



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

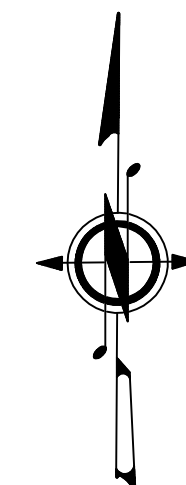
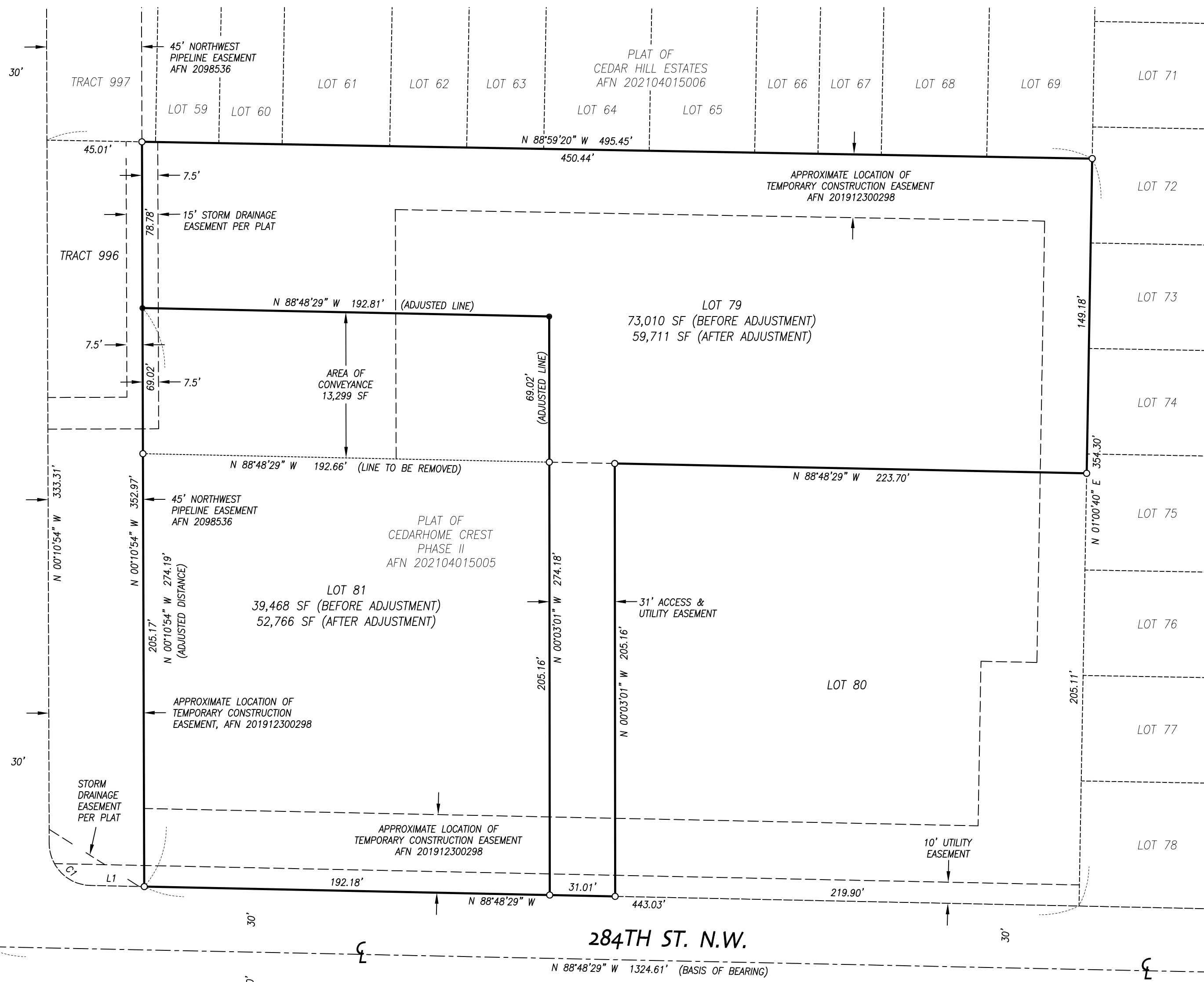
BLA Permit Decision:	Approved with Conditions
Notice of Decision Date:	Tuesday, September 13, 2022
End of Appeal Period:	Tuesday, September 27, 2022
Permit Expiration Date:	September 13, 2023

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

80TH AVE. N.W.

WEST LINE, SE 1/4, SE 1/4, 18-32-4



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

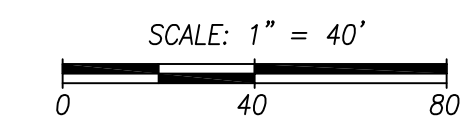
LINE TABLE

LINE	LENGTH	BEARING
L1	25.49	N 88°48'29" W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE
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



EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

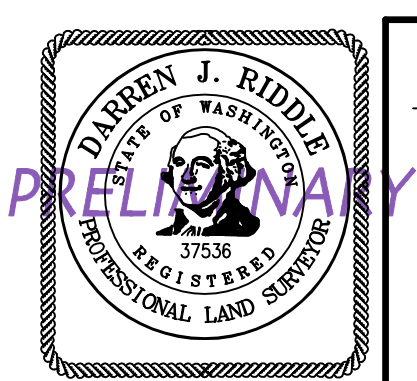
INSTRUMENTATION:
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

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
- BOUNDARY LINE
 - LOT LINE
 - RIGHT OF WAY CENTERLINE
 - RIGHT OF WAY
 - UTILITY EASEMENT



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

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