



CITY OF STANWOOD NOTICE OF DECISION

Von Moos BLA

The City of Stanwood has issued a Notice of Decision for a Boundary Line Adjustment Permit as required by Stanwood Municipal Code. The following project has been **APPROVED**.

Project Name: Von Moos Boundary Line Adjustment

Proponent: Brian and Keri Von Moos

Project Number: 22-0095

Description of Proposal: The applicant has submitted a boundary line adjustment application to amend the property line between two parcels located in the Traditional Neighborhood (TN) zone. Both parcels have existing access from the public 284th Street NW. An existing barn is located on parcel A. This boundary line adjust is intended to adjust the common property line, without eliminating access to the parcels, and the current ownership, access, and circulation throughout the properties will remain unchanged.

Location: 284th Street NW, Stanwood, WA 98292

BLA Permit Decision:	Approved with Conditions
Notice of Decision Date:	Tuesday, September 13, 2022
End of Appeal Period:	Tuesday, September 27, 2022
Permit Expiration Date:	September 13, 2023

Appeals: This decision may be appealed pursuant to SMC 17.80.390, which provides for an open record appeal of an administrative decision before the Hearing Examiner. Appeals may be submitted by the applicant or any person who submitted written comments prior to the date the decision was issued. The completed appeal must provide specific reasons set forth in SMC 17.80.390 (5) (a-e). Appeals shall be filed in writing to the department of community development within 14 days of the notice of decision. Appeals shall be delivered to the City of Stanwood, at 10220 270th Street NW, Stanwood, WA 98292, by, **Tuesday, September 27, 2022 at 4:30 pm**. Appeals shall be accompanied by a \$500 non-refundable filing fee.

Staff Contact: Tansy Schroeder, City Planner, tansy.schroeder@stanwoodwa.org
360-454-5211



City of Stanwood
Community Development Department
10220 270th St NW
Stanwood, WA 98292
360-629-2181

BOUNDARY LINE ADJUSTMENT STAFF REPORT AND PERMIT DECISION

GENERAL INFORMATION

File Number(s):	22-0095
Project Title:	Von Moos Boundary Line Adjustment
Location:	284 th Street NW, Stanwood, WA 98292
Tax Account Number:	01206000007900 (Parcel A) & 01206000008100 (Parcel B)
Owner:	Brian and Keri Von Moos
Applicant:	Brian and Keri Von Moos
Description:	Boundary Line Adjustment
Current Zoning:	Traditional Neighborhood (TN)
Comprehensive Plan Designation:	Traditional Neighborhood (TN)
Existing Land Use:	Vacant and Barn
Water/Sewer Provider:	City of Stanwood
Date of Decision:	September 13, 2022
Decision:	APPROVED, with Conditions

I. NATURE OF APPLICATION

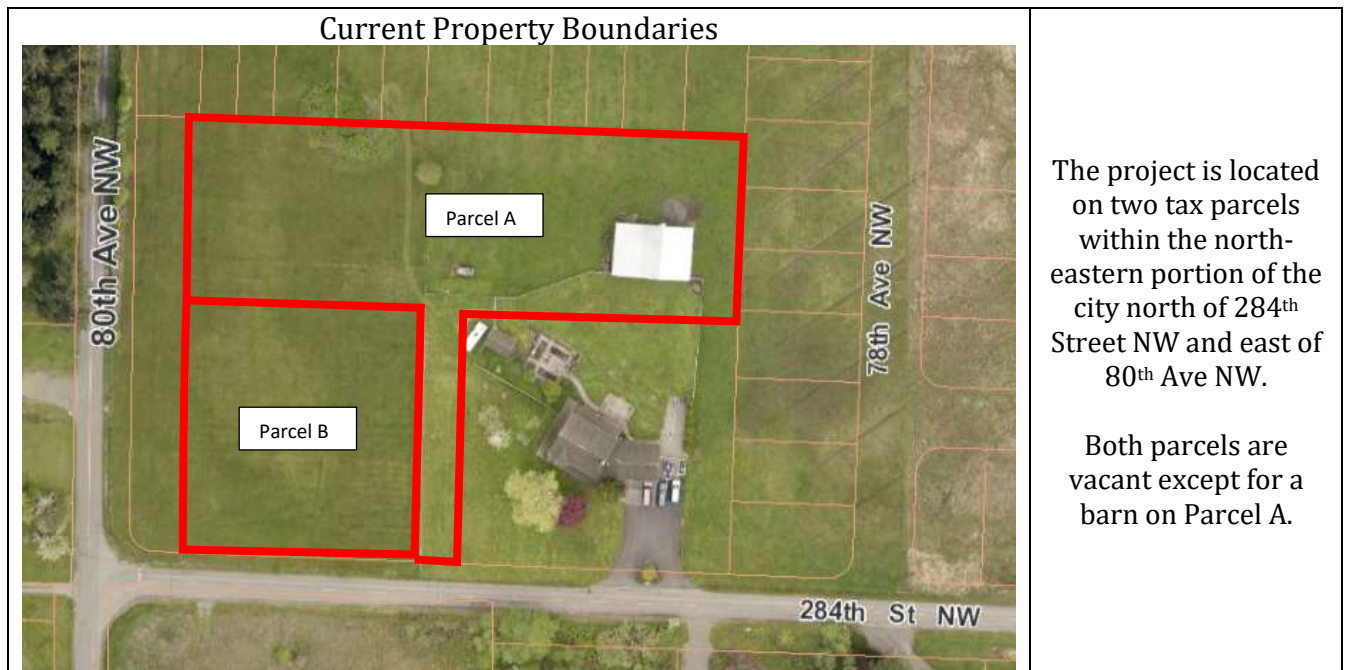
A. Request

The applicant has submitted a boundary line adjustment application to amend the property line between two parcels located in the Traditional Neighborhood (TN) zone. Both parcels have existing access from the public 284th Street NW. An existing barn is located on parcel A. This boundary line adjust is intended to adjust the common property line, without eliminating access to the parcels, and the current ownership, access, and circulation throughout the properties will remain unchanged.

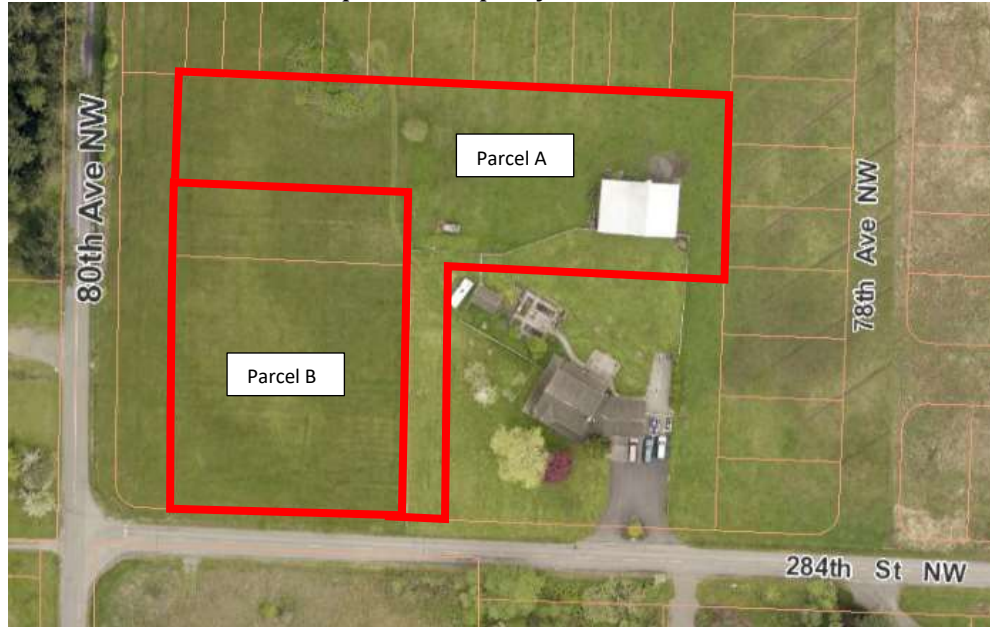
B. Project Chronology/Background

A formal application for the boundary line adjustment was submitted to the Community Development Department August 2, 2022. After reviewing the submitted material, staff determined on August 31, 2022 that modifications to the plans were needed to continue the review. After modifications and reviews, the applicant re-submitted plans and materials on September 12, 2022 that were deemed to be consistent with the minimum requirements of the Stanwood Municipal Code.

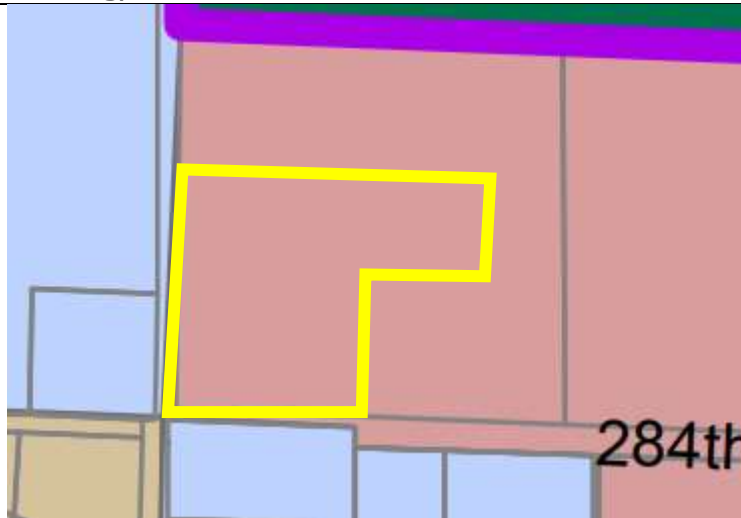
C. Site Location/Description



Proposed Property Boundaries



D. Site and Adjacent Zoning/Uses



Area	Zoning	Existing Use
Subject Site	Traditional Neighborhood (TN)	Single Family Residences and Barn
North	TN	Single Family Residences
South	SR 9.6	Single Family Residences
East	SR 9.6	Single Family Residences
West	Single-Family Residential 9.6 (SR 9.6)	Single Family Residences

II. PROJECT CONSISTENCY WITH STANWOOD MUNICIPAL CODE TITLES 16 AND 17

A. Applicable Review Criteria and Process

The boundary line adjustment request is subject to review for conformity with the Stanwood Municipal Code (SMC), including but not limited to the following:

Chapter 17.80.230 SMC, Procedures – Permit types.																				
(2) (a) Type I Review – Administrative Decisions Without Notice. A Type I process is an administrative review and decision by the appropriate department or division. Applications reviewed under the Type I process are minor administrative decisions and are exempt from certain administrative procedures, such as complete application review, noticing, and decision time frames.				The applicant has submitted for a Type I – Boundary Line Adjustment permit. A notice of application was not required, and the community development director is responsible for the permit decision and the decision will be appealable to the hearing examiner.		Yes														
Table 17.80.310 Table 3A - Decision Making and Appeals: Nonshoreline Permits																				
Permit Type	Public Meeting With PC	Open Record Public Hearing	Project Decision	Open Record City Appeal	Closed Record Appeal	Noncity or Judicial Appeal ¹														
Type I	No	No	CDD/CE	HE	No	Yes														
<ul style="list-style-type: none">• CDD: Community Development Director• CE: City Engineer• HE: Hearing Examiner				1. Noncity or judicial appeals are filed with Snohomish County Superior Court.																
Regulation		Analysis				Meets														
Chapter 16.45.010 SMC, Definition																				
A “boundary line adjustment” is a division made for the purpose of adjusting boundary lines, which does not create any additional lot, tract, parcel, site or division nor create any lot, tract, parcel, site or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site.		The proposed boundary line adjustment does not create additional lots or create an insufficient area for a building site. Both parcels are legally existing parcels and both parcels have existing access from the public 284 th Street NW. Changing the boundaries will not create a nonconforming situation in regards to the lots, structures, and setbacks of this area. The boundaries of any existing easements over the properties shall not be modified by this boundary line adjustment.				Yes														
Chapter 16.45.030 SMC, Criteria for Approval																				
(1) All new lots shall meet the dimensional standards required for lots in the applicable zone.		The new lot sizes and dimensions resulting from the boundary line adjustment will meet the minimum lot sizes and dimensions required for the Traditional Neighborhood (TN) zone as applicable. See the below analysis.				Yes														
		<table><tr><th>Zoning District</th><th colspan="2">TN</th></tr><tr><th>Standard</th><th>Required SFR</th><th>Required MF</th></tr><tr><td>Minimum Lot Area</td><td>5,000 sf</td><td>20,000 sf</td></tr><tr><td>Minimum Lot Width</td><td>50 ft</td><td>50 ft</td></tr><tr><td>Minimum Lot Depth</td><td>70 ft</td><td>70 ft</td></tr></table>			Zoning District		TN		Standard	Required SFR	Required MF	Minimum Lot Area	5,000 sf	20,000 sf	Minimum Lot Width	50 ft	50 ft	Minimum Lot Depth	70 ft	70 ft
Zoning District	TN																			
Standard	Required SFR	Required MF																		
Minimum Lot Area	5,000 sf	20,000 sf																		
Minimum Lot Width	50 ft	50 ft																		
Minimum Lot Depth	70 ft	70 ft																		
Lot Area: TN – SFR 5,000 sf TN – MF 20,000 sf		<table><tr><th colspan="2">Parcel A:</th></tr><tr><td>Parcel #:</td><td>01206000007900</td></tr><tr><td>Before:</td><td>73,010 sf</td></tr><tr><td>After:</td><td>59,711 sf</td></tr></table>			Parcel A:		Parcel #:	01206000007900	Before:	73,010 sf	After:	59,711 sf	Yes							
Parcel A:																				
Parcel #:	01206000007900																			
Before:	73,010 sf																			
After:	59,711 sf																			

	Parcel B:			
	Parcel #:	01206000008100		
	Before:	39,468 sf		
	After:	52,766 sf		
Minimum Lot Width: 50 feet	Parcel A:			Yes
	Parcel #:	01206000007900		
	Before:	450'		
	After:	254'		
	Parcel B:			
	Parcel #:	01206000008100		
	Before:	192'		
	After:	192'		
Minimum Lot Depth: 70 feet	Parcel A:			Yes
	Parcel #:	01206000007900		
	Before:	149'		
	After:	78'		
	Parcel B:			
	Parcel #:	01206000008100		
	Before:	205'		
	After:	274'		
(2) All new and existing lots shall provide access that meets the standards of this code and the street and utility standards (Chapter 14.14 SMC).	Each lot will have adequate access to each of the parcels. Parcel A: Access is provided from 284 th St NW (AFN to the parcel). Parcel B: Access is provided from 284 th St NW (AFN to the parcel).			Yes
(3) No adjustments shall be approved that create new nonconforming situations or worsen existing nonconforming situations.	The proposed boundary line adjustment does not create any non-conforming buildable lots or worsen any existing nonconforming situations.			Yes

III. CONCLUSIONS

1. The boundary line adjustment meets the above criteria set forth in Stanwood Municipal Code Chapter 16.45.
2. The boundary line adjustment does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site.
3. Staff reviewed Schedule B of the Title Reports of each parcel and the boundary line adjustment does not reconfigure the lots in such a manner that any access, easements or reservations are jeopardized.

IV. CONDITIONS OF BOUNDARY LINE ADJUSTMENT RECORDING

1. All current and delinquent taxes and assessments must be paid to the Snohomish County Treasurer prior to the recordation of a boundary line adjustment. Upon receipt of all payments due, the Snohomish County Treasurer will issue an official verification that all

taxes and assessments have been collected. This official verification is required by the Snohomish County Auditor in order to allow a boundary line adjustment to record.

2. For the boundary line adjustment to become effective upon recordation the following items will need to be submitted to the Snohomish County Auditor:
 - Affidavit of Boundary Line Adjustment;
 - Attachment of certified legal descriptions;
 - Attachment of boundary line adjustment map(s);
 - Record of Survey, and
 - Conveyance documents that deed land to an adjoining property owner as part of the boundary line adjustment.
3. A conformed copy of the recorded boundary line adjustment shall be submitted to the City of Stanwood.

V. ADMINISTRATIVE DECISION

All lots reconfigured by the boundary line adjustment meet the minimum Stanwood Municipal Code zoning standards including lot size, width, depth, and access. The boundary line adjustment is hereby **APPROVED**, subject to the above conclusions and conditions.

VI. APPEAL

This decision may be appealed pursuant to SMC 17.80.390, which provides for an open record appeal of an administrative decision before the Hearing Examiner. Appeals may be submitted by the applicant or any person who submitted written comments prior to the date the decision was issued. The completed appeal must provide specific reasons set forth in SMC 17.80.390 (5) (a-e). Appeals shall be filed in writing to the department of community development within 14 days of the notice of decision. Appeals shall be delivered to the City of Stanwood, at 10220 270th Street NW, Stanwood, WA 98292, by, **Tuesday, September 27, 2022 at 4:30 pm.** Appeals shall be accompanied by a \$500 non-refundable filing fee.

Prepared by: Tansy Schroeder, City Planner

Date: September 13, 2022

Approved by:

Signature:  Date: 09/13/2022
Tansy Schroeder, City Planner

Approved Boundary Line Adjustment Map

VON MOOS BOUNDARY LINE ADJUSTMENT

FILE NO.: 220095

SE 1/4 OF THE SE 1/4, SECTION 18, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M.
CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON

DECLARATION

WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY DECLARE THIS
BOUNDARY LINE ADJUSTMENT IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR
WISHES ON THIS ____ DAY OF _____, 20____.

By: _____
BRIAN VON MOOS

By: _____
KERI VON MOOS

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRIAN VON MOOS AND KERI VON MOOS,
HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS
ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND
VOLUNTARY ACT OF SUCH PARTY FOR THE USES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE

(PRINT NAME)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES: _____

NEW LEGAL DESCRIPTIONS

REVISED LOT 79

LOT 79, CITY OF STANWOOD, PLAT OF CEDARHOME CREST, PHASE II, RECORDED APRIL 01, 2021, UNDER
RECORDING NUMBER 202104015005, SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 79 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 79;
THENCE SOUTH 00°10'54" EAST, ALONG THE WEST LINE OF SAID LOT 79, A DISTANCE OF 147.80 FEET TO THE
NORTHWEST CORNER OF LOT 81, SAID PLAT OF CEDARHOME CREST, PHASE II, AND THE POINT OF BEGINNING;
THENCE SOUTH 88°48'29" EAST, ALONG THE LINE SHARED BETWEEN SAID LOTS 79 AND 81, A DISTANCE OF 192.66
FEET TO THE NORTHEAST CORNER OF SAID LOT 81;
THENCE NORTH 00°03'01" WEST, A DISTANCE OF 69.02 FEET;
THENCE NORTH 88°48'29" WEST, A DISTANCE OF 192.81 FEET TO THE WEST LINE OF SAID LOT 79;
THENCE SOUTH 00°10'54" EAST, ALONG THE WEST LINE OF SAID LOT 79, A DISTANCE OF 69.02 FEET TO THE
POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

REVISED LOT 81

LOT 81, CITY OF STANWOOD, PLAT OF CEDARHOME CREST, PHASE II, RECORDED APRIL 01, 2021, UNDER
RECORDING NUMBER 202104015005, SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 79, SAID PLAT OF CEDARHOME CREST, PHASE II, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 79;
THENCE SOUTH 00°10'54" EAST, ALONG THE WEST LINE OF SAID LOT 79, A DISTANCE OF 147.80 FEET TO THE
NORTHWEST CORNER OF LOT 81, SAID PLAT OF CEDARHOME CREST, PHASE II, AND THE POINT OF BEGINNING;
THENCE SOUTH 88°48'29" EAST, ALONG THE LINE SHARED BETWEEN SAID LOTS 79 AND 81, A DISTANCE OF 192.66
FEET TO THE NORTHEAST CORNER OF SAID LOT 81;
THENCE NORTH 00°03'01" WEST, A DISTANCE OF 69.02 FEET;
THENCE NORTH 88°48'29" WEST, A DISTANCE OF 192.81 FEET TO THE WEST LINE OF SAID LOT 79;
THENCE SOUTH 00°10'54" EAST, ALONG THE WEST LINE OF SAID LOT 79, A DISTANCE OF 69.02 FEET TO THE
POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EXISTING LEGAL DESCRIPTIONS

LOT(S) 79 AND 81, CITY OF STANWOOD, PLAT OF CEDARHOME CREST, PHASE II, RECORDED APRIL 01,
2021, UNDER RECORDING NUMBER 202104015005, SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENTS, RESTRICTIONS AND COVENANTS

1. SUBJECT TO EASEMENT FOR NATURAL GAS PIPELINE AND DISTRIBUTION SYSTEM, INCLUDING THE TERMS,
CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 2098536 (AS
SHOWN). AN AGREEMENT FOR SPECIFIC ENCROACHMENT ON THE EASEMENT RIGHT OF WAY HAS BEEN RECORDED
UNDER RECORDING NUMBER 201908060202 (NOT PLOTTABLE).

2. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT
PROVISIONS, DEDICATIONS, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON SURVEY,
RECORDED UNDER RECORDING NUMBER 9207225002 (NO ADDITIONAL PLOTTABLE ENCUMBRANCES).

3. SUBJECT TO UTILITY EASEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS
RECORDED UNDER RECORDING NUMBER 200809300937 (OFF-SITE, TRACT 999 OF CEDAR HILL ESTATES PLAT) AND
AMENDED BY DOCUMENT RECORDED UNDER RECORDING NUMBER 200901080223, A PARTIAL ASSIGNMENT OF RIGHT
OF WAY EASEMENT CONTRACT WAS RECORDED UNDER RECORDING NUMBER 200903240647 (PROVIDES RIGHTS TO AN
ADDITIONAL ENTITY), AND AN AGREEMENT FOR SPECIFIC ENCROACHMENT ON RIGHT OF WAY WAS RECORDED UNDER
RECORDING NUMBER 201908060202 (BLANKET OVER EASEMENT AREA).

4. SUBJECT TO TEMPORARY USE EASEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED
THEREIN, AS RECORDED UNDER RECORDING NUMBER 201901240181 (OFF-SITE, ALONG NORTH LINE OF CEDAR HILL
ESTATES PLAT).

5. SUBJECT TO TEMPORARY CONSTRUCTION EASEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS
CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 201901240182 (OFF-SITE, ALONG NORTH LINE OF
CEDAR HILL ESTATES PLAT).

6. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT
PROVISIONS, DEDICATIONS, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON CITY OF
STANWOOD BOUNDARY LINE ADJUSTMENT NO. 2018-0604, RECORDED UNDER RECORDING NUMBER 201908015001
(NO ADDITIONAL PLOTTABLE ENCUMBRANCES).

7. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT
PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET
FORTH ON CITY OF STANWOOD BOUNDARY LINE ADJUSTMENT NO. 2019-0059, RECORDED UNDER RECORDING
NUMBER 201908165001 (NO ADDITIONAL PLOTTABLE ENCUMBRANCES).

8. SUBJECT TO TEMPORARY CONSTRUCTION EASEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS
CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 201908160259 (OFF-SITE, NEAR SOUTHEAST
CORNER OF CEDAR HILL ESTATES PLAT).

9. SUBJECT TO TEMPORARY CONSTRUCTION EASEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS
CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 201912300298 (APPROXIMATE LOCATION IS SHOWN
PER EXHIBIT C OF DOCUMENT).

10. SUBJECT TO ELECTRICAL AND COMMUNICATIONS EASEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS
CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 202010260711 (OFF-SITE, FALLS WITHIN CEDAR
HILL ESTATES PLAT).

11. SUBJECT TO USE AGREEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS
RECORDED UNDER RECORDING NUMBER 202104070556 (BLANKET AGREEMENT OVER LOT 79).

12. SUBJECT TO DEVELOPMENT AGREEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED
THEREIN, AS RECORDED UNDER RECORDING NUMBER 202104070557 (BLANKET IN NATURE).

13. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT
PROVISIONS, DEDICATIONS, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON PLAT OF
CEDARHOME CREST, PHASE II, RECORDED UNDER RECORDING NUMBER 202104015005 (NO ADDITIONAL PLOTTABLE
ENCUMBRANCES).

APPROVALS

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS BOUNDARY LINE ADJUSTMENT ON THIS ____ DAY OF _____,
20____, FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY ORDINANCES TOGETHER WITH A REVIEW
OF THE TECHNICAL INFORMATION SHOWN HEREIN.

By: _____
COMMUNITY DEVELOPMENT DIRECTOR DATE

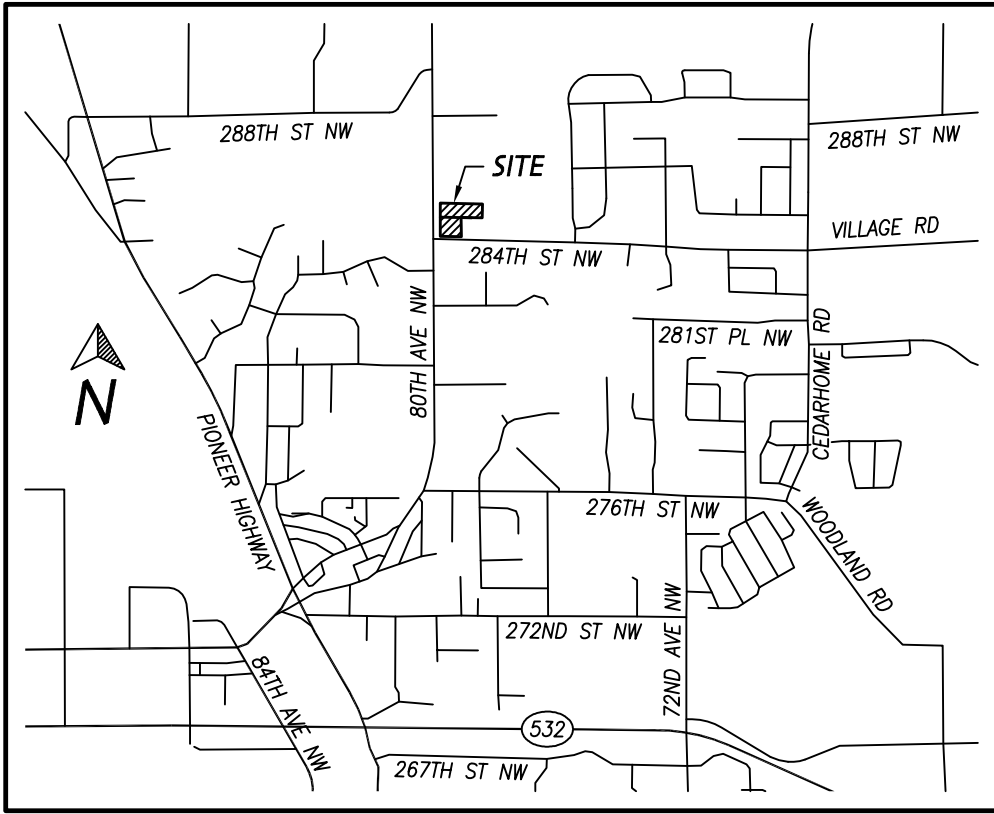
TREASURER'S CERTIFICATE

TAXES PAID IN FULL ON TAX PARCEL(S) # (SEE BELOW)

By: _____
DEPUTY TREASURER DATE

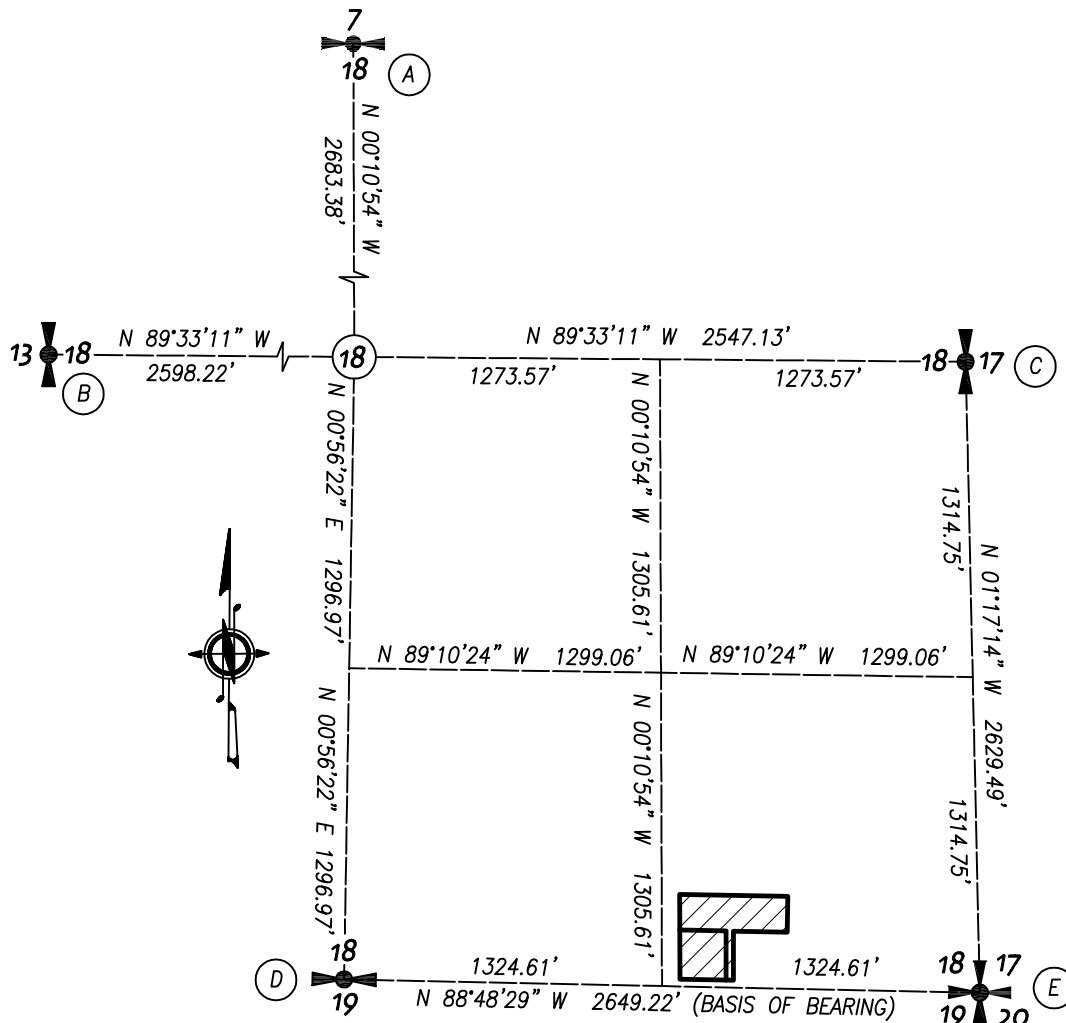
TAX ACCOUNT NUMBER: 012060-000-07900

TAX ACCOUNT NUMBER: 012060-000-08100



VICINITY MAP

NOT TO SCALE



QUARTER SECTION BREAKDOWN

NOT TO SCALE

MONUMENT TABLE

- | | |
|-----|---|
| (A) | FOUND CASD CONC. MON. WITH 3" BRASS DISK MARKED 1/4 COR. WITH "X". DOWN 0.25' MARCH 2018. |
| (B) | FOUND STRONG SIGNAL FROM MAGNETIC LOCATOR AT THE CALCULATED POSITION. POSITION IS NOW IN A CONCRETE DRIVEWAY. DID NOT RECOVER ANY MONUMENT. MARCH 2018. |
| (C) | FOUND 1" IRON PIPE WITH WOOD PLUG, 1.2' ABOVE GRADE MARCH 2018. |
| (D) | FOUND 5/8" IRON PIPE AT GRADE MARCH 2018. |
| (E) | FOUND CASD CONC. MON. W/5/8" IRON ROD W/PUNCH. DOWN 0.4' MARCH 2018. HELD FOR POSITION |

A.F. NO. _____

SHEET

1 of 2

©

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2022,

AT _____ M., IN BOOK _____ OF SURVEYS, AT PAGE

_____, AT THE REQUEST OF PACIFIC COAST SURVEYS, INC.

COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

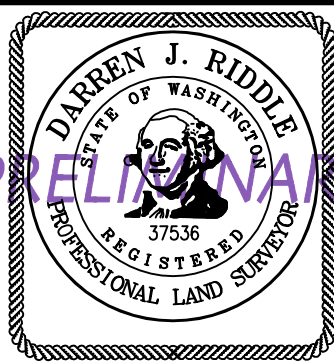
SURVEYOR'S CERTIFICATE

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 BRIAN VON MOOS IN JULY 2022.

REGISTRATION NO. 37536



Pacific Coast Surveys, Inc.

LAND SURVEYING & MAPPING

P.O. BOX 13619

MILL CREEK, WA 98082

PH. 425-512-7099 FAX 425-357-3577

www.PCSurveys.net

VON MOOS

CITY OF STANWOOD BLA NO. 220095

SE 1/4, SE 1/4, SEC.18, T.32N., R.4E., W.M.

DRAWN BY

DATE

DRAWING FILE NAME

SCALE

JOB NO.

IGM

9.12.22

222736bla.dwg

N/A

22-2736



SURVEY REFERENCES

1. RECORD OF SURVEY - AFN 201210195004
2. PLAT OF CEDARHOME CREST, PHASE II - AFN 202104015005
3. PLAT OF CEDAR HILL ESTATES - 202104015006
4. PLAT OF CANDLE RIDGE DIV. NO. 2 - AFN 200001255008
5. PLAT OF CANDLE RIDGE - AFN 9812165003
6. RECORD OF SURVEY - AFN 9207225002

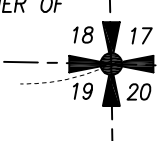
LINE TABLE

LINE	LENGTH	BEARING
11	25.49	N 88°48'29" W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANG
C1	30.94	20.00	88°37'35"

FOUND CASED CONC. MON.
W/5/8" IRON ROD W/PUNCH
DOWN 0.4' MARCH 2018
HELD FOR SE CORNER OF
SECTION 18



SCALE: 1" = 40'

A horizontal scale bar with tick marks at 0, 40, and 80 feet. The bar is divided into two equal segments by the 40-foot mark.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

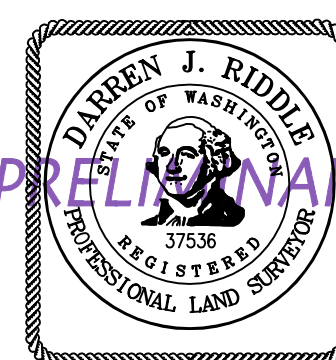
BASIS OF BEARING:
N 88°48'29" W, BEING THE NORTH LINE OF THE NORTHEAST
QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4
EAST, W.M., AS SHOWN ON RECORD OF SURVEY, RECORDED
UNDER AUDITOR'S FILE NUMBER 201210195004, RECORDS
OF SNOHOMISH COUNTY, WASHINGTON. SEE QUARTER
SECTION DIAGRAM, SHEET 1.

LEGEND

- SET 1/2" X 24" REBAR & CAP STAMPED "L.S. 37536"
- FOUND REBAR & CAP STAMPED "L.S. 37536" AT CORNER
- ☪ RIGHT OF WAY CENTERLINE

The diagram illustrates the vertical hierarchy of road lines from top to bottom:

- BOUNDARY LINE**: The topmost solid line.
- LOT LINE**: A solid line below the boundary line.
- RIGHT OF WAY CENTERLINE**: A solid line below the lot line.
- RIGHT OF WAY**: A dashed line below the centerline.
- UTILITY EASEMENT**: The bottommost solid line.



PRELIMINARY

Pacific Coast Surveys, Inc.

P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425.512.7099 FAX 425.357.3577
www.PCSurveys.net

A.F. NO.

SHEET
2 of 2

VON MOOS

CITY OF STANWOOD BLA NO. 220095

SE 1/4, SE 1/4, SEC.18, T.32N., R.4E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
IGM	9.12.22	222736bla.dwg	1"=40'	22-2736