

Riverfront Planned Development Overlay District
Area Legal Description

All of those portions of NE ¼ and SE ¼, Section 29, Township 29 North, Range 5 E, W.M., and those portions of NE ¼ and SE ¼, Section 32, Township 29 North, Range 5 E, W.M., Snohomish County, Washington, lying within the following described boundary:

Beginning at the intersection of the south right-of-way line of Pacific Avenue as per the Plat of the Everett Land Company's First addition to Everett, as recorded in Volume 3 of Plats, Page 20, Records of Snohomish County, Washington, and the eastern right-of-way line of Washington State Route 5 (aka Interstate 5) as now located and constructed, as the point of beginning; THENCE easterly along south right-of-way line of Pacific Avenue and its easterly projection thereof to intersect the Ordinary High Water Mark of the west bank of the Snohomish River; THENCE in a southerly direction following along the Ordinary High Water Mark of the west bank of the Snohomish River to its intersection with the south line of Lot 27, EVERETT TIDE LANDS Section No. 3, per State of Washington Commissioner of Public Lands Maps of EVERETT TIDE LANDS Section No. 3 dated 1934; THENCE northwesterly along the south line of said Lot 27 to the southwest corner of Lot 27, EVERETT TIDE LANDS Section No. 3; said corner also being the southeast corner of that certain New Lot 10 per City of Everett Boundary Line Adjustment No. 08-004 filed for record under Boundary Line Adjustment and Record of Survey for City of Everett under Snohomish County Auditor's Recording No. 200804085006, hereinafter referred to as Boundary Line Adjustment No. 08-004; THENCE northwesterly along the south line of New Lot

10 a distance of 515.14 feet to a point on the south line of said New Lot 10; THENCE westerly along the south line of New Lot 10 and the westerly projection thereof a distance of 289.79 feet to intersect the southwest corner of New Lot 11 per Boundary Line Adjustment No. 08-004; THENCE northerly along the west line of New Lot 11 a distance of 314.21 feet to a point on the west line of New Lot 11; THENCE southeasterly a distance of 34.52 feet to a point on the west line of New Lot 11; THENCE northerly along the west line of New Lot 11 a distance of 538 feet more or less to intersect the west line of New Lot 10 per Boundary Line Adjustment No. 08-004; THENCE northerly along the west line of New Lot 10 a distance of 319.49 feet to intersect the west line and southwest corner of New Lot 14 per Boundary Line Adjustment No. 08-004; THENCE northerly along the west line of New Lot 14 a distance of 1155.33 feet to intersect the southern most point of New Lot 16 per Boundary Line Adjustment No. 08-004; THENCE northwesterly along the west line of New Lot 16 a distance of 193.52 to a point on the west line of New Lot 16; THENCE continuing northerly along the west line of New Lot 16 a distance of 1583.25 feet to intersect the most westerly line of New Lot 20 per Boundary Line Adjustment No. 08-004; THENCE continuing northerly along the most westerly line of New Lot 20 a distance of 85.12 feet to intersect the west line of New Lot 21 per Boundary Line Adjustment No. 08-004; THENCE continuing northerly along the west line of New Lots 21, 22, 25, and 26 per Boundary Line Adjustment No. 08-004 a total distance of 1791.80 feet to intersect the west line and southwest corner of New Lot 29 per Boundary Line Adjustment No. 08-004; THENCE continuing northerly along the west line of New Lot 29 and the northerly projection thereof a distance of 540 feet more or less to intersect the eastern right-of-way line of Washington State Route 5 (aka Interstate 5) as now located and constructed; THENCE northerly along the east right-of-way line of Washington State Route 5 (aka Interstate 5) to intersect the south right-of-way line of Pacific Ave as per the Plat of the Everett Land

Company's First addition to Everett, as recorded in Volume 3 of Plats, Page 20, Records of Snohomish County, Washington, and the Point of Beginning.

EXCEPT, those areas lying below the Ordinary High Water Mark and designated as AQ (Aquatic) per City of Everett Ordinance No. 2706-03.

All situate in the County of Snohomish, State of Washington.