



CO00002663

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 01-074
MODIFYING THE URBAN GROWTH AREA FOR THE CITY OF LAKE STEVENS;
AMENDING AMENDED ORDINANCE 94-117

WHEREAS, The Snohomish County Council adopted Ordinance No. 93-004 containing the countywide planning policies, established a countywide framework from which the county and city comprehensive plans are to be developed, including policies that address the implementation of the GMA's UGA requirements, joint county and city planning within urban growth areas, and the promotion of contiguous and orderly development and provisions of urban services to such development; and

WHEREAS, the Snohomish County Council adopted the Snohomish County Growth Management Act Comprehensive Plan (GMACP) on June 28, 1995; and

WHEREAS, a goal of the Growth Management Act Comprehensive Plan (GMACP) and the Growth Management Act is to establish compact, clearly defined UGAs with the objective of providing sufficient capacity to accommodate the majority of the County's projected population and employment growth over the next 20 years; and

WHEREAS, the County Council adopted Amended Ordinance No. 94-117 on June 28, 1995, establishing a final UGA for the City of Lake Stevens; and

WHEREAS, Amended Ordinance No. 94-117 recognized the need for detailed examination of land uses within the UGA and for possible adjustments to the UGA boundary after completion of the UGA subarea plan, urban centers and utility system plans; and

WHEREAS, the County conducted environmental review of the modification of the UGA boundary through issuance of two draft supplemental EISs to the GMACP final EIS in March and October 1998, a final supplemental EIS on April 28, 2000 and two addenda dated October 27, 2000 and January 19, 2001; and

WHEREAS, the County conducted a joint planning process from 1996-2001 with the City of Lake Stevens pursuant to an interlocal planning agreement to develop a UGA plan and implementing zoning for the Lake Stevens Urban Growth Area; and

WHEREAS, County staff, in consultation with the Lake Stevens Growth Management Coordinating Committee (GMCC) and the City of Lake Stevens, conducted a detailed analysis of land uses and capacity within the UGA resulting in the Lake Stevens UGA Plan, which proposes a reduction in the Lake Stevens Urban Growth Area (UGA); and

WHEREAS, the County staff, assisted by the Lake Stevens Growth Management Coordinating Committee, prepared three plan alternatives for the Lake Stevens UGA and provided public review of the development of the UGA plan by sponsoring three public workshops on May 7, 1996, June 25, 1996, and May 29, 1997; and

WHEREAS, based on public input during facilitated meetings in 1998, County staff formulated three additional plan alternatives in October of 1998, including an alternative with a reduced urban growth area; and

WHEREAS, the Snohomish County Planning Commission held public hearings on November 16 and 18, 1998, December 1, 1998, and January 26, 1999, for review of all six comprehensive plan alternatives and associated GMACP amendments, UGA boundary changes, code amendments and implementing zoning; and

WHEREAS, the County Executive presented a preferred alternative for the Lake Stevens UGA Plan to the Snohomish County Council on July 12, 1999; and

WHEREAS, the Council directed the County Executive to prepare a final Lake Stevens UGA Plan based on the preferred alternative on September 15, 1999; and

WHEREAS, the Planning Commission held workshops and public hearings on November 6 and 8, 2000, to hear public testimony on the Lake Stevens UGA Plan and associated changes to the Lake Stevens Urban Growth Boundary, GMACP, the Future Land Use (FLU) Map, and the Snohomish County Code; and

WHEREAS, text and map amendments to the General Policy Plan (GPP), Future Land Use Map (FLUM), and Transportation Element are necessary to ensure consistency between the Lake Stevens UGA Plan and the GMACP; and

WHEREAS, text amendments to the GPP component of the GMACP are proposed to enable UGA plans to more specifically address physical constraints and neighborhood characteristics unique to each urban growth area; and

WHEREAS, GPP text amendments and FLU map amendments contained in the ordinance are proposed to facilitate coordination and consistency between the UGA plans, other GMACP components such as the Shoreline Master Program and Capital Facilities Plan, and associated city plans; and

WHEREAS, the Snohomish County Council held a public hearing(s) on October 17, October 31 and November 7, 2001 to consider the Planning Commission recommendation and hear public testimony on the Lake Stevens UGA Plan, amendments to the GMACP, implementing rezones and development regulations.

NOW, THEREFORE, BE IT ORDAINED:

Section 1. The Snohomish County Council makes the following findings of fact and conclusions:

- A. The County Council adopts and incorporates the foregoing recitals as if fully set forth herein.
- B. The County Council adopts the findings and conclusions identified in Section 1 of Amended Ordinance No. 01-073 which adopts the Lake Stevens UGA Plan and incorporates the same herein by reference.
- C. The cities, towns, Tulalip Tribes and the County use the Snohomish County Tomorrow Steering Committee to provide growth monitoring and yearly recommendations on the allocation of population and employment growth targets throughout the County.
- D. The City of Lake Stevens is included within the Urban Growth Area.
- E. The boundary of the Lake Stevens UGA will be modified to exclude 345 acres in the Sunnyside area, a portion of the western UGA located east of 83rd Avenue NE as extended south of the "Black Rock" subdivision, east of SR 204 and east of Vernon Road (reference boundary as mapped in Exhibit A).
- F. The Sunnyside area is not characterized by urban growth, and is not capable of supporting urban growth as follows:
 - i) The area is currently developed at an average density of approximately 1.5 dwellings per acre, significantly below the minimum urban density of 4 dwelling units per acre;
 - ii) The area contains lands which are constrained by geologically hazardous slopes, wetlands and stream corridors which will not support urban densities; and
 - iii) The area is not adequately developed with urban services, such as sewer or transportation facilities, necessary to support urban growth.
- G. The proposed UGA preserves natural features, open space and environmentally sensitive areas to enhance neighborhood identity.
- H. There has been early and continuous public participation in the development of the UGA Plan and proposed UGA boundary. The proposed reduction in the UGA is a result of public participation in the process.
- I. The UGA as modified includes a mix of land uses sufficient to accommodate the "diversified centers" growth projection for the Lake Stevens UGA.
- J. The basis for an open space network within and around the UGA is established by the GMACP through the regulation of critical areas and native growth protection easements which will be part of subdivisions, open space designations for tax assessment purposes, and public and private open space and park land acquisition.

- K. The City of Lake Stevens was provided with a copy of the draft Lake Stevens UGA plan, including UGA map, on March 10, 2000, and was invited in writing to review the UGA boundary and provide comments or propose and justify an alternative boundary during the Planning Commission and County Council hearings on the Lake Stevens UGA Plan on November 6, November 8, and November 14, 2000 and December 5, 2000, and January 23, 2001, and October 17 and October 31, 2001 and November 7, 2001.
- L. The basis for a continuing joint city/county planning process for this UGA has been established in the countywide planning policies, the interlocal planning agreement between the city and the County, and the GMACP.
- M. The GMACP and countywide planning policies include commitments to continuing growth and land capacity monitoring processes, and a GMACP and UGA amendment process which will ensure an adequate land supply throughout the 20-year planning period.
- N. The County has conducted environmental review of the Lake Stevens UGA Plan and proposed UGA according to the provisions of the State Environmental Policy Act, Chapter 43.21C RCW and Title 23 SCC, the Snohomish County Environmental Policy Ordinance, through environmental review of the Lake Stevens UGA Plan and issuance of two draft Supplemental EIS to the GMACP final EIS in March and October of 1998, and a final Supplemental EIS on April 28, 2000.
- O. The UGA is consistent with the requirements of the Growth Management Act, specifically RCW 36.70A.110, RCW 36.70A.215 and the planning goals set out in RCW 36.70A.020.
- P. The UGA is consistent with the Vision 2020 regional growth and transportation plan, the Snohomish countywide planning policies, and the multi-county planning policies for King, Kitsap, Pierce, and Snohomish counties adopted by the Puget Sound Regional Council in March 1993 and updated in 1995.
- Q. The UGA is consistent with the future land use map and all other elements and components of the GMACP.
- R. Prior to both the Planning Commission and County Council public hearings, citizens, interest groups, public agencies, and the media were notified by means of published legal notices, press releases, and mailed notices to all property owners within the unincorporated UGA.
- S. The Planning Commission held public hearings on six plan alternatives, implementing rezones and amendments to the GMACP on November 16 and 18, 1998, December 1, 1998, and January 26, 1999. The Planning Commission received, reviewed and considered oral and written testimony from citizens, interest groups and public and private agencies and this testimony is all part of the Planning Commission's hearing record.

- T. The Planning Commission held public hearings on the County Executive's recommended Lake Stevens UGA Plan, associated amendments to the GMACP, and implementing rezones and development regulations on November 6th and 8th, 2000. The Planning Commission received, reviewed and considered oral and written testimony from citizens, interest groups and public and private agencies and this testimony is all part of the Planning Commission's hearing record.
- U. The County Council held public hearings on October 17 and October 31 and November 7, 2001 to consider the Planning Commission and Executive Recommended versions of the Lake Stevens UGA Plan, the UGA boundary change, amendments to the GMACP, amendments to Title 18 SCC, implementing rezones and associated plan and development regulation amendments. The County Council received, reviewed and considered oral and written testimony from citizens, interest groups and public and private agencies.
- V. The Planning Commission and the County Council have fully considered public input from citizens and the City of Lake Stevens in making recommendations and decisions on the UGA boundary.
- W. Minney Sewer District Annexation. The property is located on the east side of Vernon Road and is comprised of tax parcel 290514004010. In July 2001 the County Council took action and approved the property's annexation to the Lake Stevens Sewer District. Based on this action the proposed UGA boundary is modified to include the aforementioned tax parcels. In order to create a logical urban growth boundary tax parcels 290514004011, 290514004022, 290514004023 and 290514004026 are also included within the Urban Growth Area. This area is approximately 4.6 acres. These amendments are reflected in the attached map. This amendment does not affect population and employment targets. Nor does it affect capital facilities planning.

Section 2. The County Council bases its findings and conclusions on the entire record of testimony and exhibits, including all written and oral testimony before the Planning Commission and the County Council.

Section 3. Based on the foregoing findings and conclusions, the County Council hereby amends Amended Ordinance 94-117, as adopted on June 28, 1995, to delete Exhibits A and B which were therein incorporated and to replace and incorporate therein two new exhibits: Exhibit A, a map which depicts the modified UGA boundary for the Lake Stevens UGA; and Exhibit B, the county assessor's maps that accurately depict the boundary of the Lake Stevens UGA. Exhibits A and B are attached hereto and incorporated herein by this reference.

Section 4. Severability and savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board (Board), or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

PASSED this 7th day of November, 2001.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ATTEST:

Sheila McCallister
Asst. Clerk of the Council

Don S.
Chair

- APPROVED
 EMERGENCY
 VETOED

Date: 11/27/01

Robert J. Drewel
Robert J. Drewel
County Executive

ATTEST:

Jamela S. Sanders

Approved as the form only:

Barbara Dykes
Deputy Prosecuting Attorney

EXHIBIT A

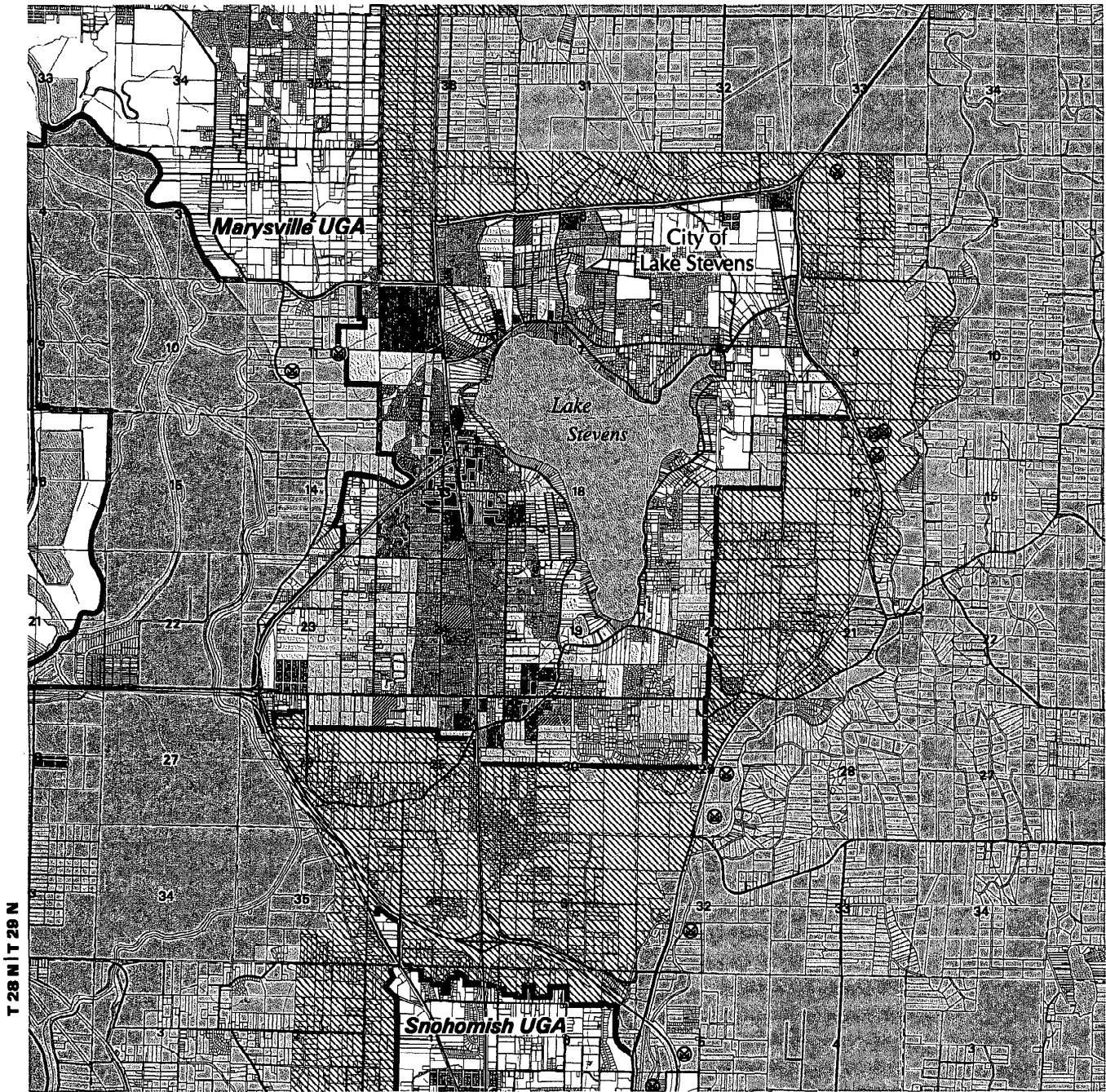
**LAKE STEVENS UGA
Future Land Use Map**

(See Figure 3-1, Executive Recommended Lake Stevens UGA Plan distributed to Planning Commission June, 2000)

R5E|R6E

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Snohomish County GMA Comprehensive Plan Future Land Use for the Lake Stevens UGA Area

LEGEND

ADOPTED DEC. 7, 2001

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Produced by Snohomish County Department of Planning and Development Services, dkt, September 30, 1999. Revised 12-7-2001.

For official City designations and boundaries, refer to the City of Stevens Comprehensive Plan.

This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes only and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.



ORDINANCE 01-074
EXHIBIT A

EXHIBIT B

COUNTY ASSESSOR MAPS DEPICTING LAKE STEVENS UGA BOUNDARY



Snohomish County

Lake Stevens Urban Growth Area

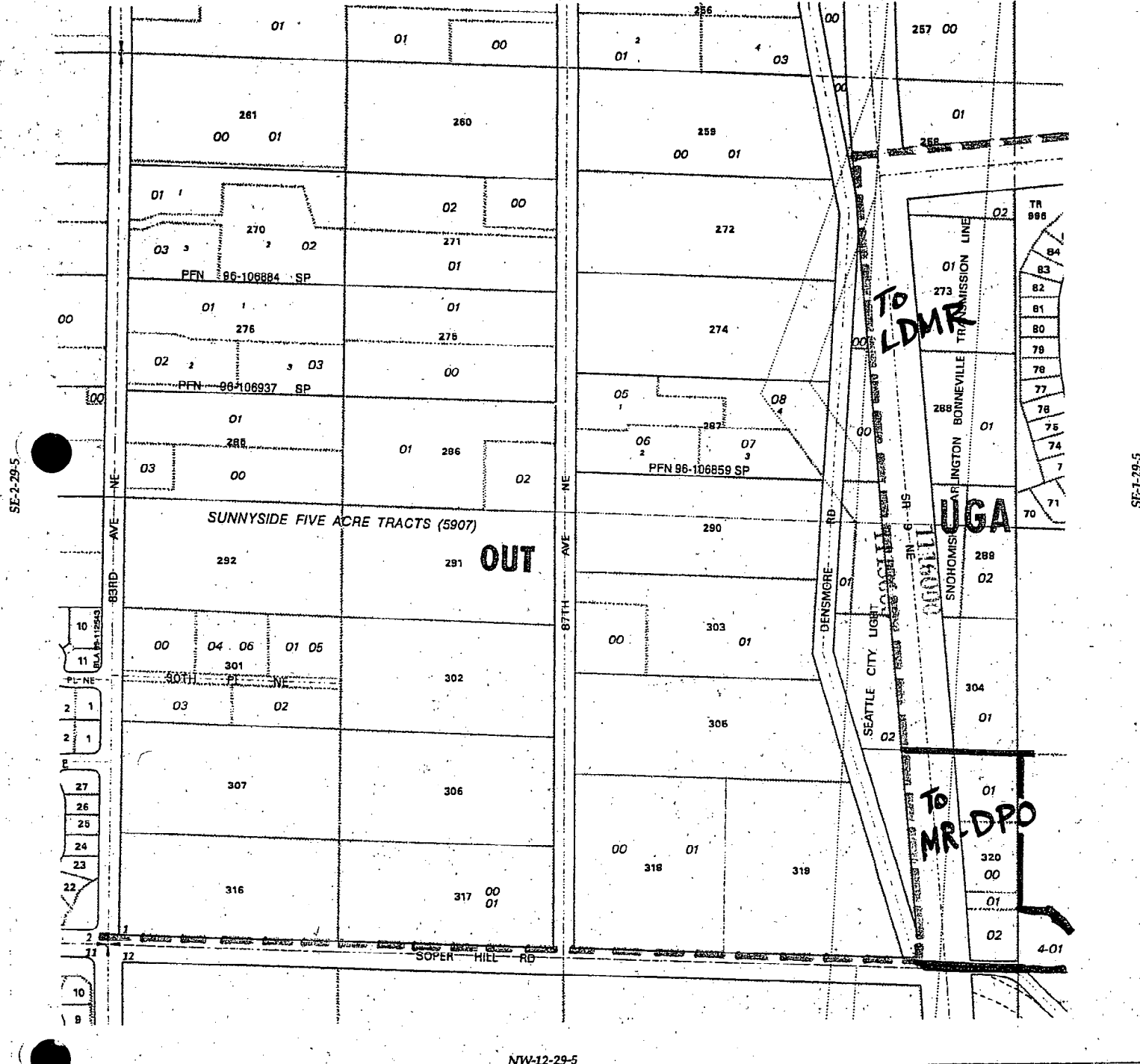
EXHIBIT B

Urban Growth Area Boundary Changes

Parcel Map Atlas
June 2001

NW-1-29-5

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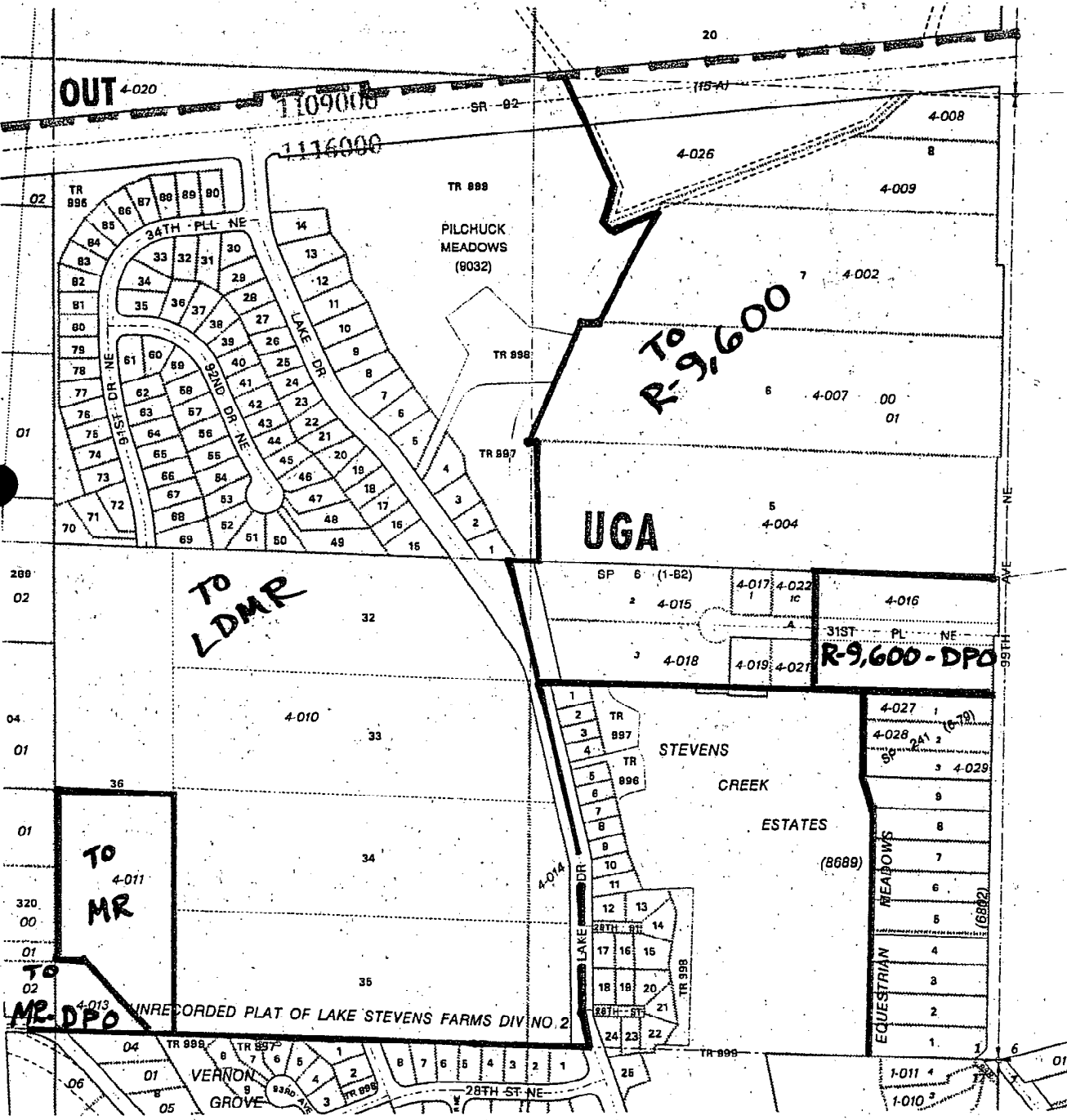
QUARTER SECTION TOWNSHIP N.W.E.L. RANGE E.W.M.

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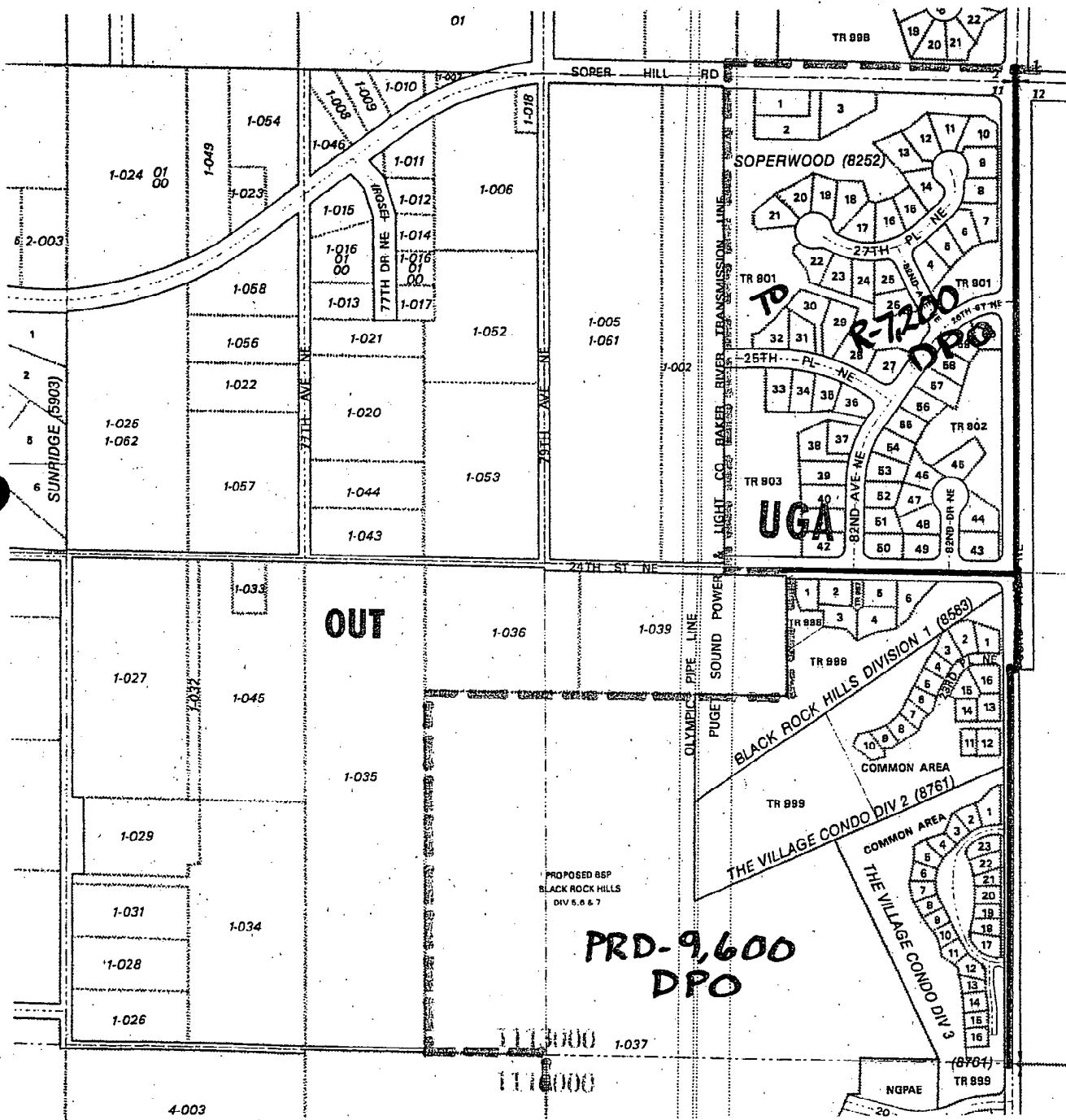
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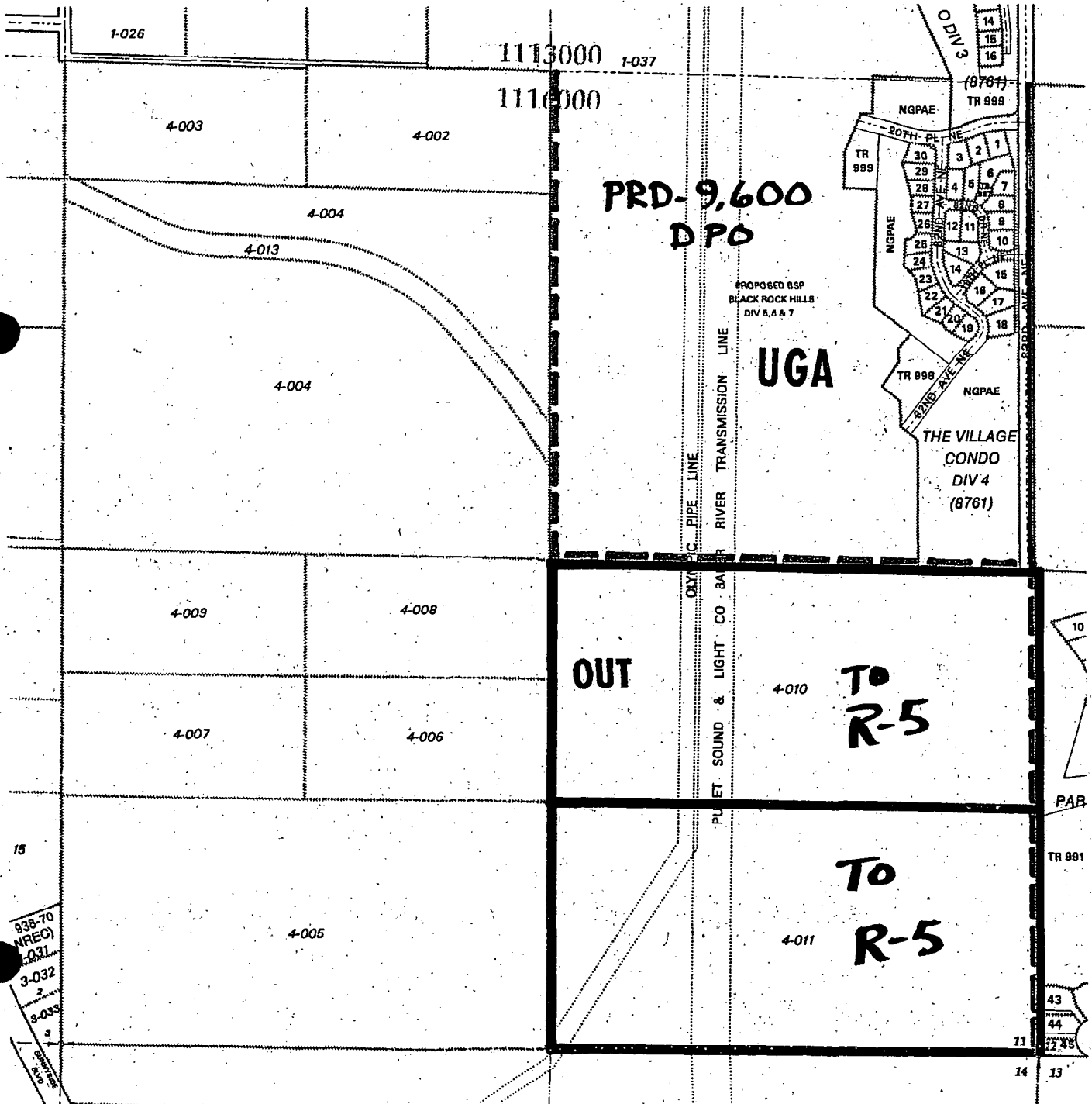
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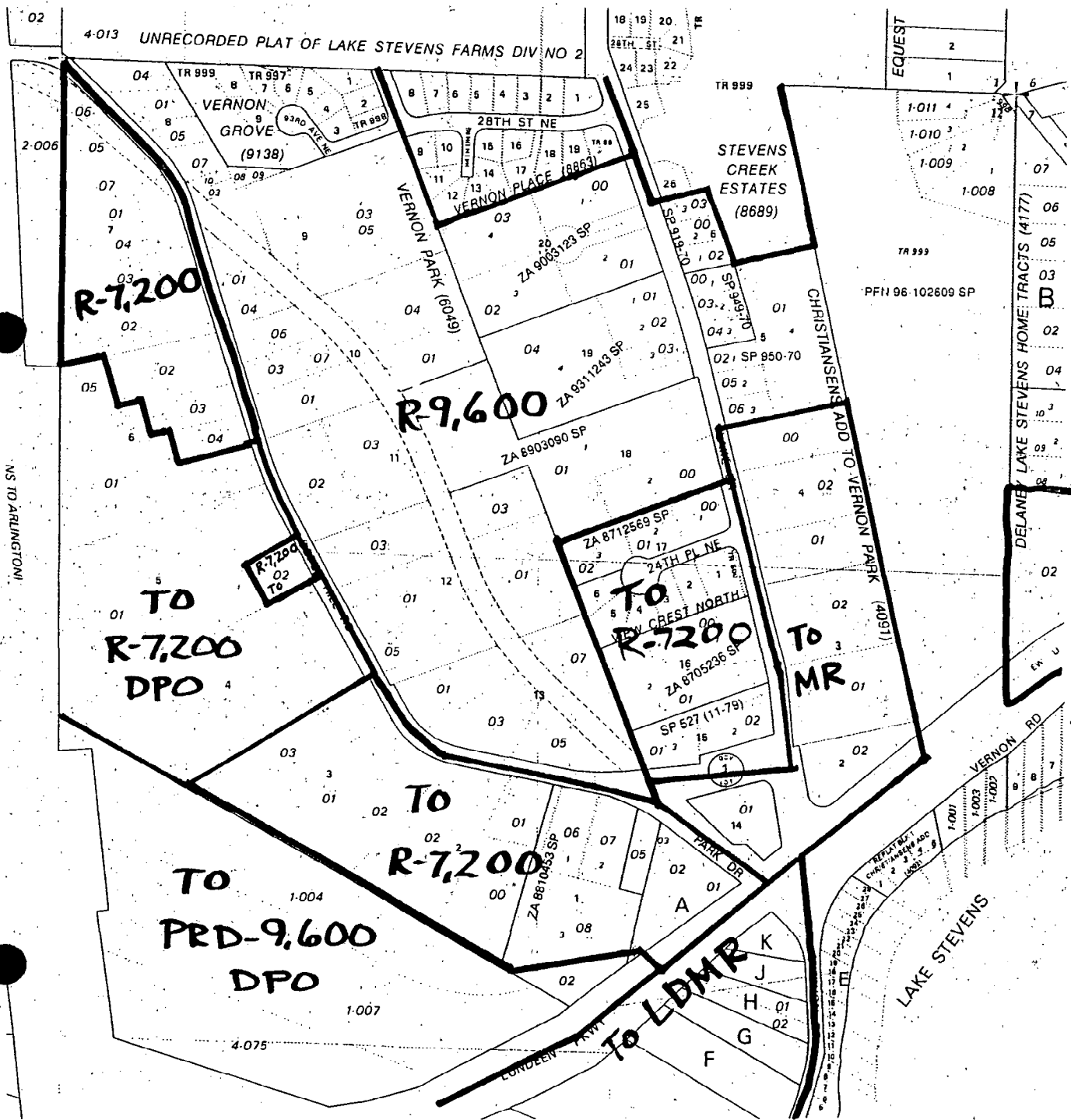


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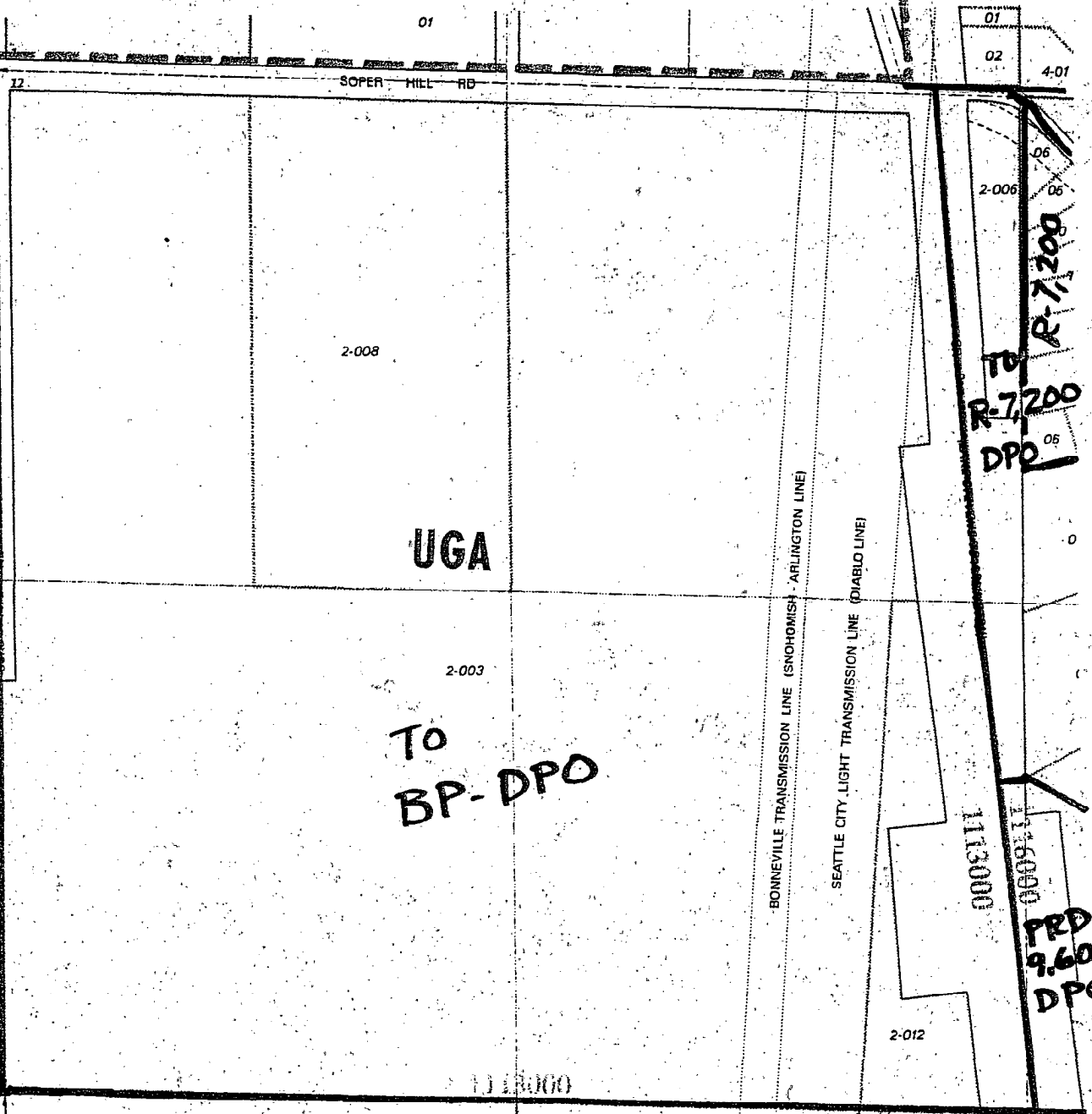
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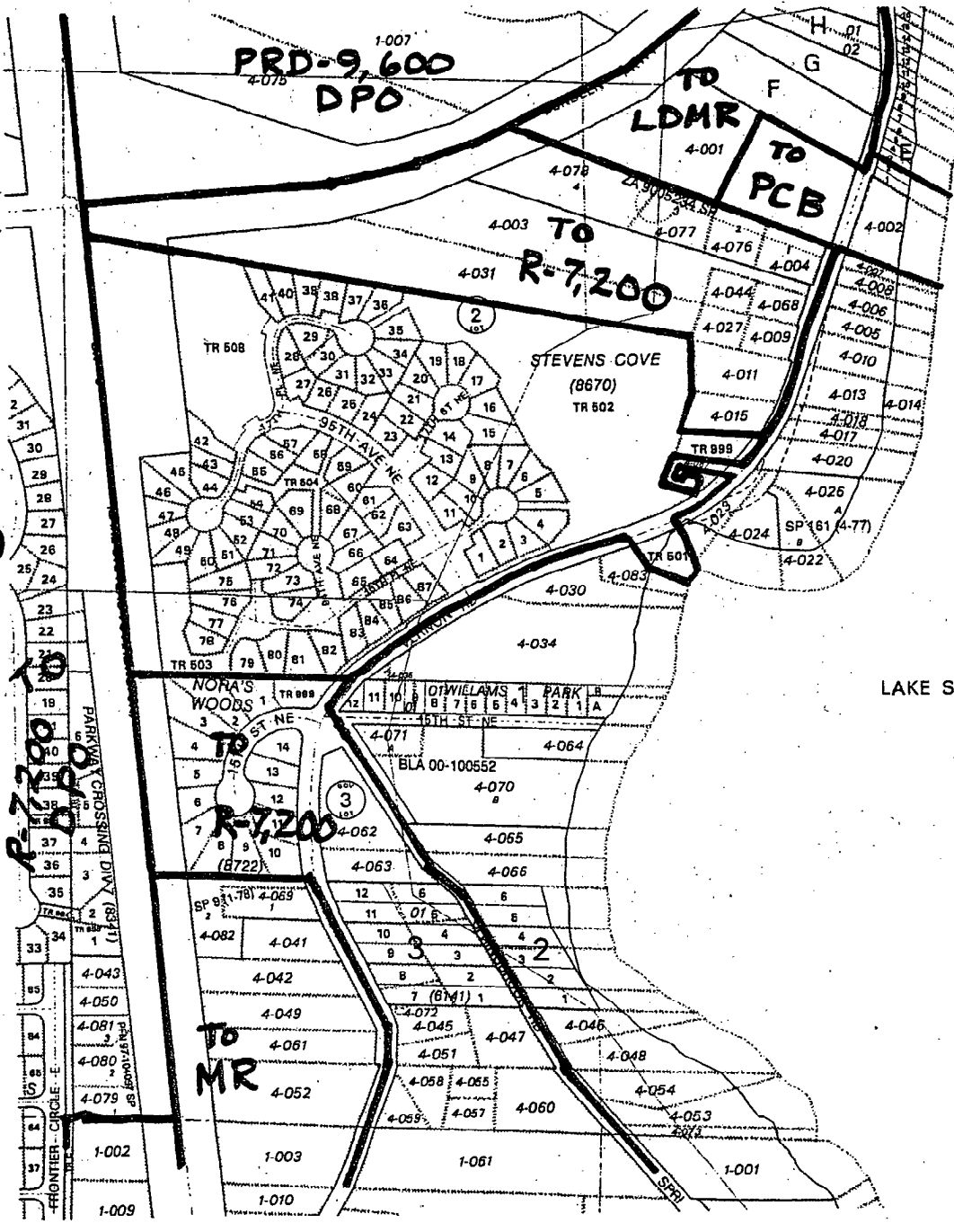
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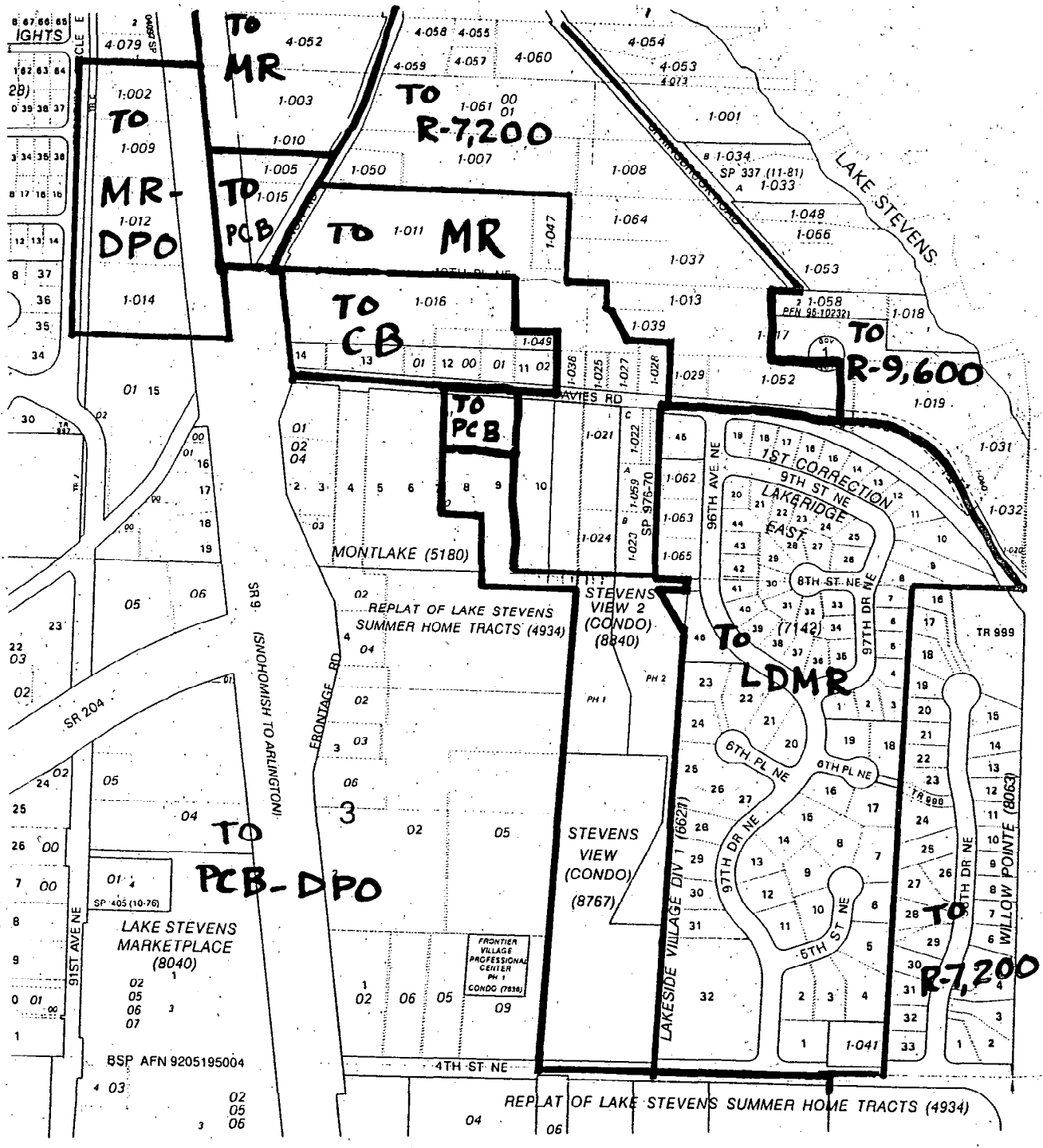
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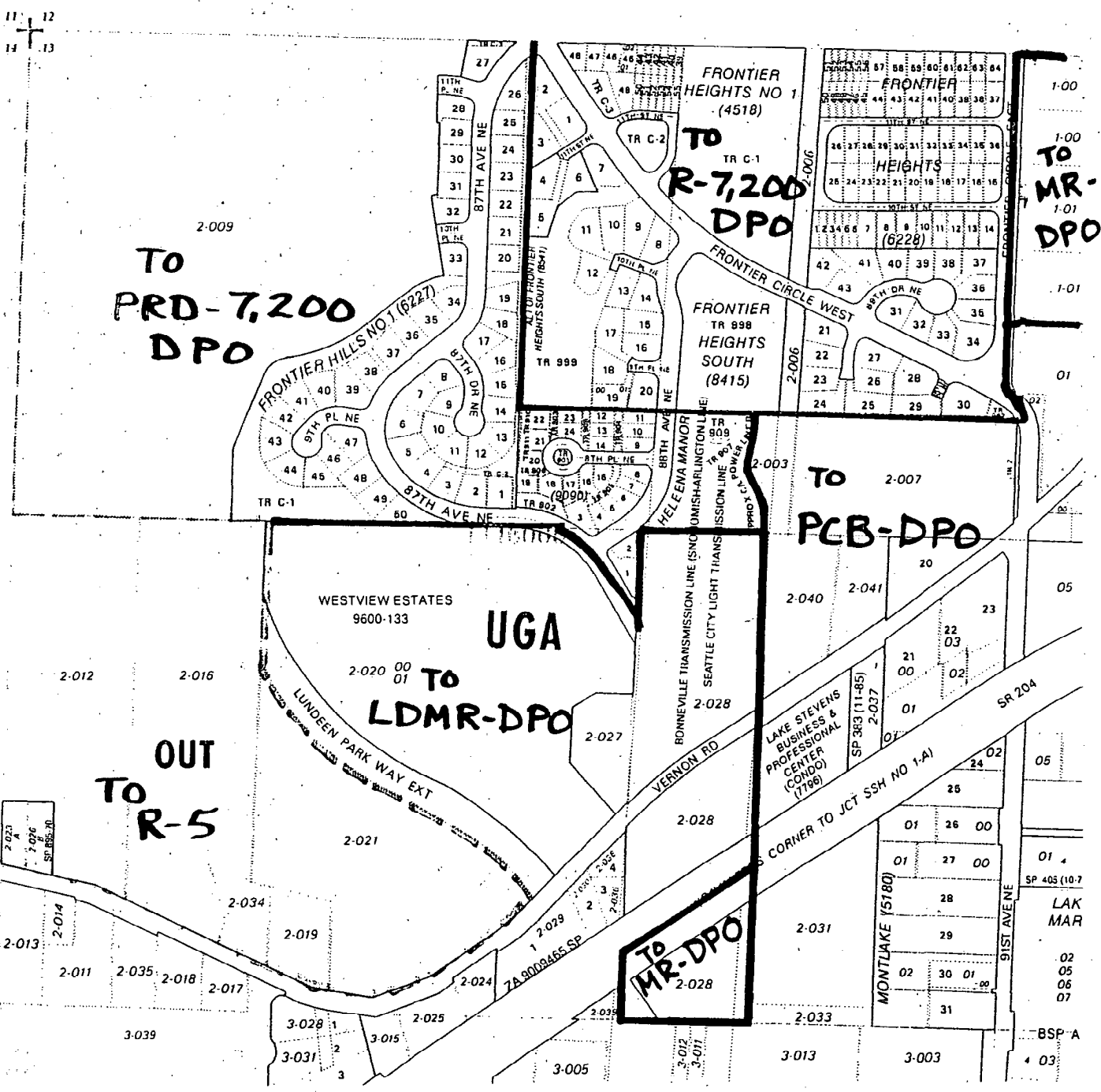


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REPLAT OF LAKE STEVENS SUMMER HOME TRACTS (4934)

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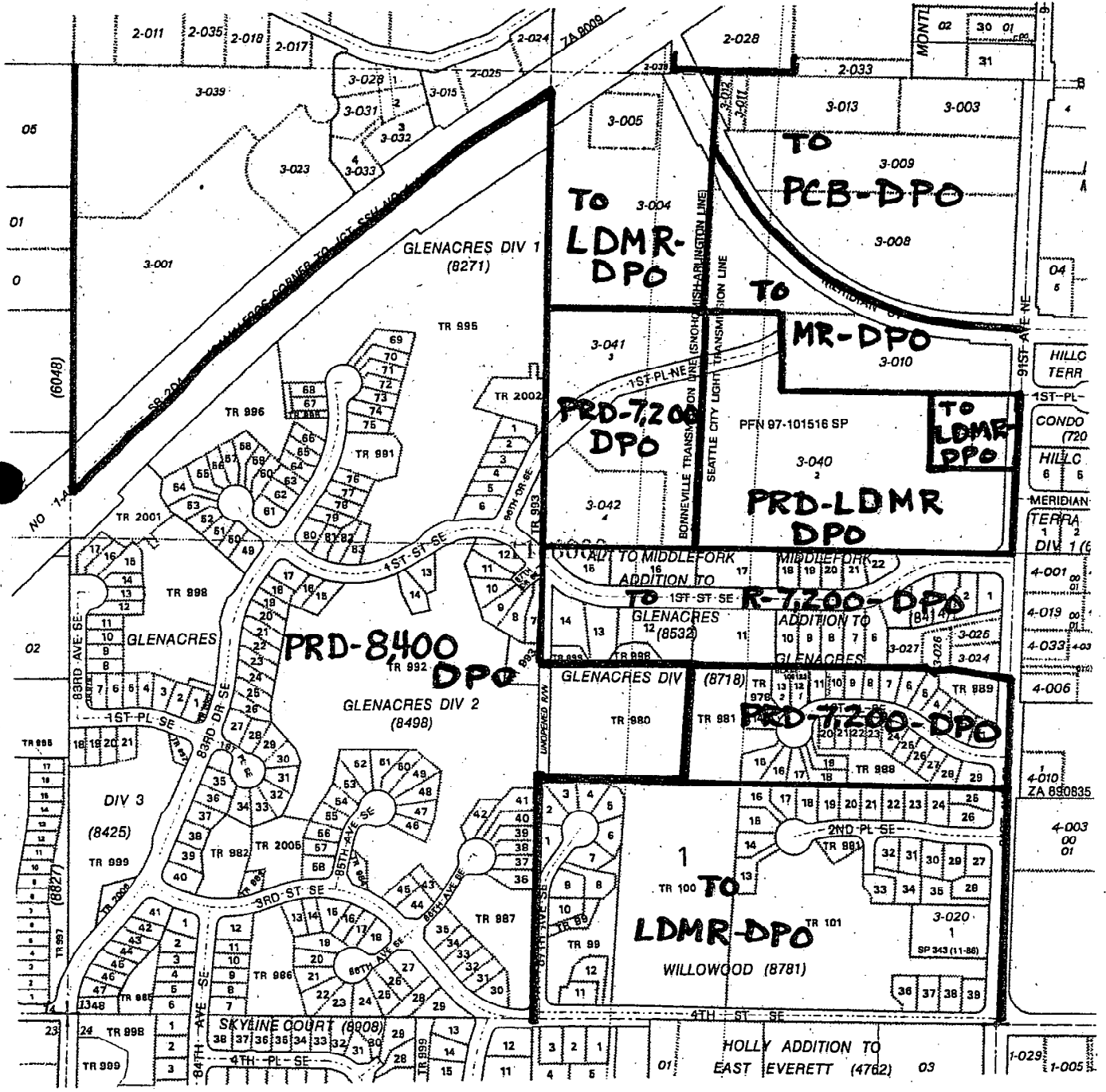
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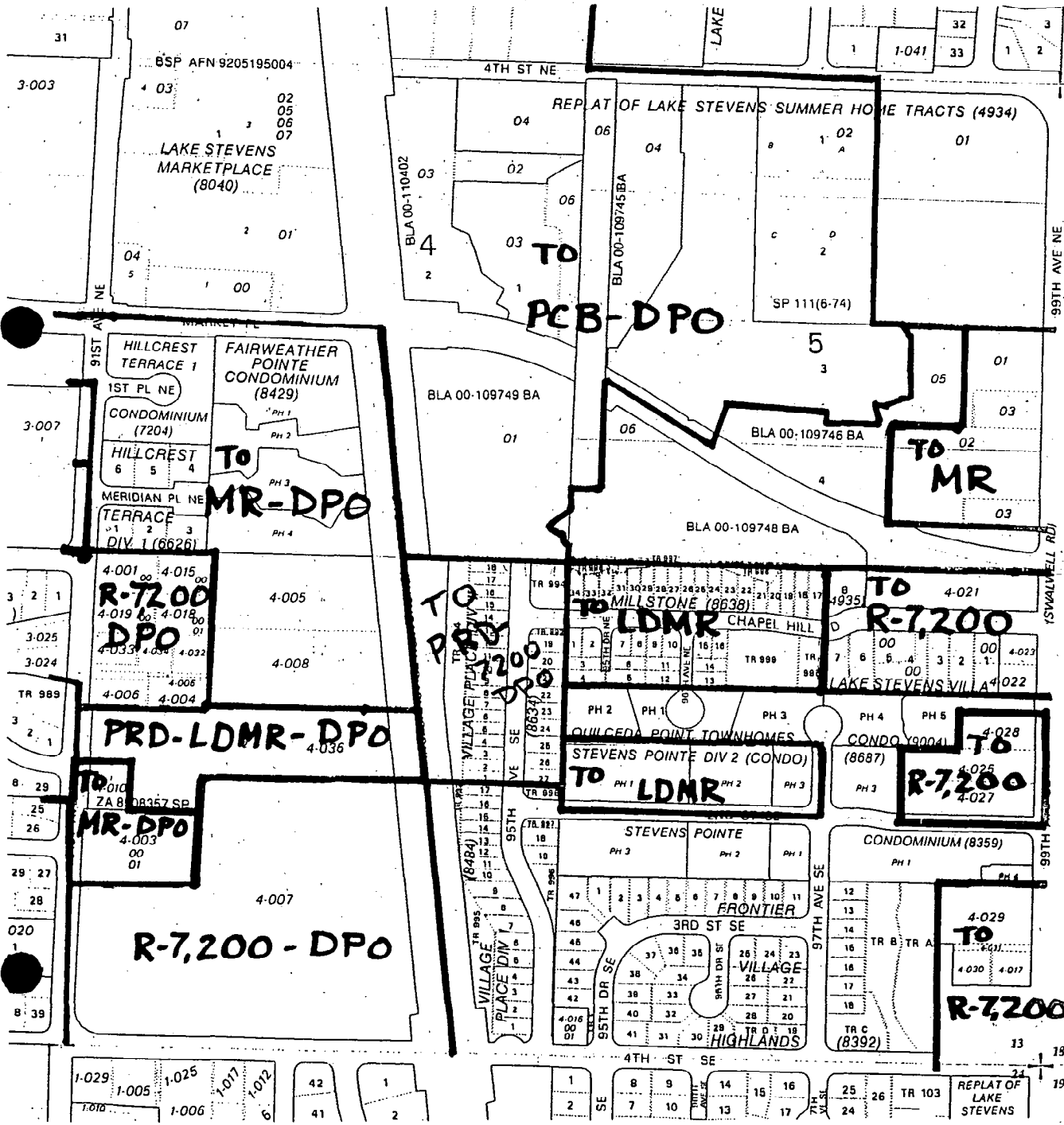
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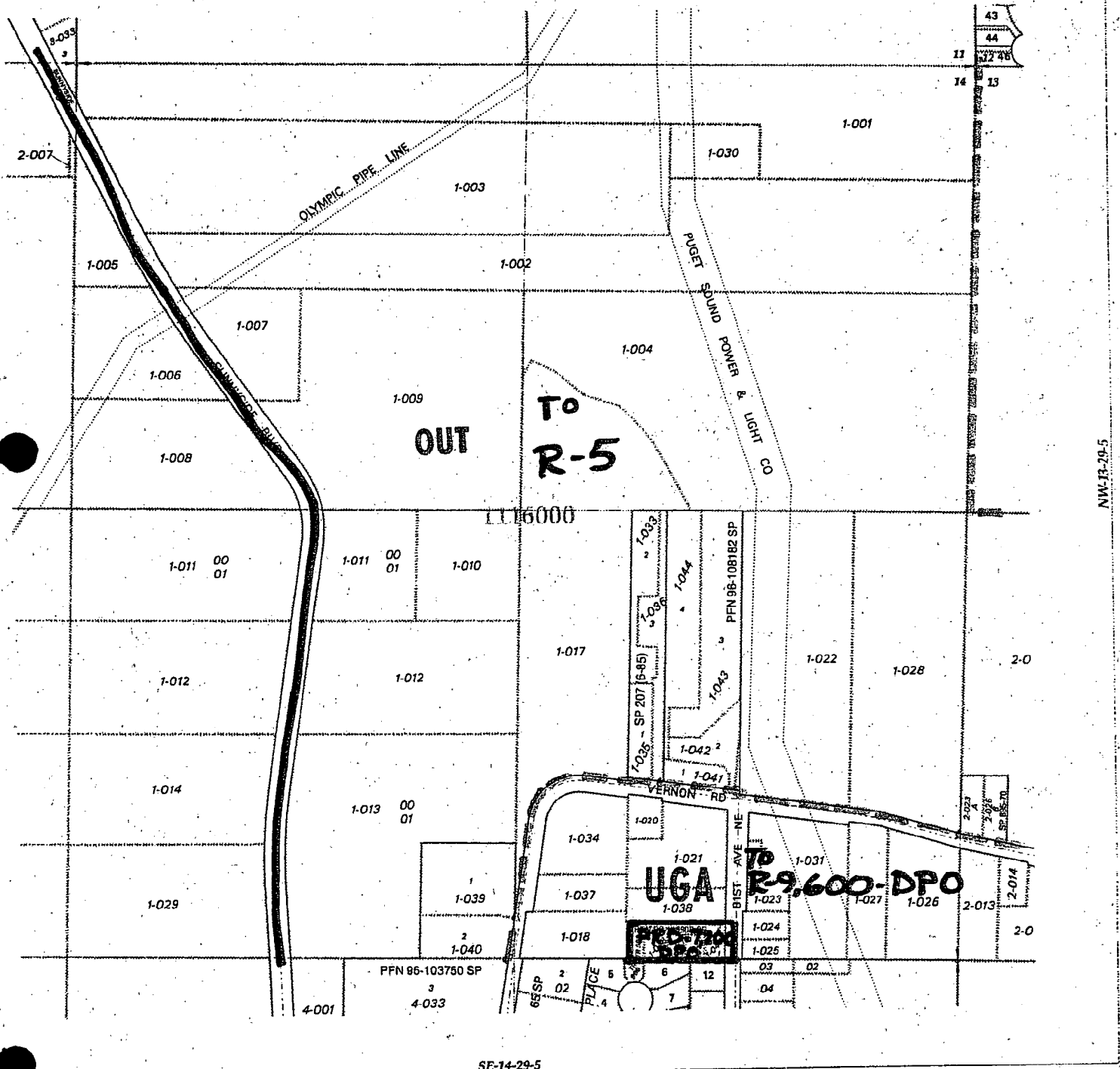
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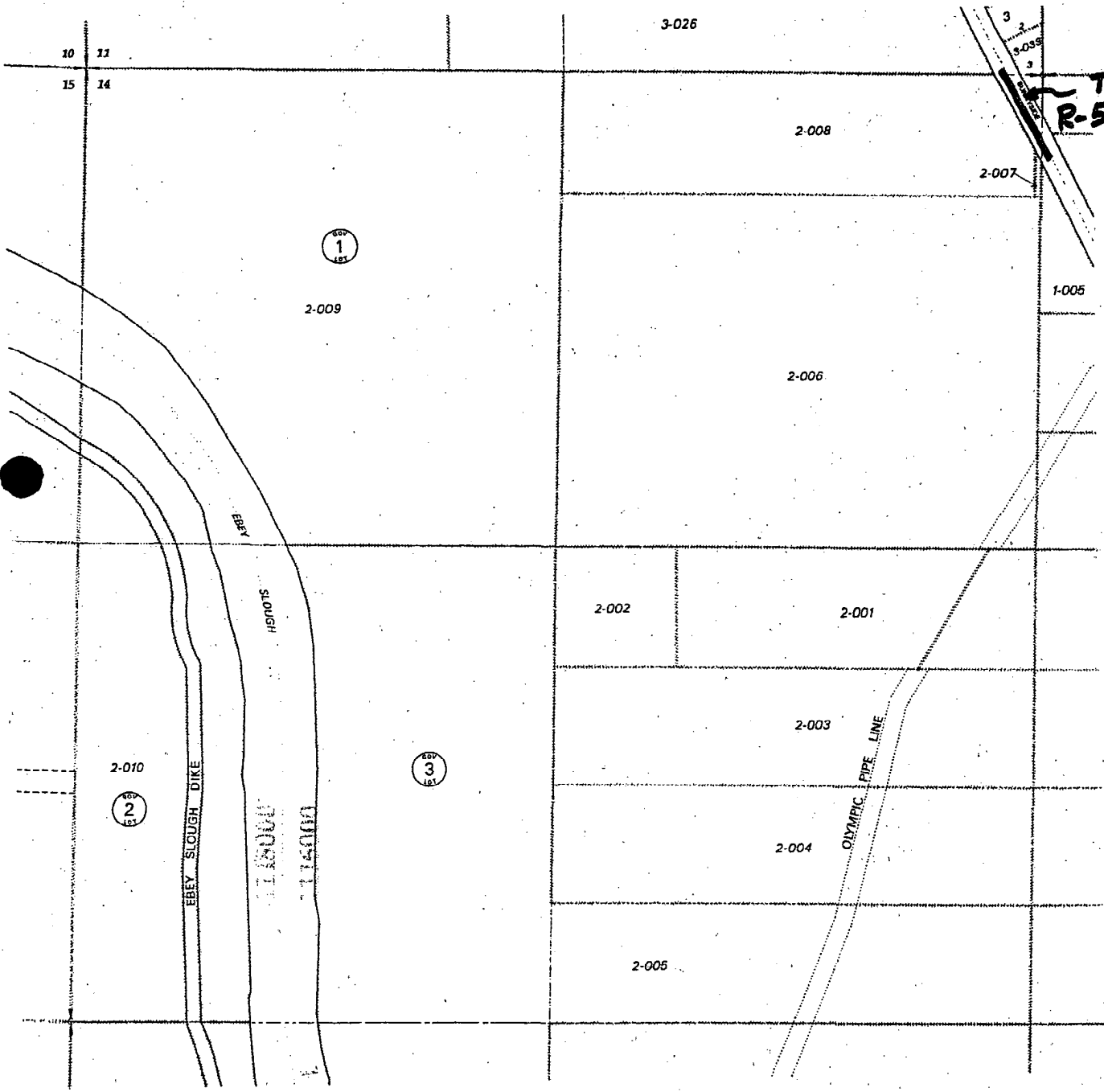
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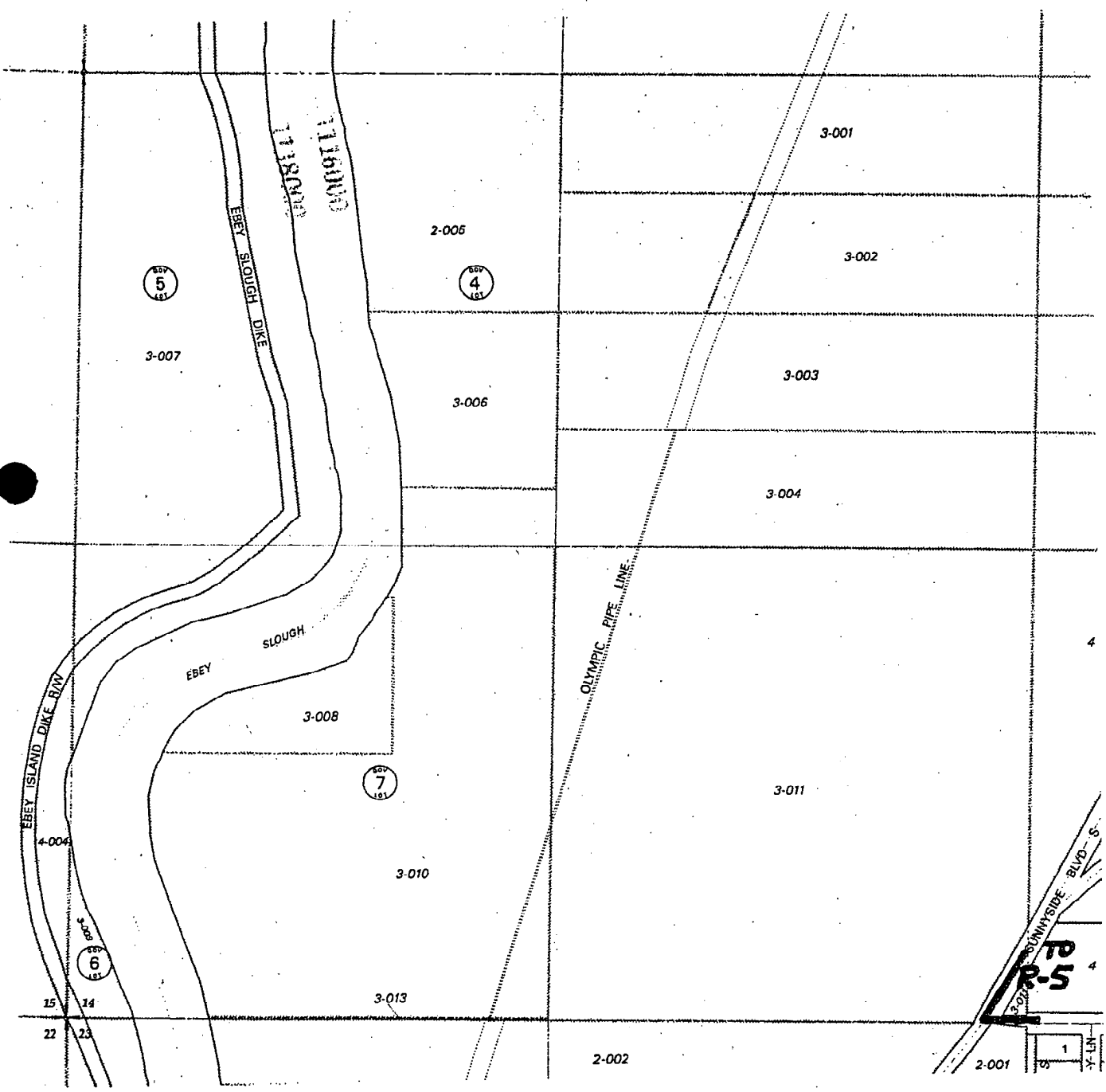
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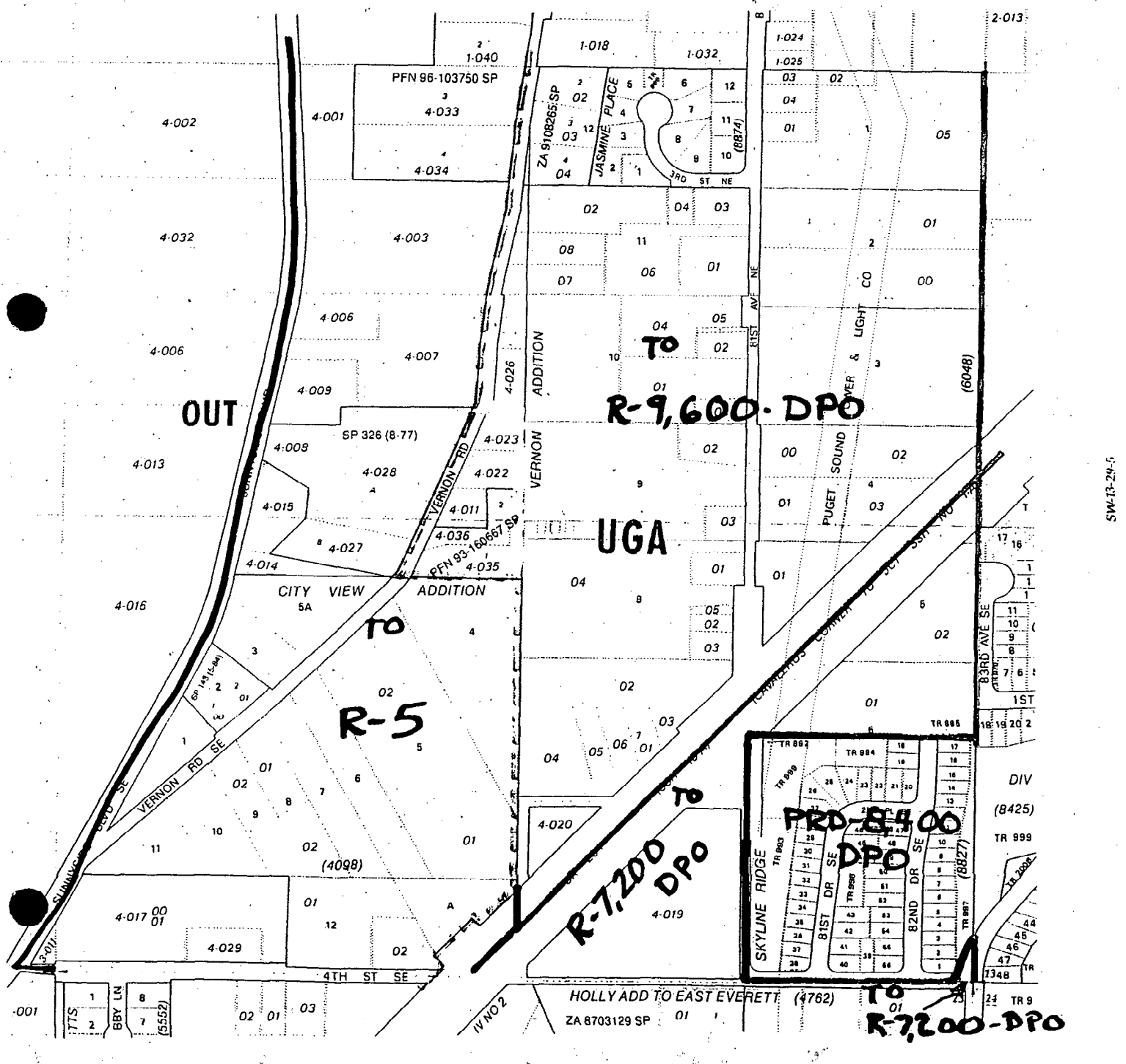
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QUARTER SECTION TOWNSHIP N.W.B.L. RANGE E.W.M.
SE 14 29 5

A product of the Snohomish County Assessor's Office
Map produced on January 05, 2001

NE-14-29-5

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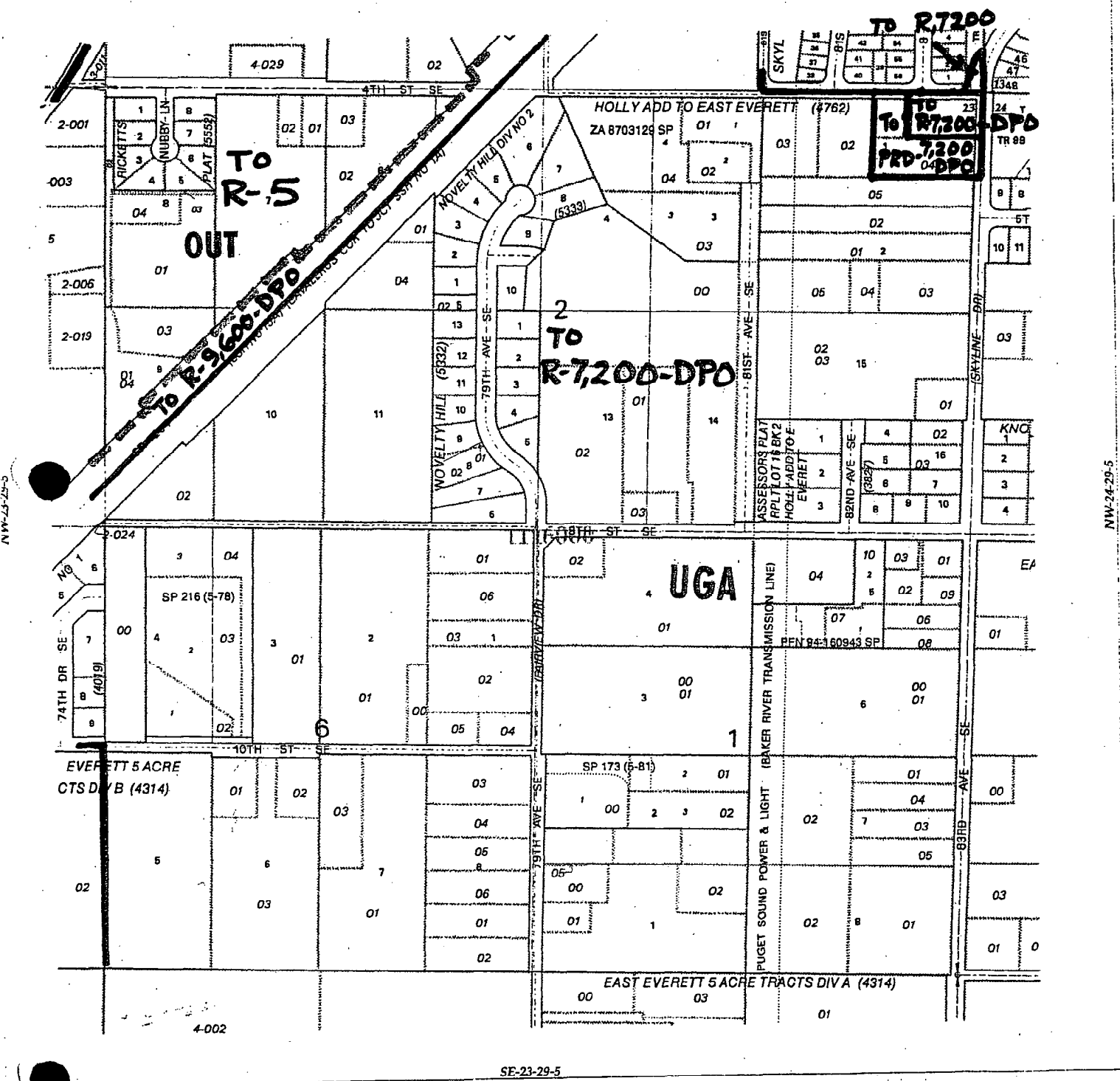
SW-13-24-5

QUARTER SECTION TOWNSHIP N.W.B.L. RANGE E.W.M.
NE 23 29 5

A product of the Snohomish County Assessor's Office
 Map produced on January 05, 2001

This is not a warranty of accuracy. It is a statement of the best information available at the time of the map's production. The Assessor's Office is not responsible for errors or omissions. The Assessor's Office is not responsible for the accuracy of the information provided by third parties. The Assessor's Office is not responsible for the accuracy of the information provided by third parties. The Assessor's Office is not responsible for the accuracy of the information provided by third parties.

SE-14-29-5



SE-23-29-5

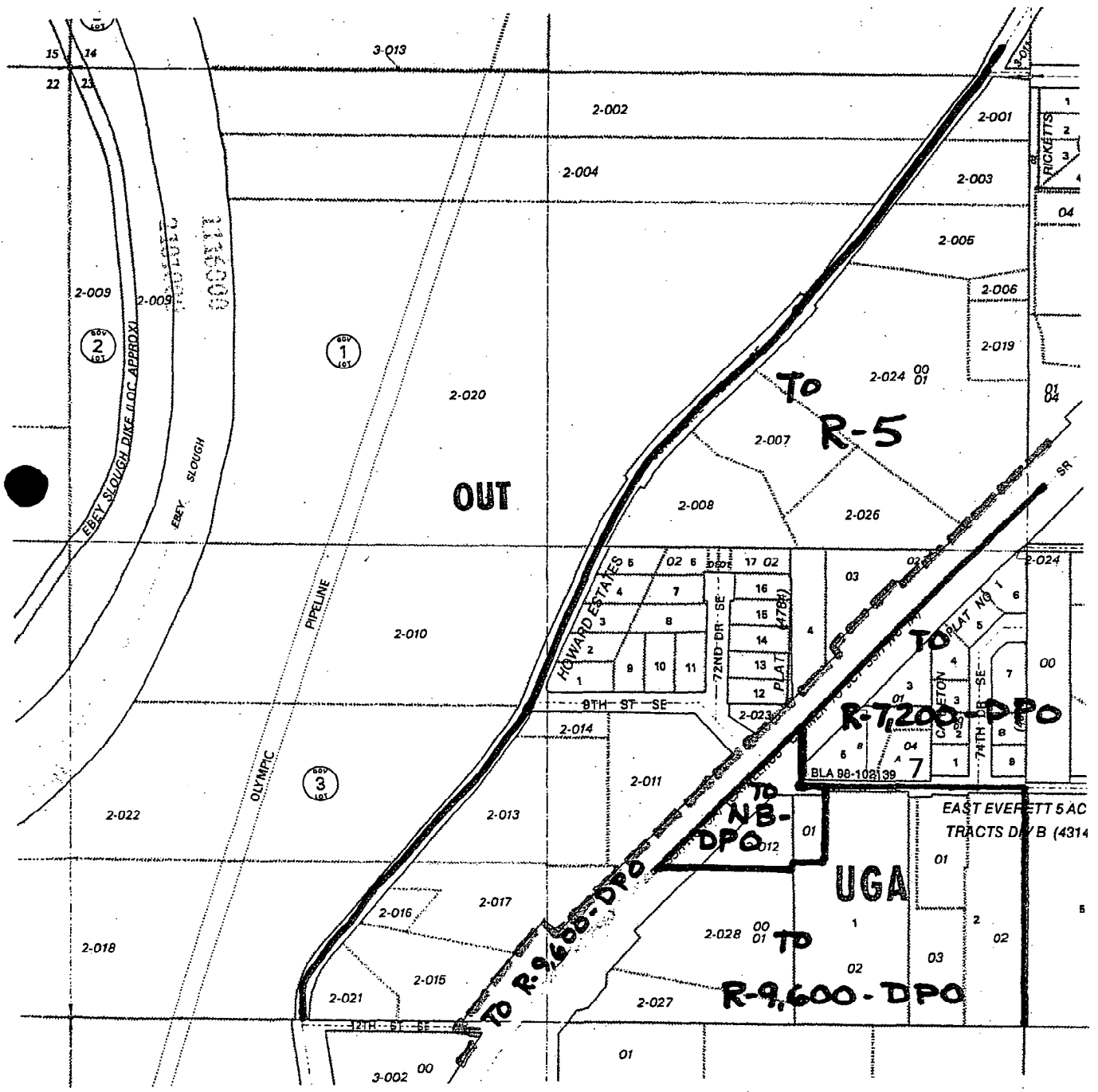
NW-24-29-5

| | | | |
|---------|---------|--------------------|--------------|
| QUARTER | SECTION | TOWNSHIP N.W. & L. | RANGE E.W.M. |
| NW | 23 | 29 | 5 |

A product of the Snohomish County Assessor's Office
 May produced on January 25, 2001

This is not a survey. It is a tax parcel map used for the location of property only. It is not intended to be used for any other purpose. It is not intended to be used as evidence of title. It is not intended to be used as a substitute for a survey or other legal document. It is not intended to be used for any other purpose. It is not intended to be used as evidence of title. It is not intended to be used as a substitute for a survey or other legal document. It is not intended to be used for any other purpose.

SW-14-29-5



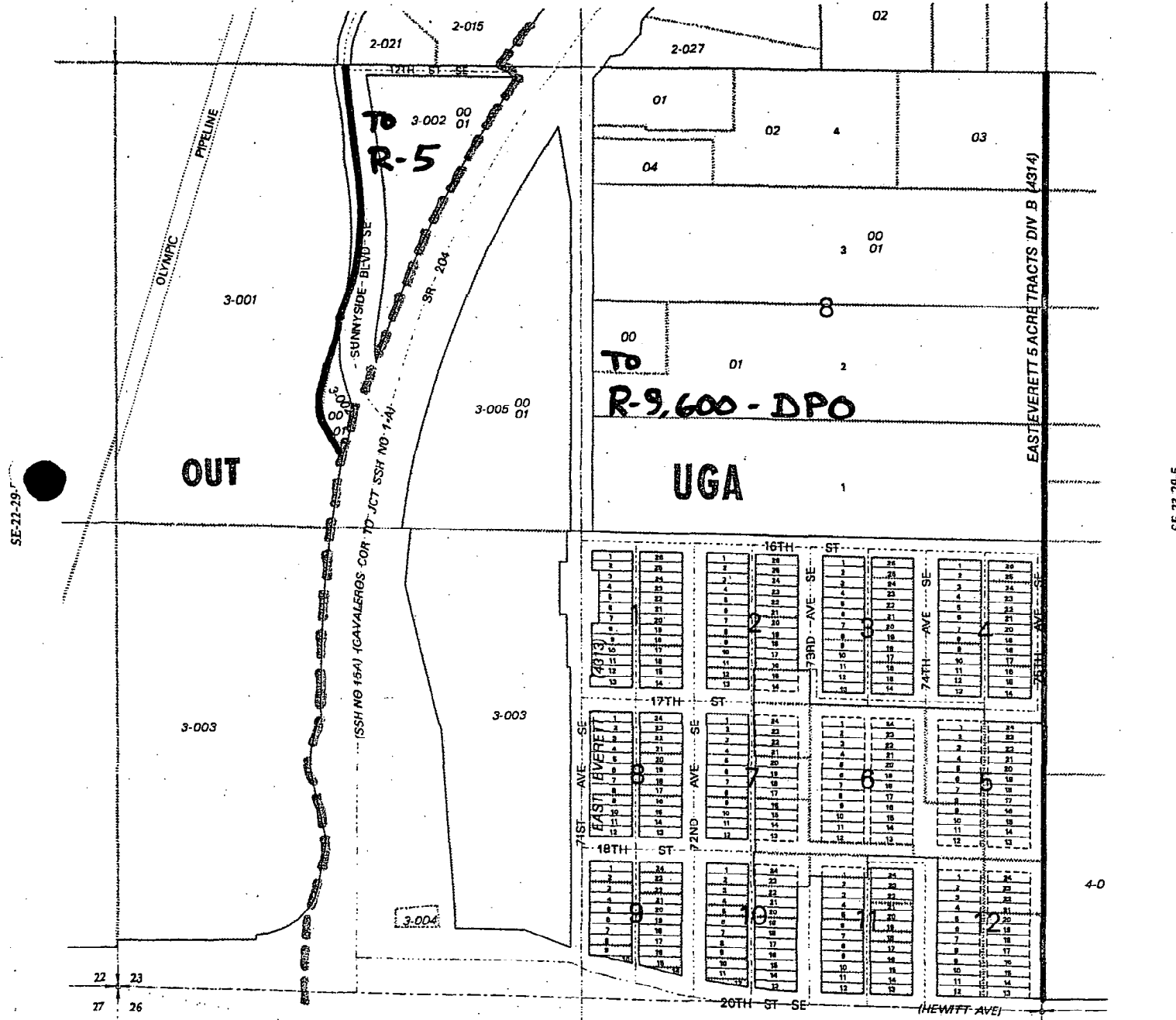
SW-23-29-5

QUARTER SECTION TOWNSHIP N.W.B.L. RANGE E.W.M.
SW 23 29 5

A product of the Ingham County Assessor's Office
 Map produced on January 05, 2001

This is not a survey, it is a tax parcel map used for the purpose of property tax assessment. It is not intended to be used for any other purpose. The accuracy of the map is not guaranteed. The assessor is not responsible for any errors or omissions. The assessor is not responsible for any loss of land or other property. The assessor is not responsible for any other matter. The assessor is not responsible for any other matter.

NW-23-29-5



SE-22-29-5

SE-23-29-5

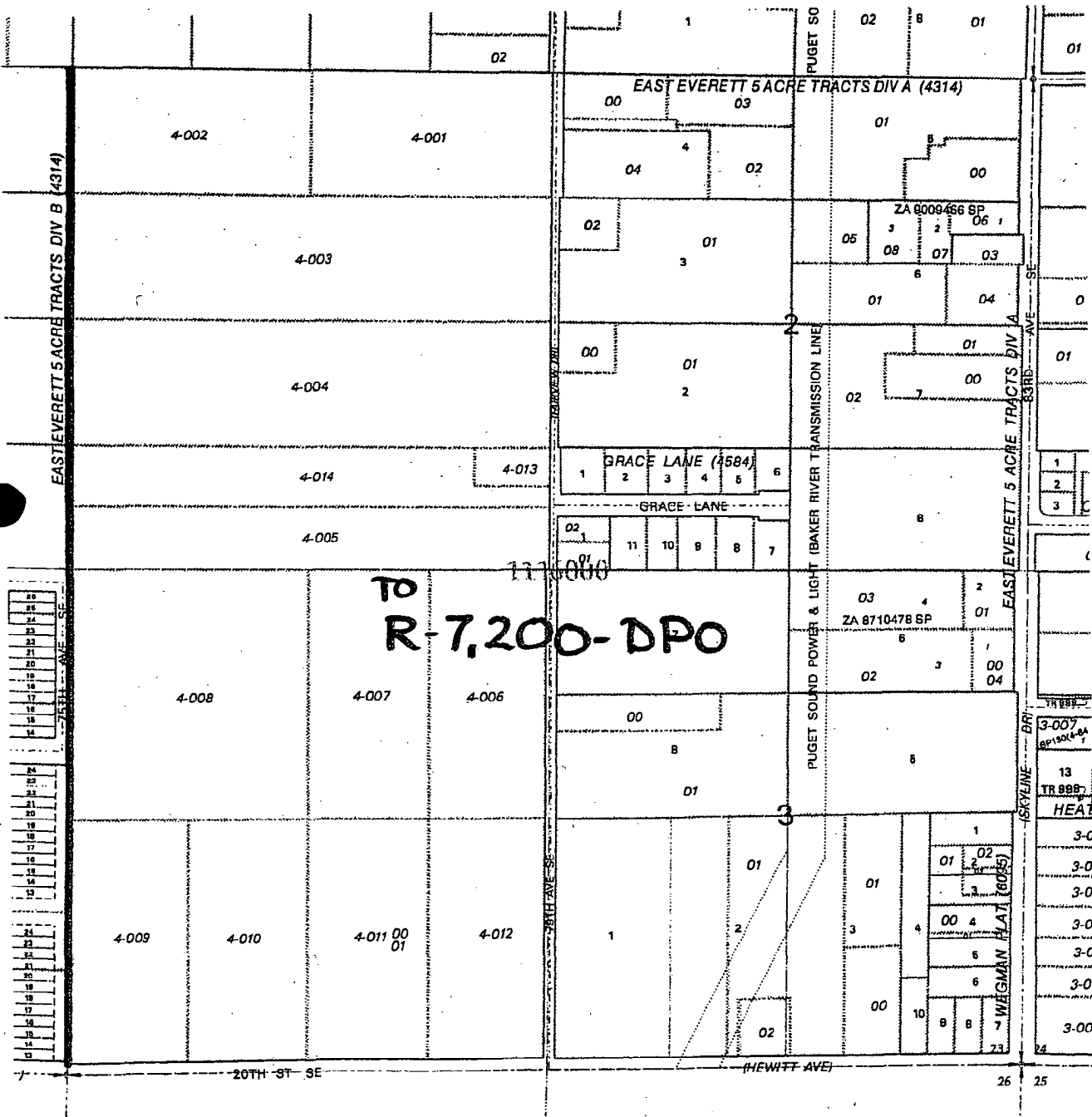
NW-26-29-5

QUARTER SECTION TOWNSHIP N.W.B.L. RANGE E.W.M.
SE 23 29 5

A product of the Snohomish County Assessor's Office
 Map produced on January 05, 2001

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NE-23-29-5



NE-26-29-5

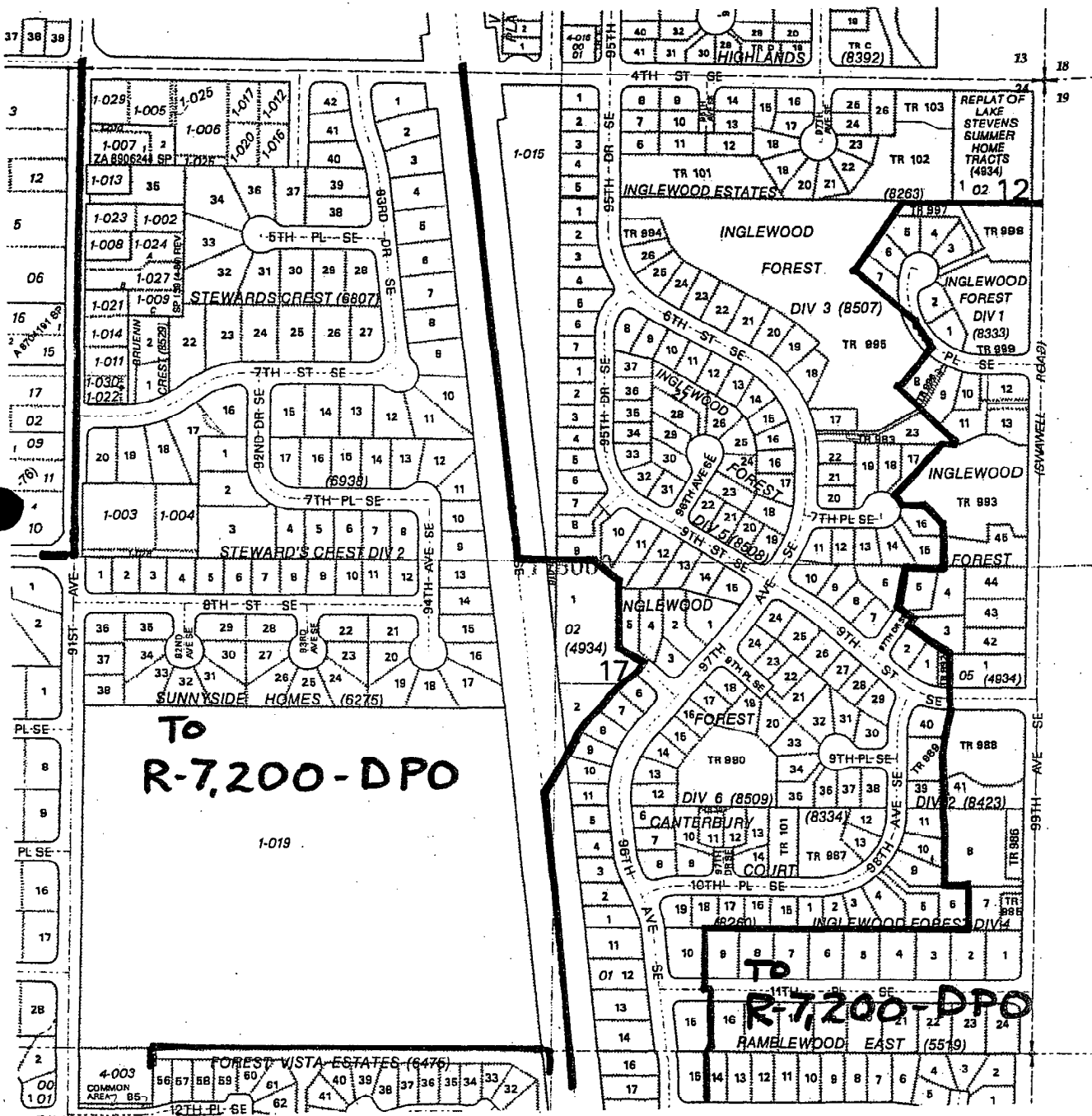
SW-24-29-5

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|---------|---------|-------------------|--------------|
| QUARTER | SECTION | TOWNSHIP N.W.B.L. | RANGE E.W.M. |
| NE | 24 | 29 | 5 |

A product of the Saskatchewan County Assessor's Office
Map produced on March 16, 2007

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SE-13-29-5



SE-24-29-5

NW-29-29-5

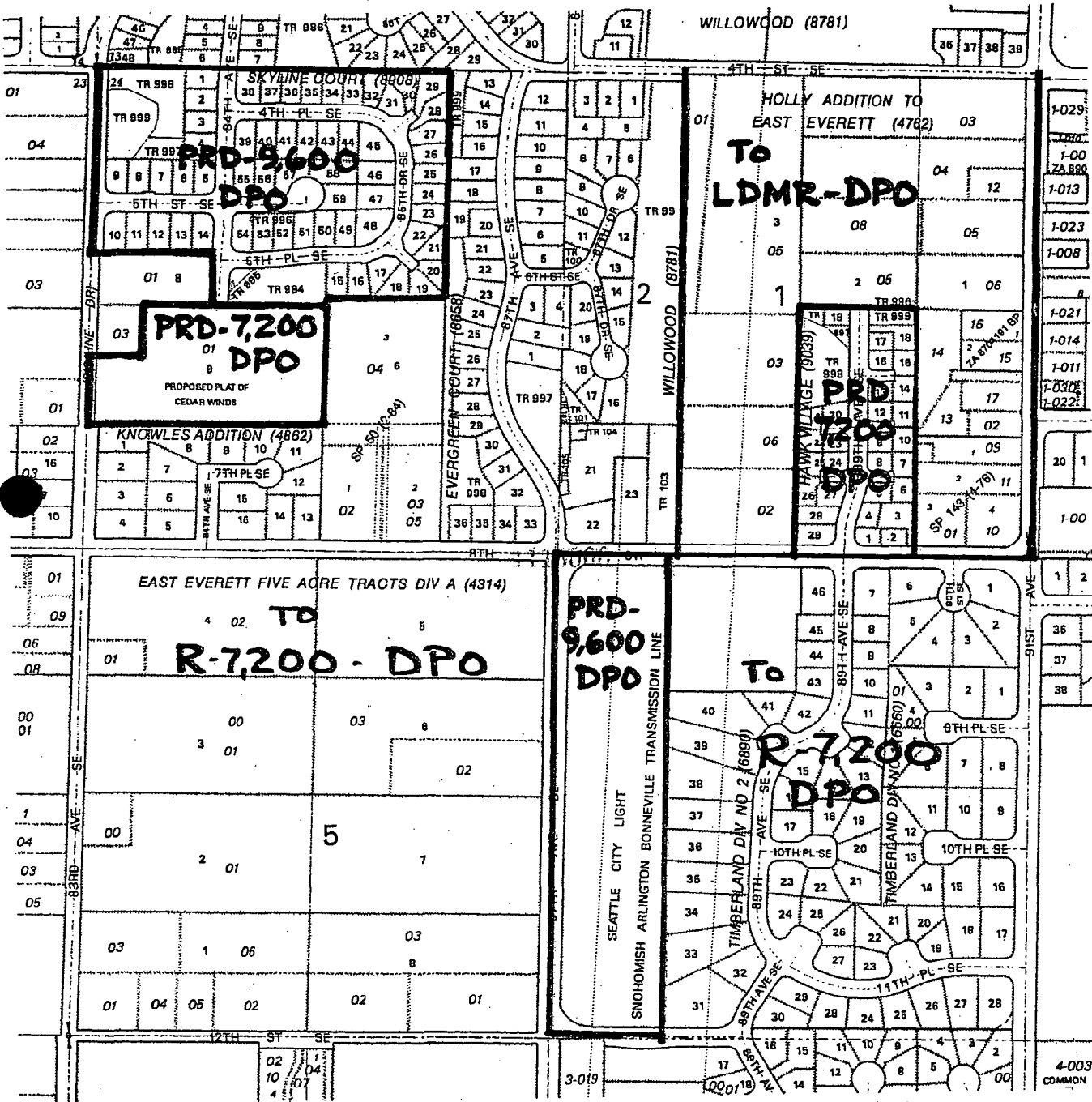
SW-24-29-5

QUARTER SECTION TOWNSHIP N.W.B.L. RANGE E.W.M.
NW 24 29 5

A product of the Snohomish County Assessor's Office
 Map produced on March 30, 2001

THIS IS NOT A SURVEY. IT IS A 9.52 ACRE MAP MADE FOR THE LOCATION OF PROPERTY LINES. THE SNOHOMISH COUNTY RECORDS DEPARTMENT HAS BEEN ADVISED OF THE NECESSITY OF THE LOCATION OF THE PROPERTY LINES AND THE NECESSITY OF THE LOCATION OF THE PROPERTY LINES. THE SNOHOMISH COUNTY RECORDS DEPARTMENT HAS BEEN ADVISED OF THE NECESSITY OF THE LOCATION OF THE PROPERTY LINES. THE SNOHOMISH COUNTY RECORDS DEPARTMENT HAS BEEN ADVISED OF THE NECESSITY OF THE LOCATION OF THE PROPERTY LINES.

SW-13-29-5



SW-24-29-5

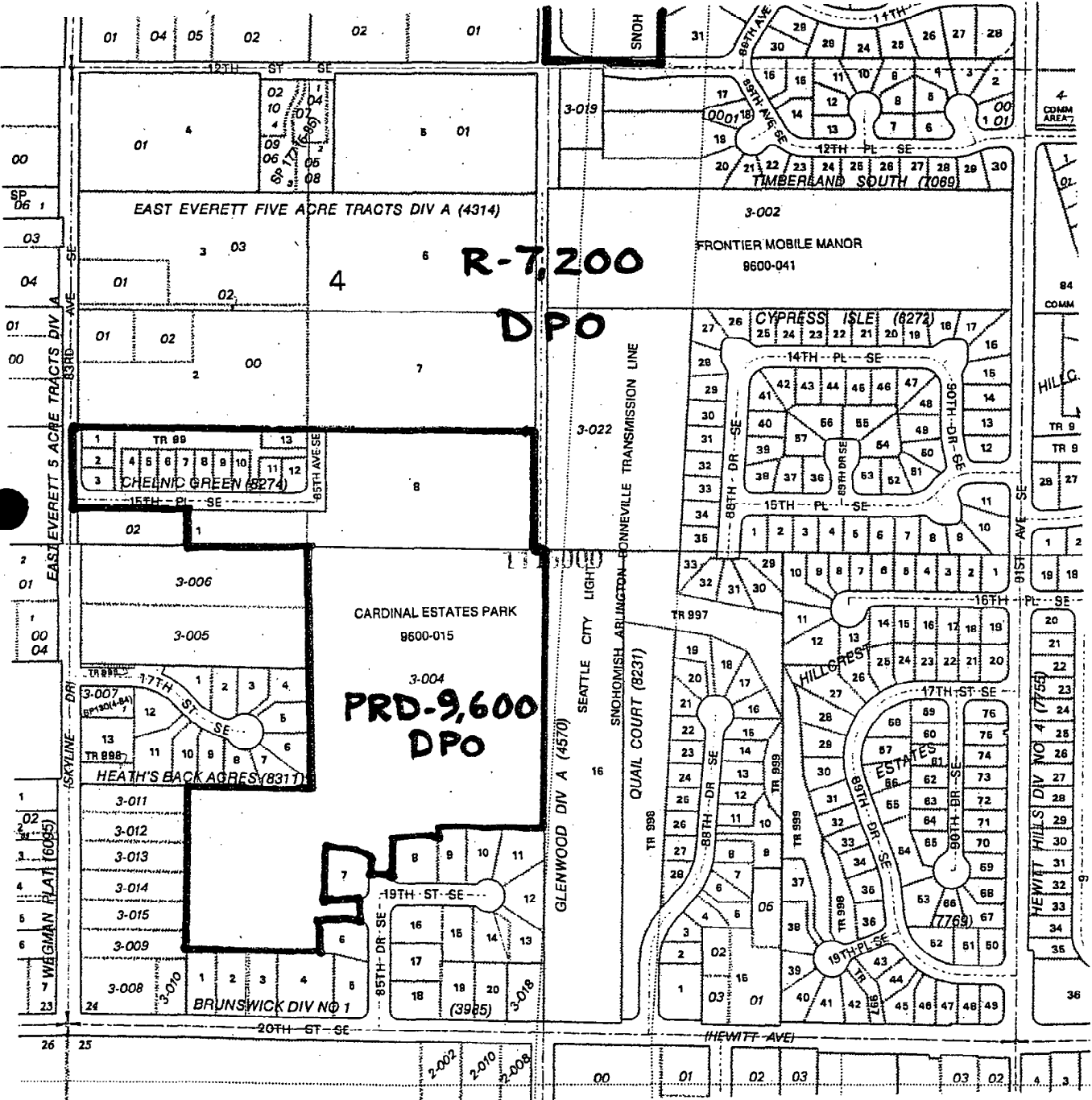
SW-24-29-5

QUARTER SECTION TOWNSHIP N.W.B.L. RANGE E.W.M.
SW 24 29 5

A product of the Snohomish County Assessor's Office
 Map produced on March 16, 2001

THIS IS NOT A SURVEY. IT IS A MAP PRODUCED FOR THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL SURVEYING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL ARCHITECTURE FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL LAND SURVEYING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL CIVIL ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL ELECTRICAL ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL MECHANICAL ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL CHEMICAL ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL INDUSTRIAL ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL AERONAUTICAL ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL AGRICULTURAL ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL MARINE ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL METALLURGICAL ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL MINING ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL PETROLEUM ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL TRANSPORTATION ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL ENVIRONMENTAL ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL SAFETY ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL RELIABILITY ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL SYSTEMS ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL SOFTWARE ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL QUALITY ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL PROJECT ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL CONSTRUCTION ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL OPERATIONS ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL MAINTENANCE ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL REPAIR ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL REPLACEMENT ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL REPAIR ENGINEERING FIRM. THE LOCAL GOVERNMENT OF SNOHOMISH COUNTY IS NOT A PROFESSIONAL REPLACEMENT ENGINEERING FIRM.

NW-24-29-5



NW-25-29-5

SE-24-29-5

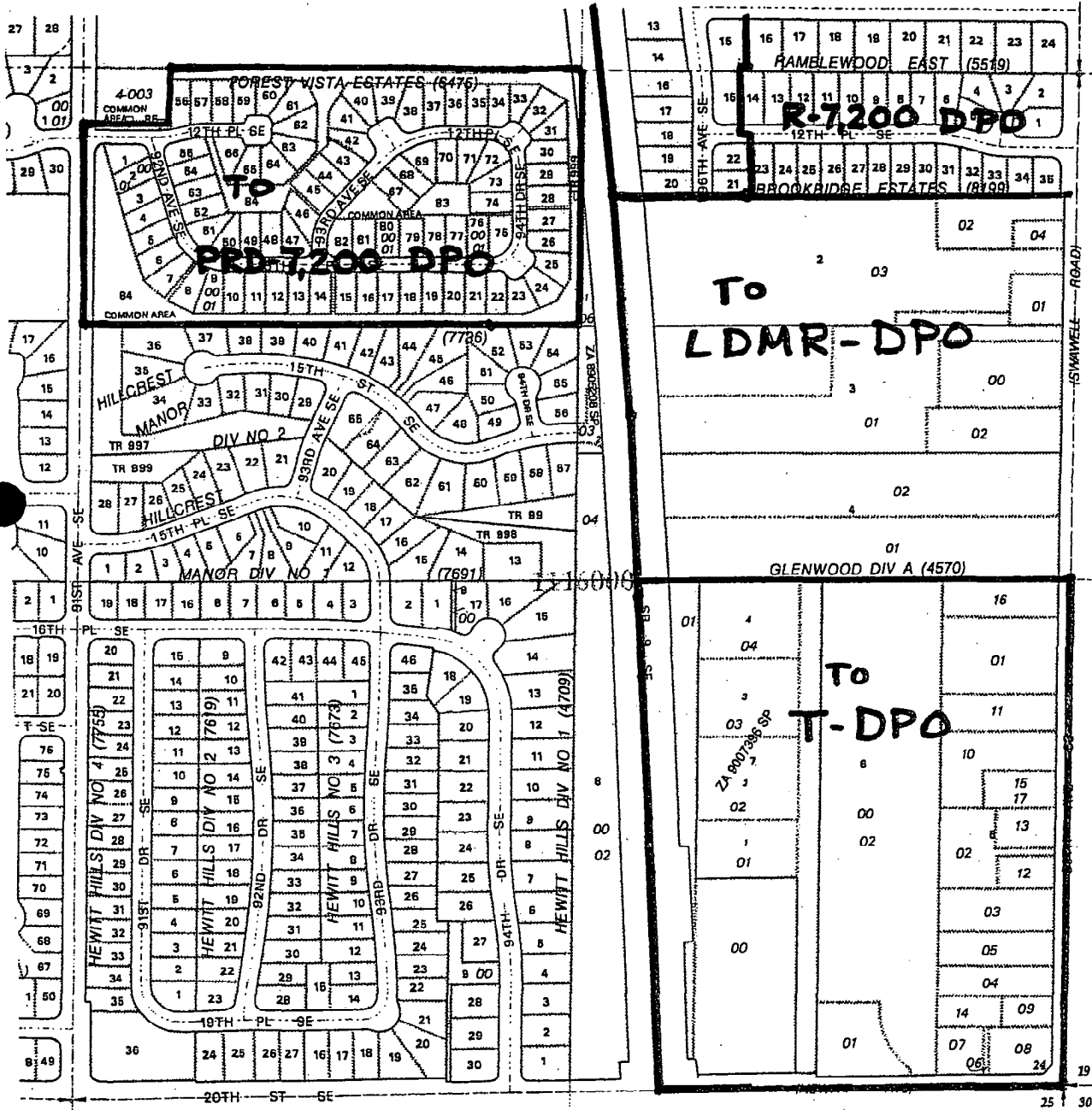
SW-24-29-5

QUARTER SECTION TOWNSHIP N.W./E.L. RANGE E.W.M.
SE 24 29 5

A product of the Stoughton County Assessor's Office
 Map produced on January 05, 2001

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NE-24-29-5



NE-25-29-5

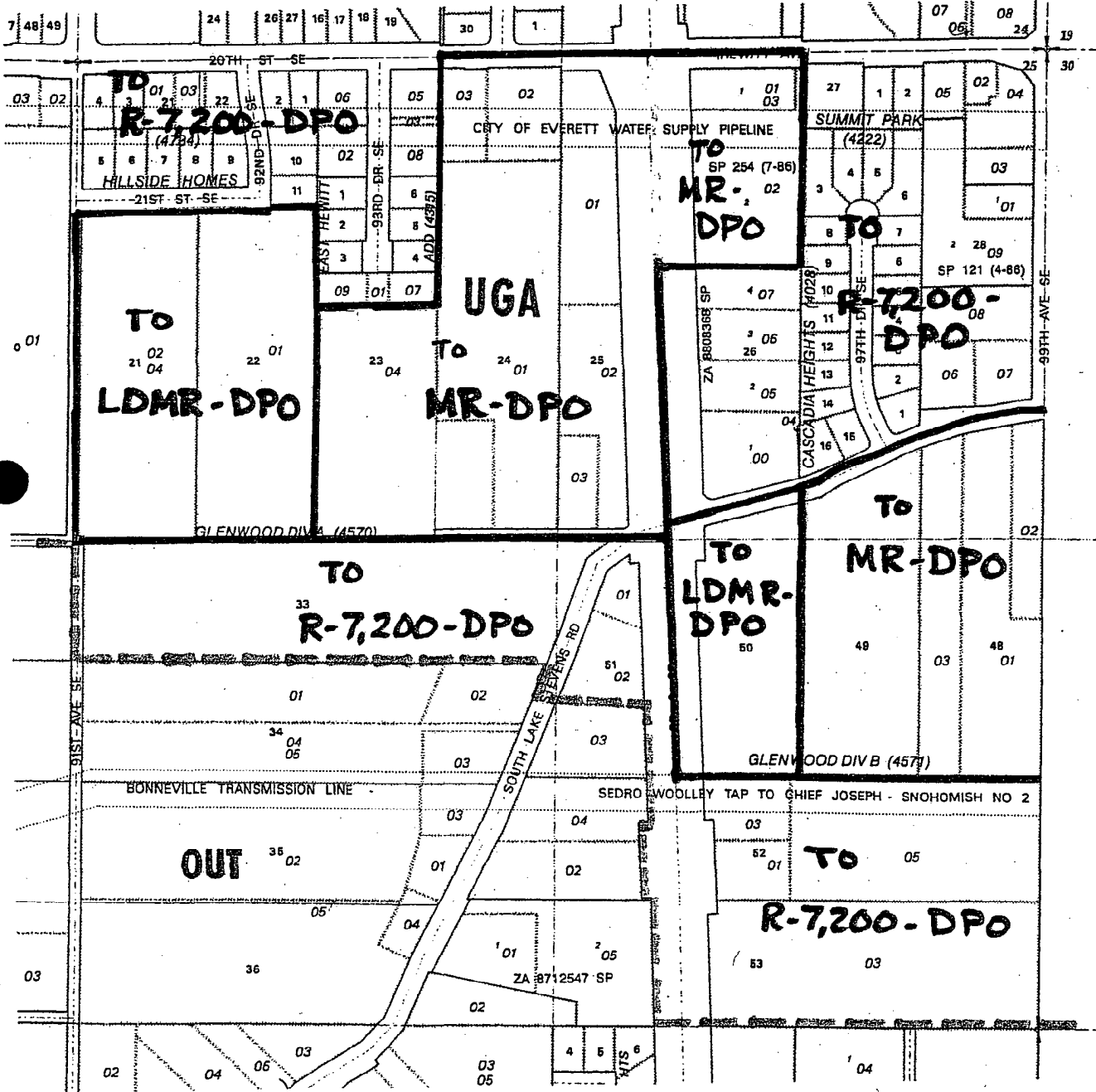
SW-19-29-6

QUARTER SECTION TOWNSHIP N.W.B.L. RANGE E.W.M.
NE 25 29 5

THIS IS NOT A SURVEY. IT IS A PARCEL MAP USED FOR THE LOCATION OF PROPERTY ONLY. THE LOCATION OF PROPERTY IS NOT GUARANTEED. THE LOCATION OF PROPERTY IS BASED ON THE LOCATION OF THE PROPERTY AS SHOWN ON THE PARCEL MAP. THE LOCATION OF PROPERTY IS NOT GUARANTEED. THE LOCATION OF PROPERTY IS BASED ON THE LOCATION OF THE PROPERTY AS SHOWN ON THE PARCEL MAP. THE LOCATION OF PROPERTY IS NOT GUARANTEED. THE LOCATION OF PROPERTY IS BASED ON THE LOCATION OF THE PROPERTY AS SHOWN ON THE PARCEL MAP.

A product of the Snohomish County Assessor's Office
 Map produced on February 22, 2001

SE-24-29-5



SE-25-29-5

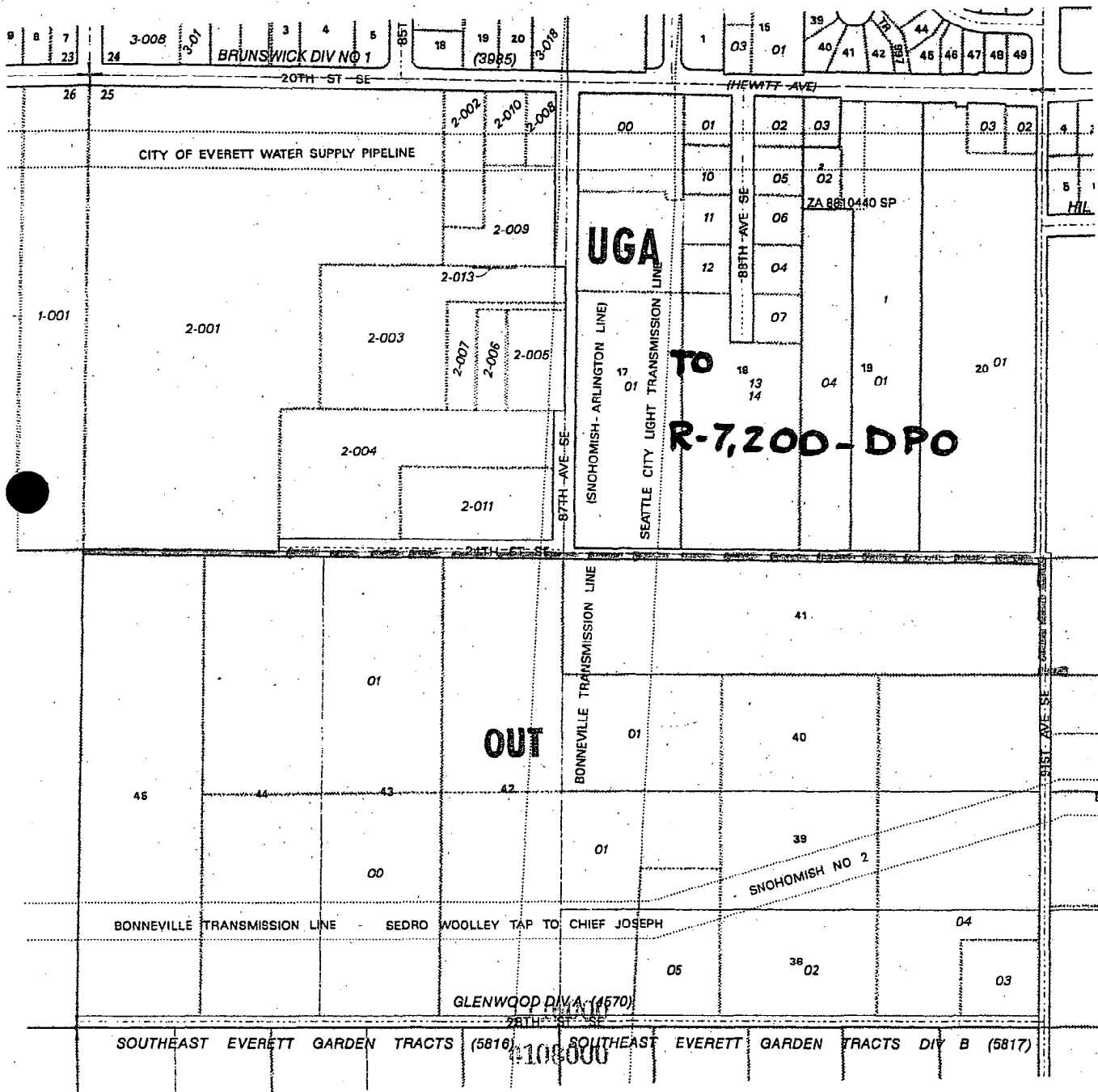
NW-30-29-6

QUARTER SECTION TOWNSHIP N.W.B.L. RANGE E.W.M.
NW 25 29 5

A product of the Snohomish County Assessor's Office
 Map produced on March 16, 2001

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SW-24-29-5



NE-25-29-5

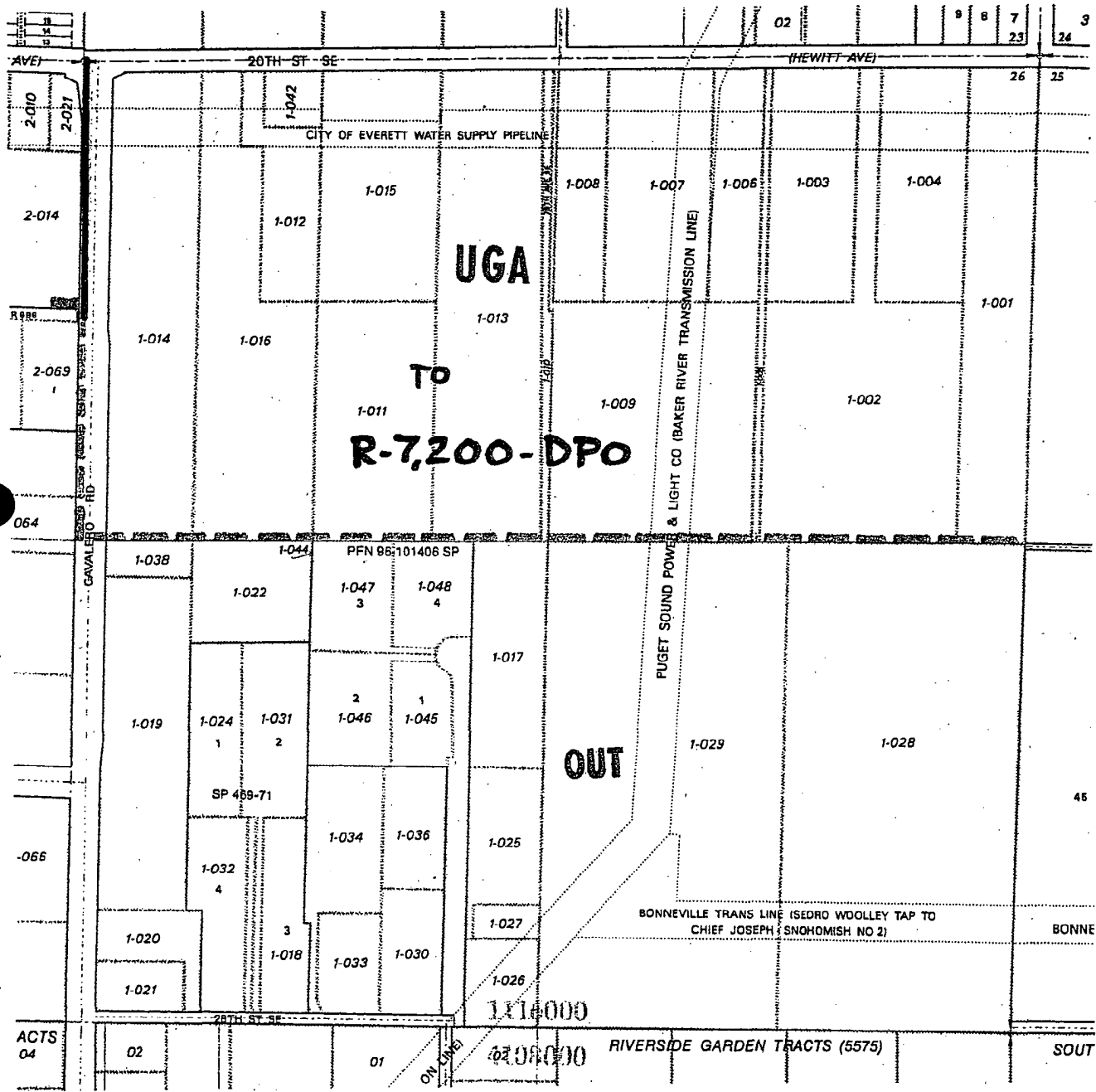
SW-25-29-5

QUARTER NE SECTION 26 TOWNSHIP N.W.B.L. 29 RANGE E.W.M. 5

A product of the Snohomish County Assessor's Office
Map produced on January 21, 2001

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SE-23-29-5



NW-26-29-5

NW-25-29-5

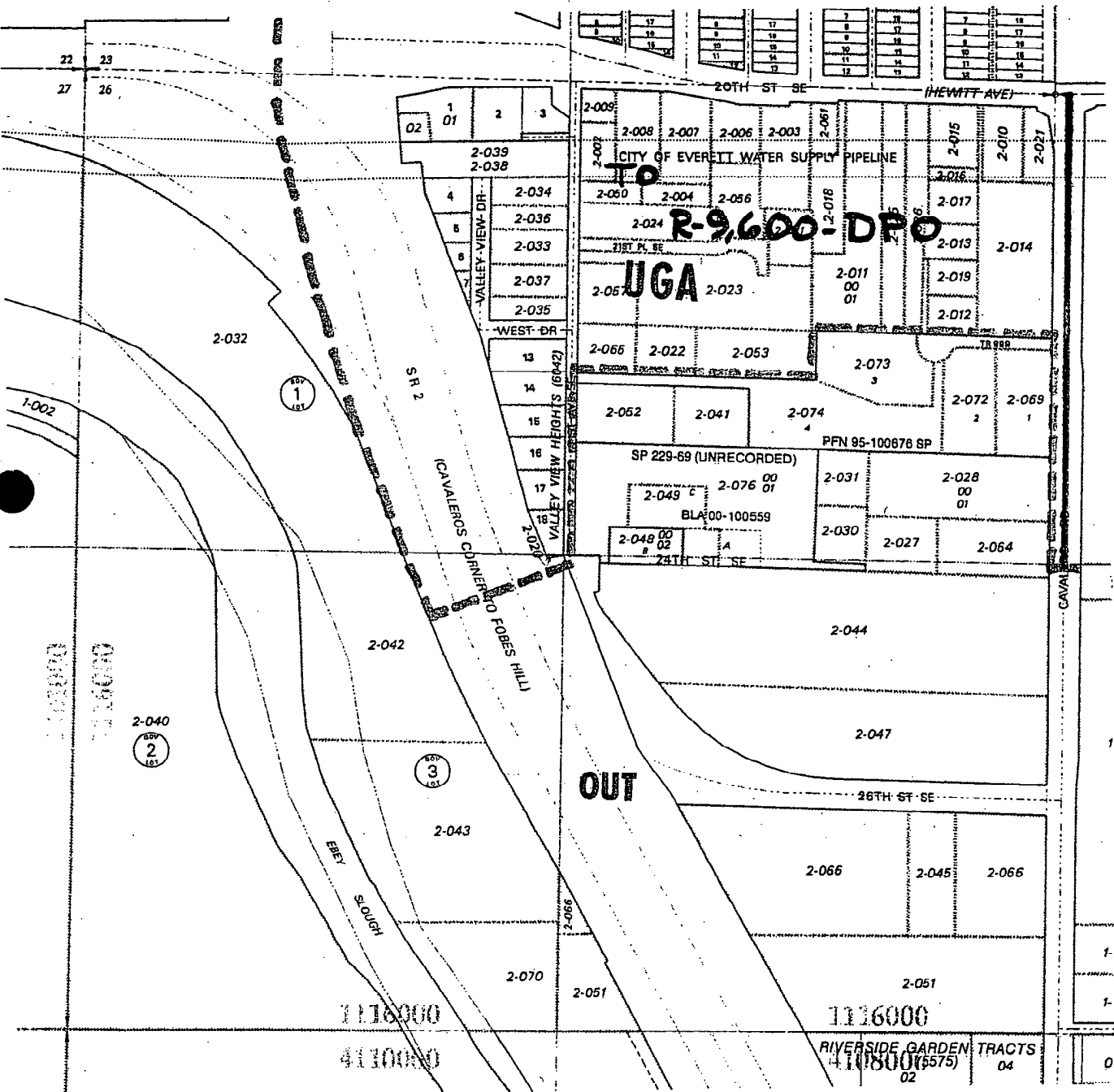
SE-26-29-5

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|---------|---------|--------------------|--------------|
| QUARTER | SECTION | TOWNSHIP N.W./E.L. | RANGE E.W.M. |
| NW | 26 | 29 | 5 |

A product of the Snohomish County Assessor's Office
Map produced on March 17, 2001

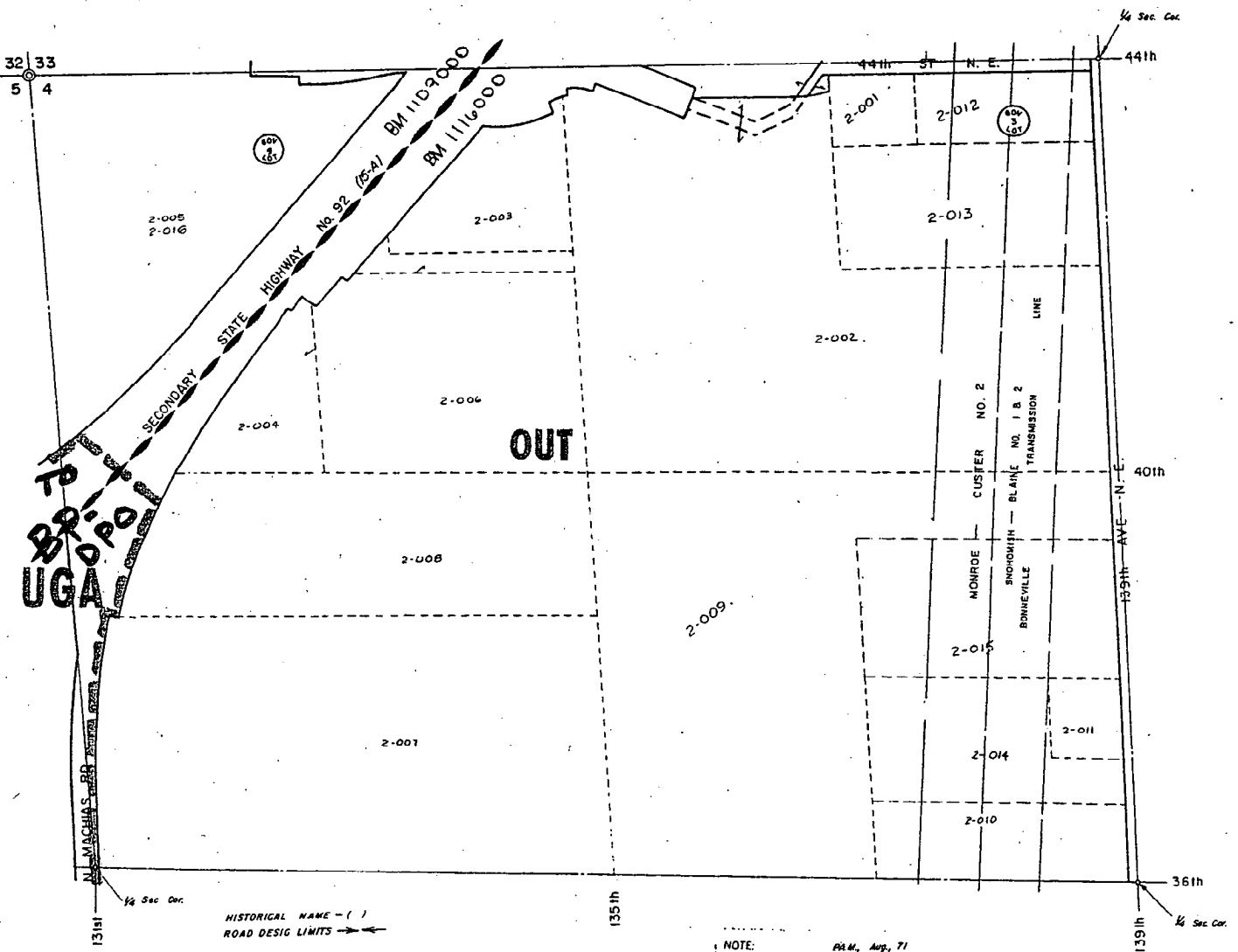
THIS IS NOT A SURVEY. IT IS A TAX MAP. MAP USERS FOR THE LOCATION OF PROPERTY MUST CONSULT THE ORIGINAL SURVEY RECORDS FOR THE PROPERTY. THE CITY OF SNOHOMISH COUNTY HAS THE ORIGINAL SURVEY RECORDS. THE CITY OF SNOHOMISH COUNTY ASSASSOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS MAP. THE CITY OF SNOHOMISH COUNTY ASSASSOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS MAP. THE CITY OF SNOHOMISH COUNTY ASSASSOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS MAP.

SW-23-29-5



SW-26-29-5

N.W. 1/4, SEC. 4, T.29N., R.6E.
 1" = 200'



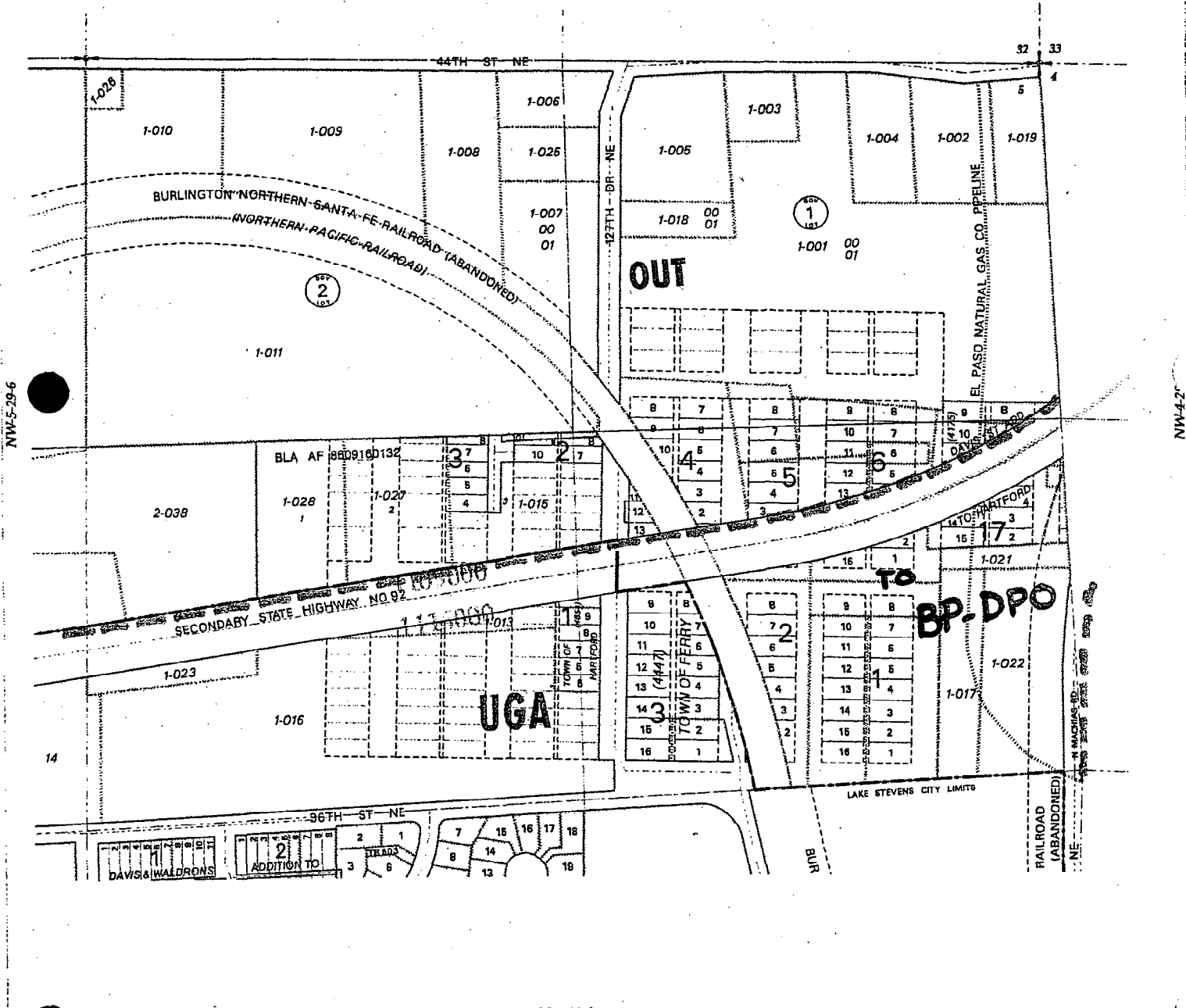
NOTE: P.M., Aug. 71
 This is not a survey, it is a parcel map
 used for location of property only.

QUARTER SECTION TOWNSHIP N.W.B.L. RANGE E.W.M.
NE 5 29 6

A product of the Snohomish County Assessor's Office
 Map produced on February 05, 2003

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SE-32-30-6



NW-E-29-6

NW-42

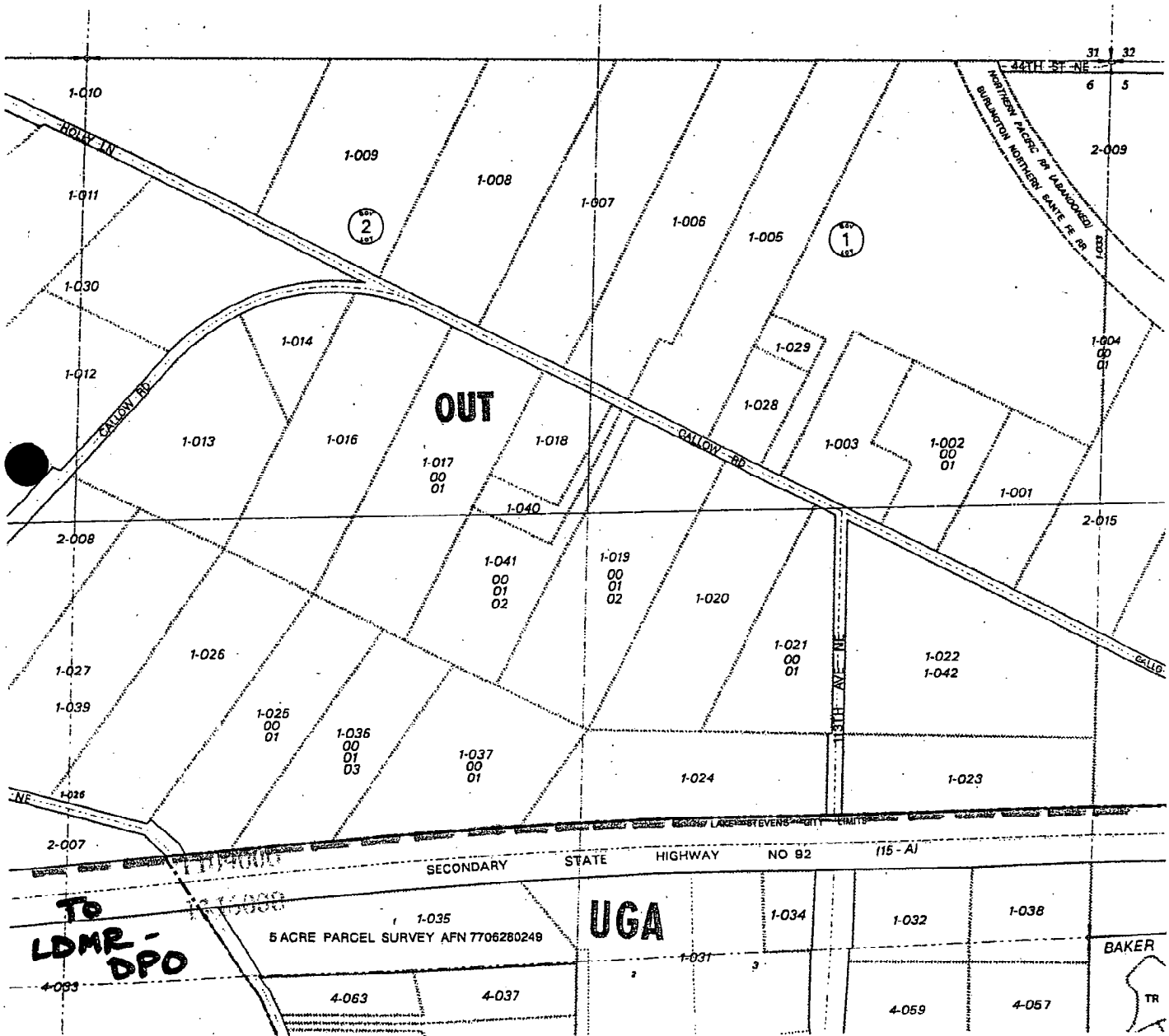
SE-5-29-6

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|---------|---------|-------------------|--------------|
| QUARTER | SECTION | TOWNSHIP N.W.B.L. | RANGE E.W.M. |
| NE | 6 | 29 | 6 |

A product of the Snohomish County Assessor's Office
Map produced on February 15, 2001

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SE-31-30-6



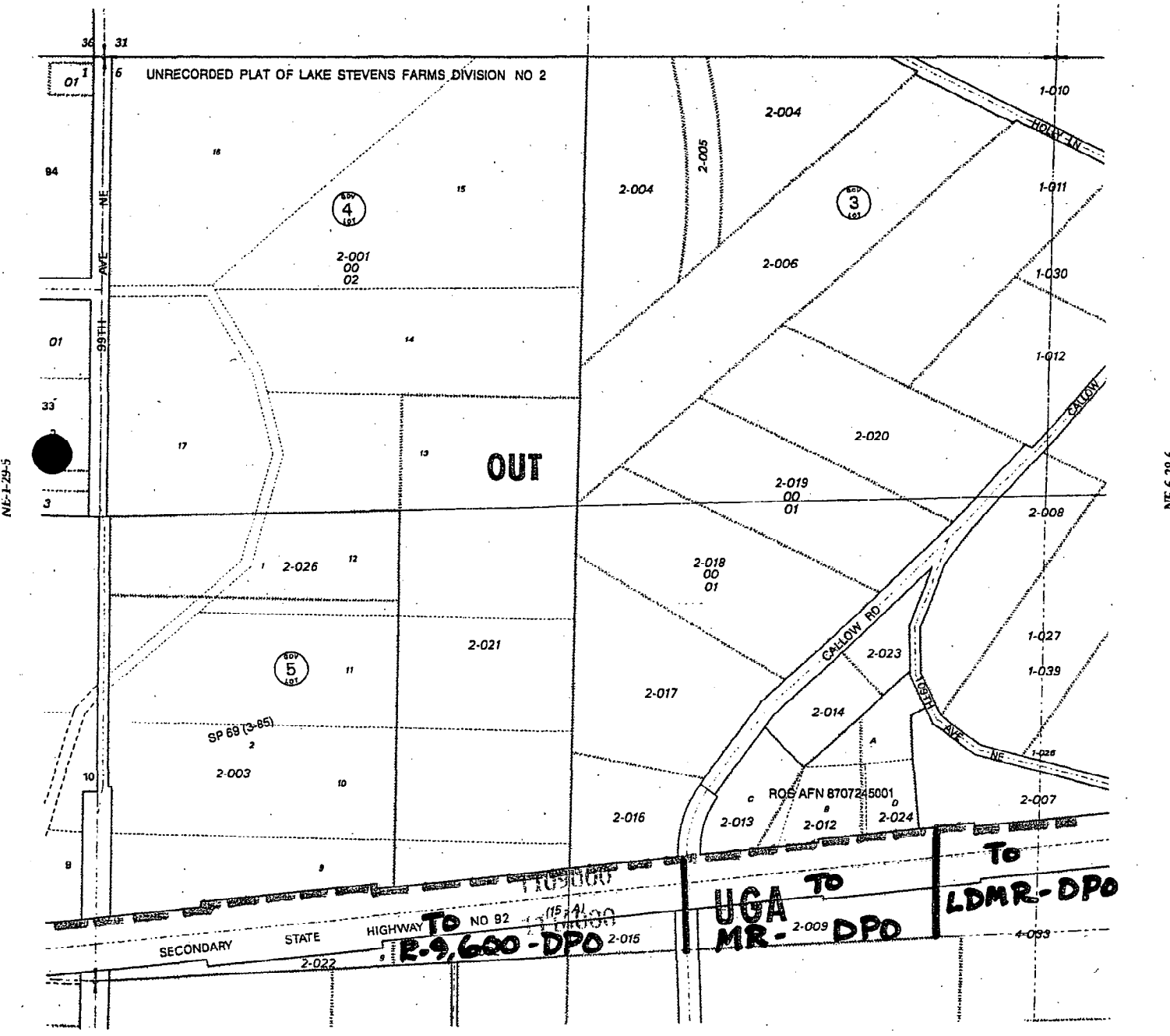
SE-6-29-6

| QUARTER | SECTION | TOWNSHIP N.W.B.L. | RANGE E.W.M. |
|---------|---------|-------------------|--------------|
| NW | 6 | 29 | 6 |

A product of the Snohomish County Assessor's Office
 Map produced on February 15, 2001

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SW-31-30-6



NE-1-29-5

NE-6-29-6

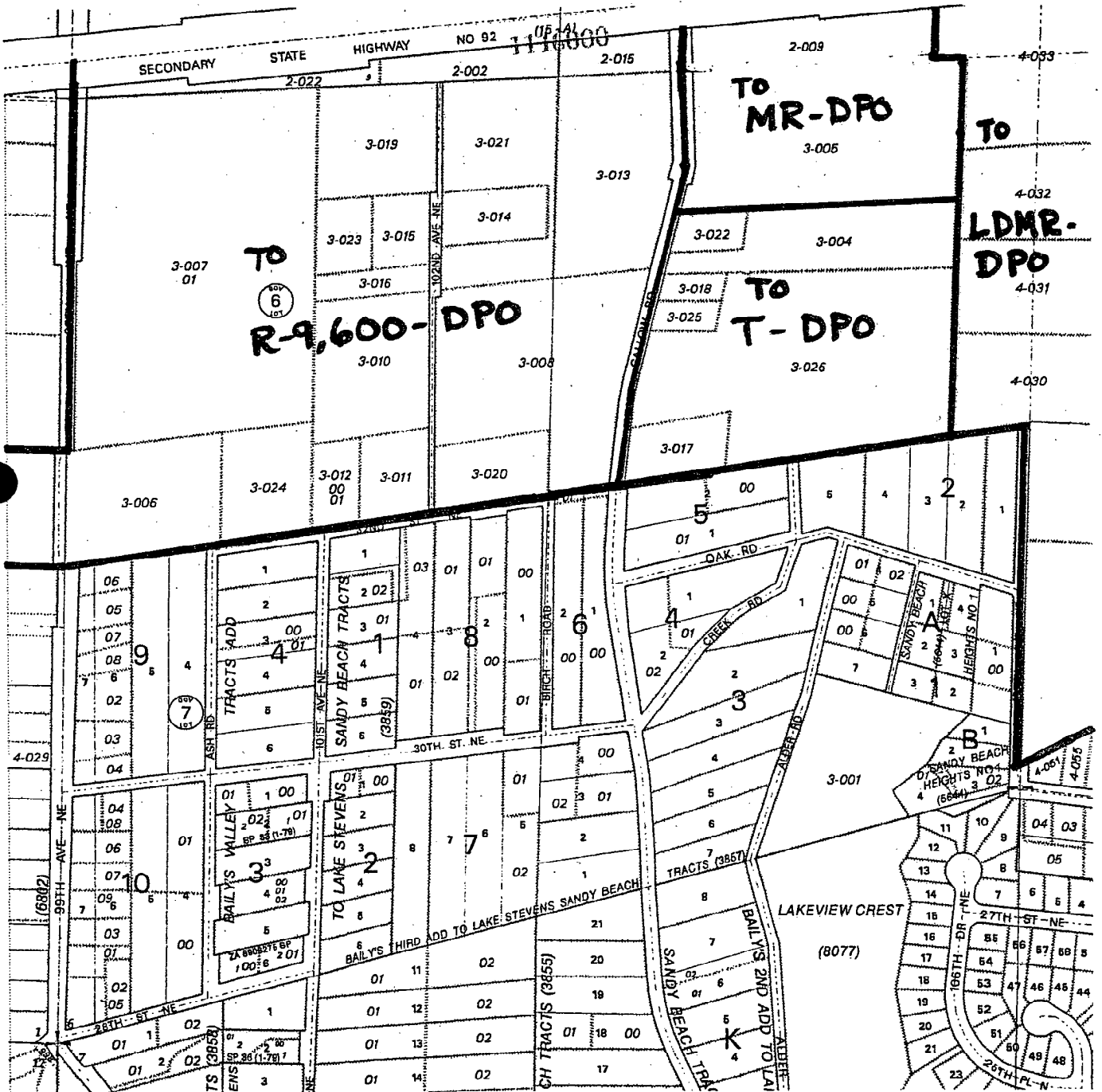
SW-6-29-6

QUARTER SECTION TOWNSHIP N.W.B.L. RANGE E.W.M.
SW 6 29 6

A product of the Saskatchewan County Assessor's Office
 Map produced on February 13, 2007

This is not a survey of a lot or lots, but a map showing the location of the lot or lots. The County Assessor's Office is not responsible for the accuracy of the information provided on this map. The County Assessor's Office is not responsible for the accuracy of the information provided on this map. The County Assessor's Office is not responsible for the accuracy of the information provided on this map.

NW-6-29-6



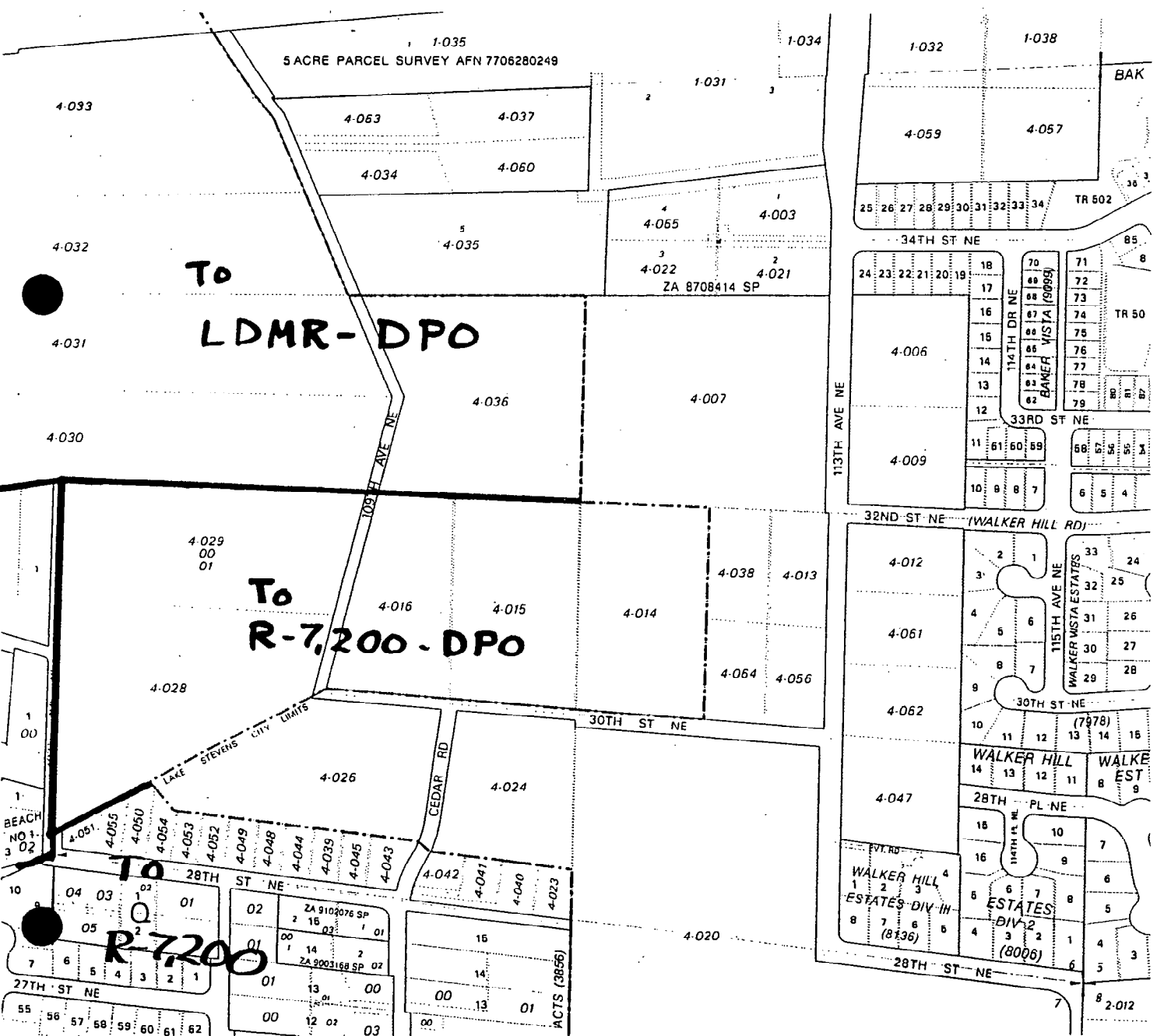
NW-7-29-6

QUARTER SECTION TOWNSHIP,N.W.B.L. RANGE E.W.M.
SE 6 29 6

A product of the Snokomish County Assessor's Office
Map produced on February 13, 2001

NE-6-29-6

THE STATE OF WISCONSIN, COUNTY OF SNOKOMISH, ASSASSOR'S OFFICE, HAS CAUSED THIS MAP TO BE MADE AND THE SAME TO BE CORRECTLY AND TRULY REPRESENTATIVE OF THE REAL ESTATE AS THE SAME EXISTS ON FEBRUARY 13, 2001, AND THE SAME IS HEREBY CERTIFIED TO BE CORRECT AND TRULY REPRESENTATIVE OF THE REAL ESTATE AS THE SAME EXISTS ON FEBRUARY 13, 2001.



4-29-5-MS

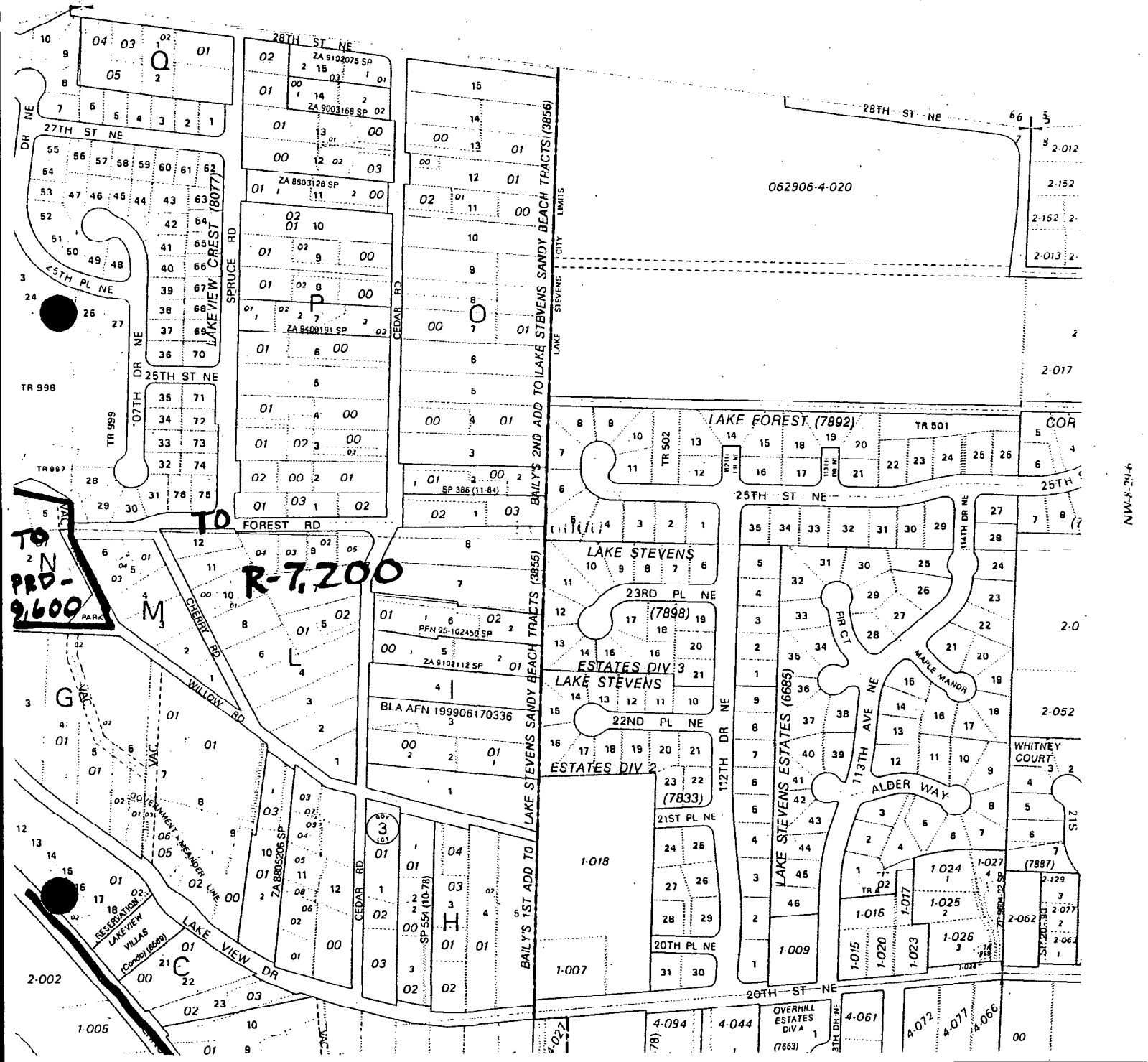
QUARTER SECTION TOWNSHIP N.W. 1/4 RANGE E.W.M. 1

NE 7 29 6

A product of the Snohomish County Assessor's Office
Map produced on December 27, 2008

THIS MAP IS PROVIDED AS A SERVICE TO THE PUBLIC FOR THE PURPOSE OF PROVIDING A GENERAL OVERVIEW OF THE GENERAL LAYOUT OF THE PROPERTY AND DOES NOT REPRESENT A GUARANTEE OF ACCURACY. THE COUNTY ASSessor'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHOULD CONSULT THE OFFICIAL RECORDS OF THE COUNTY ASSessor'S OFFICE FOR A COMPLETE LISTING OF ALL RECORDS RELATING TO THIS PROPERTY.

SE-6-29-6



NW-6-29-4

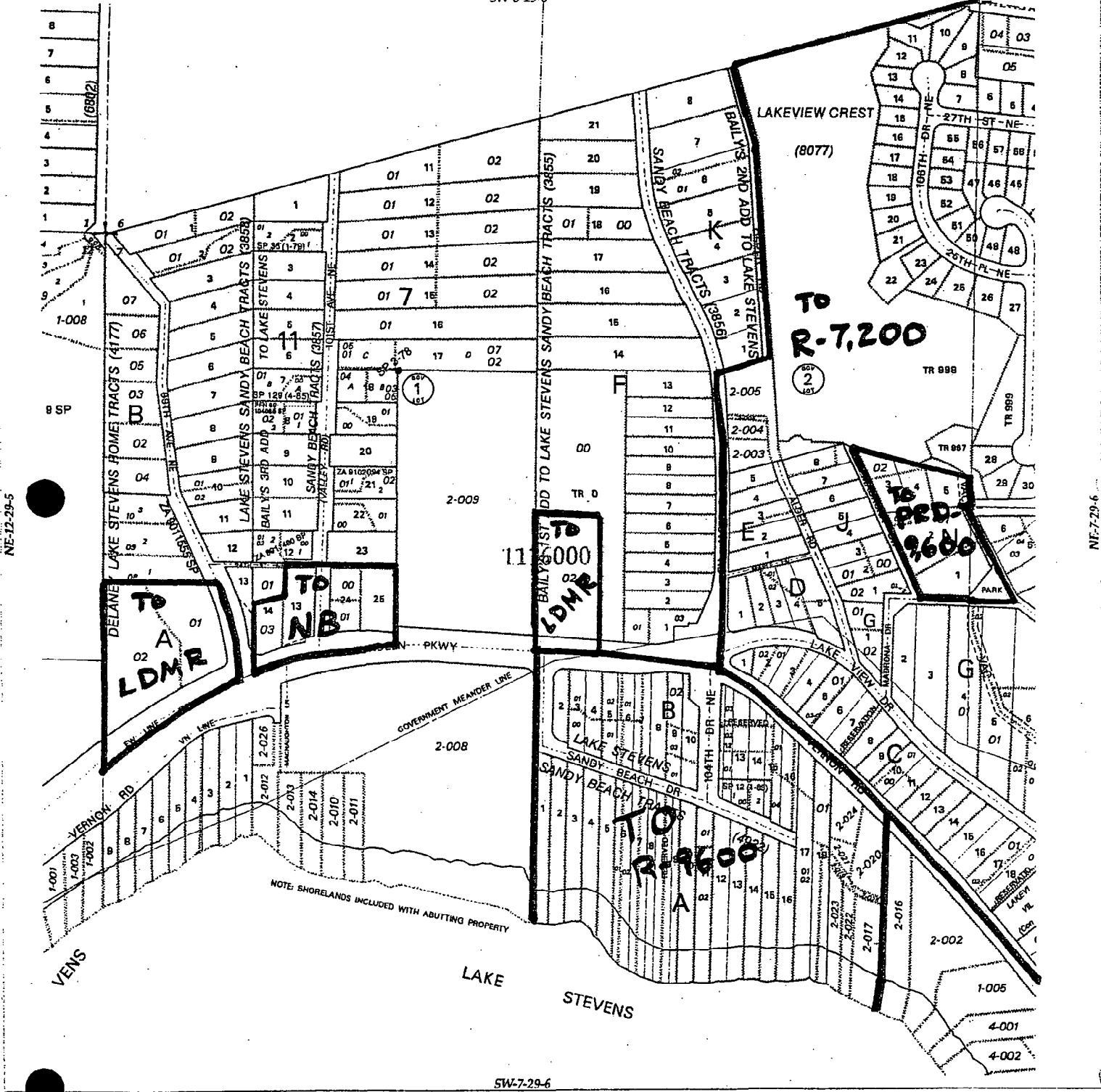
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|---------|---------|-------------------|--------------|
| QUARTER | SECTION | TOWNSHIP N.W.B.L. | RANGE E.W.M. |
| NW | 7 | 29 | 6 |

A product of the Stoughton County Assessor's Office
Map produced on January 11, 2001

THIS IS NOT A SURVEY. IT IS A TAX MAP. THE LOCATION OF PROPERTY BOUNDARIES IS BASED ON THE MOST RECENT SURVEY AVAILABLE TO THE ASSESSOR. THE ASSESSOR'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION OF PROPERTY BOUNDARIES OR THE LOCATION OF ANY UTILITIES SHOWN. THE ASSESSOR'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION OF ANY UTILITIES SHOWN. THE ASSESSOR'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION OF ANY UTILITIES SHOWN.

SW-6-29-5

SW-7-29-6



NE-12-29-5

NE-7-29-6

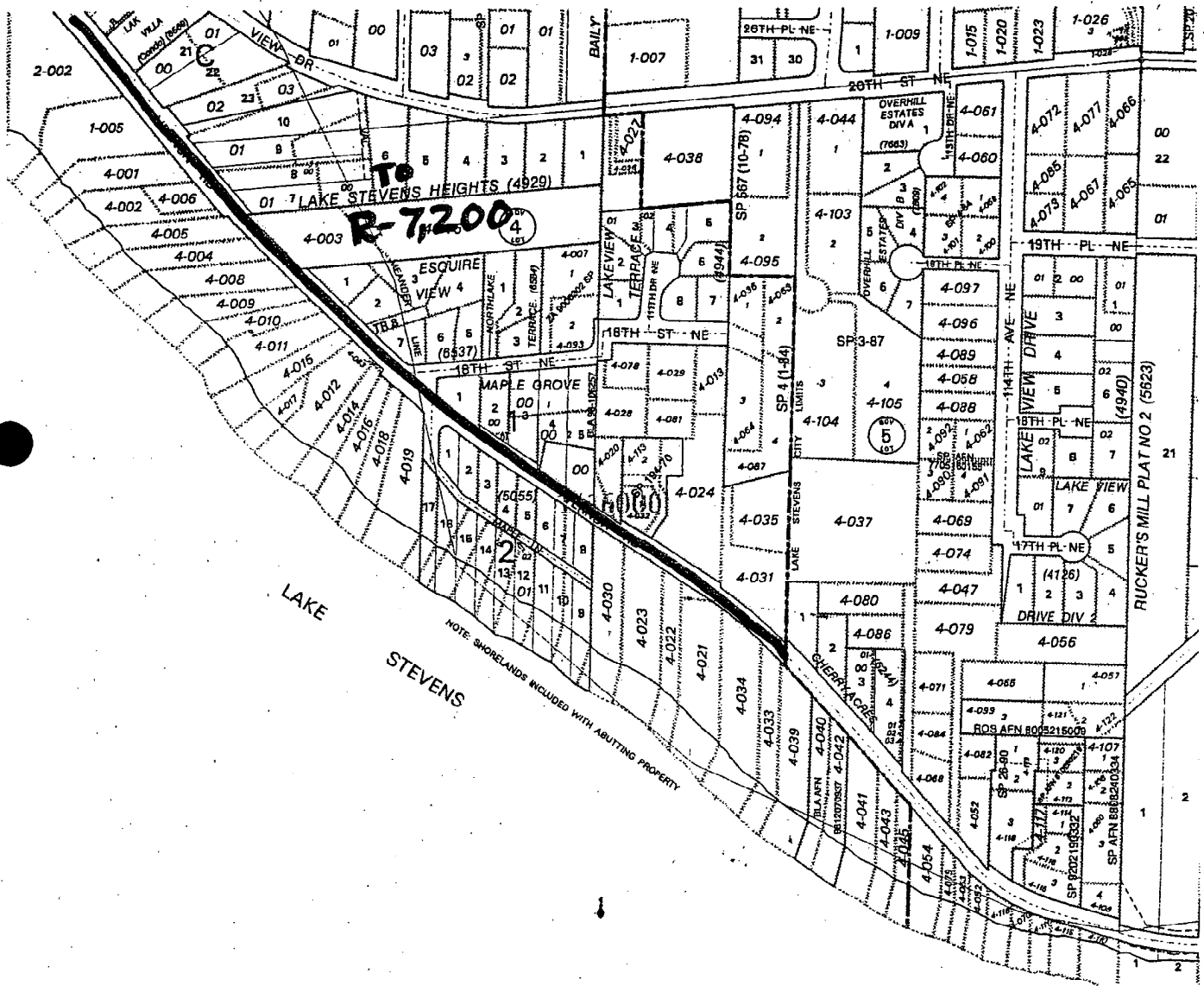
NOTE: SHORELANDS INCLUDED WITH ADJUTING PROPERTY

| | | | |
|---------|---------|-------------------|--------------|
| QUARTER | SECTION | TOWNSHIP N.W.B.L. | RANGE E.W.M. |
| SE | 7 | 29 | 6 |

A product of the Snohomish County Assessor's Office
Map produced on January 31, 2007

This is not a survey or a lot price map for the location of property. Only the Snohomish County Assessor's Office can determine the location of property. The Assessor's Office is not responsible for the accuracy of the information on this map. The Assessor's Office is not responsible for the accuracy of the information on this map. The Assessor's Office is not responsible for the accuracy of the information on this map.

NE-7-29-6



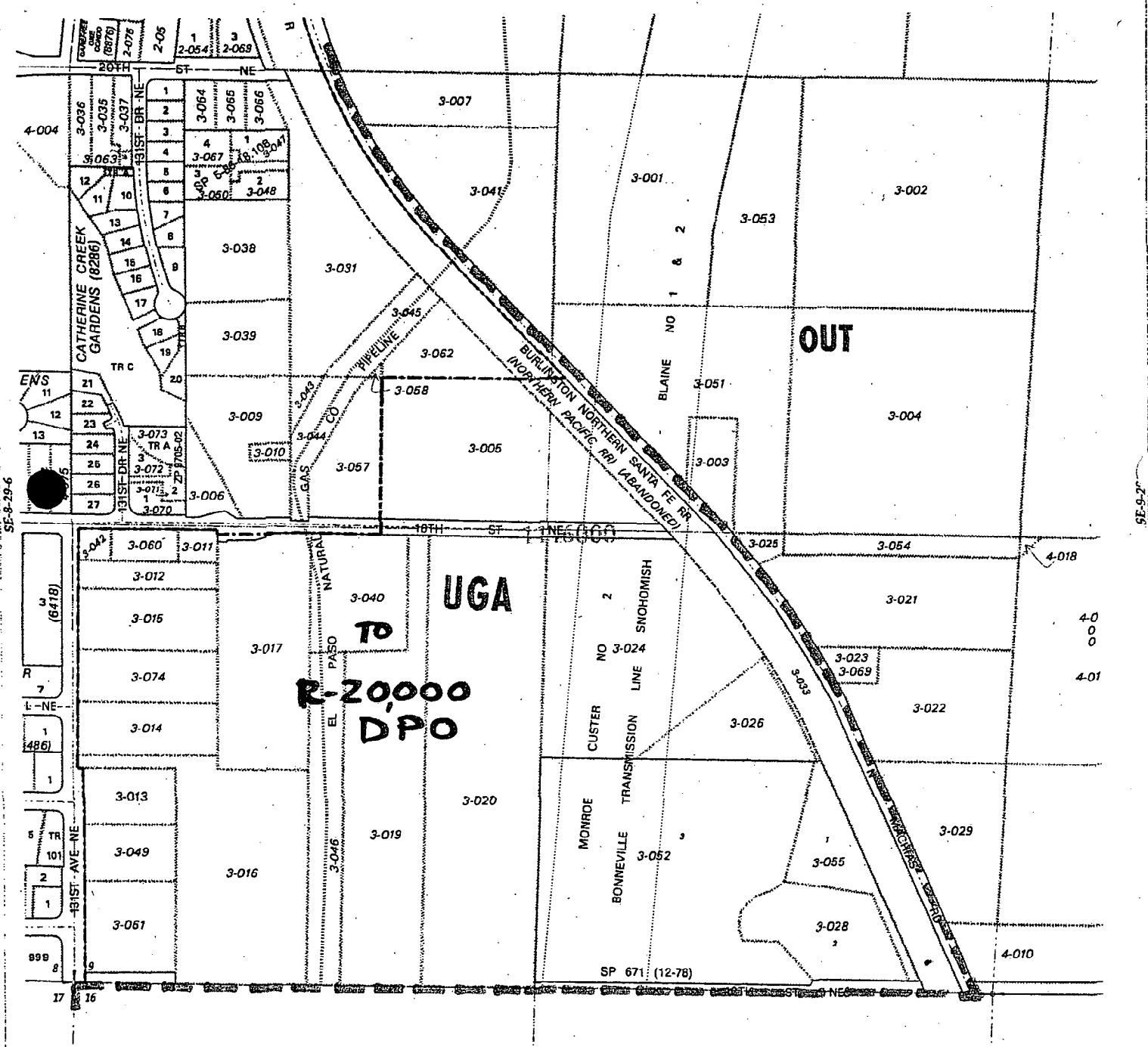
NE-18-29-6

QUARTER SECTION TOWNSHIP N.W. & L. RANGE E.W.M.
SW 9 29 6

A product of the Saskatchewan County Assessor's Office
 Map produced on March 16, 2007

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NW-9-29-6



SE-9-29-6

SE-9-29-6

NW-16-29-6

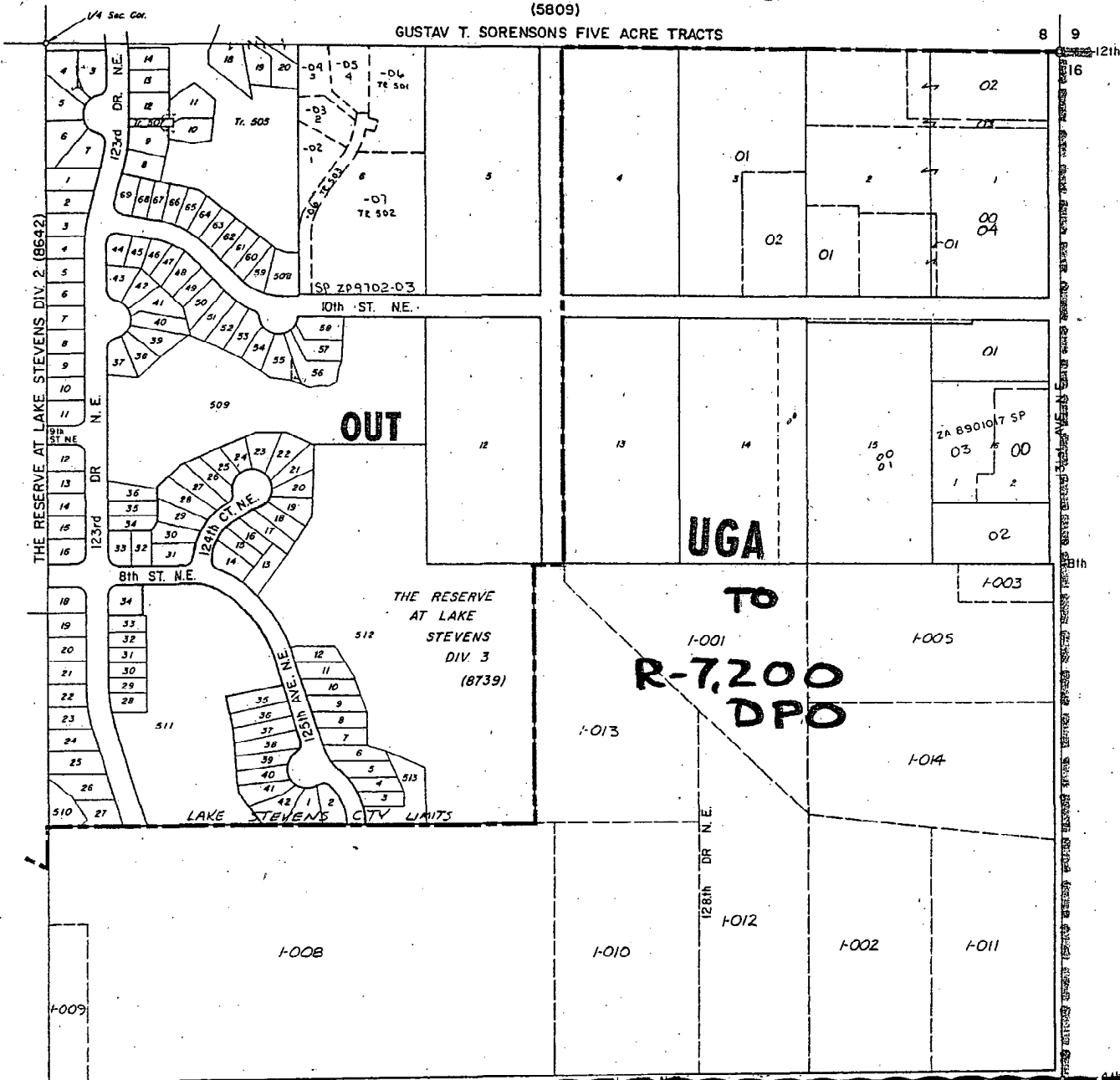
N.E. 1/4, SEC. 17, T. 29N., R. 6E. W.M.

1" = 200'

BM 1116000

(5809)

GUSTAV T. SORENSONS FIVE ACRE TRACTS



123rd 1/4 Sec. Cor.

HISTORICAL NAME - I J
ROAD DESIG LIMITS

127th BM 4108000

NOTE:
This is not a survey, it is a printed map
used for location of property only.

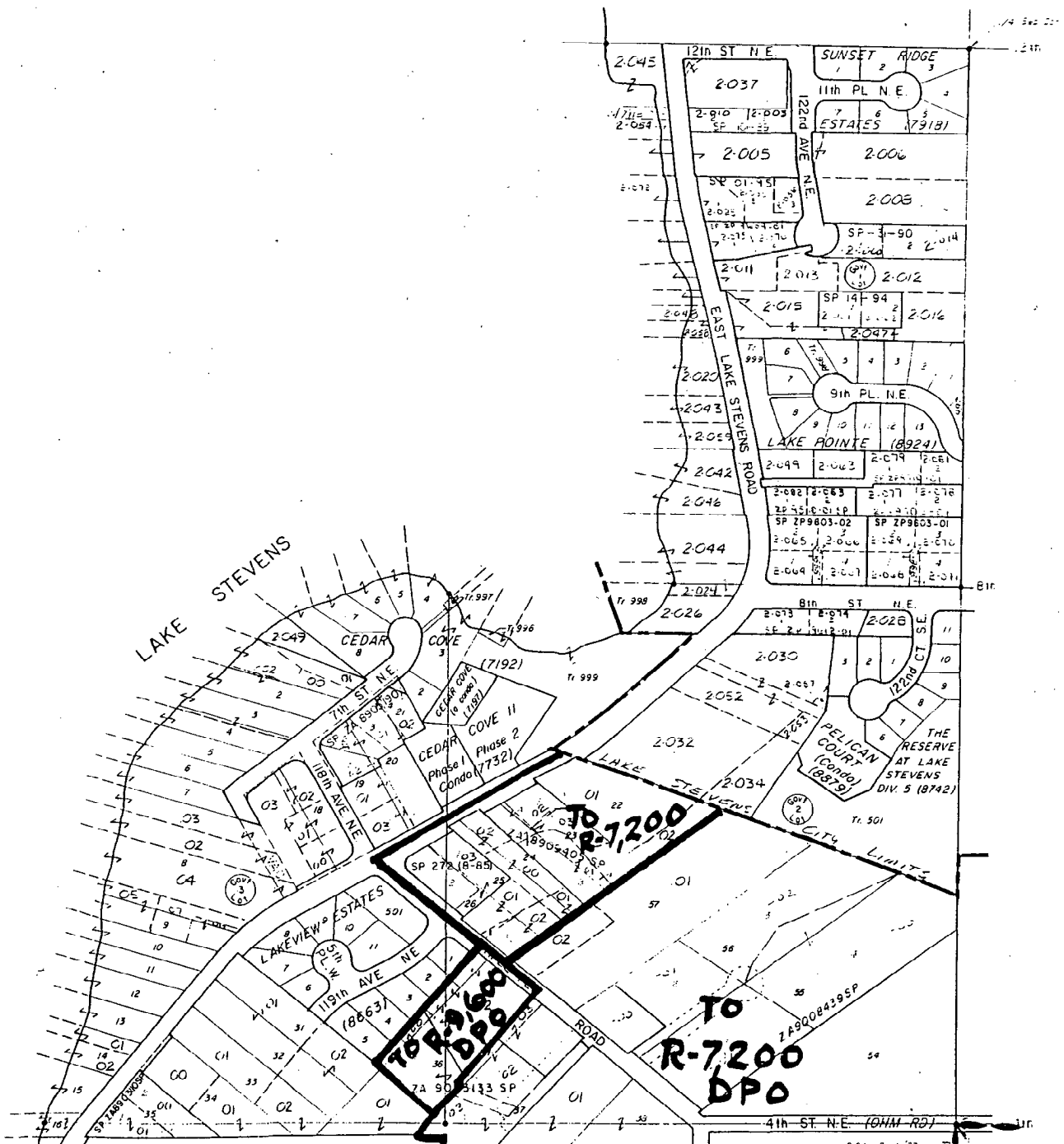
D.G.L., Sept. 23
1/4 Sec. Cor.

131st

N.W. 1/4, SEC. 17, T. 29N., R. 6E.W.M.

1" = 200'

BM 1116000

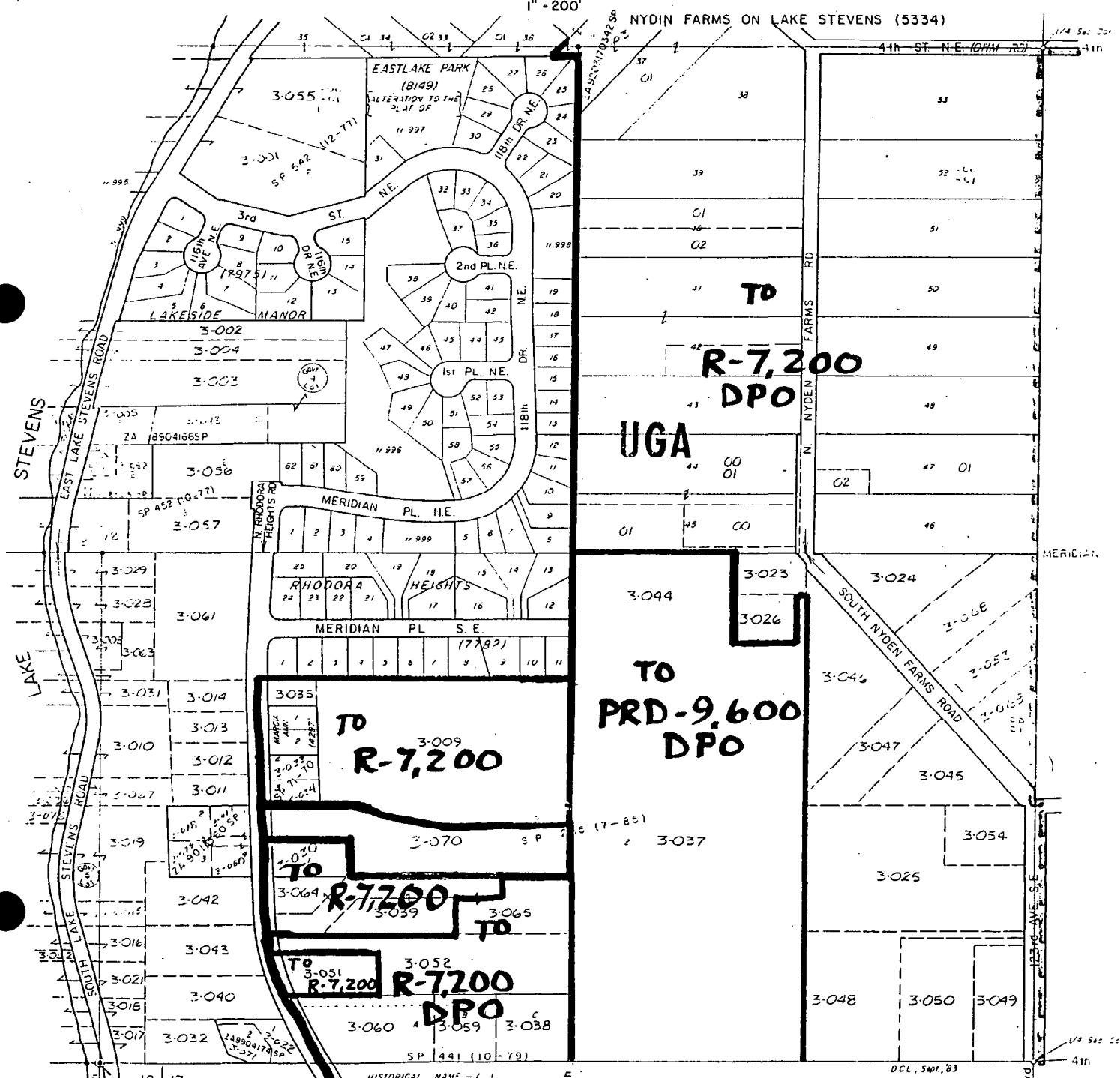


SW 1/4, SEC. 17, T. 29 N., R. 6 E. W.M.

BN 11116.00

1" = 200'

NYDIN FARMS ON LAKE STEVENS (5334)



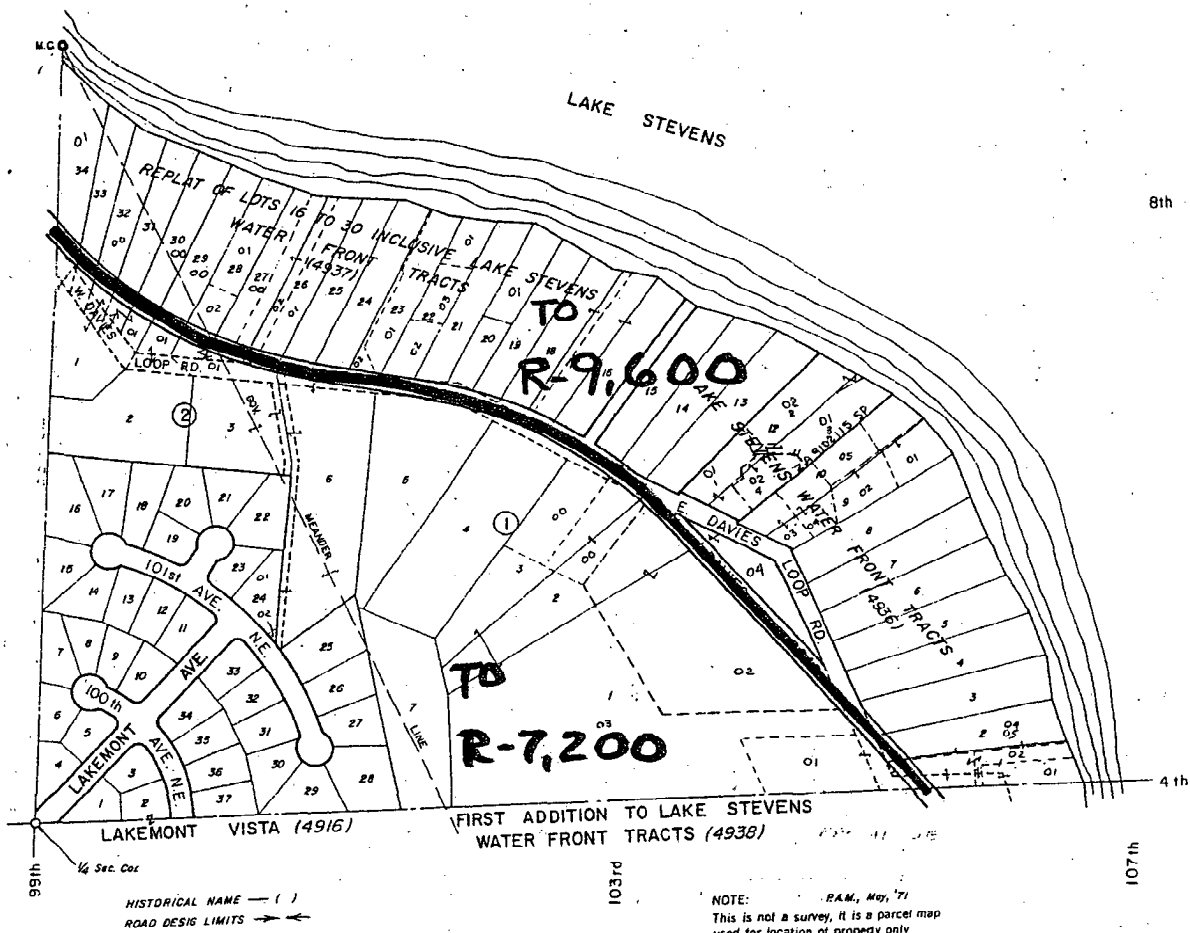
HISTORICAL NAME - 1 1

DCL, 5407, 83

N.W. 1/4, SEC. 18, T.29N., R.6E.

1"=200'

BM 1116000



S.W. 1/4, SEC. 18, T.29N., R.6E.

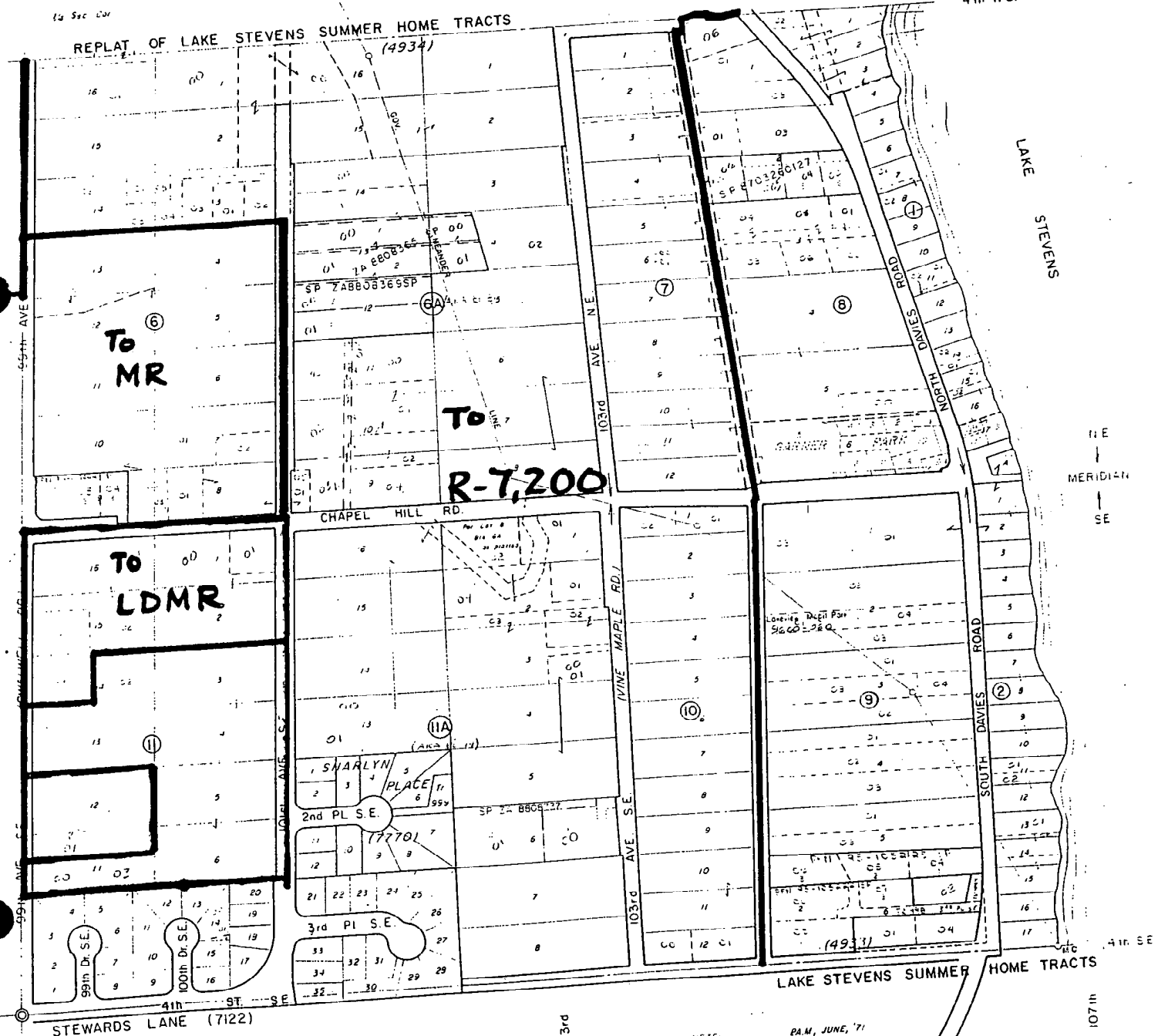
1" = 200'

BM 1116000

1/2 Sec. 204

4 in. N.E.

REPLAT OF LAKE STEVENS SUMMER HOME TRACTS



13 18
24 19

HISTORICAL NAME ()
ROAD DESIGN LIMITS ()

NOTE: P.A.M., JUNE, '71
This is not a survey; it is a parcel map
used for location of property only

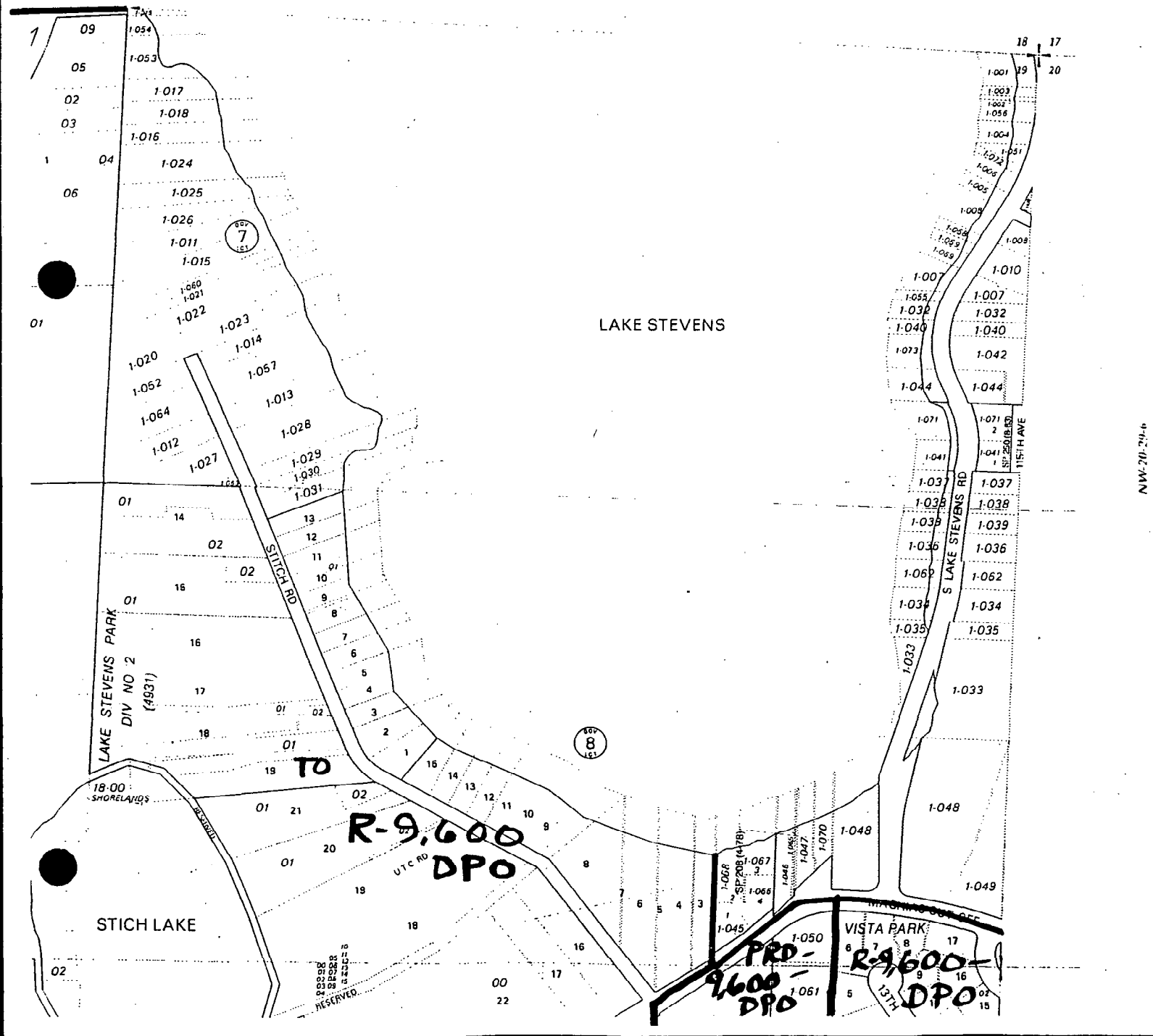
107 in

QUARTER SECTION TOWNSHIP N.W.B.L. RANGE E.W.M.
NE 19 29 6

A product of the Snohomish County Assessor's Office
Map produced on March 18, 2001

SE-18-29-6

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Map produced on March 18, 2001

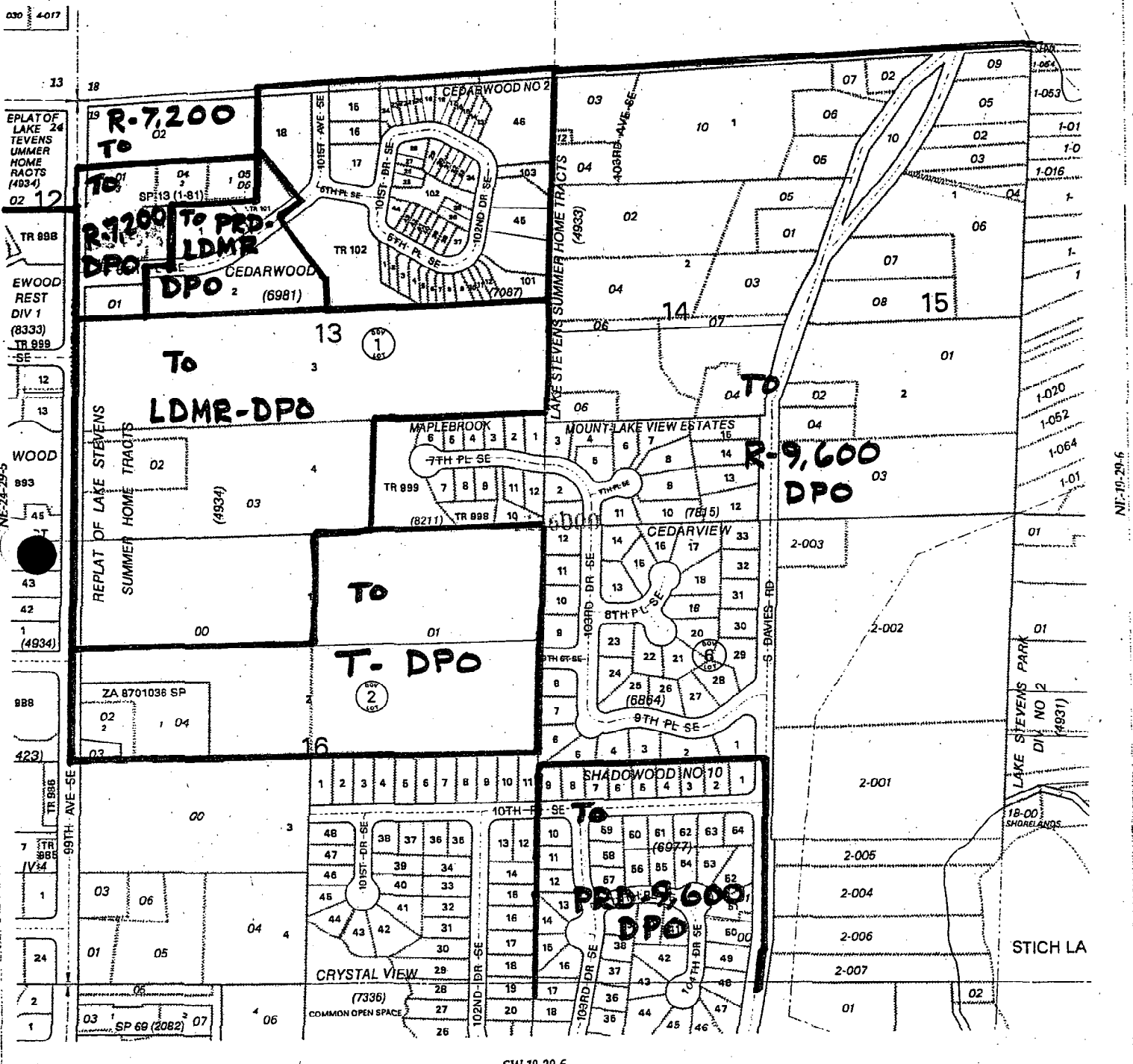


QUARTER SECTION TOWNSHIP N.W.B.L. RANGE E.W.M.
NW 19 29 6

A product of the Snohomish County Assessor's Office
Map produced on March 18, 2007

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RESPONSIBLE FOR THE LOCATION OF PROPERTY ONLY. THE COUNTY ASSASSOR'S
OFFICE IS NOT RESPONSIBLE FOR THE LOCATION OF PROPERTY ONLY.

SW-18-29-6



SW-19-29-6

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EPLAT OF LAKE 24
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NE-24-29-5

SW-19-29-6

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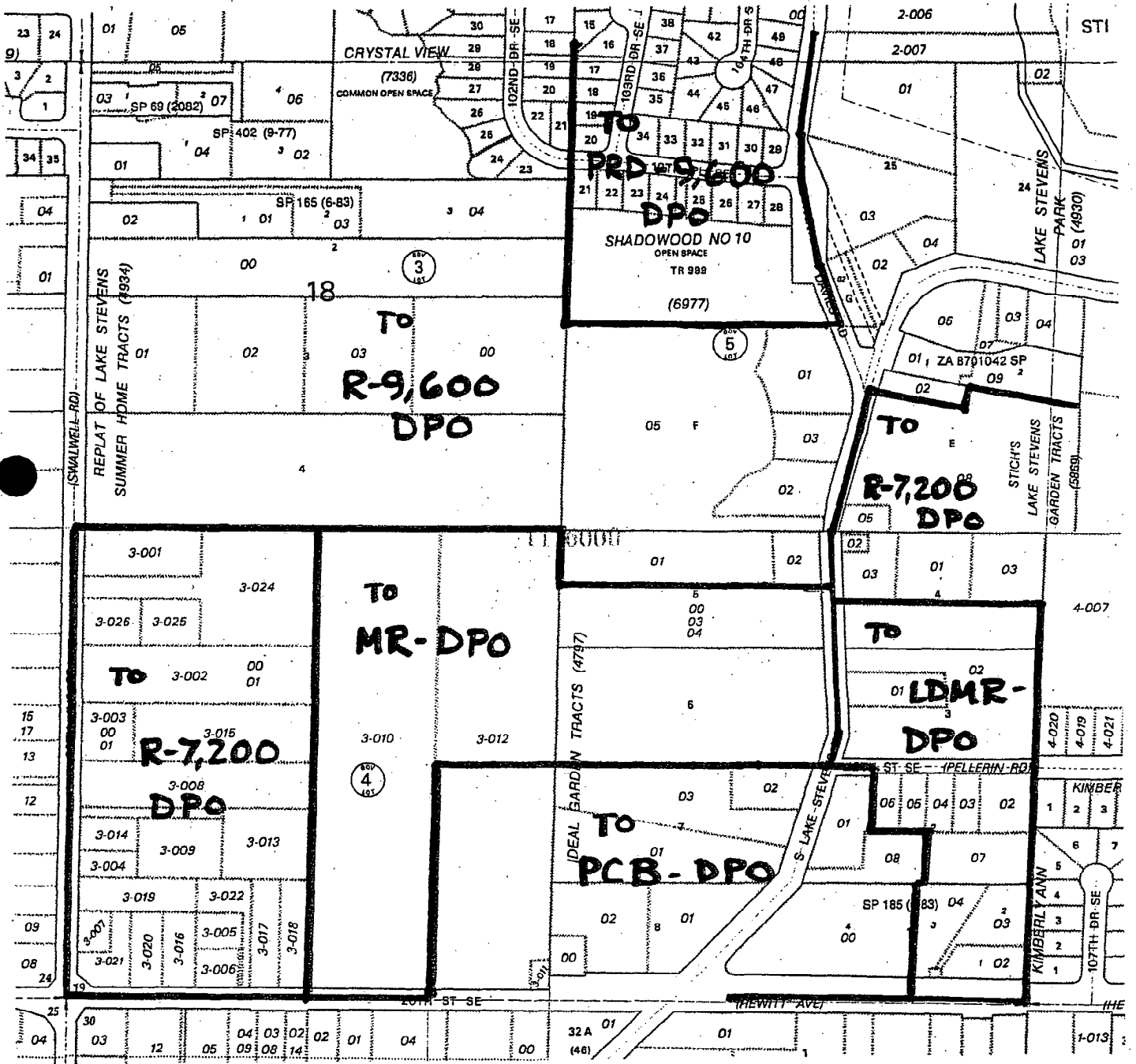
QUARTER SECTION TOWNSHIP N.W./S.E. RANGE E.W./M.

SW 19 29 6

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Map produced on March 22, 2001

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NW-19-29-6



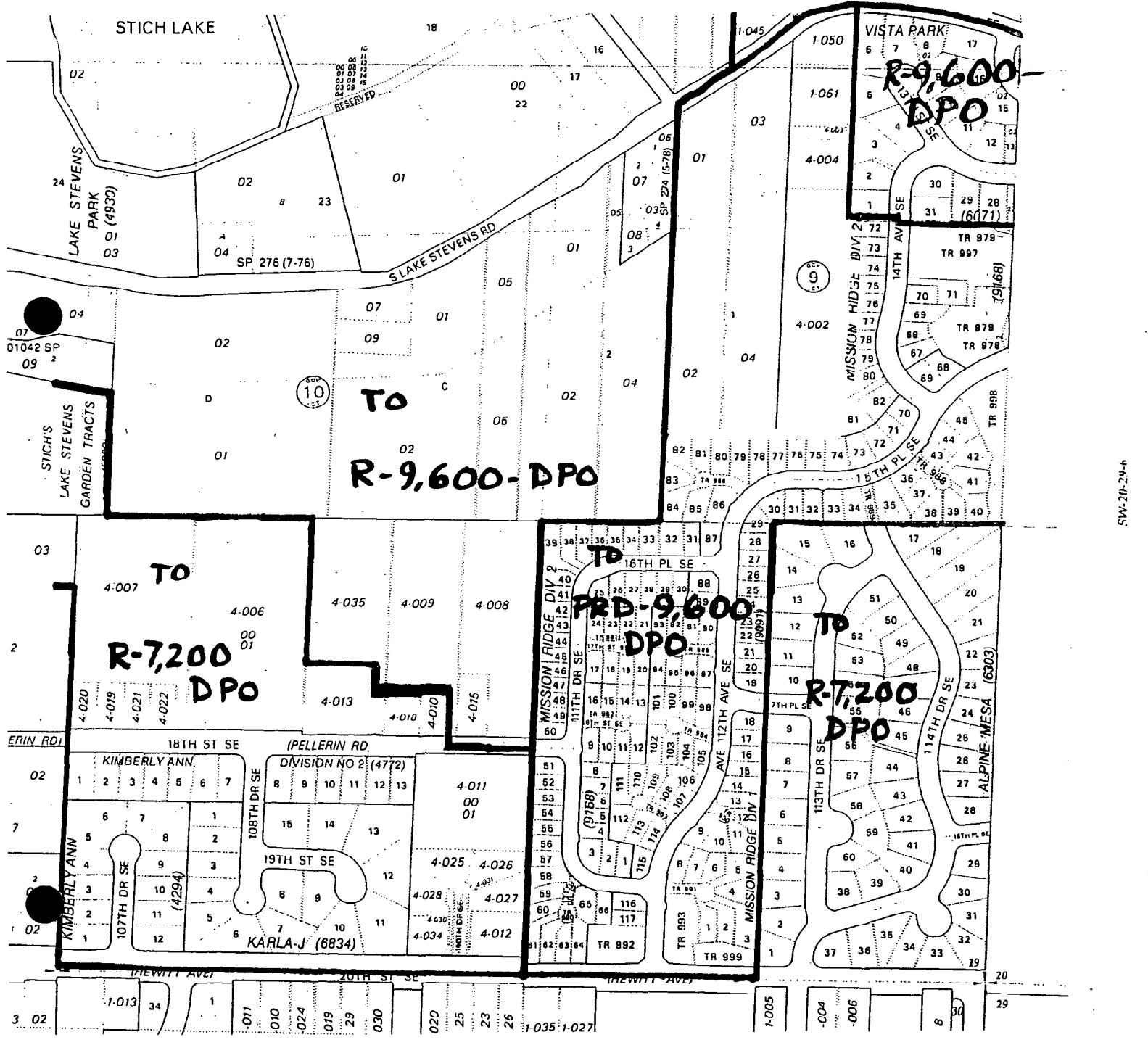
SE-24-29-5

SE-19-29

NW-30-29-6

QUARTER SECTION TOWNSHIP N.W. BL. RANGE E.W.M.
SE 19 29 6
 NE-19-29-6
 A product of the Snohomish County Assessor's Office
 Map produced on March 28, 2001

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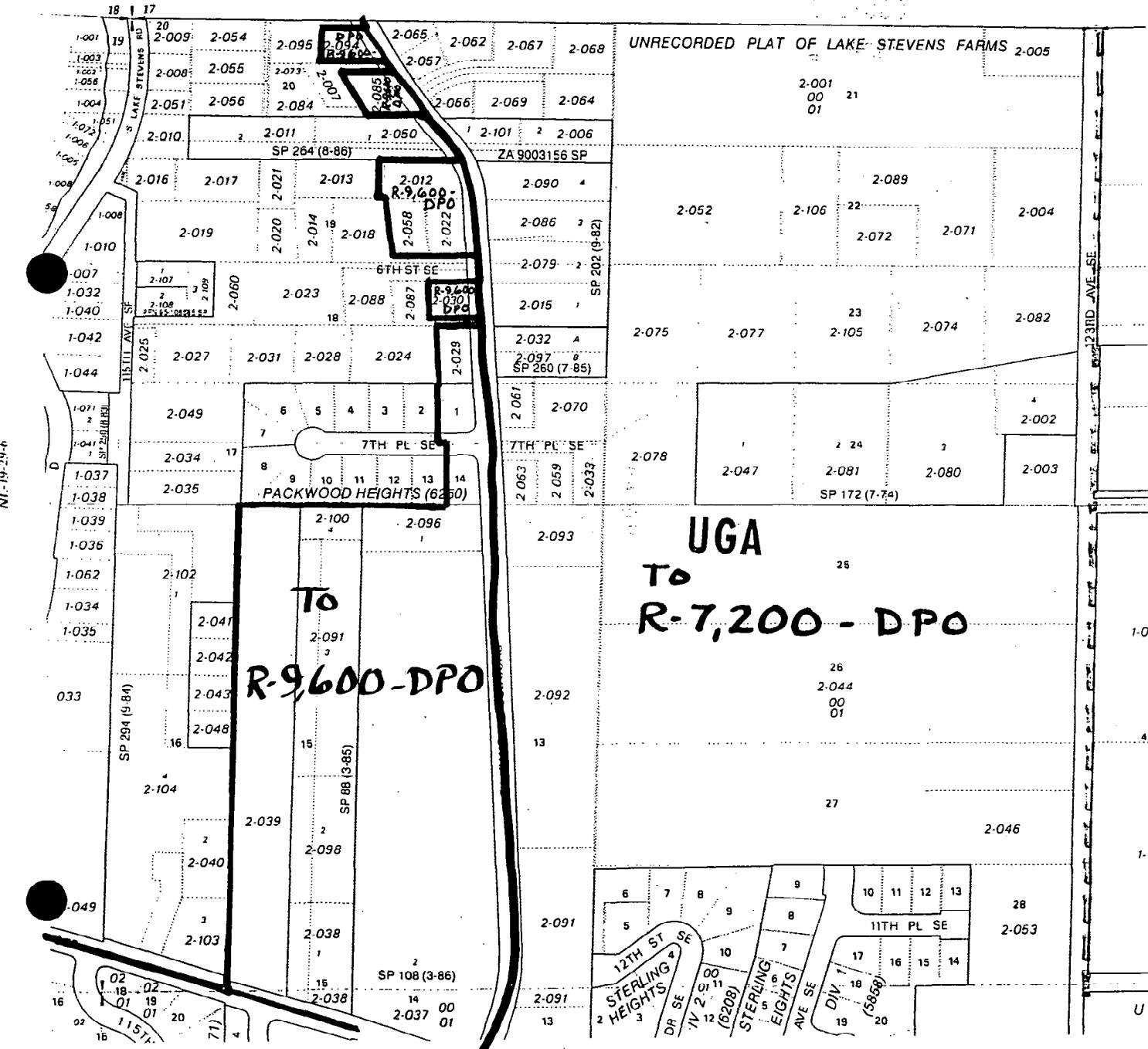
SW-20-29-4

QUARTER SECTION TOWNSHIP N.W.B.L. RANGE E.W.M.
NW 20 29 6

A product of the Snohomish County Assessor's Office
 Map produced on April 21, 2001

SW-17-29-6

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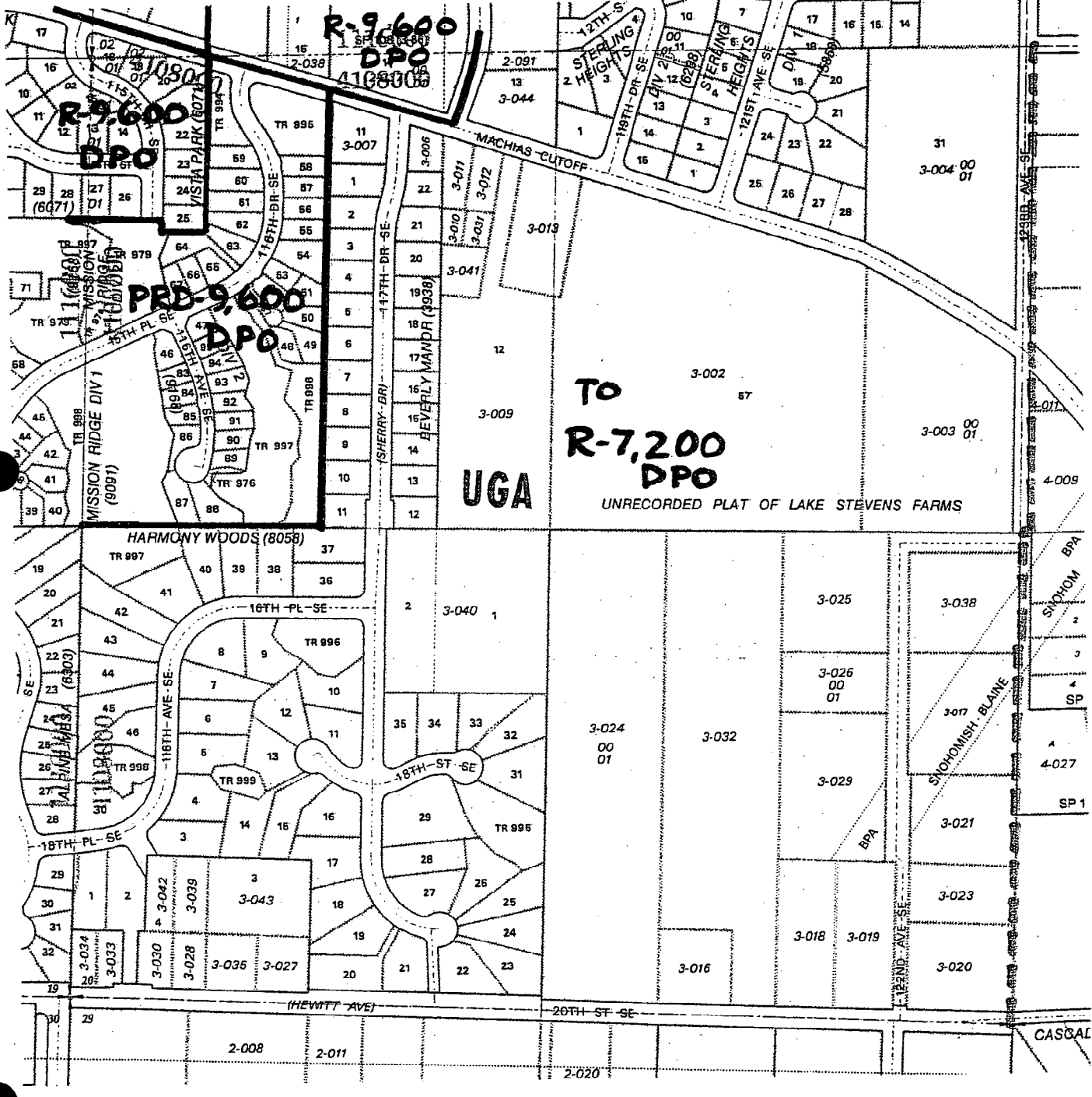
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NW-20-29-6

SE-19-29-6

SE-20-29-6



NW-29-29-6

| | | | | |
|---------|---------|-------------------|--------------|--|
| QUARTER | SECTION | TOWNSHIP N.W.B.L. | RANGE E.W.M. | |
| ALL | 29 | 29 | 6 | |

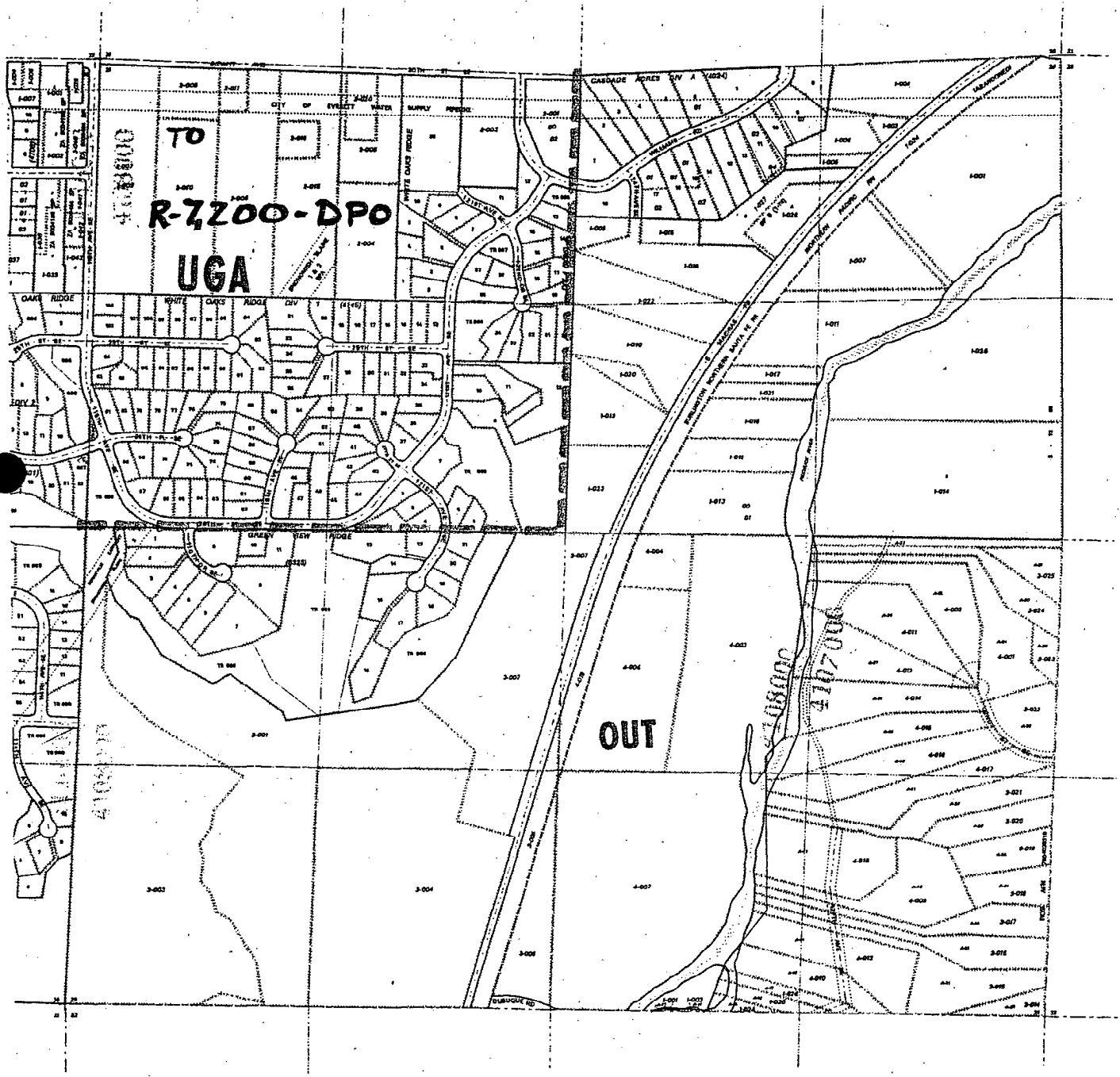
A product of the Seachuck County Assessor's Office
Map produced on March 07, 2001

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20-29-6

30-29-6

28-29-6



32-29-6

| QUARTER | SECTION | TOWNSHIP N.W.B.L. | RANGE E.W.M. |
|---------|---------|-------------------|--------------|
| NE | 30 | 29 | 6 |

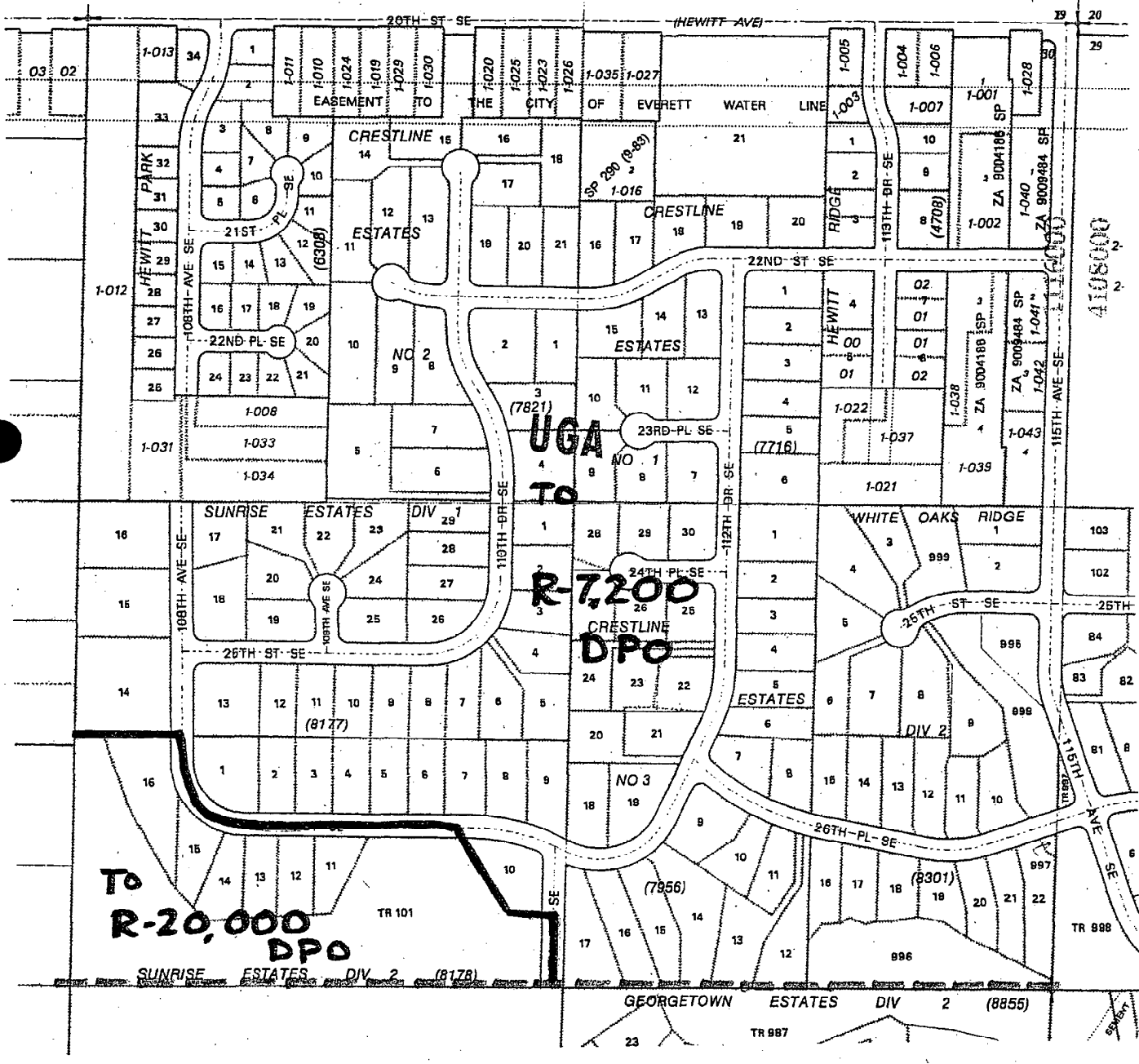
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 Map produced on March 07, 2001

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SE-19-29-6

NW-30-29

NW-29-29-6



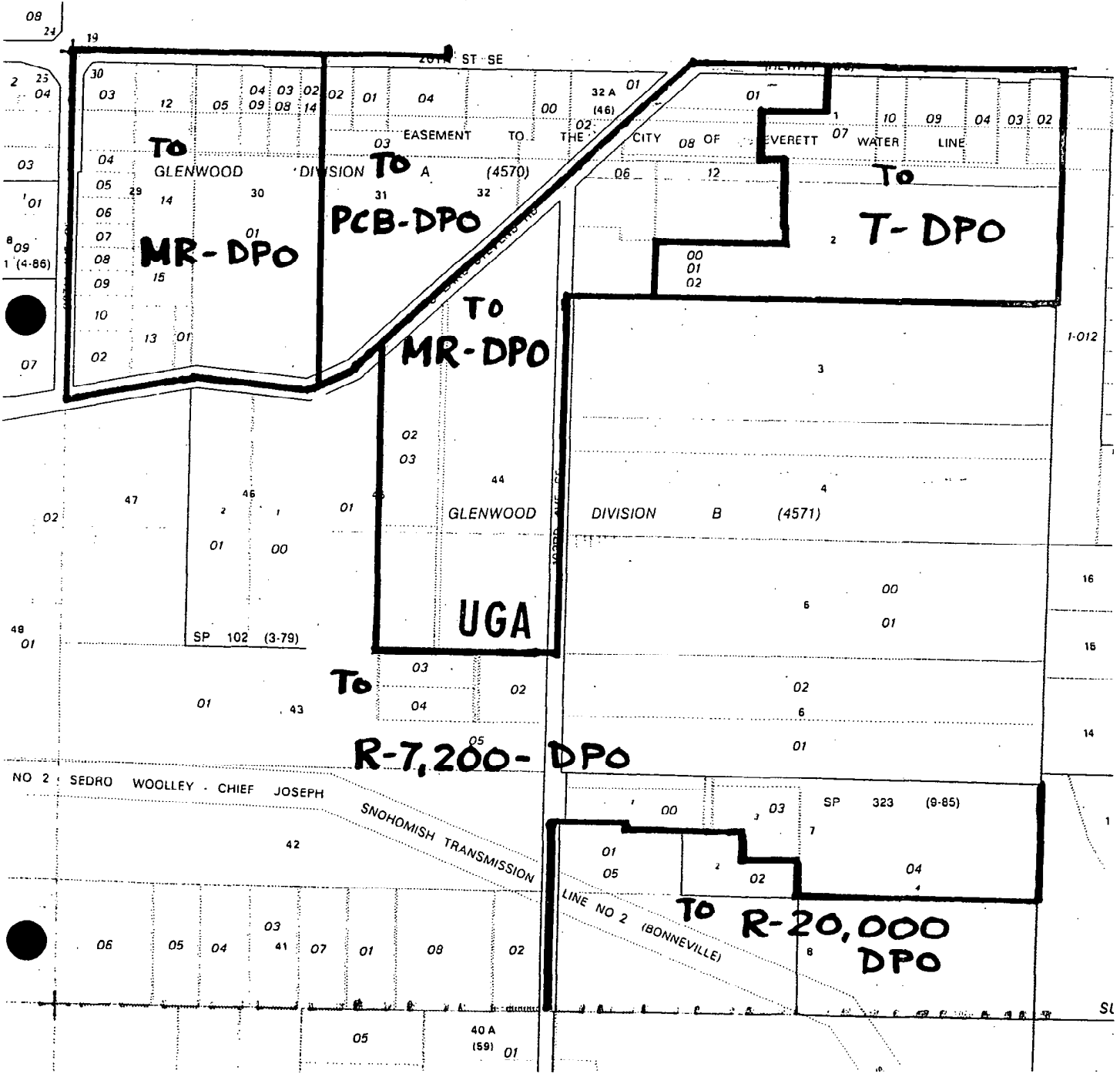
SE-30-29-6

QUARTER NW SECTION 30 TOWNSHIP N.W. BL. 29 RANGE E.W.M. 6

A product of the Snohomish County Assessor's Office
Map produced on March 07, 2001

51V-19-29-6

THE COUNTY OF SNOHOMISH HAS REVIEWED THE LOCAL GOVERNMENT'S PROPOSED ZONING MAP AND HAS DETERMINED THAT THE PROPOSED ZONING MAP IS IN ACCORDANCE WITH THE ZONING MAP ACT AND THE ZONING MAP ACT REGULATIONS. THE COUNTY'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE ZONING MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THE ZONING MAP. THE COUNTY'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE ZONING MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THE ZONING MAP.



NI-30-29-6