

ORIGINAL

JEH:jt  
2/21/84

ORDINANCE NO. 1179

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, PROVIDING FOR THE ACQUISITION OF CERTAIN PROPERTY AND CERTAIN EASEMENTS OVER, ALONG, UNDER AND ACROSS CERTAIN PROPERTY FOR THE PURPOSE OF CONSTRUCTING AND INSTALLING STREET AND UTILITY IMPROVEMENTS ALONG A PORTION OF 156TH AVENUE N.E., N.E. 40TH STREET AND N.E. 51ST STREET, TOGETHER WITH ALL NECESSARY APPURTENANCES AND RELATED WORK NECESSARY TO MAKE A COMPLETE IMPROVEMENT IN ACCORDANCE WITH APPLICABLE CITY STANDARDS ALL WITHIN THE CITY OF REDMOND, PROVIDING FOR THE CONDEMNATION, APPROPRIATION, TAKING AND DAMAGING OF LAND OR OTHER PROPERTY NECESSARY THEREFORE; PROVIDING THAT THE ENTIRE COST THEREOF SHALL BE PAID BY LID 82-ST-44, OR OTHER AVAILABLE FUNDS AND DIRECTING THE CITY ATTORNEY TO PROSECUTE THE APPROPRIATE ACTION AND PROCEEDINGS IN THE MANNER PROVIDED BY LAW FOR SAID CONDEMNATIONS.

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THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO  
ORDAIN AS FOLLOWS:

Section 1. The public health, safety, necessity and convenience demand that street improvements, storm, water and sanitary sewer system improvements and underground utilities be constructed and maintained within the City of Redmond and that certain property and easements upon property be condemned, appropriated, taken and damaged for the construction of said improvements as provided by this ordinance.

Section 2. The City Council of the City of Redmond, after hearing the report of the City Engineer, and reviewing the planned improvements pursuant to LID 82-ST-44, hereby declares that the property and easements hereinafter set forth are necessary for public use.

Section 3. The property within the City of Redmond, King County, Washington which has been designated on Exhibit A attached hereto and which is incorporated herein by this reference and the property easements which have been designated on Exhibit B attached hereto and which is incorporated herein by this reference, shall be, and the same are hereby condemned, appropriated, taken and damaged for the purposes of improving a

portion of 156th Avenue N.E., N.E. 40th Street and N.E. 51st Street by constructing standard curbs, gutters and sidewalks, bikeways, driveways across sidewalks, paving the streets with asphalt concrete paving, installing storm drainage facilities, sanitary sewer mains and water mains, traffic channelization and signalization, retaining walls, landscaping, and slope protection, street illumination, underground power and communications, together with all necessary appurtenances and related work to make a complete improvement in accordance with city standards all within the city limits, together with the right to make all necessary slopes for cuts and fills upon adjacent lands in the reasonable original grading and maintenance of the street together with temporary easements to enable construction of said improvements, said land and easements being taken, damaged and appropriated subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

Section 4. The City Attorney is hereby authorized and directed to begin and prosecute the proceedings provided by law to condemn, take and appropriate the property rights necessary to carry out the provisions of this ordinance, and is further authorized in conducting said condemnation proceedings and for the purpose of minimizing damages, to stipulate as to the use of the property hereby authorized to be condemned and appropriated and as to the reservation of any right of use to any owner, provided that such reservation does not interfere with the use of said property by the City as provided in this ordinance. The city attorney is further authorized to adjust the location and/or width of any of the property herein described in order to minimize damages, provided that said adjustments do not interfere with the use of said property by the City as provided in this ordinance.

Section 5. The entire cost of the property acquisition authorized by this ordinance, including all costs and expenses of condemnation proceedings, shall be paid from Local Improvement District 82-ST-44 from assessments collected from those persons specially benefited by the improvement of the roadway for which the property is being acquired.

Section 6. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after its passage and publication by posting as provided by law.

CITY OF REDMOND

Doreen Marchione  
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schauble  
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY James Edward Hane

FILED WITH THE CITY CLERK: February 21, 1984  
PASSED BY THE CITY COUNCIL: February 21, 1984  
SIGNED BY THE MAYOR: February 21, 1984  
POSTED: February 23, 1984  
EFFECTIVE DATE: February 28, 1984  
ORDINANCE NO. 1179

EXHIBIT "A"

LEGAL DESCRIPTIONS

156TH AVENUE N.E. and N.E. 40TH STREET  
RIGHT OF WAY

RIGHT OF WAY PARCEL NO. 10A  
PARCEL A  
DESCRIPTION OF TAX LOT 142505-9018-01

WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14,  
TOWNSHIP 25 N, RANGE 5 EAST, W.M., RANGE 5 EAST, W.M.  
EXCEPT THE SOUTH 30 FEET THEREOF DEEDED TO KING COUNTY FOR ROAD; BY DEED  
RECORDED UNDER RECORDING NUMBER 2443109.

DESCRIPTION OF RIGHT OF WAY TAKE

COMMENCING AT THE NORTHWEST CORNER OF ABOVE SAID PARCEL, THENCE  
S88°-43'-42"E A DISTANCE OF 42.01 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE S00°-06'-46"W A DISTANCE OF 1268.77 FEET; THENCE S42°-09'-23"E A  
DISTANCE OF 35.00 FEET; THENCE S89°-10'-43"E A DISTANCE OF 591.47 FEET;  
THENCE S00°-14'-10"W A DISTANCE OF 10.00 FEET; THENCE N89°-10'-43"W A  
DISTANCE OF 656.99 FEET; THENCE N00°-06'-46"E A DISTANCE OF 1304.70 FEET:  
THENCE S88°-43'-42"E A DISTANCE OF 42.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS AN AREA OF 61,240 SQ. FT.

RIGHT OF WAY NO. 7AA  
DESCRIPTION OF TAX LOT 232505-9094-07

THE NORTH THREE-QUARTERS OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST  
QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON:  
EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY, WASHINGTON FOR ROAD  
PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 2443909; AND  
EXCEPT THAT PORTION ACQUIRED BY THE STATE OF WASHINGTON, BY DEED RECORDED  
UNDER RECORDING NUMBER 7102100080.

DESCRIPTION OF RIGHT OF WAY TAKE

BEGINNING AT THE NORTHEAST CORNER OF ABOVE SAID PARCEL 20, THENCE  
S01°-09'-24"W A DISTANCE OF 470.24 FEET TO THE SOUTHEAST CORNER OF SAID  
PARCEL; THENCE N89°-40'-22"W A DISTANCE OF 12.00 FEET; THENCE  
N01°-09'-24"E A DISTANCE OF 446.18 FEET; THENCE N48°-15'-40"W A DISTANCE  
OF 31.67 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY MARGIN OF N.E. 40TH  
STREET; THENCE S89°-58'-12"E A DISTANCE OF 36.06 FEET AND TO THE POINT OF  
BEGINNING

CONTAINS AN AREA OF 5,640 SQ. FT.

RIGHT OF WAY PARCEL NO. 7B  
DESCRIPTION OF TAX LOT 232505-9051-08

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST  
QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 N, RANGE 5 EAST,  
W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THE WEST 30 FEET FOR ROAD; AND  
EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER  
RECORDING NUMBER 7103170082.

DESCRIPTION OF RIGHT-OF-WAY TAKE  
THE 12 FEET OF THE ABOVE DESCRIBED PARCEL

CONTAINS AN AREA OF 2,000 SQ. FT.

RIGHT OF WAY PARCEL NO. 7C  
DESCRIPTION OF TAX LOT 232505-9074-01

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR STATE HIGHWAY NO. 520 AND 156TH AVENUE NORTHEAST BY DEED RECORDED UNDER RECORDING NUMBER 7104060167.

DESCRIPTION OF RIGHT OF WAY TAKE  
THE EAST 12 FEET OF THE ABOVE DESCRIBED PARCEL.

CONTAINS AN AREA OF 2,000 SQ. FT.

RIGHT OF WAY PARCEL NO. 7D  
DESCRIPTION OF TAX LOT 232505-9039-05

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR STATE HIGHWAY NO. 520 BY DEED RECORDED UNDER RECORDING NUMBER 710406107.

DESCRIPTION OF RIGHT OF WAY TAKE  
THE EAST 12 FEET OF THE ABOVE DESCRIBED PARCEL

CONTAINS AN AREA OF 3,000 SQ. FT.

RIGHT OF WAY PARCEL NO. 23  
DESCRIPTION OF TAX LOT 232505-9104-05

THAT PORTION OF SOUTH 331.70 FEET OF THE NORTH THREE-QUARTERS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 2-INCH PIPE MONUMENT AT THE CENTER OF SAID SECTION 23;

THENCE NORTH  $1^{\circ}-21'35.4''$  E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 257.46 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH  $1^{\circ}-21'35.4''$  E 241.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 331.70 FEET OF THE NORTH THREE-QUARTERS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST OF THE NORTHWEST QUARTER;

THENCE NORTH  $89^{\circ}-13'47''$  W, ALONG THE NORTH LINE OF SAID SOUTH 331.70 FEET OF THE NORTH THREE-QUARTERS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 656.06 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH  $1^{\circ}-19'55''$  WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 3.48 FEET;

THENCE SOUTH  $69^{\circ}25'31''$  EAST 629.00 FEET TO A POINT OF CURVATURE TO THE RIGHT OF RADIUS 1100.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A DISTANCE OF 66.46 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING;

EXCEPT THE WEST 30 FEET AND THE EAST 30 FEET THEREOF;

EXCEPT EXISTING ROADS AND RIGHTS OF WAY; AND

EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY BY DEED RECORDED APRIL 13, 1972 UNDER RECORDING NUMBER 7204130144.

DESCRIPTION OF RIGHT OF WAY TAKE - TAKE THE EAST 12 FEET OF THE ABOVE DESCRIBED PARCEL

CONTAINS AN AREA OF 2762.00 SQ. FT.

RIGHT OF WAY PARCEL NO. 23  
PARCEL H  
DESCRIPTION OF TAX LOT 232505-9084-09

THE NORTH QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 30 FEET AND THE WEST 30 FEET THEREOF; AND EXCEPT ANY PORTION THEREOF, IF ANY, LYING WITHIN THE SOUTH 331.7 FEET OF THE NORTH THREE-FOURTHS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;  
EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CASE NUMBER 737032 FOR STATE HIGHWAY.

DESCRIPTION OF RIGHT OF TAKE  
THE EAST 12.00 FEET OF THE ABOVE DESCRIBED PARCEL.

AREA CONTAINS 2022.48 SQ. FT.

RIGHT OF WAY PARCEL NO. 23-I  
DESCRIPTION OF TAX LOT 232505-9059-00

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THE EAST 30 FEET THEREOF; AND  
EXCEPT THE WEST 30 FEET THEREOF; AND  
EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CASE NUMBER 737302 FOR STATE HIGHWAY.

DESCRIPTION OF RIGHT OF WAY TAKE  
THE EAST 12.00 FEET OF THE ABOVE DESCRIBED PARCEL.

CONTAINS AN AREA OF 2,000 SQ. FT.

RIGHT OF WAY PARCEL NO. 24-G  
DESCRIPTION OF TAX LOT 232505-9060-07

THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 23, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON LYING SOUTHEASTERLY OF THE SOUTHEAST MARGIN OF STATE HIGHWAY NUMBER SR 520 AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 7102090097;  
EXCEPT THE EAST 30 FEET THEREOF.

DESCRIPTION OF RIGHT OF WAY TAKE  
THE EAST 12.00 FEET OF THE ABOVE DESCRIBED PARCEL.

CONTAINS AN AREA OF 2,000 SQ. FT.

RIGHT OF WAY PARCEL NO. 24-F  
DESCRIPTION OF TAX LOT 232505-9105-04

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF THE SOUTHEAST MARGIN OF STATE HIGHWAY NO. S.R. 520 AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 710429055;  
EXCEPT THE EAST 30 FEET.

DESCRIPTION OF RIGHT OF WAY TAKE  
THE EAST 12.00 FEET OF THE ABOVE DESCRIBED PARCEL.

CONTAINS AN AREA OF 4,000 SQ. FT.

RIGHT OF WAY PARCEL NO. 24-E  
DESCRIPTION OF TAX LOT NO. 232505-9050-09  
232505-9037-07

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EAST OF S.R. 520 RIGHT OF WAY, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 7103180094.

DESCRIPTION OF RIGHT OF WAY TAKE  
THE EAST 12.00 FEET OF THE ABOVE DESCRIBED PARCEL.

CONTAINS AN AREA OF 4,000 SQUARE FEET MORE OR LESS.

RIGHT OF WAY PARCEL NO. 27-A  
DESCRIPTION OF TAX LOT NO. 142505-9085-09

THE SOUTH 145 FEET OF THE EAST 100 FEET OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 2442027;  
EXCEPT THE EAST 15 THEREOF.

DESCRIPTION OF RIGHT OF WAY TAKE:  
THE SOUTH 10 FEET OF THE ABOVE DESCRIBED PARCEL.

CONTAINS AN AREA OF 850 SQ. FT.

RIGHT OF WAY PARCEL NO. 27-B

DESCRIPTION OF TAX LOT 142505-9070-06

THE SOUTH 245 FEET OF THE EAST 100 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THE WEST 85 FEET OF THE SOUTH 145 FEET THEREOF;  
EXCEPT THAT PORTION LYING WITHIN THE SOUTH 30 FEET OF THE EAST 15 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 2442027.

DESCRIPTION OF RIGHT OF WAY TAKE:  
THE SOUTH 10 FEET OF THE ABOVE DESCRIBED PARCEL.

AREA TAKE 150 SQUARE FEET.

RIGHT OF WAY PARCEL NO. 25  
DESCRIPTION OF TAX LOT NO. 142505-9089-05

THE WEST 75.00 FEET OF THE SOUTH 158.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THE SOUTH 30.00 FEET THEREOF DEEDED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 2442027.

DESCRIPTION OF RIGHT OF WAY TAKE  
THE SOUTH 10 FEET OF THE ABOVE DESCRIBED PARCEL.

CONTAINS AN AREA OF 750 SQ. FT.

RIGHT OF WAY PARCEL NO. 26  
DESCRIPTION OF TAX LOT NO. 142505-9041-02

THAT PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE  
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 25 N, RANGE  
5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE WEST HALF OF THE  
EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14;  
THENCE SOUTH 0°-17'-50" WEST ALONG THE EAST LINE THEREOF 197.83 FEET TO A  
POINT WHICH IS 465.60 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID  
SUBDIVISION;  
THENCE NORTH 89°-10'-44" WEST 100 FEET;  
THENCE SOUTH 0°-17'-50" WEST 161.20 FEET TO THE TRUE POINT OF BEGINNING OF  
THE TRACT HEREIN DESCRIBED;  
THENCE NORTH 89°-10'-44" WEST 45.03 FEET;  
THENCE SOUTH 72°-47'-12" WEST 192.45 FEET TO A POINT ON THE WEST LINE OF  
SAID SUBDIVISION WHICH IS 245.00 FEET NORTHERLY OF THE SOUTHWEST CORNER  
THEREOF;  
THENCE ALONG SAID WEST LINE SOUTH 0°-14'-07" WEST 245.00 FEET TO SAID  
SOUTHWEST CORNER;  
THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 89°-10'-44" EAST  
228.306 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST LINE OF THE EAST  
100 FEET OF SAID SUBDIVISION;  
THENCE ALONG SAID WEST LINE NORTH 0°17'-50" EAST 304.58 FEET, MORE OR LESS,  
TO THE TRUE POINT OF BEGINNING.

EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY  
INSTRUMENT RECORDED UNDER RECORDING NUMBER 2442027;  
EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

THE WEST 75.00 FEET OF THE SOUTH 158.00 FEET OF THE EAST HALF OF THE SOUTHWEST  
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 25 N, RANGE 5 EAST,  
W.M., IN KING COUNTY, WASHINGTON:  
EXCEPT THE SOUTH 30.00 FEET THEREOF;

DESCRIPTION OF RIGHT OF WAY TAKE:  
THE SOUTH 10 FEET OF THE ABOVE DESCRIBED PARCEL.

CONTAINS AN AREA OF 1533.1 SQ. FT.



EXHIBIT "B"

EASEMENT

RIGHT OF WAY PARCEL NO. 25  
DESCRIPTION OF TAX LOT NO. 142505-9089-05

THE WEST 75.00 FEET OF THE SOUTH 158.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THE SOUTH 30.00 FEET THEREOF DEEDED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 2442027.

EASEMENT DESCRIPTION

THE SOUTH 10 FEET OF THE ABOVE DESCRIBED PARCEL.

CONTAINS AN AREA OF 750 SQ. FT.

RIGHT OF WAY PARCEL NO. 26  
DESCRIPTION OF TAX LOT 142505-9041-02

THAT PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14;  
THENCE SOUTH 0°-17'-50" WASHINGTON ALONG THE EAST LINE THEREOF 197.83 FEET TO A POINT WHICH IS 465.60 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SUBDIVISION;  
THENCE NORTH 89°-10'-44" WEST 100 FEET;  
THENCE SOUTH 0°-17'-50" WEST 161.20 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;  
THENCE NORTH 89°-10'-44" WASHINGTON 45.03 FEET;  
THENCE SOUTH 72°-47'-12" WEST 192.45 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION WHICH IS 245.00 FEET NORTHERLY OF THE SOUTHWEST CORNER THEREOF;  
THENCE ALONG SAID WEST LINE SOUTH 0°-14'-07" WEST 245.00 FEET TO SAID SOUTHWEST CORNER;  
THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 89°-10'-44" EAST 228.306 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 100 FEET OF SAID SUBDIVISION;  
THENCE ALONG SAID WEST LINE NORTH 0°-17'-50" EAST 304.58 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING:

EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2442027;  
EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

THE WEST 75.00 FEET OF THE SOUTH 158.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THE SOUTH 30.00 FEET THEREOF;

EASEMENT DESCRIPTION:

THE SOUTH 10 FEET OF THE ABOVE DESCRIBED PARCEL.

CONTAINS AN AREA OF 1533.1 SQ. FT.

RIGHT OF WAY PARCEL NO. 27-A  
DESCRIPTION OF TAX LOT NO. 142505-9085-09

THE SOUTH 145 FEET OF THE EAST 100 FEET OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 2442027;  
EXCEPT THE EAST 15 THEREOF.

EASEMENT DESCRIPTION:  
THE SOUTH 10 FEET OF THE ABOVE DESCRIBED PARCEL.

CONTAINS AN AREA OF 850 SQ. FT.

RIGHT OF WAY PARCEL NO. 27-B  
DESCRIPTION OF TAX LOT 142505-9070-06

THE SOUTH 245 FEET OF THE EAST 100 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THE WEST 85 FEET OF THE SOUTH 145 FEET THEREOF;  
EXCEPT THAT PORTION LYING WITHIN THE SOUTH 30 FEET OF THE EAST 15 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 2442027.

EASEMENT DESCRIPTION:  
THE SOUTH 10 FEET OF THE ABOVE DESCRIBED PARCEL.

AREA TAKE 150 SQUARE FEET.

RIGHT OF WAY PARCEL NO. 32  
DESCRIPTION OF TAX LOT NO. 142505-9083-01

THE SOUTH 280 FEET OF THE EAST 300 FEET OF THE SOUTHEAST QUARTER (1/4) OF SECTION 14, TOWNSHIP 25 N, RANGE 5 EAST, W.M.

LESS COUNTY ROAD

EASEMENT DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF ABOVE DESCRIBED PARCEL 32, THENCE NORTH  $0^{\circ}-36'-22''$  EAST ALONG THE WEST LINE A DISTANCE OF 15.00 FEET; THENCE SOUTH  $70^{\circ}-22'-35''$  EAST A DISTANCE OF 46.54 FEET TO THE NORTH MARGIN OF N.E. 40TH STREET; THENCE NORTH  $89^{\circ}-10'-43''$  WEST ALONG SAID NORTH MARGIN A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING.

CONTAINS AN AREA OF 330 SQUARE FEET MORE OR LESS.

RIGHT OF WAY PARCEL NO. 12  
DESCRIPTION OF TAX LOT NO. 142505-9129-07

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 25 N, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION NORTH  $00^{\circ}-06'-43''$  EAST 1334.70 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION SOUTH  $88^{\circ}-16'-46''$  EAST 510.18 FEET; THENCE SOUTH  $45^{\circ}-21'-47''$  EAST 447.66 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER 1035.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH  $88^{\circ}-43'-38''$  WEST ALONG SAID SUBDIVISION TO THE POINT OF BEGINNING; EXCEPT THE WEST 42.00 FEET THEREOF CONVEYED TO THE CITY OF REDMOND FOR ROAD, UTILITY AND OTHER PUBLIC PURPOSES (156TH AVENUE NORTHEAST) BY DEEDS RECORDED UNDER RECORDING NUMBERS 7104230479 AND 7908070731.

EASEMENT DESCRIPTION

THE WEST 10 FEET OF THE BELOW DESCRIBED PROPERTY;  
AND  
THE NORTH 10 FEET OF THE WEST 50 FEET OF THE BELOW DESCRIBED PROPERTY.

CONTAINS AN AREA OF 13847 SQ. FT.

VILLA MARINA CONDOMINIUM  
LEGAL DESCRIPTION

THE SOUTH 282.67 FEET OF GOVERNMENT LOT 8; TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING; ALSO THAT PORTION OF THE EAST 300 FEET OF THE SOUTH 282.67 FEET OF GOVERNMENT LOT 7; AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTHEASTERLY OF COUNTY ROAD NO. 818 (ALSO KNOWN AS LAKE SAMMAMISH SHORELINE ROAD); ALL IN SECTION 13, TOWNSHIP 25 N, RANGE 5 EAST, W.M., SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON; EXCEPT ROADS.

EASEMENT DESCRIPTION

THE SOUTH 10 FEET OF THE SOUTH 282.67 FEET OF GOVERNMENT LOT 8, INCLUDING ADJOINING SECOND CLASS SHORELANDS, ALL IN SECTION 13, TOWNSHIP 25 N, RANGE 5 EAST, W.M., SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.

CONTAINS AN AREA OF 9030 SQ. FT. TO THE MEANDER LINE OR HIGH WATER MARK.

WICK HOMES  
DESCRIPTION OF TAX LOT NO. 132505-9043-01  
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 25 N, RANGE 5 EAST, W.M., DESCRIBED MORE PARTICULARLY AS FOLLOWS:

THE NORTHERLY 300 FEET OF A PORTION OF GOVERNMENT LOT 9 IN THE SOUTHEAST QUARTER LYING SOUTHERLY OF A LINE RUNNING NORTH  $81^{\circ}-00'-00''$  EAST FROM A POINT ON THE NORTHEASTERLY MARGIN OF COUNTY ROAD #818 THE SOUTHEASTERLY 150 FEET MEASURED ALONG SAID MARGIN FROM THE INTERSECTION WITH THE WEST LINE OF SAID GOVERNMENT LOT AND EASTERLY OF STATE HIGHWAY  
LESS SAID ROAD, IF ANY, AND THE SHORE LANDS ADJACENT ON EAST TOGETHER WITH A PORTION OF GOVERNMENT LOT 9 IN THE SOUTHEAST QUARTER LYING NORTHERLY OF THE LINE RUNNING NORTH  $81^{\circ}-00'-00''$  EAST FROM A POINT ON THE NORTHEASTERLY MARGIN OF COUNTY ROAD #818 SOUTHEASTERLY 150 FEET MEASURED ALONG SAID MARGIN FROM THE INTERSECTION WITH THE WEST LINE OF SAID GOVERNMENT LOT AND EASTERLY OF THE STATE HIGHWAY AND SHORE LANDS ADJACENT ON THE EAST TOGETHER WITH PARCEL 1, CITY OF REDMOND SHORT PLAT SS-78-2 AUDITOR'S FILE NO. 7804251061 SAID SHORT PLAT DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 300 FEET OF THE NORTHWESTERLY 600 FEET OF A PORTION OF GOVERNMENT LOT 9 IN THE SOUTHEAST QUARTER LYING SOUTHERLY OF THE LINE RUNNING NORTH 81°-00'-00" EAST FROM A POINT ON THE NORTHEASTERLY MARGIN OF COUNTY ROAD #818 THE SOUTHEASTERLY 150 FEET FROM THE INTERSECTION WITH THE NORTH LINE OF SAID GOVERNMENT LOT AND EASTERLY OF THE STATE HIGHWAY AND SHORE LANDS ADJACENT ON THE EAST.

COMMENCING AT THE SOUTHWEST CORNER OF VILLA MARINA CONDOMINIUM PLAT IN SECTION 13, TOWNSHIP 25 N, RANGE 5 EAST, W.M., SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON, THENCE S 70°-28'-12" E A DISTANCE OF 339.71 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY MARGIN OF WEST LAKE SAMMAMISH PARKWAY TO THE POINT OF BEGINNING OF AN EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS; A STRIP OF LAND 20.00 FEET WIDE LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE; THENCE N 45°-50'-38" E FROM THE AFOREMENTIONED PROLONGATION OF BEGINNING A DISTANCE OF 78.32 FEET TO POINT "A";

EASEMENT DESCRIPTION

A STRIP OF LAND 25.00 FEET WIDE LYING 7.50 FEET NORTHERLY AND 17.50 FEET SOUTHERLY OF THE FOLLOWING DESCRIBED LINE; THENCE S 89°-08'-46" EAST FROM AFOREMENTIONED POINT "A" TO ITS TERMINUS AT LAKE SAMMAMISH.

CONTAINS AN AREA OF 22,575 SQUARE FEET TO THE MEANDER LINE OR HIGH WATER MARK.

RIGHT OF WAY PARCEL 33-B  
DESCRIPTION OF TAX LOT NO. 242505-9081-01

THAT PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST QUARTER (1/4) LYING NORTHWESTERLY OF A LINE RUNNING FROM A POINT 180 FEET EAST OF THE NORTHWEST CORNER TO A POINT 210 FEET SOUTH OF SAID NORTHWEST CORNER.  
LESS COUNTY ROAD.

EASEMENT DESCRIPTION

THE NORTH 10.00 FEET OF THE ABOVE DESCRIBED PARCEL.

CONTAINS AN AREA OF 1500 SQ. FT. MORE OR LESS.