

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 26-196

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 _____, 2026.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Chairperson

ATTEST:

Deputy 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 "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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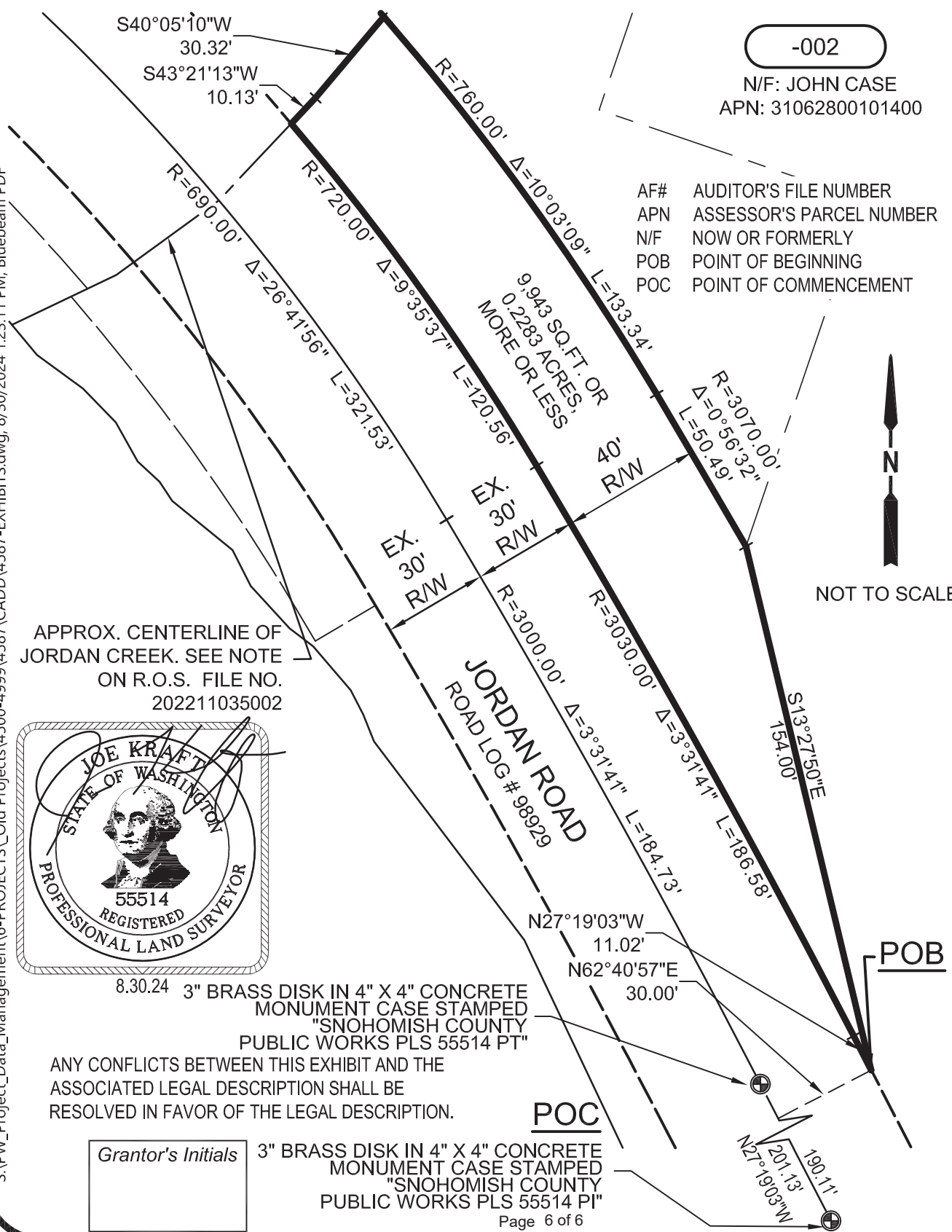


EXHIBIT "F"

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;

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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"

Parcel Map for Fee Acquisition

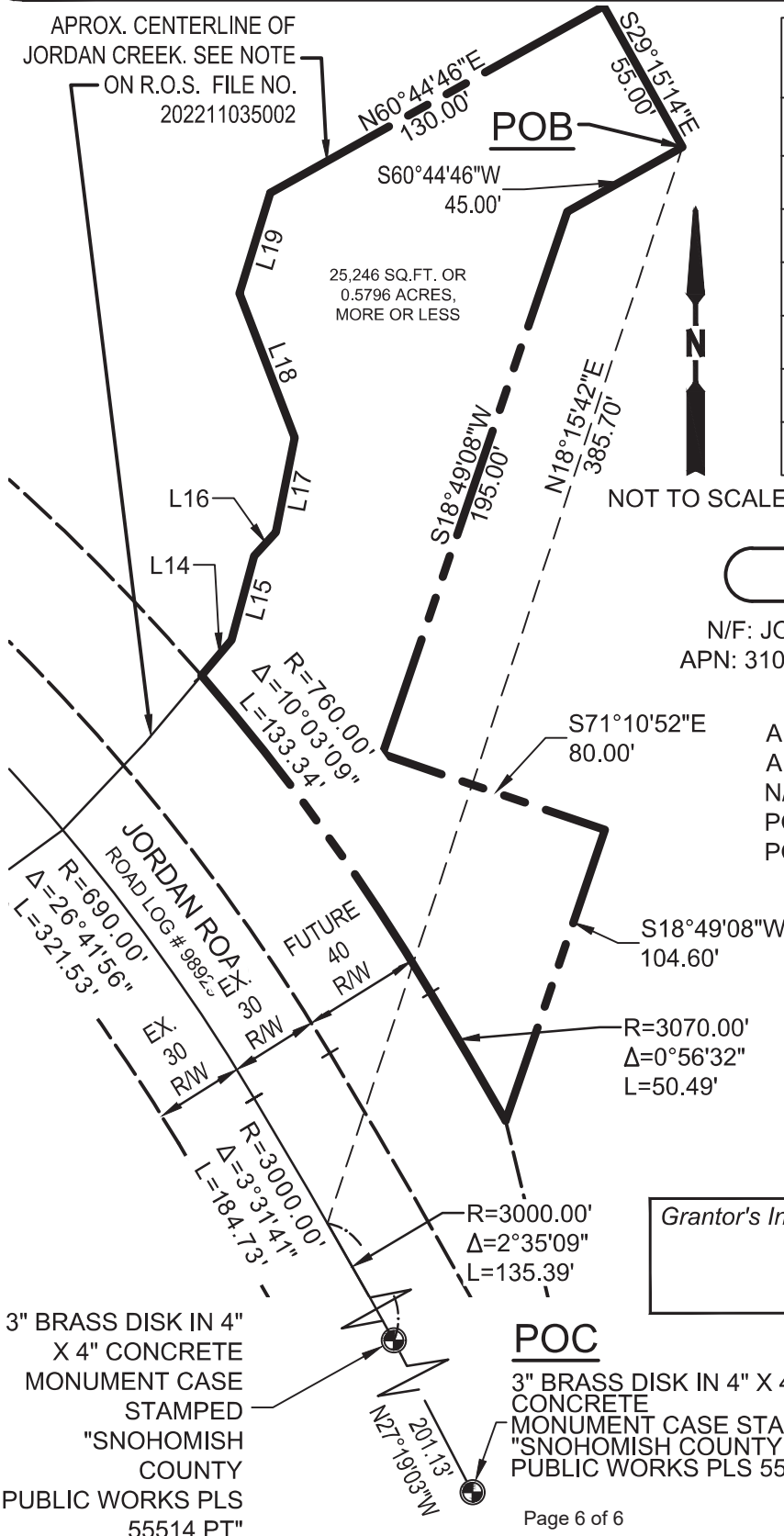
Exhibit 'B'

(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'

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8.30.24

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



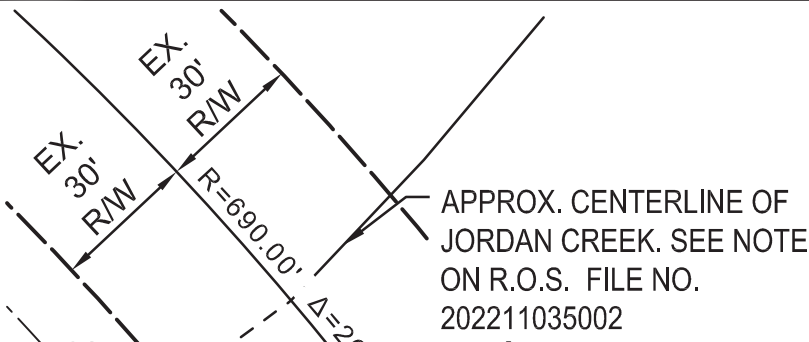
8.30.2024

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

R=640.00'
 $\Delta=9^{\circ}52'46''$
L=110.35'

2,403 SQ.FT. OR
0.0552 ACRES,
MORE OR LESS

R=2950.00'
 $\Delta=0^{\circ}12'19''$
L=10.57'

-002

N/F: JOHN CASE

APN: 31062800101400

APPROXIMATE EAST BANK OF THE
SOUTH FORK STILLAGUAMISH RIVER

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

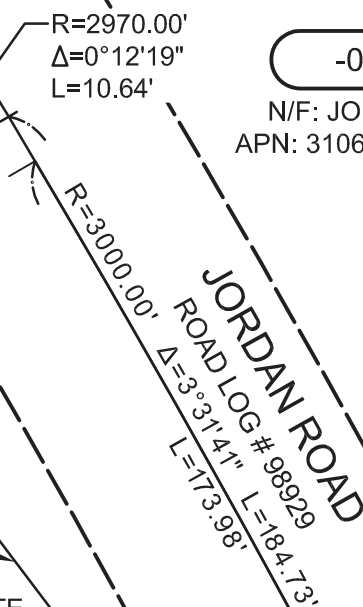


NOT TO SCALE

Grantor's Initials



8.30.24



ANY CONFLICTS BETWEEN
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ASSOCIATED LEGAL
DESCRIPTION SHALL BE
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LEGAL DESCRIPTION.

