

LEGAL DESCRIPTION EAST HILL

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FOR APN/PARCEL ID(S): 310512-003-001-00 AND 310512-003-005-00
THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
EXCEPT PORTION CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 1436927.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

FOR APN/PARCEL ID(S): 310512-004-002-00 IOP AND 310512-004-004-00 IOP
LOTS 1-14 OF ACKNOWLEDGEMENT OF LOT CREATED BY TESTAMENTARY PROVISIONS OF THE LAWS OF DESCENT RECORDED UNDER AUDITOR'S FILE NO. 202212020170, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

FOR APN/PARCEL ID(S): 310512-004-023-00
COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
THENCE SOUTH 5°40'19" WEST ALONG WEST LINE OF SAID SUBDIVISION FOR 411.63 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 5°40'19" WEST FOR 921.83 FEET;
THENCE SOUTH 84°19'41" EAST FOR 234.85 FEET;
THENCE NORTH 5°40'19" EAST FOR 686.90 FEET TO AN IRON PIPE AS IT EXISTED ON NOVEMBER 11, 1986;
THENCE NORTH 4°25'32" WEST FOR 304.08 FEET TO AN IRON PIPE AS IT EXISTED ON NOVEMBER 11, 1986;
THENCE SOUTH 76°07'49" WEST FOR 192.64 FEET TO THE TRUE POINT OF BEGINNING;
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, OVER, ACROSS, AND UNDER A 60.00 FOOT WIDE STRIP OF LAND LYING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
THENCE SOUTH 5°40'19" WEST ALONG WEST LINE OF SAID SUBDIVISION FOR 30.15 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE, SAID POINT LYING 30.00 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 89°58'29" EAST ALONG THE CENTERLINE OF SAID EASEMENT AND PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION FOR 197.00 FEET;
THENCE SOUTH 30°00'00" EAST FOR 27.00 FEET;
THENCE SOUTH 12°00'00" WEST FOR 135.00 FEET;
THENCE SOUTH 25°00'00" EAST FOR 68.00 FEET;
THENCE CONTINUE ALONG THE CENTERLINE OF SAID EASEMENT SOUTH 77°28'42" EAST FOR 82.00 FEET;
THENCE SOUTH 51°15'58" WEST FOR 209.00 FEET TO THE TERMINATION POINT OF SAID EASEMENT CENTERLINE;
EXCEPT ANY PORTION THEREOF LYING WITHIN 212 STREET N.E. (TVEIT ROAD), A COUNTY ROAD.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

FOR APN/PARCEL ID(S): 310512-004-010-00
A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION:
THENCE NORTH 88°52'50" EAST ALONG THE SOUTH LINE THEREOF FOR 1350.81 FEET;
THENCE NORTH 1°54'13" EAST ALONG THE EAST LINE OF SAID SUBDIVISION FOR 1601.74 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 1°54'13" EAST ALONG SAID EAST LINE FOR 449.16 FEET;
THENCE NORTH 88°05'47" WEST PERPENDICULAR TO SAID EAST LINE FOR 661.88 FEET HEREINAFTER REFERRED TO AS POINT "A";
THENCE SOUTH 1°54'13" WEST PARALLEL WITH SAID EAST LINE FOR 329.16 FEET;
THENCE SOUTH 77°49'02" EAST FOR 672.48 FEET TO THE TRUE POINT OF BEGINNING;
LESS THAT PORTION LYING NORTH OF A CERTAIN CREEK;
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS A 60.00 FOOT WIDE STRIP OF LAND IN SAID WEST HALF OF THE SOUTHEAST QUARTER THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE AFOREMENTIONED POINT "A";
THENCE SOUTH 1°54'13" WEST FOR 33.66 FEET;
THENCE NORTH 61°06'51" WEST FOR 124.38 FEET;
THENCE NORTH 26°05'07" WEST FOR 228.48 FEET;
THENCE NORTH 84°32'35" WEST FOR 146.30 FEET;
THENCE NORTH 12°06'03" WEST FOR 241 FEET, MORE OR LESS, TO A POINT 30 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER;
THENCE WESTERLY PARALLEL WITH SAID NORTH LINE FOR 150 FEET, MORE OR LESS, TO THE SOUTHEASTERLY MARGIN OF COUNTY ROAD (212TH STREET N.E.) AND THE TERMINUS OF SAID CENTERLINE.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

FOR APN/PARCEL ID(S): 310513-001-002-00 AND 310513-001-003-00
PARCEL A:
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT THE SOUTH 20 FEET OF THE EAST 20 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD PURPOSES, DEED RECORDED UNDER AUDITOR'S FILE NUMBER 525503.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT THE EAST 20 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD PURPOSES, DEEDS RECORDED UNDER AUDITOR'S FILE NUMBER 525503 AND 525506.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.