

# LARSON ROAD BRIDGE #101

## SEISMIC RETROFIT PROJECT

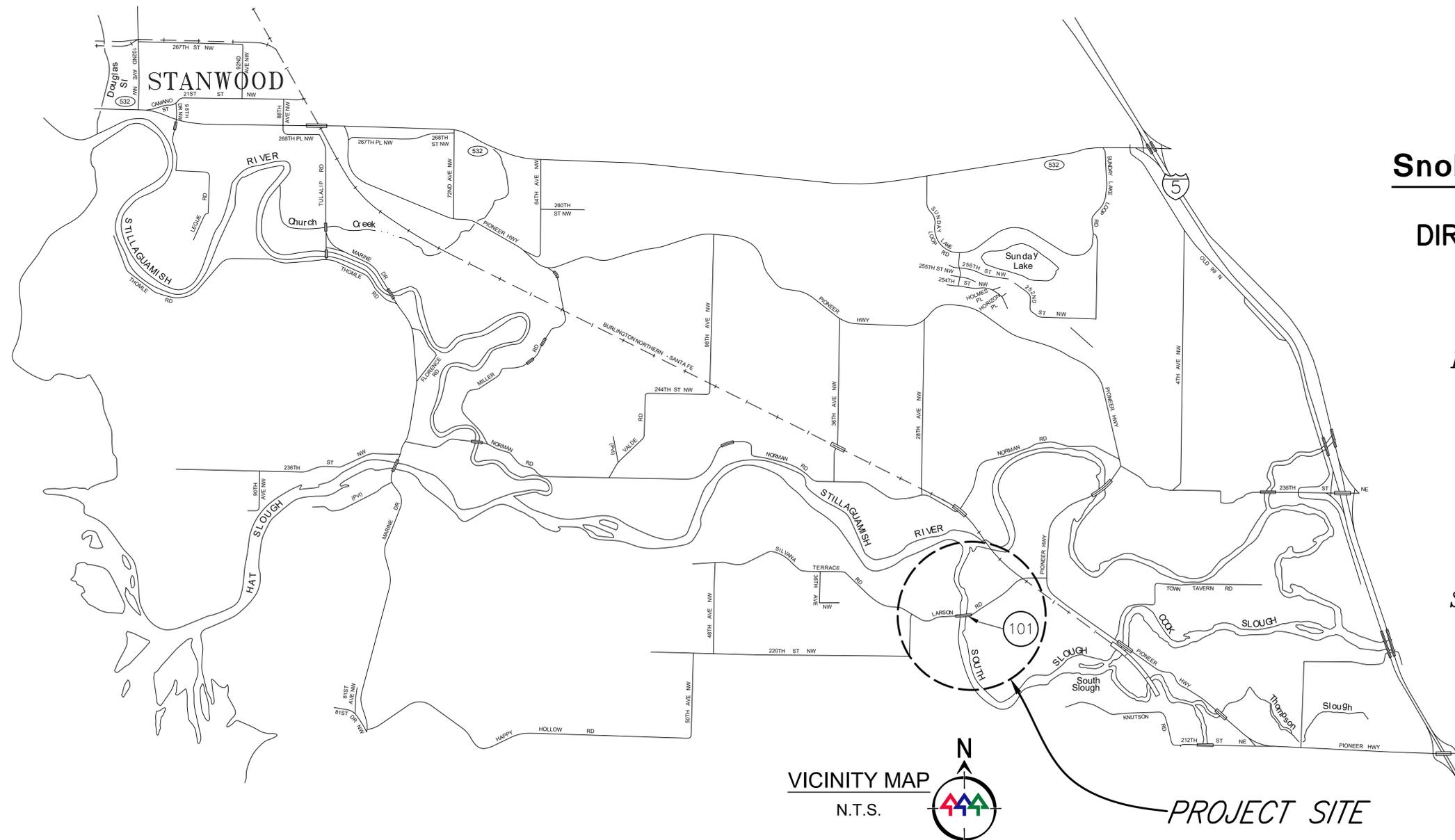
RC 1805 | UPI #23-0008

FED. AID PROJ. NO.: BH0S-31BD(001)

## RIGHT OF WAY PLAN

### SHEET INDEX

SHEET NAME	SHEET #	SHEET #
COVER SHEET	1	CV01
TOTAL PARCEL	2	TP01
RIGHT OF WAY PLAN	3	RW01



**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*

**MOTION # 26-039**

SECTION 02, T. 31 N, R. 04 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 OR 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 RIGHTS-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.

**SURVEY NOTE**

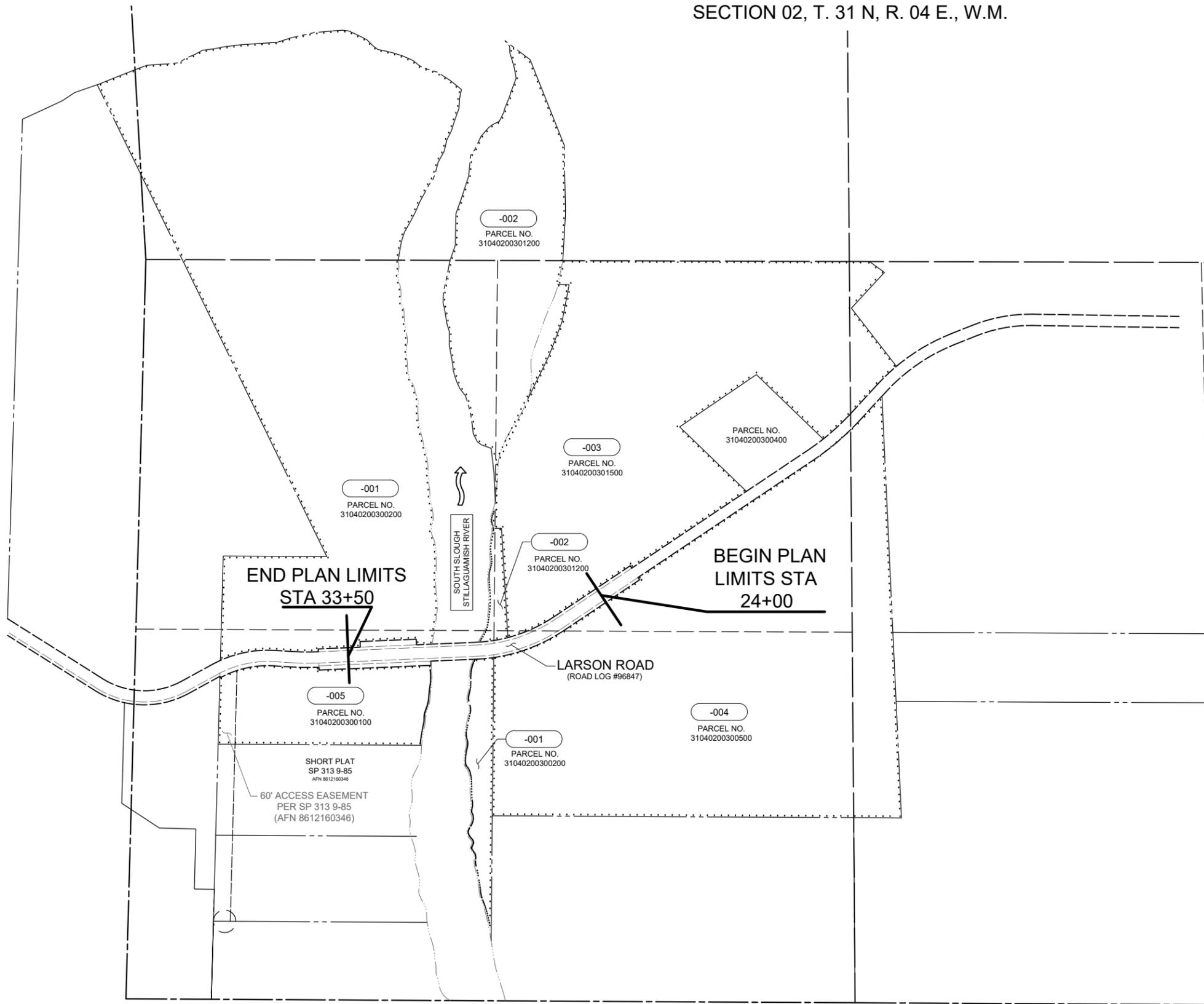
THE BOUNDARY LINES SHOWN HEREON ARE UNRESOLVED, UNLESS OTHERWISE NOTED.

PARCEL LINES AND AREAS SHOWN HEREON HAVE BEEN DERIVED FROM GIS POLYGONS AND ARE NOT ACCURATE FOR DETERMINING LEGAL PROPERTY BOUNDARIES.

**BASIS OF BEARINGS**

WASHINGTON COORDINATE SYSTEM, NAD83/2011 (EPOCH 2010.00) NORTH ZONE DERIVED FROM REDUNDANT STATIC GPS SESSIONS WITH OPUS POST PROCESSING AND A RIGOROUS LEAST SQUARES ADJUSTMENT.

THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO COMPUTE STATE PLANE GRID DISTANCES, MULTIPLY BY THE COMBINED GRID FACTOR: 0.9999431133



MOTION # 26-039

December 17, 2025 - 8:35 AM - SPWGCL - \\SNOCOSDRIVES\SPW\_DATA\IPW\_PROJECT\_DATA\MANAGEMENT\6-PROJECTS\UPI\_YEAR\_2023\23-000802\_CADD\ROW\23-0008-ROW-TLPL.DWG - Layout Name: TP01

DATE	NO.	REVISION	BY

UPI NO.: 22-0008	FED. AID PROJ. NO.: BH0S-31BD(001)
SURVEY NO.: 5138	FIELD BOOK(S): 2081
HORIZ. DATUM: PROJECT	VERT. DATUM: NAVD 88
DESIGNED BY: MSR	DRAWN BY: GCL

12/22/25

12/24/25

REVIEWED AND APPROVED BY:  
  
 DOUGLAS W. McCORMICK, PE  
 SNOHOMISH COUNTY ENGINEER  
 DATE: 12/30/2025  
  
 LISA CALKINS  
 ROW SUPERVISOR  
 DATE: 12/24/25

**SNOHOMISH COUNTY**  
**DEPARTMENT OF**  
**PUBLIC WORKS**  
  
 FUNDING NO. RC.1805

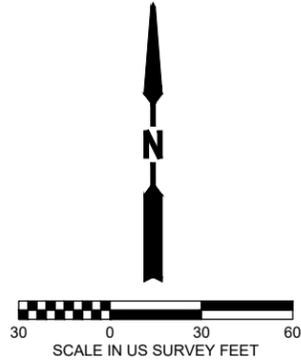
**LARSON ROAD BRIDGE #101**  
 RIGHT OF WAY  
**TOTAL PARCEL**

REFERENCE SHEET NO.  
TP01  
SHEET 02 OF 03 SHEETS

December 17, 2025 - 8:35 AM - SPWGL - \SNOCOISDRIVES\SPW\_DATA\IPW\_PROJECT\_DATA\MANAGEMENT\6-PROJECTS\UPI\_YEAR\_2023\23-000802\_CADD\ROW\23-0008-ROW-PLAN.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
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- OWNERSHIP/PROPERTY LINES
- EXISTING R/W CENTERLINE
- SECTION LINE
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF CURB
- EXISTING BUILDING



SECTION 02, T. 31 N, R. 04 E., W.M.

BEGIN OF PLAN - STA 24+00.00

- PROPERTY OWNERSHIP NUMBERS
- SECTION CORNER EXISTING
- QUARTER CORNER EXISTING
- MONUMENT FOUND (AS NOTED)
- SURVEY CONTROL POINT NUMBER
- TEMPORARY EASEMENT
- PROPERTY ACQUISITION REQUIRED FOR MITIGATION SITE (OWNERSHIP TABLE)

-001  
31040200300200  
FRED & KATHALEEN MOORE  
ADDRESS UNKNOWN

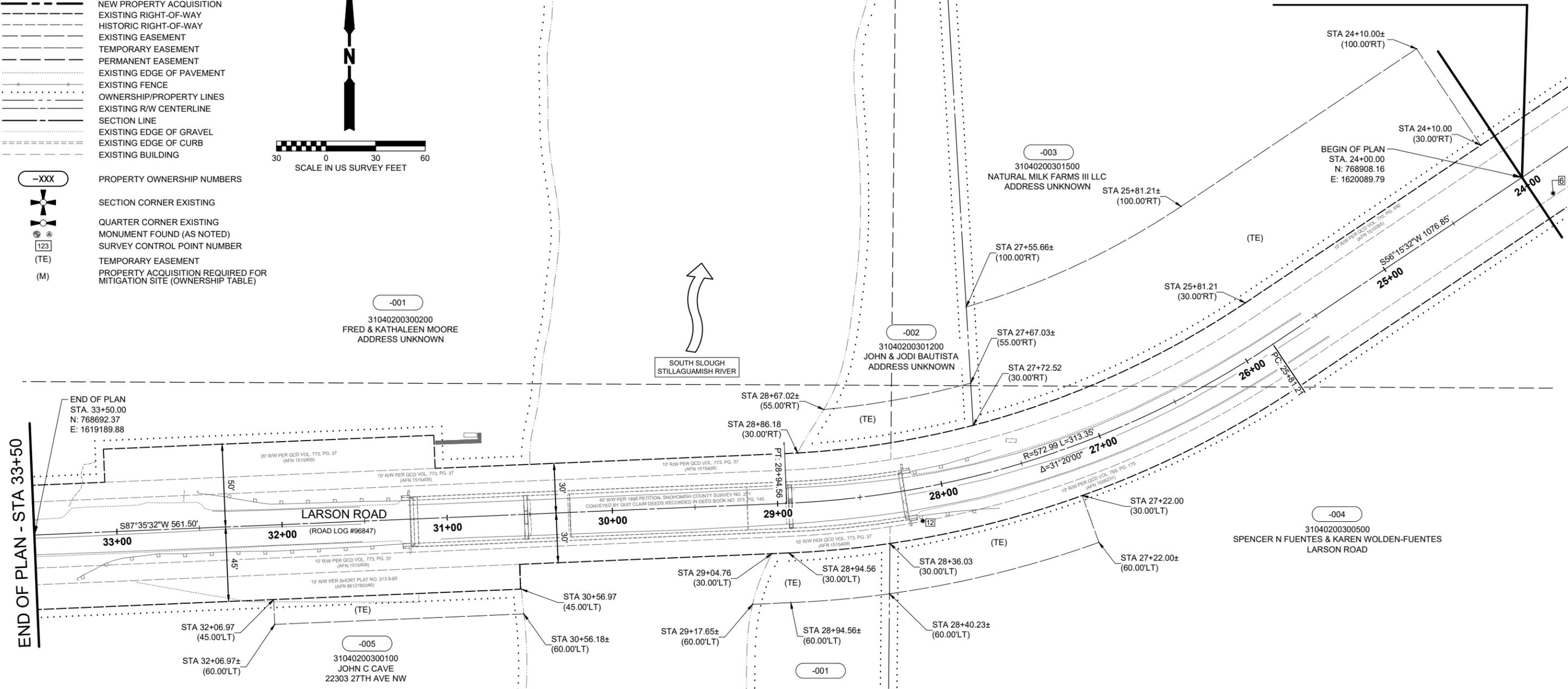
-002  
31040200301200  
JOHN & JODI BAUTISTA  
ADDRESS UNKNOWN

-003  
31040200301500  
NATURAL MILK FARMS III LLC  
ADDRESS UNKNOWN

-004  
31040200300500  
SPENCER N FUENTES & KAREN WOLDEN-FUENTES  
LARSON ROAD

-005  
31040200300100  
JOHN C CAVE  
22303 27TH AVE NW

END OF PLAN - STA 33+50



**OWNERSHIPS**

ACQUISITION DOCUMENT (AUDITOR FILE NO.)	PARCEL NO.	NAME	AREA	R/W REQ'D	REMAINDER	PERMANENT EASEMENTS	TEMPORARY EASEMENT	MITIGATION
	001	MOORE FRED & KATHALEEN	1,835,183 SF ±	0 SF	1,835,183 SF ±	-	2,350 SF	-
	002	BAUTISTA JOHN & JODI	87,120 SF ±	0 SF	87,120 SF ±	-	2,484 SF	-
	003	NATURAL MILK FARMS III LLC	1,056,766 SF ±	0 SF	1,056,766 SF ±	-	23,371 SF	-
	004	FUENTES SPENCER N & WOLDEN-FUENTES KAREN	1,372,140 SF ±	0 SF	1,372,140 SF ±	-	3,760 SF	-
	005	CAVE JOHN C	196,892 SF ±	0 SF	196,892 SF ±	-	2,256 SF	-

**MONUMENT TABLE - LARSON ROAD**

NO.	STATION	OFFSET	DESCRIPTION
3	0+32.14	36.54' RT	FOUND SCBAR IN NW QUADRANT OF INTX PIONEER HWY/OLE LARSON RD, 2' N OF N E.P. LARSON RD
10	8+30.78	16.48' RT	SCBAR 301-2062: SET SCBAR ON N SIDE LARSON RD, 6' N OF FOG LINE, +/- 85' W OF CL RR TRACKS
11	16+28.60	8.67' RT	SCBAR 302-2062: SET SCBAR 7' S OF PP #5 ON OLE LARSON RD
6	23+89.69	18.43' LT	FOUND 5/8" REBAR W/ RED SURVEY CONTROL CAP, 4' SE OF SE E.P. OLE LARSON RD, +/- 15' NE OF PP#9, NE'LY OF BR 101
12	28+15.13	19.75' LT	SCBAR 311-2062: SET SCBAR 3.2' SE OF SE COR. BRIDGE ABUTMENT & 3.5' S OF BACK OF GUARDRAIL OLE LARSON RD
13	33+75.84	15.81' RT	SCBAR 312-2062: SET SCBAR 6' N OF N FOG LINE & +/- 87' W OF CL REDI MIX DRIVEWAY ON OLE LARSON RD
5	38+34.87	20.66' RT	FOUND SCBAR @ WLY EDGE DRIVE NO. 2723, 9' NLY OF E.P., N SIDE OF OLE LARSON RD
14	42+38.47	11.40' RT	SCBAR 321-2062: SET SCBAR 3.5' N OF N E.P. & +/- 63' NE OF PP#XJH/18 ON OLE LARSON RD

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**LARSON ROAD BRIDGE #101**  
 RIGHT OF WAY  
**RIGHT OF WAY PLAN**

REFERENCE SHEET NO. RW01
SHEET 03 OF 03 SHEETS