

**CITY OF SNOHOMISH
Snohomish, Washington**

ORDINANCE 2006

**AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON
AUTHORIZING THE CONDEMNATION, APPROPRIATION, TAKING
AND DAMAGING OF LAND AND OTHER PROPERTY FOR THE
CONSTRUCTION OF A PUBLIC SEWER MAIN KNOWN AS THE
CEMETERY CREEK SEWER PROJECT.**

WHEREAS, the City Council of the City of Snohomish (hereinafter the "City") finds as follows:

1. Public safety, convenience, use and necessity demand the installation of a sewer main to serve the area bounded approximately by Riverview Road on the south, 70th Street on the north, Route 9 on the east and 85th Avenue on the west for purposes of providing urban levels of sewer service to the existing and planned-for population and commercial growth within the City's Urban Growth Boundary.

2. The City has conducted engineering studies, has conducted public meetings and hearings and has determined that the most feasible location for the sewer line is described in **EXHIBIT A** attached hereto and incorporated herein by this reference. For purposes of security, maintenance and operation, it has been determined the City will need to acquire FIFTEEN (15) feet of property on each side of the line, measured at perpendicular angles to the line, for a total sewer line corridor THIRTY (30) feet wide, hereinafter referred to as the "Property."

3. The City's engineers have determined that the project will require acquisition of 40-foot-wide temporary construction easements adjacent to the uphill side of the Property, and 10-foot-wide temporary construction easements adjacent to the downhill side of the property, as measured at right angles thereto, hereinafter referred to as the "Construction Easements."

4. The City's engineers have determined that the project will also require acquisition of two (2) temporary sedimentation control pond easements, in locations legally described in **EXHIBIT B** attached hereto and incorporated by this reference, hereinafter referred to as the "Pond Easements."

5. The City's engineers have determined that the project will also require acquisition of three slope easements in the locations legally described in **EXHIBIT C** attached hereto and incorporated herein by this reference, hereinafter referred to as the "Slope Easements."

6. The entire cost of the acquisition provided by this ordinance shall be paid by the following funds of the City:

Grant funds and/or sewer utility funds or such other funds as may be authorized by law.

7. The City has authority pursuant to RCW 8.12 to acquire, if necessary, title to real property for public purposes.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH, WASHINGTON DO ORDAIN AS FOLLOWS:

1. The City is hereby authorized to condemn, appropriate, take and damage the fee interest in a 30-foot wide strip of property, the centerline of which is legally described in **EXHIBIT A**.

2. The City is hereby authorized to condemn, appropriate, take and damage a 40-foot wide strip of property adjacent to the uphill side of the Property, as measured at right angles thereto, and a 10-foot wide strip of property adjacent to the downhill side of the Property, as measured at right angles thereto, for construction easements.

3. The City is hereby authorized to condemn, appropriate, take and damage the property legally described in **EXHIBIT B** for temporary sedimentation control pond easements.

4. The City is hereby authorized to condemn, appropriate, take and damage the property legally described in **EXHIBIT C** attached hereto and incorporated herein by this reference for temporary slope easements.

5. The use of the Property and the Temporary Construction Easements, Pond Easements and Slope Easements are for installation of a sewer main, which is a permanent public use and is reasonably necessary for the purposes for which it is sought.

6. All lands, rights, privileges and other property lying within the limits of the Property and the Temporary Construction Easements, Pond Easements and Slope Easements are hereby authorized to be condemned, appropriated, taken and damaged for the purpose of the construction of a sewer main. All lands, rights, privileges and other property are authorized to be taken, damaged and appropriated only after just compensation has been made, or paid into the court for the owners thereof in the manner provided by law.

7. The cost of the acquisition provided for by this ordinance shall be paid by the following funds of the City:

Grant funds and/or sewer utility funds or such other funds as may be provided by law.

8. The City's attorneys should be and hereby are authorized and directed to begin and prosecute the actions and proceedings in the manner provided by law, if necessary, to carry out the provisions of this ordinance, and/or to enter into settlements to mitigate damages.

PASSED by the City Council and APPROVED by the Mayor this 4th day of June, 2002.

CITY OF SNOHOMISH

By _____
Cameron M. Bailey, Mayor

ATTEST:

By _____
Torchie Corey, City Clerk

APPROVED AS TO FORM:

By _____
Grant K. Weed, City Attorney

Date of Publication: June 8, 2002

Effective Date (5 days after publication): June 13, 2002

EXHIBIT A

**SEWER PIPELINE LEGAL DESCRIPTION
(CENTERLINE OF 50-FOOT FEE ACQUISITION)**

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 05 EAST, W.M.;

THENCE SOUTH $0^{\circ}45'45''$ WEST, ALONG THE CENTER OF SECTION LINE, 783.04 FEET TO THE NORTH LINE OF THE PLAT OF COVINGTON ADDITION AS RECORDED UNDER AUDITOR'S FILE NO. 9901065006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTH $88^{\circ}24'34''$ WEST ALONG SAID NORTH LINE 132.05 FEET TO **THE TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTH LINE NORTH $7^{\circ}25'53''$ EAST 258.17 FEET;

THENCE SOUTH $77^{\circ}33'25''$ EAST 109.14 FEET;

THENCE NORTH $5^{\circ}54'21''$ EAST 146.58 FEET;

THENCE NORTH $39^{\circ}23'18''$ WEST 346.88 FEET;

THENCE NORTH $6^{\circ}03'48''$ EAST 123.22 FEET TO A POINT WHICH LIES 15.00 FEET SOUTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE NORTH $88^{\circ}38'35''$ WEST, PARALLEL WITH SAID NORTH LINE, 228.35 FEET;

THENCE NORTH $22^{\circ}31'26''$ WEST 16.41 FEET TO A POINT ON SAID NORTH LINE, SAID POINT BEARS NORTH $88^{\circ}38'35''$ WEST AND LIES 429.16 FEET DISTANT FROM SAID NORTH QUARTER CORNER OF SECTION 13;

THENCE CONTINUING NORTH $22^{\circ}31'26''$ WEST 724.87 FEET;

THENCE NORTH $84^{\circ}29'55''$ WEST 177.74 FEET;

THENCE NORTH $42^{\circ}32'06''$ WEST 473.82 FEET;

THENCE NORTH $0^{\circ}40'54''$ EAST 309.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 05 EAST, W.M., SAID POINT BEARS SOUTH $88^{\circ}42'30''$ EAST AND LIES 98.77 FEET DISTANT FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12;

THENCE CONTINUING NORTH $0^{\circ}40'54''$ EAST 779.09 FEET;

THENCE NORTH $17^{\circ}56'06''$ EAST 163.91 FEET;

THENCE NORTH $61^{\circ}56'47''$ EAST 122.71 FEET;

THENCE SOUTH $89^{\circ}10'01''$ EAST 437.00 FEET;

THENCE NORTH $0^{\circ}57'16''$ EAST 327.09 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SAID POINT BEARS NORTH $88^{\circ}46'27''$ WEST AND LIES 626.21 FEET DISTANT FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12;

THENCE CONTINUING NORTH $0^{\circ}57'16''$ EAST 524.93 FEET TO A POINT WHICH LIES 15.00 FEET SOUTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL DESCRIBED IN AUDITOR'S FILE NO. 9311050009;

THENCE SOUTH $88^{\circ}45'00''$ EAST, PARALLEL WITH SAID SOUTH LINE,

356.13 FEET TO A POINT WHICH LIES 15.00 FEET EAST OF, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL DESCRIBED IN AUDITOR'S FILE NO. 9311050009;
THENCE NORTH 0°54'15" EAST, PARALLEL WITH SAID EAST LINE, 150.00 FEET TO A POINT WHICH LIES 15.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12;
THENCE SOUTH 89°45'00" EAST, PARALLEL WITH SAID SOUTH LINE, 222.34 FEET;
THENCE NORTH 62°08'01" EAST 52.22 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, SAID POINT BEARS NORTH 0°46'54" EAST AND LIES 700.09 FEET DISTANT FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, SAID EAST LINE ALSO BEING THE WEST LINE OF SAID PARCEL "A";
THENCE CONTINUING NORTH 62°08'01" EAST 552.22 FEET;
THENCE NORTH 21°37'32" WEST 37.64 FEET TO THE NORTH LINE OF SAID PARCEL "A";
THENCE CONTINUING NORTH 21°37'32" WEST 257.03 FEET;
THENCE NORTH 63°33'36" EAST 199.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, SAID POINT BEARS SOUTH 88°38'00" EAST AND LIES 523.15 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12;
THENCE CONTINUING NORTH 63°33'36" EAST 17.93 FEET;
THENCE SOUTH 88°37'58" EAST 327.32 FEET;
THENCE NORTH 1°22'00" EAST 27.42 FEET TO AN EXISTING SEWER MANHOLE AND THE **TERMINUS** OF THIS CENTERLINE DESCRIPTION.

SUBJECT TO RIGHTS, TITLE, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD OR WHICH ATTACH THERETO BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

~ End of Exhibit A ~

EXHIBIT B
SEDIMENTATION POND LEGAL DESCRIPTIONS

PARCEL 1
DRAINAGE EASEMENT LEGAL DESCRIPTION

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 05 EAST, W.M.;

THENCE SOUTH 0°45'45" WEST, ALONG THE CENTER OF SECTION LINE, 783.04 FEET TO THE NORTH LINE OF THE PLAT OF COVINGTON ADDITION AS RECORDED UNDER AUDITOR'S FILE NO. 9901065006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTH 88°24'34" WEST ALONG SAID NORTH LINE 132.05 FEET TO THE BEGINNING OF A LINE HERINAFTER REFERRED TO AS LINE "A", SAID NORTH LINE ALSO BEING THE SOUTH LINE OF SAID PARCEL "A";

THENCE LEAVING SAID NORTH LINE NORTH 7°25'53" EAST ALONG SAID LINE "A" 258.17 FEET TO THE TERMINUS OF SAID LINE "A".

THENCE **COMMENCING** AT SAID BEGINNING OF SAID LINE "A";

THENCE NORTH 88°24'34" WEST ALONG SAID NORTH LINE 40.21 FEET TO A LINE WHICH IS PARALLEL WITH AND 40.00 FEET WEST OF SAID LINE "A", THE **POINT OF BEGINNING**;

THENCE NORTH 7°25'53" EAST ALONG SAID PARALLEL LINE 50.26 FEET TO A LINE WHICH IS PARALLEL WITH AND 50.00 FEET NORTH OF SAID NORTH LINE;

THENCE NORTH 88°24'34" WEST ALONG SAID PARALLEL LINE 61.32 FEET TO A LINE WHICH IS PARALLEL WITH AND 101.00 FEET WEST OF SAID LINE "A";

THENCE SOUTH 7°25'53" WEST ALONG SAID PARALLEL LINE 50.26 FEET TO SAID NORTH LINE;

THENCE SOUTH 88°24'34" EAST ALONG SAID NORTH LINE 61.32 FEET TO THE **POINT OF BEGINNING**.

PARCEL "A"

BEGINNING AT THE QUARTER CORNER BETWEEN SECTIONS 12 AND 13, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTH 89°36'00" EAST 80.06 FEET TO A POINT ON SECTION LINE BETWEEN SAID SECTIONS 12 AND 13 AND THE WEST LINE OF THE COUNTRY ROAD;

THENCE ALONG THE WEST LINE OF THE COUNTY ROAD, SOUTH 02°16'00" WEST 536.22 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 79°19'00" WEST 676.50 FEET;

THENCE SOUTH 08°31'00" WEST 329.20 FEET TO THE NORTH LINE OF THE COUNTY ROAD;

THENCE SOUTH 62°47'00" EAST 223.57 FEET TO A POINT ON REDPATH'S

WEST LINE;
THENCE NORTH 09°13'30" EAST 61.37 FEET ALONG WEST LINE OF
REDPATH'S TRACT TO THE NORTHWEST CORNER OF SAID TRACT;
THENCE SOUTH 89°19'00" EAST 495.30 FEET ALONG THE NORTH LINE OF
SAID TRACT TO THE WEST LINE OF THE COUNTY ROAD;
THENCE NORTH 02°16'00" EAST 248 FEET TO **POINT OF BEGINNING**;
EXCEPT LUDWIG ROAD.

SUBJECT TO RIGHTS, TITLE, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF
RECORD OR WHICH ATTACH THERETO BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SAID EASEMENT CONSTITUTING APPROXIMATELY 3,050 SQUARE FEET.

PARCEL 9
DRAINAGE EASEMENT LEGAL DESCRIPTION

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL "A" DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP
28 NORTH, RANGE 05 EAST, W.M.;

THENCE SOUTH 0°45'45" WEST, ALONG THE CENTER OF SECTION LINE,
783.04 FEET TO THE NORTH LINE OF THE PLAT OF COVINGTON ADDITION
AS RECORDED UNDER AUDITOR'S FILE NO. 9901065006, RECORDS OF
SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTH 88°24'34" WEST ALONG SAID NORTH LINE 132.05 FEET;
THENCE LEAVING SAID NORTH LINE NORTH 7°25'53" EAST 258.17 FEET;
THENCE SOUTH 77°33'25" EAST 109.14 FEET;
THENCE NORTH 5°54'21" EAST 146.58 FEET;
THENCE NORTH 39°23'18" WEST 346.88 FEET;
THENCE NORTH 6°03'48" EAST 123.22 FEET TO A POINT WHICH LIES
15.00 FEET SOUTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE
NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
OF SAID SECTION 13;

THENCE NORTH 88°38'35" WEST, PARALLEL WITH SAID NORTH LINE,
228.35 FEET;

THENCE NORTH 22°31'26" WEST 16.41 FEET TO A POINT ON SAID NORTH
LINE, SAID POINT BEARS NORTH 88°38'35" WEST AND LIES 429.16 FEET
DISTANT FROM SAID NORTH QUARTER CORNER OF SECTION 13;

THENCE CONTINUING NORTH 22°31'26" WEST 724.87 FEET;
THENCE NORTH 84°29'55" WEST 177.74 FEET;
THENCE NORTH 42°32'06" WEST 246.14 FEET TO THE SOUTH LINE OF
SAID PARCEL "A";

THENCE CONTINUING NORTH 42°32'06" WEST 227.68 FEET TO THE BEGINNING OF
A LINE HEREINAFTER REFERRED TO AS LINE "A";

THENCE NORTH 0°40'54" EAST ALONG SAID LINE "A" 309.02 FEET TO A POINT ON
THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER

OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 05 EAST, W.M., SAID POINT BEARS SOUTH 88°42'30" EAST AND LIES 98.77 FEET DISTANT FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, SAID NORTH LINE ALSO BEING THE NORTH LINE OF SAID PARCEL "A", SAID POINT ALSO BEING THE TERMINUS OF SAID LINE "A".

THENCE **COMMENCING** AT SAID BEGINNING OF SAID LINE "A";
THENCE NORTH 89°19'06" WEST 40.00 FEET TO A LINE WHICH IS PARALLEL WITH AND 40.00 FEET WEST OF SAID LINE "A";
THENCE AT RIGHT ANGLES NORTH 0°40'54" EAST ALONG SAID PARALLEL LINE 77.45 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING NORTH 0°40'54" EAST ALONG SAID PARALLEL LINE 102.00 FEET;
THENCE AT RIGHT ANGLES NORTH 89°19'06" WEST 59.22 FEET TO THE WEST LINE OF SAID PARCEL "A";
THENCE SOUTH 0°16'08" EAST ALONG SAID WEST LINE 102.01 FEET;
THENCE SOUTH 89°19'06" EAST 57.53 FEET TO THE **POINT OF BEGINNING**.

PARCEL "A"

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M.;

THENCE WEST 728.1 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 440.1 FEET TO THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY 581 FEET;

THENCE NORTH 498.5 FEET;

THENCE EAST 592 FEET TO THE **POINT OF BEGINNING**;

EXCEPT ROAD;

AND EXCEPT THE EAST 169 FEET OF THE NORTH 147 FEET THEREOF.

SUBJECT TO RIGHTS, TITLE, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD OR WHICH ATTACH THERETO BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SAID EASEMENT CONSTITUTING APPROXIMATELY 5,950 SQUARE FEET.

~ End of Exhibit B ~

EXHIBIT C
SLOPE EASEMENTS LEGAL DESCRIPTIONS

PARCEL 2
SLOPE EASEMENT LEGAL DESCRIPTION

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 05 EAST, W.M.;

THENCE SOUTH 0°45'45" WEST, ALONG THE CENTER OF SECTION LINE, 783.04 FEET TO THE NORTH LINE OF THE PLAT OF COVINGTON ADDITION AS RECORDED UNDER AUDITOR'S FILE NO. 9901065006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTH 88°24'34" WEST ALONG SAID NORTH LINE 132.05 FEET;

THENCE LEAVING SAID NORTH LINE NORTH 7°25'53" EAST 258.17 FEET;

THENCE SOUTH 77°33'25" EAST 109.14 FEET;

THENCE NORTH 5°54'21" EAST 21.51 FEET TO THE SOUTH LINE OF SAID PARCEL "A";

THENCE CONTINUING NORTH 5°54'21" EAST 125.07 FEET;

THENCE NORTH 39°23'18" WEST 346.88 FEET TO THE BEGINNING OF A LINE HEREINAFTER REFERRED TO AS LINE "A";

THENCE NORTH 6°03'48" EAST ALONG SAID LINE "A" 15.05 FEET TO THE NORTH LINE OF SAID PARCEL "A" AND THE TERMINUS OF SAID LINE "A";

THENCE NORTH 88°39'22" WEST ALONG SAID NORTH LINE 40.14 FEET TO A LINE WHICH IS PARALLEL WITH AND 40.00 FEET WEST OF SAID LINE "A", THE **POINT OF BEGINNING**;

THENCE SOUTH 6°03'48" WEST ALONG SAID PARALLEL LINE 22.08 FEET TO A LINE WHICH IS PARALLEL WITH AND 22.00 FEET SOUTH OF SAID NORTH LINE;

THENCE NORTH 88°39'22" WEST ALONG SAID PARALLEL LINE 50.17 FEET TO A LINE WHICH IS PARALLEL WITH AND 90.00 FEET WEST OF SAID LINE "A";

THENCE NORTH 6°03'48" EAST ALONG SAID PARALLEL LINE 22.08 FEET TO SAID NORTH LINE;

THENCE SOUTH 88°39'22" EAST ALONG SAID NORTH LINE 50.17 FEET TO THE **POINT OF BEGINNING**.

PARCEL "A"

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER BETWEEN SECTIONS 12 AND 13, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., SAID TOWNSHIP AND RANGE AND THE WEST LINE OF THE COUNTY ROAD;

THENCE SOUTH 2°16' WEST ALONG THE WEST LINE OF THE COUNTY ROAD
123.43 TO THE **TRUE POINT OF BEGINNING**;
THENCE NORTH 89°56'05" WEST 695.70 FEET;
THENCE SOUTH 17°42' EAST 128.5 FEET;
THENCE SOUTH 8°31' WEST 166.76 FEET;
THENCE SOUTH 79°19' EAST 676.50 FEET;
THENCE NORTH 2°16' EAST 412.79 FEET TO THE **TRUE POINT OF
BEGINNING**.

SUBJECT TO RIGHTS, TITLE, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF
RECORD OR WHICH ATTACH THERETO BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SAID EASEMENT CONSTITUTING APPROXIMATELY 1,100 SQUARE FEET.

**PARCEL 4
SLOPE EASEMENT "A" LEGAL DESCRIPTION**

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL "A" DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 28
NORTH, RANGE 05 EAST, W.M.;

THENCE SOUTH 0°45'45" WEST, ALONG THE CENTER OF SECTION LINE, 783.04
FEET TO THE NORTH LINE OF THE PLAT OF COVINGTON ADDITION AS
RECORDED UNDER AUDITOR'S FILE NO. 9901065006, RECORDS OF
SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTH 88°24'34" WEST ALONG SAID NORTH LINE 132.05 FEET;
THENCE LEAVING SAID NORTH LINE NORTH 7°25'53" EAST 258.17 FEET;
THENCE SOUTH 77°33'25" EAST 109.14 FEET;
THENCE NORTH 5°54'21" EAST 146.58 FEET;
THENCE NORTH 39°23'18" WEST 346.88 FEET;

THENCE NORTH 6°03'48" EAST 15.05 FEET TO THE SOUTH LINE OF SAID PARCEL
"A" AND THE BEGINNING OF A LINE HEREINAFTER REFERRED TO AS LINE
"A";

THENCE CONTINUING NORTH 6°03'48" EAST ALONG SAID LINE "A" 108.17 FEET TO
A POINT WHICH LIES 15.00 FEET SOUTH OF, WHEN MEASURED AT RIGHT
ANGLES TO, THE NORTH LINE OF THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SAID SECTION 13, SAID POINT BEING THE
TERMINUS OF SAID LINE "A", SAID POINT ALSO BEING THE BEGINNING OF
A LINE HERINAFTER REFERRED TO AS LINE "B";

THENCE NORTH 88°38'35" WEST ALONG SAID LINE "B", PARALLEL WITH SAID
NORTH LINE, 228.35 FEET TO THE TERMINUS OF SAID LINE "B".

THENCE **COMMENCING** AT SAID BEGINNING OF SAID LINE "A";

THENCE NORTH 88°39'22" WEST ALONG SAID SOUTH LINE 40.14 FEET TO A LINE WHICH IS PARALLEL WITH AND 40.00 FEET WEST OF SAID LINE "A", THE **POINT OF BEGINNING**;

THENCE NORTH 6°03'48" EAST ALONG SAID PARALLEL LINE 68.05 FEET TO A LINE WHICH IS PARALLEL WITH AND 40.00 FEET SOUTH OF SAID LINE "B";

THENCE NORTH 88°38'35" WEST ALONG SAID PARALLEL LINE 50.17 FEET TO A LINE WHICH IS PARALLEL WITH AND 90.00 FEET WEST OF SAID LINE "A";

THENCE SOUTH 6°03'48" WEST ALONG SAID PARALLEL LINE 68.06 FEET TO SAID SOUTH LINE;

THENCE SOUTH 88°39'22" EAST ALONG SAID SOUTH LINE 50.17 FEET TO THE **POINT OF BEGINNING**.

PARCEL "A"

COMMENCING AT THE ONE-QUARTER CORNER BETWEEN 12 AND 13, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTH 89°36' EAST 80.06 FEET TO A POINT ON THE LINE BETWEEN SECTIONS 12 AND 13, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., AND THE WEST LINE OF THE COUNTY ROAD;

THENCE NORTH 1°58' EAST ON THE WEST LINE OF THE COUNTY ROAD 182.47 FEET TO **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°56'15" WEST 874.16 FEET;

THENCE SOUTH 13°47' EAST 68 FEET;

THENCE SOUTH 35°27' EAST 233 FEET;

THENCE SOUTH 17°42' EAST 52' FEET;

THENCE SOUTH 89°50'05" EAST 695.70 FEET;

THENCE NORTH 2°16' EAST 123.43 FEET;

THENCE NORTH 1°58' EAST 182.47 FEET TO THE **TRUE POINT OF BEGINNING**.

SUBJECT TO RIGHTS, TITLE, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD OR WHICH ATTACH THERETO BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SAID EASEMENT CONSTITUTING APPROXIMATELY 3,400 SQUARE FEET.

~ End of Exhibit C -

