

CITY OF BOTHELL/SNOHOMISH COUNTY

228TH STREET SE FROM 35TH AVE SE TO 39TH AVE SE WIDENING PROJECT



City of Bothell Officials

KYLE STANNERT - CITY MANAGER
MASON THOMPSON - MAYOR
RAMI AL-KABRA - DEPUTY MAYOR

COUNCIL MEMBERS:

JEANNE ZORNES, POSITION 1
MASON THOMPSON, POSITION 2 - MAYOR
JENNE ALDERKS, POSITION 3
CARSTON CURD, POSITION 4
BENJAMIN MAHNKEY, POSITION 5
AMANDA DODD, POSITION 6
RAMI AL-KABRA, POSITION 7 - DEPUTY MAYOR
ERIN LEONHART - PUBLIC WORKS DIRECTOR
STEVEN MORIKAWA, P.E. - CITY ENGINEER



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

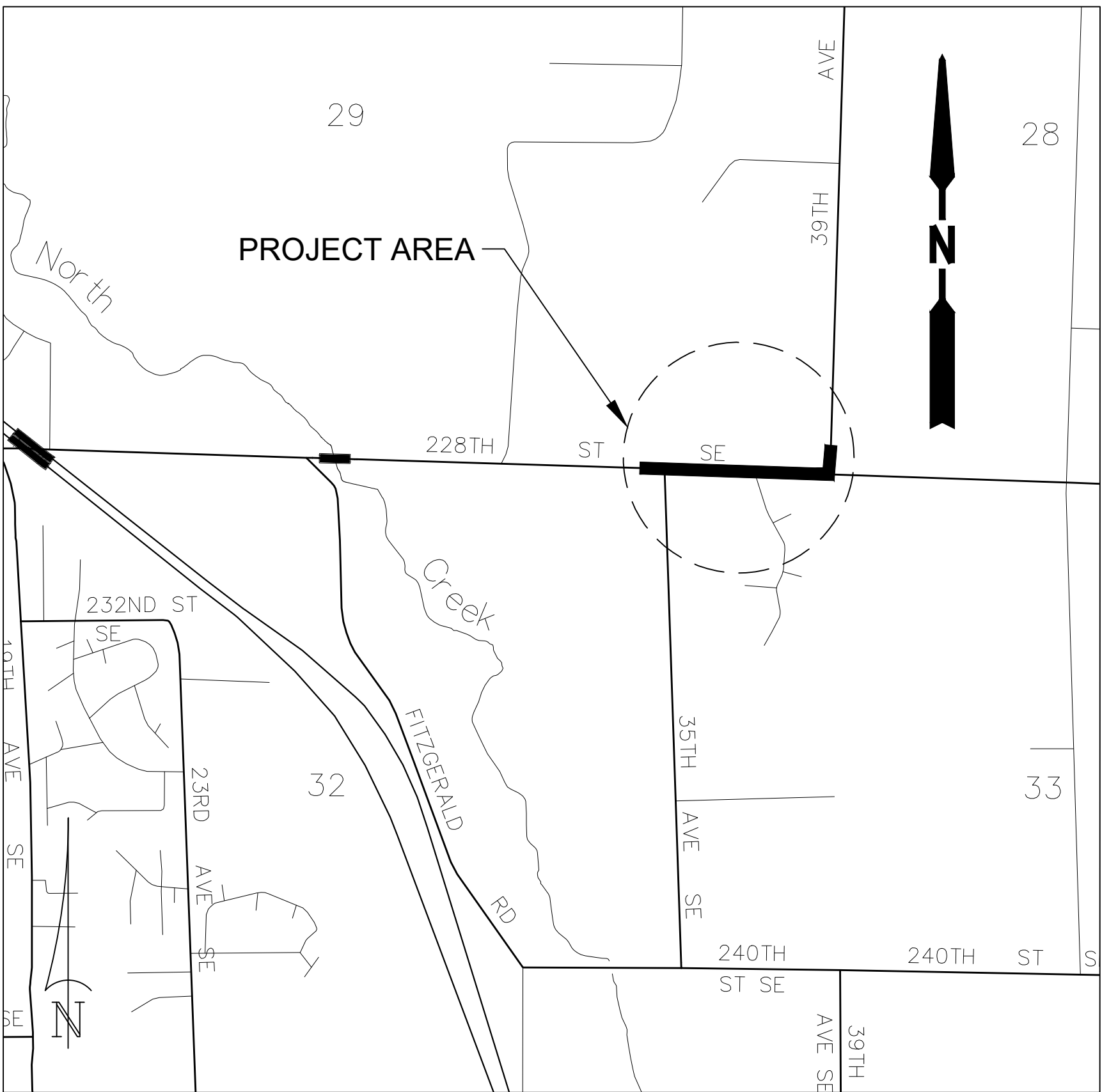
MOTION # _____

SNOHOMISH COUNTY
COUNTY ENGINEER
REVIEWED AND APPROVED
BY *Douglas W. McCormick*
DOUGLAS W. McCORMICK, P.E.

CITY OF BOTHELL, WASHINGTON		Drawing No.	
228TH STREET SE FROM 35TH AVE SE TO 39TH AVE SE WIDENING PROJECT		CV01	
RIGHT-OF-WAY PLAN		Sheet No.	1 of 4
		Total	

CRP #RC1757, UPI #20-0003 FEDERAL AID PROJECT #STPUL-2570(012) RIGHT-OF-WAY PLAN

SHEET INDEX		
SHEET TITLE	DRAWING #	SHEET #
COVER SHEET	CV01	1
TOTAL PARCEL	TP01	2
RIGHT-OF-WAY PLAN	RW01-RW02	3-4



VICINITY MAP
N.T.S.

1261A 120TH AVE NE
Bellevue, Washington 98005
Ph: (425) 598-2200
Fax: (425) 502-8067

City of Bothell

Know what's below.
Call before you dig.

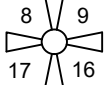
Mar 18, 2025 - 2:27pm Matt.Mullenix L:\PERT_20-073 Bothell\228th SNOHOMISH\ROW plan\PERT-20073-ROW-plan.dwg Layout Name: JOINTCV01

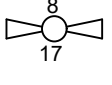
SURVEY NOTES:

1. HORIZONTAL DATUM: PROJECT SYSTEM DERIVED FROM THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (4601), NAD83/11, US SURVEY FOOT.
2. VERTICAL DATUM: NAVD88
3. BASIS OF BEARINGS: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (4601), NAD83/11, US SURVEY FOOT S 87° 20' 17" E [FOUND MON (1-ALLIANCE #101) TO FOUND MON (1-ALLIANCE #107)].
4. PROJECT BENCHMARK: (WSDOT #25053 FOUND MONUMENT (1-ALLIANCE #5385, ELEV = 208.86).
5. FIELD WORK FOR THIS SURVEY WAS PERFORMED IN OCTOBER/NOVEMBER 2021. MONUMENTS AND CONTROL POINTS SHOWN HEREIN WERE VISITED AND/OR SET IN OCTOBER/NOVEMBER 2021.
6. ALL DISTANCES SHOWN ON THIS SURVEY ARE GROUND DISTANCES BASED UPON THE U.S. SURVEY FOOT.

SECTIONS 28, 29, 32, & 33, T. 27 N, R. 5 E., W.M.

LEGEND

 FOUND SECTION CORNER AS NOTED

 FOUND QUARTER SECTION CORNER AS NOTED

 FOUND MONUMENT IN CASE

 FOUND OR SET PK NAIL (CONTROL)

 TEMPORARY CONSTRUCTION EASEMENT

 NEW RIGHT-OF-WAY

 EXISTING RIGHT-OF-WAY

 RIGHT-OF-WAY CENTERLINE

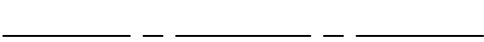
 CONTROL POINT NUMBER

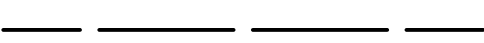
 TEMPORARY CONSTRUCTION EASEMENT

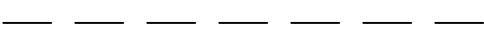
 NEW RIGHT-OF-WAY LINE

 EXISTING RIGHT-OF-WAY

 RIGHT-OF-WAY CENTERLINE

 PROPERTY LINE

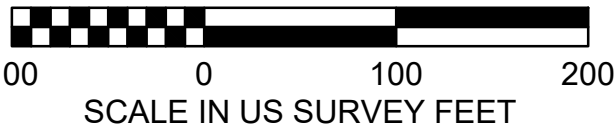
 SECTION LINE

 QUARTER SECTION LINE

 CITY LIMIT



SNOHOMISH COUNTY
COUNTY ENGINEER
REVIEWED AND APPROVED
BY *Douglas W. McCormick*
DOUGLAS W. MCCORMICK, P.E.



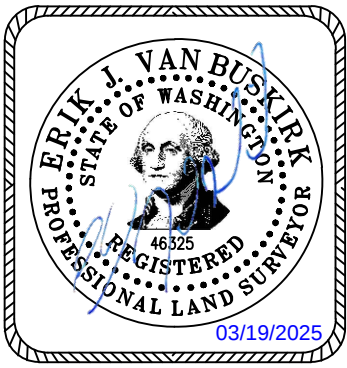
1261A 120TH AVE NE
Bellevue, Washington 98005
Ph: (425) 598-2200
Fax: (425) 502-8067



City of Bothell



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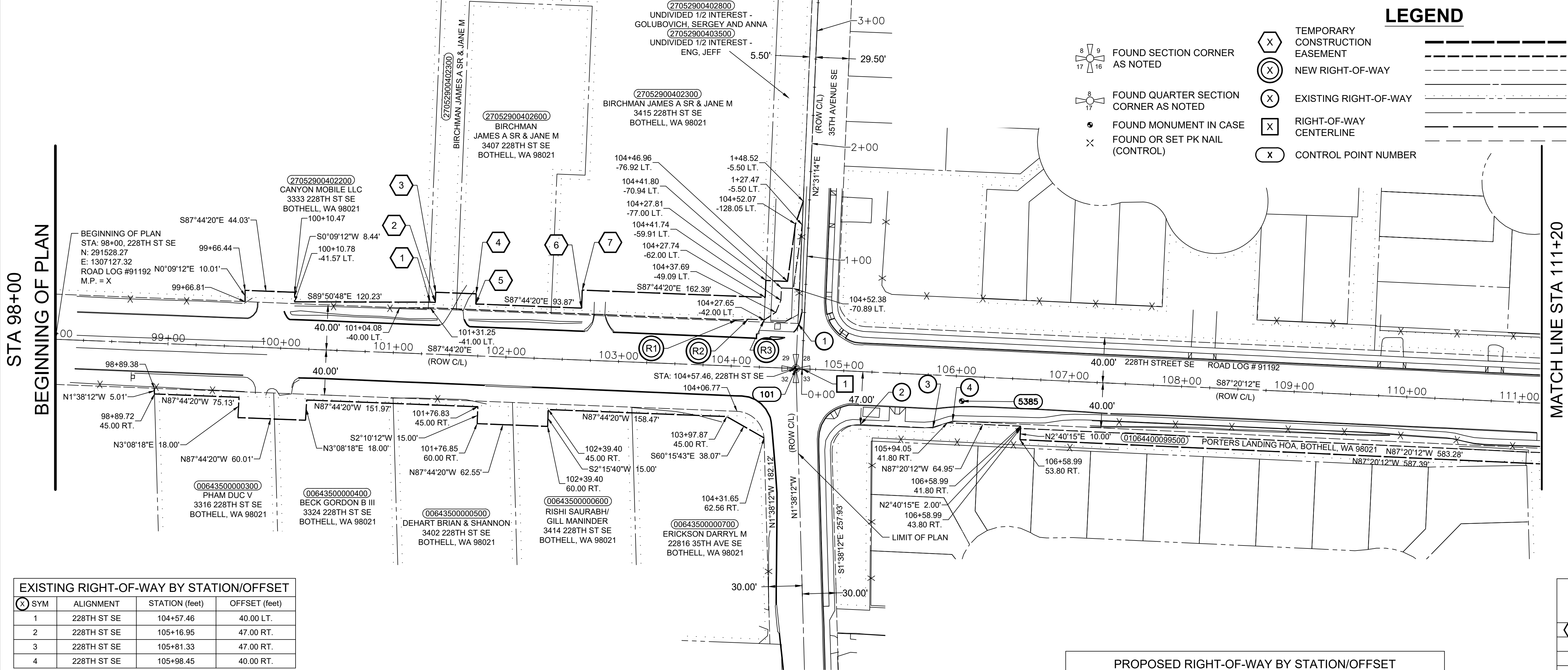
Drawn By
M. MULLENIX
Designed By
Date
02/2025
Checked By
E. VANBUSKIRK
Approved By
E. VANBUSKIRK
Date
02/2025

Project Number
PERT 20-073

CITY OF BOTHELL, WASHINGTON
228TH STREET SE FROM 35TH AVE SE
TO 39TH AVE SE WIDENING PROJECT
RIGHT-OF-WAY PLAN

Drawing No.
TPO1
Sheet No.
2
of Total
4

SECTIONS 28, 29, 32, & 33, T. 27 N, R. 5 E., W.M.



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COUNTY ENGINEER
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EXISTING RIGHT-OF-WAY BY STATION/OFFSET			
(X) SYM	ALIGNMENT	STATION (feet)	OFFSET (feet)
1	228TH ST SE	104+57.46	40.00 LT.
2	228TH ST SE	105+16.95	47.00 RT.
3	228TH ST SE	105+81.33	47.00 RT.
4	228TH ST SE	105+98.45	40.00 RT.

PROPOSED RIGHT-OF-WAY BY STATION/OFFSET			
(C) SYM	ALIGNMENT	STATION (feet)	OFFSET (feet)
R1	228TH ST SE	104+03.44	41.00 LT.
R2	228TH ST SE	104+13.44	42.00 LT.
R3	228TH ST SE	104+27.65	42.00 LT.

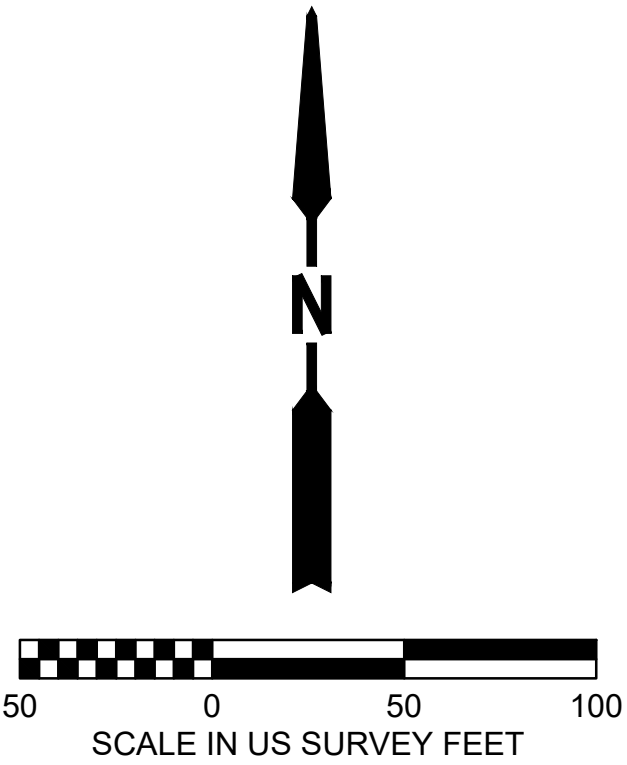
PROPOSED TEMPORARY CONSTRUCTION EASEMENT BY STATION/OFFSET			
(X) SYM	ALIGNMENT	STATION (feet)	OFFSET (feet)
1	228TH ST SE	101+30.93	45.99 LT.
2	228TH ST SE	101+35.48	46.00 LT.
3	228TH ST SE	101+35.48	54.99 LT.
4	228TH ST SE	101+71.48	54.99 LT.
5	228TH ST SE	101+71.48	46.00 LT.
6	228TH ST SE	102+65.35	46.00 LT.
7	228TH ST SE	102+65.35	62.00 LT.

RIGHT-OF-WAY CENTERLINE DATA						
(X) SYM	ALIGNMENT	STATION (feet)	OFFSET (feet)	NORTHING	EASTING	
1	228TH ST SE	104+62.96	0.00	291502.07	1307789.77	C/L 35TH AVE SE (NORTH)
1	35TH AVE SE	0+00.00	0.00	291502.07	1307789.77	C/L 228TH ST SE

MONUMENT/CONTROL TABLE						
NO.	RIGHT-OF-WAY C/L		PROJECT COORDINATES		ELEV.	DESCRIPTION
	STATION	OFFSET	NORTHING	EASTING		
101	104+57.46	0.00	291502.330	1307784.275	203.20	FOUND 4x4" CONC MON W/ 1-5/8" BRASS DISK W/ PUNCH READING "LS 29606" DOWN 0.4' IN CASE AT INTX OF 35TH AVE SE AND 228TH ST SE
5385	106+05.77	22.04 RT.	291473.426	1307931.397	208.86	(RECORD) FOUND MAG NAIL W/ WASHER SOUTH SHOULDER 228TH STREET SE 150' EAST OF 35TH AVE SE

ACQUISITION DOCUMENT (AUDITOR FILE NO.)	PARCEL NO.	NAME	AREA	R/W REQ'D.	TEMP. ESM'T	REMAINDER
	27052900402800	UNDIVIDED 1/2 INTEREST GOLUBOVICH, SERGEY AND ANNA	18,372 SF	761 SF	839 SF	16,772 SF
	27052900403500	UNDIVIDED 1/2 INTEREST - ENG, JEFF				
	27052900402200	CANYON MOBILE LLC	1,167,134 SF	12 SF	874 SF	1,166,248 SF
	27052900402300	BIRCHMAN JAMES A SR & JANE M	156,142 SF	233 SF	3,820 SF	152,089 SF
	27052900402600	BIRCHMAN JAMES A SR & JANE M	26,766 SF	84 SF	573 SF	26,109 SF
	10644000099500	PORTERS LANDING HOA	24,372 SF	1,877 SF	4,647 SF	17,848 SF
	643500000700	ERICKSON DARRYL M	23,818 SF		756 SF	23,062 SF
	643500000600	RISHI SAURABH/GILL MANINDER	21,730 SF		998 SF	20,732 SF
	643500000500	DEHART BRIAN & SHANNON	21,730 SF		1,001 SF	20,729 SF
ACQUISITION DOCUMENT (AUDITOR FILE NO.)	643500000400	BECK GORDON B III	21,730 SF		1,041 SF	20,689 SF
	643500000300	PHAM DUC V	21,730 SF		1,099 SF	20,631 SF

OWNERSHIPS



No.	Date	Revision	By	Appr.

ATLAS

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-8067

City of Bothell

811

Know what's below.
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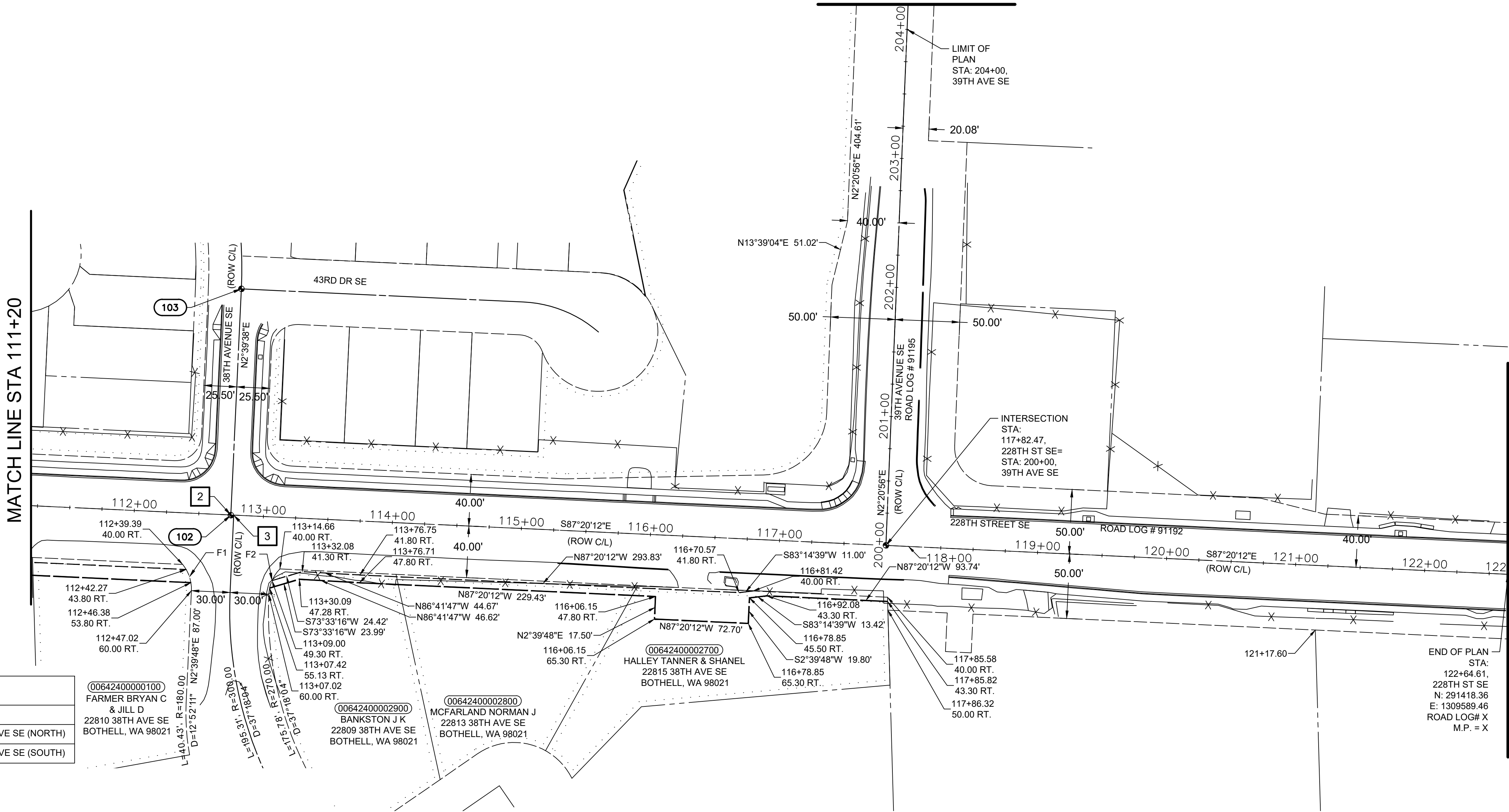
811

Know what's below.
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ERIK J. VAN BUSKIRK
REGISTERED PROFESSIONAL LAND SURVEYOR
4355
03/19/2025

Drawn By M. MULLENIX Designed By	Date 02/2025
Checked By E. VANBUSKIRK Approved By	Date 02/2025
E. VANBUSKIRK	02/2025

CITY OF BOTHELL, WASHINGTON		Drawing No.
228TH STREET SE FROM 35TH AVE SE TO 39TH AVE SE WIDENING PROJECT		RW01
RIGHT-OF-WAY PLAN		Sheet No. 3 4 of Total



RIGHT-OF-WAY CENTERLINE DATA

X	SYM	ALIGNMENT	STATION (feet)	OFFSET (feet)	NORTHING	EASTING	
2		228TH ST SE	112+74.80	0.00	291464.35	1308600.73	C/L 38TH AVE SE (NORTH)
3		228TH ST SE	112+77.20	0.00	291464.25	1308602.95	C/L 38TH AVE SE (SOUTH)

LEGEND

	FOUND SECTION CORNER AS NOTED		TEMPORARY CONSTRUCTION EASEMENT		NEW RIGHT-OF-WAY LINE
	FOUND QUARTER SECTION CORNER AS NOTED		EXISTING RIGHT-OF-WAY		RIGHT-OF-WAY CENTERLINE
	FOUND MONUMENT IN CASE		RIGHT-OF-WAY CENTERLINE		SECTION LINE
	FOUND OR SET PK NAIL (CONTROL)		RIGHT-OF-WAY CENTERLINE		QUARTER SECTION LINE
	CONTROL POINT NUMBER		RIGHT-OF-WAY CENTERLINE		CITY LIMIT

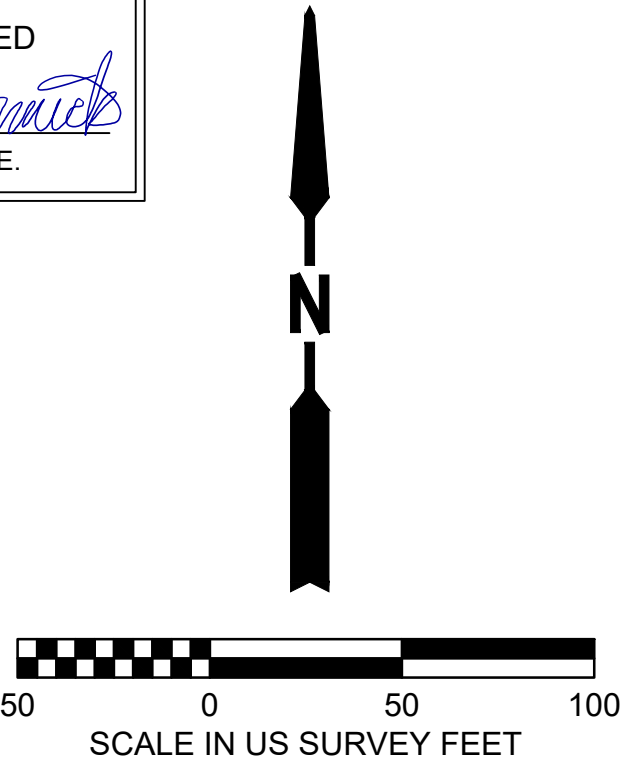
EXISTING RIGHT-OF-WAY CURVE DATA

NO.	P.C. STA.	P.T. STA.	DELTA	RADIUS	TANGENT	LENGTH
F1	112+39.39	112+47.02	41° 48' 37"	30.00	21.41	21.89
F2	113+07.02	113+14.66	41° 48' 37"	30.00	21.41	21.89

MONUMENT/CONTROL TABLE

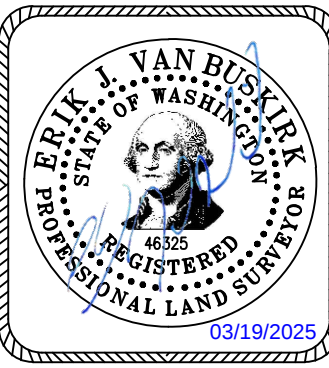
NO.	RIGHT-OF-WAY C/L		PROJECT COORDINATES		ELEV.	DESCRIPTION
	STATION	OFFSET	NORTHING	EASTING		
102	112+74.80	0.19 RT.	291464.160	1308600.719	247.97	FOUND 4X4" CONC MON W/ 2" BRASS DISK W/ X READING "LS 21467" DOWN 0.6" IN CASE AT INTX OF 38TH AVE SE AND 228TH ST SE
103	38TH		291639.451	1308608.864	251.27	FOUND 4X4" CONC MON W/ 2" BRASS DISK W/ X READING "LS 21467" DOWN 0.6" IN CASE AT INTX OF 38TH AVE SE AND 227TH ST SE
107	117+82.47	0.03 LT.	291440.790	1309107.849	247.07	FOUND 4X4" CONC MON W/ 1-5/8" BRASS DISK W/ PUNCH DOWN 0.6" IN CASE AT INTX OF 39TH AVE SE AND 228TH ST SE

SNOHOMISH COUNTY
COUNTY ENGINEER
REVIEWED AND APPROVED
BY *Douglas W. McCormick*
DOUGLAS W. MCCORMICK, P.E.



OWNERSHIPS

	642400002700	HALLEY TANNER & SHANEL	20,244 SF	152 SF	2,180 SF	17,912 SF
	642400002800	MCFARLAND NORMAN J	18,381 SF	336 SF	1,102 SF	16,943 SF
	642400002900	BANKSTON J K	19,324 SF	219 SF	571 SF	18,534 SF
	642400000100	FARMER BRYAN C & JILL D	18,991 SF	448 SF	1,210 SF	17,333 SF
ACQUISITION DOCUMENT (AUDITOR FILE NO.)	PARCEL NO.	NAME	AREA	R/W REQ'D.	TEMP. ESM'T	REMAINDER



Drawn By
M. MULLENIX
Designed By
E. VANBUSKIRK
Checked By
E. VANBUSKIRK
Approved By
E. VANBUSKIRK
Date
02/2025
02/2025
02/2025

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CITY OF BOTHELL, WASHINGTON
228TH STREET SE FROM 35TH AVE SE
TO 39TH AVE SE WIDENING PROJECT
RIGHT-OF-WAY PLAN

Drawing No.
RW02
Sheet No.
4
of Total
4