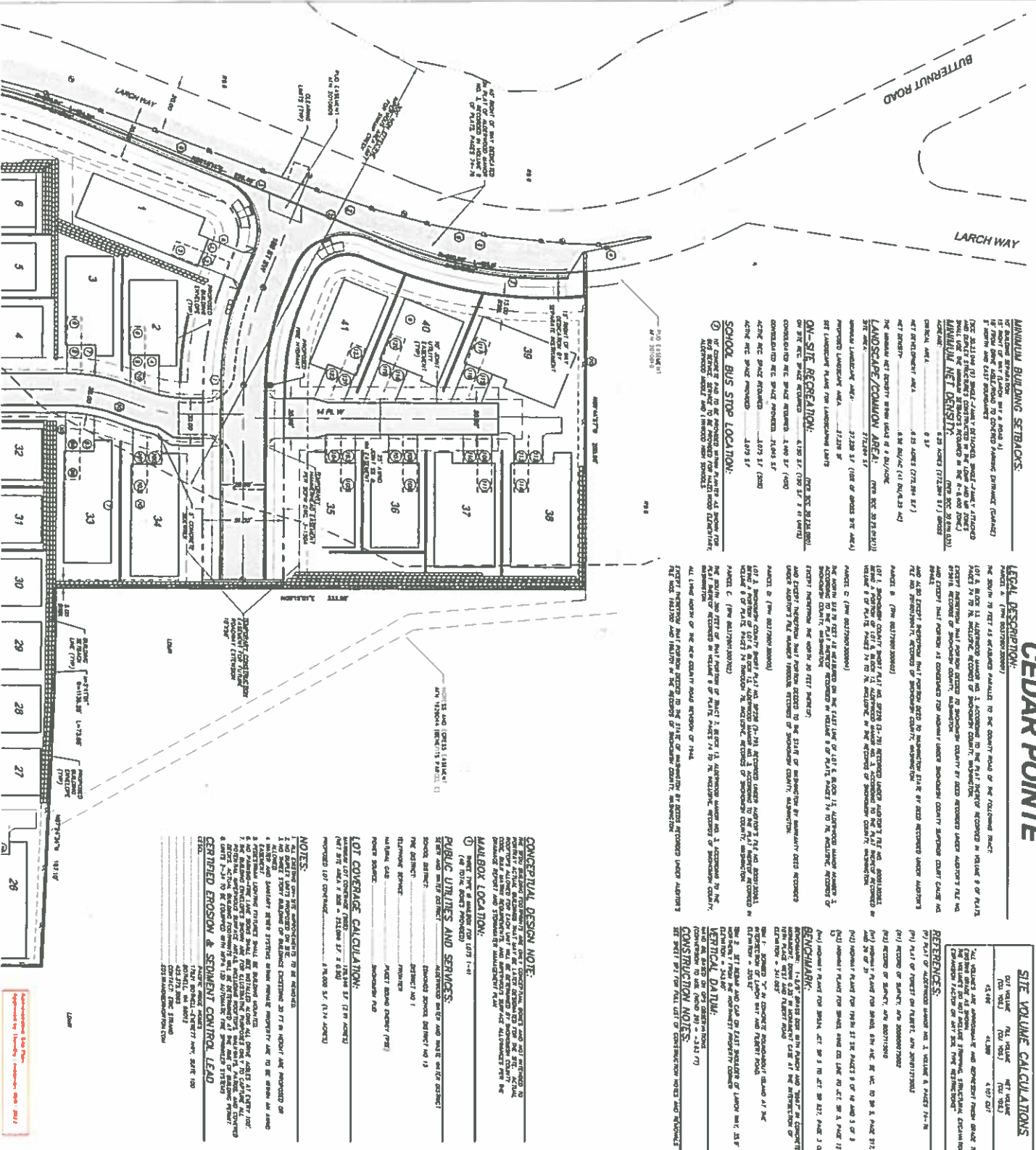


Exhibit 3

CEDAR POINTE



MINIMUM BUILDING SETBACKS:

FOR ALL BUILDINGS: 10 FT. FRONT, 5 FT. REAR, 5 FT. SIDE (MINIMUM 5 FT. FROM ADJACENT LOT LINE)
 FOR ALL BUILDINGS: 10 FT. FRONT, 5 FT. REAR, 5 FT. SIDE (MINIMUM 5 FT. FROM ADJACENT LOT LINE)
MINIMUM NET DENSITY: 1.25 UNITS PER ACRE (1.25 UNITS PER ACRE)
CRITICAL AREA: 5 FT.

LANDSCAPE/COMMON AREAS:

LANDSCAPE/COMMON AREAS: 1.0% OF TOTAL LOT AREA
 LANDSCAPE/COMMON AREAS: 1.0% OF TOTAL LOT AREA
ON-SITE RECREATION: 1.0% OF TOTAL LOT AREA
SCHOOL BUS STOP LOCATION: 1.0% OF TOTAL LOT AREA

LEGAL DESCRIPTION:

LOT 1, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 2, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 3, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 4, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 5, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 6, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 7, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 8, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 9, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 10, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 11, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 12, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 13, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 14, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 15, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 16, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 17, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 18, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 19, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 20, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 21, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 22, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 23, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 24, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 25, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 26, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 27, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 28, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 29, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 30, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 31, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 32, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 33, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 34, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 35, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 36, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 37, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 38, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 39, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 40, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)
 LOT 41, S. 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M. (1.25 ACRES)

SITE VOLUME CALCULATIONS

LOT	LOT AREA (SQ FT)	LOT VOLUME (CU YD)	NET VOLUME (CU YD)
1	174,240	1,488	1,488
2	174,240	1,488	1,488
3	174,240	1,488	1,488
4	174,240	1,488	1,488
5	174,240	1,488	1,488
6	174,240	1,488	1,488
7	174,240	1,488	1,488
8	174,240	1,488	1,488
9	174,240	1,488	1,488
10	174,240	1,488	1,488
11	174,240	1,488	1,488
12	174,240	1,488	1,488
13	174,240	1,488	1,488
14	174,240	1,488	1,488
15	174,240	1,488	1,488
16	174,240	1,488	1,488
17	174,240	1,488	1,488
18	174,240	1,488	1,488
19	174,240	1,488	1,488
20	174,240	1,488	1,488
21	174,240	1,488	1,488
22	174,240	1,488	1,488
23	174,240	1,488	1,488
24	174,240	1,488	1,488
25	174,240	1,488	1,488
26	174,240	1,488	1,488
27	174,240	1,488	1,488
28	174,240	1,488	1,488
29	174,240	1,488	1,488
30	174,240	1,488	1,488
31	174,240	1,488	1,488
32	174,240	1,488	1,488
33	174,240	1,488	1,488
34	174,240	1,488	1,488
35	174,240	1,488	1,488
36	174,240	1,488	1,488
37	174,240	1,488	1,488
38	174,240	1,488	1,488
39	174,240	1,488	1,488
40	174,240	1,488	1,488
41	174,240	1,488	1,488

CONCEPTUAL DESIGN NOTE:

CONCEPTUAL DESIGN NOTE: 1.0% OF TOTAL LOT AREA
 CONCEPTUAL DESIGN NOTE: 1.0% OF TOTAL LOT AREA
MALIBOX LOCATION: 1.0% OF TOTAL LOT AREA
PUBLIC UTILITIES AND SERVICES: 1.0% OF TOTAL LOT AREA

NOTES:

NOTES: 1.0% OF TOTAL LOT AREA
 NOTES: 1.0% OF TOTAL LOT AREA
APPROVED EROSION & SEDIMENT CONTROL LEAD: 1.0% OF TOTAL LOT AREA

PROJECT CONTRACTS:

PROJECT CONTRACTS: 1.0% OF TOTAL LOT AREA
 PROJECT CONTRACTS: 1.0% OF TOTAL LOT AREA
NEIGHBOR MAP: 1.0% OF TOTAL LOT AREA

PROPERTY MAP:

PROPERTY MAP: 1.0% OF TOTAL LOT AREA
 PROPERTY MAP: 1.0% OF TOTAL LOT AREA
PROJECT DESCRIPTION: 1.0% OF TOTAL LOT AREA

PROJECT DESCRIPTION:

PROJECT DESCRIPTION: 1.0% OF TOTAL LOT AREA
 PROJECT DESCRIPTION: 1.0% OF TOTAL LOT AREA
LANDSCAPE ARCHITECT: 1.0% OF TOTAL LOT AREA

LANDSCAPE ARCHITECT:

LANDSCAPE ARCHITECT: 1.0% OF TOTAL LOT AREA
 LANDSCAPE ARCHITECT: 1.0% OF TOTAL LOT AREA
PROJECT ENGINEER: 1.0% OF TOTAL LOT AREA

PROJECT ENGINEER:

PROJECT ENGINEER: 1.0% OF TOTAL LOT AREA
 PROJECT ENGINEER: 1.0% OF TOTAL LOT AREA
DATE: 1.0% OF TOTAL LOT AREA

DATE:

DATE: 1.0% OF TOTAL LOT AREA
 DATE: 1.0% OF TOTAL LOT AREA
PROJECT NO.: 1.0% OF TOTAL LOT AREA

PROJECT NO.: 1.0% OF TOTAL LOT AREA
 PROJECT NO.: 1.0% OF TOTAL LOT AREA
SHEET 12 OF 13

DRS
 D.R. STROUD
 CONSULTING ENGINEERS
 18823 & 18825 LARCH WAY
 LYNNWOOD, WA
 213-3935-00

CEDAR POINTE
 URDS & ADMINISTRATIVE SITE PLAN (1 OF 2)
 18823 & 18825 LARCH WAY
 LYNNWOOD, WA

PACIFIC RIDGE HOMES
 17821 BOTHELL-EVERETT HWY
 SUITE 100, BOTHELL, WA 98012
 425.939.1188

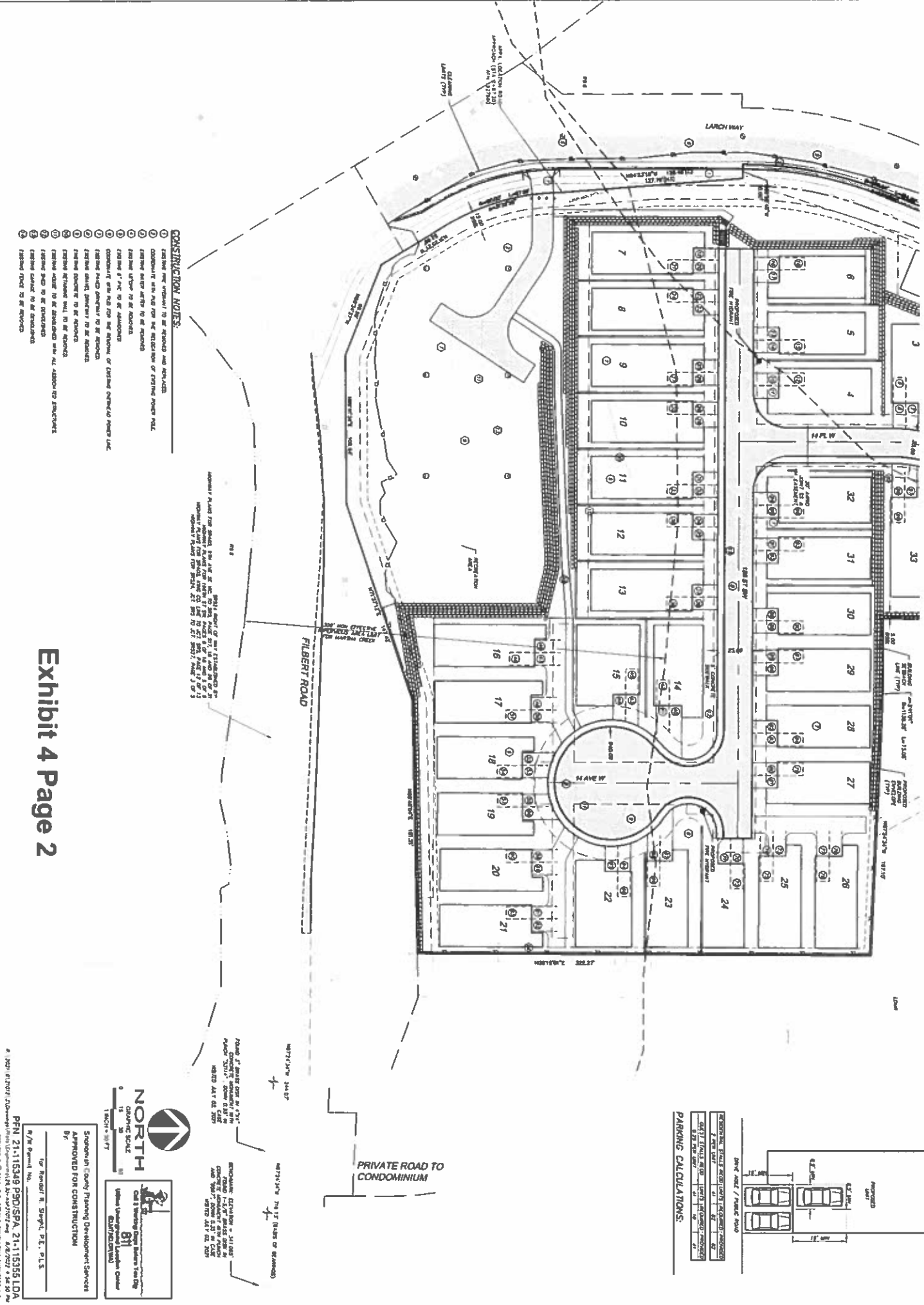
SEAL
 PROFESSIONAL ENGINEER
 STATE OF WASHINGTON
 No. 12345
 EXPIRES 12/31/2022

North Arrow
 Scale: 1" = 20'
 Project: PNW 21-115349 PSD/SPA 21-115351 LDA
 Date: 08-29-2021
 Project No.: 31012
 Drawing: C29
 Sheet: 12 of 13

<p>DATE: 08-29-2021 REVISION: COUNTY COMMENTS</p>	<p>DATE: 08-29-2021 REVISION: COUNTY COMMENTS</p>	<p>DATE: 08-29-2021 REVISION: COUNTY COMMENTS</p>	<p>DATE: 08-29-2021 REVISION: COUNTY COMMENTS</p>
--	--	--	--

SE 1/4 OF SECTION 14, TOWNSHIP 27 N, RANGE 4 E, W.M.
CEDAR POINTE

CDL - DRAFT 8/20



PARKING CALCULATIONS:

TYPE	NO. OF UNITS	NO. OF PARKING SPACES REQUIRED	NO. OF PARKING SPACES PROVIDED
RESIDENTIAL	33	33	33
COMMERCIAL	0	0	0
TOTAL	33	33	33

CONSTRUCTION NOTES:

- 1) EXISTING PAVEMENT TO BE REPAIRED AND REFINISHED.
- 2) CONDUIT TO BE RUN FOR THE RELOCATION OF EXISTING POWER POLE.
- 3) EXISTING WATER LINES TO BE RELOCATED.
- 4) EXISTING SEWER LINES TO BE RELOCATED.
- 5) EXISTING 4" PVC TO BE RELOCATED.
- 6) EXISTING 4" PVC TO BE RELOCATED.
- 7) EXISTING 4" PVC TO BE RELOCATED.
- 8) EXISTING 4" PVC TO BE RELOCATED.
- 9) EXISTING 4" PVC TO BE RELOCATED.
- 10) EXISTING 4" PVC TO BE RELOCATED.
- 11) EXISTING 4" PVC TO BE RELOCATED.
- 12) EXISTING 4" PVC TO BE RELOCATED.
- 13) EXISTING 4" PVC TO BE RELOCATED.
- 14) EXISTING 4" PVC TO BE RELOCATED.
- 15) EXISTING 4" PVC TO BE RELOCATED.
- 16) EXISTING 4" PVC TO BE RELOCATED.
- 17) EXISTING 4" PVC TO BE RELOCATED.
- 18) EXISTING 4" PVC TO BE RELOCATED.
- 19) EXISTING 4" PVC TO BE RELOCATED.
- 20) EXISTING 4" PVC TO BE RELOCATED.
- 21) EXISTING 4" PVC TO BE RELOCATED.
- 22) EXISTING 4" PVC TO BE RELOCATED.
- 23) EXISTING 4" PVC TO BE RELOCATED.
- 24) EXISTING 4" PVC TO BE RELOCATED.
- 25) EXISTING 4" PVC TO BE RELOCATED.
- 26) EXISTING 4" PVC TO BE RELOCATED.
- 27) EXISTING 4" PVC TO BE RELOCATED.
- 28) EXISTING 4" PVC TO BE RELOCATED.
- 29) EXISTING 4" PVC TO BE RELOCATED.
- 30) EXISTING 4" PVC TO BE RELOCATED.
- 31) EXISTING 4" PVC TO BE RELOCATED.
- 32) EXISTING 4" PVC TO BE RELOCATED.
- 33) EXISTING 4" PVC TO BE RELOCATED.

Exhibit 4 Page 2

NORTH
 COUNTY OF BOYD
 811
 1801 17TH AVE SW
 SEASIDE, WA 98138
 (206) 835-1111

Systematic County Planning Development Services
 APPROVED FOR CONSTRUCTION
 BY: [Signature]
 FOR: [Signature]
 DATE: 08-23-2022

PN 21-115348 PDU/SPA 21-115356 LDA
 1801 17TH AVE SW SEASIDE, WA 98138
 (206) 835-1111

	PACIFIC RIDGE HOMES 17821 BOTHELL-EVERETT HWY SUITE 100, BOTHELL, WA 98012 425.839.1188	CEDAR POINTE URDS & ADMINISTRATIVE SITE PLAN (2 OF 2) 18823 & 18825 LARCH WAY LYNNWOOD, WA	<p>DRS STRONG ENGINEERS CONSULTING ENGINEERS 1801 17TH AVE SW SEASIDE, WA 98138 (206) 835-1111</p>
	DATE: 08/23/2022 REVISION: COUNTY COMMENTS 08/23/2022 COUNTY COMMENTS	DRAWN BY: CSD CHECKED BY: ASR PROJECT ENGINEER: MAJ DATE: 08-23-2022 PROJECT NO.: 2102	SHEET: 33 OF 33

Quick Options



San Joaquin County Planning and Development Services | PDS PAT - Cartography, C

Exhibit 5

Exhibit 6 Page 1

LEGAL DESCRIPTION:

THE NORTH 1/4 OF THE EAST 1/4 OF LOT 6, BLOCK 13, AUDERWOOD MAP OF NO. 2 RECORDS OF SPOKANE COUNTY, WASHINGTON, VOLUME 9 OF PAGES 74-76, INCLUDING RECORDS OF SPOKANE COUNTY, WASHINGTON, EXCEPT THEREFROM THE NORTH 20 FEET THEREOF; AND EXCEPT THEREFROM THAT PORTION DECEDED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 1908018, RECORDS OF SPOKANE COUNTY AND EXCEPT THEREFROM THAT PORTION DECEDED TO SPOKANE COUNTY FOR LARCH WAY, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 202209265004, RECORDS OF SPOKANE COUNTY SITUATED IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

SURVEYOR'S NOTES:

1. ALL DISTANCES ARE IN U.S. SURVEY FEET.
 2. ALL DISTANCES ARE IN U.S. SURVEY FEET.
 3. THIS IS A COMBINED FIELD TRAVELER AND GLOBAL NAVIGATION SATELLITE SYSTEMS SURVEY. A TRIPLOG OF THE SURVEY IS AVAILABLE AT THE SURVEYOR'S OFFICE. THE SURVEY WAS CONDUCTED ON MAY 6, 2021, AND NAVIGATION SATELLITE SYSTEMS (GNSS) RECEIVERS WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROL POINTS AS SHOWN. CLOSE RANGE PHOTOGRAMMETRY WAS USED TO CORRECT FOR DISTORTION IN THE DATA. ALL MEASUREMENTS AND COMPUTATIONS WERE MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT AND THE SURVEYING AND MAPPING REGULATIONS.
 4. THE COORDINATES OF STATE ROUTE 409 AND STATE ROUTE 524 WERE CALCULATED FROM THE FOLLOWING HIGHWAY PLANS:
 A. HIGHWAY PLANS FOR SR409, 9TH AVE. SE. VC. TO SR 2, PAGES 17, 18 AND 28 OF 31
 B. HIGHWAY PLANS FOR SR524, 1ST AVE. SE. VC. TO SR 5, PAGES 1, 2 AND 3 OF 3
 C. HIGHWAY PLANS FOR SR524, 1ST AVE. SE. VC. TO SR 5, PAGES 1, 2 AND 3 OF 3
 D. RECORD OF SURVEY BY PERMIT, RECORDING NUMBER 200009075002, PAGES 11 AND 12
 E. RECORD OF SURVEY BY PERMIT, RECORDING NUMBER 200009075002, PAGES 11 AND 12
 5. THE CENTERLINE OF LARCH WAY WAS CALCULATED FROM THE PLAT OF AUDERWOOD MAP NO. 2, VOLUME 9 OF PAGES 74-76.
 6. THE RIGHT OF WAY FOR LARCH WAY INTERSECTING FLIGHT ROAD IS SHOWN ON HIGHWAY PLANS FOR SR409, 9TH AVE. SE. VC. TO SR 2, PAGE 18 OF 31, AND TAKEN FROM DEED RECORDED UNDER RECORDING NUMBER 1908018, RECORDS OF SPOKANE COUNTY, WASHINGTON.
 7. THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARIES OF PROPERTY TO BE ESTABLISHED AS PUBLIC RIGHT OF WAY FOR ROAD.

REFERENCES:

- (P) PLAT OF AUDERWOOD MAP NO. 2, VOLUME 9, PAGES 74-76
- (P1) PLAT OF FOREST ON FLIGHT, APN 20018125003
- (R1) RECORD OF SURVEY, APN 200009075002
- (R2) RECORD OF SURVEY, APN 2001715010
- (H1) HIGHWAY PLANS FOR SR409, 9TH AVE. SE. VC. TO SR 2, PAGES 17, 18 AND 28 OF 31
- (H2) HIGHWAY PLANS FOR SR409, 9TH AVE. SE. VC. TO SR 2, PAGES 17, 18 AND 28 OF 31
- (H3) HIGHWAY PLANS FOR SR409, 9TH AVE. SE. VC. TO SR 2, PAGES 17, 18 AND 28 OF 31
- (H4) HIGHWAY PLANS FOR SR524, 1ST AVE. SE. VC. TO SR 5, PAGES 1, 2 AND 3 OF 3

THE SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 202209265003 IS BEING RE-RECORDED TO CORRECT THE ROAD NAME

AUDITOR'S FILE NO. 202210255002

202210255002

SURVEYOR'S CERTIFICATE:

DATE 9/30/2021 SCALE 1"=100' DRAWN JMS JOB NO. 21012

FILED FOR RECORD THIS 25th DAY OF October, 2021 AT 11:00 AM. IN BOOK OF AT PAGE AT THE REQUEST OF D.R. STRONG.

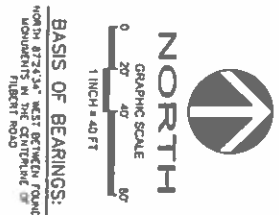
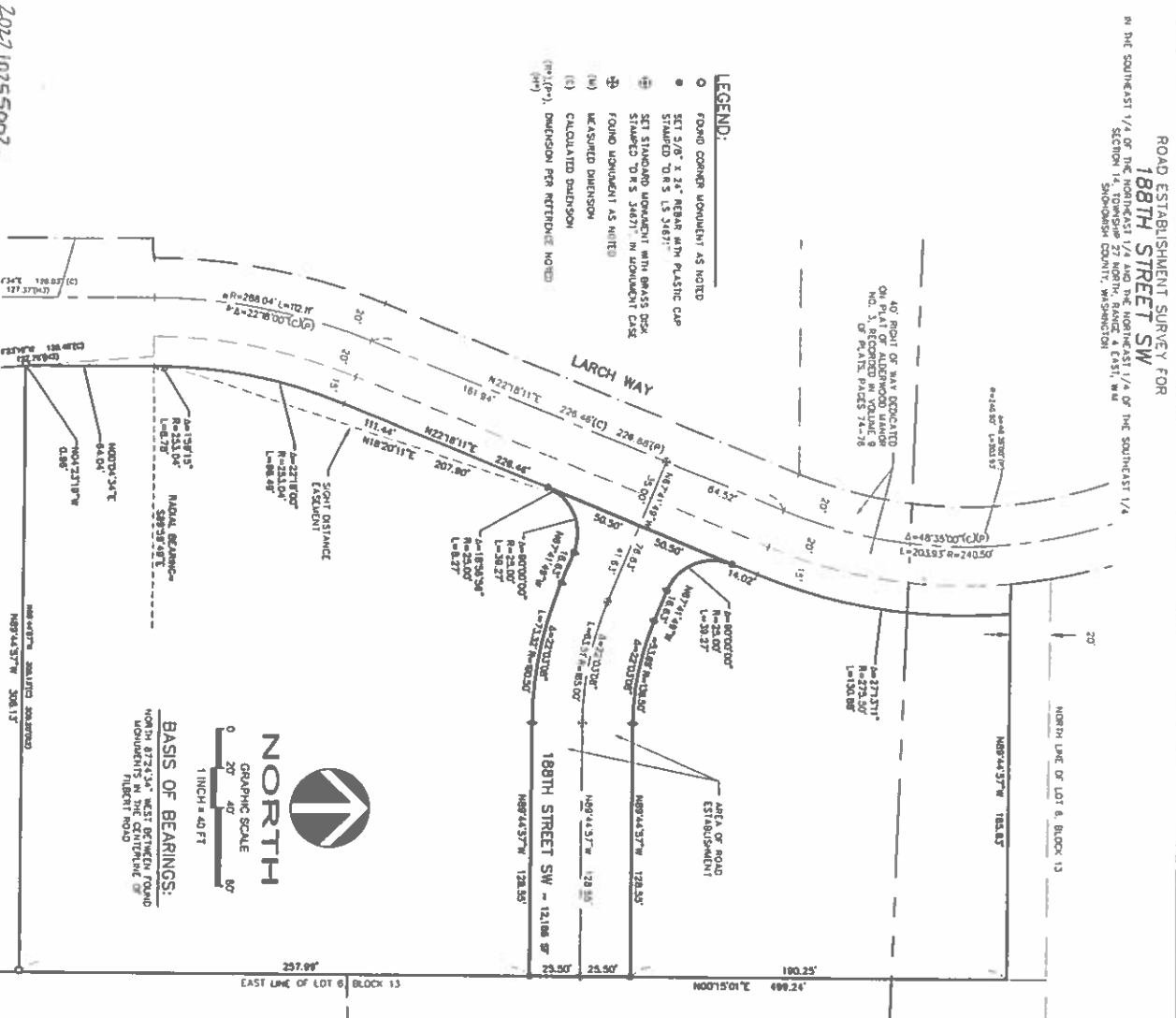
Gavin Bell DEPUTY AUDITOR

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING ACT AT THE REQUEST OF PACIFIC RIDE HOMES IN SEPTEMBER, 2021

Joanne M. Swanson DEPUTY SURVEYOR



D.R. STRONG CONSULTING ENGINEERS ENGINEERS PLANNERS SURVEYORS 650 79 AVENUE ROYALDALE, WA 99203 509-887-3045 F 509-887-2623



D.R. STRONG CONSULTING ENGINEERS ENGINEERS PLANNERS SURVEYORS 650 79 AVENUE ROYALDALE, WA 99203 509-887-3045 F 509-887-2623

ROAD ESTABLISHMENT SURVEY FOR 188TH STREET SW SECTION 14, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. SPOKANE COUNTY, WASHINGTON

202110255002

TITLE 13 SCC RIGHT-OF-WAY
PERFORMANCE SECURITY - BOND

Title 13 Right of Way
Performance Bond

STATE OF WASHINGTON)
: ss.
COUNTY OF SNOHOMISH)

BOND NO. 7901083433

We, Pacific Ridge - DRH, LLC as Principal (the Principal), and Nationwide Mutual Insurance Company as Surety (the Surety), a corporation organized under the laws of the State of OH and duly authorized to transact Surety business in the State of Washington, are held and firmly bound unto Snohomish County (the County), a political subdivision of the State of Washington, in the amount of \$102,800.00, for the payment of which sum we bind ourselves, and each of our executors, administrators, successors and assigns, jointly and severally.

Now, therefore, the conditions of these obligations are such, that if the Principal shall construct and complete all right of way improvements for the project of Cedar Ridge Estates, project file number 21-115349SPA (21 115355 LDA) required under Titles 13 and 30 Snohomish County Code (SCC) and permitted under Title 13 SCC, then this obligation shall be void; otherwise the obligations set forth herein shall remain in full force and effect until final inspection and construction acceptance by the County of all improvements.

We further agree that if, during the period this performance security is in effect, either the Director of Snohomish County Planning and Development Services (the Director) or the County Engineer determines the Principal has failed to properly install the improvements, the Director or County Engineer shall notify the Principal and Surety in accordance with SCC 13.10.116. The notice shall describe the work or improvements that must be done to prevent the forfeiture of the security device, provide a date certain by which the required work or improvements must be completed to the Director or County Engineers satisfaction, and state that if the work or improvements are not completed within the time specified, the County may proceed with forfeiture of the security device and use the funds to complete the required work or improvements. The Surety, in accordance with SCC 13.10.116(3), has the option to either pay up to the full security amount to the County upon demand or complete the work according to the County's terms and conditions. The amount demanded by the Director or their designee will be a good faith estimate of the actual cost of the work or improvements to be completed.

We further agree that if it is necessary for the County to take any legal action against any signatory to this agreement to assure the proper completion of this project, the County shall be entitled to its reasonable costs and attorney's fees.

We further agree that in the event the real property upon which the work secured by this security device is annexed into an incorporated municipality, the County, pursuant to SCC 30.84.020(2)(b), shall have the right, at its option and in its sole discretion, to assign the County's interest in this security device to the annexing municipality without the necessity of obtaining a re-issuance of the security device. Should the County assign its interest in this security device to a municipality, the County shall promptly deliver written notice of the assignment to the Surety and the Principal.

Title 13 Right of Way Performance Bond

Project Name: Cedar Ridge Estates

Project File Number: 21-115349SPA (21 115355 LDA)

We further agree that the Principal and the Surety shall promptly notify Snohomish County Planning and Development Services of any change of address. Change of addresses notices shall be in writing and shall be mailed to Snohomish County Planning and Development Services, 3000 Rockefeller Ave., M/S 604, Everett, WA 98201. The County will mail only to the last known address of Principal and Surety.

Signed this 4th day of November, 2021.

Pacific Ridge - DRH, LLC
Principal

17921 Bothell Everett Highway
Address

Bothell, WA 98012
City, State, Zip

Phone Number: 425-939-1158

By: *Barbara Rodgers*

Signature of Principal
BARBARA RODGERS
V.P. LAND DEVELOPMENT

Please Print Name & Title

Nationwide Mutual Insurance Company
Name of Surety

One West Nationwide Blvd., FRAP SOLUTIONS
Address

Columbus, OH 43215
City, State, Zip

Phone Number: 630-468-5600

By: *James I. Moore*

Signature of Surety Official

James I. Moore, Attorney-in-Fact

Please Print Name & Title



Accepted by Snohomish County: *Ken W. Buss* Date: 11-15-21

Exhibit 7 Page 2

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:

James I. Moore

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of: Unlimited

Surety Bond Number: 7901083433
Principal: Pacific Ridge - DRH, LLC
Obligee: Snohomish County Planning and Development Services

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company.

RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto, provided, however, that said seal shall not be necessary for the validity of any such documents.

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 20th day of August, 2021.

[Handwritten signature of Antonio C. Albanese]

Antonio C. Albanese, Vice President of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF NEW YORK: ss

On this 20th day of August, 2021, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.



Stephanie Rubino McArthur
Notary Public, State of New York
No. 02MC6270117
Qualified in New York County
Commission Expires October 19, 2024

[Handwritten signature of Stephanie Rubino McArthur]

Notary Public
My Commission Expires
October 19, 2024

CERTIFICATE

I, Laura B. Guy, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I
November 2021

Assistant Secretary, and affixed the corporate seal of said Company this 4th day of

[Handwritten signature of Laura B. Guy]

Assistant Secretary

State of Illinois }
 } ss.
County of DuPage }

On November 4, 2021, before me, Sinem Nava, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared James I. Moore known to me to be Attorney-in-Fact of Nationwide Mutual Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires August 28, 2025

Sinem Nava
Sinem Nava, Notary Public



Commission No. 859777