

CITY OF LAKE STEVENS
LAKE STEVENS, WASHINGTON

CORRECTED ORDINANCE NO. 801

AN ORDINANCE OF THE CITY OF LAKE STEVENS, WASHINGTON, ANNEXING APPROXIMATELY 2,374 ACRES, KNOWN AS THE "SOUTHWEST ANNEXATION," INTO THE CITY; AND ADOPTING THE LAND USE AND ZONING DESIGNATIONS; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, as a code city in Snohomish County, the City of Lake Stevens is subject to the annexation process requirements of Ch. 35A.14 RCW and is subject to the land use planning requirements of the Growth Management Act, Ch. 36.70A RCW; and

WHEREAS, in 2005, the City adopted a six-year annexation strategy to annex the Lake Stevens Urban Growth Area (UGA); and

WHEREAS, the City Council has determined that the best interests and general welfare of the City would be served by annexing certain property lying south of the existing City of Lake Stevens corporate boundary, as shown in Exhibit A and as described in Exhibit B, which Exhibits are attached hereto and incorporated herein by this reference (Southwest Annexation Area); and

WHEREAS, the City Council desired to commence said annexation by using the election method of annexation pursuant to RCW 35A.14.015; and

WHEREAS, the City Council has determined that there is a public benefit to commencing annexation by December 31, 2009 in order to secure the Sales Tax Incentive offered by the State of Washington to pay for additional public services created as a result of the annexation; and

WHEREAS, on February 23, 2009 the City Council passed Resolution 2009-1 commencing the annexation by calling for an election pursuant to Ch. 35A.14 RCW on the question of annexation to the city of an area contiguous to the city referred to as the Southwest Annexation Area and simultaneous adoption of proposed Comprehensive Plan land use designations and zoning classifications; and

WHEREAS, among the conditions identified in the resolution is the requirement that the property be designated and zoned by the City at the time of annexation; and

WHEREAS, the City of Lake Stevens prepared a State Environmental Policy Act (SEPA) determination of non-significance (DNS) and adoption of the Snohomish County 2005 Comprehensive Plan Ten-Year Update Final Environmental Impact Statement and Addendum No. 3 to the City of Lake Stevens Comprehensive Plan Final Environmental

Impact Statement and County FEIS for adoption of the pre-annexation comprehensive plan land use and zoning on February 27, 2009; and

WHEREAS, in taking the actions set forth in this ordinance, the City has complied with the requirements of the State Environmental Policy Act, Ch. 43.21C RCW; and

WHEREAS, pursuant to RCW 36.70A.106, a notice of the intent to adopt proposed Land Use and Zoning for the Southwest Annexation area, was transmitted to the Washington State Department of Community, Trade, and Economic Development on February 28, 2009; and

WHEREAS, public notice was provided for the SEPA DNS, March 18, 2009 Planning Commission public hearing and March 23, 2009 City Council public hearing by mailing to over 4,000 property owners within the annexation area and within 300 feet of the annexation area on February 26, 2009, published in the Lake Stevens Journal on March 4 and 11, 2009 and by posting the annexation site in nineteen conspicuous locations; and

WHEREAS, following a public hearing on March 18, 2009, the Lake Stevens Planning Commission forwarded a recommendation for approval of the comprehensive plan and zoning adoption; and

WHEREAS, the City Council held a public hearing on March 23, 2009, and passed Resolution 2009-4, stating the intent to adopt the proposed Pre-Annexation Land Use and Zoning designations upon approval of the annexation; and

WHEREAS, On March 25, 2009, the City filed a Notice of intent to annex the Southwest Annexation area and invoked jurisdiction, with the Snohomish County Boundary Review Board; and

WHEREAS, on July 27, 2009, Council passed Resolution 2009-7 amending Resolution 2009-1 and Resolution 2009-4, with the corrected legal description and Comprehensive Plan land use map correction for two parcels to Local Commercial; and

WHEREAS, the Snohomish County Canvassing Board on November 24, 2009 certified that the proposition to annex to the city of an area contiguous to the city referred to as the Southwest Annexation Area, as presented on the November 3, General Election, was approved for annexation; and

WHEREAS, the City Council conducted a final duly noticed public meeting on November 30, 2009 for a first and final reading of the annexation including the adoptions of the Land Use and Zoning designations; and

WHEREAS, following the final hearing and reading of Ordinance 801 on November 30, 2009, it was found that minor corrections were needed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE STEVENS DO ORDAIN AS FOLLOWS:

Section 1. Annexation. The property mapped on the attached Exhibit A and legally described in the attached Exhibit B is hereby annexed into the City of Lake Stevens.

Section 2. Indebtedness. There is no existing separately taxed bonded indebtedness for the annexation area to assume and the annexed properties shall be assessed and taxed at the same rate and on the same basis as property in the City of Lake Stevens at the date of annexation.

Section 3. Comprehensive Plan Land Use and Zoning Ordinance Designations. Said annexed property shall be subject to the City of Lake Stevens GMA Comprehensive Plan and Zoning Regulations (Title 14 LSMC) and shall be designated on the Land Use and Zoning Map as shown in Exhibit D.

Section 4. Severability. If any provision or section of this Ordinance shall be held void or unconstitutional, all other parts, provisions and sections of this Ordinance not expressly so held to be void or unconstitutional shall continue in full force and effect.

Section 5. Effective Date and Publication. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in force December 31, 2009.

PASSED by the City Council of the City of Lake Stevens this 7th day of December, 2009.

VERN LITTLE, Mayor

ATTEST/AUTHENTICATION:

NORMA J. SCOTT, City Clerk/Admin. Asst.

APPROVED AS TO FORM:

GRANT WEED, City Attorney

First and Final Reading: December 7, 2009

Published:

Effective Date: December 31, 2009

EXHIBIT B

SOUTHWEST ANNEXATION AREA LEGAL DESCRIPTION

THOSE PORTIONS OF SECTIONS 13, 14, 23, 24, 25 AND 26, TOWNSHIP 29 NORTH, RANGE 5 EAST, W. M., AND THOSE PORTIONS OF SECTIONS 18, 19, AND 30, TOWNSHIP 29 NORTH, RANGE 6 EAST, W. M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 5 EAST, W. M., AT A POINT OF INTERSECTION WITH THE NORTHERLY MARGIN OF VERNON ROAD, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID NORTHERLY MARGIN OF VERNON ROAD TO THE SOUTHEAST CORNER OF LOT 1 OF VERNON ROAD ESTATES, RECORDED UNDER AUDITOR'S FILE NO. 200307305001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID VERNON ROAD ESTATES TO THE MOST SOUTHERLY NORTHEAST CORNER THEREOF;

THENCE EASTERLY ALONG THE MOST SOUTHERLY NORTHEAST LINE THEREOF TO THE SOUTHEAST CORNER OF TRACT 999;

THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 999 TO THE MOST SOUTHERLY NORTHWEST CORNER THEREOF AND THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 5 EAST, W. M.;

THENCE SOUTHERLY ALONG SAID WEST LINE AND THE WESTERLY BOUNDARY

OF SAID VERNON ROAD ESTATES TO THE SOUTH CORNER OF TRACT 997 AND THE WESTERLY MARGIN OF VERNON ROAD;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY MARGIN OF VERNON ROAD TO THE NORTHEAST CORNER OF LOT 5A, CITY VIEW ADDITION, RECORDED IN VOLUME 11 OF PLATS, PAGE 103, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE EASTERLY ALONG THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 5A TO THE NORTHWEST CORNER OF LOT 4, SAID PLAT OF CITY VIEW ADDITION;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4 TO THE NORTHEAST CORNER THEREOF AND THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 5 EAST, W. M.;

THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTHERLY MARGIN OF STATE ROUTE 204;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY MARGIN OF SAID STATE ROUTE 204 TO THE MOST SOUTHERLY SOUTHEAST CORNER OF PARCEL A OF THAT ALTERATION TO SHORT PLAT SP 413 (8-78) RECORDED UNDER AUDITOR'S FILE NUMBER 200804255141;

THENCE NORTHERLY ALONG THE MOST WESTERLY SOUTHEAST LINE OF SAID PARCEL A TO THE MOST WESTERLY SOUTHEAST CORNER OF SAID PARCEL A AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 5 EAST, W. M.;

THENCE WESTERLY ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER

OF HOWARD ESTATES, RECORDED IN VOLUME 20 OF PLATS, PAGE 21, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND THE EASTERLY MARGIN OF SUNNYSIDE BOULEVARD SE;

THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF SUNNYSIDE BOULEVARD SE TO A POINT OF INTERSECTION WITH THE SOUTHERLY MARGIN OF 9TH STREET SE;

THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID SOUTHERLY MARGIN OF 9TH STREET SE TO A POINT OF INTERSECTION WITH THE WESTERLY MARGIN OF STATE ROUTE 204;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY MARGIN OF STATE ROUTE 204 TO A POINT OF INTERSECTION WITH THE NORTHERLY MARGIN OF 12TH STREET SE;

THENCE WESTERLY ALONG SAID NORTHERLY MARGIN TO THE EASTERLY MARGIN OF SUNNYSIDE BOULEVARD SE;

THENCE SOUTHEASTERLY TO A POINT OF INTERSECTION WITH SAID EASTERLY MARGIN OF SUNNYSIDE BOULEVARD SE AND THE SOUTHERLY MARGIN OF SAID 12TH STREET SE;

THENCE EASTERLY ALONG SAID SOUTHERLY MARGIN OF 12TH STREET SE TO A POINT OF INTERSECTION WITH THE WESTERLY MARGIN OF SAID STATE ROUTE 204;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY MARGIN OF STATE ROUTE 204 TO THE INTERSECTION WITH A LINE THAT IS PERPENDICULAR TO THE EASTERLY MARGIN, OF SAID STATE ROUTE 204, SAID LINE BEGINNING AT THE NORTH CORNER OF TRACT 999 OF CAVALERO RIDGE, RECORDED UNDER

AUDITOR'S FILE NO. 200712195004;

THENCE SOUTHEASTERLY ALONG SAID PERPENDICULAR LINE TO THE NORTH CORNER OF SAID TRACT 999 AND THE EASTERLY MARGIN OF SAID STATE ROUTE 204;

THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN OF STATE ROUTE 204 TO A POINT OF INTERSECTION WITH THE NORTHERLY MARGIN OF 20TH STREET SE (HEWITT AVENUE);

THENCE SOUTHWESTERLY TO A POINT OF INTERSECTION WITH THE EASTERLY MARGIN OF STATE ROUTE 2 AND THE SOUTHERLY MARGIN OF SAID 20TH STREET SE (HEWITT AVENUE);

THENCE CONTINUING SOUTHERLY ALONG THE EASTERLY MARGIN OF STATE ROUTE 2 TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY MARGIN OF 26TH STREET SE AND THE WESTERLY MARGIN OF 71ST AVENUE SE;

THENCE EASTERLY ALONG THE SOUTHERLY MARGIN OF SAID 71ST AVENUE SE TO THE EASTERLY MARGIN THEREOF;

THENCE NORTHERLY ALONG SAID EASTERLY MARGIN OF 71ST AVENUE SE TO THE MOST WESTERLY NORTHWEST CORNER OF THAT SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 9808265003;

THENCE EASTERLY, NORTHERLY, AND EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID SHORT PLAT TO THE MOST EASTERLY NORTHEAST CORNER THEREOF AND THE WESTERLY MARGIN OF CAVALERO ROAD;

THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN OF CAVALERO ROAD, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF THE

NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 5 EAST, W. M., TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE EASTERLY ALONG SAID SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 5 EAST, W. M.;

THENCE SOUTHERLY ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 5 EAST, W. M.;

THENCE EASTERLY ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 5 EAST, W. M.;

THENCE NORTHERLY ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHERLY MARGIN OF 24TH STREET SE;

THENCE EASTERLY ALONG SAID SOUTHERLY MARGIN OF SAID 24TH STREET SE TO A POINT OF INTERSECTION WITH THE WESTERLY MARGIN OF 91ST AVENUE SE AND THE NORTHEAST CORNER OF LOT 41, GLENWOOD DIVISION A, RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN OF 91ST AVENUE SE TO THE SOUTHEAST CORNER OF SAID LOT 41;

THENCE EASTERLY ALONG THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 41 TO THE SOUTHWEST CORNER OF LOT 33 OF SAID GLENWOOD DIVISION A;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 33 TO THE SOUTHEAST CORNER OF SAID LOT 33 AND THE WESTERLY MARGIN OF SOUTH LAKE STEVENS ROAD;

THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN OF SOUTH LAKE STEVENS ROAD TO THE INTERSECTION WITH A LINE THAT IS PERPENDICULAR TO THE EASTERLY MARGIN, OF SAID SOUTH LAKE STEVENS ROAD, SAID LINE BEGINNING AT A POINT WHICH IS 477.10 FEET SOUTH OF THE NORTHEAST CORNER OF TRACT 51, GLENWOOD DIVISION B, RECORDED IN VOLUME 7 OF PLATS, PAGE 47, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND NORTH $87^{\circ}13'08''$ WEST 323.70 DISTANT THEREOF TO THE EASTERLY MARGIN OF SOUTH LAKE STEVENS ROAD;

THENCE SOUTHEASTERLY ALONG SAID PERPENDICULAR LINE TO SAID POINT AND SAID EASTERLY MARGIN OF SOUTH LAKE STEVENS ROAD;

THENCE SOUTH $87^{\circ}13'08''$ EAST TO THE WESTERLY MARGIN OF STATE ROUTE 9 SE;

THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN OF STATE ROUTE 9 SE TO THE INTERSECTION WITH A LINE THAT IS PERPENDICULAR TO THE EASTERLY MARGIN, OF SAID STATE ROUTE 9 SE, SAID LINE BEGINNING AT THE SOUTHWEST CORNER OF TRACT 998 OF HIGHWAY 9 BUSINESS CENTER, A CONDOMINIUM, RECORDED UNDER AUDITOR'S FILE NO. 200212115004;

THENCE EASTERLY ALONG SAID PERPENDICULAR LINE TO SAID SOUTHWEST

CORNER OF TRACT 998 AND SAID EASTERLY MARGIN OF STATE ROUTE 9 SE;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID TRACT 998 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF TRACT 998 TO THE NORTHEAST CORNER THEREOF AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 5 EAST, W. M.;

THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER TO THE SOUTHEAST CORNER THEREOF;

THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 6 EAST, W. M. TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID NORTHWEST QUARTER TO THE NORTH LINE THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST, W. M. TO THE SOUTHEAST CORNER OF SILVER LEAF, A SINGLE FAMILY CONDOMINIUM, RECORDED UNDER AUDITOR'S FILE NO. 200510175207, AND THE NORTHERLY MARGIN OF 20TH STREET SE (HEWITT AVENUE);

THENCE WESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID CONDOMINIUM PLAT TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY ALONG THE MOST WESTERLY WEST BOUNDARY OF SAID CONDOMINIUM PLAT TO THE MOST WESTERLY NORTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG THE MOST SOUTHERLY NORTH BOUNDARY OF SAID CONDOMINIUM PLAT TO THE MOST SOUTHERLY NORTHWEST CORNER THEREOF;

THENCE NORTHERLY ALONG THE MOST EASTERLY WEST BOUNDARY OF SAID CONDOMINIUM PLAT TO THE NORTHWEST CORNER THEREOF;

THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH 187.00 FEET OF TRACT 2 OF IDEAL GARDEN TRACTS, RECORDED IN VOLUME 7 OF PLATS, PAGE 33, RECORDS OF SNOHOMISH COUNTY, TO THE EAST LINE OF THE WEST 75.00 FEET OF THE EAST 375.00 FEET OF SAID TRACT 2;

THENCE NORTHERLY ALONG SAID EAST LINE OF THE WEST 75.00 FEET OF THE EAST 375.00 FEET TO THE SOUTH MARGIN OF 18TH STREET SE;

THENCE NORTHERLY ALONG THE NORTHERLY PROJECTION OF SAID EAST LINE OF THE WEST 75.00 FEET OF THE EAST 375.00 FEET TO THE NORTHERLY MARGIN OF SAID 18TH STREET SE (PELLERIN ROAD);

THENCE WESTERLY ALONG SAID NORTH MARGIN OF 18TH STREET SE (PELLERIN ROAD) TO A POINT OF INTERSECTION WITH THE EASTERLY MARGIN OF SOUTH LAKE STEVENS ROAD;

THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY MARGIN OF SOUTH LAKE STEVENS ROAD TO THE NORTHWEST CORNER OF VISTA PARK, RECORDED IN VOLUME 23 OF PLATS, PAGE 45, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND THE SOUTH MARGIN OF MACHIAS CUT-OFF;

THENCE EASTERLY ALONG THE SOUTH MARGIN OF SAID MACHIAS CUTOFF TO

THE EAST LINE OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 E, W. M.;

THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT WHICH IS 660.00 FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION 19 AND THE BEGINNING OF LINE "X";

THENCE WEST ALONG LINE "X" TO THE EAST MARGIN OF THE RIGHT OF WAY EASEMENT FOR SOUTH LAKE STEVENS ROAD AS SHOWN ON THE RIGHT OF WAY PLAN TITLED S. LAKE STEVENS BRIDGE #200, AT MACHIAS CUTOFF, PLAN/PROFILE, SURVEY NUMBER 3171, SHEET 10 OF 29 ON FILE WITH SNOHOMISH COUNTY PUBLIC WORKS;

THENCE SOUTHERLY ALONG THE EAST MARGIN OF SAID EASEMENT AND RIGHT OF WAY OF SOUTH LAKE STEVENS ROAD TO A POINT OPPOSITE OF AND PERPENDICULAR TO THE SURVEY LINE OF SAID RIGHT OF WAY PLAN AT STATION 12 + 85.77;

THENCE NORTHWESTERLY TO A POINT ON THE WEST MARGIN OF SOUTH LAKE STEVENS ROAD AT STATION 12 + 85.77;

THENCE NORTHEASTERLY ALONG THE EAST MARGIN OF SAID RIGHT OF WAY AND RIGHT OF WAY EASEMENT TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF SAID LINE "X";

THENCE WESTERLY TO THE SECOND CLASS SHORELANDS OF LAKE STEVENS;

THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID SECOND CLASS SHORELANDS TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT1, BLOCK 2, LAKE STEVENS SUMMER HOME TRACTS, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, RECORDS OF SNOHOMISH COUNTY WASHINGTON;

THENCE WESTERLY ALONG THE EASTERLY EXTENSION AND NORTH LINE OF SAID LOT 1, BLOCK 2 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE WEST MARGIN OF SOUTH DAVIES ROAD AND THE SOUTHERLY MARGIN OF CHAPEL HILL ROAD;

THENCE WESTERLY ALONG THE SOUTHERLY MARGIN OF CHAPEL HILL ROAD TO AN INTERSECTION WITH THE EASTERLY MARGIN OF 99TH AVENUE SE;

THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF SAID 99TH AVENUE SE TO THE EASTERLY PROJECTION OF THE SOUTH LINE OF THE NORTH 100.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 5 EAST, W. M.;

THENCE WESTERLY ALONG SAID SOUTH LINE OF THE NORTH 100.00 FEET TO THE WEST LINE OF THE EAST 480.00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTHERLY ALONG SAID WEST LINE OF THE EAST 480.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY MARGIN OF MARKET PLACE AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WESTERLY MARGIN OF STATE ROUTE 9;

THENCE NORTHERLY ALONG SAID WESTERLY MARGIN OF STATE ROUTE 9 TO A POINT OF INTERSECTION WITH SOUTHERLY MARGIN OF MARKET PLACE;

THENCE WESTERLY ALONG SAID SOUTHERLY MARGIN OF MARKET PLACE TO

THE WESTERLY MARGIN OF 91ST AVENUE NE;

THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN OF 91ST AVENUE NE TO THE SOUTH LINE OF THE NORTH 200 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 5 EAST, W. M.;

THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF SOMERSET VILLAGE CONDOMINIUM PHASE 1, AS RECORDED UNDER AUDITOR'S FILE NUMBER 200211155003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOMERSET VILLAGE CONDOMINIUM TO THE NORTHWEST CORNER THEREOF AND A POINT ON THE EAST LINE OF GLENACRES DIVISION 1, AS RECORDED IN VOLUME 56 OF PLATS, PAGES 220-229, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTHERLY ALONG SAID EAST LINE AND THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE CONTINUING NORTHERLY ALONG SAID WEST LINE TO A POINT OF INTERSECTION OF THE NORTHERLY MARGIN OF VERNON ROAD TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.