

For vacation of lots 1 to 8, Block "K", see Vol 21 of Com. Records, page 437.

For vacation of that part of Lenora St, lying between Tracts 2, 3, (County Road.) Sec Vol 37 Commissioners' Records, Page 549. Geo. P. Dubuque, County Auditor, by J. Ryan, Dep.

For vacation of that part of Lenora St, lying between Tracts 2, 3, (County Road.) Sec Vol 37 Commissioners' Records, Page 549. Geo. P. Dubuque, County Auditor, by J. Ryan, Dep.

# CATHCART

SNOHOMISH COUNTY

Scale 1"=300'

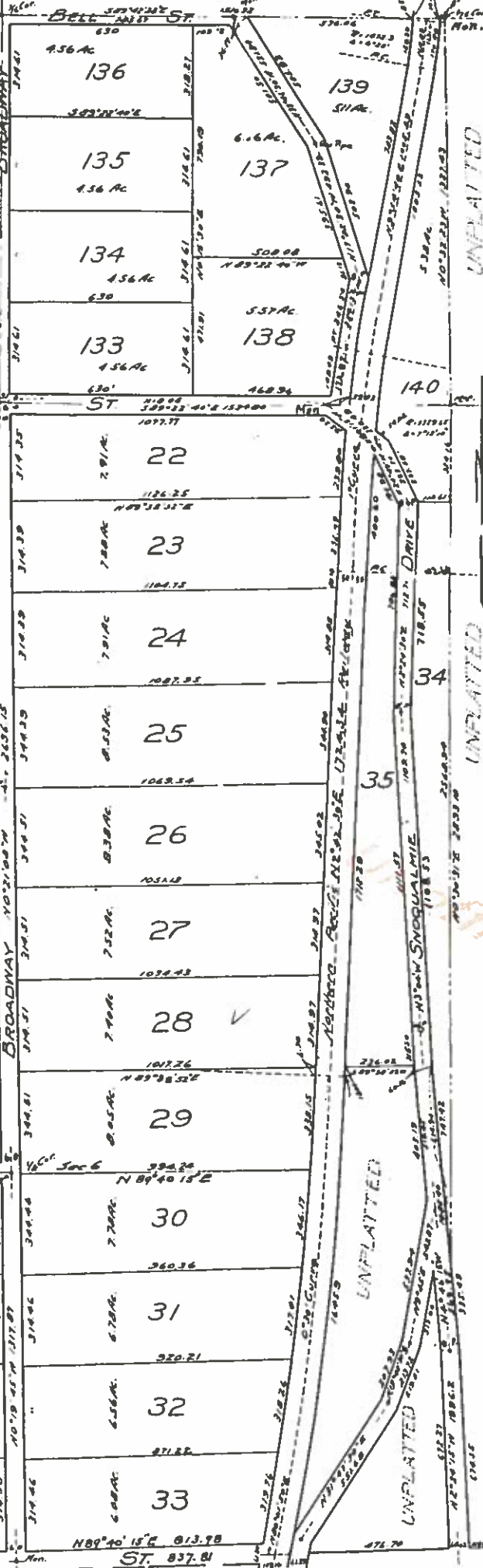
For vacation of that part of Blanchard Street abutting upon tract No. 1, see Com. Rec. Vol 29 - page 428

John H. Love, County Auditor  
H.M. Love Engr.

## DESCRIPTION

This plot of CATHCART comprises all of 5/8 of Sec. 31, T. 22N. R. 6E. W. 1/4; that part of Sec. 6, T. 27N. R. 6E. W. 1/4, described as follows: Commencing at the NW corner of said Sec. 6, thence S 89° 12' 40" E 134.80 ft, thence S 75° 30' 27" W 283.10 ft, thence N 4° 41' 57" E 61.95 ft, thence S 82° 28' 32" W 236.18 ft, to the east margin of Northern Pacific Right of Way, thence S 72° 42' 30" W 120.5 ft, thence through 8" 11/32" of an acre along a curve to the right having radius 136.82 ft, thence N 88° 35' 25" E 53.82 ft, to the east side of Snodgrass Drive, thence N 89° 25' 25" E 128.20 ft, thence S 21° 34' 30" W 65.40 ft, thence S 53° 53' 40" W 225.56 ft, thence S 80° 44' 18" W 189.00 ft, to SW corner of Sec. 6, thence N 89° 45' 11" W 233.70 ft, to the Sec. corner, N 0° 21' 08" W 236.18 ft, to point of beginning. Also that part of Sec. 7, T. 27N. R. 6E. W. 1/4, described as follows: Beginning at NW corner of said Sec. 7, thence N 89° 45' 11" W 184.00 ft, thence S 11° 16' 12" E 107.63 ft, thence S 75° 30' 27" E 144.00 ft, thence S 42° 40' E 300 ft, thence S 9° 53' 40" W 222.56 ft, thence S 75° 30' 27" E 462.77 ft, thence S 0° 00' 53" E 333.43 ft, to the corner of Land 12, thence N 89° 45' 11" W 233.70 ft, to point of beginning. Also the E 1/4 of the NW 1/4 of Sec. 1, the NE 1/4 of the NE 1/4 of the NW 1/4 and all of the SE 1/4 of Sec. 12, T. 27N. R. 6E. W. 1/4, Snohomish County Wash. This plot consists of sheets 191-2-3-4

## UNPLATTED



## DEDICATION

Know all men by this presents, that the CATHCART LAND COMPANY, a corporation, owner in fee simple of the above described property, E.C. Hillman, trustee, mortgagee and C.D. Hillman and Bessie Olive Hillman, as mortgagors, do hereby declare this plat of CATHCART and dedicate to the use of the public forever all streets, avenues, highways and alleys shown thereon.

In witness whereof the said CATHCART LAND COMPANY, by a resolution of its board of trustees here caused these presents to be subscribed by its president and attested by its secretary and its corporate seal hereunto affixed this 22nd day of October A.D. 1913.

CATHCART LAND COMPANY



By: Fred H. West, its president  
Attest: Frank B. Jones, its secretary  
C. D. Hillman  
Bessie Olive Hillman  
E.C. Hillman, Trustee

## ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF KING }  
On this 22nd day of OCTOBER A.D. 1913 before me the undersigned, personally appeared Fred H. West, president, and Frank B. Jones, secretary of the corporation that executed the foregoing dedication and E.C. Hillman, trustee, mortgagee and acknowledged the said instrument to be the free and voluntary act and deed of said corporation and said mortgagors. For the uses and purposes therein mentioned and on oath stated they were authorized to execute the said instrument, and that the seal affixed is the corporate seal of said corporation.  
In witness whereof I have hereunto set my hand and affixed my official seal this 22nd day of OCTOBER A.D. 1913.



E.S. Bateman  
Notary Public in and for the State of Washington  
residing at Seattle

## ACKNOWLEDGMENT

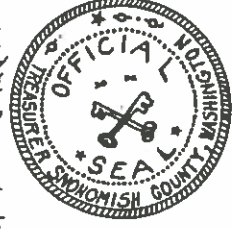
STATE OF WASHINGTON } S.S.  
COUNTY OF KING }  
On this 10th day of OCTOBER A.D. 1913 before me the undersigned, personally appeared E.C. Hillman and Bessie Olive Hillman, to me known to be the individuals described in, and who executed the foregoing dedication, and acknowledged to me that they signed and sealed the instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.  
In witness whereof I have hereunto set my hand and affixed my official seal this 10th day of OCT. A.D. 1913.



E.S. Bateman  
Notary Public in and for the State of Washington  
residing at Seattle

Examined and approved this 20th day of Dec. A.D. 1913  
By A.B. Dean  
Chief Deputy Engr.

Approved by the Board of County Commissioners of Snohomish County this 22nd day of Dec. A.D. 1913  
Theo. C. Fleming  
Clerk



I, J.L. Boyle, treasurer of Snohomish County, Washington, do hereby certify that all the taxes on the above described property are fully paid up to and including the year 1912, and that a deposit of \$239.50 has been made for the taxes of 1913.  
In witness whereof I have hereunto set my hand and affixed my official seal this 22nd day of Dec. 1913 A.D.  
J.L. Boyle  
Treasurer of Snohomish County, Washington.  
By G.A. Love, Deputy Treas.

I hereby certify that this plat of CATHCART is based on an actual survey and subdivision of Sec. 31, T. 22N. R. 6E. Secs. 6 and 7, T. 27N. R. 6E. and Sec. 12, T. 27N. R. 6E. W. 1/4, that the courses, distances and angles as shown thereon are correct, that the monuments have been set and lot and block corners staked on the ground.  
Signed - H.M. Love

SHEET No 1

Office of County Auditor,  
County of Snohomish,  
State of Washington.

Sheet No 3 Cathcart  
Filed for record at request of H.M. Love on Dec. 22, 1913 at 12 minutes past 2 o'clock P.M. and recorded in Vol. 9... of Town Plats  
Pages 39, 40, 41... Records of said County... P.L. Lee... County Auditor

0000195698

9/39

For vacation of part of Clay Street  
between Lenora Ave + State Road #1A  
See Commission records Vol 38 P 346  
See P. 18 of 19 of NE Pauline, S. 19

For vacation of County Rd  
Right of way 75' of 87' 4 1/2'  
(Parade 81) lying westerly  
of Lot 52 SE 1/4 Commission 175  
Records, Vol 49 Page 500. H.B. Williams County

UNPLATTED



Sheet No 1 Colhart

SHEET No 2

0000195698

04/b

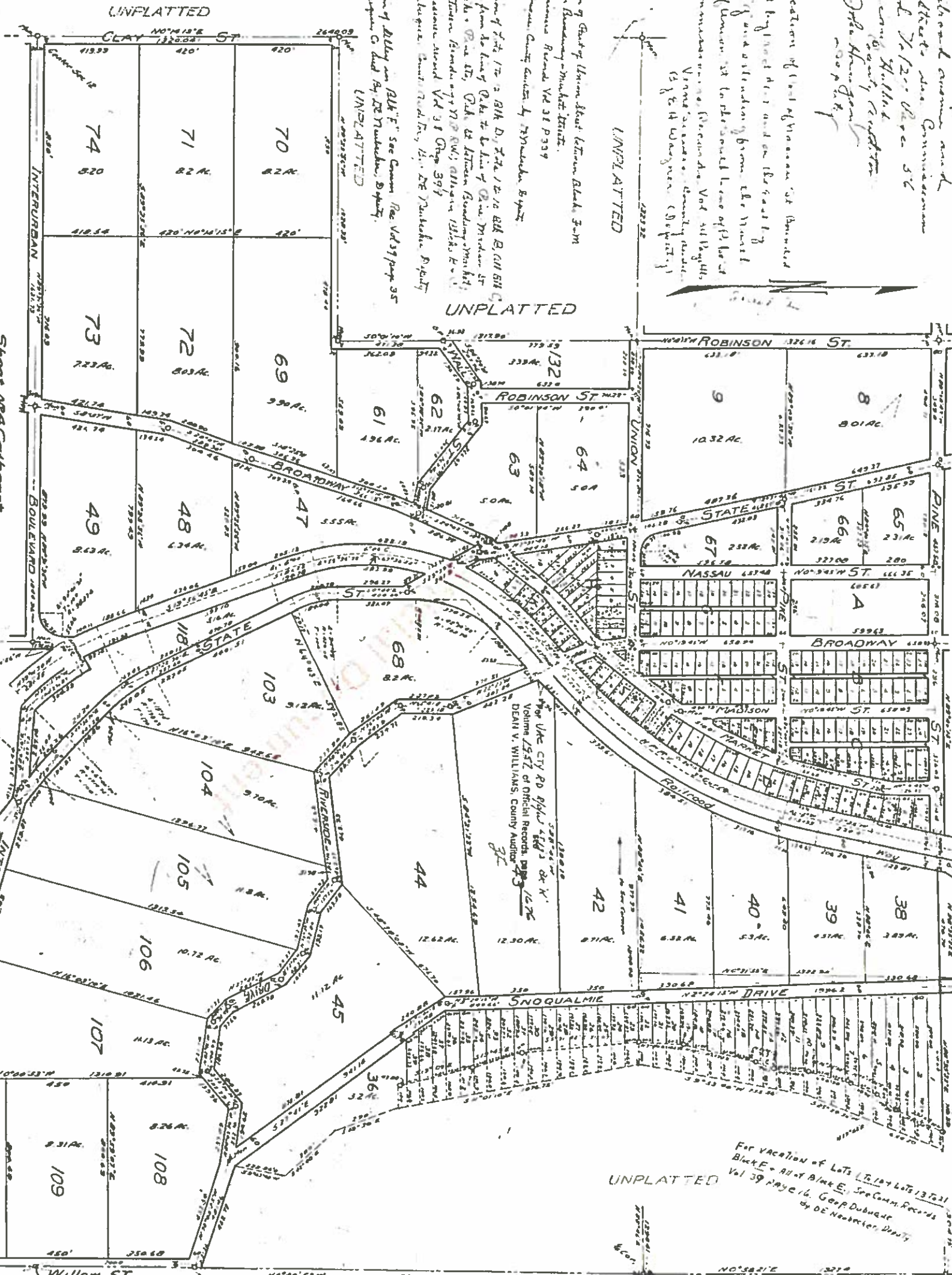
Block "K" vacated, - 21/4/37

SHEET No 3

The vacation of portion of Robinson Avenue and 4th Street was Commissioned on 1/12/37 Page 36 of the County Records by J. H. Williams County Auditor

The vacation of land adjacent to the corner of West Highland St and on the east by the lot of the late J. H. Williams. Line of Union St to the west line of the lot. See Commissioned, Robinson Ave. Vol 39 Page 14. V. Williams, County Auditor. 15/1/37

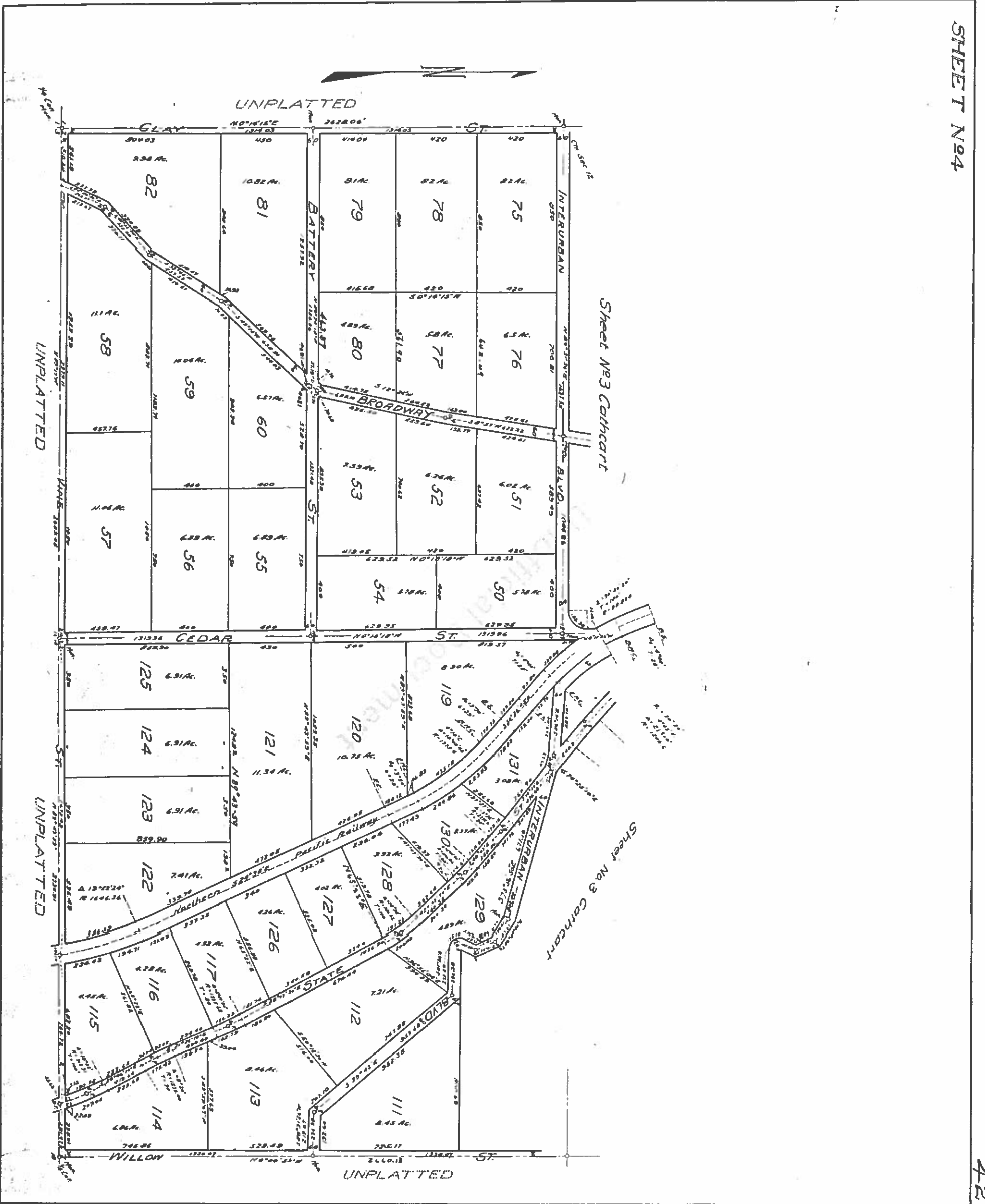
The vacation of portion of Union Street between Block 3-11 and between Broadway and Market Street. See Commissioned Record Vol 31 Page 309 by J. H. Williams, County Auditor. 15/1/37



Sheet No 4 Contain  
Vacated County Rd 4 & 5-37  
Folios 1 & 2  
Volume 18 of Official Records page 16  
DEAN V. WILLIAMS, County Auditor May 17, 1937

The City Rd Right of Way  
Volume 15 of Official Records page 157  
DEAN V. WILLIAMS, County Auditor  
3/7

For vacation of Lots 107, 108 & 109  
Block E - At 4th Block E. See Comm. Records  
Vol 39 Page 14. G. P. Dubuque  
by DE Notarier, Deputy



For vacation of part of Clay street  
between Lenora Ave + State Road #1A  
see Commission records Vol 38 P 346  
see P & M of E. P. G. S. 5. p. 3

For VACATION OF COUNTY RD  
RIGHT OF WAY 30' OF 87' 11" 1/2"  
(R.S. 1900-1917) LYING WESTERLY  
OF LOT 152 S.E. 1/4 COMMISSION 1473  
RECORDS, VOL. 49 PAGE 500. N.B. W. T. G. M. COPY

30ft






Sheet No 1 Contd

SHEET No 2

0000195698

07/b

QUARTER	SECTION	TOWNSHIP N.W.B.L.	RANGE E.W.M.
<b>SW</b>	<b>36</b>	<b>28</b>	<b>5</b>

Centerline - - - - - Lot - - - - - Block - - - - - Section - - - - - City Limits   
 Gov Lot - - - - - Subdiv - - - - - ROW - - - - - Quarter - - - - - Tax Acct   
 Major Water - - - - - Other Lot - - - - - Vac ROW - - - - - 16th - - - - - Easement   
 Minor Water - - - - - Other Subdiv - - - - - Vac Lot - - - - -

1 inch = 200 feet  
 Map produced on January 09, 2023  
 A product of the Assessor's Office  
 Snohomish County, Washington





For location of part of Clay Street  
between Lenora Ave + State Road #1A  
See Commission records Vol 31 P 346  
See P. 7 of volume of W.E. Rankin, L.P.

For location of County Rd  
Right of way 30' of 874.55'  
(2020-93) lying westerly  
of Lot 152 SE of Commission 1175  
Records, Vol. 49 Page 500. N.W. 1/4 Sec. 17

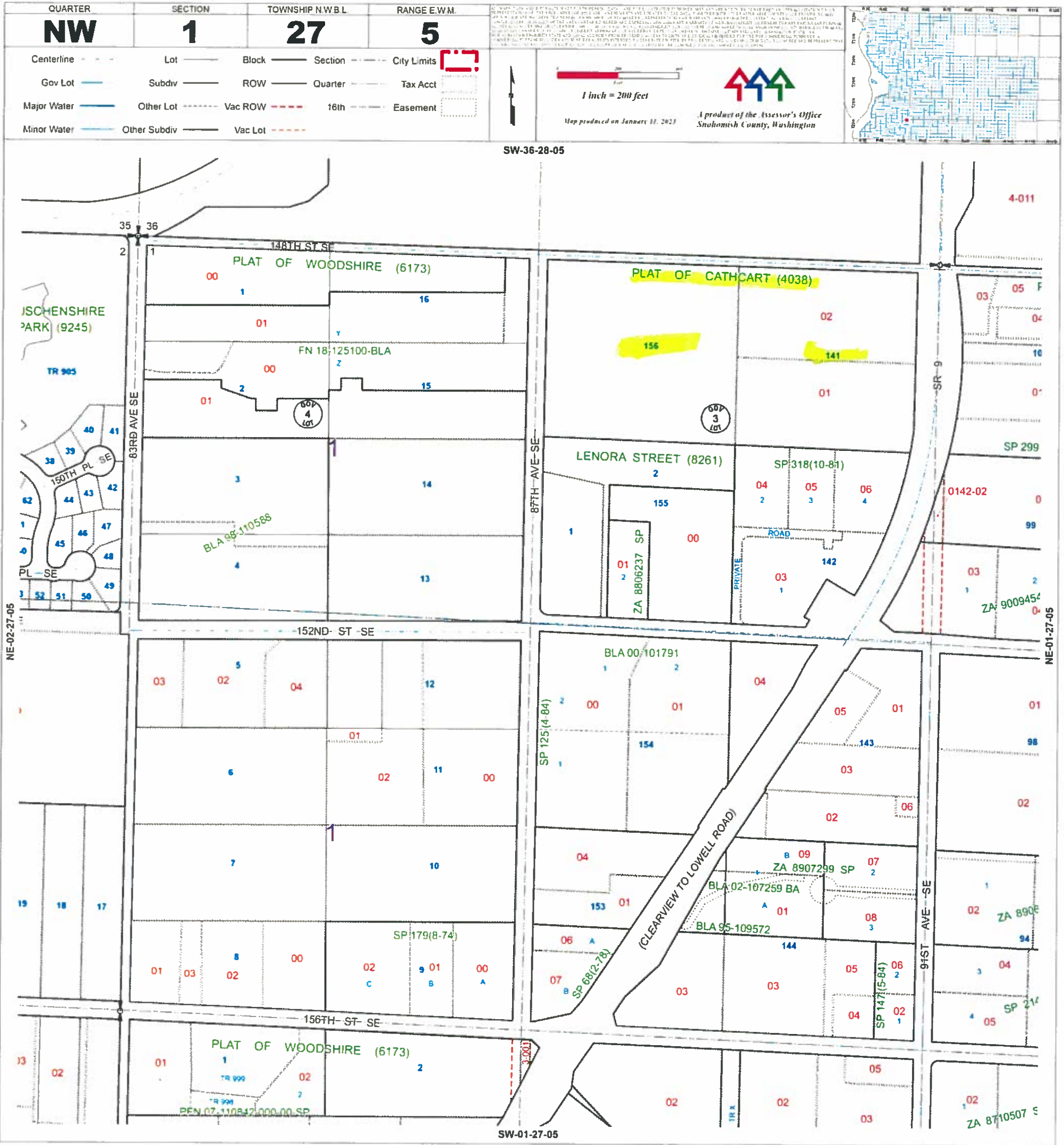


SHEET No 2

0000195698

07/b







# NOTICE

## NOTICE OF APPLICATION

**File Name:** Cathcart Crossing **File Number:** 21 107654 BSP/SPA, 21 107480 REZO, 21 107481LDA/WMD, 21 107688 FPA, 21 107690 FPA

**Project Description:** The project proposed is development of 286 townhomes and binding site plan.

**Location:** Southwest intersection of Highway 9 and Cathcart Way, Snohomish

**Tax Account Number:** 280536-003-011-00

**Applicant:** Pacific Ridge – DRH, LLC

**Date of application/Completeness Date:** April 16, 2021

**Approvals required:** Binding site plan, rezone, land disturbing activity, stormwater modification, forest practices, site plan, environmental review- SEPA, and all other related construction activity.

**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 **May 17, 2021**

**Project Manager:** Stacey Abbott, 425.262.2637

**Project Manager e-mail:** stacey.abbott@snoco.org

**Date of Notice: April 25, 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](http://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.

## Exhibit 4

### 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

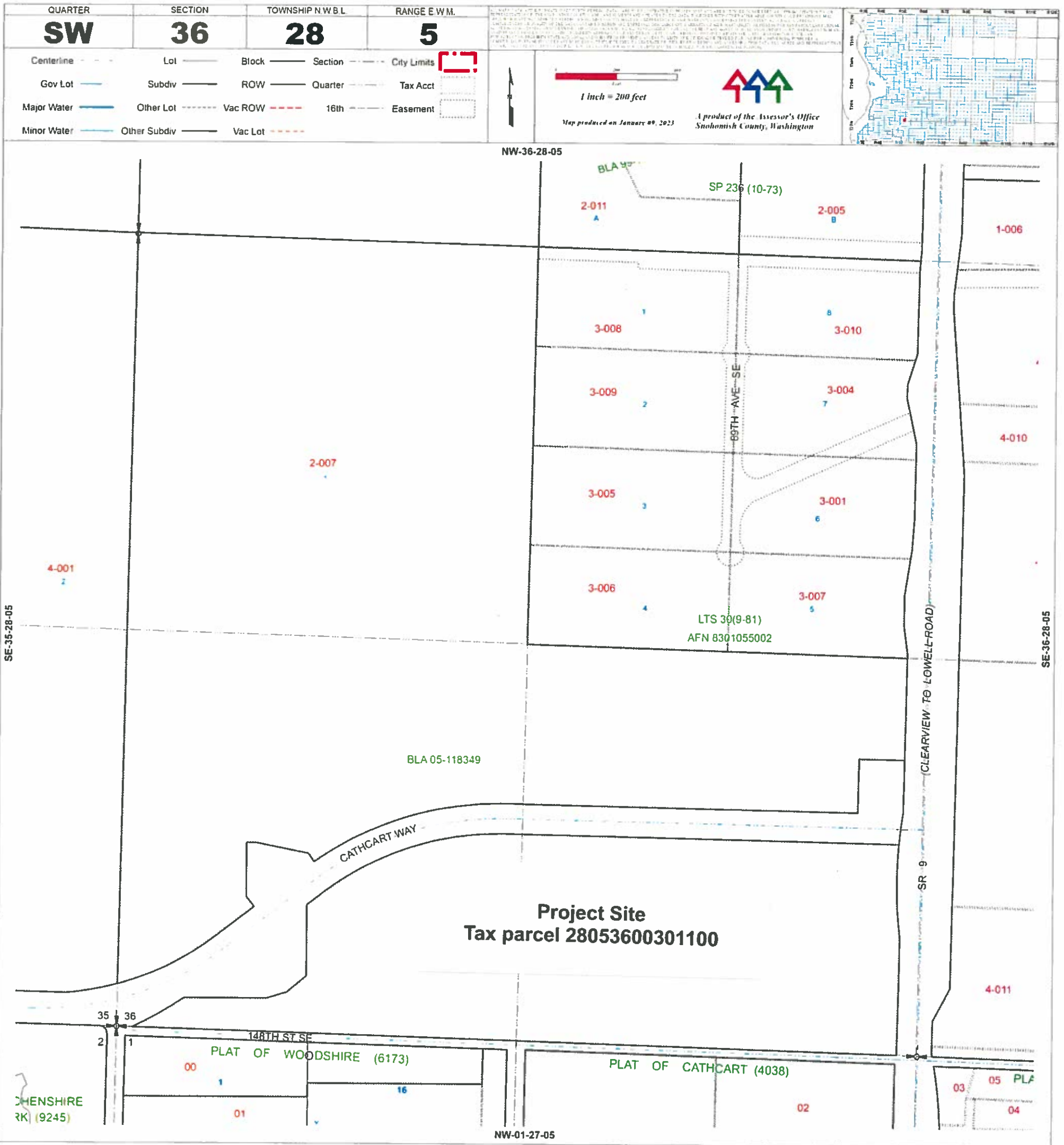
I hereby verify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, I posted the above property in at least two (2) conspicuous places on the subject property in accordance with Snohomish County regulations. Said signs are posted at the following locations:

\_\_\_\_\_ and \_\_\_\_\_

Signed: \_\_\_\_\_

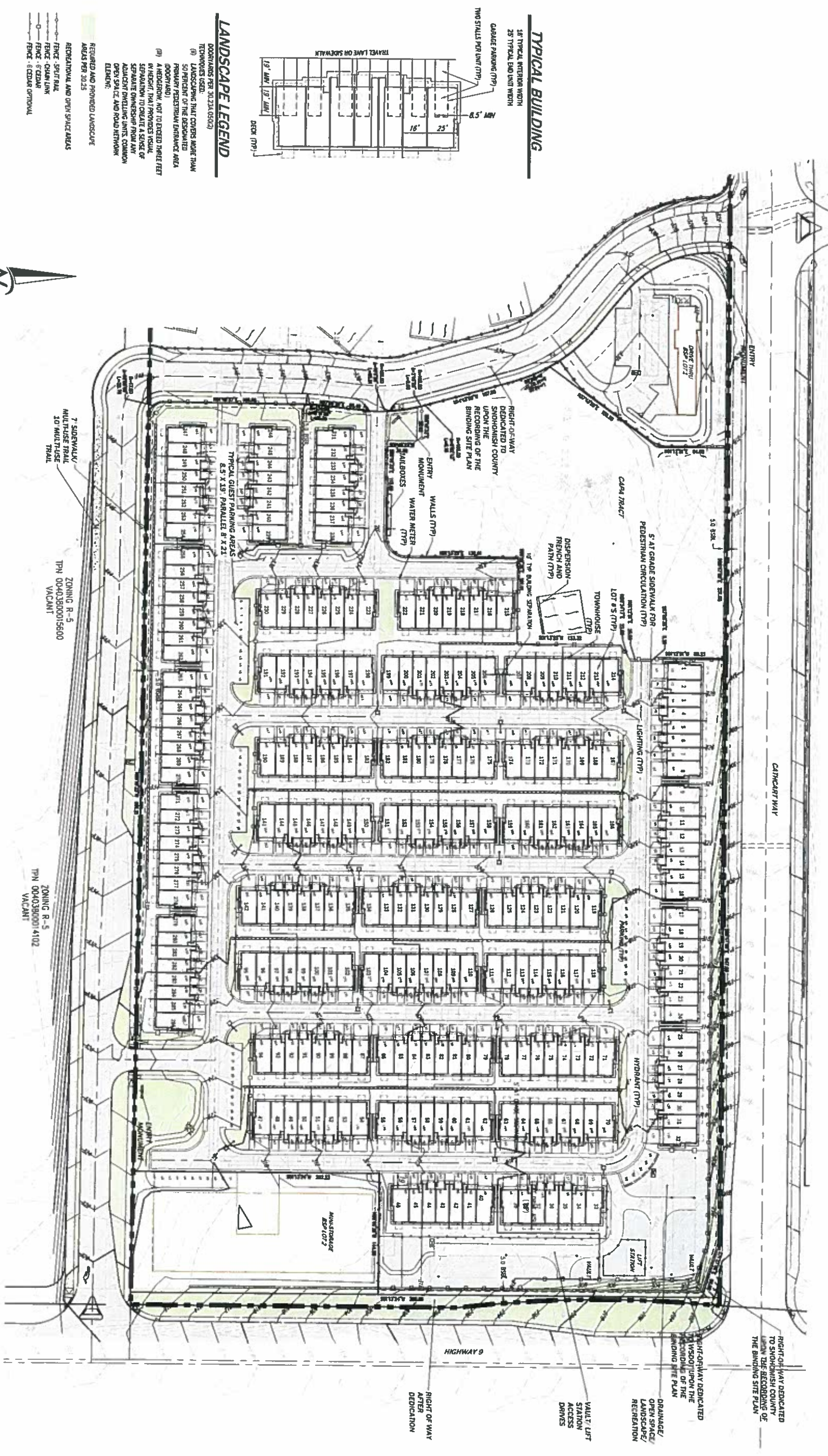
RETURN TO: Snohomish County Planning & Development Services  
ATTN: Legal Notice Center  
3000 Rockefeller Avenue, M/S 604  
Everett, WA 98201

21 107654 BSP

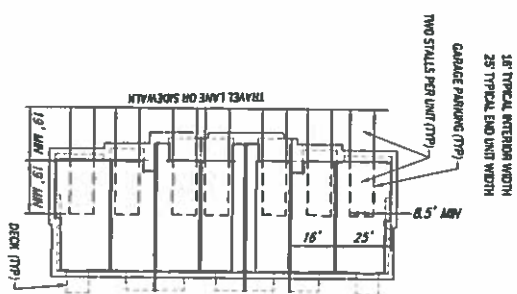


**Exhibit 5**

# CATHCART CROSSING



### TYPICAL BUILDING



### LANDSCAPE LEGEND

- DOORWAYS PER 30.23A.050(2)  
 TECHNIQUES USED:  
 (A) LANDSCAPING THAT COVERS MORE THAN 50 PERCENT OF THE DESIGNATED PRIMARY PEDESTRIAN ENTRANCE AREA (DOORWAY)  
 (B) A HEDGEROW, NOT TO EXCEED THREE FEET IN HEIGHT, THAT PROVIDES VISUAL SEPARATION TO CREATE A SENSE OF SEPARATE OWNERSHIP FROM AN ADJACENT DWELLING UNIT'S COMMON OPEN SPACE AND ROAD NETWORK ELEMENT:  
 RETURNED AND PROVIDED LANDSCAPE AREAS PER 30.25  
 RECREATIONAL AND OPEN SPACES AREAS:  
 FENCE - SPIT RAIL  
 FENCE - CHAIN LINK  
 FENCE - CEDAR  
 FENCE - CEDAR OPTIONAL

### NOTES:

- SET SHEETS (A) AND (B) FOR DETAILED BOUNDARY DESCRIPTION FOR FRONT PARKS AND WESTERN TRAILS
- MAINTENANCE AGREEMENT TO SUPPORT ALL BUILDINGS SET AS RECORDED WITH THE L&S
- SEE ATTACHED PLAN FOR DETAILS OF LAND SEPARATION

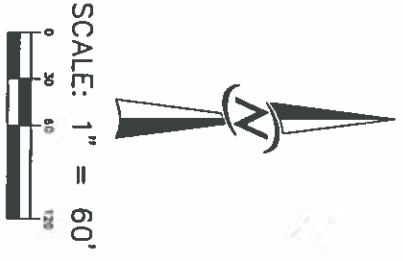


Exhibit 6

FILE NUMBER XXXXX  
 UNDERGROUND LOCATOR SERVICES  
 CALL BEFORE YOU DIG  
 1-800-424-5555 (811)

DATE	APRIL 2021
DESIGNED	MATT STEFANSSON, P.E.
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL A. MOODY, P.E.
	LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER
SHEET	C1.01
OF	79
PROJECT NUMBER	20071

URDS/ ADMINISTRATIVE SITE PLAN  
**CATHCART CROSSING**  
 PACIFIC RIDGE HOMES  
 17921 BOTHELL-EVERETT HWY., SUITE 100  
 BOTHELL, WA 98012

**CORE DESIGN**  
 ENGINEERING • PLANNING • SURVEYING  
 12100 NE 195th St, Suite 300  
 Bothell, Washington 98011  
 425.885.7877 Fax 425.885.7963









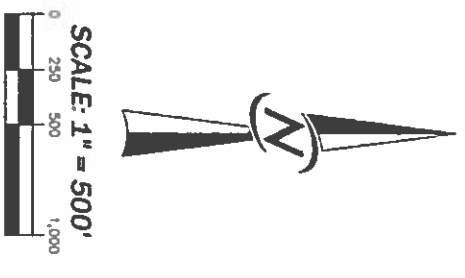
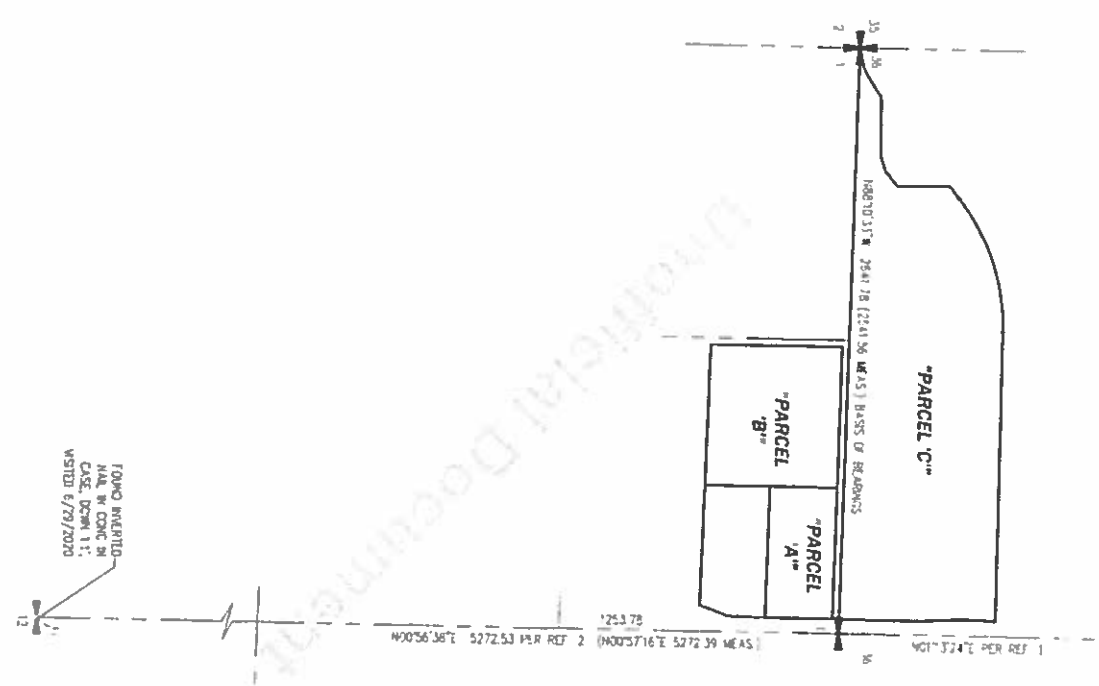
Exhibit 7



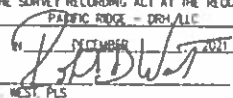

Exhibit 8 Page 2

A PORTION OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4, SEC. 36, TWP. 28 N., RGE. 5 E.;  
 AND A PORTION OF NE 1/4 OF THE NW 1/4, SEC. 1, TWP. 27 N., RGE. 5 E., W.M.  
 SNOHOMISH COUNTY, WASHINGTON

- LEGEND**
-  EASEMENT (OWNER AS NOTED)
  -  EASEMENT (OWNER AS NOTED)
  -  EASEMENT (OWNER AS NOTED)
  -  EASEMENT (OWNER AS NOTED)



202302035003

<p><b>AUDITOR'S CERTIFICATE</b></p> <p>FILED FOR RECORD THIS ____ DAY OF ____</p> <p>20__ AT ____ M. IN BOOK ____ OF SURVEYS AT</p> <p>PAGE ____ AT THE REQUEST OF CORE DESIGN, INC.</p> <p>AUDITOR, SNOHOMISH COUNTY DEPUTY COUNTY AUDITOR</p>	<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF</p> <p>PACIFIC RIDGE - DRH, LLC</p> <p>BY  DECEMBER 2023</p> <p>ROBERT D. WEST, PLS          CERTIFICATE NO. 44653</p>	<p><b>RECORD OF SURVEY</b></p> <p>FOR</p> <p><b>PACIFIC RIDGE - DRH, LLC</b></p> <p>17921 BOTHELL-EVERETT HIGHWAY, SUITE 100          BOTHELL, WA 98012</p>		<p><b>CORE DESIGN</b></p> <p>12100 NE 193th St, Suite 300          Bothell, Washington 98011          425.885.7877 Fax 425.885.7963</p> <p>ENGINEERING - PLANNING - SURVEYING - LA</p> <p>DRAWN: KKW GATE 1/23/2023 PROJECT NO: 20071</p> <p>APPROVED: RDW SHEET 2 OF 4</p>
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**Exhibit 8 Page 4**

A PORTION OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4, SEC. 36, TWP. 28 N., RGE. 5 E.;  
 AND A PORTION OF NE 1/4 OF THE NW 1/4, SEC. 1, TWP. 27 N., RGE. 5 E., W.M.  
 SNOHOMISH COUNTY, WASHINGTON

**LEGEND**

- ⊕ 100% QUARTER CORNER, AS NOTED
- ⊕ 100% QUARTER CORNER, AS NOTED
- ⊕ 1/4 CORNER WITH TRILINEAR VALUE CALL  
 STATIONED TO CORNER, MEASUREMENTS NOTED
- FENCE LINE



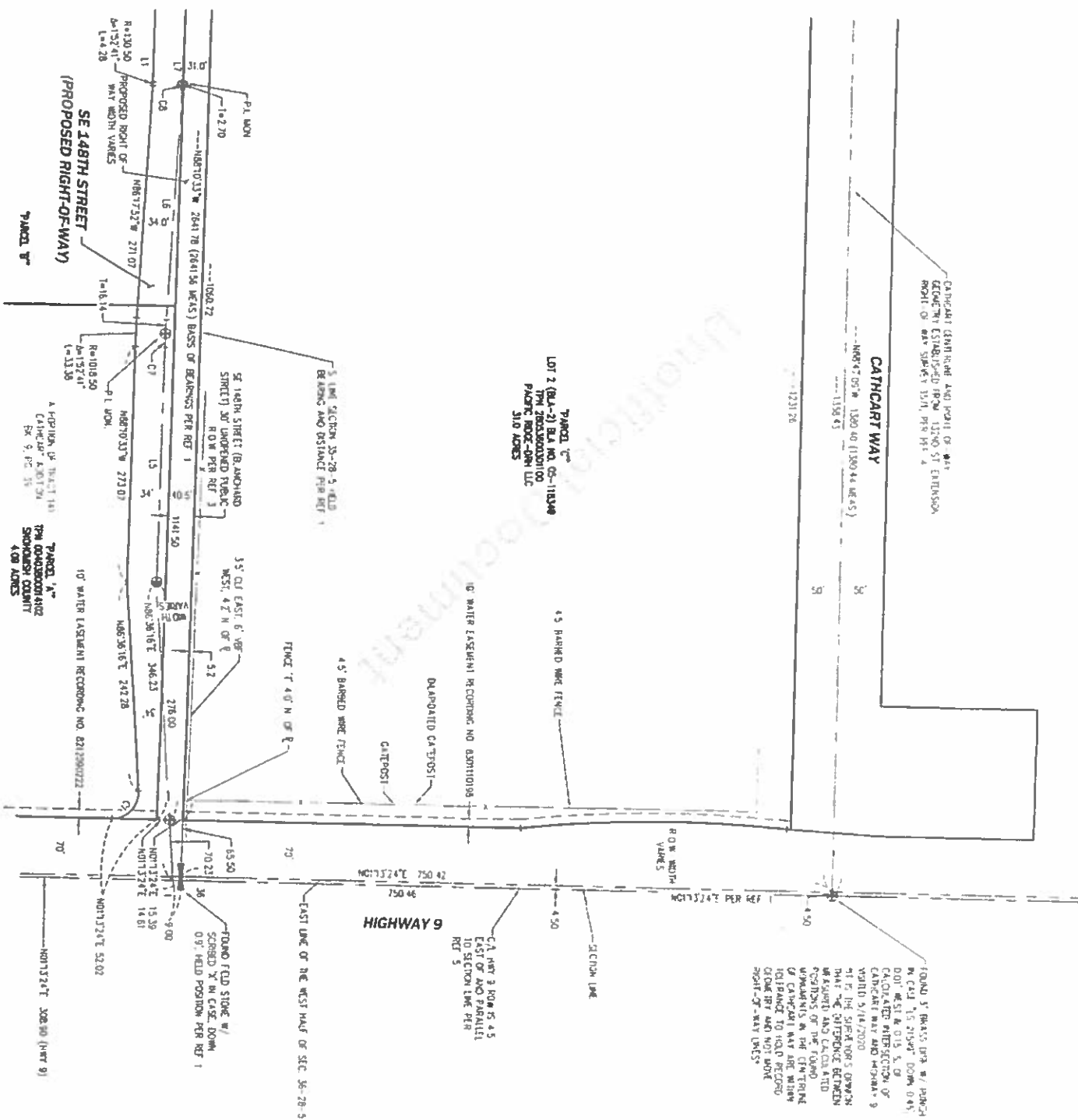
SCALE: 1" = 100'



LINE #	BEARING	LENGTH
L1	N86°10'33"W	208.56
L5	N86°10'33"W	271.52
L6	N46°17'52"W	211.07
L7	N87°10'33"W	229.81

CURVE #	RADIUS	DELTA	LENGTH
C1	30.00	94.3709°	49.54
C2	21.50	134.028°	3.67
C3	62.50	86°14'28"	87.51
C7	884.50	1°52'41"	32.27
C8	164.50	1°52'41"	5.39
C9	48.00	90°00'00"	75.49
C10	62.50	287°00'37"	30.73

FOR CONTINUATION SEE SHEET 3 OF 4



**SURVEYOR'S NOTE**

THE RELATIONS BETWEEN THE MEASURED DISTANCE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 36-28-5, AND THE RECORD DISTANCE PER REFERENCE 1, IS A DIFFERENCE OF 0.72 FEET. ALSO THE DIFFERENCE BETWEEN THE MEASURED AND RECORD DISTANCE OF THE SOUTHWEST CORNER OF SECTION 36-28-5, AND THE DISTANCE BETWEEN THE MEASURED AND RECORD DISTANCE OF THE SOUTHWEST CORNER OF SECTION 36-28-5, IS 0.72 FEET. THE SURVEYOR'S OPINION IS THAT THE RECORD DISTANCE IS CORRECT AND THE MEASURED DISTANCE IS INCORRECT. THE SURVEYOR'S OPINION IS BASED ON THE RECORD DISTANCE BEING THE DISTANCE BETWEEN THE SOUTHWEST CORNER OF SECTION 36-28-5, AND THE SOUTHWEST CORNER OF SECTION 36-28-5, AND NOT ON THE DISTANCE BETWEEN THE SOUTHWEST CORNER OF SECTION 36-28-5, AND THE SOUTHWEST CORNER OF SECTION 36-28-5, AND NOT ON THE DISTANCE BETWEEN THE SOUTHWEST CORNER OF SECTION 36-28-5, AND THE SOUTHWEST CORNER OF SECTION 36-28-5.

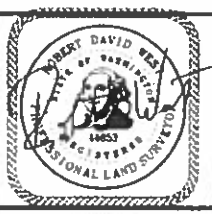
**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 20\_\_\_\_ AT \_\_\_\_\_ M IN BOOK \_\_\_\_\_ OF SURVEYS AT  
 PAGE \_\_\_\_\_ AT THE REQUEST OF CORE DESIGN, INC.  
 AUDITOR, SNOHOMISH COUNTY DEPUTY COUNTY AUDITOR

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF  
 PACIFIC RIDGE - DRH, LLC  
 IN \_\_\_\_\_ DECEMBER 2023  
 ROBERT B. WEST, PLS  
 CERTIFICATE NO. 44653

**RECORD OF SURVEY FOR**  
**PACIFIC RIDGE - DRH, LLC**  
 17921 BOTHELL-EVERETT HIGHWAY  
 BOTHELL, WA 98012



**CORE DESIGN**  
 ENGINEERING PLANNING SURVEYING-LA

12100 NE 195th St, Suite 300  
 Bothell, Washington 98011  
 425.885.7877 Fax 425.885.7963

DRAWN: KHW DATE: 1/23/2023 PROJECT NO: 20071  
 APP'D: RDW SHEET 4 OF 4

202302035003